



THE CITY OF SAN DIEGO

Report to the Planning Commission

DATE ISSUED: December 10, 2020 REPORT NO. PC-20-070

HEARING DATE: December 17, 2020

SUBJECT: 4TH CORNER APARTMENTS. Process Four Decision

PROJECT NUMBER: [661800](#)

REFERENCE: [Historical Resources Board \(HRB\) Report No. HRB 20-062; ITEM #5 - 4th Corner Apartment Project Site Development Permit, December 4, 2020](#)

OWNER/APPLICANT: City Heights Realty LLC, a California Limited Liability Company/ Wakeland Housing and Development Corporation

SUMMARY

Issues: Should the Planning Commission approve the demolition of an existing historical resource (American Legion Hall, HRB No. 525) and construction of a 131,998-square-foot, five story mixed-use infill development containing 75 dwelling units (includes 74 affordable housing dwelling units and one manager unit) and a 1,818-square-foot community meeting space on 0.87-acre site is located at 4021, 4035, 4037, 4061 Fairmount Avenue in the City Heights community within the Mid-City Communities Plan area?

Staff Recommendations:

1. CERTIFY Environmental Impact Report No. 661800/SCH No. 2017081051, ADOPT the Findings and Statement of Overriding Considerations, and ADOPT the Mitigation, Monitoring, and Reporting Program;
2. APPROVE Site Development Permit No. 2412541; and
3. APPROVE Tentative Map No. 2412539.

Community Planning Group Recommendation: On August 3, 2020, the City Heights Area Planning Committee vote 15-1-0 to recommend approval of the Project and had no conditions for the Project with this recommendation.

Environmental Review: An [Environmental Impact Report \(EIR\) No. 661800/SCH No. 2017081051](#) has been prepared for the Project in accordance with State of California Environmental Quality Act (CEQA) Guidelines. A Mitigation, Monitoring and Reporting Program (MMRP) would be implemented with this Project, which would reduce some of the

potential impacts to below a level of significance. The applicant has provided Draft Candidate Findings and Statement of Overriding Considerations to allow the decision-maker to approve the Project with significant and significant unavoidable impacts related to Land Use and Historical Resources.

Fiscal Impact Statement: None with this action. All costs associated with the processing of this project are paid from a deposit account maintained by the applicant.

Housing Impact Statement: The Mid-City Communities Plan (Community Plan) designates the 0.87-acre site as Commercial and Mixed-Use, allowing up to 43 dwelling units per acre for mixed use projects. Based upon the maximum density allowed in the Community Plan, a total of 37.4 dwelling units would be allowed. Additionally, through the utilization of Government Code Section 65915, the proposed Project would seek a 100-percent density bonus for the incorporation of income-restricted dwelling units and as an incentive seek an additional 37.6 dwelling units. In total, the Project would include 75 dwelling units (includes 74 affordable housing dwelling units and one manager unit) over several properties where none currently exist. The City Heights community within the Community Plan area currently has 1,954 existing affordable housing dwelling units (active deed-restricted affordable housing units through the San Diego Housing Commission).

BACKGROUND

The 4th Corner Apartment Project (Project), located on a 0.87-acre site, consists of six contiguous lots located at 4021, 4035, 4037, and 4061 Fairmount Avenue, on the east side of Fairmount Avenue between University Avenue and Polk Avenue. The Project site is located within the CU-2-3 Zone of the Central Urbanized Planned District (CUPD) in the City Heights community within the Mid-City Communities Plan (Community Plan) area. In addition, the site is located within a Residential Parking Standards Transit Priority Area, Transit Area Overlay, and a 2035 Transit Priority Area.

The CU-2-3 Zone is intended to accommodate a mix of heavy-commercial and limited-industrial uses with residential uses, including development with pedestrian orientation and medium-high-density residential use. The CU-2-3 Zone permits a maximum density of one dwelling unit (DU) for each 1,000 square feet (SF) of lot area. The site is not located within a 100-year floodplain, is not located within or adjacent to the City's Multi-Habitat Planning Area and does not contain any environmentally sensitive lands as defined in San Diego Municipal Code (SDMC) Section 113.0103.

The entire Project site has been previously developed and the site elevations range from 362 feet to 366 feet above mean sea level (AMSL). The Project site includes an existing commercial structure at 4061 Fairmount Avenue (approximately 7,936 square feet [SF] in size), which is currently vacant, but historically occupied since its construction in 1931. This structure is a designated historical resource, American Legion Hall, Historical Resources Board (HRB) No. 525, the front portion of which is a two-story office building with a one-story meeting hall in the rear.

At-grade parking is provided to the south of the structure, and a small storage shed is located in the southeast corner of the property. Other improvements on the Project site include urban gardens, underground utilities, concrete hardscaping, and perimeter security fencing. The building was in use as the DeWitt C. Mitchell Memorial American Legion Hall Post 201 (American Legion Hall) from 1931 to 1985, and subsequently has housed a variety of uses.



4061 Fairmount Avenue

The Project site is surrounded by developed and urban land uses. The Project site is bounded by the Southern Sudanese Community Center building on dedicated City parkland to the north, a commercial development to the south, Fairmount Avenue on the west, and an unnamed alley to the east. The area west of the Project site, across Fairmount Avenue, is developed with commercial uses, as well as a five-story mixed-use (residential/commercial) development known as City Heights Square. The areas south of the Project site and across University Avenue are developed with retail, institutional, and recreational uses including the City Heights/Weingart Library and Performing Arts Center, the San Diego Police Department's Mid-City Command Facility, the San Diego Community College Mid-City Campus, and the Mid-City Recreation Center. Residential uses predominate the area north of Polk Avenue and east of the alley.

DISCUSSION

Project Description:

The Project proposes to redevelop the Project site with infill development with mixed-uses that would provide 75 multiple dwelling units (DU) along with resident amenities, including approximately 5,300 SF of outdoor recreation open space on a podium deck, a 1,530 SF residents' lounge, and a resident laundry room. The non-residential component of the Project consists of approximately 1,818 SF of community meeting space for use by the general public that would be located on the ground floor. The Project would consist of 55 two-bedroom units of approximately 887 SF in size and 20 three-bedroom units of approximately 1,068 SF in size. All of the residential units, with the exception of the manager's unit, would be affordable within the low-income category of 60-percent of the Average Median Income (AMI). Implementation of the Project would require the demolition of a locally designated historical resource, American Legion Hall. The Project as proposed is consistent with the State density bonus law, specifically [Assembly Bill \(AB\) 1763](#) and its amendments to Government Code Section 65915 and City of San Diego Affordable Housing Regulations (SDMC Section 143.0700).



Proposed Fairmount Avenue Elevation

The building is designed in a contemporary style of architecture with storefront glazing at the ground-level community space, accent materials on the exterior façade (such as brick, concrete, and siding), and color to reduce the massing and bulk of the building. The residential entrance, containing the manager's office, residents lounge, and lobby elevator, would be accessible from Fairmount Avenue, as would the community meeting space. The building would be four stories of residential wood

construction, over an at-grade parking structure, resulting in a structure that would be approximately 62 feet in height.

The proposed landscape plan includes the use of native/naturalized and/or drought-tolerant plant material, whenever possible. The landscape plan for the outdoor/recreation courtyard emphasizes a garden setting, where plant material would be used to help define spaces, encourage circulation paths, and highlight entry points. Landscaping within the outdoor/recreation courtyard on the podium level would feature large evergreen canopy trees, medium evergreen screening trees, small flowering trees, and raised planters. Street trees are proposed to define and activate the pedestrian parkway along Fairmount Avenue and to provide shade and scale to the street scene. The street trees would also help soften the building façade, reduce the heat island effect, and provide carbon sequestration.

Vehicular access to the Project and the parking garage would be via a full access driveway to the existing alley on the east side of the proposed residential building. Parking for vehicles and motorcycles would be provided in the parking structure and within parking spaces along the alley adjacent to the parking garage. Bicycle storage for the residents would be provided within the garage, and short-term bicycle parking would also be provided in racks next to the front door along Fairmount Avenue. The proposed number of parking spaces for vehicles and bicycles would exceed the City's minimum parking requirements, while motorcycle parking would meet the City's minimum parking requirements. To enhance the pedestrian experience along the Fairmount Avenue frontage, approximately 2.3 feet (equal to 696 SF) of property would be dedicated to the City as additional right-of-way to facilitate installation of a 10-foot-wide urban parkway with a non-contiguous sidewalk, landscaping, and lighting. The entrances to the community space, lobby, and residential leasing office would be located on the Fairmount Avenue frontage.

Community Plan Analysis:

The Community Plan designates the 0.87-acre site as Commercial and Mixed-Use, allowing up to 43 dwelling units per acre for mixed use projects. Based upon the maximum density allowed in the Community Plan, a total of 37.4 dwelling units would be allowed. Additionally, through the utilization of Government Code Section 65915, the proposed Project would seek a 100-percent density bonus for the incorporation of income-restricted dwelling units and as an incentive seek an additional 37.6

dwelling units. In total, the Project would include 75 dwelling units (74 affordable housing dwelling units and one manager unit). In addition, the community plan encourages mixed-use, higher-density development along transportation corridors (with the highest densities at nodes), as well as affordable housing for various income levels. The land use section also asks for private off-street parking at the rear of multi-family structures, which this Project provides. Therefore, the Project is consistent with the planned land use.

The Urban Design Element of the Community Plan makes several references to walkability and aesthetics, including encouraging the planting and maintenance of street trees, improvements to sidewalks, and adequate pedestrian lighting, all of which is included in this Project. Mixed-use development is encouraged at 43rd Street and Fairmount Avenue, with retail or light manufacturing on the ground floor, services, office development or housing on upper floors. This mixed-use Project on Fairmont Avenue is consistent with the Urban Design Element.

The Economic Development Element of the Community Plan envisions a 'vital "City within a City" providing a wide range of housing, employment and shopping opportunities accessible to all residents of the Mid-City.' In working toward this vision, Economic Development Element seeks to encourage pedestrian activity and the use of public transit through quality streetscape and pedestrian-oriented enhancements. It further states that urban nodes should have vitality, high quality design, a combination of uses, and are the places where community members want to interact. This Project includes pedestrian enhancements, including street trees and lighting and will bring a combination of uses and vitality to a major node within the community.

The Transportation Element of the Community Plan envisions a functioning multi-modal transportation system that connects to the larger regional system with recommendations for parking and sidewalk design. The Community Plan seeks to "provide parking that is adequate for its intended use, but that does not produce negative impacts on community character by providing an oversupply of parking." In addition, the plan asks for parking to be located in such a way that it minimizes impacts on pedestrians. Garages should face alleys where available or should be set back from the front of the principal structure. Sidewalks in commercial areas should be paved to the curb with shade producing trees equally spaced along the curb, generally ten feet to 14 feet wide. All sidewalks with high pedestrian usage should be lighted with pedestrian-oriented streetlights. The proposed Project provides sidewalks paved to the curb with shade producing street trees and pedestrian lighting. The Project also provides parking access in the alley running parallel east of Fairmount Avenue.

General Plan Analysis:

The General Plan Land Use Element encourages infill projects along transit corridors that enhance or maintain a "Main Street" character through attention to site and building design, land use mix, housing opportunities, and streetscape improvements. This element asks for a variety of housing types and sizes, with varying levels of affordability, in residential and village developments. In addition, the element seeks to increase the supply of housing units that are in close physical proximity to transit neighborhood amenities. This Project, which includes streetscape improvements, will add affordable housing opportunities along a transit corridor, and is consistent with the Land Use Element of the General Plan.

The Mobility Element of the General Plan encourages safe, comfortable, pedestrian oriented sidewalks and also asks that development provide “safe, convenient, and adequate short- and long-term bicycle parking facilities and other bicycle amenities for employment, retail, multifamily housing, schools and colleges, and transit facility uses.” The proposed Project includes pedestrian improvements and bicycle amenities and is consistent with the Mobility Element of the General Plan.

The Urban Design Element of the General Plan asks that landscape and design should provide aesthetic appeal such as shade) and environmental benefits (such as carbon sequestration). The Urban Design Element also asks for multi-modal, well-lit streets and mixed-use development that create vibrant, active places in nodes. The proposed mixed-use Project includes street trees and pedestrian oriented lighting, which will help to activate a major node in the community and is consistent with the Urban Design Element of the General Plan.

The Conservation Element of the General Plan asks for sustainable landscape design, including plant deciduous shade trees / evergreen trees / drought tolerant native vegetation, water conservation measures, and as little impervious surface as possible. The proposed Project includes shade street trees and is consistent with the Conservation Element of the General Plan.

Historical Designation:

As stated above, the Project proposes the demolition an existing historical resource, the American Legion Hall, that was designated as a San Diego Historical Landmark No. 525 on June 27, 2002. The American Legion Hall was built in 1931 and served as a place for veterans to practice rituals of camaraderie and remembrance. The building is significant for its connection to Charles H. Harris, who helped organize the post in 1922, and for its connection to the Progressive Party. The Progressive Party was a third party in the United States formed in 1912 by former president Theodore Roosevelt after he lost the presidential nomination of the Republican Party to his former protégé and conservative rival, incumbent president William Howard Taft.

The site is one of the few remaining civic structures constructed by Master Builder, Lester Olmstead. According to the local Designation Nomination by Ronald V. May, the American Legion Hall “exemplifies the national theme of post-World War I American Legion community service from 1931 through 1945, which dovetailed with local Progressive Party civic and political activities to improve the quality of life in San Diego.” The development of the first American Legion post building in the City is associated with important local, state, and national historical figures during the 1931-to-1945 period who used the hall as a meeting place for numerous important civic planning activities. According to Resolution Number R-02062704, adopted by the City HRB, the building merited local designation under Criterion A (Community Development), Criterion B (Historical Personage), and Criterion D (Master Builder). The hall was not locally designated under Criterion C (Design and Construction).

The proposed demolition and redevelopment of the designated site is by definition a substantial alteration requiring an Site Development Permit (SDP) pursuant to [SDMC Section 143.0251](#). [SDMC Section 126.0503\(b\)\(2\)](#) requires a recommendation from the HRB prior to the Planning Commission decision on an SDP when a historical district or designated historical resource is present. The HRB has adopted the following procedure for making recommendations to decision-makers (HRB Procedures, Section II.B):

When the HRB is taking action on a recommendation to a decision-maker, the Board shall make a recommendation on only those aspects of the matter that relate to the historical aspects of the project. The Board's recommendation action(s) shall relate to the cultural resources section, recommendations, findings and mitigation measures of the final environmental document, the SDP findings for historical purposes, and/or the project's compliance with the Secretary of the Interior's Standards for Treatment of Historic Properties. If the Board desires to recommend the inclusion of additional conditions, the motion should include a request for staff to incorporate permit conditions to capture the Board's recommendations when the project moves forward to the decision maker.

The applicant evaluated three different alternatives, in an Economic Alternative Analysis (Economic Analysis) prepared by London Moeder Advisors (Attachment 6) which found only the proposed Project economically viable. The alternatives considered are noted below:

- Alternative 1, Full Rehabilitation, would preserve the entire American Legion Hall building in place and rehabilitate it to conform to current codes and Title 24 requirements per the Secretary of the Interior's Standards. The 1931 building would be brought up to current structural integrity including new sheer walls, thermal and moisture protection, current plumbing, heating, ventilation, HVAC and electrical systems. Nonresidential community meeting space (6,295 SF) would be located within the (rear) single story portion of 4061 and the front two-story portion would be used for office and storage. This alternative would include the construction of 59 residential dwelling units on the remainder portion of the site;
- Alternative 2, Partial Rehabilitation, would demolish the one-story portion of the Legion Hall and retain and rehabilitate the two-story portion for use as the leasing office for the new Project. A new building would be constructed at the rear of the two-story portion, which would house approximately 4,260 square feet of non-residential community meeting space. This would reduce the number of residential dwelling units from 75 to 71; and
- Alternative 3, Relocation would relocate the full American Legion Hall to a new location, in an appropriate area within the City. The full American Legion Hall would be rehabilitated and sold to a third party for reuse, transferring the historical designation status to the new site.

As demonstrated by the Economic Feasibility Analysis prepared by London Moeder Advisors, the proposed Project would produce 75 multi-family rental units (74 of which would be set-aside as affordable housing), and the proposed Project was determined to be economically feasible. In contrast, Alternatives 1, 2 and 3 were not found to be economically feasible. The Project alternatives have issues that relate to increased costs of debt, cash flow shortfalls, and the need for additional financing. The denial of the proposed development would result in economic hardship to the owner, who has already invested in the acquisition and preliminary development of this property in order to develop much needed affordable housing to City Heights community. There are no reasonable beneficial uses of the American Legion Hall and without its demolition, it is not feasible to derive a reasonable economic return from the property.

The City of San Diego's Economic Development Department (EDD) has reviewed the Economic Analysis prepared for the alternative development scenarios (Attachment 7) and determined the 75-unit proposed Project the most feasible option among those presented. Construction is achievable

for all development scenarios, but long-term financial risks vary, with the proposed Project being the most financially feasible, followed by Alternative 3, Alternative 2, and Alternative 1. Based on Economic Analysis calculations, Alternatives 1 through 3 will require gap financing in the form of a temporary, subordinate or mezzanine loans to cover costs. The partial or full restoration/preservation of the American Legion Hall structure (Alternatives 1 and 2) reduces the number of rental units created. Having fewer units raises the per-unit cost, reduces the number of available tax credits through the California Tax Credit Allocation Committee (CTCAC) and lowers the tax credit equity, exposes the developer potentially to significant reductions of Project value (new build versus construction rehab), and ultimately jeopardizes debt service and debt repayment. Alternative 3, which, like the proposed Project, will have 75 units, is deemed infeasible under the current financing structure since it would require \$3,266,636 in gap financing, the smallest gap among the three alternatives.

Partial impacts related to the proposed demolition would be reduced through implementation of the required mitigation measures found in the EIR No. 661800/SCH No. 2017081051. The mitigation includes the completion of Historic American Building Survey documentation including photos and measured drawings, the integration of a community room on the ground floor to provide an opportunity for the community to gather and offset the loss of this historic function, create a display and interpretive material for public exhibition concerning the history of the DeWitt C. Mitchell Memorial American Legion Hall Post 201, and to make available the architectural materials from the site for donation to the public. Findings for the substantial alteration of a designated historical resource are required for approval of the permit, consistent with [SDMC Section 126.0504\(i\)](#) and have been included within the SDP Resolution (Attachment 8).

On December 4, 2020, the HRB considered the Project and provide a recommendation to the Planning Commission on the permit findings and mitigation measures associated with the SDP. Due to the timing of this special HRB hearing and the preparation of this Staff Report, the HRB recommendation will be provided in a separate memorandum to the Planning Commission.

Project-Related Issues:

Density and the Government Codes - The CU-2-3 Zone allows a maximum residential density of 1 DU for each 1,000 SF of lot area or 38 DU per acre, and a maximum building height of 50 feet. Similarly, the Mid-City Communities Plan recommends a density of 43 DU per acre. The proposed residential density would be roughly equivalent to 86 DU per acre.

[Assembly Bill \(AB\) 1763](#), approved on October 9, 2019, amended Government Code Section 65915. AB 1763 requires a density bonus to be provided to a developer who agrees to construct a housing development in which 100-percent of the total units, exclusive of managers' units, are for low-income households. Government Code Section 65915 also requires that a housing development that meets these criteria receive up to four incentives or concessions. Additionally, if the development is located within 0.5 mile of a major transit stop, a height increase of up to three additional stories, or 33 feet would be granted. Government Code Section 65915 generally requires that the housing developments receive a density bonus of 80-percent but exempts the housing development from any maximum controls on density if it is located within 0.5 miles of a major transit stop. Because the Project qualifies for development relief under this statute, maximum density limits are removed and a deviation to increase the maximum structural height would not be required.

Incentives to the SDMC – As outlined above, Government Code Section 65915 allows four incentives or concessions to the development regulations. In addition, pursuant to [SDMC Section 143.0740](#), an incentive can mean a deviation to a development regulation, and development that meets the applicable requirements of Section 143.0720 shall be entitled to incentives pursuant to [SDMC Section 143.0740\(c\)\(1\)](#) unless the City makes a written finding of denial based on substantial evidence. The Project proposes four incentives to deviate from the SDMC for floor area ratio (FAR), side and rear setbacks, building transparency, and private storage requirements as follows:

1. A development incentive to [SDMC Section 155.0242](#) and [Table 155-02D](#) for building FAR to allow for a 3.5 FAR where the regulations limit the FAR to 1.5 for mixed use in the CUPD-CU-2-3 zone;
2. A development incentive to [SDMC Section 155.0242](#) and [Table 155-02D](#) for building side and rear setbacks that vary in distance as follow: Side Setback 0- to 10-feet, where the regulations require a 10 feet minimum or 0-foot option, and Rear Setback 0- to 12-feet, where the regulations require a 10 feet minimum or 0-foot option;
3. A development incentive to [SDMC Section 131.0552](#) for building transparency. Approximately 50-percent of street wall area between three and 10 feet above the sidewalk is required to be clear glass visible into a commercial or residential use. The proposed Project does not meet this transparency requirement where residential uses are proposed.
4. A development incentive to [SDMC Section 131.0454](#) for private storage to allow zero cu ft/du for the 75 units, where the regulations require 240 cu ft/du per unit.

The Project is a density bonus project as outlined in SDMC Section 143.0720, and the proposed incentives are required in order to provide for affordable housing costs, would not have a specific adverse impact upon public health and safety, is not listed in the California Register of Historical Resources (only the local designation), and the incentives would not be contrary to state or federal law. Therefore, the findings to deny the incentives outlined within SDMC Section 143.0740(c)(1) cannot be made.

Each of the requested incentives have been reviewed as they relate to the proposed design and use of the proposed Project, the site layout, and the impact on the surrounding neighborhood. The requested incentives are appropriate and will result in a better Project that efficiently utilizes the subject property while meeting the purpose and intent of the Mid-City Communities Plan. Other than the requested incentives, the proposed Project meets all applicable regulations and policy documents and is consistent with the recommended land use and development standards in effect for the subject property per the SDMC.

Conclusion:

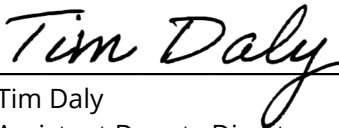
While the demolition of the historical resource will result in a loss of historic context, the proposed Project will mitigate this impact. With the approval of the requested incentives, the proposed Project meets all applicable regulations and policy documents, and staff finds the Project consistent with the recommended land use, design guidelines, and development standards in effect for this site per the

adopted Mid-City Communities Plan, SDMC, and the General Plan. In addition, the Project would further the City's affordable housing goals by developing 74 affordable housing dwelling units on-site. Therefore, staff recommends that the Planning Commission approve the project.

ALTERNATIVES

1. CERTIFY EIR No. 661800/SCH No. 2017081051, ADOPT the Findings and Statement of Overriding Considerations, and the MMRP; APPROVE Site Development Permit No. 2412541 and Tentative Map No. 2412539, with modifications.
2. Do not CERTIFY EIR No. 661800/SCH No. 2017081051, do not ADOPT the Findings and Statement of Overriding Considerations, and the MMRP; DENY Site Development Permit No. 2412541 and Tentative Map No. 2412539, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,

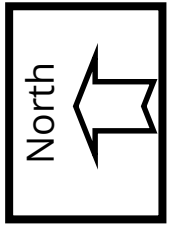
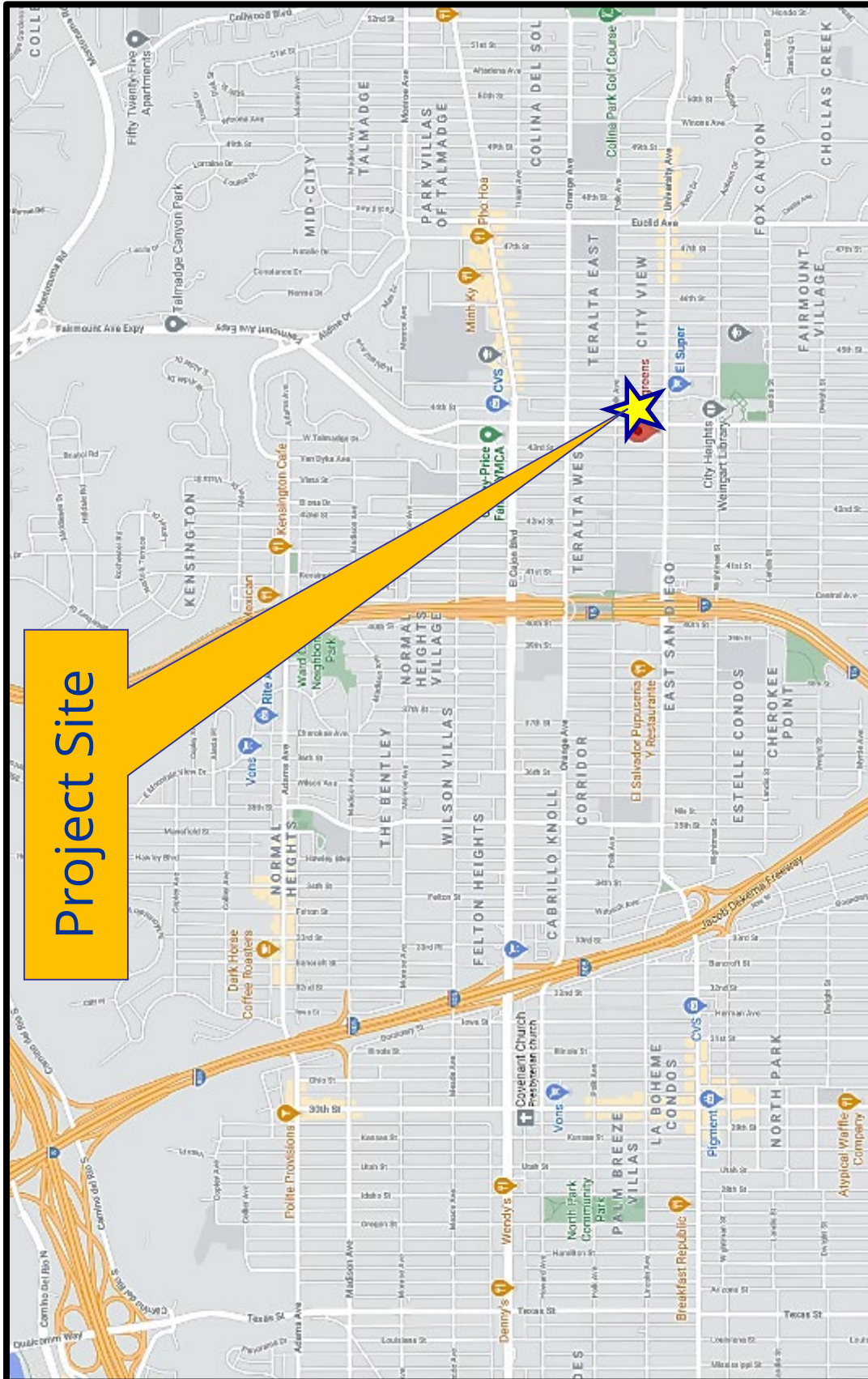

Tim Daly
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Development Project Manager
Development Services Department

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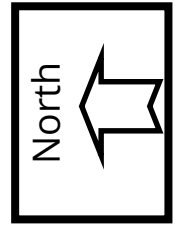
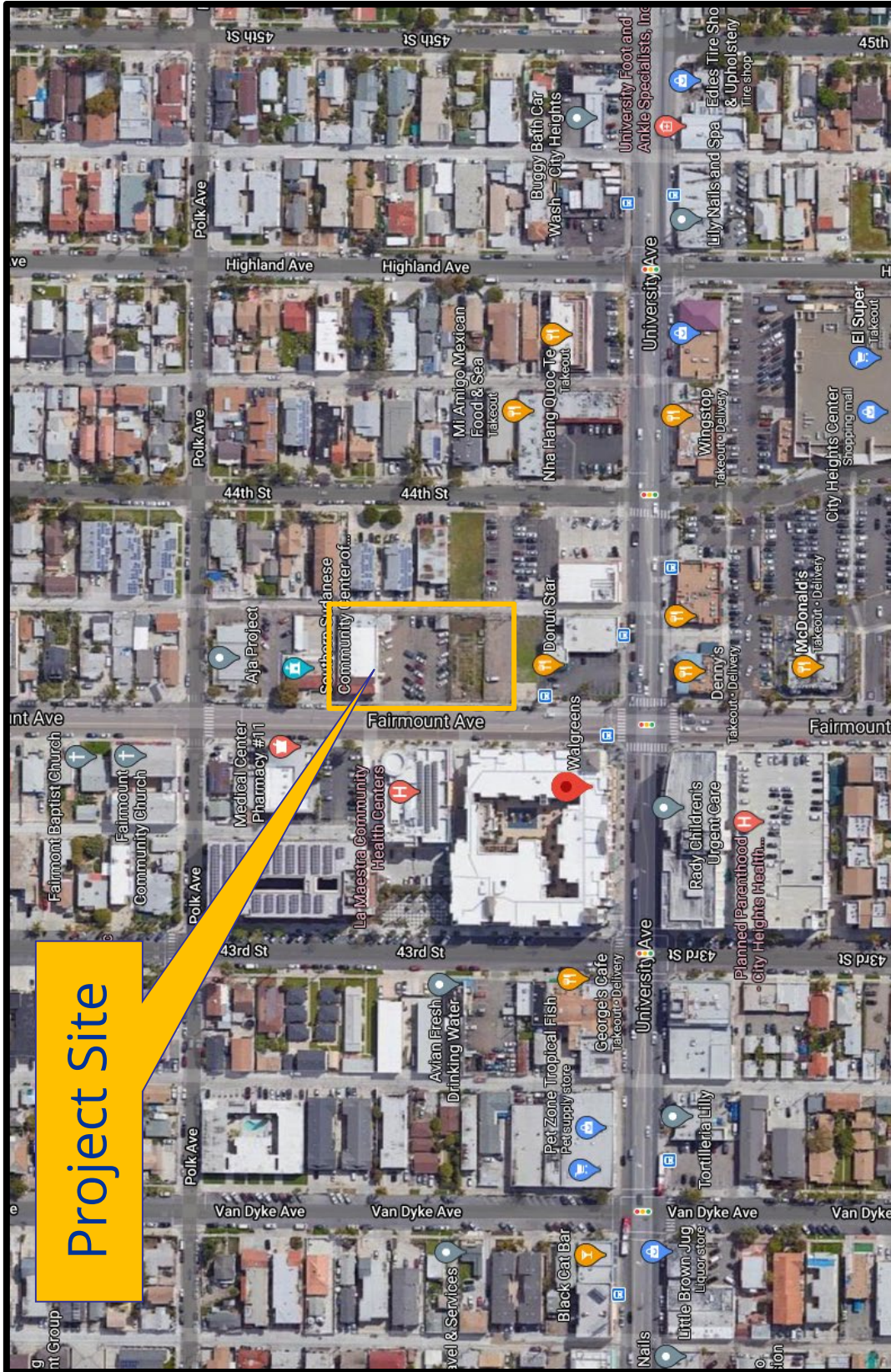
Attachments:

1. Project Location Map
2. Aerial Photographs
3. Zoning Map
4. Community Plan Land Use Map
5. Project Data Sheet
6. London Moeder Advisors Report
7. City of San Diego's Economic Development Department Memorandum
8. Draft SDP Resolution with Findings
9. Draft SDP Permit with Conditions
10. Draft TM Resolution with Findings
11. Draft TM Conditions
12. Draft Environmental Resolution with Findings and MMRP
13. Community Planning Group Recommendation
14. Ownership Disclosure Statement
15. Project Plans



Location Map
4TH CORNER APARTMENTS- PROJECT NO. 661800
 4021, 4035, 4037, 4061 Fairmount Avenue



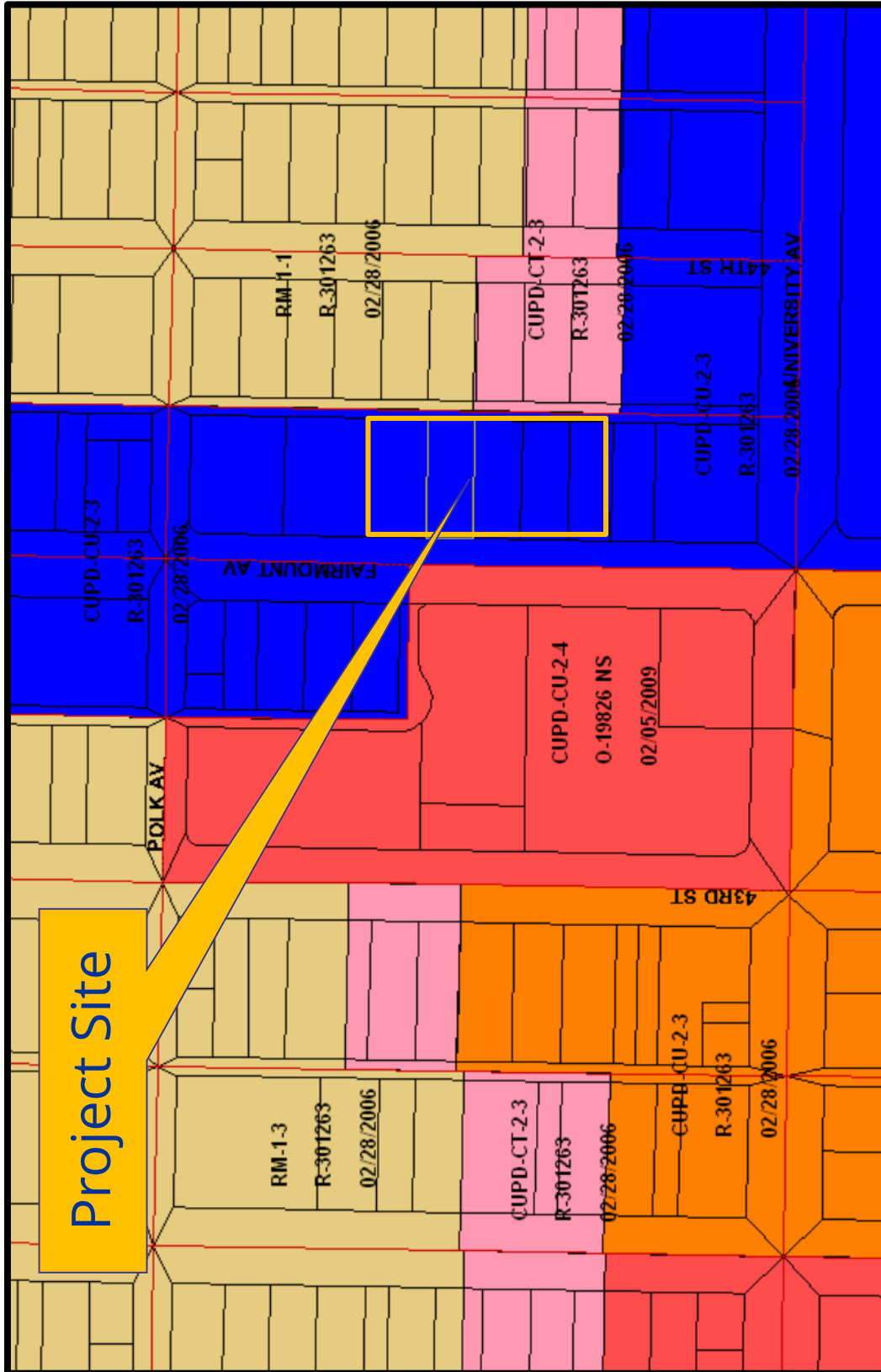
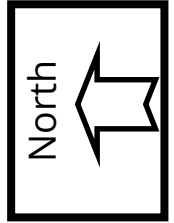


Aerial Photograph

4TH CORNER APARTMENTS- PROJECT NO. 661800

4021, 4035, 4037, 4061 Fairmount Avenue





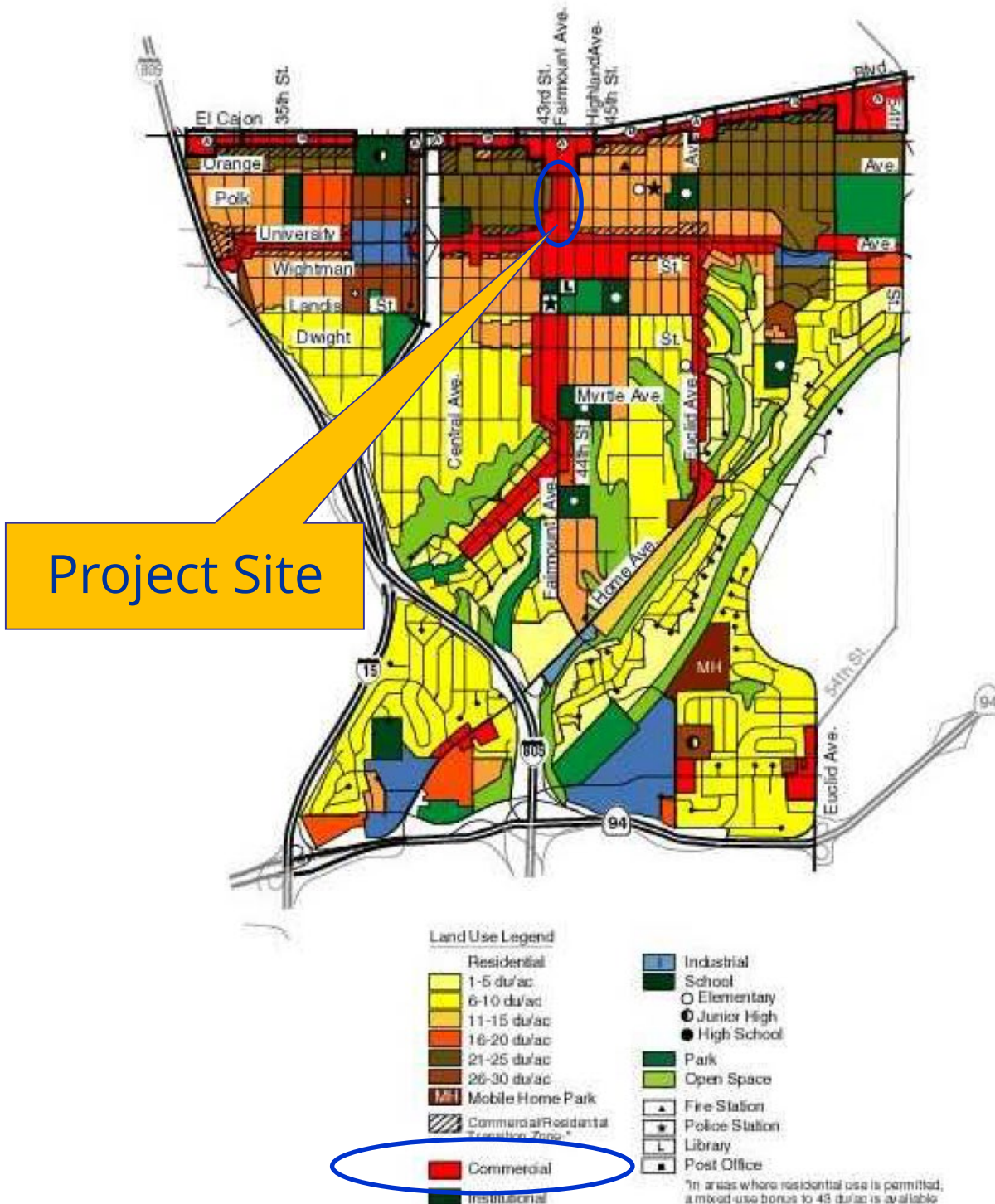
Project Site

Zoning Map (CUPD-CU2-3 Zone)

4TH CORNER APARTMENTS- PROJECT NO. 661800

4021, 4035, 4037, 4061 Fairmount Avenue





Community Land Use Map

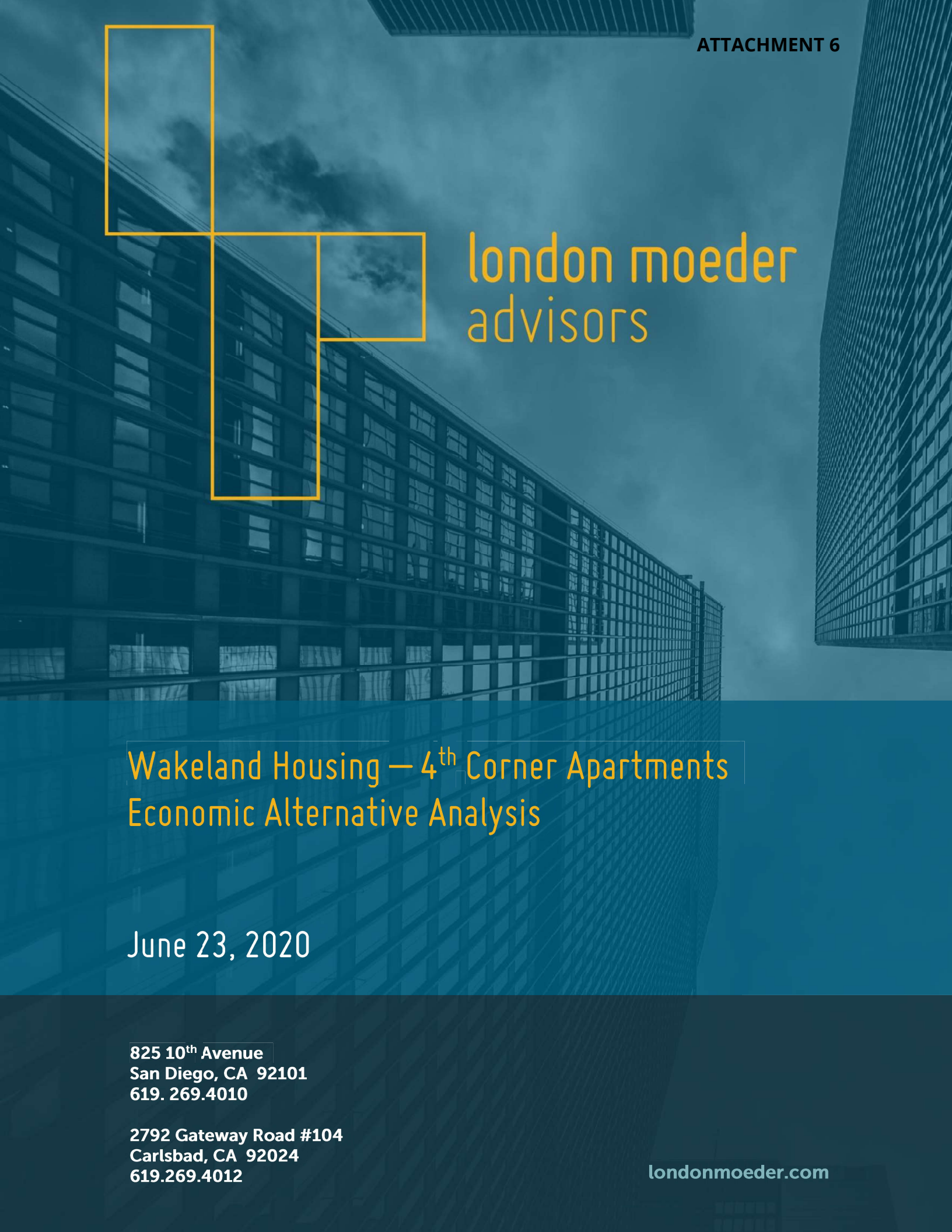
4TH CORNER APARTMENTS- PROJECT NO. 661800

4021, 4035, 4037, 4061 Fairmount Avenue

North



PROJECT DATA SHEET		
PROJECT NAME:	4th Corner Apartments - Project No. 661800	
PROJECT DESCRIPTION:	Demolition of an existing historic structure (American Legion Hall, HRB No. 525) and construction of a 131,998-square-foot, five story mixed-use infill development containing 75 dwelling units (includes 74 affordable housing dwelling units and one manager unit) and a 1,818-square-foot community meeting space.	
COMMUNITY PLAN AREA:	City Heights community within the Mid-City Communities	
DISCRETIONARY ACTIONS:	Site Development Permit and Tentative Map	
COMMUNITY PLAN LAND USE DESIGNATION:	Commercial and Mixed-Use, allowing up to 43 dwelling units per acre.	
<u>ZONING INFORMATION:</u> REQUIREMENT ZONE: CUPD-CU-2-3 HEIGHT LIMIT: 50 Feet LOT SIZE: 2,500 Square Feet Min FLOOR AREA RATIO: 1.0 LOT COVERAGE: 10 Percent FRONT SETBACK: 10 Feet SIDE SETBACK: 10 Feet Min or 0-Foot Option STREETSIDE SETBACK: NA REAR SETBACK: 10 Feet Min or 0-Foot Option PARKING: 43 spaces required while 67 spaces are proposed		
<u>ADJACENT PROPERTIES:</u>	LAND USE DESIGNATION & ZONE	EXISTING LAND USE
NORTH:	Commercial, CUPD-CU-2-3	Commercial Development/Community Center
SOUTH:	Commercial, CUPD-CU-2-3	Commercial Development
EAST:	Open Space, RM-1-1 and CUPD-CT-2-3	Single Family and Multi-Family Residential
WEST:	Commercial, CUPD-CU-2-3 and CUPD-CU-2-4	Commercial Development
DEVIATIONS	Incentives from the SDMC for floor area ratio, side and rear setbacks, building transparency, and private storage requirements	
COMMUNITY PLANNING GROUP RECOMMENDATION:	On August 3, 2020, the City Heights Area Planning Committee vote 15-1-0 to recommend approval of the Project and had no conditions for the Project with this recommendation.	



london moeder
advisors

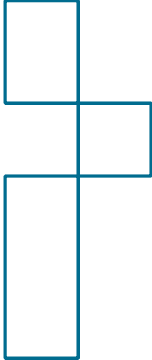
Wakeland Housing — 4th Corner Apartments Economic Alternative Analysis

June 23, 2020

825 10th Avenue
San Diego, CA 92101
619. 269.4010

2792 Gateway Road #104
Carlsbad, CA 92024
619.269.4012

londonmoeder.com



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advisors

June 23, 2020

Jeannette Temple, Senior Land Use Consultant
Atlantis Group
304 Ivy Street
San Diego, CA 92101

Via email: JTemple@AtlantisSD.com

RE: 4th Corner Apartments – Economic Alternative Analysis

Wakeland Housing & Development Corp. is currently in the entitlement phase of redeveloping the parcel that houses the vacated DeWitt C. Mitchell American Legion, Post 201, considered of historical significance by the City of San Diego. The site located at 4061 Fairmount Avenue, San Diego includes full frontage on Fairmount Avenue between Polk Avenue to the north and University Avenue to the south and represents 6,254 square feet (0.14 acres) of the block. Included on this parcel is the 7,500 square foot historic structure and an adjacent parking lot. In addition, the adjacent parcels located at 4035 to 4037 Fairmount Avenue and 4021 Fairmount Avenue add 31,578 square feet to be incorporated as part of the new development.

London Moeder Advisors has completed an economic analysis of various development alternatives for the property. The purpose of this analysis is to analyze the proposed Base Project and the financial impacts and how each alternative impacts the reasonable use of land.

We have analyzed three development alternatives for the property, in addition to the Base Project, which include:

- ➡ **Base Project:** Demolish the existing approximately 7,500 square foot American Legion structure, clear the entire site and develop a new 1,818 square foot community room and 75 residential rental units.
- ➡ **Alternative 1:** Rehabilitate the existing approximately 7,500 square foot historic structure for use as community space and residential amenities and construct 59 residential rental units on the remainder of the site.
- ➡ **Alternative 2:** Demolish the one-story portion of the historic structure, rehabilitate the two-story portion of the existing structure for use as communal space, construction of 4,260 square feet of community room space and 71 residential rental units.
- ➡ **Alternative 3:** Move the existing American Legion structure to an acquired lot off-site and construct the base case of 75 residential rental units and a community room.

Conclusions of Economic Alternatives

To determine the impact to the project, we have analyzed and verified the financial proformas prepared by the developer. When evaluating affordable housing developments, the ultimate threshold that determines economic feasibility is not the total profit generated for investors and developers. Affordable housing deals do not generate a significant profit and developers are generally “fee builders”. Affordable housing developers do not achieve a significant profit “upside” as with market rate housing.

Therefore, our approach to analysis focused on whether the Base Project and three alternatives are financeable, can feasibly be built and can repay the funds used to build the project. The metrics we utilized to establish economic feasibility are as follows:

- ➔ Is the project sufficiently capitalized to build the project (e.g. agency funds, tax credit equity, permanent loan, etc.)? Or does a funding gap or shortage exist?
- ➔ Does the project meet the Tax Credit Allocation Committee (TCAC) threshold requirements for awarding credits?
- ➔ Does the project generate sufficient cash flow after it is built to service the debt and meet management fee obligations?

Base Project is determined to be economically feasible. The Base Project consists of 75 affordable units and a new 1,818 square foot community room. The total project cost of approximately \$515,000 per unit is expensive compared to the typical \$300,000 - \$350,000 per unit for recently financed residential projects. However, the project is able to be completely funded with no gaps in financing. The Tax Credit Authority Committee (“TCAC”) has a cost basis threshold maximum of approximately 130% that projects cannot exceed. The Base Project is substantially below the benchmark at 51%. Most importantly, the forecasted cash flow of the Base Project results in a positive income stream that can afford to service debt, meet management fee obligations and results in excess cash flow available for distribution to the developer.

Alternative 1 is not economically feasible. This alternative results in 59 affordable units, a reduction of 16 units, but incurs greater project costs of approximately \$570,000 per unit (+10.6%). This increase in cost results in a funding gap that would require Wakeland Housing to obtain additional financing through a subordinate/mezzanine loan. With a reduction in revenue producing units and increase in the cost of debt, a cash flow shortfall will occur from the onset of the project. The project would not be able to service this debt let alone pay for management of the asset.

Alternative 2 is not economically feasible. This alternative results in 71 affordable units, a reduction of 4 units. This represents a slight reduction in revenue producing units but increases cost to approximately \$545,000 per unit (+5.8%). This increase in cost results in a funding gap that would require Wakeland Housing to obtain additional financing through a subordinate/mezzanine loan. With a reduction in revenue producing units and increase in the cost of debt, a cash flow shortfall will occur from the onset of the project. The project would not be able to service this debt let alone pay for management of the asset.

Alternative 3 is not economically feasible. This alternative results in the same development as the base project. However, alternative 3 clears the site by moving the existing structure off-site and incurs greater project costs to approximately \$560,000 per unit (+8.8%). This increase in cost results in a funding gap that would require Wakeland Housing to obtain additional financing through a subordinate/mezzanine loan. With the added costs of acquiring and moving the existing structure off-site, a cash flow shortfall will occur from the onset of the project. The project would not be able to service debt let alone pay for management of the asset.

Project costs are a key factor in the feasibility of this project. The addition of revenue producing units by surpassing the current height of the alternative projects is not deemed feasible. With an increase to height, alternative forms of construction would be required which poses a significant increase in project costs. Due to the funding gap that is already realized through the alternative projects, any additional increase in project costs would not be supported and therefore economically infeasible.

The following table summarizes the impacts to the Base Project under each of the three alternatives:

Wakeland Housing - Fourth Corner Apartments Summary of Scenarios			
Base Project <i>Clear Site + Multi-family Residential</i>		Alternative 1 <i>Full Rehab. + Multi-family Residential</i>	
<u>Development Summary</u> Residential 75 units Community Room 1,818 SF		<u>Development Summary</u> Residential 59 units Community Room 4,000 SF	
Total Project Cost \$38,634,654 \$/Unit \$515,129 Funding Gap before Subordinate/Mezz. Loan \$0 Available Cash Flow for Developer Fee \$47,472		Total Project Cost \$33,611,442 \$/Unit \$569,685 Difference from Base (%) \$54,557 Difference from Base (%) + 10.6% Funding Gap before Subordinate/Mezz. Loan (\$3,931,878) Available Cash Flow for Developer Fee (\$832,462)	
Alternative 2 <i>Partial Rehab. + Multi-family Residential</i>		Alternative 3 <i>Move Off-site + Base Project</i>	
<u>Development Summary</u> Residential 71 units Community Room 4,260 SF		<u>Development Summary</u> Residential 75 units Community Room 1,818 SF	
Total Project Cost \$38,705,482 \$/Unit \$545,148 Difference from Base (%) \$30,019 Difference from Base (%) + 5.8% Funding Gap before Subordinate/Mezz. Loan (\$1,952,369) Available Cash Flow for Developer Fee (\$340,893)		Total Project Cost ¹ \$42,020,651 \$/Unit \$560,275 Difference from Base (%) \$45,147 Difference from Base (%) + 8.8% Funding Gap before Subordinate/Mezz. Loan (\$3,266,636) Available Cash Flow for Developer Fee (\$626,780)	

¹ Excluding additional costs of preparing off-site location. See appendix for estimated relocation cost budget.

Economic Feasibility Analysis

The following summarizes our analysis of economic feasibility. Tables that detail the financial proformas prepared for this analysis are included in the [Appendix](#).

Base Project

The Base Project assumes that the entire site is cleared and 75 affordable housing units are built on the property with a new 1,818 square foot community room. Based on our review of the financials, this project is economically feasible for the following reasons:

- Total project costs are approximately \$38.6 million, which represents a cost of \$515,129 per unit. It is important to note that this is a high cost per unit and results in higher-level scrutiny by the San Diego Housing Commission ("SDHC") and other agencies. For perspective, a similar project built by Wakelanc cost \$452,447 per unit after the incorporation of prevailing wages, which can increase project costs between 7% and 10% (Trinity Place). Fourth Corner Apartments does not incorporate prevailing wages yet still represents a greater cost per unit. The high cost of the Base Project is due to the fact that the small site is not conducive to the most efficient methods of construction.
- Affordable housing projects are dependent on the ability to sell tax credits to investors to finance the project. The TCAC is the authority that awards the credits and a project must not exceed a cost basis threshold of 130% to receive the credits. The Base Project represents a high cost threshold of 53.6%, significantly below the 130% threshold. This suggests that the project will meet the TCAC financial underwriting criteria.
- While costs are high, the project is sufficiently funded by tax credit equity (\$12.6 million), Price charitable contributions (\$17.3 million), and a permanent loan (\$8.8 million). There is no gap in financing.
- After the project is built, there is sufficient positive annual cash flow to service permanent debt, pay a general partner asset management fee, limited asset management fee and results in excess cash flow available for distribution to the developer.

It is important to note that affordable housing projects are typically underwritten on a subsidy per unit basis. Under the conditions of the base project, total project costs are estimated to be approximately \$38.6 million while total sources of funding before Price's contribution is approximately \$21.4 million. This would result in a funding gap of \$17.3 million (\$230,234 per unit). Price has negotiated a contribution of \$230,234 per unit for this project to meet this gap. This amount of contribution is fixed throughout the alternative developments.

Alternative 1

Alternative 1 retains and rehabilitates the existing 7,500-foot American Legion structure for use as community space (4,000 square feet) and residential amenities and constructs 59 affordable residential units on the remainder of the site. Based on our review of the financials, this project is not economically feasible for the following reasons:

- Project costs are \$569,685 per unit. Compared to the Base Project of \$515,129 per unit, this represents an increase of \$45,147 per unit or 8.8%.
- Due to an increase in project cost, there exists a financing gap of approximately \$3.9 million to complete the project. This demonstrates that the project is not sufficiently capitalized without additional funding. To close this gap, a subordinate/mezzanine loan would be required which would add \$450,901 in annual debt service to the project.
- After the project is built, there is an immediate shortfall in cash flow resulting in \$48,420 annual cash flow after payment of permanent debt service. This means that there is insufficient remaining cash flow available to service the subordinate/mezzanine debt (\$450,901 annually).
- Furthermore, the project would not be able to pay asset management fees to both the general and limited partners of the project.
- To further illustrate the infeasibility of this alternative, even if the developer fee of \$1.4 million is reduced to zero, which means that the developer receives no development fees, there would still be a funding gap of approximately \$2.5 million. There would also be a recurring significant shortfall in cash flow to service the debt required to close this gap.

Alternative 2

Alternative 2 retains and rehabilitates the two-story portion of the existing 7,500-foot American Legion structure for use as residential amenities, constructs 71 affordable residential units on the remainder of the site and a new 4,260 square foot community room. Based on our review of the financials, this project is not economically feasible for the following reasons:

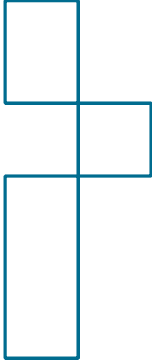
- Project costs are \$545,148 per unit. Compared to the Base Project of \$515,129 per unit, this represents an increase of \$30,019 per unit or 5.8%.
- Due to an increase in project cost, there exists a financing gap of approximately \$1.9 million to complete the project. This demonstrates that the project is not sufficiently capitalized without additional funding. To close this gap, a subordinate/mezzanine loan would be required which would add \$223,894 in annual debt service to the project.

- ❑ After the project is built, there is an immediate shortfall in cash flow resulting in \$67,198 annual cash flow after payment of permanent debt service. This means that there are insufficient funds available to service the subordinate/mezzanine debt (\$223,894 annually).
- ❑ Furthermore, the project would not be able to pay asset management fees to both the general and limited partners of the project.
- ❑ To further illustrate the infeasibility of this alternative, even if the developer fee of \$1.4 million is reduced to zero, which means that the developer receives no development fees, there would still be a funding gap of approximately \$552,000. There would also be a recurring significant shortfall in cash flow to service the debt required to close this gap.

Alternative 3

Alternative 3 assumes that the existing American Legion structure is moved to an acquired off-site location. After clearing the site, the base project of 75 affordable housing units are built on the property with a new 1,818 square foot community room. Based on our review of the financials, this project is not economically feasible for the following reasons:

- ❑ Project costs are \$560,275 per unit. In addition, the movement of a structure from one site to another poses a significant risk for increased costs. Current cost estimates exclude additional costs required to prepare the off-site location for development. Compared to the Base Project of \$515,129 per unit, this represents an increase of \$45,147 per unit or 8.8%. An estimated cost budget for movement of the existing structure can be found in the [Appendix](#).
- ❑ Due to an increase in project cost, there exists a financing gap of approximately \$3.3 million to complete the project. This demonstrates that the project is not sufficiently capitalized without additional funding. To close this gap, a subordinate/mezzanine loan would be required which would add \$374,612 in annual debt service to the project.
- ❑ After the project is built, there is an immediate shortfall in cash flow resulting in \$74,972 annual cash flow after payment of permanent debt service. This means that there are insufficient funds available to service the subordinate/mezzanine debt (\$374,612 annually).
- ❑ Furthermore, the project would not be able to pay asset management fees to both the general and limited partners of the project.
- ❑ To further illustrate the infeasibility of this alternative, even if the developer fee of \$1.4 million is reduced to zero, which means that the developer receives no development fees, there would still be a funding gap of approximately \$1.9 million. In addition, the movement of the structure poses a risk for increased costs that would further increase this funding gap. There would also be a recurring significant shortfall in cash flow to service the debt required to close this gap.



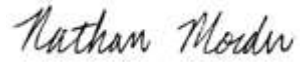
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Should you have any questions regarding this analysis, please feel free to contact our firm.

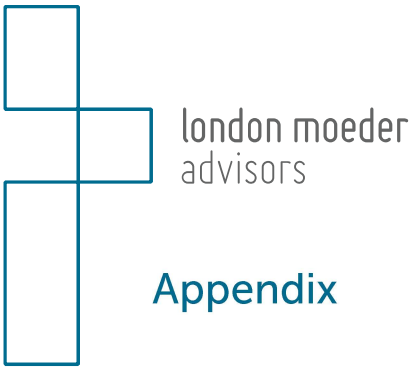
Sincerely,

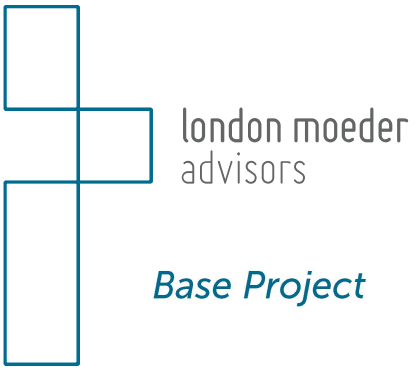


Gary H. London



Nathan Moeder





Uses:	Per Unit	Construction	Permanent
Land/Acquisition	\$57,733	\$4,330,000	\$4,330,000
Design & Engineering	\$17,867	\$1,340,000	\$1,340,000
Legal/Financial/Other Consultants	\$3,400	\$242,500	\$255,000
Permits & Fees	\$31,267	\$2,345,000	\$2,345,000
Bridge Loan Interest	\$0	\$0	\$0
Direct Building Construction	\$316,501	\$23,737,597	\$23,737,597
Financing Costs	\$46,469	\$3,073,870	\$3,485,177
Marketing/General & Administrative	\$3,000	\$225,000	\$225,000
Developer Fees	\$18,667	\$400,000	\$1,400,000
Hard Cost Contingency	\$15,825	\$1,186,880	\$1,186,880
<u>Soft Cost Contingency</u>	<u>\$4,400</u>	<u>\$330,000</u>	<u>\$330,000</u>
Total Project Uses	\$515,129	\$37,210,847	\$38,634,654
Sources:			
Tax Credit Equity	\$167,588	\$1,885,368	\$12,569,123
Perm. Loan	\$117,307	\$0	\$8,798,000
Solar TC/Rebates	\$0	\$0	\$0
GP Capital Contribution	\$0	\$0	\$0
Construction Loan	\$0	\$35,325,478	\$0
Deferred Developer Fees	\$0	\$0	\$0
Master Developer Offsite Donation	\$0	\$0	\$0
<u>Master Developer Land Donation</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>
Subtotal Project Sources	\$284,895	\$37,210,847	\$21,367,123
Funding Gap	(\$230,234)	\$0	(\$17,267,531)
<u>Price Contribution</u>	<u>\$230,234</u>	<u>\$0</u>	<u>\$17,267,531</u>
Funding Gap after Price Contribution	\$0	\$0	\$0
<u>Subordinate/Mezz Devt</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>
Final Funding Gap	\$0	\$0	\$0

CTCAC BASIS CALCULATIONS

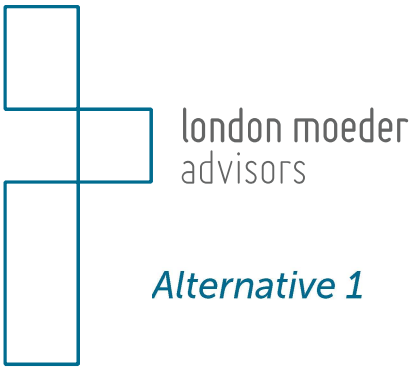
Unit Size	2018 SD County 9% TCAC Basis		Basis x	
	# of Units	Limits w/o Features	# of Units	
BR2/BA1	0	330,400	0	
0BR/1BA	0	237,558	0	
1BR/1BA	0	273,902	0	
2BR/1BA	55	330,400	18,172,000	
3BR/2BA	20	422,912	8,458,240	
4BR/2BA	0	0	0	
				Impact Fees
Totals	75		26,630,240	

Net Project Basis

High C

	1	2	3	4	5	6	7
CASH FLOW AVAILABLE FOR DEBT SERVICE	574,618	583,898	593,222	602,585	611,937	621,396	630,833
Debt Service - First Trust Deed	(499,646)	(499,646)	(499,646)	(499,646)	(499,646)	(499,646)	(499,646)
Cash Flow After Debt Service	74,972	84,252	93,576	102,939	112,331	121,750	131,187
General Partner Asset Mgt Fee	(20,000)	(20,600)	(21,218)	(21,855)	(22,510)	(23,185)	(23,881)
Limited Partner Asset Mgmt. Fee	(7,500)	(7,725)	(7,957)	(8,195)	(8,441)	(8,695)	(8,955)
Other	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0
CASH FLOW AVAILABLE FOR to Pay developer Fee	47,472	55,927	64,402	72,889	81,379	89,870	98,351
Remaining Cash Flow	0	0	0	0	0	0	0

ATTACHMENT 6



Uses:	Per Unit	Construction	Permanent
Land/Acquisition	\$71,356	\$4,210,000	\$4,210,000
Design & Engineering	\$22,712	\$1,340,000	\$1,340,000
Legal/Financial/Other Consultants	\$4,322	\$242,500	\$255,000
Permits & Fees	\$32,261	\$1,903,400	\$1,903,400
Bridge Loan Interest	\$0	\$0	\$0
Direct Building Construction	\$336,668	\$19,863,431	\$19,863,431
Financing Costs	\$51,879	\$2,726,477	\$3,060,844
Marketing/General & Administrative	\$3,542	\$209,000	\$209,000
Developer Fees	\$23,729	\$400,000	\$1,400,000
Hard Cost Contingency	\$17,623	\$1,039,767	\$1,039,767
<u>Soft Cost Contingency</u>	<u>\$5,593</u>	<u>\$330,000</u>	<u>\$330,000</u>
Total Project Uses	\$569,685	\$32,264,576	\$33,611,442
Sources:			
Tax Credit Equity	\$176,555	\$1,562,514	\$10,416,758
Perm. Loan	\$96,254	\$0	\$5,679,000
GP Capital Contribution	\$0	\$0	\$0
Construction Loan	\$0	\$30,702,062	\$0
Deferred Developer Fees	\$0	\$0	\$0
Master Developer Offsite Donation	\$0	\$0	\$0
<u>Master Developer Land Donation</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>
Subtotal Project Sources	\$272,809	\$32,264,576	\$16,095,758
Funding Gap	(\$296,876)	\$0	(\$17,515,684)
<u>Price Contribution</u>	<u>\$230,234</u>	<u>\$0</u>	<u>\$13,583,806</u>
Funding Gap after Price Contribution	(\$66,642)	\$0	(\$3,931,878)
<u>Subordinate/Mezz Devt</u>	<u>\$66,642</u>	<u>\$0</u>	<u>\$3,931,878</u>
Final Funding Gap	\$0	\$0	\$0

CTCAC BASIS CALCULATIONS

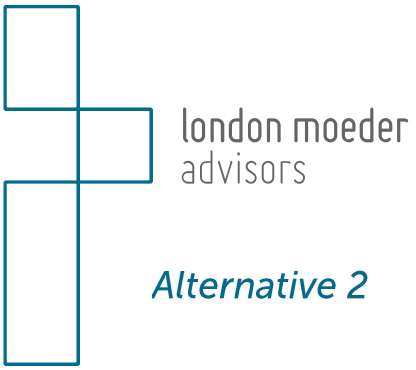
Unit Size	# of Units	2018 SD County 9% TCAC Basis		Basis x # of Units	
		Limits w/o Features			
BR2/BA1	0	330,400		0	
0BR/1BA	0	237,558		0	
1BR/1BA	0	273,902		0	
2BR/1BA	43	330,400		14,207,200	
3BR/2BA	16	422,912		6,766,592	
4BR/2BA	0	0		0	
					Impact Fees
Totals	59			20,973,792	

Net Project Basis

High C

	1	2	3	4	5	6	7
CASH FLOW AVAILABLE FOR DEBT SERVICE	370,935	375,404	379,814	384,148	388,462	392,572	396,642
Debt Service - First Trust Deed	(322,515)	(322,515)	(322,515)	(322,515)	(322,515)	(322,515)	(322,515)
Cash Flow After Debt Service	48,420	52,889	57,299	61,633	65,887	70,057	74,127
Payment on Subordinate/Mezz Debt	(450,901)	(450,901)	(450,901)	(450,901)	(450,901)	(450,901)	(450,901)
Cash Flow After Debt Service	(402,481)	(398,012)	(393,602)	(389,267)	(385,014)	(380,844)	(376,774)
General Partner Asset Mgt Fee	(20,000)	(20,600)	(21,218)	(21,855)	(22,510)	(23,185)	(23,881)
Limited Partner Asset Mgmt. Fee	(7,500)	(7,725)	(7,957)	(8,195)	(8,441)	(8,695)	(8,955)
Other	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0
CASH FLOW AVAILABLE FOR to Pay developer Fee	(832,462)	(824,348)	(816,379)	(808,585)	(800,979)	(793,569)	(786,384)
Remaining Cash Flow	0	0	0	0	0	0	0

ATTACHMENT 6



Uses:	Per Unit	Construction	Permanent
Land/Acquisition	\$59,577	\$4,230,000	\$4,230,000
Design & Engineering	\$18,873	\$1,340,000	\$1,340,000
Legal/Financial/Other Consultants	\$3,592	\$242,500	\$255,000
Permits & Fees	\$31,473	\$2,234,600	\$2,234,600
Bridge Loan Interest	\$0	\$0	\$0
Direct Building Construction	\$338,032	\$24,000,297	\$24,000,297
Financing Costs	\$48,843	\$3,068,512	\$3,467,874
Marketing/General & Administrative	\$3,113	\$221,000	\$221,000
Developer Fees	\$19,718	\$400,000	\$1,400,000
Hard Cost Contingency	\$17,278	\$1,226,711	\$1,226,711
<u>Soft Cost Contingency</u>	<u>\$4,648</u>	<u>\$330,000</u>	<u>\$330,000</u>
Total Project Uses	\$545,148	\$37,293,620	\$38,705,482
Sources:			
Tax Credit Equity	\$176,345	\$1,878,075	\$12,520,498
Perm. Loan	\$111,070	\$0	\$7,886,000
GP Capital Contribution	\$0	\$0	\$0
Construction Loan	\$0	\$35,415,545	\$0
Deferred Developer Fees	\$0	\$0	\$0
Master Developer Offsite Donation	\$0	\$0	\$0
<u>Master Developer Land Donation</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>
Subtotal Project Sources	\$287,415	\$37,293,620	\$20,406,498
Funding Gap	(\$257,732)	\$0	(\$18,298,983)
<u>Price Contribution</u>	<u>\$230,234</u>	<u>\$0</u>	<u>\$16,346,614</u>
Funding Gap after Price Contribution	(\$27,498)	\$0	(\$1,952,369)
<u>Subordinate/Mezz Devt</u>	<u>\$27,498</u>	<u>\$0</u>	<u>\$1,952,369</u>
Final Funding Gap	\$0	\$0	\$0

CTCAC BASIS CALCULATIONS

Unit Size	2018 SD County 9% TCAC Basis		Basis x		L
	# of Units	Limits w/o Features	# of Units		
BR2/BA1	0	330,400	0		
0BR/1BA	0	237,558	0		
1BR/1BA	0	273,902	0		
2BR/1BA	51	330,400	16,850,400		
3BR/2BA	20	422,912	8,458,240		
4BR/2BA	0	0	0		
				Impact Fees	
Totals	71		25,308,640		

Net Project Basis

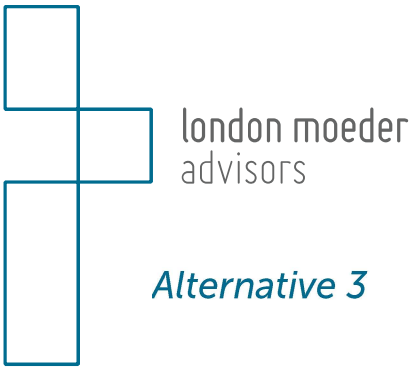
High C

CASH FLOW AVAILABLE FOR DEBT SERVICE

Debt Service - First Trust Deed
Cash Flow After Debt Service
Payment on Subordinate/Mezz Debt
Cash Flow After Debt Service
General Partner Asset Mgt Fee
Limited Partner Asset Mgmt. Fee
Other
Other
CASH FLOW AVAILABLE FOR to Pay developer Fee
Remaining Cash Flow

1	2	3	4	5	6	7
515,050	522,857	530,672	538,490	546,306	554,096	561,876
(447,852)	(447,852)	(447,852)	(447,852)	(447,852)	(447,852)	(447,852)
67,198	75,004	82,820	90,637	98,447	106,246	114,023
(223,894)	(223,894)	(223,894)	(223,894)	(223,894)	(223,894)	(223,894)
(156,696)	(148,890)	(141,075)	(133,257)	(125,447)	(117,648)	(109,871)
(20,000)	(20,600)	(21,218)	(21,855)	(22,510)	(23,185)	(23,881)
(7,500)	(7,725)	(7,957)	(8,195)	(8,441)	(8,695)	(8,955)
0	0	0	0	0	0	0
0	0	0	0	0	0	0
(340,893)	(326,105)	(311,324)	(296,564)	(281,846)	(267,176)	(252,579)
0	0	0	0	0	0	0

ATTACHMENT 6



Uses:	Per Unit	Construction	Permanent
Land/Acquisition	\$66,053	\$4,953,999	\$4,953,999
Design & Engineering	\$17,867	\$1,340,000	\$1,340,000
Legal/Financial/Other Consultants	\$3,400	\$242,500	\$255,000
Permits & Fees	\$31,267	\$2,345,000	\$2,345,000
Bridge Loan Interest	\$0	\$0	\$0
Direct Building Construction	\$338,608	\$25,395,596	\$25,395,596
Financing Costs	\$60,084	\$4,094,969	\$4,506,277
Marketing/General & Administrative	\$3,000	\$225,000	\$225,000
Developer Fees	\$18,667	\$400,000	\$1,400,000
Hard Cost Contingency	\$16,930	\$1,269,780	\$1,269,780
<u>Soft Cost Contingency</u>	<u>\$4,400</u>	<u>\$330,000</u>	<u>\$330,000</u>
Total Project Uses	\$560,275	\$40,596,844	\$42,020,651
Sources:			
Tax Credit Equity	\$169,180	\$1,903,273	\$12,688,484
Perm. Loan	\$117,307	\$0	\$8,798,000
GP Capital Contribution	\$0	\$0	\$0
Construction Loan	\$0	\$38,693,571	\$0
Deferred Developer Fees	\$0	\$0	\$0
Master Developer Offsite Donation	\$0	\$0	\$0
<u>Master Developer Land Donation</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>
Subtotal Project Sources	\$286,486	\$40,596,844	\$21,486,484
Funding Gap	(\$273,789)	\$0	(\$20,534,167)
<u>Price Contribution</u>	<u>\$230,234</u>	<u>\$0</u>	<u>\$17,267,531</u>
Funding Gap after Price Contribution	(\$43,555)	\$0	(\$3,266,636)
<u>Subordinate/Mezz Devt</u>	<u>\$43,555</u>	<u>\$0</u>	<u>\$3,266,636</u>
Final Funding Gap	\$0	\$0	\$0

CTCAC BASIS CALCULATIONS

2018 SD County 9%			
		TCAC Basis	Basis x
<u>Unit Size</u>	<u># of Units</u>	<u>Limits w/o Features</u>	<u># of Units</u>
BR2/BA1	0	330,400	0
0BR/1BA	0	237,558	0
1BR/1BA	0	273,902	0
2BR/1BA	55	330,400	18,172,000
3BR/2BA	20	422,912	8,458,240
4BR/2BA	0	0	0
Totals	75		26,630,240

Impact Fees

Net Project Basis

High C

CASH FLOW AVAILABLE FOR DEBT SERVICE

Debt Service - First Trust Deed
Cash Flow After Debt Service
Payment on Subordinate/Mezz Debt
Cash Flow After Debt Service
General Partner Asset Mgt Fee
Limited Partner Asset Mgmt. Fee
Other
Other
CASH FLOW AVAILABLE FOR to Pay developer Fee
Remaining Cash Flow

1	2	3	4	5	6	7
574,618	583,898	593,222	602,585	611,971	621,396	630,833
(499,646)	(499,646)	(499,646)	(499,646)	(499,646)	(499,646)	(499,646)
74,972	84,252	93,576	102,939	112,331	121,750	131,187
(374,612)	(374,612)	(374,612)	(374,612)	(374,612)	(374,612)	(374,612)
(299,640)	(290,360)	(281,036)	(271,673)	(262,281)	(252,862)	(243,425)
(20,000)	(20,600)	(21,218)	(21,855)	(22,510)	(23,185)	(23,881)
(7,500)	(7,725)	(7,957)	(8,195)	(8,441)	(8,695)	(8,955)
0	0	0	0	0	0	0
0	0	0	0	0	0	0
(626,780)	(609,045)	(591,246)	(573,396)	(555,514)	(537,604)	(519,687)
0	0	0	0	0	0	0

ATTACHMENT 6



Alternative 3 – Structure Relocation Estimated Budget



4th Corner - Wakeland 04/15/2020

Concept Budget

Plan Date: 3/17/2020

Cost Code	Description	April 2020 Value
SITE WORK		
2-050	Demolition	146,240.20
2-100	Traffic Control /Staging	48,516.00
2-210	Rough Grading	242,267.85
2-270	Slope Protection and Retaining Walls	-
2-275	Erosion Control	56,572.71
2-295	Finish Grading	-
2-510	AC Paving	19,300.00
2-520	PCC Paving	84,656.75
2-665	Water	86,242.00
2-666	Fire Sprinkler Service	48,750.00
2-720	Storm Drain	66,729.26
2-730	Sanitary Sewer	31,640.00
2-780	Power, CATV, Telephone & Gas,	250,000.00
2-830	Fences and Gates (see 5-510)	-
2-870	Site and Street Furnishings	227,653.05
2-900	Landscaping	138,405.70
TOTAL SITE WORK:		1,446,973.52
STRUCTURES		
3-300	Cast in Place Concrete	2,715,520.30
3-500	Gypsum Concrete	154,335.11
3-550	Concrete Topping Slabs	182,049.30
4-400	Masonry and Precast	112,115.46
5-120	Structural Steel	79,655.62
5-510	Misc. Metals	551,259.65
6-110	Rough Carpentry	3,457,987.65
6-166	Siding & Trim	469,550.80
6-200	Finish Carpentry	607,351.94
6-240	Laminates C/Tops	59,904.32
7-110	Waterproofing	369,047.60
7-200	Insulation	149,878.78
7-270	Fire stopping & Joint Sealants	46,020.36
7-320	Roofing	185,622.96
7-570	Pedestrian Coatings	-
7-600	Flashing and Sheet Metal	284,991.52
8-360	Overhead Doors (entry gate/shutters)	32,228.00
8-400	Storefront	91,084.28
8-630	Windows	197,561.20
8-700	Hardware and Bath Accessories Inc. 6-200	
8-810	Mirrors	9,275.00
9-200	Lath and Plaster	785,821.64
9-250	Gypsum Board	1,121,361.99

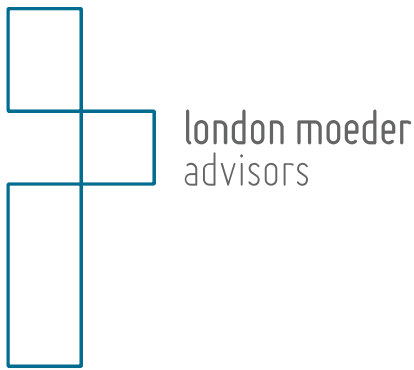
4th Corner - Wakeland 04/15/2020

Concept Budget

Plan Date: 3/17/2020

Cost Code	Description	April 2020 Value
9-310	Ceramic Tile	52,433.04
9-500	T-Bar	13,244.73
9-685	Carpet and VCT	235,115.61
9-900	Painting	277,277.14
10-305	Fireplace	-
10-400	Signage	45,000.00
10-520	Fire Protection Specialties	4,560.00
10-550	Mailboxes	10,200.00
10-550	Tenant Storage Lockers	
11-010	Tiebacks/Maintenance Equipment	103,186.22
11-450	Residential Equipment	125,981.00
12-300	Manufactured Casework	304,411.75
12-500	Window Treatment - Vertical Blinds	20,127.93
14-300	Elevators	397,000.00
14-400	Trash Chutes	38,190.00
15-300	Fire Protection	423,067.00
15-400	Plumbing	1,659,442.23
15-480	Solar Thermal	131,250.00
15-540	HVAC	678,882.13
16-120	Electrical	1,331,985.17
16-510	Light Fixtures	710,369.31
16-600	Photovoltaic	148,400.00
16-720	Low Voltage	318,301.32
19-100	Rough and Finish Clean up	269,380.00
19-100	Hoisting - Tower Allowance	150,000.00
TOTAL STRUCTURES:		19,110,428.05

Sub-Total - Site and Structures	20,557,401.57
General Conditions	1,170,000.00
GC Fee	1,170,078.66
Insurance	292,519.66
Bond	196,573.21
Total	23,386,573.11
Contractor Contingency	351,023.60
Total Contract	23,737,596.70



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.

London Moeder Advisors 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

**MEMORANDUM****DATE:** Sept. 10, 2020**TO:** Suzanne Segur, Senior Planner, Development Services**FROM:** Marcia C. Smith, Economic Research Specialist, Economic Development Department**SUBJECT:** 4th Corner Apartments, Peer Review of Economic Alternatives Analysis

At your request, the City of San Diego Economic Development Department (EDD) has undertaken a peer review of an economic analysis prepared for the alternative development scenarios of a Price Philanthropies Foundation-owned property in the City Heights Community Plan area neighborhood known as Teralta East. The development property features a vacated DeWitt C. Mitchell American Legion, Post 201, located at 4061 Fairmount Ave., San Diego, CA 92105, and is considered by the City of San Diego to be of historical significance. Three southern-adjacent parcels at 4021, 4035 and 4037 and 4061 Fairmount Ave., will be incorporated into the development. The total 0.87-acre site (APNs 471-46-0600, 0700, 0800 and 0900¹) is on the east side of Fairmount Avenue, between University and Polk avenues. The project, currently in the entitlement phase with Wakefield Housing & Development Corp., aims to create multifamily affordable rental housing (2- and 3-bedroom apartments) and communal space.

BACKGROUND

The City of San Diego faces a critical need for affordable housing, particularly in City Heights, which is home to the city's most dense and diverse population. Within a 1-mile radius of the proposed site, there are 63,924 residents and 20,274 households, with growth projected at 1.51% and 1.38% from 2020-2025, respectively.² An inelastic base of renters has historically been attracted to City Heights for the East San Diego/El Cajon housing submarket's affordable rentals and larger units, fortifying the city's largest concentration of apartment inventory and sustaining a structurally low vacancy rate (under 4% since 2013, 3.6% in September 2020).³ A September 2020 CoStar 12-month inventory report shows just 871 units in the submarket's pipeline (501 under construction, 343 construction starts, 27 delivered units), but none within City Heights.⁴ Redevelopment within the proposed site's Census Tract 23.02 has been incentivized as one of the City's 35 Census Tracts federally designated as an Opportunity Zone.⁵ The Mid-City Communities Plan (1998) has called for multifamily and mixed-used development in Teralta East.⁶ Moreover, affordable 2- and 3-bedroom housing, in particular, would well serve current residents in City Heights, where the median household income is \$36,787 (City of San Diego, \$82,827) and the average household size is 3.1 persons (City of San Diego, 2.6 persons).⁷ But the combination of high construction costs and the inability to garner the metro-level high rents, which are out of reach for the local population, have deterred most developers from undertaking significant projects. Instead, builders have chosen smaller (<50 units) infill developments that are financially feasible but do little to expand the pipeline, offset modest negative absorption or meet the continuing demand for affordable housing.

Since 2000, construction of affordable housing in City Heights has largely been championed by the Price Philanthropies Foundation ("Price Philanthropies"), which has the discretion to make community investment without ensuring positive economic return. As previously noted, the proposed 4th Corner Apartments and communal space will be built upon parcels owned by Price Philanthropies. This proposed development aligns with

¹ SANDAG Parcel Lookup Tool. (n.d.). SANDAG. <https://sdgis.sandag.org/>

² CoStar demographic

³ CoStar. Summary: East San Diego/El Cajon Submarket Report. Retrieved Sept. 1, 2020.

⁴ Ibid.

⁵ City of San Diego, Economic Development Department. BEAR Location Characteristics Tool.

<https://sandiego.maps.arcgis.com/apps/InformationLookup/index.html?appid=bc01df30f2324a6294d04b649641296f>

⁶ City of San Diego, City Planning and Community Investment. (1998). *Mid-City Communities Plan*.

<https://www.sandiego.gov/sites/default/files/midcity.pdf>

⁷ ESRI 2020 estimates from U.S. Census Bureau American Community Survey 5-Year-Estimates, 2014-2018.

Price Philanthropies' City Heights Initiative, a community-oriented, public-private partnership that has paced a renaissance centered near the 4000 block of Fairmount Avenue (University and Fairmount avenues).⁸ Advancing the City Heights Initiative, Price Philanthropies has directly undertaken three real estate development projects in the past two decades: 1) City Heights Center (2002), a 113,000-square-foot mixed use/office building with tenants such as the Price Philanthropies, County of San Diego Health and Human Services, Mid-City Pediatric Clinic, Rady Children's Hospital Urgent Care, and many nonprofits; 2) Village Townhomes (2003), the 116-unit multifamily project with 34 of the 2-, 3- and 4-bedroom units restricted to households earning less than 50% of the area median income (AMI); and 3) City Heights Square (2011), a mid-rise, mixed-use project with 21,000 square feet of ground-level, commercial space below 92 market-rate, 1-, 2- and 3-bedroom units (3-star apartments).⁹ Across from the proposed development site, on the west side of Fairmount Avenue, are City Heights Square (2011) and the nonprofit La Maestra Community Health Centers main clinic (2011), pharmacy and medical offices (2002)—all relatively new, mid-rise construction with a modern architecture aesthetic that signals area's revitalization.

ECONOMIC ALTERNATIVE ANALYSIS

EDD has received the 4th Corner Apartments – Economic Alternative Analysis prepared by London Moeder Advisors (June 23, 2020).¹⁰ The financial feasibility analysis considered the impact of a Base Project that calls for the demolition the former American Legion structure, site clearing and construction of 75 apartments (two- and three-bedroom units) and a 1,818-square-foot community center. Three (3) development alternatives were also presented, calling for the partial demolition, preservation/rehabilitation or relocation of the former American Legion building (Historic Landmark #525) and the construction of 59 to 75 multifamily rental units and creation of a community area ranging from 1,818 to 4,260 square feet. London Moeder Advisors aimed to analyze how the proposed Base Project and each of the three alternatives impact the reasonable use of land. The analysis evaluated the financial pro formas prepared by Wakeland Housing & Development Corp., which used a Base Project concept budget prepared by Sun Country Builders, an independent third-party general contractor.

The City of San Diego Development Services Department (DSD) has asked that EDD conduct a peer review of the London Moeder Advisors' economic analysis to determine 1) whether the assumptions and metrics used in the analysis are acceptable; and 2) whether the Base Project or any of the three alternatives are economically feasible. It should be noted that significant profit generation or reasonable rate of return, which is the focus of traditional economic feasibility analyses of prospective market-rate development, is not critical for this project to proceed. Given the project's philanthropic goals, the economic feasibility threshold, therefore, consists of whether the Base Project or any of the three alternatives can be financed, can be feasibly built, and can have the debt incurred for construction ultimately paid.

KEY FINDINGS

Threshold Feasibility Questions (2)

- 1) EDD reviewed the assumptions and metrics in the London Moeder Advisors analysis to determine the viability of the Base Project and three alternatives on the bases of capitalized financing (e.g., loans, tax credit equity, agency fees) and project costs. EDD finds London Moeder Advisors' assumptions, metrics and findings to be reasonable and acceptable.
 - The London Moeder Advisors analysis assumes that "feasibility" for this proposed development be based solely on whether it can be reasonably financed. This is a conservative but prudent threshold. The analysis does not extend to include factors such as operating income, which would come in the form of tenant rents established by the San Diego Housing Commission; capitalization rate, which would be 5% for

⁸ Price Philanthropies. (n.d.). *City Heights*. <https://pricephilanthropies.org/city-heights/>

⁹ Ibid.

¹⁰ It should be noted that EDD conducted a Feb. 2018 peer review of a January 2018 Xpera Group economic alternative analysis of the same proposed development prior to the selection of a developer (Wakeland Housing & Development Corp). In its 2018 review, EDD concluded that the then-proposed base case was most economically feasible and that the analysis's assumptions and projected values were both reasonable and acceptable. Unit composition and community space square footage among development scenarios differ modestly from the June 2020 London Moeder Advisors analysis that is the subject of this Sept. 2020 peer review.

investor-grade properties in the East San Diego/El Cajon Submarket that includes City Heights¹¹; and property tax, which would be abated with an affordable housing project. These three factors alone would further improve the project's solvency, making the Base Project even more feasible and able to generate greater positive cash flow.

- The London Moeder Advisors analysis considers that the per-unit project costs, which it calculated at approximately \$515,000 for the Base Project, “expensive” relative to the “\$300,000-\$350,000 per unit for recently financed residential projects.”¹² The concern is ultimately negligible in the analysis since funding the project is achievable, even at the “expensive” cost. A closer evaluation of the “Sources and Uses of Funds” for the Base Project in the analysis’s appendix section shows that per-unit direct building construction costs are \$316,501, a figure based on the Sun Country Builders concept budget (\$23,737,597/75 units=\$316,501). The \$316,501 figure falls within the reasonable range cited by London Moeder Advisors. Furthermore, it is debatable whether the inclusion of some costs and fees in “Sources and Uses of Funds” should be included in London Moeder Advisors’ per-unit calculation. For example, factoring more than \$4.9 million in land/acquisition cost (\$66,053 per unit) should not factor into whether the development’s feasibility calculation because Price Philanthropies has already purchased the land for \$4.150 million, according to the Feb. 2018 project analysis by Xpera Group. (It is not known by EDD why the land cost is now listed nearly \$750,000 more in the London Moeder Analysis.) Also, several of the line items in the “Sources and Uses of Funds,” notably contingency (contractor) costs, are included in the Sun Country Budget, resulting in double-counting. An unspecified “Permits & Fees” line item of \$2,345,000 for the total development requires deeper inspection, considering how jurisdictions have lowered the bureaucratic costs for developers of affordable housing. When adjusted to remove land/acquisition cost and contingencies, at the minimum, EDD finds the per-unit costs to be reasonable and defensible, if scrutinized by the San Diego Housing Commission.
- The calculations of California Tax Credit Allocation Committee (CTCAC) low-income housing tax credits have been verified across the four building scenarios. London Moeder Advisors’ CTCAC calculations were reproducible using the top-tier 9% federal credit award since the development greatly exceed the minimum 40% rent-restriction to variable low- and moderate-income households.¹³ The high-cost analyses of the Base Project (53.6%) and three alternatives (56.1%, 55.6% and 54.1%) are significantly below the 130% threshold, indicating that any of the building scenarios would meet the CTCAC underwriting criteria.
- Tax credit equity (\$12.6 million for the Base Project, \$10.4 million for Alternative 1, \$12.5 million for Alternative 2, and \$12.7 million for Alternative 3) and an \$8.8 million permanent loan are the primary funding sources listed along with a \$230,234 per-unit Price Philanthropies contribution (\$17,267,531 for the 75-unit Base Project or Alternative 3), according to the London Moeder Advisors analysis. EDD is not aware of the conditions or restrictions of the Price Philanthropies contribution, which London Moeder Advisors allocates at a per-unit rate rather than a lump sum. The \$230,234 per-unit allocation results in a funding shortfall for 59-unit Alternative 1 and 69-unit Alternative 2. The shortfall would not be as severe for those Alternatives 1-2 if the entire \$17.2 million contribution were available. The per-unit restriction makes the Base Project the only option that would not require a subordinate or mezzanine loan.
- The London Moeder Advisors analysis identifies CTCAC as the only developer incentive program being leveraged for 4th Corner Apartments. EDD is not aware of whether the developer has applied for or secured the CTCAC awards. EDD is also not aware of whether the developer has explored or is seeking additional financial incentives or grant funding through Opportunity Zone tax benefits, HOME Investment Partnerships Program or County of San Diego Density Bonus Program—all of which could improve financial feasibility. It should be emphasized that, for the purposes of this peer review, EDD must assume that the funding sources in London Moeder Advisors’ analysis have been verified (i.e., CTCAC tax credits will likely be received, the Price Philanthropies contribution is secure) and will be available regardless of changing economic conditions attributable to the COVID-19 pandemic. Also, for the purposes of this peer

¹¹ CoStar. Analytics: East San Diego/El Cajon Submarket Report. Retrieved Sept. 1, 2020.

¹² London Moeder Advisors. 4th Corner Apartments-Economic Alternative Analysis. June 23, 2020.

¹³ California Tax Credit Allocation Committee. (n.d.). Program Overview. Retrieved Aug. 28, 2020 from <https://www.treasurer.ca.gov/ctcac/tax.asp>

review, EDD must assume that alternative funding opportunities have been exhausted. Given this disclaimer, EDD finds that assumptions, metrics (unless noted otherwise), and findings of the London Moeder Advisors analysis are reasonable and acceptable.

- 2) EDD considers 75-unit Base Project the most feasible option among those presented. Construction is achievable for all development scenarios, but long-term financial risks vary, with the Base Project being the most financially feasible, followed by Alternative 3, Alternative 2, and Alternative 1. Based on London Moeder Advisors' calculations, Alternatives 1-3 will require gap financing in the form of a temporary, subordinate or mezzanine loans to cover costs. The partial or full restoration/preservation of the American Legion structure (Alternatives 1-2) reduces the number of rental units created. Having fewer units raises the per-unit cost, reduces the number of available tax credits through CTCAC (lowers the tax credit equity), exposes the developer potentially to significant reductions of project value (new build versus construction rehab), and ultimately jeopardizes debt service and debt repayment. Alternative 3, which, like the Base Project, will have 75 units, is deemed infeasible under the current financing structure since it would require \$3,266,636 in gap financing, the smallest gap among the three alternatives.

If you have any questions, please feel free to contact:

Marcia C. Smith, Economic Research Specialist, marcias@sanidiego.gov.

Thank you,



cc: Lydia Moreno, Deputy Director, Economic Development Department
Christina Bibler, Director, Economic Development Department

PLANNING COMMISSION RESOLUTION NO. _____-PC

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN DIEGO
SITE DEVELOPMENT PERMIT NO. 2412541 FOR THE 4TH CORNER APARTMENTS-
PROJECT NO. 661800 [MMRP]

WHEREAS, CITY HEIGHTS REALTY LLC, a California Limited Liability Company, Owner, and WAKELAND HOUSING AND DEVELOPMENT CORPORATION, Permittee, filed an application with the City of San Diego for a permit for the for the demolition of a historical resource building (American Legion Hall, Historical Resources Board No. 525) and the construction of a mixed-use complex that contains 75 dwelling units, which includes 74 affordable housing dwelling units and one manager unit (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 2412541), on portions of a 0.87-acre site;

WHEREAS, the project site is located at 4021, 4035, 4037, and 4061 Fairmount Avenue in the CU-2-3 zone of the Central Urbanized Planned District in the City Heights community of the Mid-City Communities Plan area, Residential Parking Standards Transit Priority Area, Transit Area Overlay, and a 2035 Transit Priority Area;

WHEREAS, the project site is legally described as: Parcel A: The South 12.5 feet of Lot 8, all of Lots 9 and 10 in Block 1 of City Heights Annex No.1 in the City of San Diego, County of San Diego, State of California, according to Map thereof No.1001, filed in the Office of the County Recorder of San Diego County, July 18,1906; Parcel B: Lots 11 and 12 in Block 1 of City Heights Annex No.1 in the City of San Diego, County of San Diego, State of California, according to Map thereof No.1001, filed in the Office of the County Recorder of San Diego County, July 18,1906; Parcel C: Lots 13 and 14 in Block 1 of City Heights Annex No.1 in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 1001, filed in the Office of the County Recorder of San Diego County, July 18,1906; and Lots 15 through 20, excepting from said lot 20, the South 10 feet thereof in Block

1 of City Heights Annex No.1 in the City of San Diego, County of San Diego, State of California, according to Map thereof No.1001, filed in the Office of the County Recorder of San Diego County, July 18, 1906;

WHEREAS, on December 17, 2020, the Planning Commission of the City of San Diego considered Site Development Permit No. 2412541 pursuant to the Land Development Code of the City of San Diego; NOW, THEREFORE,

BE IT RESOLVED by the Planning Commission of the City of San Diego, that it adopts the following findings with respect to Site Development Permit No. 2412541:

A. SITE DEVELOPMENT PERMIT [SDMC Section 126.0505]

1. Findings for all Site Development Permits [SDMC Section 126.0505(a)]:

a. The proposed development will not adversely affect the applicable land use plan.

The 4th Corner Apartment (Project) site consists of six contiguous lots located at 4021, 4035, 4037, and 4061 Fairmount Avenue, on the east side of Fairmount Avenue between University Avenue and Polk Avenue. The 0.87-acre Project site is located within the CU-2-3 Zone of the Central Urbanized Planned District (CUPD) in the City Heights community within the Mid-City Communities Plan (Community Plan) area. In addition, the site is located within a Residential Parking Standards Transit Priority Area, Transit Area Overlay, and a 2035 Transit Priority Area.

The CU-2-3 Zone is intended to accommodate a mix of heavy-commercial and limited-industrial uses with residential uses, including development with pedestrian orientation and medium-high-density residential use. The CU-2-3 Zone permits a maximum density of one dwelling unit (DU) for each 1,000 square feet (SF) of lot area. The site is not located within a 100-year floodplain, is not located within or adjacent to the City's Multi-Habitat Planning Area and does not contain any environmentally sensitive lands as defined in San Diego Municipal Code (SDMC) Section 113.0103.

The entire Project site has been previously developed and the site elevations range from 362 feet to 366 feet above mean sea level (AMSL). The Project site includes an existing commercial structure at 4061 Fairmount Avenue (approximately 7,936 SF in size), which is currently vacant but historically occupied since its construction in 1931. This structure is a designated historical resource, DeWitt C. Mitchell Memorial American Legion Hall Post 201 (American Legion Hall), Historical Resources Board

(HRB) No. 525, the front portion of which is a two-story office building with a one-story meeting hall in the rear.

The Project proposes to redevelop the Project site with infill development with mixed-uses that would provide 75 multiple dwelling units (DU) along with resident amenities, including approximately 5,300 square feet (SF) of outdoor recreation open space on a podium deck, a 1,530 SF residents' lounge, and a resident laundry room. The non-residential component of the Project consists of approximately 1,818 SF of community meeting space for use by the general public that would be located on the ground floor. The Project would consist of 55 two-bedroom units of approximately 887 SF in size and 20 three-bedroom units of approximately 1,068 SF in size. All of the residential units, with the exception of the manager's unit, would be affordable within the low-income category of 60-percent of the average median income (AMI). Implementation of the Project would require the demolition of a locally designated historical resource, American Legion Hall. The Project as proposed is consistent with the State density bonus law, specifically Assembly Bill (AB) 1763 and its amendments to Government Code Section 65915 and City of San Diego Affordable Housing Regulations (SDMC Section 143.0700).

The Community Plan encourages mixed-use, higher-density development along transportation corridors (with the highest densities at nodes), as well as affordable housing for various income levels. The Community Plan makes several references to walkability and aesthetics, including encouraging the planting and maintenance of street trees, improvements to sidewalks, and adequate pedestrian lighting, all of which is included in this Project. Mixed-use development is encouraged at 43rd Street and Fairmount Avenue, with retail or light manufacturing on the ground floor, services, office development or housing on upper floors.

The Economic Development Element of the community plan envisions a 'vital "City within a City" providing a wide range of housing, employment and shopping opportunities accessible to all residents of the Mid-City.' This Project includes pedestrian enhancements, including street trees and lighting and will bring a combination of uses and vitality to a major node within the community. In addition, the Project also provides parking access in the alley running parallel east of Fairmount Avenue, which is consistent with the Transportation Element of the Community Plan.

The General Plan Land Use Element encourages infill projects along transit corridors that enhance or maintain a "Main Street" character through attention to site and building design, land use mix, housing opportunities, and streetscape improvements. This project, which includes streetscape improvements, will add affordable housing opportunities along a transit corridor, and is consistent with the Land Use Element, the Mobility Element, Urban Design Element, and the Conservation Element of the General Plan. Therefore, for these reasons, the development would not adversely affect the applicable land use plan.

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

The Project proposes to redevelop the Project site with infill development with mixed-uses that would provide 75 multiple DU along with resident amenities, including approximately 5,300 SF of outdoor recreation open space on a podium deck, a 1,530 SF residents' lounge, and a resident laundry room. The non-residential component of the Project consists of approximately 1,818 SF of community meeting space for use by the general public that would be located on the ground floor. The Project would consist of 55 two-bedroom units of approximately 887 SF in size and 20 three-bedroom units of approximately 1,068 SF in size. All of the residential units, with the exception of the manager's unit, would be affordable within the low-income category of 60-percent of the AMI. Implementation of the Project would require the demolition of a locally designated historical resource, American Legion Hall.

The building is designed in a contemporary style of architecture with storefront glazing at the ground-level community space, accent materials on the exterior façade (such as brick, concrete, and siding), and color to reduce the massing and bulk of the building. The residential entrance, containing the manager's office, residents lounge, and lobby elevator, would be accessible from Fairmount Avenue, as would the community meeting space. The building would be four stories of residential wood construction, over an at-grade parking structure, resulting in a structure that would be approximately 62 feet in height.

The proposed landscape plan includes the use of native/naturalized and/or drought-tolerant plant material, whenever possible. The landscape plan for the outdoor/recreation courtyard emphasizes a garden setting, where plant material would be used to help define spaces, encourage circulation paths, and highlight entry points. Landscaping within the outdoor/recreation courtyard on the podium level would feature large evergreen canopy trees, medium evergreen screening trees, small flowering trees, and raised planters. Street trees are proposed to define and activate the pedestrian parkway along Fairmount Avenue and to provide shade and scale to the street scene. The street trees would also help soften the building façade, reduce the heat island effect, and provide carbon sequestration.

Vehicular access to the Project and the parking garage would be via a full access driveway to the existing alley on the east side of the proposed residential building. Parking for vehicles and motorcycles would be provided in the parking structure and within parking spaces along the alley adjacent to the parking garage. Bicycle storage for the residents would be provided within the garage, and short-term bicycle parking would also be provided in racks next to the front door along Fairmount Avenue. The proposed number of parking spaces for vehicles and bicycles would exceed the City's minimum parking requirements, while motorcycle parking would meet the City's minimum parking requirements. To enhance the pedestrian experience along the Fairmount Avenue frontage, approximately 2.3 feet (equal to 696 SF) of property would be dedicated to the City as additional right-of-way to facilitate installation of a 10-foot-wide urban parkway with a non-contiguous

sidewalk, landscaping, and lighting. The entrances to the community space, lobby, and residential leasing office would be located on the Fairmount Avenue frontage

An Environmental Impact Report (EIR) No. 661800/SCH No. 2017081051 has been prepared for the Project in accordance with State of California Environmental Quality Act (CEQA) Guidelines. A Mitigation, Monitoring and Reporting Program (MMRP) would be implemented with this Project, which would reduce some of the potential impacts to below a level of significance. The applicant has provided Draft Candidate Findings and Statement of Overriding Considerations to allow the decision-maker to approve the Project with significant and significant unavoidable impacts related to Land Use and Historical Resources.

The permit for the Project includes various conditions and referenced exhibits of approval relevant to achieving compliance with the applicable regulations of the SDMC in effect for this Project. Such conditions within the permit have been determined as necessary to avoid adverse impacts upon the health, safety and general welfare of persons residing or working in the surrounding area. The Project will comply with the development conditions in effect for the subject property as described in Site Development Permit No. 2412541, and other regulations and guidelines pertaining to the subject property per the SDMC for the site. Prior to issuance of any building permits for the proposed development, the plans will be reviewed for compliance with all Building, Electrical, Mechanical, Plumbing and Fire Code requirements, and the Owner/Permittee will be required to obtain a grading and public improvement permit. Therefore, the proposed development would not be detrimental to the public health, safety and welfare.

c. The proposed development will comply with the applicable regulations of the Land Development Code including any allowable deviations pursuant to the Land Development Code.

As outlined in Site Development Permit (SDP) Finding A.1.a. and b. listed above, the Project proposes the demolition of a historical resource building, the American Legion Hall, HRB No. 525, and the construction of a 131,998-square-foot, five story mixed-use infill development containing 75 dwelling units (74 affordable housing dwelling units and one manager unit). The CU-2-3 Zone permits a maximum residential density of 1 DU for each 1,000 SF of lot area or 38 DU per acre, and a maximum building height of 50 feet. Similarly, the Mid-City Communities Plan recommends a density of 43 DU per acre. The proposed residential density would be roughly equivalent to 86 DU per acre.

Assembly Bill (AB) 1763, approved on October 9, 2019, amended Government Code Section 65915. AB 1763 requires a density bonus to be provided to a developer who agrees to construct a housing development in which 100-percent of the total units, exclusive of managers' units, are for low-income households. Government Code Section 65915 also requires that a housing development that meets these criteria receive up to four incentives or concessions. Additionally, if the development is located within 0.5 mile of a major transit stop, a height increase of up to three

additional stories, or 33 feet would be granted. Government Code Section 65915 generally requires that the housing developments receive a density bonus of 80-percent but exempts the housing development from any maximum controls on density if it is located within 0.5 miles of a major transit stop. Because the Project qualifies for development relief under this statute, maximum density limits are removed and a deviation to increase the maximum structural height would not be required.

As outlined above, Government Code Section 65915 allows four incentives or concessions to the development regulations. In addition, pursuant to SDMC Section 143.0740, an incentive can mean a deviation to a development regulation, and development that meets the applicable requirements of Section 143.0720 shall be entitled to incentives pursuant to SDMC Section 143.0740(c)(1) unless the City makes a written finding of denial based on substantial evidence. The Project proposes four incentives to deviate from the SDMC for floor area ratio (FAR), side and rear setbacks, building transparency, and private storage requirements as follows:

1. A development incentive to SDMC Section 155.0242 and Table 155-02D for building FAR to allow for a 3.5 FAR where the regulations limit the FAR to 1.5 for mixed use in the CUPD-CU-2-3 zone;
2. A development incentive to SDMC Section 155.0242 and Table 155-02D for building side and rear setbacks that vary in distance as follow: Side Setback 0 to 10-feet, where the regulations require a 10 feet minimum or 0-foot option, and Rear Setback 0- to 12-feet, where the regulations require a 10 feet minimum or 0-foot option;
3. A development incentive to SDMC Section 131.0552 for building transparency. Approximately 50-percent of street wall area between three and 10 feet above the sidewalk is required to be clear glass visible into a commercial or residential use. The proposed Project does not meet this transparency requirement where residential uses are proposed; and
4. A development incentive to SDMC Section 131.0454 for private storage to allow zero cu ft/du for the 75 units, where the regulations require 240 cu ft/du per unit.

The Project is a density bonus project as outlined in SDMC Section 143.0720, and the proposed incentives are required in order to provide for affordable housing costs, would not have a specific adverse impact upon public health and safety, is not listed in the California Register of Historical Resources (only the local designation), and the incentives would not be contrary to state or federal law. Therefore, the findings to deny the incentives outlined within SDMC Section 143.0740(c)(1) cannot be made.

Each of the requested incentives have been reviewed as they relate to the proposed design and use of the proposed Project, the site layout, and the impact on the surrounding neighborhood. The requested incentives are appropriate and will result

in a better Project that efficiently utilizes the subject property while meeting the purpose and intent of the Mid-City Communities Plan. Other than the requested incentives, the proposed Project meets all applicable regulations and policy documents and is consistent with the recommended land use and development standards in effect for the subject property per the SDMC. Therefore, the proposed development would comply with the applicable regulations, including any allowable deviations.

2. Supplemental Findings – Historical Resources Deviation for Substantial Alteration of a Designated Historical Resource or Within a Historical District [SDMC Section 126.0505(i)]:

- a. There are no feasible measures, including a less environmentally damaging alternative, that can further minimize the potential adverse effects on the designated historical resource.**

The American Legion Hall was designated as a San Diego Historical Landmark No. 525 on June 27, 2002. The American Legion Hall was built in 1931 and served as a place for veterans to practice rituals of camaraderie and remembrance. The building is significant for its connection to Charles H. Harris, who helped organize the post in 1922, and for its connection to the Progressive Party. The Progressive Party was a third party in the United States formed in 1912 by former president Theodore Roosevelt after he lost the presidential nomination of the Republican Party to his former protégé and conservative rival, incumbent president William Howard Taft.

The site is one of the few remaining civic structures constructed by Master Builder Lester Olmstead. According to the local Designation Nomination by Ronald V. May, the American Legion Hall “exemplifies the national theme of post-World War I American Legion community service from 1931 through 1945, which dovetailed with local Progressive Party civic and political activities to improve the quality of life in San Diego.” The development of the first American Legion post building in the City is associated with important local, state, and national historical figures during the 1931-to-1945 period who used the hall as a meeting place for numerous important civic planning activities. According to Resolution Number R-02062704, adopted by the City HRB, the building merited local designation under Criterion A (Community Development), Criterion B (Historical Personage), and Criterion D (Master Builder). The hall was not locally designated under Criterion C (Design and Construction).

The two-story wood framed building was in use as an American Legion Hall from 1931 to 1985 and has subsequently housed a variety of uses. It consists of a shallow two-story section facing Fairmount Avenue and a deeper one-story hall section extending to the alley at the rear. The two-story portion, which is approximately 900 square-feet per floor, has been used as an office and the larger one-story portion has been used as a meeting hall. The building has received minimal maintenance and is in substandard condition.

As outlined in SDP Findings A.1.a. and b. listed above, the Project proposes the demolition of the historical resource building, the American Legion Hall, HRB No. 525, and the construction of a 131,998-square-foot, five story mixed-use infill development containing 75 dwelling units (74 affordable housing dwelling units and one manager unit). Development of the Project will require a Site Development Permit (SDP) for the Substantial Alteration of a Designated Historical Resource under SDMC Section 126.0504(i) because it will remove the existing American Legion Hall building from this site, which adversely impacts the historical association of the site.

EIR No. 661800/SCH No. 2017081051 has been prepared for the Project in accordance with CEQA Guidelines. MMRP would be implemented with this Project, which would reduce some of the potential impacts to below a level of significance. The applicant has provided Draft Candidate Findings and Statement of Overriding Considerations to allow the decision-maker to approve the Project with significant and significant unavoidable impacts related to Land Use and Historical Resources.

The applicant evaluated three different alternatives, in an Economic Alternative Analysis (Economic Analysis) prepared by London Moeder Advisors, which found only the proposed Project economically viable. The alternatives considered are noted below:

- Alternative 1, Full Rehabilitation, would preserve the entire American Legion Hall building in place and rehabilitate it to conform to current codes and Title 24 requirements per the Secretary of the Interior's Standards. The 1931 building would be brought up to current structural integrity including new sheer walls, thermal and moisture protection, current plumbing, heating, ventilation, HVAC and electrical systems. Nonresidential community meeting space (6,295 SF) would be located within the (rear) single story portion of 4061 and the front two-story portion would be used for office and storage. This alternative would include the construction of 59 residential dwelling units on the remainder portion of the site;
- Alternative 2, Partial Rehabilitation, would demolish the one-story portion of the Legion Hall and retain and rehabilitate the two-story portion for use as the leasing office for the new Project. A new building would be constructed at the rear of the two-story portion, which would house approximately 4,260 square feet of non-residential community meeting space. This would reduce the number of residential dwelling units from 75 to 71; and
- Alternative 3, Relocation would relocate the full American Legion Hall to a new location, in an appropriate area within the City. The full American Legion Hall would be rehabilitated and sold to a third party for reuse, transferring the historical designation status to the new site.

As demonstrated by the Economic Feasibility Analysis prepared by London Moeder Advisors, the proposed Project would produce 75 multi-family rental units (74 of which would be set-aside as affordable housing), and the proposed Project was determined to be economically feasible. In contrast, Alternatives 1, 2 and 3 were not found to be economically feasible. The Project alternatives have issues that relate to increased costs of debt, cash flow shortfalls, and the need for additional financing.

The denial of the proposed development would result in economic hardship to the owner, who has already invested in the acquisition and preliminary development of this property in order to develop much needed affordable housing to City Heights community. There are no reasonable beneficial uses of the American Legion Hall and without its demolition, it is not feasible to derive a reasonable economic return from the property.

The City of San Diego's Economic Development Department (EDD) has reviewed the Economic Analysis prepared for the alternative development scenarios (Attachment 7) and determined the 75-unit proposed Project the most feasible option among those presented. Construction is achievable for all development scenarios, but long-term financial risks vary, with the proposed Project being the most financially feasible, followed by Alternative 3, Alternative 2, and Alternative 1. Based on Economic Analysis calculations, Alternatives 1 through 3 will require gap financing in the form of a temporary, subordinate or mezzanine loans to cover costs. The partial or full restoration/ preservation of the American Legion Hall structure (Alternatives 1 and 2) reduces the number of rental units created. Having fewer units raises the per-unit cost, reduces the number of available tax credits through the California Tax Credit Allocation Committee (CTCAC) and lowers the tax credit equity, exposes the developer potentially to significant reductions of Project value (new build versus construction rehab), and ultimately jeopardizes debt service and debt repayment. Alternative 3, which, like the proposed Project, will have 75 units, is deemed infeasible under the current financing structure since it would require \$3,266,636 in gap financing, the smallest gap among the three alternatives. Therefore, for these reasons, there are no feasible measures, including a less environmentally damaging alternative, that can further minimize the potential adverse effects on the designated historical resource.

b. 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.

As outlined in SDP Finding A.1.a. and b. listed above, the Project proposes the demolition of the historical resource building, the American Legion Hall, HRB No. 525, and the construction of a 131,998-square-foot, five story mixed-use infill development containing 75 dwelling units (74 affordable housing dwelling units and one manager unit). The deviation from the standard protective historical resource regulations is the minimum necessary to afford relief and accommodate the development of the site in accordance with the objectives of the proposed project to provide high quality, two- and three-bedroom affordable housing dwelling units for City Heights residents.

As outlined in SDP Finding A.2.a. listed above, an economic analysis of three different alternatives was prepared in an Economic Alternative Analysis. As demonstrated by the Economic Feasibility Analysis prepared by London Moeder Advisors, the proposed Project would produce 75 multi-family rental units (74 of which would be set-aside as affordable housing), and the proposed Project was determined to be

economically feasible. In contrast, Alternatives 1, 2 and 3 were not found to be economically feasible. The Project alternatives have issues that relate to increased costs of debt, cash flow shortfalls, and the need for additional financing. The denial of the proposed development would result in economic hardship to the owner, who has already invested in the acquisition and preliminary development of this property in order to develop much needed affordable housing to City Heights community. There are no reasonable beneficial uses of the American Legion Hall and without its demolition, it is not feasible to derive a reasonable economic return from the property. The City's EDD conducted a peer review of an economic analysis prepared for the alternative development scenarios. EDD considers the 75-unit base Project the most feasible option among those presented.

EIR No. 661800/SCH No. 2017081051 has been prepared for the Project in accordance with CEQA Guidelines. MMRP would be implemented with this Project, which would reduce some of the potential impacts to below a level of significance. The applicant has provided Draft Candidate Findings and Statement of Overriding Considerations to allow the decision-maker to approve the Project with significant and significant unavoidable impacts related to Land Use and Historical Resources.

The MMRP requires the integration of a community room on the ground floor, create a display and interpretive material for public exhibition concerning the history of the American Legion Hall, and to make available the architectural materials from the site for donation to the public, as follows:

Community Meeting Space - An approximately 1,800 square foot community room shall be integrated into the ground floor of the Project to provide an opportunity for the community to gather to offset the loss of this historic function currently located within the DeWitt C. Mitchell Memorial American Legion Hall Post 201.

Interpretive Signage or Display Panels or Story Boards - Interpretive signage or display panels or story board will be installed in a publicly visible location. The Exhibit A, Sheet A.2.0, show the approximate location near the community space and Sheet A3.0 shows the location near the elevators and visible from the right-of way. The installation will describe the history and significance of the DeWitt C. Mitchell Memorial American Legion Hall Post 201. The installation will be reviewed and approved by the City's HRB staff.

Salvage Materials - Prior to demolition, architectural materials from the site shall be made available for donation to the public. Materials to become architectural salvage shall include historic- period elements including original wood-framed windows, doors, and clay roof tiles. 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. Once the items for salvage are identified, the Project's qualified historic preservation professional (QHPP) shall submit this information to the City's Historical Resources Section for approval. Following that, the QHPP in

concert with the City's Historical Resources Section, shall notify the City Heights Community Planning Group and Local preservation groups via email concerning the availability of the salvaged materials. Interested parties shall make arrangements to pick up the materials after they have been removed from the property. The Owner/Permittee 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 Owner/Permittee 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 Owner/Permittee to dispose of these materials.

In addition, the MMRP requires the preparation of a Documentation Program consisting of a Historic American Building Survey (HABS) for the property prior to the start of demolition. This Documentation Program includes professional quality photo documentation of all four elevations with close-ups of selected elements and measured drawings of the exterior elevations. HABS documentation was prepared by Historical Architect John E. Eisenhart and is included as part of the Project records. Therefore, this deviation is the minimum necessary to afford relief and accommodate the Project and all feasible measures to mitigate for the loss of any portion of the historical resource have been provided by the Owner/Permittee.

- c. 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.**

As outlined in SDP Finding A.2.a. listed above, an economic analysis of three different alternatives was prepared in an Economic Alternative Analysis. As demonstrated by the Economic Feasibility Analysis prepared by London Moeder Advisors, the proposed Project would produce 75 multi-family rental units (74 of which would be set-aside as affordable housing), and the proposed Project was determined to be economically feasible. In contrast, Alternatives 1, 2 and 3 were not found to be economically feasible. The Project alternatives have issues that relate to increased costs of debt, cash flow shortfalls, and the need for additional financing. The denial of the proposed development would result in economic hardship to the owner, who has already invested in the acquisition and preliminary development of this property in order to develop much needed affordable housing to City Heights community. There are no reasonable beneficial uses of the American Legion Hall and without its demolition, it is not feasible to derive a reasonable economic return from the property.

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

ATTACHMENT 8

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Planning Commission, Site Development Permit No. 2412541 is hereby GRANTED by the Planning Commission to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit No. 2412541, a copy of which is attached hereto and made a part hereof.

Jeffrey A. Peterson
Development Project Manager
Development Services Department

Adopted On: December 17, 2020

IO#: 24008588

RECORDING REQUESTED BY
CITY OF SAN DIEGO
DEVELOPMENT SERVICES
PERMIT INTAKE, MAIL STATION
501

WHEN RECORDED MAIL TO
PROJECT MANAGEMENT
PERMIT CLERK
MAIL STATION 501

INTERNAL ORDER NUMBER: 24008588

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SITE DEVELOPMENT PERMIT NO. 2412541
4TH CORNER APARTMENTS-PROJECT NO. 661800 [MMRP]
PLANNING COMMISSION

This Site Development Permit No. 2412541 is granted by the Planning Commission of the City of San Diego to CITY HEIGHTS REALTY LLC, a California Limited Liability Company, Owner, and WAKELAND HOUSING AND DEVELOPMENT CORPORATION, Permittee, pursuant to San Diego Municipal Code [SDMC] Section 1260.0505. The 0.87-acre site is located at 4021, 4035, 4037, and 4061 Fairmount Avenue in the CU-2-3 zone of the Central Urbanized Planned District in the City Heights community of the Mid-City Communities Plan area, Residential Parking Standards Transit Priority Area, Transit Area Overlay, and a 2035 Transit Priority Area. The project site is legally described as: Parcel A: The South 12.5 feet of Lot 8, all of Lots 9 and 10 in Block 1 of City Heights Annex No.1 in the City of San Diego, County of San Diego, State of California, according to Map thereof No.1001, filed in the Office of the County Recorder of San Diego County, July 18,1906; Parcel B: Lots 11 and 12 in Block 1 of City Heights Annex No.1 in the City of San Diego, County of San Diego, State of California, according to Map thereof No.1001, filed in the Office of the County Recorder of San Diego County, July 18,1906; Parcel C: Lots 13 and 14 in Block 1 of City Heights Annex No.1 in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 1001, filed in the Office of the County Recorder of San Diego County, July 18,1906; and Lots 15 through 20, excepting from said lot 20, the South 10 feet thereof in Block 1 of City Heights Annex No.1 in the City of San Diego, County of San Diego, State of California, according to Map thereof No.1001, filed in the Office of the County Recorder of San Diego County, July 18,1906.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner and Permittee for the demolition of a historical resource building (American Legion Hall, Historical Resources Board No. 525) and the construction of a 131,998-square-foot, five story mixed-use infill development containing 75 dwelling units (74 affordable housing dwelling units and one manager unit), described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated December 17, 2020, on file in the Development Services Department.

The project shall include:

- a. Demolition of a historical resource building (American Legion Hall, Historical Resources Board No. 525) and the construction of a mixed-use complex that contains 75 dwelling units (74 affordable housing dwelling units and one manager unit) along with resident

amenities, including approximately 5,300 square feet of outdoor recreation open space on a podium deck, a 1,530-square-foot residents' lounge, a resident kitchen, and a resident laundry room. The non-residential component of the project consists of approximately 1,818 square feet of community meeting space for use by the general public that would be located on the ground floor. All of the residential units, other than the manager's unit, would be affordable within the low-income category of 60-percent of the average mean income (AMI). By providing both the base units and density bonus units as affordable, the project will meet the requirements set forth in California Government Code 65915(b)(1)(G) which provides for an unlimited density bonus within a Transit Priority Area and is eligible for four (4) incentives;

b. Incentives to the SDMC:

1. A development incentive to SDMC Section 155.0242 and Table 155-02D for building floor area ratio (FAR) to allow for a 3.5 FAR where the regulations limit the FAR to 1.5 for mixed use in the CUPD-CU-2-3 zone;
2. A development incentive to SDMC Section 155.0242 and Table 155-02D for building side and rear setbacks that vary in distance as follow: Side Setback 0- to 10-feet, where the regulations require a 10 feet minimum or 0-foot option, and Rear Setback 0- to 12-feet, where the regulations require a 10 feet minimum or 0-foot option;
3. A development incentive to SDMC Section 131.0552 for building transparency. Approximately 50-percent of street wall area between three and 10 feet above the sidewalk is required to be clear glass visible into a commercial or residential use. The proposed project does not meet this transparency requirement where residential uses are proposed; and
4. A development incentive to SDMC Section 131.0454 for private storage to allow zero cu ft/du for the 75 units, where the regulations require 240 cu ft/du per unit.

c. Landscaping (planting, irrigation and landscape related improvements);

d. Off-street parking; and

e. Public and private accessory improvements determined by the Development Services Department 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 January 4, 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 the Development Services Department; 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 of San Diego 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.

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.

10. 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.

ENVIRONMENTAL/MITIGATION REQUIREMENTS:

11. Mitigation requirements in the Mitigation, Monitoring, and Reporting Program [MMRP] shall apply to this Permit. These MMRP conditions are hereby incorporated into this Permit by reference.

12. The mitigation measures specified in the MMRP and outlined in ENVIRONMENTAL IMPACT REPORT (EIR) NO. 661800/SCH NO. 2017081051, shall be noted on the construction plans and specifications under the heading ENVIRONMENTAL MITIGATION REQUIREMENTS.

13. The Owner/Permittee shall comply with the MMRP as specified in ENVIRONMENTAL IMPACT REPORT (EIR) NO. 661800/SCH NO. 2017081051, to the satisfaction of the Development Services Department 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:

Noise

Historical Resources

HISTORICAL REQUIREMENTS:

14. Prior to Issuance of a Demolition Permit, the Owner/Permittee shall submit a Historic American Buildings Survey (HABS) to the staff of the Historical Resources Board (HRB) for review and approval.

15. Prior to issuance of a building permit, the Owner/Permittee shall integrate into the ground floor of the project an approximately 1,800-square-foot community room to provide an opportunity for the community to gather and offset the loss of this historic function currently located within the DeWitt C. Mitchell Memorial American Legion Hall Post 201.

16. In concert with Historic American Building Survey (HABS) documentation, the Owner/Permittee shall create a display and interpretive material to the satisfaction of Design Assistance Subcommittee of the Historic Resources Board (HRB) staff for public exhibition concerning the history of the DeWitt C. Mitchell Memorial American Legion Hall Post 201. 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. Prior to issuance of the first building permit and approval by City staff, the interpretative display shall be presented to the Design Assistance Sub-Committee of the Historical Resources Board as an information item for input. The City would be responsible for reviewing and approving the display, including the location, size, language used for the display. The display shall also be installed at the site by the applicant prior to the certificate of occupancy. The Owner/Permittee shall be responsible for funding and implementation of the long-term management of the display in perpetuity.

17. Prior to demolition of the structure, the Owner/Permittee shall make available the architectural materials from the site for donation to the public. Materials to become architectural salvage shall include historic- period elements including original wood-framed windows, doors, and clay roof tiles. 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. Once the items for salvage are identified, the Owner/ Permittee's qualified historic preservation professional (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 the City Heights Community Planning Group and local preservation groups via email concerning the availability of the salvaged materials. Interested parties shall make arrangements to pick up the materials after they have been removed from the property. The Owner/Permittee 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 Owner/Permittee 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 Owner/Permittee to dispose of these materials.

CLIMATE ACTION PLAN REQUIREMENTS:

18. 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 the Development Services Department.

WASTE MANAGEMENT PLAN REQUIREMENTS:

19. The Owner/Permittee shall comply with the Waste Management Plan dated January 2018 and shall be enforced and implemented to the satisfaction of the Environmental Services Department.

AFFORDABLE HOUSING REQUIREMENTS:

20. Prior to issuance of any building permit associated with this Project, the Owner/Permittee shall demonstrate compliance with the provisions of the California Government Code 65915, Affordable Housing Density Bonus Regulations of Chapter 14, Article 3, Division 7 of the San Diego Municipal Code and Inclusionary Affordable Housing Regulations of San Diego Municipal Code Chapter 14, Article 2, Division 13. The Owner/Permittee shall enter into a written Agreement with the San Diego Housing Commission which shall be drafted and approved by the San Diego Housing Commission, executed by the Owner/Permittee, and secured by a deed of trust which incorporates applicable affordability conditions consistent with the San Diego Municipal Code. The Agreement will specify that in exchange for the City's approval of the Project, which contains an unlimited density bonus (37 units in addition to what is permitted by the underlying zoning regulations), alone or in conjunction with any incentives or concessions granted as part of Project approval, the Owner/Permittee shall provide 74 affordable units with rents of no more than 30-percent of 60-percent of AMI for no fewer than 55 years.

GEOLOGY REQUIREMENTS:

21. Prior to the issuance of any construction permits (either grading or building permit), the Owner/Permittee shall submit a geotechnical investigation report prepared in accordance with the City's "Guidelines for Geotechnical Reports" that specifically addressed the proposed construction plans. The geotechnical investigation report shall be reviewed for adequacy by the Geology Section of Development Services prior to the issuance of any construction permit.

ENGINEERING REQUIREMENTS:

22. Prior to the issuance of any building permit, the Owner/Permittee shall dedicate an additional 2.3 feet on Fairmount Avenue to provide a 10-foot curb-to-property-line distance, satisfactory to the City Engineer.

23. Prior to the issuance of any building permit, the Owner/Permittee shall assure by permit and bond the closure of the existing non-utilized driveways with current city standard sidewalk, curb and gutter, adjacent to the site on Fairmount Avenue, satisfactory to the City Engineer.

24. Prior to the issuance of any building permit, the Owner/Permittee shall obtain an Encroachment Maintenance Removal Agreement for decorative sidewalk, curb outlets, landscape, tree grates and irrigation in the Fairmount Avenue right-of-way (ROW), satisfactory to the City Engineer.

25. Prior to the issuance of any building permit, the Owner/Permittee shall assure by permit and bond the reconstruction of the existing alley with current City Standard full-width concrete alley, adjacent to the project site, satisfactory to the City Engineer.

26. Prior to the issuance of any construction permit, the Owner/Permittee shall enter into a Maintenance Agreement for the ongoing permanent Best Management Practices (BMPs) maintenance, satisfactory to the City Engineer.
27. Prior to the issuance of any construction permit, the Owner/Permittee shall incorporate any construction Best Management Practices necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the SDMC, into the construction plans or specifications.
28. Prior to the issuance of any construction permit, the Owner/Permittee shall submit a Technical Report that will be subject to final review and approval by the City Engineer, based on the Storm Water Standards in effect at the time of the construction permit issuance.
29. Prior to the issuance of any construction permit, the Owner/Permittee shall submit a Water Pollution Control Plan (WPCP). The WPCP shall be prepared in accordance with the guidelines in Part 2 Construction BMP Standards Chapter 4 of the City's Storm Water Standards.

LANDSCAPE REQUIREMENTS:

30. 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 of San Diego Landscape Standards, Storm Water Design Manual, and to the satisfaction of the Development Services Department. All plans shall be in substantial conformance to this permit (including Environmental conditions) and Exhibit "A," on file in the Development Services Department.
31. Prior to issuance of any public improvement permit, the Owner/Permittee shall submit complete landscape construction documents for right-of-way improvements to the Development Services Department 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.
32. 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 the Development Services Department for approval. The construction documents shall be in substantial conformance with Exhibit "A," Landscape Development Plan, on file in the Development Services Department. Construction plans shall provide a 40-square-foot area around each tree that is unencumbered by hardscape and utilities unless otherwise approved per SDMC §142.0403(b)(6).
33. 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 the Development Services Department identifying all landscape areas consistent with Exhibit "A," Landscape Development Plan, on file in the Development Services Department. These landscape areas shall be clearly identified with a distinct symbol, noted with dimensions, and labeled as 'landscaping area.'

34. The Owner/Permittee shall be responsible for the maintenance of all landscape improvements shown on the approved plans, including in the right-of-way, unless long-term maintenance of said landscaping will be the responsibility of another entity approved by the Development Services Department. 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.

35. 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 the Development Services Department within 30 days of damage or Certificate of Occupancy.

PLANNING/DESIGN REQUIREMENTS:

36. 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 City's 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.

37. A topographical survey conforming to the provisions of the SDMC may be required if it is determined, during construction, that there may be a conflict between the building(s) under construction and a condition of this Permit or a regulation of the underlying zone. The cost of any such survey shall be borne by the Owner/Permittee.

38. All signs associated with this development shall be consistent with sign criteria established by either the approved Exhibit "A" or City-wide sign regulations.

39. All private outdoor lighting shall be shaded and adjusted to fall on the same premises where such lights are located and in accordance with the applicable regulations in the SDMC.

TRANSPORTATION REQUIREMENTS

40. All 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 City's Land Development Code and shall not be converted and/or utilized for any other purpose, unless otherwise authorized in writing by the appropriate City decision maker in accordance with the SDMC.

41. Prior to the issuance of any building permits, the Owner/Permittee shall dedicate an additional 2.3 feet on Fairmount Avenue to provide a 10-foot curb-to-property-line distance, satisfactory to the City Engineer.

PUBLIC UTILITIES DEPARTMENT REQUIREMENTS:

42. Prior to Final Approval of Construction being issued, any damages caused to the City of San Diego's public water and sewer facilities, which are due to the activities associated with this project, shall be repaired or reconstructed in a manner satisfactory to the Public Utilities Director and the City Engineer in accordance with SDMC Section 142.0607.

43. The Owner/Permittee shall design and construct all proposed water and sewer facilities within the public ROW and/or public easement in accordance with the criteria established in the current edition of the City of San Diego Water and Sewer Facility Design Guidelines and all applicable City regulations, standards and practices.

44. No trees or shrubs exceeding three feet in height at maturity shall be installed, or allowed to remain, within ten feet of any public sewer facilities or within five feet of any public water facilities.

45. Prior to any Certificate of Occupancy being issued, all proposed and/or affected water and sewer facilities associated with the Project's development (as detailed on the Project's approved Exhibit 'A') shall be complete and operational in a manner satisfactory to the Public Utilities Director and the City Engineer.

This includes, but is not limited to, the requirement that all water services (domestic, fire, and irrigation) include an appropriate private back flow prevention device (BFPD) installed in a manner satisfactory to the Public Utilities Director and the City Engineer.

INFORMATION ONLY:

- The issuance of this discretionary permit alone does not allow the immediate commencement or continued operation of the proposed use on site. Any operation allowed by this discretionary permit may only begin or recommence after all conditions listed on this permit are fully completed and all required ministerial permits have been issued and received final inspection.
- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this Permit, may protest the imposition within ninety days of the approval of this development permit by filing a written protest with the City Clerk pursuant to California Government Code-section 66020.
- This development may be subject to impact fees at the time of construction permit issuance.

APPROVED by the Planning Commission of the City of San Diego on December 17, 2020 and pursuant to Resolution No. _____.

ATTACHMENT 9

Permit Type/PTS Approval No.: SDP No. 2412541
Date of Approval: December 17, 2020

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Jeffrey A. Peterson
Development Project Manager
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.

City Heights Realty LLC
a California Limited Liability Company
Owner

By _____
Name:
Title:

Wakeland Housing and Development Corporation
Permittee

By _____
Name:
Title:

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

PLANNING COMMISSION RESOLUTION NUMBER _____-PC

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN DIEGO
TENTATIVE MAP NO. 2412539 FOR THE 4TH CORNER APARTMENTS-PROJECT
NO. 661800 [MMRP]

WHEREAS, CITY HEIGHTS REALTY LLC, a California Limited Liability Company, Owner, WAKELAND HOUSING AND DEVELOPMENT CORPORATION, Subdivider, and KETTLER-LEWECK, Engineer, submitted an application to the City of San Diego for a tentative map (Tentative Map No. 2412539). The project site is located at 4021, 4035, 4037, and 4061 Fairmount Avenue in the CU-2-3 zone of the Central Urbanized Planned District in the City Heights community of the Mid-City Communities Plan area, Residential Parking Standards Transit Priority Area, Transit Area Overlay, and a 2035 Transit Priority Area. The property is legally described as: Parcel A: The South 12.5 feet of Lot 8, all of Lots 9 and 10 in Block 1 of City Heights Annex No.1 in the City of San Diego, County of San Diego, State of California, according to Map thereof No.1001, filed in the Office of the County Recorder of San Diego County, July 18,1906; Parcel B: Lots 11 and 12 in Block 1 of City Heights Annex No.1 in the City of San Diego, County of San Diego, State of California, according to Map thereof No.1001, filed in the Office of the County Recorder of San Diego County, July 18,1906; Parcel C: Lots 13 and 14 in Block 1 of City Heights Annex No.1 in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 1001, filed in the Office of the County Recorder of San Diego County, July 18,1906; and Lots 15 through 20, excepting from said lot 20, the South 10 feet thereof in Block 1 of City Heights Annex No.1 in the City of San Diego, County of San Diego, State of California, according to Map thereof No.1001, filed in the Office of the County Recorder of San Diego County, July 18,1906; and

WHEREAS, the Map proposes the consolidation of a 0.87-acre site consists of six contiguous lots, into one (1) lot for a 75-unit residential condominium creation; and

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

WHEREAS, the subdivision is a condominium project as defined in California Civil Code Section 4125 and filed pursuant to the Subdivision Map Act. The total number of condominium dwelling units is 75 dwelling units; and

WHEREAS, on December 17, 2020, the Planning Commission of the City of San Diego considered Tentative Map No. 2412539, pursuant to San Diego Municipal Code Section 125.0440, and Subdivision Map Act, California Government Code Section 66428, received for its consideration written and oral presentations, evidence having been submitted, and testimony having been heard from all interested parties at the public hearing, and the Planning Commission having fully considered the matter and being fully advised concerning the same; NOW THEREFORE,

BE IT RESOLVED by the Planning Commission of the City of San Diego, that it adopts the following findings with respect to Tentative Map No. 2412539:

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

The 4th Corner Apartment (Project) site consists of six contiguous lots located at 4021, 4035, 4037, and 4061 Fairmount Avenue, on the east side of Fairmount Avenue between University Avenue and Polk Avenue. The 0.87-acre Project site is located within the CU-2-3 Zone of the Central Urbanized Planned District (CUPD) in the City Heights community within the Mid-City Communities Plan (Community Plan) area. In addition, the site is located within a Residential Parking Standards Transit Priority Area, Transit Area Overlay, and a 2035 Transit Priority Area.

The CU-2-3 Zone is intended to accommodate a mix of heavy-commercial and limited-industrial uses with residential uses, including development with pedestrian orientation and medium-high-density residential use. The CU-2-3 Zone permits a maximum density of one dwelling

unit (DU) for each 1,000 square feet (SF) of lot area. The site is not located within a 100-year floodplain, is not located within or adjacent to the City's Multi-Habitat Planning Area and does not contain any environmentally sensitive lands as defined in San Diego Municipal Code (SDMC) Section 113.0103.

The entire Project site has been previously developed and the site elevations range from 362 feet to 366 feet above mean sea level (AMSL). The Project site includes an existing commercial structure at 4061 Fairmount Avenue (approximately 7,936 SF in size), which is currently vacant but historically occupied since its construction in 1931. This structure is a designated historical resource, DeWitt C. Mitchell Memorial American Legion Hall Post 201 (American Legion Hall), Historical Resources Board (HRB) No. 525, the front portion of which is a two-story office building with a one-story meeting hall in the rear.

The Project proposes to redevelop the Project site with infill development with mixed-uses that would provide 75 multiple dwelling units (DU) along with resident amenities, including approximately 5,300 square feet (SF) of outdoor recreation open space on a podium deck, a 1,530 SF residents' lounge, and a resident laundry room. The non-residential component of the Project consists of approximately 1,818 SF of community meeting space for use by the general public that would be located on the ground floor. The Project would consist of 55 two-bedroom units of approximately 887 SF in size and 20 three-bedroom units of approximately 1,068 SF in size. All of the residential units, with the exception of the manager's unit, would be affordable within the low-income category of 60-percent of the Average Median Income (AMI). Implementation of the Project would require the demolition of a locally designated historical resource, American Legion Hall. The Project as proposed is consistent with the State density bonus law, specifically Assembly Bill (AB) 1763 and its amendments to Government Code Section 65915 and City of San Diego Affordable Housing Regulations (SDMC Section 143.0700).

The Community Plan encourages mixed-use, higher-density development along transportation corridors (with the highest densities at nodes), as well as affordable housing for various income levels. The Community Plan makes several references to walkability and aesthetics, including encouraging the planting and maintenance of street trees, improvements to sidewalks, and adequate pedestrian lighting, all of which is included in this Project. Mixed-use development is encouraged at 43rd Street and Fairmount Avenue, with retail or light manufacturing on the ground floor, services, office development or housing on upper floors.

The Economic Development Element of the Community Plan envisions a 'vital "City within a City" providing a wide range of housing, employment and shopping opportunities accessible to all residents of the Mid-City.' This Project includes pedestrian enhancements, including street trees and lighting and will bring a combination of uses and vitality to a major node within the community. In addition, the Project also provides parking access in the alley running parallel east of Fairmount Avenue, which is consistent with the Transportation Element of the Community Plan.

The General Plan Land Use Element encourages infill projects along transit corridors that enhance or maintain a "Main Street" character through attention to site and building design, land use mix, housing opportunities, and streetscape improvements. This Project, which includes streetscape improvements, will add affordable housing opportunities along a transit corridor, and is consistent with the Land Use Element, the Mobility Element, Urban Design Element, and the

Conservation Element of the General Plan. Therefore, for these reasons, the proposed subdivision and its design or improvement would be consistent with the policies, goals, and objectives of the applicable land use plan.

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

The Project proposes to redevelop the Project site with infill development with mixed-uses that would provide 75 multiple DU along with resident amenities, including approximately 5,300 SF of outdoor recreation open space on a podium deck, a 1,530 SF residents' lounge, and a resident laundry room. The non-residential component of the Project consists of approximately 1,818 SF of community meeting space for use by the general public that would be located on the ground floor. The Project would consist of 55 two-bedroom units of approximately 887 SF in size and 20 three-bedroom units of approximately 1,068 SF in size. All of the residential units, with the exception of the manager's unit, would be affordable within the low-income category of 60-percent of the AMI. Implementation of the Project would require the demolition of a locally designated historical resource, American Legion Hall.

The building is designed in a contemporary style of architecture with storefront glazing at the ground-level community space, accent materials on the exterior façade (such as brick, concrete, and siding), and color to reduce the massing and bulk of the building. The residential entrance, containing the manager's office, residents lounge, and lobby elevator, would be accessible from Fairmount Avenue, as would the community meeting space. The building would be four stories of residential wood construction, over an at-grade parking structure, resulting in a structure that would be approximately 62 feet in height.

The proposed landscape plan includes the use of native/naturalized and/or drought-tolerant plant material, whenever possible. The landscape plan for the outdoor/ recreation courtyard emphasizes a garden setting, where plant material would be used to help define spaces, encourage circulation paths, and highlight entry points. Landscaping within the outdoor/recreation courtyard on the podium level would feature large evergreen canopy trees, medium evergreen screening trees, small flowering trees, and raised planters. Street trees are proposed to define and activate the pedestrian parkway along Fairmount Avenue and to provide shade and scale to the street scene. The street trees would also help soften the building façade, reduce the heat island effect, and provide carbon sequestration.

Vehicular access to the Project and the parking garage would be via a full access driveway to the existing alley on the east side of the proposed residential building. Parking for vehicles and motorcycles would be provided in the parking structure and within parking spaces along the alley adjacent to the parking garage. Bicycle storage for the residents would be provided within the garage, and short-term bicycle parking would also be provided in racks next to the front door along Fairmount Avenue. The proposed number of parking spaces for vehicles and bicycles would exceed the City's minimum parking requirements, while motorcycle parking would meet the City's minimum parking requirements. To enhance the pedestrian experience along the Fairmount Avenue frontage, approximately 2.3 feet (equal to 696 SF) of property would be dedicated to the City as additional right-of-way to facilitate installation of a 10-foot-wide urban parkway with a non-contiguous

sidewalk, landscaping, and lighting. The entrances to the community space, lobby, and residential leasing office would be located on the Fairmount Avenue frontage

The 0.87-acre Project site is located within the CU-2-3 Zone of the CUPD in the City Heights community within the Mid-City Communities Plan area. The CU-2-3 Zone permits a maximum residential density of 1 DU for each 1,000 SF of lot area or 38 DU per acre, and a maximum building height of 50 feet. Similarly, the Mid-City Communities Plan recommends a density of 43 DU per acre. The proposed residential density would be roughly equivalent to 86 DU per acre.

Assembly Bill (AB) 1763, approved on October 9, 2019, amended Government Code Section 65915. AB 1763 requires a density bonus to be provided to a developer who agrees to construct a housing development in which 100-percent of the total units, exclusive of managers' units, are for low-income households. Government Code Section 65915 also requires that a housing development that meets these criteria receive up to four incentives or concessions. Additionally, if the development is located within 0.5 mile of a major transit stop, a height increase of up to three additional stories, or 33 feet would be granted. Government Code Section 65915 generally requires that the housing developments receive a density bonus of 80-percent but exempts the housing development from any maximum controls on density if it is located within 0.5 miles of a major transit stop. Because the Project qualifies for development relief under this statute, maximum density limits are removed and a deviation to increase the maximum structural height would not be required.

As outlined above, Government Code Section 65915 allows four incentives or concessions to the development regulations. In addition, pursuant to SDMC Section 143.0740, an incentive can mean a deviation to a development regulation, and development that meets the applicable requirements of Section 143.0720 shall be entitled to incentives pursuant to SDMC Section 143.0740(c)(1) unless the City makes a written finding of denial based on substantial evidence. The Project proposes four incentives to deviate from the SDMC for floor area ratio (FAR), side and rear setbacks, building transparency, and private storage requirements as follows:

1. A development incentive to SDMC Section 155.0242 and Table 155-02D for building FAR to allow for a 3.5 FAR where the regulations limit the FAR to 1.5 for mixed use in the CUPD-CU-2-3 zone;
2. A development incentive to SDMC Section 155.0242 and Table 155-02D for building side and rear setbacks that vary in distance as follow: Side Setback 0- to 10-feet, where the regulations require a 10 feet minimum or 0-foot option, and Rear Setback 0- to 12-feet, where the regulations require a 10 feet minimum or 0-foot option;
3. A development incentive to SDMC Section 131.0552 for building transparency. Approximately 50-percent of street wall area between three and 10 feet above the sidewalk is required to be clear glass visible into a commercial or residential use. The proposed Project does not meet this transparency requirement where residential uses are proposed; and
4. A development incentive to SDMC Section 131.0454 for private storage to allow zero cu ft/du for the 75 units, where the regulations require 240 cu ft/du per unit.

The Project is a density bonus project as outlined in SDMC Section 143.0720, and the proposed incentives are required in order to provide for affordable housing costs, would not have a specific adverse impact upon public health and safety, is not listed in the California Register of Historical Resources (only the local designation), and the incentive would not be contrary to state or federal law. Therefore, the findings to deny the incentives outlined within SDMC Section 143.0740(c)(1) cannot be made.

Each of the requested incentives have been reviewed as they relate to the proposed design and use of the proposed Project, the site layout, and the impact on the surrounding neighborhood. The requested incentives are appropriate and will result in a better Project that efficiently utilizes the subject property while meeting the purpose and intent of the Community Plan. Other than the requested incentives, the proposed Project meets all applicable regulations and policy documents and is consistent with the recommended land use and development standards in effect for the subject property per the SDMC.

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

The 0.87-acre Project site consists of six contiguous lots located at 4021, 4035, 4037, and 4061 Fairmount Avenue, on the east side of Fairmount Avenue between University Avenue and Polk Avenue. The site is not located within a 100-year floodplain, is not located within or adjacent to the City's Multi-Habitat Planning Area and does not contain any environmentally sensitive lands as defined in SDMC Section 113.0103. The entire Project site has been previously developed and the site elevations range from 362 feet to 366 feet AMSL. The Project site includes an existing commercial structure at 4061 Fairmount Avenue (approximately 7,936 SF in size), which is currently vacant but historically occupied since its construction in 1931. This structure is a designated historical resource, American Legion Hall, HRB No. 525, the front portion of which is a two-story office building with a one-story meeting hall in the rear.

At-grade parking is provided to the south of the structure, and a small storage shed is located in the southeast corner of the property. Other improvements on the Project site include urban gardens, underground utilities, concrete hardscaping, and perimeter security fencing. The building was in use as the American Legion Hall from 1931 to 1985 and has subsequently housed a variety of uses.

As outlined in Finding 2 listed above, the Project proposes the demolition of a historical resource building, American Legion Hall, HRB No. 525, and the construction of a 131,998-square-foot, five story mixed-use infill development containing 75 dwelling units (74 affordable housing dwelling units and one manager unit). Approximately 700 cubic yards (CY) of cut and 150 CY of fill (including 550 CY of export) would be required to implement the grading plan. The depth of excavation would be less than five feet, as measured vertically.

Pedestrian-scale street lighting, in the form of two acorn lights, would be installed for increased visibility along Fairmont Avenue. New sidewalk, curbs, and gutters would be installed adjacent to the project site along Fairmount Avenue and all six existing non-utilized driveways would be closed and replaced with full height curb and gutter, satisfactory to the City Engineer. The project would reconstruct the full width of the existing unnamed alley adjacent to the project site, from Polk Avenue to University Avenue. Additionally, the existing overhead electrical facilities and other public

utility systems and service facilities in the unnamed alley would be undergrounded along the eastern boundary of the project site, from Polk Avenue to University Avenue. This improvement would require the removal of two wooden utility poles.

Several utility improvements would be required to implement the project. Specifically, the project would require the installation of two two-inch-diameter private water lines; a six-inch-diameter private sewer lateral; an eight-inch-diameter private water line for fire service; and a one-inch-diameter irrigation line. All utility connections would be to existing public infrastructure in Fairmount Avenue. In addition, runoff from the biofiltration basins/flow-through planters would be discharged off site to the unnamed alley and gutter in Fairmount Avenue. A refuge/recycling area would be provided in the secured garage on the street level. Therefore, the Project site is physically suitable for the type and density of the proposed development.

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

As outlined in Finding 2 listed above, the Project proposes the demolition of a historical resource building, American Legion Hall, HRB No. 525, and the construction of a 131,998-square-foot, five story mixed-use infill development containing 75 dwelling units (74 affordable housing dwelling units and one manager unit). The 0.87-acre Project site consists of six contiguous lots located at 4021, 4035, 4037, and 4061 Fairmount Avenue, on the east side of Fairmount Avenue between University Avenue and Polk Avenue. The site is not located within a 100-year floodplain, is not located within or adjacent to the City's Multi-Habitat Planning Area and does not contain any environmentally sensitive lands as defined in SDMC Section 113.0103. The entire Project site has been previously developed and the site is located approximately 2,661 feet northwest of the Auburn Creek Branch of the Chollas Creek. Chollas Creek is a natural drainage system that traverses inner-city neighborhoods within the Greater Mid-City (City Heights, Eastern), Encanto Neighborhoods, Southeastern San Diego, and Barrio Logan communities, from its headwaters in La Mesa and Lemon Grove to San Diego Bay.

An Environmental Impact Report (EIR) No. 661800/SCH No. 2017081051 has been prepared for the Project in accordance with State of California Environmental Quality Act (CEQA) Guidelines. A Mitigation, Monitoring and Reporting Program (MMRP) would be implemented with this Project, which would reduce some of the potential impacts to below a level of significance. The applicant has provided Draft Candidate Findings and Statement of Overriding Considerations to allow the decision-maker to approve the Project with significant and significant unavoidable impacts related to Land Use and Historical Resources.

Therefore, for the reasons above, the design of the proposed subdivision and the proposed improvements would not cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

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

As outlined in Finding 2 listed above, the Project proposes the demolition of a historical resource building, American Legion Hall, HRB No. 525, and the construction of a 131,998-square-foot, five story mixed-use infill development containing 75 dwelling units (74 affordable housing dwelling units and one manager unit). Approximately 700 cubic yards (CY) of cut and 150 CY of fill (including 550 CY of export) would be required to implement the grading plan. The depth of excavation would be less than five feet, as measured vertically.

Pedestrian-scale street lighting, in the form of two acorn lights, would be installed for increased visibility along Fairmont Avenue. New sidewalk, curbs, and gutters would be installed adjacent to the project site along Fairmont Avenue and all six existing non-utilized driveways would be closed and replaced with full height curb and gutter, satisfactory to the City Engineer. The project would reconstruct the full width of the existing unnamed alley adjacent to the project site, from Polk Avenue to University Avenue. Additionally, the existing overhead electrical facilities and other public utility systems and service facilities in the unnamed alley would be undergrounded along the eastern boundary of the project site, from Polk Avenue to University Avenue. This improvement would require the removal of two wooden utility poles.

Several utility improvements would be required to implement the project. Specifically, the project would require the installation of two two-inch-diameter private water lines; a six-inch-diameter private sewer lateral; an eight-inch-diameter private water line for fire service; and a one-inch-diameter irrigation line. All utility connections would be to existing public infrastructure in Fairmont Avenue. In addition, runoff from the biofiltration basins/flow-through planters would be discharged off site to the unnamed alley and gutter in Fairmont Avenue. A refuge/recycling area would be provided in the secured garage on the street level.

EIR No. 661800/SCH No. 2017081051 has been prepared for the Project in accordance with CEQA Guidelines. MMRP would be implemented with this Project, which would reduce some of the potential impacts to below a level of significance. The applicant has provided Draft Candidate Findings and Statement of Overriding Considerations to allow the decision-maker to approve the Project with significant and significant unavoidable impacts related to Land Use and Historical Resources.

The permit for the Project includes various conditions and referenced exhibits of approval relevant to achieving project compliance with the applicable regulations of the SDMC in effect for this Project. Such conditions within the permit have been determined as necessary to avoid adverse impacts upon the health, safety and general welfare of persons residing or working in the surrounding area. The Project will comply with the development conditions in effect for the subject property as described in Tentative Map (TM) No. 2412539, and other regulations and guidelines pertaining to the subject property per the SDMC for the Project site. Prior to issuance of any building permits for the proposed development, the plans will be reviewed for compliance with all Building, Electrical, Mechanical, Plumbing and Fire Code requirements, and the owner/ permittee will be required to obtain a grading and public improvement permit. Therefore, the design of the subdivision and the type of improvement would not be detrimental to the public health, safety and welfare.

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

As outlined in Finding 2 listed above, the Project proposes the demolition of a historical resource building, American Legion Hall, HRB No. 525, and the construction of a 131,998-square-foot, five story mixed-use infill development containing 75 dwelling units (74 affordable housing dwelling units and one manager unit). The property does not contain any existing easements acquired by the public at large for access through or use of property within the proposed subdivision.

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

The 0.87-acre proposed subdivision for residential development will not impede or inhibit any future passive or natural heating and cooling opportunities based on the design of the building, architectural off-sets and building setbacks from adjacent properties. The design of the subdivision has considered the best use of the land to minimize grading and does not contain any environmentally sensitive lands. The Project has been designed to promote sustainability and includes construction of affordable housing dwelling units and community meeting space within a 2035 Transit Priority Area. Provision of a compact, walkable, mixed-use development with pedestrian and bicycle amenities, with access to transit, would promote the reduction of vehicle trips and associated energy consumption and air pollutant (including greenhouse gas) emissions. With the design of the proposed subdivision, the structure will have the opportunity through building materials, site orientation, architectural treatments, placement and selection of plant materials to provide to the extent feasible, for future passive or natural heating and cooling opportunities.

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

As outlined in Finding 2 listed above, the Project proposes the demolition of a historical resource building, American Legion Hall, HRB No. 525, and the construction of a 131,998-square-foot, five story mixed-use infill development containing 75 dwelling units (74 affordable housing dwelling units and one manager unit). The Project would consist of 55 two-bedroom units of approximately 887 SF in size and 20 three-bedroom units of approximately 1,068 SF in size. All of the residential units, with the exception of the manager's unit, would be affordable within the low-income category of 60-percent of the AMI.

EIR No. 661800/SCH No. 2017081051 has been prepared for the Project in accordance with CEQA Guidelines. MMRP would be implemented with this Project, which would reduce some of the potential impacts to below a level of significance. The applicant has provided Draft Candidate Findings and Statement of Overriding Considerations to allow the decision-maker to approve the Project with significant and significant unavoidable impacts related to Land Use and Historical Resources.

The decision maker has reviewed the administrative record including the project plans, technical studies, environmental documentation and heard public testimony to determine the effects of the proposed subdivision on the housing needs of the region and; that those needs are balanced against the needs for public services and the available fiscal and environmental resources and found that the addition of 75 dwelling units for private development is consistent with the housing needs anticipated for the City Heights community within the Mid-City Communities Plan area.

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

BE IT FURTHER RESOLVED, that based on the Findings hereinbefore adopted by the Planning Commission, Tentative Map No. 2412539, hereby granted to CITY HEIGHTS REALTY LLC, a California Limited Liability Company, Owner, WAKELAND HOUSING AND DEVELOPMENT CORPORATION, Subdivider, and KETTLER-LEWECK, Engineer, subject to the attached conditions which are made a part of this resolution by this reference.

APPROVED:

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

ATTACHMENT: Tentative Map Conditions

Internal Order No. 24008588

PLANNING COMMISSION
CONDITIONS FOR TENTATIVE MAP NO. 2412539
4TH CORNER APARTMENTS-PROJECT NO. 661800 [MMRP]
ADOPTED BY RESOLUTION NO. _____-PC ON DECEMBER 17, 2020

GENERAL

1. This Tentative Map will expire on January 4, 2024.
2. Compliance with all of the following conditions shall be completed and/or assured, to the satisfaction of the City Engineer, prior to the recordation of the Final Map, unless otherwise noted.
3. Prior to the Tentative Map expiration date, a Final Map to consolidate the 0.87-acres properties into one lot shall be recorded in the Office of the San Diego County Recorder.
4. Prior to the recordation of the Final Map, taxes must be paid or bonded for this property pursuant to section 66492 of the Subdivision Map Act. A current original tax certificate, recorded in the office of the San Diego County Recorder, must be provided to satisfy this condition.

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

5. The Tentative Map shall conform to the provisions of Site Development Permit No. 2412539.
6. The Subdivider shall defend, indemnify, and hold the City (including its agents, officers, and employees [together, "Indemnified Parties"]) harmless from any claim, action, or proceeding, against the City and/or any Indemnified Parties to attack, set aside, void, or annul City's approval of this project, which action is brought within the time period provided for in Government Code section 66499.37. City shall promptly notify Subdivider of any claim, action, or proceeding and shall cooperate fully in the defense. If City fails to promptly notify Subdivider of any claim, action, or proceeding, or if City fails to cooperate fully in the defense, Subdivider shall not thereafter be responsible to defend, indemnify, or hold City and/or any Indemnified Parties harmless. City may participate in the defense of any claim, action, or proceeding if City both bears its own attorney's fees and costs, City defends the action in good faith, and Subdivider is not required to pay or perform any settlement unless such settlement is approved by the Subdivider.

AFFORDABLE HOUSING

7. Prior to issuance of any building permit associated with this Project, the Subdivider shall demonstrate compliance with the provisions of the California Government Code 65915, Affordable Housing Density Bonus Regulations of Chapter 14, Article 3, Division 7 of the San Diego Municipal Code and Inclusionary Affordable Housing Regulations of San Diego

Municipal Code Chapter 14, Article 2, Division 13. The Subdivider 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 Subdivider, and secured by a deed of trust which incorporates applicable affordability conditions consistent with the San Diego Municipal Code. The Agreement will specify that in exchange for the City's approval of the Project, which contains an unlimited density bonus (37 units in addition to what is permitted by the underlying zoning regulations), alone or in conjunction with any incentives or concessions granted as part of Project approval, the Subdivider shall provide 74 affordable units with rents of no more than 30-percent of 60-percent of AMI for no fewer than 55 years.

ENGINEERING

8. The Subdivider shall underground any new service run to any new or proposed structures within the subdivision.
9. The subdivider shall underground existing and/or proposed public utility systems and service facilities in accordance with the San Diego Municipal Code.
10. The Subdivider shall ensure that all onsite utilities serving the subdivision shall be undergrounded with the appropriate permits. The subdivider shall provide written confirmation from applicable utilities that the conversion has taken place, or provide other means to assure the undergrounding, satisfactory to the City Engineer.
11. Per the City of San Diego Street Design Manual-Street Light Standards, and Council Policy 200-18, the Subdivider shall to install new streetlights adjacent to the site on Fairmount Avenue.
12. Conformance with the "General Conditions for Tentative Subdivision Maps," filed in the Office of the City Clerk under Document No. 767688 on May 7, 1980, is required. Only those exceptions to the General Conditions which are shown on the Tentative Map and covered in these special conditions will be authorized. All public improvements and incidental facilities shall be designed in accordance with criteria established in the Street Design Manual, filed with the City Clerk as Document No. RR-297376.
13. Prior to the recordation of the Final Map, the Subdivider shall dedicate an additional 2.3 feet on Fairmount Avenue to provide a 10-foot curb-to-property-line distance, as shown on the approved Exhibit "A," satisfactory to the City Engineer.

MAPPING

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

All survey monuments shall be set prior to the recordation of the Final Map, unless the setting of monuments is deemed impractical due to the proposed improvements and/or grading associated with the project, in which case, delayed monumentation may be applied

on the Final Map in accordance with Section 144.0130 of the City of San Diego Land Development Codes.

15. All subdivision maps in the City of San Diego are required to be tied to the California Coordinate System of 1983 (CCS83), Zone 6 pursuant to section 8801 through 8819 of the California Public Resources Code.
16. The Final Map shall:
 - a. Use the California Coordinate System for its "Basis of Bearings" and express all measured and calculated bearing values in terms of said system. The angle of grid divergence from a true meridian (theta or mapping angle) and the north point of said map shall appear on each sheet thereof. Establishment of said Basis of Bearings may be by use of existing Horizontal Control stations or astronomic observations.
 - b. Show two measured ties from the boundary of the map to existing Horizontal Control stations having California Coordinate values of First Order accuracy. These tie lines to the existing control shall be shown in relation to the California Coordinate System (i.e., grid bearings and grid distances). All other distances shown on the map are to be shown as ground distances. A combined factor for conversion of grid-to-ground shall be shown on the map.
17. Any dedications or easements required to be granted to the City of San Diego within the TM boundary shall be granted on the Final Map.

GEOLOGY

18. Prior to the issuance of any construction permits (either grading or building permit), the Subdivider shall submit a geotechnical investigation report prepared in accordance with the City's "Guidelines for Geotechnical Reports" that specifically addressed the proposed construction plans. The geotechnical investigation report shall be reviewed for adequacy by the Geology Section of Development Services prior to the issuance of any construction permit.

ENVIRONMENTAL

19. The Mitigation requirements in the Mitigation, Monitoring, and Reporting Program [MMRP] shall apply to this Subdivision. These MMRP conditions are hereby incorporated into this Permit by reference.
20. The mitigation measures specified in the MMRP and outlined in ENVIRONMENTAL IMPACT REPORT (EIR) NO. 661800/SCH NO. 2017081051, shall be noted on the construction plans and specifications under the heading ENVIRONMENTAL MITIGATION REQUIREMENTS.
21. The Subdivider shall comply with the MMRP as specified in ENVIRONMENTAL IMPACT REPORT (EIR) NO. 661800/SCH NO. 2017081051, to the satisfaction of the Development Services Department 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:

Noise
Historical Resources

INFORMATION:

- The approval of this Tentative Map by the Planning Commission of the City of San Diego does not authorize the subdivider to violate any Federal, State, or City laws, ordinances, regulations, or policies including but not limited to, the Federal Endangered Species Act of 1973 and any amendments thereto (16 USC § 1531 et seq.).
- If the Subdivider makes any request for new water and sewer facilities (including services, fire hydrants, and laterals), the Subdivider shall design and construct such facilities in accordance with established criteria in the most current editions of the City of San Diego water and sewer design guides and City regulations, standards and practices pertaining thereto. Off-site improvements may be required to provide adequate and acceptable levels of service and will be determined at final engineering.
- Subsequent applications related to this Tentative Map will be subject to fees and charges based on the rate and calculation method in effect at the time of payment.
- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of the Tentative Map, may protest the imposition within ninety days of the approval of this Tentative Map by filing a written protest with the San Diego City Clerk pursuant to Government Code sections 66020 and/or 66021.
- Where in the course of development of private property, public facilities are damaged or removed, the Subdivider shall at no cost to the City, obtain the required permits for work in the public right-of-way, and repair or replace the public facility to the satisfaction of the City Engineer (San Diego Municipal Code § 142.0607).

Internal Order No. 24008588

PLANNING COMMISSION RESOLUTION NO. _____-PC
DATE OF FINAL PASSAGE _____

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN DIEGO
CERTIFY ENVIRONMENTAL IMPACT REPORT NO. 661800/SCH NO.
2017081051, ADOPT THE FINDINGS AND STATEMENT OF OVERRIDING
CONSIDERATIONS, AND ADOPT THE MITIGATION, MONITORING, AND
REPORTING PROGRAM FOR THE 4TH CORNER APARTMENTS-PROJECT NO.
661800

WHEREAS, on April 28, 2020, Wakeland Housing & Development submitted an application to Development Services Department for a Site Development Permit and Tentative Map for the 4th Corner Apartments (Project); and

WHEREAS, the matter was set for a public hearing to be conducted by the Planning Commission of the City of San Diego; and

WHEREAS, the issue was heard by the Planning Commission on December 17, 2020; and

WHEREAS, the Planning Commission considered the issues discussed in Environmental Impact Report No. 661800 (Report) prepared for this Project; NOW THEREFORE,

BE IT RESOLVED, by the Planning Commission that it is certified that the Report has been completed in compliance with the California Environmental Quality Act of 1970 (CEQA) (Public Resources Code Section 21000 et seq.), as amended, and the State CEQA Guidelines thereto (California Code of Regulations, Title 14, Chapter 3, Section 15000 et seq.), that the Report reflects the independent judgment of the City of San Diego as Lead Agency and that the information contained in said Report, together with any comments received during the public review process, has been reviewed and considered by the Planning Commission in connection with the approval of the Project.

BE IT FURTHER RESOLVED, that pursuant to CEQA Section 21081 and State CEQA Guidelines Section 15091, the Planning Commission hereby adopts the Findings made with respect to the Project, which are attached hereto as Exhibit A.

BE IT FURTHER RESOLVED, that pursuant to State CEQA Guidelines Section 15093, the Planning Commission hereby adopts the Statement of Overriding Considerations with respect to the Project, which is attached hereto as Exhibit B.

BE IT FURTHER RESOLVED, that pursuant to CEQA Section 21081.6, the Planning Commission hereby adopts the Mitigation Monitoring and Reporting Program, or alterations to implement the changes to the Project as required by this Planning Commission in order to mitigate or avoid significant effects on the environment, which is attached hereto as Exhibit C.

BE IT FURTHER RESOLVED, that the Report and other documents constituting the record of proceedings upon which the approval is based are available to the public at the office of the Development Services Department, 1222 First Avenue, San Diego, California 92101.

BE IT FURTHER RESOLVED, that Development Services Staff is directed to file a Notice of Determination with the Clerk of the Board of Supervisors for the County of San Diego regarding the Project.

APPROVED:

Jeffrey A. Peterson
Development Project Manager
Development Services Department

ATTACHMENTS: Exhibit A, Findings
 Exhibit B, Statement of Overriding Considerations
 Exhibit C, Mitigation Monitoring and Reporting Program

EXHIBIT A

**FINDINGS AND STATEMENT OF OVERRIDING CONSIDERATIONS
FOR THE
4th CORNER APARTMENTS PROJECT
PROJECT No. 661800
SCH No. 2017081051**

I. INTRODUCTION**A. Findings of Fact and Statement of Overriding Considerations**

The following Candidate Findings are made for the 4th Corner Apartments Project (hereinafter referred to as "Project"). The environmental impacts of the Project are addressed in the Final Environmental Impact Report (FEIR) dated November 18, 2020 (State Clearinghouse No. 2017081051), which is incorporated by reference herein.

The California Environmental Quality Act (CEQA) (Pub. Res. Code §§21000, *et seq.*) and the State CEQA Guidelines (Guidelines) (14 Cal. Code Regs §§15000, *et seq.*) require that no public agency shall approve or carry out a project for which an EIR has been certified which identifies one or more significant environmental impacts of the project unless the public agency makes one or more written findings for each of those significant impacts, accompanied by a brief explanation of the rationale for each finding. The possible findings are:

1. Changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental impact as identified in the Final EIR.
2. Such changes or alterations are within the responsibility and jurisdiction of another public agency and not the agency making the finding. Such changes have been adopted by such other agency or can and should be adopted by such other agency.
3. Specific economic, legal, social, technological, or other considerations, including considerations for the provision of employment opportunities for highly trained workers, make infeasible the mitigation measures or project alternatives identified in the final EIR.

CEQA also requires that the findings made pursuant to §15091 be supported by substantial evidence in the record (§15091(b) of the State CEQA Guidelines). Under CEQA, substantial evidence means that enough relevant information has been provided (and reasonable inferences from this information may be made) that a fair argument can be made to support a conclusion, even though other conclusions might also be reached. Substantial evidence may include facts, reasonable assumptions predicted upon facts, and expert opinion supported by facts (§15384 of the State CEQA Guidelines).

CEQA further requires the decision-making agency to balance, as applicable, the economic, legal, social, technological, or other benefits of a proposed project against its unavoidable environmental effects when determining whether to approve the project. If the specific economic, legal, social,

technological, or other benefits of a proposed project outweigh the unavoidable adverse environmental effects, the adverse environmental effects may be considered "acceptable" (§15093(a) of the State CEQA Guidelines). When the lead agency approves a project which will result in the occurrence of significant effects which are identified in the Final EIR but are not avoided or substantially lessened, the agency shall state in writing the specific reasons to support its actions based on the Final EIR and/or other information in the record.

B. Record of Proceedings

For purposes of CEQA and these Findings and Statement of Overriding Considerations, the Record of Proceedings for the Project consists of the following documents and other evidence, at a minimum:

- The Notice of Preparation (NOP), dated August 25, 2017, and all other public notices issued by the City in conjunction with the Project;
- The Draft EIR (DEIR), dated October 2, 2020;
- The FEIR, dated November 18, 2020;
- All written comments submitted by agencies or members of the public during the public review comment period on the DEIR;
- All responses to written comments submitted by agencies or members of the public during the public review comment period on the DEIR and included in the FEIR;
- The Mitigation Monitoring and Reporting Program (MMRP);
- The reports and technical memoranda included or referenced in the FEIR;
- All documents, studies, EIRs, or other materials incorporated by reference in the DEIR and the FEIR;
- Matters of common knowledge to the City, including but not limited to federal, state and local laws and regulations;
- Any documents expressly cited in these Findings and Statement of Overriding Considerations; and
- Any other relevant materials required to be included in the Record of Proceedings pursuant to Public Resources Code §21167.6(e).

C. Custodian and Location of Records

The documents and other materials which constitute the administrative record for the City of San Diego's (City's) actions related to the Project are located at the City of San Diego, Development Services Department (DSD), 1222 1st Avenue, 5th Floor, San Diego, CA 92101. The City DSD is the custodian of the administrative record for the Project. Copies of these documents, which constitute the Record of Proceedings, are and at all relevant times have been and will be available upon request at the offices of the City DSD. The DEIR was also placed on the City's website at www.sandiego.gov/ceqa/draft, and the FEIR was placed on the City's website at

www.sandiego.gov/final. This information is provided in compliance with Public Resources Code §21081.6(a)(2) and CEQA Guidelines §15091(e).

II. PROJECT SUMMARY

A. Project Location

The 0.87-acre Project site is centrally located in metropolitan San Diego in the Teralta neighborhood of the City Heights community within the Mid-City Community Planning area. The fully developed project site is located approximately 9 miles east of the Pacific Ocean, 4 miles north of downtown San Diego, 2 miles south of Interstate (I-) 8, and approximately 0.4 mile east of I-15.

B. Project Objectives and Description

PROJECT OBJECTIVES

The objectives of the 4th Corner Apartments Project are as follows:

1. Assist the City of San Diego in expanding its regional housing stock of rental housing in accordance with the goals established in the General Plan Housing Element;
2. Maximize the supply of affordable family housing rental units in City Heights community for low-income households;
3. Create a coherent and cohesive building site and site design that is compatible in scale and character and enhances the existing community character and streetscape in the City Heights community, in accordance with the Mid-City Communities Plan and other applicable regulations;
4. Take advantage of charitably donated land in City Heights to minimize the need for additional financial resources earmarked for affordable-housing developments;
5. Redevelop the project site to cluster high-density housing opportunities along transportation corridors in the City Heights community where transit and other amenities are readily available;
6. Use architecture and design elements to ensure high-quality aesthetics, transparency, space efficiencies, and community/resident security;
7. Create ground-floor community meeting space that is available for convenient use by the general public; and
8. Complete the redevelopment of properties at the intersection of University and Fairmount Avenues.

PROJECT DESCRIPTION

The 4th Corner Apartment Project proposes to redevelop the Project site with an infill development consisting of mixed uses that would provide 75 multiple dwelling units (DU) along with 1,818 SF of community space for use by the general public. All of the residential units, with the exception of the manager's unit, would be affordable within the low income category of 60% of the average median income (AMI). The project is proposed consistent with the State density bonus law, specifically

Assembly Bill (AB) 1763 and its amendments to Government Code Section 65915 and City of San Diego Affordable Housing Regulations (SDMC §143.0700).

The 131,998 SF building is designed in a contemporary style of architecture with storefront glazing at the ground-level community space, accent materials on the exterior façade (such as brick, concrete, and siding), and color to reduce the massing and bulk of the building. The building would be four stories of residential wood construction, over an at-grade parking structure. To enhance the pedestrian experience along the Fairmount Avenue frontage, approximately 2.3 feet (equal to 696 SF) of property would be dedicated to the City as additional right-of-way to facilitate installation of a 10-foot-wide urban parkway with a non-contiguous sidewalk, landscaping, and lighting. The entrances to the community space, lobby, and residential leasing office would be located on the Fairmount Avenue frontage. Vehicular access to the project and the parking structure would be via a full access driveway to the existing alley on the east side of the residential building.

New sidewalk, curbs, and gutters would be installed adjacent to the project site along Fairmount Avenue and all six existing non-utilized driveways would be closed and replaced with full-height curb and gutter. The Project would reconstruct the full width of the existing unnamed alley adjacent to the site, from Polk Avenue to University Avenue. The existing overhead electrical facilities and other public utility systems and service facilities in the unnamed alley would be undergrounded along the eastern boundary of the project site, from Polk Avenue to University Avenue. Short-term and long-term bicycle storage would be provided on the Project site.

Implementation of the Project would require the demolition of San Diego Historical Landmark No. 525, American Legion Hall, which requires approval of a Site Development Permit (SDP). A Tentative Map is proposed to consolidate six contiguous lots into a single lot.

III. ENVIRONMENTAL REVIEW PROCESS AND PUBLIC PARTICIPATION

The lead agency approving the Project and conducting environmental review under CEQA (California Public Resources Code §§21000, et seq., and the Guidelines promulgated thereunder in California Code of Regulations, Title 14, §§15000 et seq. (CEQA Guidelines), shall be the City. The City as lead agency shall be primarily responsible for carrying out the Project.

In compliance with §15082 of the State CEQA Guidelines, the City published a Notice of Preparation (NOP) on August 25, 2017, which began a 30-day period for comments on the appropriate scope of the EIR. The City received comments on the NOP which were taken into consideration during the preparation of the DEIR (refer to Appendix A of the FEIR).

The City published a DEIR addressing the Project on October 2, 2020 in compliance with CEQA. Pursuant to State CEQA Guidelines §15085 and upon publication of the DEIR, the City made the DEIR available for review and comment by the public for a period of 30 days. The City also posted a Notice of Availability of the DEIR at this time pursuant to State CEQA Guidelines §15087. During the public review period, the City received one comment letter on the environmental document. After the close of public review period, the City provided responses in writing to all comments received on the DEIR.

The FEIR for the Project was published on November 18, 2020. The FEIR has been prepared in accordance with CEQA and the State CEQA Guidelines (§15132).

IV. SUMMARY OF IMPACTS

Impacts associated with specific issue areas resulting from approval of the Project are discussed below.

The FEIR concludes the Project would have **no impacts** with respect to the following issue areas:

- Agriculture and Forestry Resources
- Biological Resources
- Mineral Resources
- Visual Effects/Neighborhood Character

The FEIR concludes the project would have **less than significant impacts** and require no mitigation measures with respect to the following issue areas:

- Transportation and Circulation
- Air Quality
- Energy
- Geologic Conditions
- Greenhouse Gas Emissions
- Health and Safety
- Hydrology
- Paleontological Resources
- Population and Housing
- Public Services and Facilities
- Tribal Cultural Resources
- Utilities and Service Systems
- Water Quality

The FEIR concludes the Project would potentially have a **significant impact but mitigated to below a level of significance** with respect to the following issue area:

- Noise (Direct construction-period noise levels)

The FEIR concludes the Project would potentially have a **significant unavoidable impact** and no feasible mitigation measures are available to reduce impacts to below a level of significance for the following issue areas:

- Land Use (Direct and cumulative impacts related to inconsistency with policies regarding the protection and preservation of historic resources)
- Historical Resources (Direct and cumulative impacts related to the demolition of a designated or listed historic building)

V. FINDINGS REGARDING SIGNIFICANT IMPACTS

The Findings incorporate the facts and discussions in the FEIR for the Project as fully set forth therein.

A. Findings Regarding Impacts That Will be Mitigated to Below a Level of Significance (CEQA §21081(a)(1) and CEQA Guidelines §15091(a)(1))

The City, having independently reviewed and considered the information contained in the FEIR and the public record for the Project, finds, pursuant to Public Resource Code §21081(a)(1) and State CEQA Guidelines §15091(a)(1), that changes or alterations have been required in, or incorporated into, the Project which would mitigate, significantly lessen or avoid the significant effects on the environment related to the following issue:

NOISE

AMBIENT NOISE INCREASE (ISSUE 1)

IMPACT

Implementation of the Project has the potential to significantly impact off-site noise-sensitive receptors (i.e., residences) through temporary increase in ambient noise levels caused by construction noise that has the potential to exceed the 12-hour 75 dBA Leq standard at the property line contained in Section 59.0404 of the San Diego Municipal Code (SDMC).

FACTS IN SUPPORT OF FINDING

Construction associated with the Project includes noise associated with demolition of the existing commercial building and other site improvements, site grading, and building construction activities. The anticipated equipment used on site would include a jackhammer, bobcat/dozer, backhoe/tractor, grader, and dump truck. Noise levels from the demolition activities could reach short-term peak levels exceeding 90 dBA; however, this noise level would be periodic rather than constant. Empirical data was referenced from another noise study and used to assess the project's construction-related noise impacts. Based on those data, the worst-case hourly construction noise level was found to be 82 dBA Leq at an average distance of 25 feet, which would exceed the 75 dBA average at the sensitive receptors located east of the site.

MITIGATION MEASURES

The potentially significant impact to ambient noise levels in the Project area would be mitigated to below a level of significance with implementation of the Mitigation Measure NOI-1, as identified in Section 5.4.3.4 of the FEIR. Implementation of Mitigation Measure NOI-1 requires the development and implementation of a noise control plan that includes construction equipment noise level controls, neighbor notification of construction activities, and a noise control monitoring program by an acoustician.

FINDING

Implementation of actions pursuant to Mitigation Measure NOI-1 would reduce impacts to ambient noise levels to less than significant.

REFERENCE

See FEIR Section 5.4 for a complete discussion of the construction noise impacts associated with the Project.

B. Findings Regarding Impacts That Are Found to be Significant and Unavoidable (CEQA §21081(a)(3) and CEQA Guidelines §15091(a)(3))

The City, having reviewed and considered the information contained in the FEIR and the Record of Proceedings and pursuant to Public Resources Code §21081 (a)(3) and State CEQA Guidelines §15091 (a)(3), makes the following findings regarding Land Use and Historical Resources.

Specific economic, legal, social, technological, or other considerations, including considerations of the provision of employment opportunities for highly trained workers, make infeasible the mitigation measures or alternatives identified in the FEIR as described below.

“Feasible” is defined in Section 15364 of the CEQA Guidelines to mean “capable of being accomplished in a successful manner within a reasonable period of time, taking into account economic, environmental, legal, social, and technological factors.” The CEQA statute (Section 21081) and Guidelines (Section 15019(a)(3)) also provide that “other” considerations may form the basis for a finding of infeasibility.

These findings are based on the discussion of impacts in Sections 5.1 and 5.3 of the FEIR.

LAND USE**PLAN AND POLICY CONSISTENCY (ISSUE 1)**IMPACT

Project implementation would require the demolition of a historical building that would result in significant and unavoidable land use impacts related to historic preservation goals contained in the Historic Preservation Element of the General Plan and the historic preservation policy of the Mid-City Communities Plan.

FACTS IN SUPPORT OF FINDING

The subject property is listed on the San Diego Register of Historic Places. Per San Diego Municipal Code Section 126.0502 (d)(1)(E) “Development that deviates from the Historical Resources Regulations, as described in Section 143.0210” would require a Site Development Permit (SDP). The proposed demolition of the American Legion Hall would be inconsistent with *The Secretary of the Interior’s Standards for the Treatment of Historic Properties* because the historical character of the historical resource would not be retained or preserved in accordance with Historical Resources Regulations of the Land Development Code. As such, the project would be required obtain a SDP for deviations from the Historical Resources Regulations and to mitigate its impacts to the historical resource, to the extent feasible.

MITIGATION MEASURES

Implementation of actions pursuant to Mitigation Measures HR-1 through HR-4, as described in Section 5.3 of the FEIR, would reduce impacts to historic buildings, structures, objects, and sites by documenting the resource, providing a community meeting space for the general public, integrating an interpretive display on site, and offering architectural materials for salvage. However, because demolition would result in the physical loss of a listed historic resource and is not consistent with *The Secretary of the Interior's Standards for the Treatment of Historic Properties*, the policy inconsistency would not be reduced to a less than significant level.

FINDING

Although the Project would implement Mitigation Measures HR-1 through HR-4, these measures would not fully mitigate impacts to significant historical resources of the built environment. Thus, impacts to historic buildings, structures, objects, or sites are determined to be significant and unavoidable.

REFERENCE

See FEIR Section 5.1 for a complete discussion of the land use impact related to historical resource preservation policy inconsistencies associated with the Project.

HISTORICAL RESOURCES

HISTORICAL RESOURCES (ISSUE 1)

IMPACT

Demolition of the American Legion Hall at 4061 Fairmount Avenue, which is designated on the local register as historically significant, would result in significant and unavoidable impacts related to the alteration of a historic building, structure, object, or site.

FACTS IN SUPPORT OF FINDING

The project would demolish the American Legion Hall at 4061 Fairmount Avenue, which is designated on the local register as a historically significant resource as noted under Section 3.3.1, *Existing Conditions* of the FEIR. An analysis of the demolition proposal was conducted in the Historical Resources Technical Report contained in Appendix G to the EIR. The proposed demolition is not consistent with the *Secretary of Interior's Standards for the Treatment of Historic Properties* (36 CFR Part 68) and their applicable guidelines because the historical character of the historical resource would not be retained or preserved. Thus, demolition of the American Legion Hall and its character-defining features would be considered a significant impact.

MITIGATION MEASURES

Implementation of actions pursuant to Mitigation Measures HR-1 through HR-4, as described in Section 5.3 of the FEIR, would reduce impacts to the American Legion Hall by documenting the resource, providing a community meeting space for the general public, integrating an interpretive display on site, and offering architectural materials for salvage. However, because demolition would result in the physical loss of a listed historic resource and is not consistent with *The Secretary of the*

Interior's Standards for the Treatment of Historic Properties, the demolition of the resource and its character-defining features would not be reduced to a less than significant level.

FINDING

Although the Project would implement Mitigation Measures HR-1 through HR-4, these measures would not fully mitigate impacts to significant historical resources of the built environment. Thus, impacts to historic buildings, structures, objects, or sites are determined to be significant and unavoidable.

REFERENCE

See FEIR Section 5.3 for a complete discussion of the historical resources impacts associated with the Project.

C. Findings Regarding Alternatives (CEQA §21081(a)(3) and CEQA Guidelines §15091(a)(3))

In accordance with §15126.6(a) of the Guidelines, an EIR must contain a discussion of "a range of reasonable alternatives to a project, or the location of a project, which would feasibly attain most of the basic objectives of the project but would avoid or substantially lessen any of the significant effects of the project, and evaluate the comparative merits of the alternatives." The §15126.6(f) further states that "the range of alternatives in an EIR is governed by the 'rule of reason' that requires the EIR to set forth only those alternatives necessary to permit a reasoned choice." Thus, the following discussion focuses on alternatives to the Project that are capable of eliminating significant environmental impacts or substantially reducing them as compared to the Project, even if the alternative would impede the attainment of some project objectives, or would be more costly. In accordance with §15126.6(f)(1) of the Guidelines, among the factors that may be taken into account when addressing the feasibility of alternatives are: (1) site suitability; (2) economic viability; (3) availability of infrastructure; (4) general plan consistency; (5) other plans or regulatory limitations; (6) jurisdictional boundaries; and (7) whether the proponent can reasonably acquire, control, or otherwise have access to the alternative site.

As required in §15126.6(a), in developing the alternatives to be addressed in this section, consideration was given to an alternative's ability to meet most of the basic objectives of the project. Because the Project will cause potentially significant environmental effects unless mitigated, the City must consider the feasibility of any environmentally superior alternatives to the project, evaluating whether these alternatives could avoid or substantially lessen the potentially significant environmental effects while achieving most of the objectives of the Project.

Because the Project will cause one or more unavoidable significant environmental impacts, the City must make findings with respect to the alternatives to the Project considered in the FEIR, evaluating whether these alternatives could feasibly avoid or substantially lessen the Project's unavoidable significant environmental impacts while achieving most of its objectives (listed in Section V.B above and Sections 5.1 and 5.3 of the FEIR).

The City, having reviewed and considered the information contained in the FEIR and the Record of Proceedings, and pursuant to Public Resource Code §21081(a)(3) and State CEQA Guidelines §15091(a)(3), makes the following findings with respect to the alternatives identified in the FEIR.

Specific economic, legal, social, technological, or other considerations, including considerations of the provision of employment opportunities for highly trained workers, make infeasible the mitigation measures or alternatives identified in the FEIR (Project No. 661800 / SCH No. 2017081051) as described below.

"Feasible" is defined in §15364 of the CEQA Guidelines to mean "capable of being accomplished in a successful manner within a reasonable period of time, taking into account economic, environmental, legal, social, and technological factors." The CEQA statute (§21081) and Guidelines (§15019(a)(3)) also provide that "other considerations" may form the basis for a finding of infeasibility.

ALTERNATIVES UNDER CONSIDERATION

The FEIR evaluated the following alternatives in detail:

- No Project/No Development
- Full Rehabilitation Alternative, and
- Partial Rehabilitation Alternative

These Project alternatives are summarized below, along with the findings relevant to each alternative.

1. NO PROJECT/NO DEVELOPMENT ALTERNATIVE

Pursuant to CEQA Guidelines §15126.6(e)(3)(B), the No Project Alternative is the "circumstance under which the project does not proceed." Under the No Project/No Development Alternative for this EIR, construction of the 4th Corner Apartment Project would not occur. The site would remain as it is today and the vacant commercial structure at 4061 Fairmount Avenue would remain. The at-grade parking lot, small storage shed, urban gardens, underground utilities, concrete hardscaping, and perimeter security fencing would remain on site. No changes to the existing site would occur under the No Project/No Development Alternative. The existing parkway and sidewalk along the project frontage would remain.

POTENTIALLY SIGNIFICANT IMPACTS

There would be no significant impacts associated with the No Project/No Development Alternative as described in Section 8.4.1 of the FEIR. Without demolition of the American Legion Hall, there would not be a physical impact to a historical resource, avoiding significant and unavoidable Project impacts to land use and historical resources. Temporary construction noise impacts to ambient noise levels near noise-sensitive land uses would also be avoided by this alternative. No transportation and circulation impacts would occur under this alternative.

FACTS IN SUPPORT OF FINDING

While the No Project/No Development Alternative would eliminate two significant and unavoidable impacts (land use and historical resources) and one significant and mitigated impact (noise) resulting from the Project, it would not meet any of the Project objectives. Under the No Project Alternative no affordable family housing would be constructed under this alternative and it would not achieve the project's basic objectives related to assisting the City in expanding its regional housing stock of

rental housing, maximizing the supply of affordable family housing rental units in City Heights, creating a coherent and cohesive building site, redeveloping the project site to cluster high-density housing opportunities along transportation corridors, and completing the redevelopment of properties at the intersection of University and Fairmount Avenues.

Specifically, the No Project/No Development Alternative would conflict with Housing Element policies of the General Plan related to allowing residential densities that exceed the ranges defined in the General Plan for projects using State density bonus provisions (HE-A.4); striving to promote housing in proximate to employment and multimodal transportation facilities (HE-C.3); encouraging inter-generational models to help meet the housing needs of lower-income individuals and promote their development within transit priority areas (HE-I.9); supporting housing developments that support inclusive, racially and ethnically diverse residential communities (HE-1.13); encouraging new housing that relies on and supports transit use (HE-O.2); and providing incentives for residential and mixed-use development at major transit nodes, along transit corridors, and other locations suitable for high-intensity housing (HE-O.3), among other policies.

FINDING

The No Project/No Development Alternative is rejected because specific economic, social, or other considerations including matters of public policy make this alternative infeasible.

RATIONALE

Although the No Project/No Development Alternative would eliminate significant impacts to land use, historical resources and noise associated with the Project, it does not meet the project objectives outlined in Section 3.1.1 of the FEIR.

REFERENCES

See FEIR Section 8.4.1 for a complete analysis of this alternative.

2. FULL REHABILITATION ALTERNATIVE

Under the Full Rehabilitation Alternative, the entire 7,936 SF historic structure would be retained on site, rehabilitated (e.g., repairs and updated windows, plumbing, flooring, finishes, and roofing), and repurposed to provide community space/office/kitchen/storage areas. Based on a preliminary layout presented in the FEIR, the affordable housing units would be constructed in an approximately 77,000 SF, five-story residential structure to the south of the rehabilitated structure and above the ground-floor parking garage. Retention of the existing historic structure would reduce the on-site developable area, resulting in 16 fewer affordable residential units (i.e., 59 DU as compared to 75 DU) with a higher mix of two-bedroom than three-bedroom units. This alternative would include a 2,240 SF non-residential meeting space for the City Heights community. This alternative would include dedication along the project frontage to construct an improved parkway with a non-contiguous sidewalk and landscaping for pedestrians.

POTENTIALLY SIGNIFICANT IMPACTS

Rehabilitation and repurpose of the American Legion Hall would not result in a physical loss of a listed historical resource, thus avoiding Project impacts to land use and historical resources. Less

than significant transportation and circulation impacts would be associated with the Full Rehabilitation Alternative. Significant construction noise impacts to ambient noise levels near noise-sensitive land uses would still occur and require mitigation.

FACTS IN SUPPORT OF FINDING

While the Full Rehabilitation Alternative would eliminate two significant and unavoidable impacts (land use and historical resources), it would not meet most of the Project objectives. The Full Rehabilitation Alternative would achieve some but not all of the project objectives in that only 78% of the Project site would be available for affordable housing development, resulting in 15 fewer family units, which is inconsistent with City housing policies related to the need to construct rental housing to address low vacancies and supply for low-income families as identified in the latest Regional Housing Need Assessment Plan by SANDAG (2020) and incorporated into the Sixth Cycle of the City's Housing Element (2020). The City must construct over 17,331 low income housing units and 27,549 very-low income housing units to reach its regional housing allocation established by SANDAG. Any reduction in potential housing units would lessen the City's ability to achieve its RHNA allocation.

By implementing the Full Rehabilitation Alternative, the rehabilitated stucco facade and limited glazing of the American Legion Hall would not provide the architectural transparency envisioned in the Mid-City Communities Plan and Central Urbanized Planned District development regulations. The Full Rehabilitation Alternative would also result in space inefficiencies related to having the community meeting space situated behind the storefront office space, thus making it only accessible from the parking garage and introducing site security concerns related to non-resident access to the property. The alternative building configuration would also result in internal space inefficiencies with regard to resident amenities (i.e., second-story resident lounge inside the rehabilitated structure).

To retain and rehabilitate the American Legion Hall in place, the 4th Corner Project's proposed unit count would be reduced from 75 units to 59 units, which is a reducing in revenue producing units. The Full Rehabilitation Alternative would result in a net loss of 16 units (or 20% of the proposed units). The 4th Corner Project is designed to serve families and each unit would be sized accordingly with larger than average two- and three-bedroom units. Constructing 15 fewer family units (i.e., generally equal to 36 fewer bedrooms) would be a loss to the City Heights community, an area of San Diego currently lacking in affordable family housing units. Furthermore, additional financial resources would be required to complete the rehabilitation of the America Legion Hall. Per the Economic Alternative Analysis produced by London Moeder, this alternative's per-unit cost would be \$54,556 more than the Project and result in a \$3.9 million funding gap as compared to the Project which would be adequately funded (London Moeder 2020; City of San Diego Economic Development 2020). The gap in funding would require the applicant to obtain additional financing through a subordinate/mezzanine loan.

Therefore, the Full Rehabilitation Alternative is considered infeasible on the basis of social, economic and public policy considerations.

FINDING

The Full Rehabilitation Alternative is rejected because specific economic, social, or other considerations including matters of public policy make this alternative infeasible.

RATIONALE

Although the Full Rehabilitation Alternative would eliminate significant impacts to land use and historical resources associated with the Project, it does not meet the project objectives outlined in Section 3.1.1 of the FEIR.

REFERENCE

See FEIR Section 8.4.2 for a complete analysis of this alternative.

3. PARTIAL REHABILITATION ALTERNATIVE

Under the Partial Rehabilitation Alternative, the front (two-story) portion of the American Legion Hall would be retained on site, rehabilitated, and repurposed to provide office and resident amenity space. The rear (single-story) portion of the American Legion Hall would be demolished to make way for the ground-floor community space and resident amenities behind the two-story rehabilitated structure. Residential units would be constructed above the new resident and community meeting space constructed in the area formerly occupied by the one-story portion of the American Legion Hall. Based on a preliminary layout presented in the FEIR, this alternative would involve the construction of an approximately 91,200 SF, five-story residential structure, including residential amenities and 1,890 SF of ground-floor non-residential community space inside the first floor of the new structure. Under this alternative, the reduced site area available for residential development would result in the construction of 71 DU (i.e., a 4-unit and eight-bedroom reduction from the project) with over twice as many two-bedroom units as three-bedroom units, similar to the project. Access to the community meeting space would be through the resident lobby space as compared to the project where there would be a dedicated entrance off the street. The retained historic structure would be connected to the new residential structure at the second-story level and provide resident lounge space on its second level. This alternative would include dedication along the project frontage to construct an improved parkway with a non-contiguous sidewalk and landscaping for pedestrians.

POTENTIALLY SIGNIFICANT IMPACTS

Partial rehabilitation and repurpose of the two-story section of the American Legion Hall would not eliminate the physical impact to the historical resource because the building merited listing on the local register under Criteria A (Community Development), B (Historical Personage) and D (Master Builder), but not for its architectural significance associated with Criteria C (Design and Construction). Retaining the two-story portion of the building would preserve some of the building's integrity of association with its Master Builder noted under Criterion D. However, demolition would significantly impact the building's integrity under both Criterion A and B. Therefore, the mitigation measures required for the Project would be required for this alternative. The Partial Rehabilitation Alternative would lessen but not eliminate the Project's significant and unavoidable impacts to land use and historic resources. Less than significant transportation/circulation impacts are associated with the Partial Rehabilitation Alternative. The significant construction noise impacts to ambient noise levels near noise-sensitive land uses would still occur and require mitigation.

FACTS IN SUPPORTING FINDING

The Partial Rehabilitation Alternative would not eliminate the Project's significant and unavoidable impacts (i.e., land use and historical resources) and it would not meet most of the Project objectives. The Partial Rehabilitation Alternative would achieve some but not all of the project objectives in that four fewer family units would be constructed compared to the project, which would be inconsistent with City housing policies related to the need to construct rental housing to address low vacancies and supply as identified in the latest Regional Housing Need Assessment Plan by SANDAG (2020) and incorporated into the Sixth Cycle of the City's Housing Element (2020). The City must construct over 17,331 low income housing units and 27,549 very-low income housing units to reach its regional housing allocation established by SANDAG. Any reduction in potential housing units would lessen the City's ability to achieve its RHNA allocation.

In addition, retention of the American Legion Hall structure along Fairmount Avenue as part of the Partial Rehabilitation Alternative would not produce the same amount of architectural transparency intended to activate the streetscape as the Project as envisioned in the Mid-City Communities Plan and CUPD development regulations. The Partial Rehabilitation Alternative would also result in space inefficiencies related to having the community meeting space situated behind and disconnected from the storefront office space, thus making it only accessible from the parking garage and introducing site security concerns related to non-resident access to the property. The alternative building configuration would also result in internal space inefficiencies with regard to resident amenities (i.e., second-story resident lounge inside the rehabilitated structure disconnected from the other resident amenity space on the ground floor).

To retain and rehabilitate the two-story section of the American Legion Hall in place, the 4th Corner Project's proposed unit count would be reduced from 75 units to 71 units, resulting in a reduction in revenue producing units. The Partial Rehabilitation Alternative would result in a net loss of 4 units (or 6% of the proposed units). The 4th Corner Project is designed to serve families and each unit will be sized accordingly with larger than average two- and three-bedroom units. Constructing 4 fewer family units (i.e., generally equal to 12 fewer bedrooms) will be a loss to the City Heights community, an area of San Diego currently lacking in affordable family housing units. In addition to the cost of implementing the required mitigation, additional financial resources would be required to complete the rehabilitation of the two-story portion of the America Legion Hall. Per the Economic Alternative Analysis produced by London Moeder, this alternative's per-unit cost would be \$30,019 more than the Project and results in a \$1.9 million funding gap as compared to the Project which will be adequately funded (London Moeder 2020; City of San Diego Economic Development 2020). The gap in funding would require the applicant to obtain additional financing through a subordinate/mezzanine loan.

Therefore, the Partial Rehabilitation Alternative is considered infeasible on the basis of social and public policy considerations.

FINDING

The Partial Rehabilitation Alternative is rejected because specific economic, social, or other considerations including matters of public policy make this alternative infeasible.

RATIONALE

Although the Partial Rehabilitation Alternative would partially eliminate significant impacts to land use and historical resources associated with the Project, it does not meet the project objectives outlined in Section 3.1.1 of the FEIR.

REFERENCE

See FEIR Section 8.4.3 for a complete analysis of this alternative.

VI. FINDINGS REGARDING OTHER CEQA CONSIDERATIONS

A. Growth Inducement

The §15126.2(e) of the CEQA Guidelines mandates that the growth-inducing impact of a project be discussed. This discussion is presented in Section 7.2 of the FEIR. The City finds that the Project would not result in growth-inducing impacts.

The Project is an infill redevelopment project that would provide multifamily residential units within an urbanized area that has an existing circulation network and infrastructure in place to serve the development.

The Project site and surrounding area are currently developed with residential, commercial, institution, and recreational uses with adequate utility services. While the Project would add residential development, it would not result in substantial growth inducement because the site is previously developed and located in a developed community in the City of San Diego. The infill redevelopment nature of the Project would not foster population growth, either directly or indirectly, as it would accommodate the population currently existing rather than opening up a new area of land for population growth. The Project would not alter the planned location, distribution, density, or growth rate of City Heights, adjacent communities, or the City as a whole.

Although the Project includes improvements to existing on-site utilities such as water, sewer, and electricity, these improvements would be sized to only serve the needs of the Project and would not extend into previously unserved areas. No new infrastructure would be provided that would exceed the needs of the Project and/or that could accommodate future growth not already planned for the project area. Additionally, the Project site is currently developed with two structures and associated surface parking. Development of a new four-story mixed-use building with 75 DU, non-residential community space, and at-grade parking garage would not foster economic or population growth, either directly or indirectly, such that construction of additional housing in the surrounding area would be required. For these reasons, the Project would not encourage or facilitate growth-inducing activities that could significantly affect the surrounding environment, individually or cumulatively.

B. Significant Environmental Effects that Cannot Be Avoided if the Project is Implemented

CEQA Guidelines §15126.2(b) requires an EIR to identify significant environmental effects that cannot be avoided if the project is implemented (14 CCR §15000 et seq.). As discussed in Chapter 5, *Environmental Analysis*, of the FEIR, implementation of the Project would result in significant and unavoidable impacts to Land Use (policy inconsistency) and Historic Resources (built environment).

The Project would demolish the American Legion Hall Post 201 at 4061 Fairmount Avenue, which is a significant historical resource. Demolition would not be consistent with the *Secretary of Interior's Standards for the Treatment of Historic Properties* (36 Code of Federal Regulations part 68) and their applicable guidelines, because the historical character defining features that represent the buildings historical significance would not be retained or preserved. Full demolition, as proposed, would be considered a significant and unavoidable impact. The applicant would be required to implement Mitigation Measures HR-1 through HR-4 outlined in Section 5.3, *Historical Resources*, of the FEIR. Implementation of those mitigating measures would reduce the Project's impacts to historical resources, but not to below a level of significance. Because the historic resources impacts would not be fully mitigated, the Project would also conflict with applicable policies in the General Plan and Mid-City Communities Plan related to historic preservation. The land use policy inconsistency would be a significant and unavoidable impact of the project. Furthermore, the project would have a considerable contribution to cumulatively significant and unmitigated impacts to historic resources and land use policy within the City. As such, the Project's impact would be considered significant and unavoidable, and a statement of overriding considerations would be required as part of the approval process, in accordance with CEQA Guidelines §15093.

VII. FINDINGS REGARDING RESPONSES TO COMMENTS AND REVISIONS IN THE FEIR

The FEIR includes comments received on the DEIR and responses to those comments. The focus of the responses to comments is on the disposition of significant environmental issues that are raised in the comments, as specified by CEQA Guidelines §15088(c).

Finding/Rationale: Responses to comments made on the DEIR and revisions in the FEIR merely clarify and amplify the analysis presented in the document, and do not trigger the need to recirculate per CEQA Guidelines §15088.5(b).

EXHIBIT B

**STATEMENT OF OVERRIDING CONSIDERATIONS
(PUBLIC RESOURCES CODE §21081(b))**

Pursuant to §21081 (b) of CEQA and CEQA Guidelines §15093 and §15043, CEQA requires the decision-making agency to balance, as applicable, the economic, legal, social, technological, or other benefits of a proposed project against its unavoidable environmental risks when determining whether to approve the project.

If the specific economic, legal, social, technological, or other benefits outweigh the unavoidable adverse environmental effects, the adverse environmental effects may be considered acceptable pursuant to Public Resources Code §21081. CEQA further requires that when the lead agency approves a project which will result in the occurrence of significant effects which are identified in the FEIR but are not avoided or substantially lessened, the agency shall state in writing the specific reasons to support its action based on the FEIR and/or other information in the record.

Pursuant to the Public Resources Code §21081(b) and Guidelines §15093, the City Council, having considered all of the foregoing, finds that the following specific overriding economic, legal, social, technological, or other benefits associated with the Project outweigh unavoidable adverse direct and cumulative impacts related to land use and historical resources.

The City Council declares that it has adopted all feasible mitigation measures to reduce or eliminate the Project's environmental impacts to an insignificant level, to the extent feasible; considered the entire administrative record, including the FEIR; and weighed the proposed benefits against its environmental impacts. This determination is based on the following specific benefits, each of which is determined to be, by itself and independent of the other project benefits, a basis for overriding and outweighing all unavoidable adverse environmental impacts identified in the FEIR. Substantial evidence supports the various benefits, and can be found in the preceding sections (which are incorporated by reference into this section), the FEIR, or in documents that comprise the Record of Proceedings for this matter.

- The Project will allow for a mix of 74 affordable rental housing units, a manager's unit, and non-residential community space in the City Heights community at a location that is within walking distance of high quality transit service and in a transit priority area.
- Development of 100% affordable two- and three-bedroom units to serve low-income families will provide necessary housing stock to address San Diego's regional housing affordability crisis.
- The Project is consistent with regional policies focused on supplying housing to meet the Regional Housing Needs Assessment (RHNA) and implements smart growth near commercial development and transit, as identified in the Land Use Element of the City's General Plan under the City of Villages planning strategy.
- The Project is an infill development in an urbanized area of the City on a developed site that is currently service by local infrastructure and utilities and avoids impacts to sensitive

environmental resources.

- The Project will be constructed to minimize its carbon footprint consistent with regional greenhouse gas (GHG) reduction strategies contained in the City's Climate Action Plan.
- The Project's streetscape improvements along Fairmount Avenue will remove existing driveways, widen the existing sidewalk, add landscaping, install lighting, and create a parkway that will improve walkability where high levels of pedestrian activity are present, as envisioned in the Mobility Element of the City's General Plan, Mid-Cities Community Plan, and City Heights Urban Greening Plan.
- The Project architecture will contribute to a positive neighborhood character by constructing a contemporary building that contains openings, overhangs, trellises, articulation and landscape treatments which will increase visual interest, as envisioned in the Urban Design Element of the City's General Plan.
- The Project's non-residential space will replace the substandard American Legion Hall meeting room with an upgraded space for the City Heights general community to gather and meet.

EXHIBIT C

MITIGATION MONITORING AND REPORTING PROGRAM

SITE DEVELOPMENT PERMIT AND TENTATIVE MAP

PROJECT NO. 661800

This Mitigation Monitoring and Reporting Program is designed to ensure compliance with Public Resources Code Section 21081.6 during implementation of mitigation measures. This program identifies at a minimum: the department responsible for the monitoring, what is to be monitored, how the monitoring shall be accomplished, the monitoring and reporting schedule, and completion requirements. A record of the Mitigation Monitoring and Reporting Program will be maintained at the offices of the Land Development Review Division, 1222 First Avenue, Fifth Floor, San Diego, CA, 92101. All mitigation measures contained in the Environmental Impact Report No.661800 shall be made conditions of Site Development Permit and Tentative Map as may be further described below.

A. GENERAL REQUIREMENTS – PART I: Plan Check Phase (prior to permit issuance)

1. Prior to the issuance of a Notice to Proceed for a subdivision, or any construction permits, such as demolition, grading, or building, or beginning any construction-related activity on site, the Development Services Department (DSD) director's environmental designee (ED) shall review and approve all construction documents (CDs) (plans, specification, details, etc.) to ensure that MMRP requirements are incorporated into the design.
2. In addition, the ED shall verify that the MMRP conditions/notes that apply ONLY to the construction phases of this project are included VERBATIM, under the heading **"ENVIRONMENTAL/MITIGATION REQUIREMENTS."**
3. These notes must be shown within the first three sheets of the CDs in the format specified for engineering CD templates as shown on the City website:

<http://www.sandiego.gov/development-services/industry/standtemp.shtml>
4. The **TITLE INDEX SHEET** must also show on which pages the "Environmental/Mitigation Requirements" notes are provided.
5. **SURETY AND COST RECOVERY:** The DSD director or city manager may require appropriate surety instruments or bonds from private permit holders to ensure the long-term performance or implementation of required mitigation measures or programs. The City is authorized to recover its cost to offset the salary, overhead, and expenses for City personnel and programs to monitor qualifying projects.

B. GENERAL REQUIREMENTS – PART II: Post Plan Check (after permit issuance/prior to start of construction)

1. **PRE CONSTRUCTION MEETING IS REQUIRED 10 WORKING DAYS PRIOR TO BEGINNING ANY WORK ON THIS PROJECT.** The PERMIT HOLDER/OWNER is responsible to arrange and perform this meeting by contacting the CITY RESIDENT ENGINEER (RE) of the Field Engineering Division and City staff from MITIGATION MONITORING COORDINATION (MMC). Attendees must also include the permit holder's representative(s), job site superintendent, and the following consultants:

Qualified Historian

Note: Failure of all responsible permit holder's representatives and consultants to attend shall require an additional meeting with all parties present.

CONTACT INFORMATION:

- a) The PRIMARY POINT OF CONTACT is the **RE** at the **Field Engineering Division – 858.627.3200**
 - b) For Clarification of ENVIRONMENTAL REQUIREMENTS, applicant t is also required to call the **RE and MMC at 858.627.3360**
2. **MMRP COMPLIANCE:** This project, Project Tracking System No. 661800 and/or Environmental Document No. 661800, shall conform to the mitigation requirements contained in the associated environmental document and implemented to the satisfaction of the DSD's ED (MMC) and the city engineer (RE). The requirements may not be reduced or changed but may be annotated (i.e., to explain when and how compliance is being met and location of verifying proof, etc.). Additional clarifying information may also be added to other relevant plan sheets and/or specifications as appropriate (i.e., specific locations, times of monitoring, methodology, etc.).

Note: Permit Holder's Representatives must alert the RE and MMC if there are any discrepancies in the plans or notes, or any changes due to field conditions. All conflicts must be approved by the RE and MMC BEFORE the work is performed.

3. **OTHER AGENCY REQUIREMENTS:** Evidence of compliance with all other agency requirements or permits shall be submitted to the RE and MMC for review and acceptance prior to the beginning of work or within one week of the permit holder obtaining documentation of those permits or requirements. Evidence shall include copies of permits, letters of resolution, or other documentation issued by the responsible agency:

None Required

4. **MONITORING EXHIBITS:** All consultants are required to submit, to the RE and MMC, a monitoring exhibit on a 11x17-inch reduction of the appropriate construction plan, such as site plan, grading, landscape, etc., marked to clearly show the specific areas including the **LIMIT OF WORK**, scope of that discipline's work, and notes indicating when in the construction schedule that work will be performed. When necessary for clarification, a detailed methodology of how the work will be performed shall be included.

NOTE: Surety and Cost Recovery – When deemed necessary by the DSD director or city manager, additional surety instruments or bonds from the private permit holder may be required to ensure the long-term performance or implementation of required mitigation measures or programs. The City is authorized to recover its cost to offset the salary, overhead, and expenses for City personnel and programs to monitor qualifying projects.

5. **OTHER SUBMITTALS AND INSPECTIONS:** The Permit Holder/Owner's representative shall submit all required documentation, verification letters, and requests for all associated inspections to the RE and MMC for approval per the following schedule:

Table 9-1

DOCUMENT SUBMITTAL/INSPECTION CHECKLIST

Issue Area	Document Submittal	Associated Inspection/Approvals/Notes
General	Consultant Qualification Letters	Prior to Preconstruction Meeting
Historical Resources	Historic American Building Survey	Prior to Demolition Permit
Noise	Noise Control Plan	Prior to Preconstruction Meeting
Bond Release	Request for Bond Release Letter	Final MMRP Inspections Prior to Bond Release Letter

C. SPECIFIC MMRP ISSUE AREA CONDITIONS/REQUIREMENTS

Historical Resources

The following measures shall be implemented in accordance with Chapter 14, Article 3, Division 2, Historical Resources Regulations, of the Land Development Code:

HR-1 Historic American Building Survey.

Prior to Issuance of a Demolition Permit:

- A. A Historic American Buildings Survey (HABS) shall be submitted to staff of the Historical Resources Board (HRB) for review and approval and shall include the following:

1. Photo Documentation
 - (a) HABS documentation shall include professional-quality photo documentation of the resource prior to any construction at the site. Pictures should be 35 millimeter black-and-white photographs, 4x6-inch standard format. Photographs should be taken of all four elevations with close-ups of select architectural elements such as roof/wall junctions, window treatments, decorative hardware, etc. Photographs should be of archival quality and easily reproducible.
 - (b) Once the HABS documentation is deemed complete, one set of original HABS photographs shall be submitted for archival storage to the California Room of the City of San Diego Public Library and to the San Diego Historical Society.

2. Required Drawings

- (a) Measured drawings of the historic building's existing conditions and associated features: Any features of the building that are not original shall be called out as such. The drawings shall be produced in ink on translucent material or archivally stable material. Drawings shall be either 19x24 inches or 24x36 inches with a standard 0.25-inch scale.
- (b) When the HABS documentation is deemed complete, one set of the measured drawings shall be submitted for archival storage with the City of San Diego HRB, the South Coastal Information Center, the California Room of the City of San Diego Public Library, and the San Diego Historical Society.

B. Prior to the first preconstruction meeting, HRB staff shall verify that the HABS survey has been approved.

C. In addition to the HABS survey, the applicant shall comply with any other conditions contained in the site development permit pursuant to Land Development Code Chapter 14, Article 3, Division 2, Historical Resources Regulations.

HR-2 Community Meeting Space. An approximately 1,800-square-foot community room shall be integrated into the ground floor of the project to provide an opportunity for the community to gather and offset the loss of this historic function currently located within the DeWitt C. Mitchell Memorial American Legion Hall Post 201.

HR-3 Interpretative Display. In concert with Historic American Building Survey (HABS) documentation, the applicant shall create a display and interpretive material to the satisfaction of Design Assistance Subcommittee of the Historic Resources Board (HRB) staff for public exhibition concerning the history of the DeWitt C. Mitchell Memorial American Legion Hall Post 201. 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. Prior to issuance of the first building permit and approval by City staff, the interpretative display shall be presented to the Design Assistance Sub-Committee of the Historical Resources Board as an information item for input. The City would be responsible for reviewing and approving the display, including the location, size, language used for the display. The display shall also be installed at the site by the applicant prior to the certificate of occupancy. The Owner/Permittee shall be responsible for funding and implementation of the long-term management of the display in perpetuity.

HR-4 Architectural Salvage. Prior to demolition, architectural materials from the site shall be made available for donation to the public. Materials to become architectural salvage shall include historic- period elements including original wood-framed windows, doors, and clay roof tiles. 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. Once the items for salvage are identified, the project applicant's qualified historic preservation professional (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 the City Heights Community Planning Group and local preservation groups via email concerning the availability of the salvaged materials. Interested parties shall make arrangements to pick up the materials after they have been removed from the property. 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.

Noise

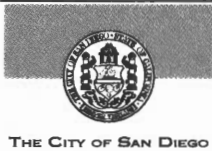
The following measure shall be required during construction to reduce temporary construction noise to acceptable levels:

NOI-1 Noise Control Plan. Construction contractors shall develop and implement a noise control plan that includes a noise control monitoring program to ensure sustained construction noise levels do not exceed 75 decibels over a 12-hour period at the nearest sensitive receivers. The plan shall include the following requirements:

- *Construction Equipment.* Construction equipment noise shall be controlled using a combination of the following methods:
 - Electrical power shall be used to run air compressors and similar power tools, where feasible;
 - Internal combustion engines shall be equipped with a muffler of a type recommended by the manufacturer and in good repair;
 - All diesel equipment shall be operated with closed engine doors and be equipped with factory recommended mufflers;
 - Any construction equipment that continues to generate substantial noise at the eastern project boundary shall be shielded with temporary noise barriers, such as barriers that meet a sound transmission class (STC) rating of 25, sound-absorptive panels, or sound blankets on individual pieces of construction equipment;
 - Stationary noise-generating equipment, such as generators and compressors, shall be located as far as practically possible from the nearest residential property lines;
 - Contractor shall turn off idling equipment while not being used for operations after idling for 5 minutes; and
 - Contractor shall perform noisier operation during the times least sensitive to nearby residential receptors.

- *Neighbor Notification.* Designate a noise control monitor to oversee construction operations in proximity to sensitive receivers. Provide notification to residential occupants adjacent to the project site at least 24 hours prior to initiation of construction activities that could result in substantial noise levels at outdoor or indoor living areas. This notification should include the anticipated hours and duration of construction and a description of noise reduction measures being implemented at the project site. The notification should include the telephone number and/or contact information for the on- site noise control monitor that residents can use for inquiries and/or to submit complaints associated with construction noise.

The above mitigation monitoring and reporting program will require additional fees and/or deposits to be collected prior to the issuance of building permits, certificates of occupancy and/or final maps to ensure the successful completion of the monitoring program.



City of San Diego
Development Services
1222 First Ave., MS-302
San Diego, CA 92101

Community Planning Committee Distribution Form Part 2

Project Name: 4th Corner Apartments TM/SDP		Project Number: 661800	Distribution Date: 5/14/2020
Project Scope/Location: MID-CITY: CITY HEIGHTS**AFFORDABLE HOUSING EXPEDITE PROGRAM**(Process 4) Tentative Map & Site Development Permit, to consolidate 6 lots, demo a historic building to construct a 5 story 131,998 s.f. mixed use building consisting of a community meeting space, parking, & 75 affordable housing units with amenities, at 4021,4035,4061 Fairmount Ave & 4390 University Ave.. The 0.87-acre site is located in the CUPD-CU-2-3 zone of the Mid City: City Height Community Plan area within Council District 9.			
Applicant Name: Temple, Jeannette		Applicant Phone Number: (619)523-1930	
Project Manager: Peterson, Jeff	Phone Number: 619-446-5237	Fax Number: (619) 321-3200	E-mail Address: JAPeterson@sandiego.gov
Committee Recommendations (To be completed for Initial Review):			
☒ Vote to Approve	Members Yes 15	Members No 1	Members Abstain 0
☐ Vote to Approve With Conditions Listed Below	Members Yes	Members No	Members Abstain
☐ Vote to Approve With Non-Binding Recommendations Listed Below	Members Yes	Members No	Members Abstain
☐ Vote to Deny	Members Yes	Members No	Members Abstain
☐ No Action (Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)			☐ Continued
CONDITIONS:			
NAME: <u>Ross Connelly</u>		TITLE: <u>Chair</u>	
SIGNATURE: <u>Ross Connelly</u>		DATE: <u>05-05-2020</u>	
<i>Attach Additional Pages If Necessary.</i>		Please return to: Project Management Division City of San Diego Development Services Department 1222 First Avenue, MS 302 San Diego, CA 92101	
Printed on recycled paper. Visit our web site at www.sandiego.gov/development-services . Upon request, this information is available in alternative formats for persons with disabilities.			

	City of San Diego Development Services 1222 First Ave., MS 302 San Diego, CA 92101 (619) 446-5000	FORM DS-318 October 2017
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Approval Type: Check appropriate box for type of approval(s) requested: ☐ Neighborhood Use Permit ☐ Coastal Development Permit
☐ Neighborhood Development Permit ☒ Site Development Permit ☐ Planned Development Permit ☐ Conditional Use Permit ☐ Variance
☒ Tentative Map ☐ Vesting Tentative Map ☐ Map Waiver ☐ Land Use Plan Amendment ☐ Other _____

Project Title: Fourth Corner Apartments

Project No. For City Use Only: 6601800

Project Address: 4021, 4029, 4035, 4061 Fairmount Avenue San Diego, CA 92105

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

☐ Corporation ☒ Limited Liability -or- ☐ General - What State? CA Corporate Identification No. CA 200202210029

☐ Partnership ☐ Individual

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter will be filed with the City of San Diego on the subject property with the intent to record an encumbrance against the property. Please list below the owner(s), applicant(s), and other financially interested persons of the above referenced property. A financially interested party includes any individual, firm, co-partnership, joint venture, association, social club, fraternal organization, corporation, estate, trust, receiver or syndicate with a financial interest in the application. If the applicant includes a corporation or partnership, include the names, titles, addresses of all individuals owning more than 10% of the shares. If a publicly-owned corporation, include the names, titles, and addresses of the corporate officers. (A separate page may be attached if necessary.) If any person is a nonprofit organization or a trust, list the names and addresses of ANY person serving as an officer or director of the nonprofit organization or as trustee or beneficiary of the nonprofit organization. A signature is required of at least one of the property owners. Attach additional pages if needed. Note: The applicant is responsible for notifying the Project Manager of any changes in ownership during the time the application is being processed or considered. Changes in ownership are to be given to the Project Manager at least thirty days prior to any public hearing on the subject property. Failure to provide accurate and current ownership information could result in a delay in the hearing process.

Property Owner

Name of Individual: City Heights Realty, LLC ☒ Owner ☐ Tenant/Lessee ☐ Successor Agency

Street Address: 7777 Fay Ave Suite 300

City: La Jolla

State: CA Zip: 92037

Phone No.: (858) 551-2321

Fax No.: _____

Email: sbernabe@price-entities.com

Signature: By: Price Philanthropies Foundation, its Sole Member

Date: March 12, 2020

Additional pages Attached: ☒ Yes ☐ No

Applicant

Name of Individual: Peter Armstrong, Wakeland Housing & Development Corporation ☐ Owner ☐ Tenant/Lessee ☐ Successor Agency

Street Address: 1230 Columbia Street Suite 950

City: San Diego

State: CA Zip: 92101

Phone No.: (619) 235-2296

Fax No.: (619) 235-5386

Email: parmstrong@wakelandhdc.com

Signature: Peter Armstrong

Date: March 13, 2020

Additional pages Attached: ☒ Yes ☐ No

Other Financially Interested Persons

Name of Individual: _____ ☐ Owner ☐ Tenant/Lessee ☐ Successor Agency

Street Address: _____

City: _____

State: _____ Zip: _____

Phone No.: _____

Fax No.: _____

Email: _____

Signature: _____

Date: _____

Additional pages Attached: ☐ Yes ☐ No

Attachment to FORM DS-318

City Height Realty, LLC, a California limited liability company, is managed by its sole member, Price Philanthropies Foundation, a Delaware non-stock, nonprofit corporation.

The Directors and Officers of Price Philanthropies Foundation are listed below. For purposes of this Form, all Directors and Officers have addresses at 7777 Fay Avenue, Suite 300, La Jolla CA 92037.

Directors:

- Robert E. Price
- Allison price
- Sherry S. Bahrambeygui
- Jeffrey Fisher
- M. Edward Spring
- Sue Reynolds
- Dede Alpert
- Jack Knott
- Matthew Hervey
- David Lynn

Officers:

-
- Robert E. Price: President
 - Allison Price: Vice President
 - Sherry S. Bahrambeygui: Vice President
 - Jeffrey Fisher: Chief Financial Officer
 - Sophie Bernabé: Secretary
 - Jennette Lawrence Shay: Vice President - Grantmaking



Fourth Corner Apartments DS-318 Ownership Disclosure Form

Officers of Wakeland Housing & Development Corporation, or Individuals that own more than 10% of shares (*) March 2020

Title	Name	Address
President	Ken Sauder	1230 Columbia Street, Suite 950 San Diego, CA 92101
Chief Financial Officer	Joan Edelman	1230 Columbia Street, Suite 950 San Diego, CA 92101
Vice President, Chief Operating Officer	Rebecca Louie	1230 Columbia Street, Suite 950 San Diego, CA 92101
Vice President, Real Estate Development	Peter Armstrong	1230 Columbia Street, Suite 950 San Diego, CA 92101

Note: (*) If the applicant includes a corporation or partnership, include the names, titles, addresses of all individuals owning more than 10% of the shares. If a publicly-owned corporation, include the names, titles, and addresses of the corporate officers.



4th Corner Apartments

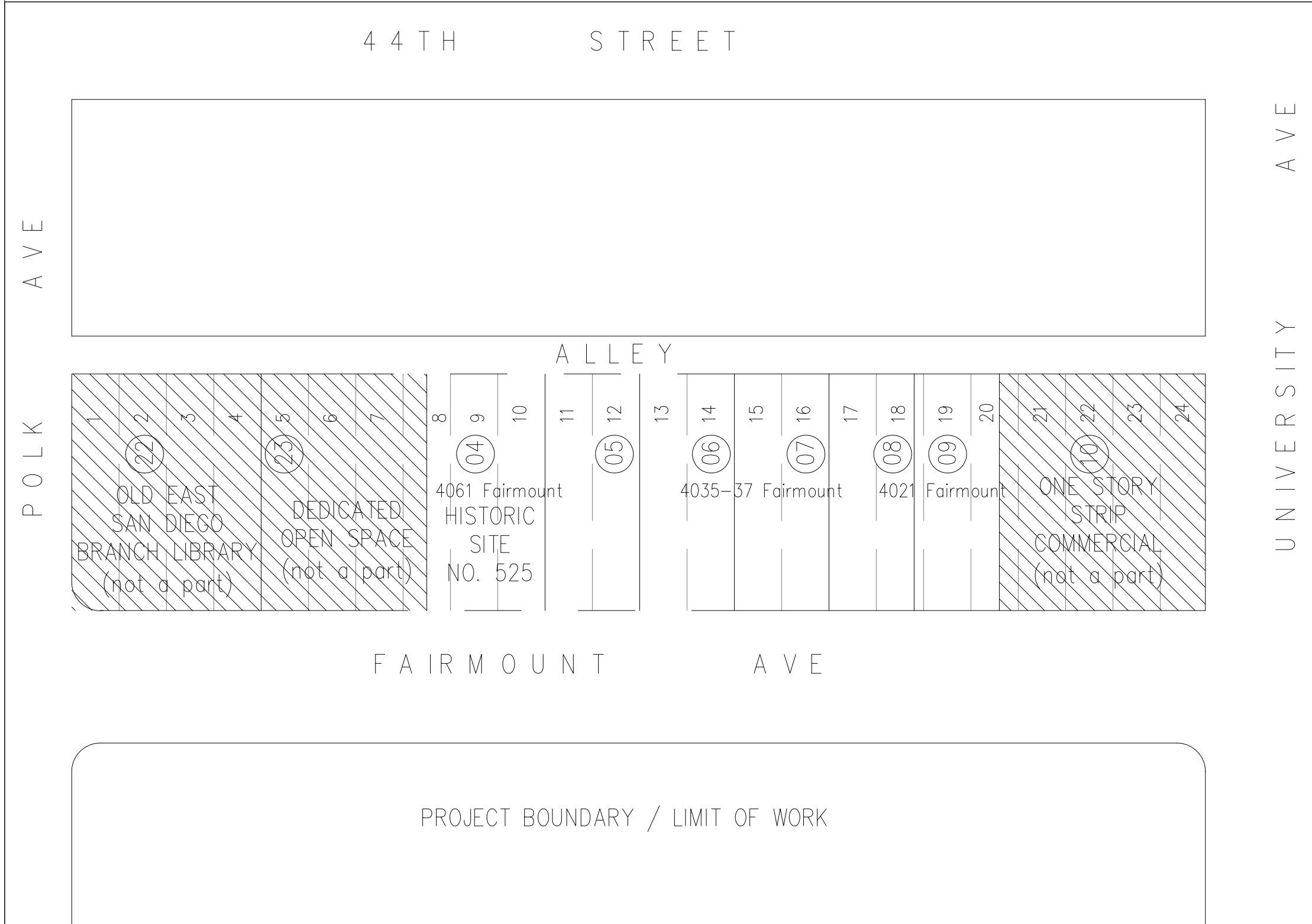
4021, 4035, 4037 and 4061 Fairmount
Avenue, San Diego, CA 92105

3rd Submittal - July 17, 2020

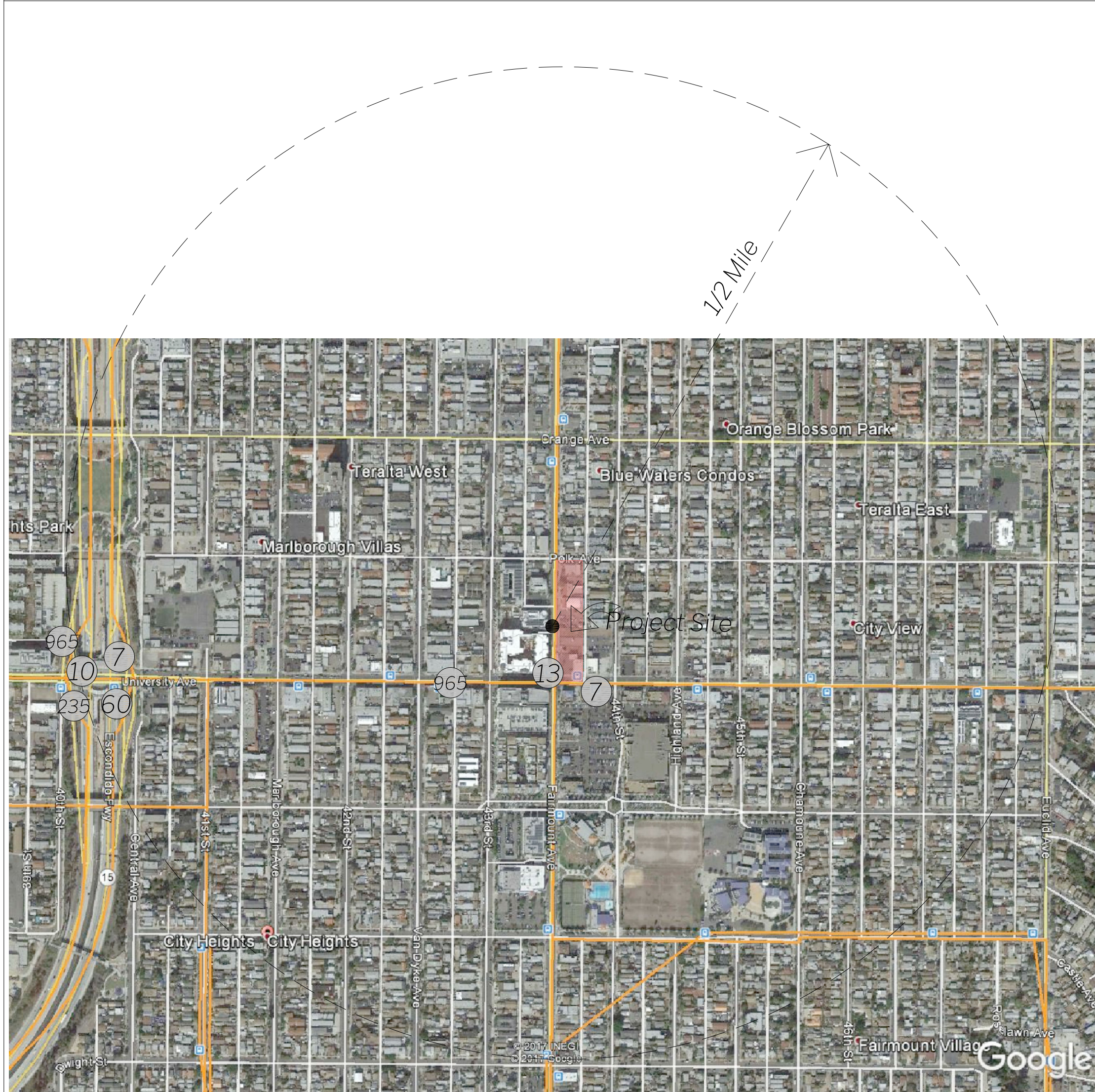
Property Owner & Developer:
Wakeland Housing and Development
1230 Columbia St., Suite 950
San Diego, CA 92101
Contact: Dani McMillin
Tel: 619.677.2259

Architect:
Dess Partners Architecture
4516 1/2 30th St.
San Diego, CA 92116
Contact: Deborah Smithton
Tel: 619.573.5522

Assessor's Parcel Map



Transit Map

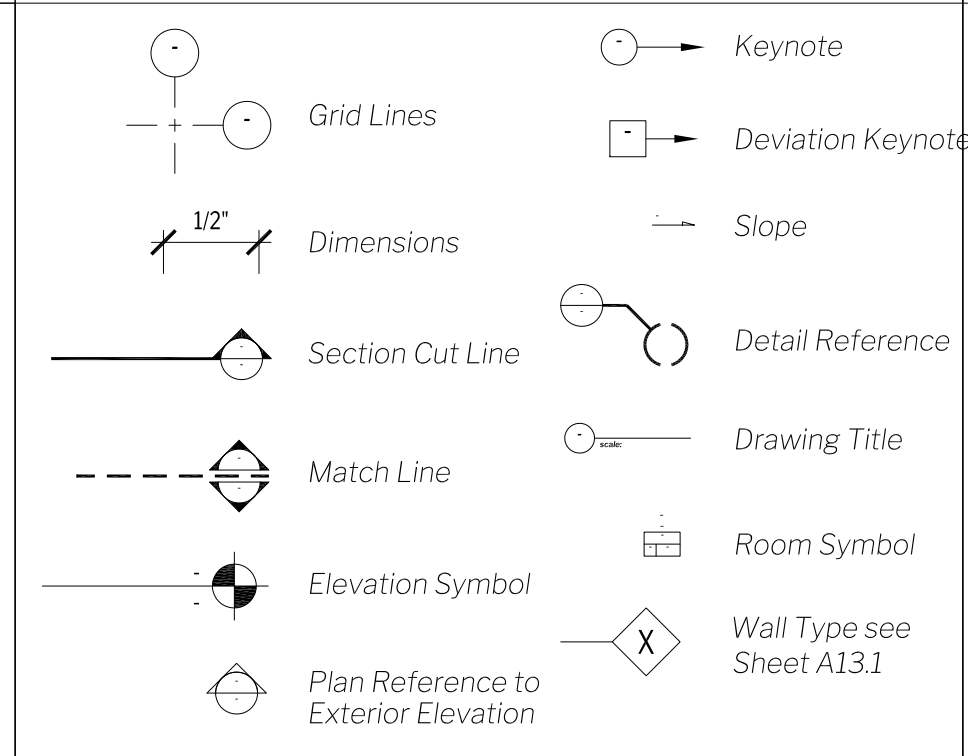


Per SDMC Table 143-07D, the development is located within a 1/2 mile of unobstructed access to bus services and the intersection of two or more bus routes with a frequency of service interval of 15 minutes or less during the morning and afternoon peak commute periods as demonstrated on the above aerial map and table below:

TRANSIT SERVICE SCHEDULE AT PEAK AM AND PM TIMES:
SOURCE: sdmts.com

Transit Route	AM (7am-9am)	PM (4pm-6pm)	Interval	Transit Route	AM (7am-9am)	PM (4pm-6pm)	Interval
7	7:03 7:16 7:28 7:40 7:52 8:04 8:16 8:28 8:40 8:52	4:03 4:16 4:28 4:40 4:52 5:04 5:16 5:28 5:40 5:52	6-15 MIN.	13	7:05 7:17 7:29 7:41 7:53 8:05 8:17 8:29 8:41 8:53	3:56 4:08 4:20 4:32 4:44 4:56 5:08 5:20 5:32 5:44 5:56	15 MIN.

Drawing Symbols



Abbreviations

AB. Anchor Bolt	Kit. Kitchen
AC. Asphaltic Concrete or Air Conditioning	Lam. Laminated
A.C.T. Acous. Acoustic Ceiling Tile	Lb.(s) Lbs.(s)
AD. Access Door	LL. Live Load
Add. Addendum	LLH. Long Leg Horizontal
Adj. Adjustable	LLV. Long Leg Vertical
A.F.F. Above Finish Floor	LongL. Longitudinal
Al. Aluminum	L.P. Low Point
Alt. Alternative	LI. Light
Arch. Architectural	L.W.C. Light Weight Concrete
@. At	Max. Masonry
Bd. Bd. Board	MatT. Material
Bet. Between	Max. Maximum
B.F. Bottom of Footing	Mech. Mechanical
Bldg. Building	Membr. Membrane
Blkg. Blocking	Met or Mt. Metal
Bm. Beam	Mfr. Manufacturer
B.N. Boundary Nail	Min. Minimum
Brg. Bearing	Misc. Miscellaneous
Bmt. Basement	Mtd. Mounted
B.U. Built Up	N. North
Cab. Cabinet	N.I.C. Not in Contract
C.L. Center Line	No. Number
Cr. Clear	Nom. Nominal
Cer. Ceramic	N.T.S. Not to Scale
C.F.C.I. Contractor Furnished, Contractor Install	O.C. On Center
C.F.O.I.A. Contractor Furnished, Owner Install	O.D. Outside Diameter
C.I. Control Joint	O.F. Over Flow or Outside Face
Cg. Ceiling	O.I. Owner Installed, Contractor Installed
C.M.U. Concrete Masonry Unit	O.F.C.I.A. Owner Furnished, Contractor Installed
Col. Column	O.F.O.I.B. Owner Installed, Contractor Installed
Conc. Concrete	O.H. Opposite Hand
Constr. Construction	Opg. Opening
Cont. Continuous	Opp. Opposite
Coord. Coordinate	Ond. Overhead
Corr. Corridor	P.C. Pre-Cast
Cot. Carpet	Pl. Plate
Csk. Countersink	P.L. Property Line
Ctr. Counter	Pfbg. Plumbing
C.T. Ceramic Tile	Plnt. Plant
Ch. Channel	Pwd. Plywood
d. Penny (nail)	P.S.F. Pounds per Square Foot
Dbl. Double	P.S.I. Pounds per Square Inch
Demc. Demolition	P.T. Pressure Treated
Dept. Department	Pxt. Painted
Det. Detail	P.T.S. Post Tension Slab
Dia. Diameter	Perim. Perimeter
Diag. Diagonal	Perp. Perpendicular
Diaphr. Diaphragm	Pfst. Plaster
D.F. Drinking Fountain or Douglas Fir	Plast. Plastic
Dim. Dimension	Qty. Quantity
D.L. Dead Load	R. Rise or Riser
D.N. Downspout	R.C.P. Reflected Ceiling Plan
Dwg. Drawing	R.D. Roof Drain
Dwls. Dowels	Ref. Reference
Dwr. Drawer	Reinf. Reinforcing
E. East	Req'd. Require or Required
Ea. Each	Reqs. Requirements
E.B. Expansion Bolt	Resil. Resilient
E.I. Expansion Joint	Ret. Retaining
El. Elevator	Rev. Revision
Elev. Elevation	Rtg. Roofing
Elec. Electrical	Rm. Room
Emer. Emergency	R.O. Rough Opening
Enc. Enclosure	R.O.W. Right of Way
Engr. Engineer	R.R. Radius Point
Eq. Equal	R.N. Roof Top HVAC Unit
Equip. Equipment	S. South
E.W. Each Way	S.C. Solid Core
Ex. Exit	S.S. Schedule
Ext. Exterior	Sched. Sheet
Exst. Existing	Sq. Square Feet
F.B. Flat Bar	Sim. Similar
F.C.P. Fiber Cement Panel	S.P. Stand Pipe
F.D. Floor Drain	Spig. Spigot
F.F. Finish Floor	Spec. Specification
Fin. Fr. Foundation	Sq. Square
Fin. Finish	Stainless Steel
F.B. Fire Extinguisher	Staggered
F.B.C. Fire Extinguisher Cabinet	Std. Standard
F.F.E. Finish Floor Elevation	Stiff. Stiffened
F.H.C. Fire Hose Cabinet	Str. Structural
Fin. Finish	Stl. Steel
Flx. Flexible	Susp. Suspended
Flr. Floor	Sym. Symmetrical
Fluor. Fluorescent	T. Tread
F.N. Field Nailing	T.B.D. To Be Determined
F.O. Face of (Item)	T. & G. Tongue and Groove
F.O.B. Face of Brick	Temp. Temp.
F.O.C. Face of Concrete	Thrs. Threshold
F.O.M. Face of Masonry	T.J. Toiled Joint
F.O.P. Face of Panel	T.N. Toe Nail
F.O.S. Face of Stud	T.O. Top of (Item)
Fl. Fireproofing	T.O.C. Top of Curb or Top of Concrete
F.S. Foot or Feet	T.O.D. Top of Drain
Flr. Sink	T.O.F. Top of Footing
	T.O.P. Top of Parapet
	Topo. Topography
	T.O.R. Top of Roof
	T.O.S. Top of Slat
	T.O.W. Top of Wall
Ga. Gauge	Trans. Transverse
Galv. Galvanized	Typ. Typical
Galv. Galvanized Iron	U.N.D. Unless Noted Otherwise
Gl. Glass	U.B.C. Uniform Building Code
G.L.B. Glue Laminated Beam	
Gyp. Bd. Gypsum Board	
H.B. Hose Bibb	Vac. Vacuum
H.C. Hollow Core	V.A.T. Vinyl Asbestos Tile
Hd. Header	V.B. Vapor Barrier
Hdwr. Hardware	V.C.T. V.C.T. Composition Tile
Hgr. Hanger	Vent. Ventilation
H.M. Hollow Metal	Vert. Vertical
Horiz. Horizontal	V.I.F. Verify in Field
Hr. Hour	W. West
Ht. Height	Wt. With
H.V.A.C. Heating, Ventilating, and Air Conditioning	Wd. Wood
H.W. Hot Water	W.G. Wire Glass
I.D. Inside Diameter	W.H. Water Heater
In. Inch	W.O. Where Occurs
Incl. Included	W/O. Without
I.E. Invert Elevation	Wp. Waterproof
Insl. Insulation	W.P.J. Weakened Plane Joint
Int. Interior	W.R. Water Resistant
	Wt. Weight
	W.W.F. Welded Wire Fabric
Jan. Janitor	Yd. Yard
Joint Joint	

Site Information

See Parcel Map on This Page

Project Site Area:
4021, 4035, 4037 and 4061 Fairmount Avenue
Total SDP Site Area 37,829 sf (0.87 acres)

Assessor's Parcel Number / Address:
471-461-04 (05606) / 4061 Fairmount Ave
Parcel A, The South 12' feet of Lot 8, all of Lots 9 and 10 in Block 1 of City Heights Annex No. 1, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 1001, filed in the Office of the County Recorder of San Diego County, July 18, 1906.
Parcel B, Lots 11 and 12, in Block 1 of City Heights Annex No. 1, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 1001, filed in the Office of the County Recorder of San Diego County, July 18, 1906.
Parcel C, Lots 13 and 14, in Block 1 of City Heights Annex No. 1, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 1001, filed in the Office of the County Recorder of San Diego County, July 18, 1906.

471-461-07 / 4035-37 Fairmount Ave
Lots 15 and 16 in Block 1 of City Heights Annex No. 1, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 1001, filed in the Office of the County Recorder of San Diego County, July 16, 1906.

471-461-09 / 4021 Fairmount Ave
The South 5 Feet of Lot 18 and all lots 19 and 20, excepting from said lot 20, the South 10 feet thereof, in Block 1 of City Heights Annex No. 1 in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 1001, filed in the Office of the County Recorder of San Diego County, July 18, 1906.

Project Data

Existing Use: 4021, 4035 & 4037 Fairmount: Vacant Lot 4061 Fairmount: Community Building/ Commercial - 1931	ZONING STANDARDS PER SDMC Chapter 15, Article 5, Division 2 Lot Coverage: Unlimited
Proposed Use: Residential Apartments Commercial/ Community Building	Residential Density: PRE-BONUS DENSITY: 37,829 / 1000 = 37.8, rounded up to 38 INCOME LEVEL % AFFORDABLE: Low Income (60% AMI) 100% Affordable BONUS DENSITY % / TOTAL UNITS ALLOWED: unlimited per per CA Gov Code 65915A INCENTIVES + 4 Development Incentives per CA Gov Code 65915A
Required Permits: Site Development Permit for Substantial Alteration under SDMC Section 126.0504 (i) - Proposed Demolition of Historic Structure	Setbacks per SDMC Table 155-02D: Location: Requirements: Proposed: Front: Minimum 0', Maximum 10' 0' to 11' Side: Minimum 10', Optional 0' 0' to 11' Street Side: Minimum 0', Maximum 10' N/A Rear: Minimum 10', Optional 0' 0' to 12'
Historic Designations: 4061 Fairmount Ave. Designated Historic Resource per HRB#525	F.A.R.: Requirement: 1.0 base + 0.5 bonus for mixed-use + 1.5 FAR Proposed: 3.5 (13,998 sf GFA / 37,829 sf site area) (with allowable incentive for Low Income units provided on-site per SDMC Table 143-07A)
Building Code Compliance: Project to comply with 2019 California Building Code, 2019 California Electrical Code, 2019 California Plumbing Code, 2019 California Mechanical Code, & 2019 California Fire Code	Proposed Gross Square Footage: 131,998 sf
Construction Type: Type I-A 4-Story Residential, Fully Sprinklered Type I-A 1-Story Parking Garage, Fully Sprinklered	Common Area Square Footage: Requirement: 1,875 sf (25 sf/unit) Proposed: 3,348 sf
Occupancy Groups: A - Assembly (Community Space) R-2 Residential Apartments S-2 Parking Garage	Private Outdoor Space (per RM-3.7 zone reqs): Required 60 sf/unit for 75% of DU Proposed: 60 sf/unit min. for 75% of DU (56 units)
Zoning Designations: Central Urbanized Planned District: CUPD-CU-2-3 City Heights Community Plan	Building Height: Requirement: 50' 0" per Table 155-02D; CA Gov Code 65915A allows a height increase of 3 additional stories or 33 feet.33' for a total building height of 83' Proposed Height: 62' 0"
Overlay Zones: Transit Overlay Zone Park Deficient Neighborhood Transit Priority Area	Storage: Requirement: 240 cu ft / du for 75 units Proposed: none
Low Income Units: 74	Refuse and Recycling: Requirement: Residential: 288 sf Commercial: 24 sf Proposed: 320 sf
Deviations/ Development Incentives: (4 allowable incentives for Low Income units provided on-site per CA Gov Code 65915A)	Parking (see Development Summary Below): Requirement: 43 spaces Proposed: 70 spaces
• Deviation from SDMC Section 155.0242, Table 155-02D for Building Floor Area	Proposed Landscaped Area: approx. 5,000 sf - residential building
• Deviation from SDMC Section 155.0242, Table 155-02D for Building Side and Rear Setbacks	
• Deviation from SDMC Section 131.0552 (for Building Transparency)	
• Deviation from SDMC Section 131.0454 Private Storage Requirement	

Scope of Work

The proposed project scope of work includes a 75-unit apartment building, new construction, located at 4021, 4035, 4037 and 4061 Fairmount Avenue in the City Heights Community of San Diego, California. The project site includes an existing designated historic resource, American Legion Hall, HRB #525. The project proposes to demolish the historic resource through a SDP per SDMC Section 126.0504 (i) - Proposed Demolition of Historic Structure. The proposed residential project will provide 74 affordable dwelling units for use by the public, a residents' kitchen, laundry room and lounge. Vehicular parking, storage and bicycle parking will be provided in a secured garage on the street level. The building will be four stories of residential - wood construction, over a parking structure at-grade. The elevator lobby, entrance and manager's office lounge will be located off Fairmount Avenue.

The proposed residential project will include residential amenities, such as approx. 5,300 sf of outdoor community recreation open space on the podium deck, approx. 1818 sf community room for use by the public, a residents' kitchen, laundry room and lounge. Vehicular parking, storage and bicycle parking will be provided in a secured garage on the street level. The building will be four stories of residential - wood construction, over a parking structure at-grade. The elevator lobby, entrance and manager's office lounge will be located off Fairmount Avenue.

Development Summary

PROPOSED FLOOR AREAS				RESIDENTIAL UNIT MIX			
Floor Level	Program Use	Gross Floor Area	Unit Count	Unit Bedrooms	IDUs	Average Area	Income Category
Garage	Parking	26,040sf	0	2-Bedroom Units	55	887 sf avg.	60% AMI
	Bike Storage	585 sf		3-Bedroom Units	20	1068 sf avg.	60% AMI
	Office	200 sf					
Level 2	Trash/Recycling Community Rm	1818 sf	19	Table 2: Parking Summary and Dwelling Unit Mix			
	Residential Lounge	38,863 sf		Description	Unit Count/ SF	Parking Requirement	Required Spaces ¹⁴
	SubTotal:	39,863 sf					Proposed Spaces
Level 3	Residential	24,325 sf	18	Vehicular Spaces ¹⁵			
	Laundry	250 sf		Dwelling Units ¹⁶	74	0.5 spaces/ DU	37
	Mech/Boiler	450 sf		Manager's Unit	1	1.75 spaces/ DU	2
Level 4	SubTotal:	25,025 sf	19	Non-residential Community Spaces ¹⁷	1,818	2.1 spaces/ 1,000 SF	4
	Residential	25,370 sf		Total Vehicle Spaces ¹⁸			43
	SubTotal:	25,370 sf		ADA Accessible Spaces ¹⁹		3 per 61 to 75 spaces	3
Level 5	Residential	25,370 sf	19	Motorcycle Spaces ²⁰		3 per 61 to 75 spaces	3
	SubTotal:	25,370 sf					
	SubTotal:	25,370 sf					
TOTALS		131,998 sf	75				
Outdoor Recreation/ Podium Deck: 5,300 sf							

Design Team Directory

Owners: Wakeland Housing & Development 1230 Columbia Street, Suite 950 San Diego, CA 92101 Contact: Dani McMillin Email: dmcmillin@wakelandhdc.com Office: (619) 677-2259	Civil Engineer: Kettler Leweck 303 A Street Suite 302 San Diego, CA 92101 Contact: Steve Kettler Email: steve@kettlerleweck.com Office: (619) 269-3444, ext. 2	Landscape Architect: Spurlock Landscape Architects 2122 Hancock Street San Diego 92110 Contact: Jose Rodriguez Email: jRodriguez@spurlock-land.com Office: (619) 681-0090 ext. 103
Architect: Dess Partners Architecture 45161 30th St San Diego, CA 92116 Contact: Deborah Smithton Email: dsmithton@desspartners.com Office: (619) 573-5522	Geotechnical Engineer: Leighton and Associates 3934 Murphy Canyon Road Suite B205 San Diego, CA 92123 Contact: Mike Jensen Office: (858) 292-8030 Cell: (619) 247-8721	Environmental: Baranek Consulting Group 9984 Scripps Ranch Blvd. #138 San Diego, CA 92131 Contact: Kim Baranek Email: kim@baranekconsulting.com Office: (858) 922-8604
Entitlements Atlantis Group Land Use Consultants 2488 Historic Decatur Rd., Suite 220 San Diego, CA 92106 Contact: Jeannette Temple Email: jtemple@atlantisad.com Office: (619) 523-1930		

Sheet Index

General	NOI D Cover Sheet
Civil	C1.0 Key Map and Notes
C2.0	Existing Condition Plan
C3.0	Proposed Condition Plan
C4.0	Drainage Management Area Plan
C5.0	Storm Water Applicability Checklist and Worksheet
C6.0	Tentative Map
C7.0	Existing and Proposed Curb Utilization Plan
Landscape	L1.01 Hardscape Plan
L1.02	Hardscape Legend
L2.01	Landscape Plan
L2.02	Landscape Legend & Plant Palette
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A3.1	Exterior Elevations
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A4.0	Building Sections

DESS
PARTNERS
ARCHITECTURE

4516 1/2 30th Street
San Diego 92116

ARCHITECT:

LICENSED ARCHITECT



DEBORAH SMITHTON, AIA
(619) 573-5522

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Fairmount Ave
San Diego, CA 92105

DEVELOPER:
Wakeland Housing & Development
1230 Columbia Street
San Diego CA 92101

phone: (619) 677-3200
contact: Peter Armstrong

Tentative Map No. ____
Site Development Permit No. ____

Completeness check 3.17.20
First Submittal 4.16.20
Second Submittal 6.22.20
Third Submittal 7.17.20

SHEET SIZE: 24" x 36"
DO NOT SCALE DRAWINGS

SHEET TITLE:

Cover Sheet

DATE:

SCALE: AS NOTED

SHEET:

A0.0

DESS
ARCHITECTURE

4516 1/2 30th Street
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DO NOT SCALE DRAWINGS

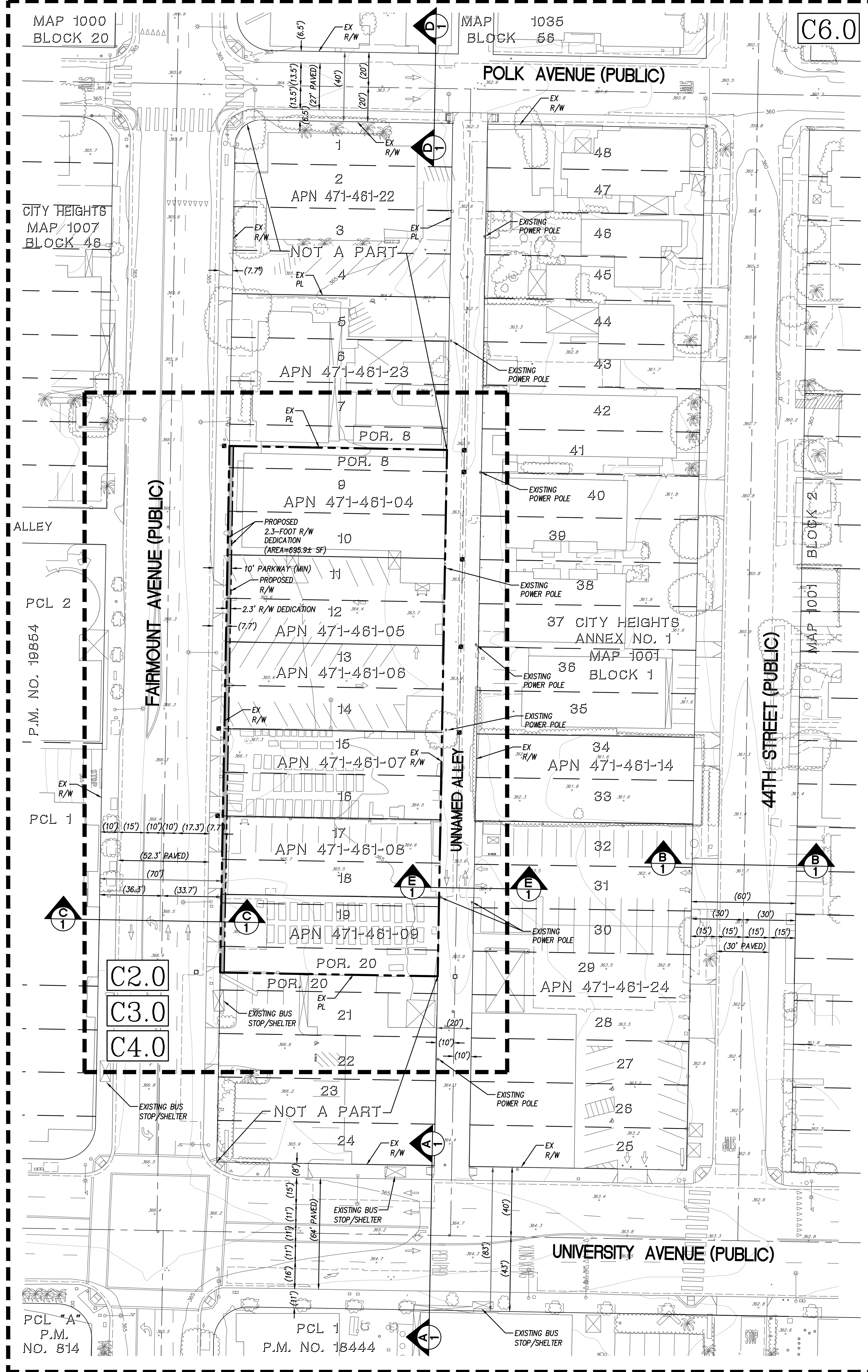
SHEET TITLE:
KEY MAP AND
NOTES

DATE: 06-15-2020

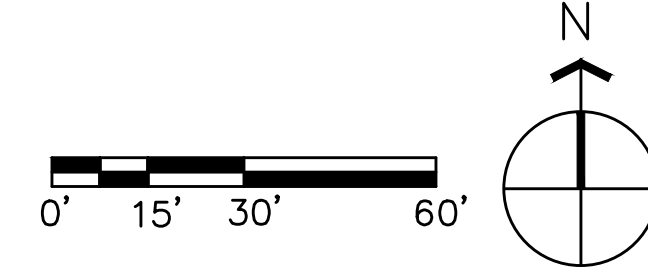
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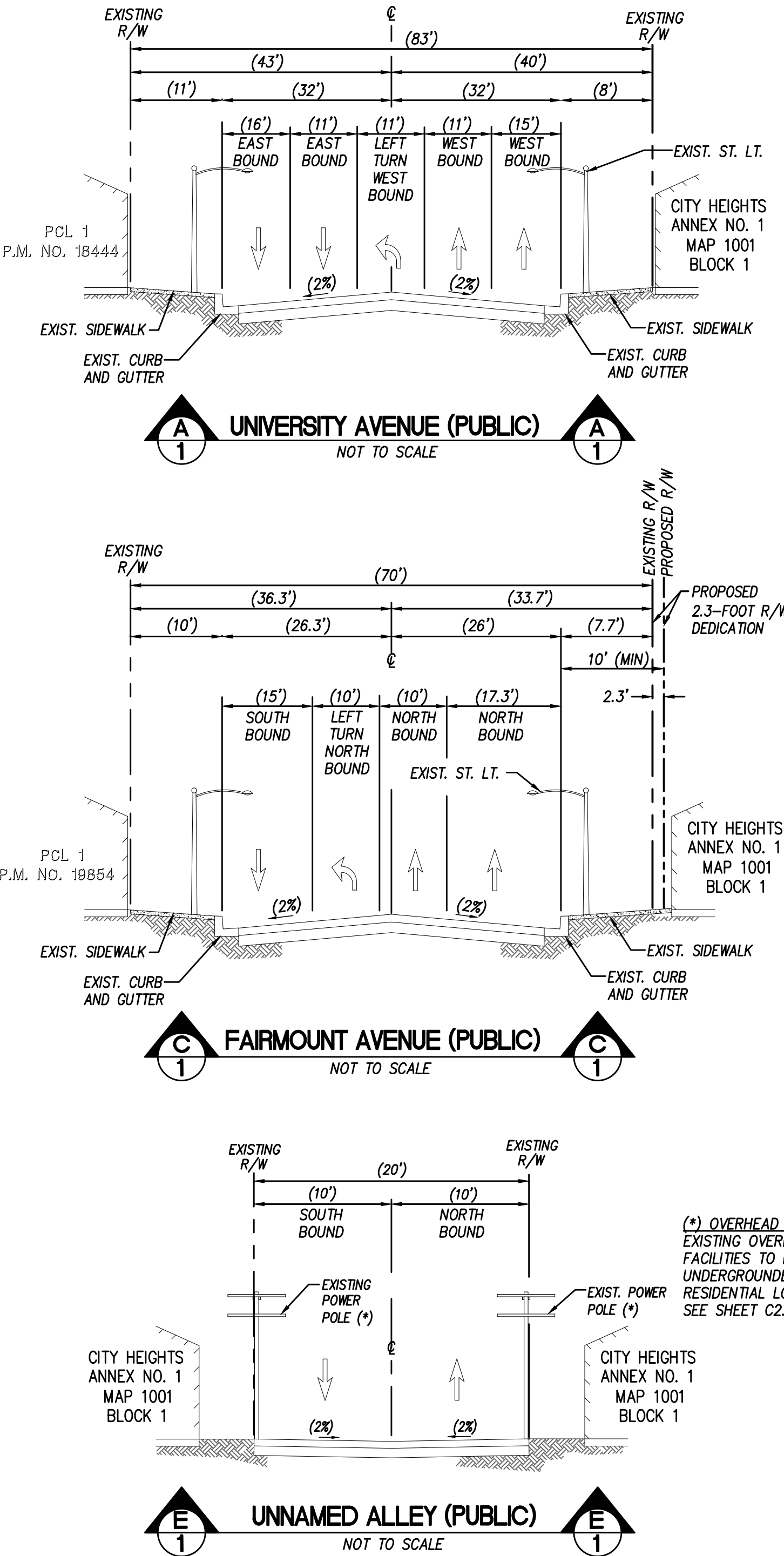
C1.0



KEY MAP
SCALE: 1" = 30'



EXISTING STREET SECTIONS (SEE C3.0 FOR PROPOSED)



SHEET INDEX

KEY MAP AND NOTES
EXISTING CONDITION PLAN
PROPOSED CONDITION PLAN
DRAINAGE MANAGEMENT AREA PLAN
STORM WATER APPLICABILITY CHECKLIST AND WORKSHEET C-4.1
TENTATIVE MAP NO. 2412539
EXISTING AND PROPOSED CURB UTILIZATION PLAN

C1.0
C2.0
C3.0
C4.0
C5.0
C6.0
C7.0

KEY MAP LEGEND

SHEET NO. #

SHEET LIMITS

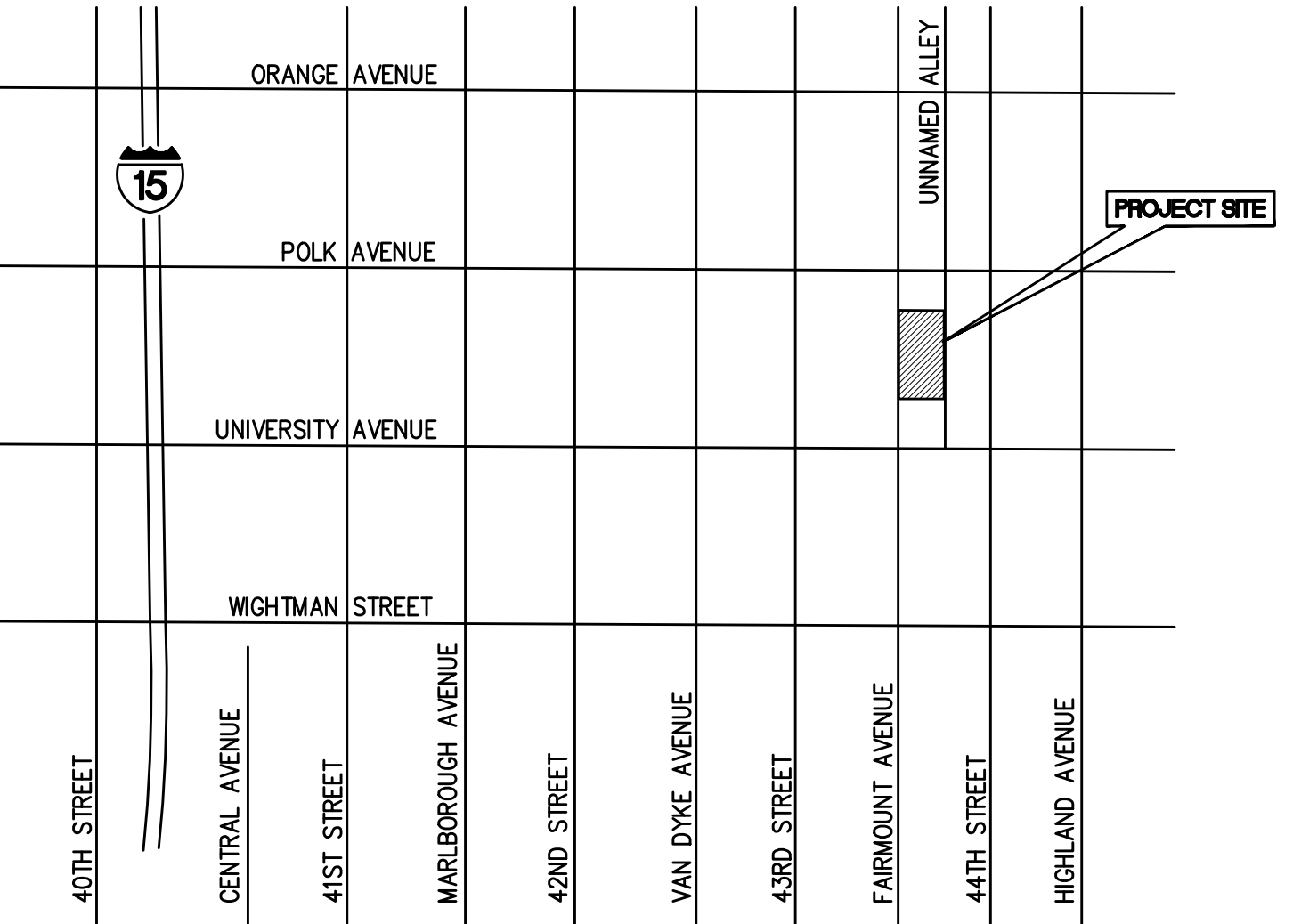
PLAN NOTES

- TOTAL AREA WITHIN SURVEY BOUNDARY = 0.86 ACRES
- TAX ASSESSOR PARCEL NO.
 - 471-461-04
 - 471-461-05
 - 471-461-06
 - 471-461-07
 - 471-461-08
 - 471-461-09
- BOUNDARY SURVEY INFORMATION SHOWN HEREON IS BASED ON FIELD WORK PERFORMED DURING JANUARY, 2017 BY FOREFRONT LAND SURVEYING.
- AS DETERMINED BY GRAPHIC ONLY, THIS SITE IS IN ZONE X OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 06073C1638H (PANEL 1638 OF 2375), REVISED MAY 16, 2012 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.
- TOPOGRAPHY SHOWN ON THIS SURVEY IS BASED UPON AERIAL SURVEY BY PHOTO GEODETIC CORPORATION, AND SUPPLEMENTED WITH A GROUND SURVEY IN DECEMBER 27, 2016. TOPOGRAPHY SHOWN HEREON IS AN AERIAL VIEW AND SHOWS TOP-MOST PORTION OF IMPROVEMENTS AND INCLUDES PARKING SPACES ON TOP OF BUILDINGS.
- UNDERGROUND UTILITIES SHOWN ARE FROM READILY OBSERVABLE EVIDENCE FOUND IN THE FIELD.

PARCEL SUMMARY

APN	AREA
471-461-04	0.18 AC
471-461-05	0.14 AC
471-461-06	0.14 AC
471-461-07	0.14 AC
471-461-08	0.13 AC
471-461-09	0.13 AC
GROSS AREA	0.868 AC
RIGHT-OF-WAY DEDICATIONS	695.9± SF (MID BLK PCL)
NET AREA	0.852 AC

- SEE R/W DEDICATION NOTE THIS SHEET
- SEE SHEET C6.0 FOR LOT CONSOLIDATION



VICINITY MAP
NOT TO SCALE

LEGAL DESCRIPTION

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

APN 471-461-04:
THE SOUTH 12.5-FEET OF LOT 6, ALL OF LOTS 9 AND 10 IN BLOCK 1 OF CITY HEIGHTS ANNEX NO. 1, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 1001, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JULY 18, 1906.

APN 471-461-05:
LOTS 11 AND 12, IN BLOCK 1 OF CITY HEIGHTS ANNEX NO. 1, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 1001, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JULY 18, 1906.

APN 471-461-06:
LOTS 13 AND 14, IN BLOCK 1 OF CITY HEIGHTS ANNEX NO. 1, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 1001, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JULY 18, 1906.

APN 471-461-07:
LOTS 15 AND 16, IN BLOCK 1 OF CITY HEIGHTS ANNEX UNIT NO. 1, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 1001, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JULY 18, 1906.

APN 471-461-08:
LOT 18, EXCEPTING THE SOUTH 5 FEET THEREOF, AND ALL OF LOT 17, IN BLOCK 1 OF CITY HEIGHTS, ANNEX NO. 1, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 1001, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JULY 18, 1906.

APN 471-461-09:
THE SOUTH 5 FEET OF LOT 18 AND ALL LOTS 19 AND 20, EXCEPTING FROM SAID LOT 20, THE SOUTH 10 FEET THEREOF, IN BLOCK 1 OF CITY HEIGHTS ANNEX NO. 1, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 1001, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JULY 18, 1906.

TITLE REPORT

THE TITLE REPORT INFORMATION:
PREPARED BY: CHICAGO TITLE COMPANY
DATED: FEBRUARY 28, 2020
ORDER NO.: 00064231-993-502-CFU

BENCHMARK

THE BRASS PLUG IN TOP OF CURB INLET AT THE SOUTHEAST CORNER OF THE INTERSECTION OF FAIRMOUNT AVENUE AND ORANGE AVENUE.

ELEVATION: 364.491 DATUM IS MEAN SEA LEVEL.

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA COORDINATE SYSTEM 83, ZONE 6, (1991.35 EPOCH), GRID BEARING BETWEEN G.P.S. STATION "1082" AND G.P.S. STATION "1077" (BOTH HAVING A CALIFORNIA COORDINATE VALUE OF FIRST ORDER ACCURACY OR BETTER) PER RECORD OF SURVEY NO. 14492.

I.E. S 45°18'53" W.

QUOTED BEARINGS FROM REFERENCE MAPS OR DEEDS MAY OR MAY NOT BE IN TERMS OF SAID SYSTEM.

THE COMBINED SCALE FACTOR AT STATION "1082" IS 0.9999886
GRID DISTANCE = GROUND DISTANCE X COMBINED SCALE FACTOR
MAPPING ANGLE AT STATION "1082" IS -0°27'50.659"
ELEVATION AT STATION 1082 IS 348.66 M.S.L.

SOURCE OF TOPOGRAPHY

THE SOURCE OF THE TOPOGRAPHIC INFORMATION IS BASED ON AN AERIAL SURVEY PERFORMED BY PHOTO GEODETIC CORPORATION ON DECEMBER 27, 2016.

EASEMENTS/ENCUMBRANCES

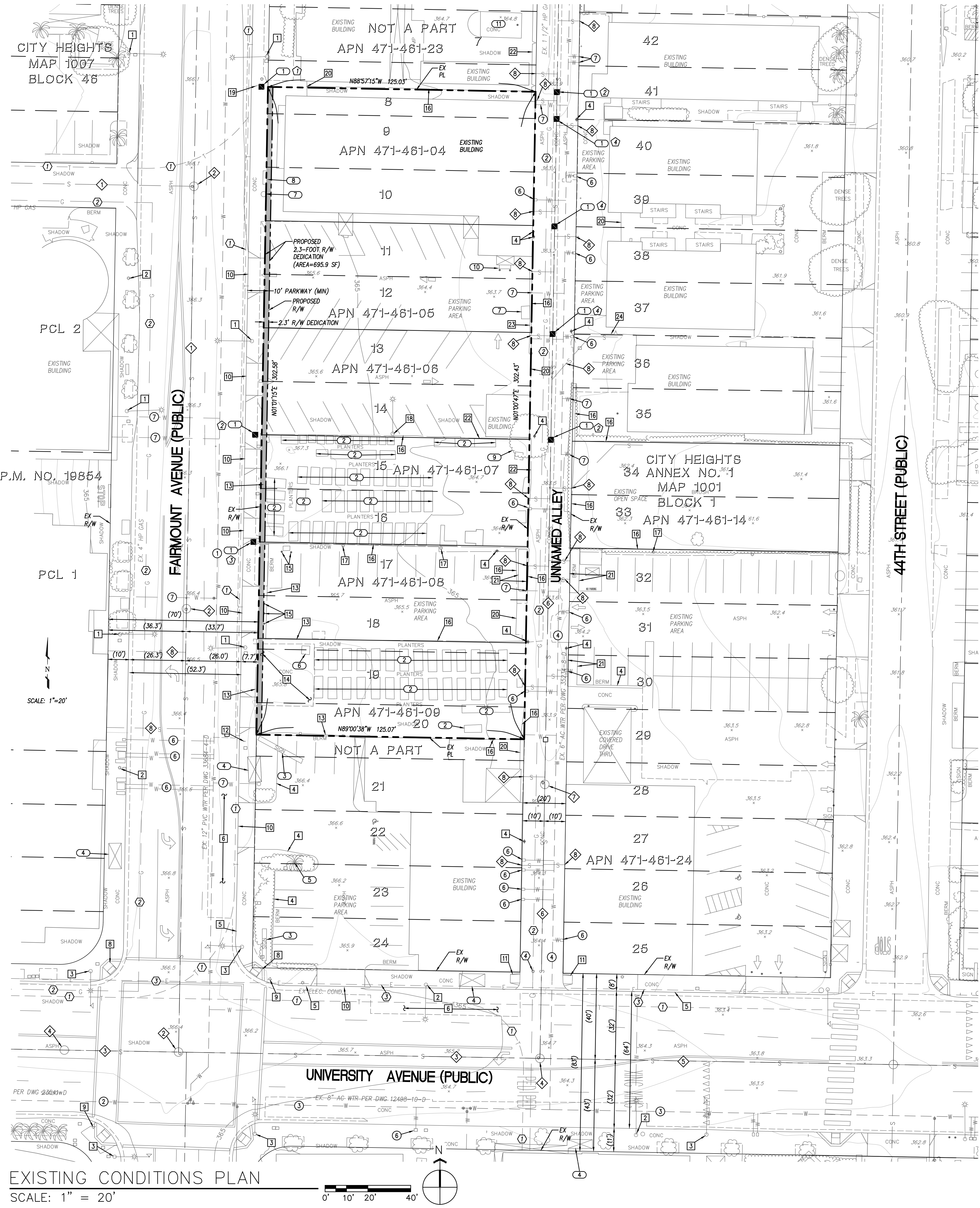
NONE ON RECORD PER TITLE REPORT.

RIGHT-OF-WAY DEDICATION NOTE

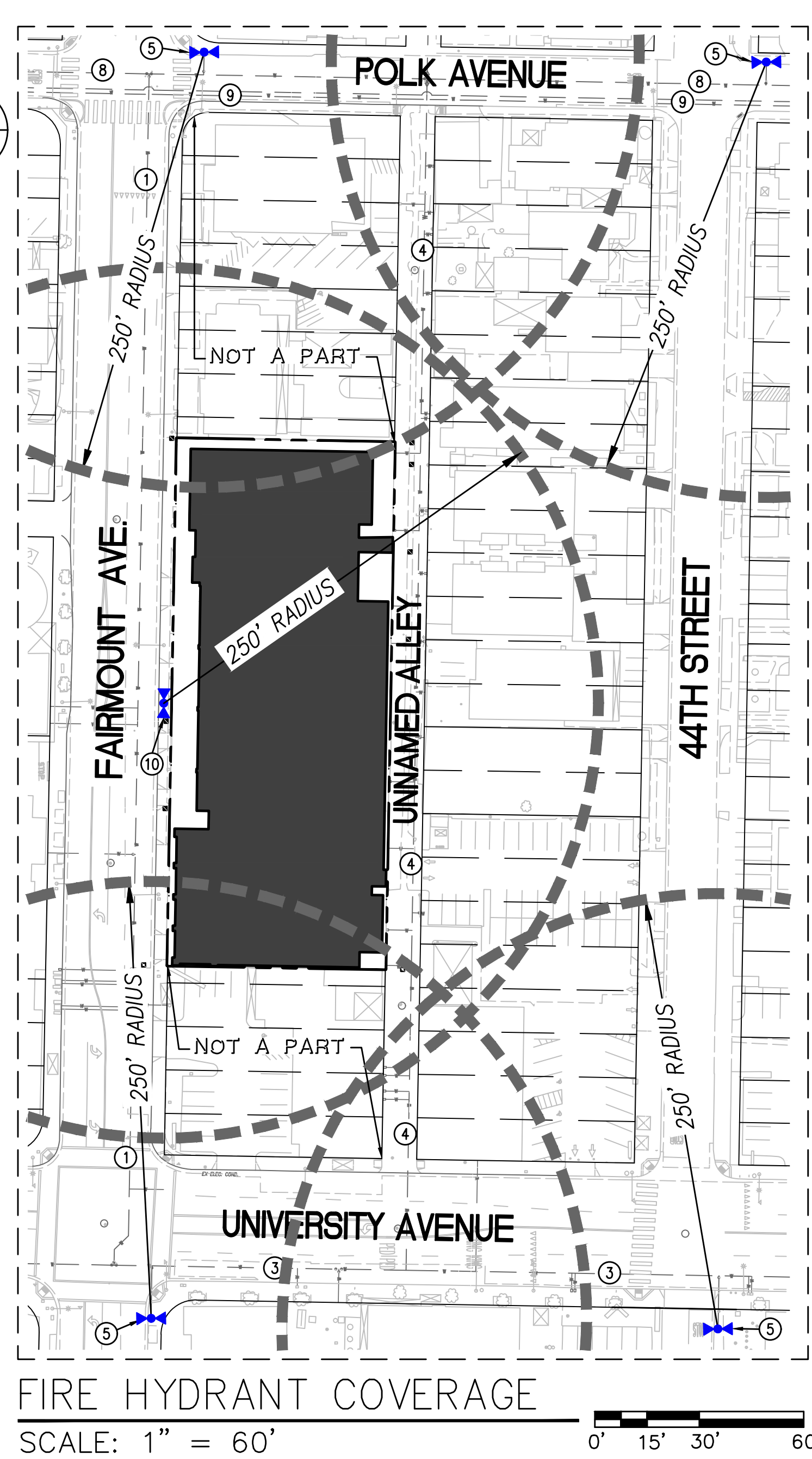
RIGHT-OF-WAY DEDICATIONS SHOWN HEREON ARE FOR GRAPHICAL PURPOSES ONLY. FINAL DOCUMENTATION (I.E. PLATS, LEGALS, TRAVELERS, ETC.) SHOWN HEREON AND INCLUDED WITH THIS DEVELOPMENT PERMIT, WILL BE PREPARED IN ACCORDANCE WITH SECTION 5 OF THE CITY OF SAN DIEGO DEVELOPMENT SERVICES LAND DEVELOPMENT MANUAL AND SUBMITTED AND REVIEWED BY STAFF PRIOR TO MINISTERIAL PERMIT ISSUANCE (I.E. BUILDING PERMIT, RIGHT-OF-WAY PERMIT, ETC.).

MAPPING NOTE

A FINAL MAP SHALL BE FILED AT THE COUNTY RECORDER'S OFFICE PRIOR TO THE EXPIRATION OF THE TENTATIVE MAP, IF APPROVED. A DETAILED PROCEDURE OF SURVEY SHALL BE SHOWN ON THE FINAL MAP AND ALL PROPERTY CORNERS SHALL BE MARKED WITH DURABLE SURVEY MONUMENTS.



EXISTING CONDITIONS PLAN
SCALE: 1" = 20'



FIRE HYDRANT COVERAGE
SCALE: 1" = 60'



EXISTING STREET LIGHT SPACING
SCALE: 1" = 60'

LEGEND

ITEM	SYMBOL
EXISTING IMPROVEMENTS	---
PROJECT BOUNDARY	---
EXISTING RIGHT-OF-WAY	---
PROPOSED RIGHT-OF-WAY DEDICATION AREA	---
EXISTING EDGE OF PAVEMENT	---
EXISTING CONTOURS	---
EXISTING CURB & GUTTER	---
EXISTING SIDEWALK	---
EXISTING PEDESTRIAN RAMP	---
EXISTING STORM DRAIN PIPE	---
EXISTING STORM DRAIN CLEANOUT	---
EXISTING STORM DRAIN CURB INLET	---
EXISTING WATER MAIN	---
EXISTING FIRE HYDRANT	---
EXISTING GATE VALVE	---
EXISTING SEWER MAIN	---
EXISTING SEWER MANHOLE	---
EXISTING SEWER LATERAL	---
EXISTING GAS	---
EXISTING ELECTRIC	---
EXISTING TELEPHONE	---
EXISTING UNDERGROUND ELECTRIC	---
EXISTING PARKING LIGHTING	---
EXISTING STREET LIGHTS	---
EXISTING TREES	---

- EXISTING KEYED NOTES**
- SITE IMPROVEMENTS**
- 1 EXISTING STREET LIGHT, TYPE 15 (COBRA)
 - 2 EXISTING STREET LIGHT, TYPE C (STANDARD)
 - 3 EXISTING TRAFFIC SIGNAL LIGHT
 - 4 EXISTING POWER POLE
 - 5 EXISTING CONCRETE CURB & GUTTER
 - 6 EXISTING CONCRETE BUS STOP SLAB
 - 7 EXISTING CONCRETE PAVEMENT
 - 8 EXISTING CURB RAMP WITH TRUNCATED DOME
 - 9 EXISTING TRAFFIC SIGNAL POLE
 - 10 EXISTING CONCRETE DRIVEWAY
 - 11 EXISTING PEDESTRIAN RAMP WITH (W/NO TRUNCATED DOMES)
 - 12 EXISTING BUS SIGN
 - 13 EXISTING IRON FENCE
 - 14 EXISTING CONCRETE SLAB
 - 15 EXISTING DEMOUNTABLE POST
 - 16 EXISTING CHAINLINK FENCE
 - 17 EXISTING PARKING LIGHT
 - 18 EXISTING POWER POLE WITH LIGHT (COBRA)
 - 19 EXISTING TRAFFIC SIGN
 - 20 EXISTING GATE
 - 21 EXISTING CONCRETE CURB
 - 22 EXISTING CHAINLINK FENCE AND WOOD FENCE
 - 23 EXISTING METAL BEAM GUARD RAILING
 - 24 EXISTING WOOD FENCE

- DRY UTILITIES**
- 1 EXISTING TELEPHONE LINE
 - 2 EXISTING GAS LINE
 - 3 EXISTING ELECTRIC CONDUIT
 - 4 EXISTING GAS VALVE
- SEWER**
- 1 EXISTING 8" PVC SEWER PER DWG NO. 33684-D
 - 2 EXISTING SEWER MANHOLE PER DWG NO. 33684-D
 - 3 EXISTING 10" PVC SEWER PER DWG NO. 30830-D
 - 4 EXISTING SEWER MANHOLE PER DWG NO. 30830-D
 - 5 EXISTING 10" PVC SEWER PER DWG NO. 30254-D
 - 6 EXISTING 8" PVC SEWER PER DWG NO. 21300-D
 - 7 EXISTING SEWER MANHOLE PER DWG NO. 21300-D
 - 8 EXISTING SEWER LATERAL TO BE ABANDONED AT PROPERTY LINE
- WATER**
- 1 EXISTING 12" PVC WATER PER DWG NO. 33684-D
 - 2 EXISTING 8" AC WATER PER DWG NO. 23541-D
 - 3 EXISTING 8" AC WATER PER DWG NO. 12498-D
 - 4 EXISTING 6" AC WATER PER DWG NO. 35234-D
 - 5 EXISTING FIRE HYDRANT PER DWG NO. 12498-D
 - 6 EXISTING WATER SERVICE WITH EXISTING WATER METER BOX
 - 7 EXISTING WATER SERVICE (UNKNOWN LOCATION) WITH NO EXISTING WATER METER BOX TO BE "KILLED" PER CITY STANDARDS
 - 8 EXISTING 16" PVC WATER PER DWG NO. 35234-D
 - 9 EXISTING 30" CCL WATER PER DWG NO. 13549-D
- MISCELLANEOUS**
- 1 EXISTING SURVEY MONUMENT, AS DESCRIBED
 - 2 EXISTING PLANTER AREA
 - 3 EXISTING COMMERCIAL SIGN BOARD
 - 4 EXISTING COVERED BUS STOP/SHELTER
 - 5 EXISTING PALM TREE
 - 6 EXISTING PORTABLE TOILET
 - 7 EXISTING TRASH
 - 8 EXISTING BENCH
 - 9 EXISTING TREE
 - 10 EXISTING CONCRETE STAIR WITH RAILING
 - 11 EXISTING BASKETBALL COURT

- PROPOSED KEY NOTES**
- WATER**
- 10 PROPOSED FIRE HYDRANT (SEE SHEET C3.0)
- EXISTING SURVEY MONUMENTS**
- 1 EXISTING LEAD AND DISC MARKED "CED", NO RECORD
 - 2 EXISTING LEAD AND DISC STAMPED "LS 8050" PER ROS MAP NO. 19957
 - 3 EXISTING LEAD AND DISC MARKED "LS 2801" PER PM 19854
 - 4 EXISTING LEAD AND DISC STAMPED "CITY ENGINEER" PER CORNER RECORD 14235, UNLESS OTHERWISE NOTED

EASEMENTS/ENCUMBRANCES
NONE ON RECORD PER TITLE REPORT.

DESS ARCHITECTURE

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REGISTERED PROFESSIONAL ENGINEER
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No. C48358
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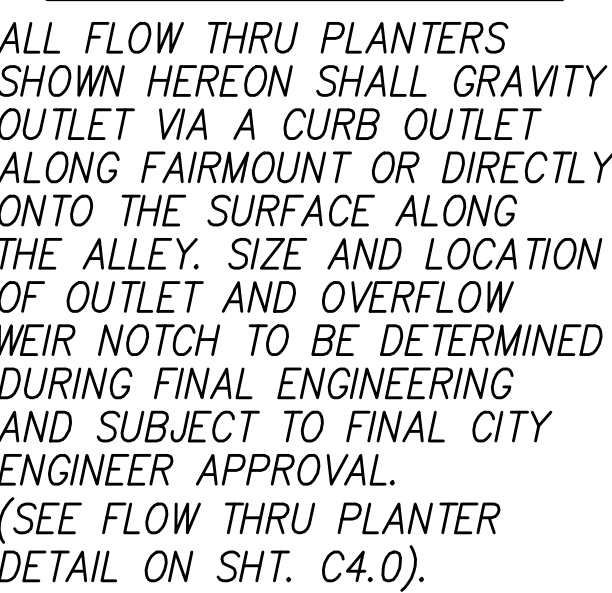
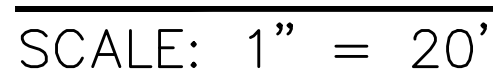
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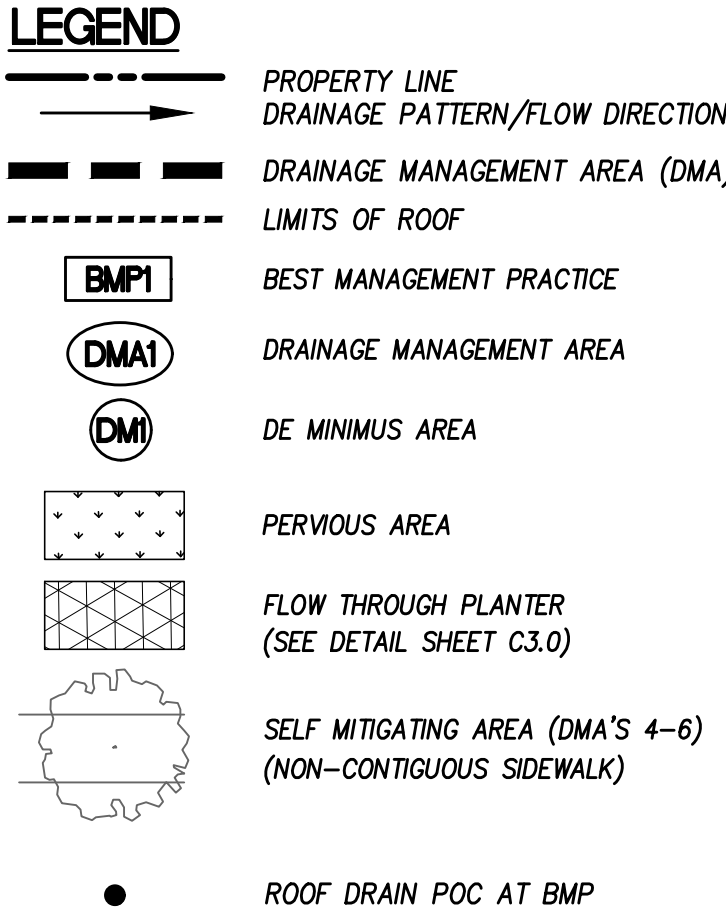
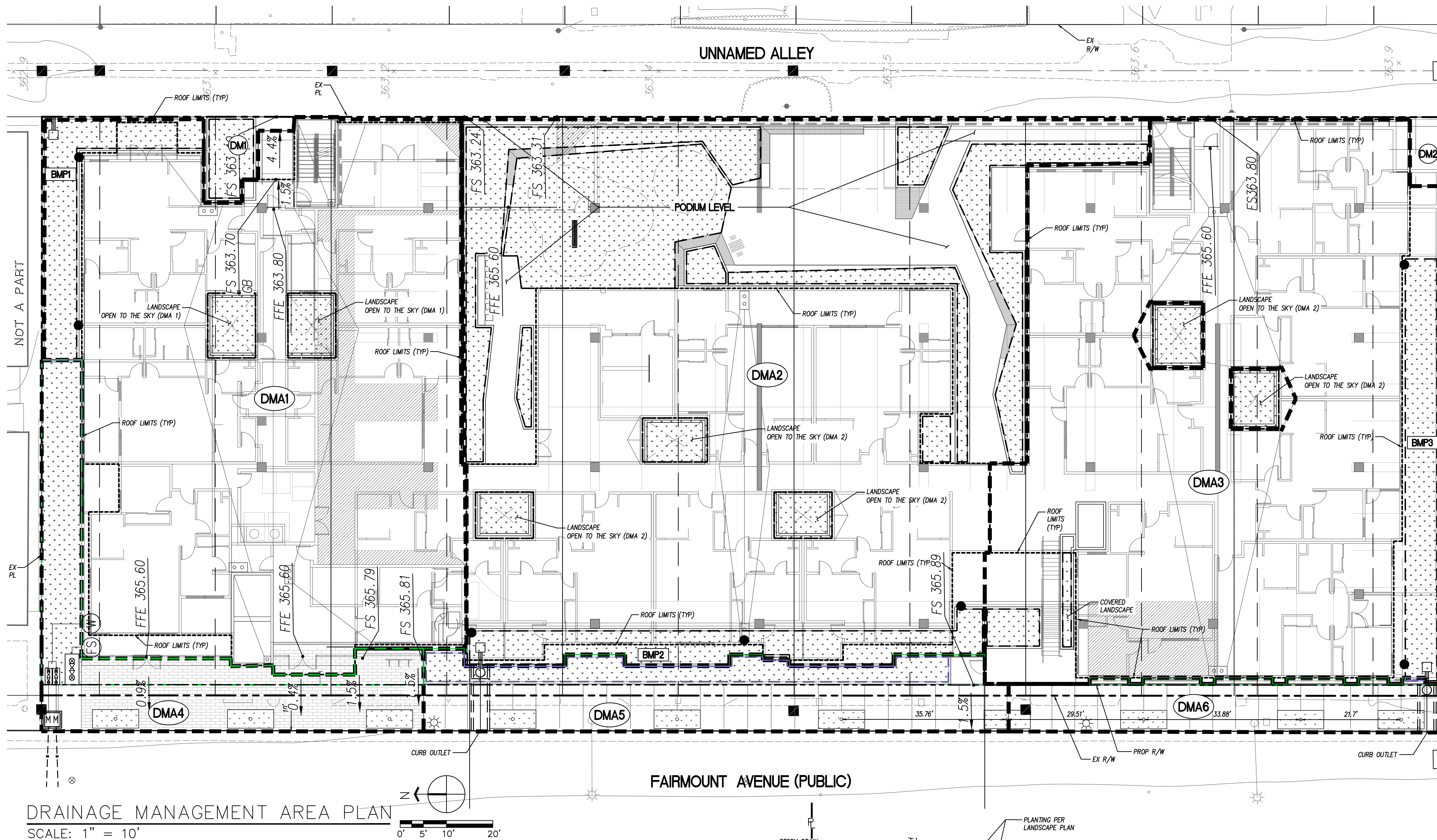
SHEET SIZE: 24" x 36"
DO NOT SCALE DRAWINGS

SHEET TITLE:
EXISTING
CONDITION PLAN

DATE: 06-15-2020
SCALE: AS NOTED
SHEET:

C2.0





WATER QUALITY AND HYDROMODIFICATION NOTES:

- THE PROPOSED PROJECT SHALL RESULT IN NO INCREASE IN PEAK STORM RUNOFF. REFER TO THE PROJECT'S PRELIMINARY DRAINAGE STUDY.
- THE PROJECT IS NOT EXEMPT FROM THE STATE'S HYDROMODIFICATION REQUIREMENTS AS THE SITE IS NOT HARD-LINED DIRECTLY TO SAN DIEGO BAY.
- THE PROPOSED FINISH GRADING AND DRAINAGE DESIGN INCLUDES DIRECTING RUNOFF ON TO FLOW THRU PLANTERS WHERE IT WILL BE TREATED BEFORE DISCHARGING OFFSITE IN TO THE ADJACENT ALLEY OR GUTTER IN FAIRMOUNT AVENUE.
- THE FINAL DESIGN OF THE BMP'S WILL OCCUR DURING THE FORMAL BUILDING PERMIT PHASE.
- PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER SHALL ENTER INTO A MAINTENANCE AGREEMENT FOR THE ONGOING PERMANENT BMP MAINTENANCE.
- PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER SHALL INCORPORATE ANY CONSTRUCTION BEST MANAGEMENT PRACTICE NECESSARY TO COMPLY WITH CHAPTER 14, ARTICLE 2, DIVISION 1 (GRADING REGULATIONS) OF THE SAN DIEGO MUNICIPAL CODE, INTO THE CONSTRUCTION PLANS AND/OR SPECIFICATIONS.

STORM WATER PROTECTION NOTES

- THIS PROJECT IS SUBJECT TO MUNICIPAL STORM WATER PERMIT ORDER NO. R9-2013-0001 & RISK LEVEL/TYPE:
 - SWPPP
 - COP RISK LEVEL 1
 - COP RISK LEVEL 2
 - COP RISK LEVEL 3
 - COP LUP TYPE 1
 - COP LUP TYPE 2
 - COP LUP TYPE 3
- WQID NO.: N/A
- CHECK ONE
 - THIS PROJECT WILL EXCEED THE MAXIMUM DISTURBED AREA LIMIT, THEREFORE A WEATHER TRIGGERED ACTION PLAN (WTAP) IS REQUIRED.
 - THIS PROJECT WILL FOLLOW PHASED GRADING NOT TO EXCEED FIVE (5) ACRES PER PHASE.
 - NOT APPLICABLE
- THE CONTRACTOR SHALL COMPLY WITH THE REQUIREMENTS OF THE WPCP AS APPLICABLE.
- WATERSHED: SAN DIEGO BAY
- HYDRAULIC SUB AREA NAME: CHOLLAS
- HYDRAULIC SUB AREA NUMBER: 908.22

NOTES

- GROUND FLOOR SHOWN HEREON TO DEPICT LIMITS OF BUILDING AND SITE IMPROVEMENTS. HOWEVER, THIS WILL BE COVERED PARKING AND LIMITS OF DMA'S SHOWN/DEFINED HEREON ARE BASED ON THE PROJECTED BUILDING ROOF PLAN.
- ALL FLOW THRU PLANTERS SHOWN HEREON WILL OUTLET/DISCHARGE TO EITHER THE ALLEY OR THE CURB-FACE ON FAIRMOUNT AVENUE.

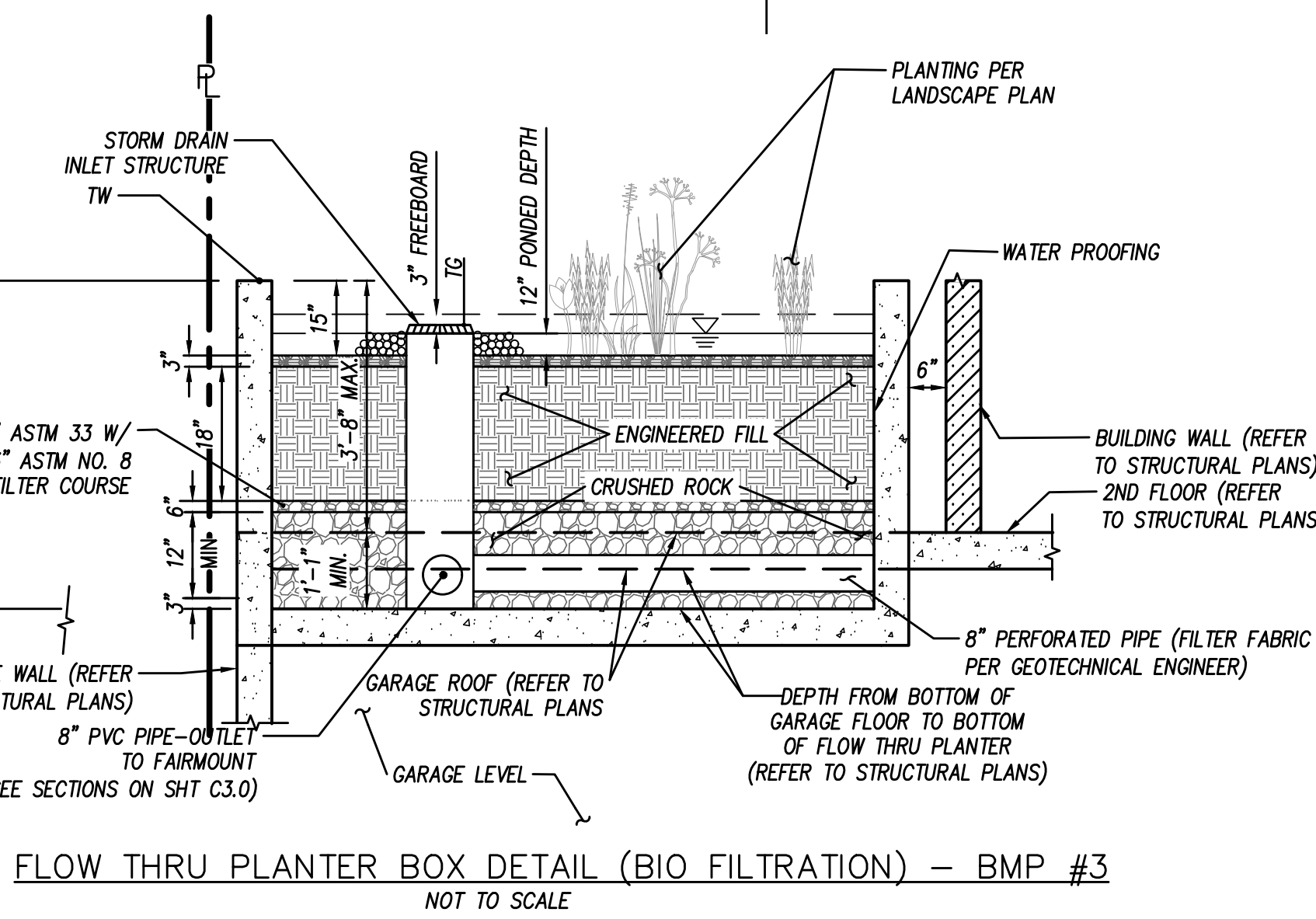
SUMMARY OF WATER QUALITY AND HYDROMODIFICATION PRELIMINARY DESIGN CRITERIA:

- HARVEST AND REUSE NOT APPLICABLE TO THIS PROJECT.
- FULL AND PARTIAL INFILTRATION NOT FEASIBLE PROVIDED BY THE GEOTECHNICAL ENGINEER (LEIGHTON AND ASSOCIATES)).
- BIO-FILTRATION SELECTED (I.E. FLOW-THRU PLANTERS - SEE DETAIL HEREON)
- PROJECT IS NOT HYDROMODIFICATION EXEMPT (I.E. IS NOT HARD-LINED DIRECTLY TO THE SAN DIEGO BAY).
- WATER QUALITY AND HYDROMODIFICATION CALCULATIONS SHOWN HEREON INCLUDE:
 - BMP NATIVE SOIL TYPE: 0
 - RAIN GAUGE: LINDERBERG
 - BMP TYPE: FLOW-THROUGH PLANTER
 - PROJECT SLOPE: FLAT
 - LOW FLOW THRESHOLD: 0.102
- BMP 1, 2 AND 3 SIZED TO TREAT AND MITIGATE THE HYDRO-MOD VOLUMES FOR DMA'S 4-6 AS FOLLOWS:
 - BMP 1 DMA'S 1 AND 4 AND DM 1
 - BMP 2 DMA'S 2 AND 5
 - BMP 3 DMA'S 3 AND 6 AND DM 2
- BMP SIZING:
 - BMP #1 - 518 SF REQUIRED, 533 SF PROVIDED
 - BMP #2 - 619 SF REQUIRED, 729 SF PROVIDED
 - BMP #3 - 541 SF REQUIRED, 624 SF PROVIDED
- DEMINIMUS AREAS:
 - DM1 - LANDSCAPE AND HARDSCAPE (224 SF)
 - DM2 - HARDSCAPE (104 SF)
- THE PROPOSED PROJECT WILL COMPLY WITH ALL THE REQUIREMENTS OF THE CURRENT CITY OF SAN DIEGO STORM WATER STANDARDS MANUAL BEFORE GRADING OR BUILDING PERMIT IS ISSUED. IT IS THE RESPONSIBILITY OF THE OWNER/DESIGNER/APPLICANT TO ENSURE THAT THE CURRENT STORM WATER PERMANENT BMP DESIGN STANDARDS ARE INCORPORATED INTO THE PROJECT.

4TH CORNER DMA SUMMARY TABLE

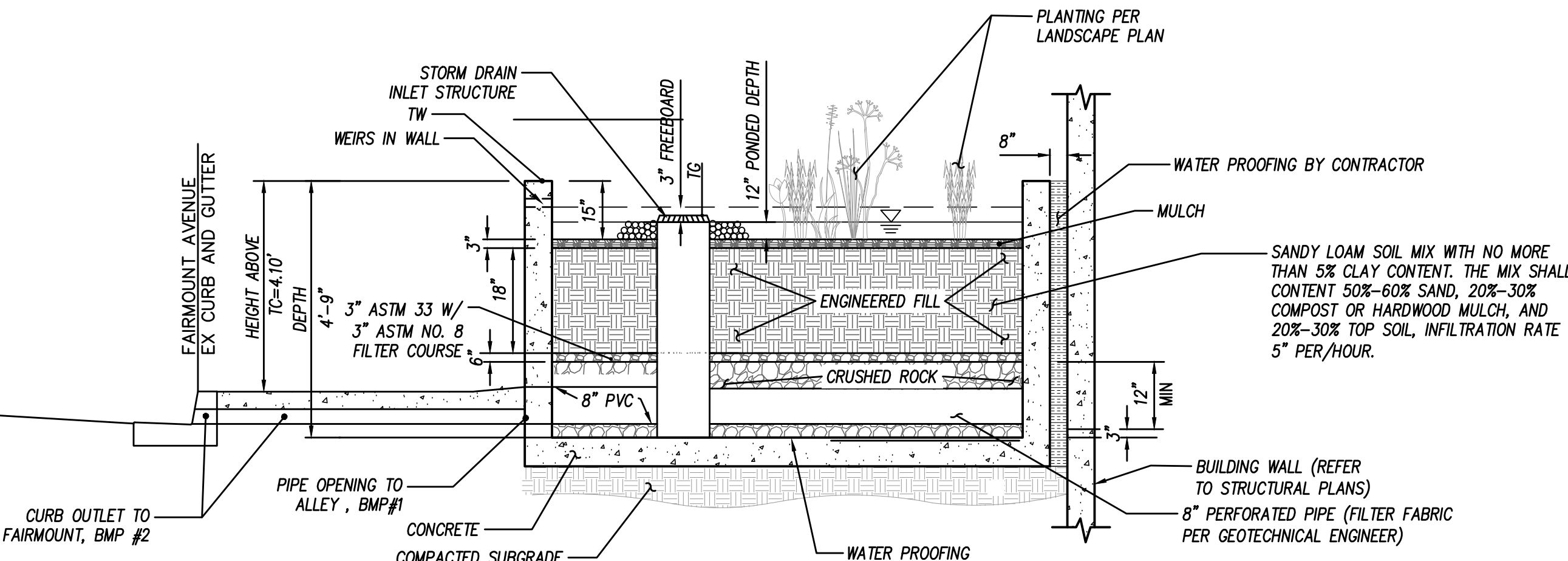
DMA NO.	PERVIOUS AREA (SF)	IMPERVIOUS AREA (SF)	TOTAL AREA (SF)	BMP No.
1	823	9,029	9,852	1
2	3,893	10,614	14,507	2
3	778	9,722	10,500	3
4	726	1,087	1,813	1
5	582	1,323	1,905	2
6	139	911	1,050	3
DM 1	153	71	224	1
DM 2	0	104	104	3
TOTALS	7,094	32,861	39,955	

NOTES:
THE AREAS ABOVE INCLUDES THE FAIRMOUNT AVENUE RIGHT OF WAY



NOTE:
BMP #3 IS A FLOW-THRU PLANTER BOX ELEVATED ABOVE GRADE AS PART OF THE BUILDING/STRUCTURE (I.E. LOCATED ON THE PODIUM LEVEL) REFER TO ARCHITECTURAL/STRUCTURAL PLANS. THE GEOMETRY (CROSS SECTION) WILL BE CONSISTENT WITH THE DIMENSIONS ABOVE TO COMPLY WITH THE STORMWATER PERMIT REQUIREMENTS.

*******OUTLET NOTE*******
ALL FLOW THRU PLANTERS SHOWN HEREON SHALL GRAVITY OUTLET VIA A CURB OUTLET(S) OR SIDEWALK UNDERDRAIN(S) ALONG FAIRMOUNT OR DIRECTLY ONTO THE SURFACE ALONG THE ALLEY. SIZE AND LOCATION OF OUTLET AND OVERFLOW WEIR NOTCH TO BE DETERMINED DURING FINAL ENGINEERING AND SUBJECT TO FINAL CITY ENGINEER APPROVAL. (SEE FLOW THRU PLANTER DETAIL THIS SHEET).



FLOW THRU PLANTER BOX DETAIL (BIO FILTRATION) - BMP #1 AND BMP #2
NOT TO SCALE

FLOW THROUGH PLANTER NOTES

PLANTER DETAIL SHOWN HEREON FOR INFORMATIONAL PURPOSES ONLY. DETAILED DESIGN/DIMENSIONS TO BE INCLUDED IN THE FINAL STORM WATER QUALITY MANAGEMENT PLAN AND SHOWN ON THE FINAL BUILDING PERMIT PLANS AND STORM WATER MAINTENANCE DISCHARGE CONTROL AGREEMENT.

KETTLER LEWECK

REGISTERED PROFESSIONAL ENGINEER
STEVEN C. KETTLER
No. C48358
Exp. 6-30-2022
CIVIL
STATE OF CALIFORNIA

4th Corner Apartmets
4021, 4035, 4037, and 4061
Fairmount Ave
San Diego, CA 92105

phone: (619) 677-3200
contact: Peter Armstrong

[illegible]

SHEET TITLE:
STORM WATER
APPLICABILITY
CHECKLIST AND
WORKSHEET C-4.1

DATE:	06-15-2020
SCALE:	AS NOTED

SHEET:

C5.0

TEMPORARY EROSION/SEDIMENT CONTROL, PRIOR TO COMPLETION OF FINAL IMPROVEMENTS, SHALL BE PERFORMED BY THE CONTRACTOR OR QUALIFIED PERSON AS INDICATED BELOW:

1. ALL REQUIREMENTS OF THE CITY OF SAN DIEGO "LAND DEVELOPMENT MANUAL STORM WATER STANDARDS" MUST BE INCORPORATED INTO THE DESIGN AND CONSTRUCTION OF THE PROPOSED GRADING/IMPROVEMENTS CONSISTENT WITH THE EXISTING STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND/OR WATER POLLUTION CONTROL PLAN FOR CONSTRUCTION LEVEL BMP'S AND FOR PERMANENT POST CONSTRUCTION TREATMENT CONTROL PERMANENT BMP'S, THE STORM WATER QUALITY MANAGEMENT PLAN (SWQMP) IF APPLICABLE.
 2. FOR STORM DRAIN INLETS, PROVIDE A GRAVEL BAG SILT BASIN IMMEDIATELY UPSTREAM OF INLET AS INDICATED ON DETAILS.
 3. FOR INLETS LOCATED AT SUMPS ADJACENT TO TOP OF SLOPES, THE CONTRACTOR SHALL ENSURE THAT WATER DRAINING TO THE SUMP IS DIRECTED INTO THE INLET AND THAT A MINIMUM OF 1.00' FREEBOARD EXISTS AND IS MAINTAINED ABOVE THE TOP OF THE INLET. IF FREEBOARD IS NOT PROVIDED BY GRADING SHOWN ON THESE PLANS, THE CONTRACTOR SHALL PROVIDE IT VIA TEMPORARY MEASURES, I.E. GRAVEL BAGS OR DIKES.
 4. THE CONTRACTOR OR QUALIFIED PERSON SHALL BE RESPONSIBLE FOR CLEANUP OF SILT AND MUD ON ADJACENT STREET(S) AND STORM DRAIN SYSTEM DUE TO CONSTRUCTION ACTIVITY.
 5. THE CONTRACTOR OR QUALIFIED PERSON SHALL CHECK AND MAINTAIN ALL UNLINED AND UNLINED DITCHES AFTER EACH RAINFALL.
 6. THE CONTRACTOR SHALL REMOVE SILT AND DEBRIS AFTER EACH MAJOR RAINFALL.
 7. EQUIPMENT AND WORKERS FOR EMERGENCY WORK SHALL BE MADE AVAILABLE AT ALL TIMES DURING THE RAINY SEASON, ALL NECESSARY MATERIALS SHALL BE STOCKPILED ON SITE AT CONVENIENT LOCATION. THE CONTRACTOR SHALL CONSTRUCTION OF TEMPORARY DEVICES WHEN RAIN IS IMMINENT.
 8. THE CONTRACTOR SHALL RESTORE ALL EROSION/SEDIMENT CONTROL DEVICES TO WORKING ORDER TO THE SATISFACTION OF THE CITY ENGINEER OR RESIDENT ENGINEER AFTER EACH RUN-OFF PRODUCING RAINFALL.
 9. THE CONTRACTOR SHALL INSTALL ADDITIONAL EROSION/SEDIMENT CONTROL MEASURES AS MAY BE REQUIRED BY THE RESIDENT ENGINEER DUE TO UNEXPECTED GRADING OPERATIONS OR UNFORESEEN CIRCUMSTANCES, WHICH MAY ARISE.
 10. THE CONTRACTOR SHALL BE RESPONSIBLE AND SHALL TAKE NECESSARY PRECAUTIONS TO PREVENT PUBLIC TRESPASS INTO AREAS WHERE IMPOUNDED WATERS CREATE A HAZARDOUS CONDITION.
 11. ALL EROSION/SEDIMENT CONTROL MEASURES PROVIDED PER THE APPROVED GRADING PLAN SHALL BE INCORPORATED HEREON. ALL EROSION/SEDIMENT CONTROL FOR INTERIM CONDITIONS SHALL BE DONE TO THE SATISFACTION OF THE RESIDENT ENGINEER.
 12. GRADED AREAS AROUND THE PROJECT PERIMETER MUST DRAIN AWAY FROM THE FACE OF THE SLOPE AT THE CONCLUSION OF EACH WORKING DAY.
 13. ALL REMOVABLE PROTECTIVE DEVICES SHOWN SHALL BE IN PLACE AT THE END OF EACH WORKING DAY WHEN RAIN IS IMMINENT.
 14. THE CONTRACTOR SHALL ONLY GRADE, INCLUDING CLEANING AND GRUBBING FOR THE AREAS FOR WHICH THE CONTRACTOR OR QUALIFIED PERSON CAN PROVIDE EROSION/SEDIMENT CONTROL MEASURES.
 15. THE CONTRACTOR SHALL ARRANGE FOR WEEKLY MEETINGS DURING OCTOBER 15TH THROUGH APRIL 30TH FOR PROJECT TEAM (GENERAL CONTRACTOR, QUALIFIED PERSON, EROSION CONTROL SUBCONTRACTOR IF ANY, ENGINEER OF WORK, OWNER/DEVELOPER AND THE RESIDENT ENGINEER) TO EVALUATE THE ADEQUACY OF THE EROSION/SEDIMENT CONTROL MEASURES AND OTHER RELATED CONSTRUCTION ACTIVITIES.
 16. FOR MORE INFORMATION ON BOTH TEMPORARY CONSTRUCTION AND PERMANENT POST CONSTRUCTION STORM WATER QUALITY BMP'S, PLEASE REFER TO KETTLER AND LENCK ENGINEERING'S PRELIMINARY STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND PRELIMINARY STORM WATER QUALITY MANAGEMENT PLAN (SWQMP).
- ## **ADDITIONAL NOTES**
1. SIDEWALK AND STREET IMMEDIATELY ADJACENT TO CONSTRUCTION DRIVEWAY TO BE SWEPT CLEAN OF SEDIMENT AND DEBRIS DAILY OR AS NECESSARY TO MINIMIZE SEDIMENT ENTERING PUBLIC STORM DRAIN SYSTEM.
 2. CONTRACTOR TO REFER TO THE SWPPP AND STORM WATER QUALITY MANAGEMENT PLAN (SWQMP) FOR STATE/CITY BMP'S.
 3. ALL GRADED, DISTURBED OR ERODED AREAS THAT WILL NOT BE PERMANENTLY PAVED OR COVERED BY STRUCTURES SHALL BE PERMANENTLY REVEGETATED AND IRRIGATED AS SHOWN IN TABLE 142-04F AND IN ADDITION TO THE COMBINATION WITH SUBSEQUENT APPLICATION OF HYDROSEED MIX SECTION 142.0411. ALL REQUIRED REVEGETATION AND EROSION CONTROL SHALL BE COMPLETED WITHIN 90 CALENDAR DAYS OF THE COMPLETION OF GRADING OR DISTURBANCE.
 4. INTERIM BINDER NOTE: GRADED, DISTURBED, OR ERODED AREAS TO BE TREATED WITH A NON-IRRIGATED HYDROSEED MIX SHALL RECEIVE AN INTERIM BINDER/TRACKPACER AS NEEEDED BETWEEN APRIL 2 AND AUGUST 31 FOR DISTURBED AREAS WITHIN THE PROJECT LIMITS. APPLICATION OF HYDROSEED MIX DURING THE RAINY SEASON BETWEEN OCTOBER 1 AND APRIL 1.

1. SIDEWALK AND STREET IMMEDIATELY ADJACENT TO CONSTRUCTION DRIVEWAY TO BE SWEEP CLEAN OF SEDIMENT AND DEBRIS DAILY OR AS NECESSARY TO MINIMIZE SEDIMENT ENTERING PUBLIC STORM DRAIN SYSTEM.
2. CONTRACTOR TO REFER TO THE SWPPP AND STORM WATER QUALITY MANAGEMENT PLAN (SWQMP) FOR STATE/CITY BMP'S.
3. ALL GRADED, DISTURBED OR ERODED AREAS THAT WILL NOT BE PERMANENTLY PAVED OR COVERED BY STRUCTURES SHALL BE PERMANENTLY REVEGETATED AND RESTORED AS SHOWN IN TABLE 14-2.04F AND IN ACCORDANCE WITH THE STANDARDS IN THE SAN DIEGO MUNICIPAL CODE, SECTION 14.2.0411. ALL REQUIRED VEGETATION AND EROSION CONTROL SHALL BE COMPLETED WITHIN 90 CALENDAR DAYS OF THE COMPLETION OF GRADING OR DISTURBANCE.
4. INTERIM BINDER NOTE: GRADED, DISTURBED, OR ERODED AREAS TO BE TREATED WITH A NON-IRRIGATED HYDROSEED MIX SHALL RECEIVE AN INTERIM BINDER/TRACKER/AS NEEEDED BETWEEN APRIL 2 AND AUGUST 31 FOR EROSION CONTROL. APPLICATION OF APPLICATION OF HYDROSEED MIX DURING THE RAINY SEASON BETWEEN OCTOBER 1 AND APRIL 1.

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PART D. PDP Exempt Requirements.

PDP Exempt projects are required to implement site design and source control BMPs.

If "yes" was checked for any questions in Part D, continue to Part F and check the box labeled "PDP Exempt."

If "no" was checked for all questions in Part D, continue to Part E.

1. Does the project ONLY include new or retrofit sidewalks, bicycle lanes, or trails that:

- are designed and constructed to direct storm water runoff to adjacent vegetated areas, or other non-erodible permeable area? Or;
- are designed and constructed to be hydraulically disconnected from paved streets and roads? Or;
- are designed and constructed with permeable pavements or surfaces in accordance with the Green Streets guidance in the City's Storm Water Standards manual?

☐ Yes; PDP exempt requirements apply ☒ No; next question

2. Does the project ONLY include retrofitting or redeveloping existing paved alleys, streets or roads designed and constructed in accordance with the Green Streets guidance in the City's Storm Water Standards manual?

☐ Yes; PDP exempt requirements apply ☒ No; project not exempt.

PART E. Determine if Project is a Priority Development Project (PDP).

Projects that match one of the definitions below are subject to additional requirements including preparation of a Storm Water Quality Management Plan (SQWMP).

If "Yes" is checked for any number in PART E, continue to PART F and check the box labeled "Priority Development Project".

If "no" is checked for every number in PART E, continue to PART F and check the box labeled "Standard Development Project".

1. New development that creates 10,000 square feet or more of impervious surfaces collectively over the project site. This includes commercial, industrial, residential, mixed-use, and public development projects on public or private land. ☒ Yes ☐ No

2. Redevelopment project that creates and/or replaces 5,000 square feet or more of impervious surfaces on an existing site of 10,000 square feet or more of impervious surfaces. This includes commercial, industrial, residential, mixed-use, and public development projects on public or private land. ☒ Yes ☐ No

3. New development or redevelopment of a restaurant. Facilities that sell prepared foods and drinks for consumption, including stationary lunch counters, and where the food preparation stands selling prepared foods and drinks for immediate consumption (CSC 5812), and where the land development creates and/or replaces 5,000 square feet or more of impervious surface. ☐ Yes ☒ No

4. New development or redevelopment on a hillside. The project creates and/or replaces 5,000 square feet or more of impervious surface (collectively over the project site) and where the development will grade on any natural slope that is twenty-five percent or greater. ☐ Yes ☒ No

5. New development or redevelopment of a parking lot that creates and/or replaces 5,000 square feet or more of impervious surface (collectively over the project site). ☒ Yes ☐ No

6. New development or redevelopment of streets, roads, highways, freeways, and driveways. The project creates and/or replaces 5,000 square feet or more of impervious surface (collectively over the project site). ☐ Yes ☒ No

Page 4 of 4 City of San Diego • Redevelopment Services • Storm Water Requirements Applicability Checklist

- 7. New development or redevelopment discharging directly to an Environmentally Sensitive Area.** The project creates and/or replaces 2,500 square feet of impervious surface (collectively over project area), and discharges directly to an Environmentally Sensitive Area (ESA). "Discharging directly to" includes flow that is conveyed overland a distance of 200 feet or less from the project to the ESA, or conveyed in a pipe or open channel any distance, as an isolated flow from the project to the ESA (i.e., not commingled with flows from adjacent lands). ☐ Yes ☒ No
- 8. New development or redevelopment projects of a retail gasoline outlet (RGO) that create and/or replaces 5,000 square feet of impervious surface.** The development project meets the following criteria: (a) 5,000 square feet or more or (b) has a projected Average Daily Traffic (ADT) of 100 or more vehicles per day. ☐ Yes ☒ No
- 9. New development or redevelopment projects of an automotive repair shops that creates and/or replaces 5,000 square feet or more of impervious surfaces.** Development projects categorized in any one of Standard Industrial Classification (SIC) codes 5013, 5014, 5541, 7532, 7534, or 7536-7539. ☐ Yes ☒ No
- 10. Other Pollutant Generating Project.** The project is not covered in the categories above, results in the disturbance of one or more acres of land and is expected to generate pollutants past construction, such as fertilizers and pesticides. This does not include projects creating less than 5,000 sf of impervious surface and where added landscaping does not require regular use of pesticides and fertilizers, such as slope stabilization using plants. Installation of the square footage of impervious surface need not include linear pathways that are for infrequent vehicle use, such as emergency maintenance access or bicycle pedestrian use, if they are built with pervious surfaces if they sheet flow to surrounding pervious surfaces. ☐ Yes ☒ No

PART F: Select the appropriate category based on the outcomes of PART C through PART E.

- The project is **NOT SUBJECT TO PERMANENT STORM WATER REQUIREMENTS.** ☐
- The project is a **STANDARD DEVELOPMENT PROJECT.** Site design and source control BMP requirements apply. See the [Storm Water Standards Manual](#) for guidance. ☐
- The project is **PDP EXEMPT.** Site design and source control BMP requirements apply. See the [Storm Water Standards Manual](#) for guidance. ☐
- The project is a **PRIORITY DEVELOPMENT PROJECT.** Site design, source control, and structural pollutant control BMP requirements apply. See the [Storm Water Standards Manual](#) for guidance on determining if project requires a hydromodification plan management. ☒

Peter Armstrong, Waketown Housing & Development Corp. Vice President

Name of Owner (Agent/Plaintiff Print) Title

Peter Armstrong *3/11/2020*

Signature Date

Peter Armstrong, Wakeland Housing & Development Corp Vice President

Name of Owner or Agent (Please Print)	Title
Peta Armstrong	3/11/2020
Signature	Date



4th Corner Apartmetns
4021, 4035, 4037, and 4061
Fairmount Ave
San Diego, CA 92105

DEVELOPER:
Wakeland Housing & Development
1230 Columbia Street
San Diego CA 92102

phone: (619) 677-3200
contact: Peter Armstrong

Completeness check	3.17.20
First City Submittal	4.16.20
Second City Submittal	6.22.20
Third City Submittal	7.17.20

SHEET SIZE: 24" x 36"
DO NOT SCALE DRAWINGS

SHEET TITLE:
TENTATIVE MAP
NO. 2412539

DATE: 06-15-2020

SCALE: AS NOTED

SHEET:

C6.0

LEGEND

EXISTING CONDITION
EXISTING SURVEY CENTERLINE
EXISTING RIGHT OF WAY (EX R/W)
EXISTING PROPERTY LINE (EX PL)
EXISTING LOT LINE
EXISTING SETBACK LINE

EXISTING STREET SURVEY MONUMENT (AS NOTED)
EXISTING LEAD AND DISC AS NOTED
PROPOSED MONUMENT

PROPOSED CONDITION
PROPOSED PROPERTY LINE/
TM BOUNDARY

PROPOSED RIGHT OF WAY DEDICATION

ABBREVIATIONS

CED CITY ENGINEER DISC
OR CORNER RECORD
EX EXISTING
PROP PROPOSED
PL PROPERTY LINE
R/W RIGHT OF WAY
PROP PL PROPOSED PROPERTY LINE/
TM BOUNDARY
PROP R/W PROPOSED RIGHT OF WAY

PLOTTABLE EASEMENTS

NO PLOTTABLE EASEMENTS EXIST PER THE PROJECT TITLE REPORT.

EXISTING SURVEY MONUMENT

- EXISTING LEAD AND DISC MARKED "CED" PER PM 19854 AND MAP 15373
- EXISTING LEAD AND DISC MARKED "CED", NO RECORD
- EXISTING LEAD AND DISC STAMPED "LS 8050" PER ROS MAP NO. 19857
- EXISTING LEAD AND DISC MARKED "LS 2801" PER PM 19854
- EXISTING LEAD AND DISC STAMPED "CITY ENGINEER" PER CORNER RECORD 14235, UNLESS OTHERWISE NOTED
- EXISTING "PK" NAIL PER CR 1214, OR 14235
- EXISTING LEAD AND DISC STAMPED "CITY ENGINEER" PER CORNER RECORD 14235, CORNER RECORD 1214, MAP NO. 15373
- EXISTING LEAD AND DISC STAMPED "CITY ENGINEER" PER CORNER RECORD 3096, CORNER RECORD 6260, MAP NO. 15373
- EXISTING LEAD AND DISC MARKED "CED" PER MAP 15373, CR 6023, 14237, 3989 10, EXISTING LEAD AND DISC MARKED "LS 4605", NO RECORD
- EXISTING LEAD AND DISC STAMPED "LS 3168" PER CORNER RECORD 14235
- EXISTING LEAD AND DISC STAMPED "RCE 7452" PER CORNER RECORD 1214 AND 14235
- EXISTING LEAD AND DISC MARKED "RCE 7452", NO RECORD
- EXISTING LEAD AND DISC MARKED "CED" PER CR 3989 FOUND
- EXISTING MONUMENT PER ROS MAP NO. 19857 AND PER CR 1214
- EXISTING LEAD AND DISC MARKED "LS 2801" PER PM 19854
- EXISTING STREET SURVEY MONUMENT PER MAP NO. 6740, PM NO. 13324, PM NO. 19854
- PROPOSED MONUMENT PER FINAL MAP

NOTE:

ANY MONUMENTS TO BE DESTROYED SHALL BE RESET PER FINAL MAP

COORDINATE INDEXES

NAD27 - 212-1737
CCS83 - 1852-6297

SETBACKS

SETBACKS PER SDMC TABLE 155-020:

LOCATION	REQUIREMENT	PROPOSED
FRONT	MINIMUM=0' MAXIMUM=10'	0'
SIDE (*)	MINIMUM=10' OPTIONAL=0'	0' TO 10'-6"
STREET SIDE	MINIMUM=0' MAXIMUM=10'	N/A
REAR (*)	MINIMUM=10' OPTIONAL=0'	0'

* REQUESTING DEVIATION FROM SDMC SECTION 155.0242, TABLE 155-020 FOR BUILDING SIDE AND REAR SETBACKS

MAPPING NOTE

A FINAL MAP SHALL BE FILED AT THE COUNTY RECORDER'S OFFICE PRIOR TO THE EXPIRATION OF THE TENTATIVE MAP, IF APPROVED. A DETAILED PROCEDURE OF SURVEY SHALL BE SHOWN ON THE FINAL MAP AND ALL PROPERTY CORNERS SHALL BE MARKED WITH DURABLE SURVEY MONUMENTS.

Property Owner:
City Heights Realty, LLC
7777 Fay Avenue
Suite 300
La Jolla, CA 92037
By Price Philanthropies Foundation,
its Sole Member

Sophie Bernabe
Secretary

Date

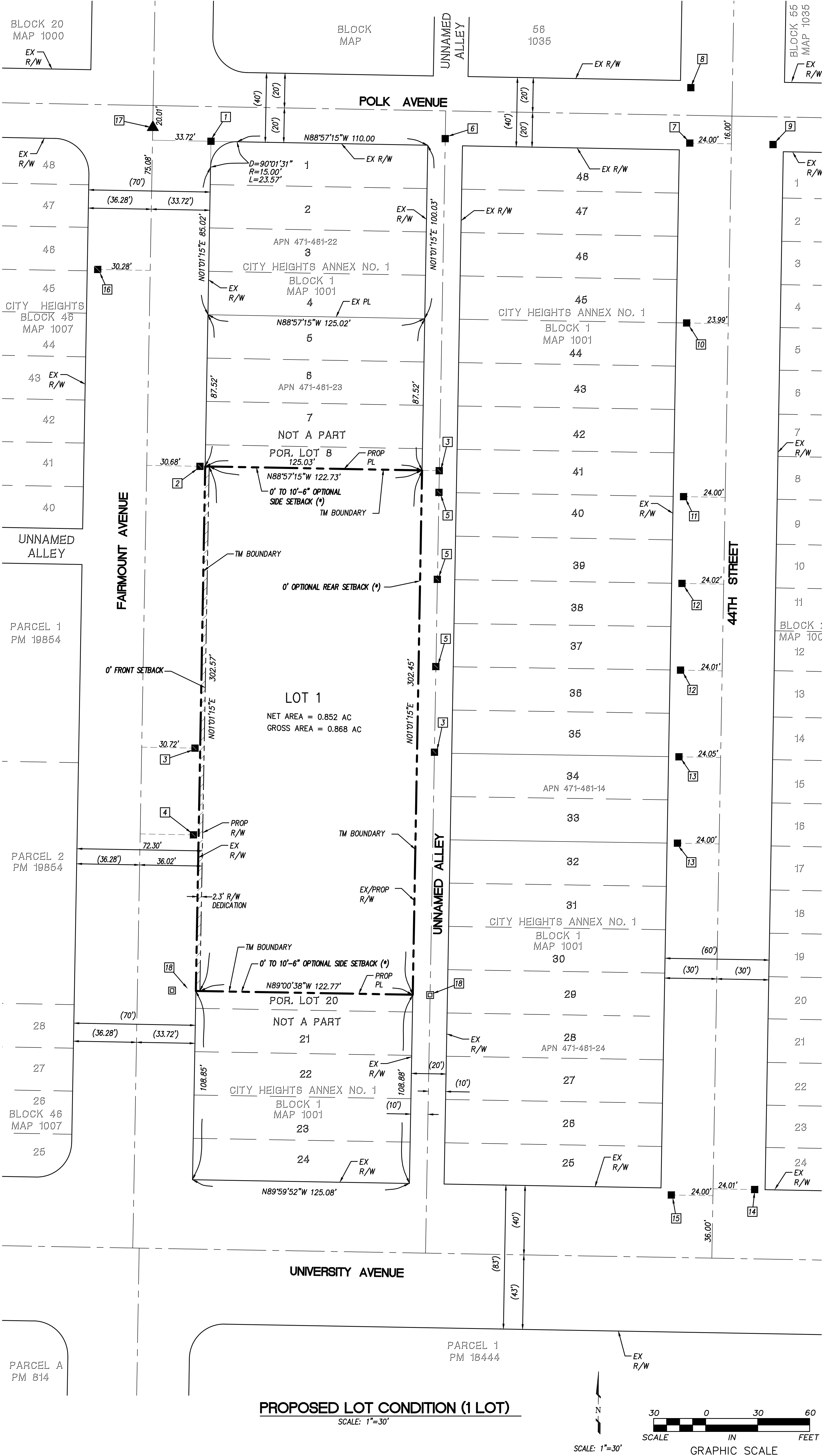
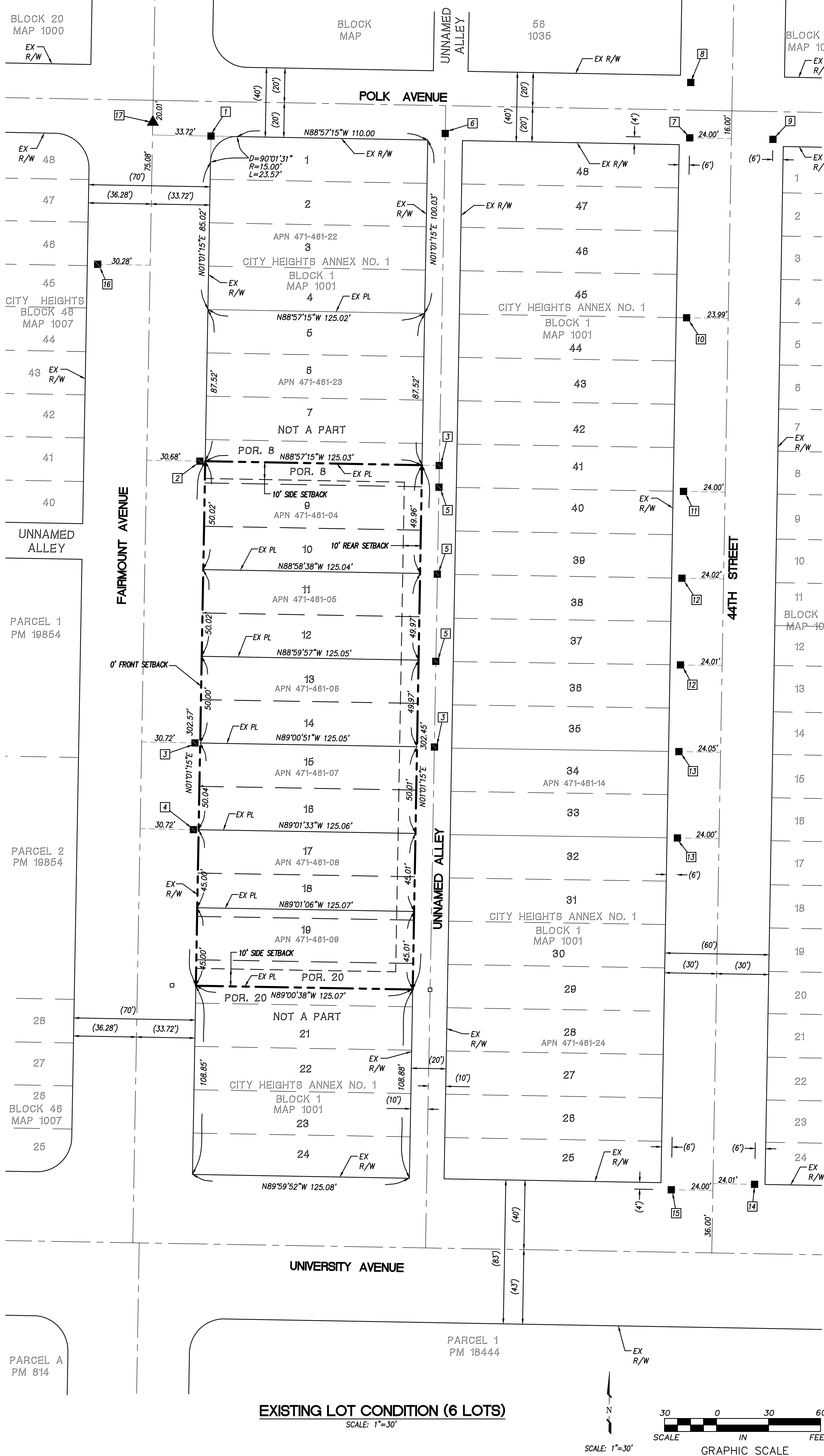
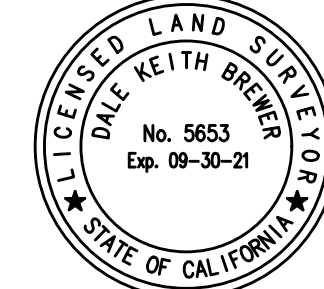
Civil Engineer:
Kettler Leweck Engineering
1620 5TH AVENUE
Suite 675
San Diego, CA 92101

Land Surveyor:
Forefront Land Surveying
318 State Place
Escondido, CA 92029

Date

Dale Keith Brewer
L.S. No 5653
Exp. 09-30-2021

Date





4th Corner Apartmetns
4021, 4035, 4037, and 4061
Fairmount Ave
San Diego, CA 92105

DEVELOPER:
Wakeland Housing & Development
1230 Columbia Street
San Diego CA 92102

phone: (619) 677-3200
contact: Peter Armstrong

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First City Submittal 4.16.20
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SHEET SIZE: 24" x 36"
DO NOT SCALE DRAWINGS

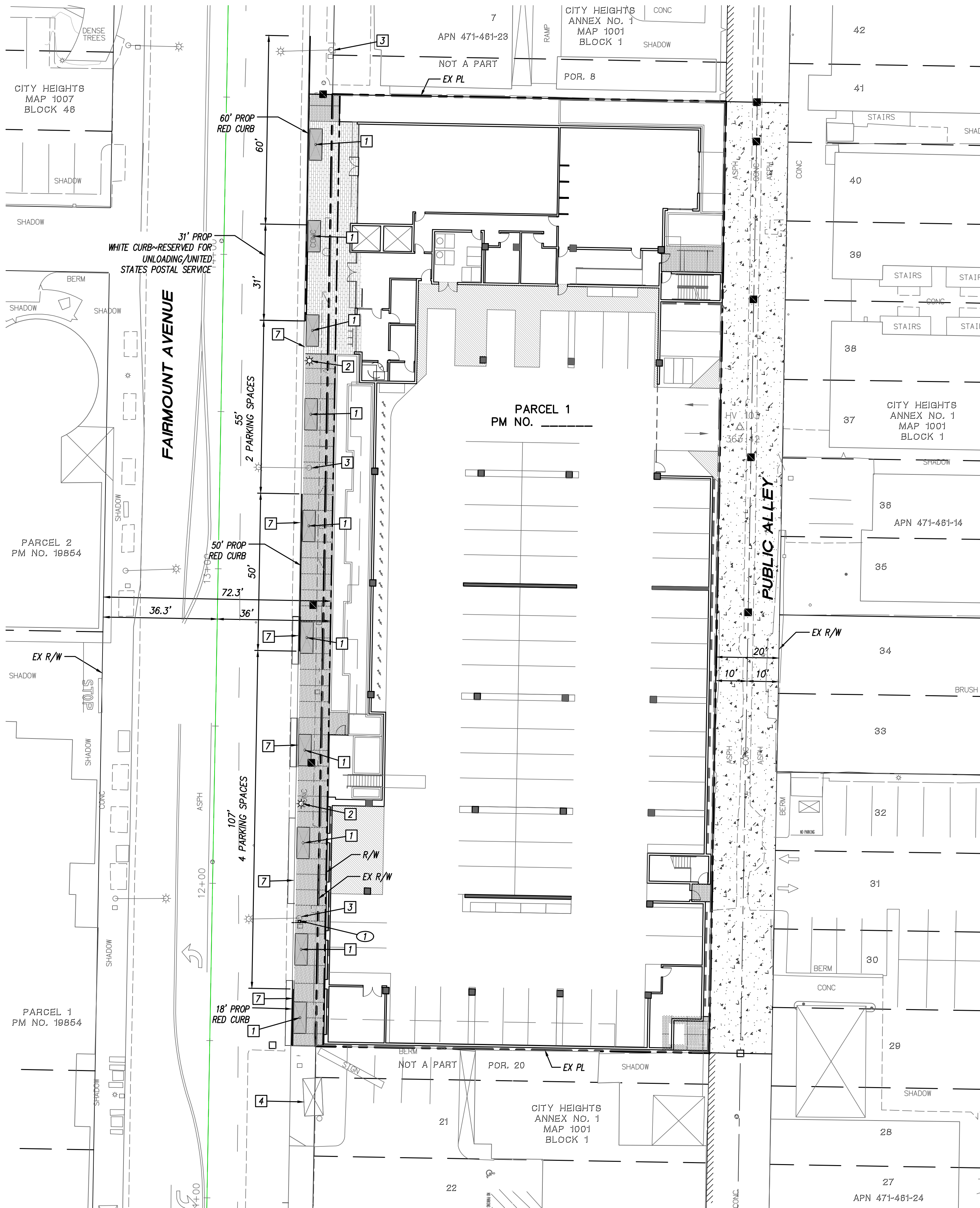
SHEET TITLE:
EXISTING AND
PROPOSED CURB
UTILIZATION PLAN

DATE: 06-15-2020

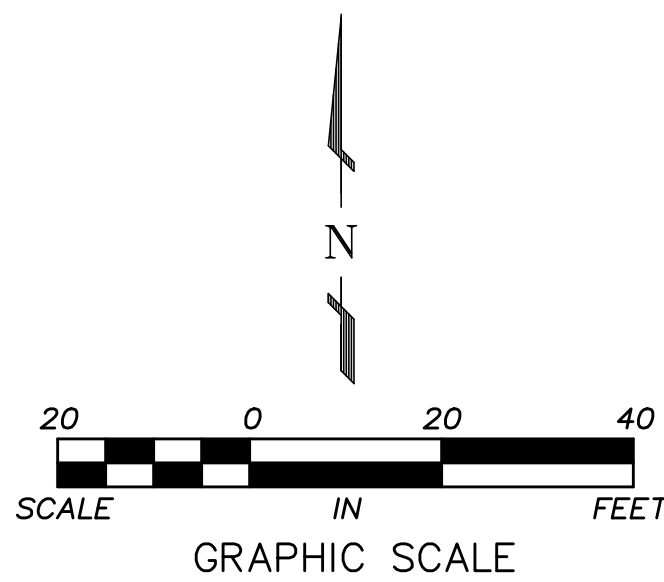
SCALE: AS NOTED

SHEET:

C7.0



PROPOSED CURB UTILIZATION PLAN
SCALE: 1"=20'



NOTE:
CONTRACTOR TO REPAINT ANY STRIPING THAT
WAS REMOVED AS PART OF THE TRENCH
RESURFACING AREA FOR UTILITY CONNECTIONS.

PROPOSED CURB USAGE

LEGEND

RIGHT OF WAY (R/W) AND OR
PROPERTY LINE (PL)

EX DOUBLE YELLOW

EX LANE STRIPE

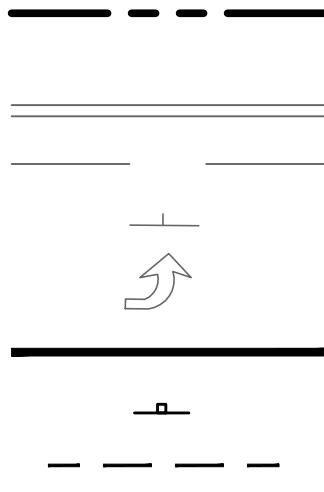
EX STREET SIGN

TRAFFIC FLOW DIRECTION

PROP RED CURB

PROP POSTED SIGN

PROP USPS PARKING



POSTED SIGNS LEGEND



KEY NOTES

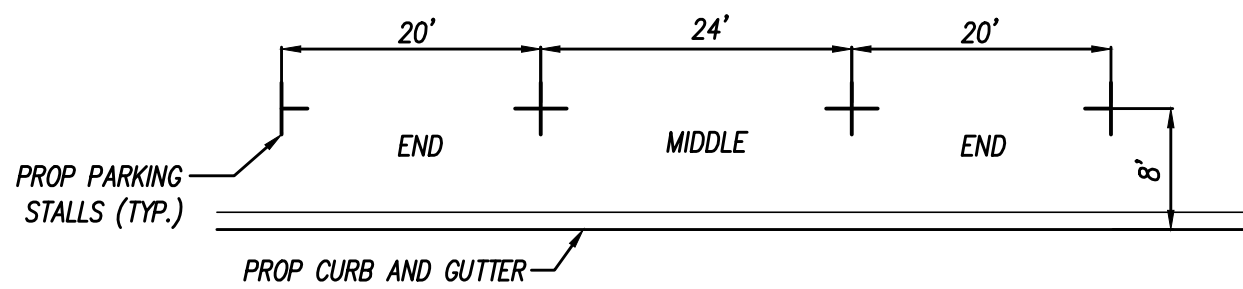
- 1) PROP STREET TREE GRATE PER LANDSCAPE PLANS
- 2) PROP STREET LIGHT
- 3) EX STREET LIGHT (TYPE 15)
- 4) EX MTS SHELTER
- 7) EXISTING DRIVEWAYS TO BE REMOVED AND
REPLACE WITH STANDARD CURB AND GUTTER.

STRIPING AND SIGNING GENERAL NOTES

1. INSTALLATION OF ALL STRIPING, SIGNS AND PAVEMENT MARKERS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
2. ALL STRIPING AND SIGNING SHALL CONFORM TO THE MOST RECENTLY ADOPTED EDITION OF THE FOLLOWING MANUALS:

DESCRIPTION	EDITION	DOCUMENT NO.
STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (THE "GREENBOOK")	2018	PWP1010119-01
CITY OF SAN DIEGO STANDARD DRAWINGS	2018	PWP1010119-03
CALIFORNIA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (CA MUTCD)	2014	PWP1030119-07

3. ALL SIGNING AND STRIPING IS SUBJECT TO THE APPROVAL OF THE CITY ENGINEER PRIOR TO INSTALLATION AND/OR REMOVAL.
4. THE CONTRACTOR SHALL REMOVE ALL CONFLICTING STRIPING, PAVEMENT MARKINGS AND LEGENDS BY SANDBLASTING AND/OR GRINDING WITH THE SEAL. ANY DEBRIS SHALL BE PROMPTLY REMOVED BY THE CONTRACTOR.
5. SIGN POSTS SHALL BE INSTALLED WITH SQUARE PERFORATED STEEL TUBING WITH A BREAKAWAY BASE PER CITY OF SAN DIEGO STANDARD DRAWING M-45.
6. ALL RAISED MEDIAN NOSES SHALL BE PAINTED YELLOW.
7. ALL SIGNS SHOWN ON THE STRIPING AND SIGNING PLANS SHALL BE NEW SIGNS PROVIDED AND INSTALLED BY THE CONTRACTOR, EXCEPT FOR EXISTING SIGNS SPECIFICALLY INDICATED TO BE RELOCATED OR TO REMAIN.
8. STRIPED CROSSWALKS SHALL HAVE AN INSIDE DIMENSION OF 10 FEET UNLESS INDICATED OTHERWISE.
9. ALL LIMIT LINES/STOP LINES, CROSSWALK LINES, PAVEMENT LEGENDS, AND ARROWS (EXCEPT WITHIN BIKE LANES) SHALL BE THERMOPLASTIC.
10. THE CONTRACTOR SHALL NOTIFY THE CITY TRAFFIC ENGINEER AT (858) 495-4741 A MINIMUM OF FIVE (5) WORKING DAYS PRIOR TO AND UPON COMPLETION OF STRIPING AND SIGNING.



DETAIL WITH TYPICAL END AND MIDDLE PARKING
NOT TO SCALE



4516 1/2 30th Street
San Diego, CA 92116

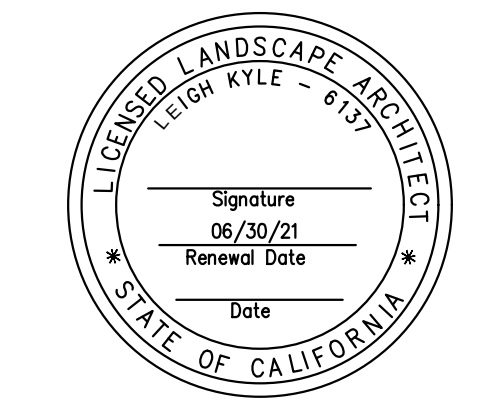
ARCHITECT:

LICENSED ARCHITECT



DEBORAH SMITHTON, AIA
(619) 573-5522

LANDSCAPE ARCHITECT:



4th Corner Apartments
4021, 4035, 4037, and 4061
Fairmount Ave
San Diego, CA 92105

DEVELOPER:
Wakeland Housing & Development
1230 Columbia Street
San Diego CA 92101

phone: (619) 677-3200
contact: Peter Armstrong

Completeness Check 3.17.20
Schematic Design 06.22.20
Completeness Check 06.22.20
3rd Submittal 07.17.20

SHEET SIZE: 42" x 30"
DO NOT SCALE DRAWINGS

SHEET TITLE:
Hardscape Plan

DATE: 03/17/2020

SCALE: AS NOTED

SHEET:
L1.01

HARDSCAPE LEGEND

SEE SHEET L1.02 FOR FULL HARDSCAPE LEGEND

HARDSCAPE PAVING / ROCK MULCHES

- CONCRETE PAVING, TYPE 1
SUCH AS:
CONCRETE WITH INTEGRAL COLOR
STANDARD GRAY CONCRETE
- CONCRETE PAVING AT PODIUM LEVEL, TYPE 2
SUCH AS:
CONCRETE WITH INTEGRAL COLOR
CONCRETE WITH SEEDED AGGREGATE
- ENHANCED CONCRETE PAVING AT STREETScape, TYPE 3
SUCH AS:
UNIT PAVERS
CONCRETE WITH SEEDED AGGREGATE
- PLAY SURFACE
SUCH AS:
POURED-IN-PLACE RUBBER SURFACING
RUBBERIZED SYNTHETIC TURF
- SAWCUT SCORELINE

EDGING / CURBS / WALLS / FENCES

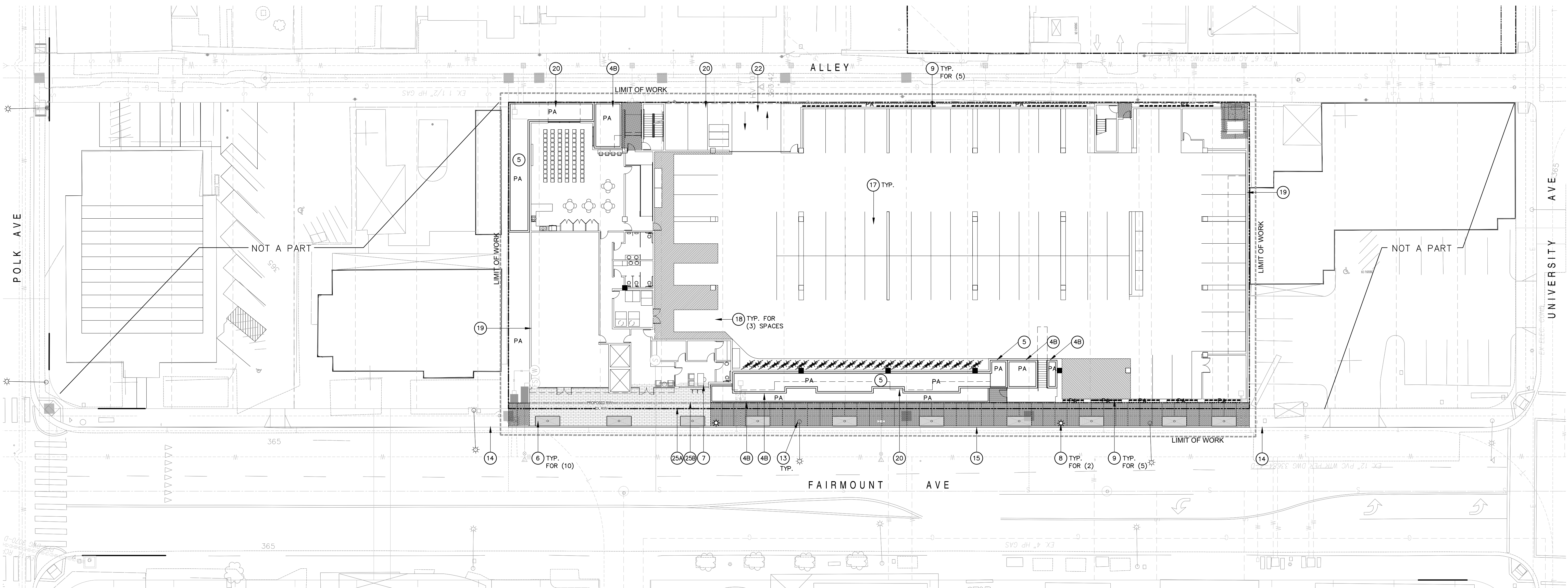
- 1 C.I.P. CONCRETE SEAT WALL
- 2 C.I.P. CONCRETE SEAT WALL W/ WOOD TOP
- 3 C.I.P. CONCRETE WALL W/ GUARDRAIL
- 4A CONCRETE RAISED PLANTER WALL (PODIUM)
- 4B CONCRETE RAISED PLANTER WALL (ON-GRADE)

SITE FURNISHINGS / MISCELLANEOUS

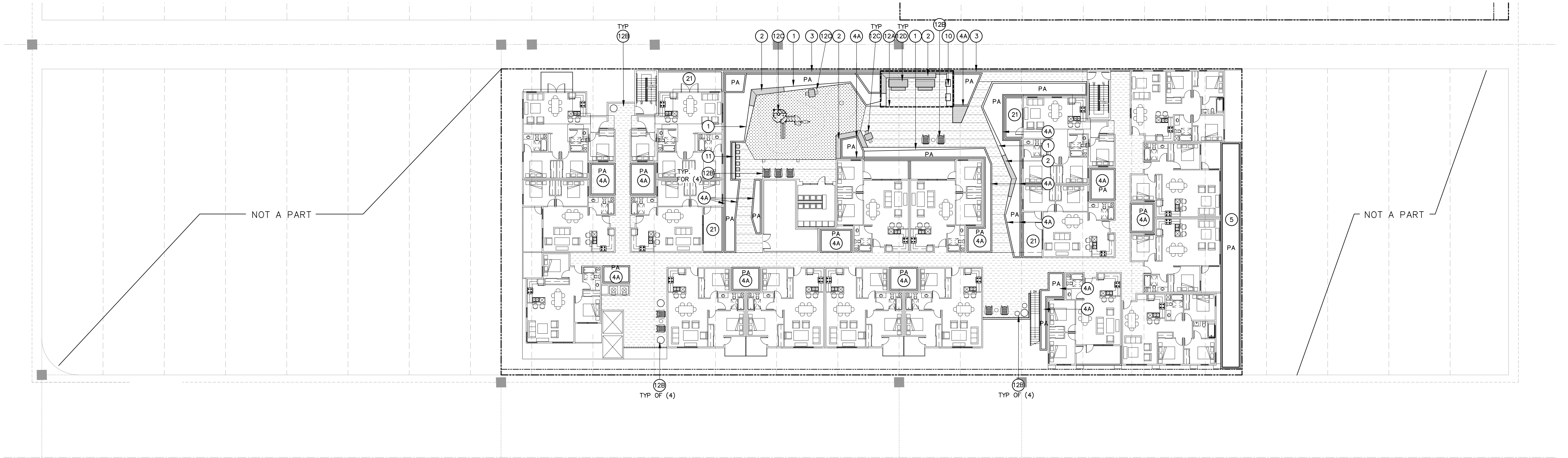
- 5 FLOW-THROUGH PLANTER (PER CIVIL)
- 6 TREE GRATE
- 7 BIKE RACK
- 8 PEDESTRIAN 'ACORN' STREETLIGHTS
- 9 ARCHITECTURAL WINE TRELLIS
- 10 BUILT-IN GRILL AND COUNTERTOP
- 11 BUILT-IN BAR HEIGHT COUNTERTOP
- 12A OVERHEAD SHADE STRUCTURE
- 12B ROCKING CHAIR
- 12C TABLE AND CHAIR
- 12D COMMUNITY TABLE AND CHAIR
- 12E PLAY EQUIPMENT

OTHER

- 13 EXISTING STREET LIGHT TO REMAIN
- 14 EXISTING CURB AND GUTTER TO REMAIN
- 15 C.I.P CONCRETE CURB / GUTTER
- 16 OMIT
- 17 PARKING STALL
- 18 ACCESSIBLE PARKING STALL
- 19 BUILDING
- 20 BUILDING CANOPY ABOVE
- 21 PRIVATE RESIDENTIAL PATIO
- 22 VEHICULAR DRIVEWAY
- 23 OPEN TO BELOW
- 24 OMIT
- LIMIT OF WORK
- EXISTING PROPERTY LINE
- PROPOSED EXTENT OF RIGHT-OF-WAY DEDICATION
- PA PLANTING AREA



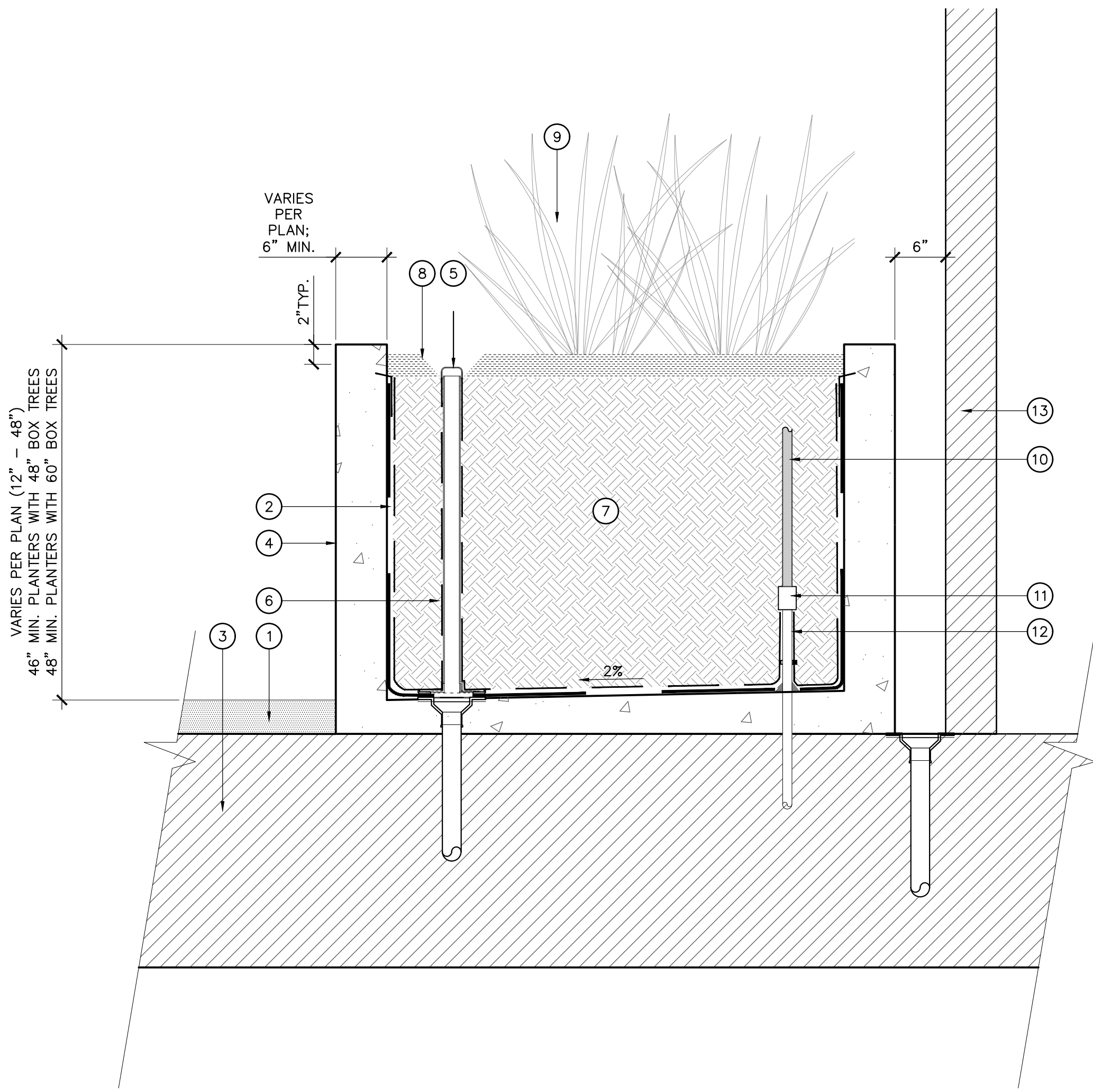
GROUND LEVEL



PODIUM LEVEL

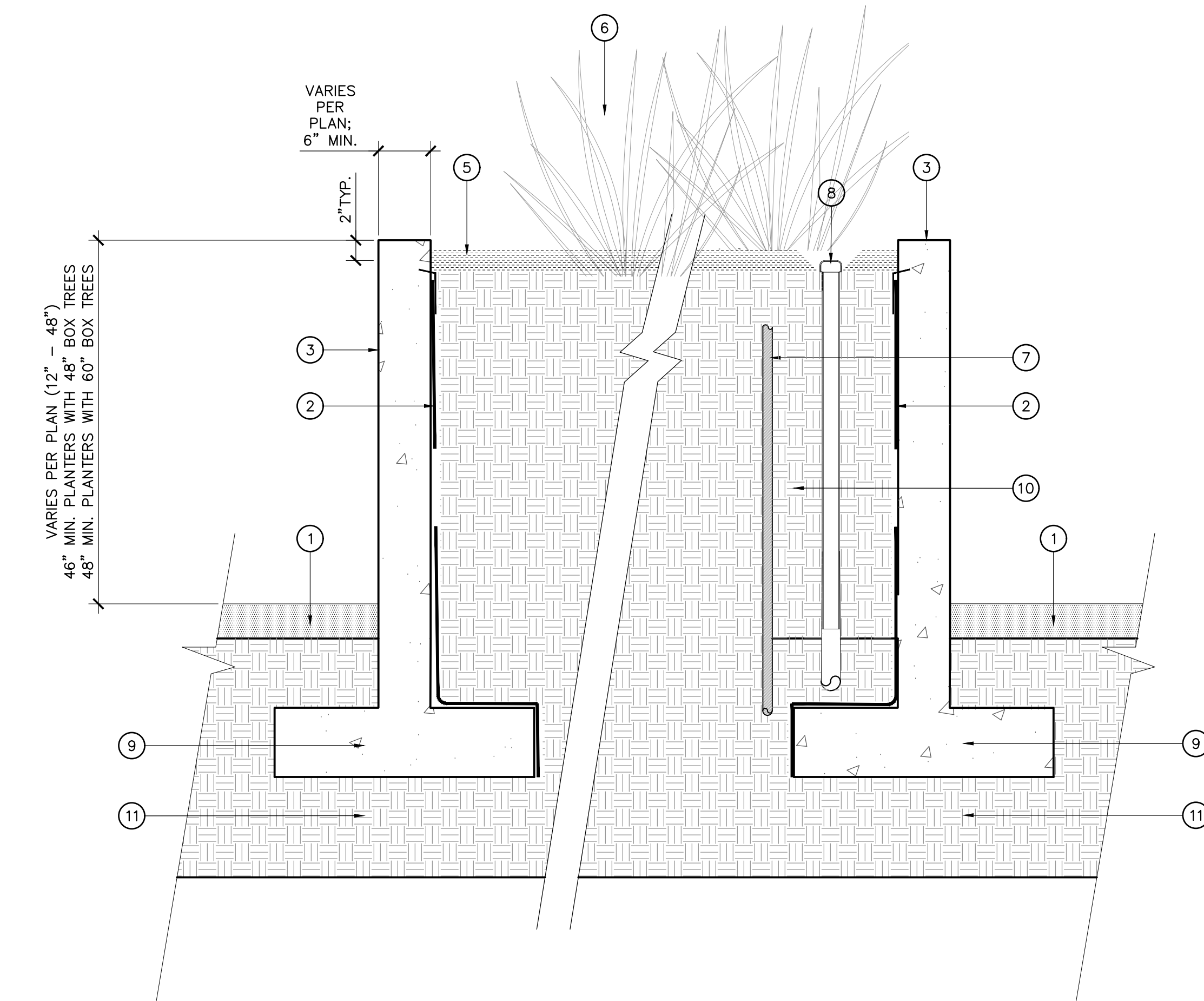
HARDSCAPE LEGEND

HARDSCAPE PAVING / ROCK MULCHES		DESCRIPTION
	CONCRETE PAVING, TYPE 1 SUCH AS: CONCRETE WITH INTEGRAL COLOR STANDARD GRAY CONCRETE	2,294 SF
	CONCRETE PAVING AT PODIUM LEVEL, TYPE 2 SUCH AS: CONCRETE WITH INTEGRAL COLOR CONCRETE WITH SEEDED AGGREGATE	6,005 SF
	ENHANCED CONCRETE PAVING AT STREETScape, TYPE 3 SUCH AS: UNIT PAVERS CONCRETE WITH SEEDED AGGREGATE	1,137 SF
	PLAY SURFACE SUCH AS: POURED-IN-PLACE RUBBER SURFACING RUBBERIZED SYNTHETIC TURF	1,035 SF
	SAWCUT SCORELINE	
EDGING / CURBS / WALLS / FENCES		
	C.I.P. CONCRETE SEAT WALL	WIDTH PER PLANS, 18" HEIGHT
	C.I.P. CONCRETE SEAT WALL W/ WOOD TOP	WIDTH PER PLANS, 20" HEIGHT
	C.I.P. CONCRETE WALL W/ GUARDRAIL	42" HEIGHT MINIMUM FROM ADJACENT FINISH SURFACE
	CONCRETE RAISED PLANTER WALL (PODIUM)	SEE DETAIL 1/L1.02, FOR REFERENCE ONLY
	CONCRETE RAISED PLANTER WALL (ON-GRADE)	SEE DETAIL 2/L1.02, FOR REFERENCE ONLY
SITE FURNISHINGS / MISCELLANEOUS		
	FLOW-THROUGH PLANTER (PER CIVIL)	PER CIVIL DRAWINGS
	TREE GRATE	4' X 10', ADA COMPLIANT
	BIKE RACK	PER CITY STANDARD
	PEDESTRIAN 'ACORN' STREETLIGHTS	DESIGN AND LOCATIONS TO BE DETERMINED AT TIME OF BUILDING PERMITTING AND SHALL MEET THE MID-CITY COMMUNITIES PLAN REQUIREMENTS
	ARCHITECTURAL VINE TRELLIS	PER ARCHITECTURAL DRAWINGS
	BUILT-IN GRILL AND COUNTERTOP	34" MAX HEIGHT FROM ADJACENT FINISH SURFACE
	BUILT-IN BAR HEIGHT COUNTERTOP	42" HEIGHT FROM ADJACENT FINISH SURFACE
	OVERHEAD SHADE STRUCTURE	PER STRUCTURAL DRAWINGS
	ROCKING CHAIR	MANUFACTURER TO PROVIDE SECURITY CABLE MOUNTING OPTIONS
	TABLE AND CHAIR	MANUFACTURER TO PROVIDE IN-GROUND MOUNTING OPTIONS
	COMMUNITY TABLE AND CHAIR	MANUFACTURER TO PROVIDE IN-GROUND MOUNTING OPTIONS
	PLAY EQUIPMENT	
OTHER		
	EXISTING STREET LIGHT TO REMAIN	
	EXISTING CURB AND GUTTER TO REMAIN	
	C.I.P. CONCRETE CURB / GUTTER	PER CIVIL
	OMIT	
	PARKING STALL	PER ARCHITECT
	ACCESSIBLE PARKING STALL	PER ARCHITECT
	BUILDING	PER ARCHITECT
	BUILDING CANOPY ABOVE	PER ARCHITECT
	PRIVATE RESIDENTIAL PATIO	PER ARCHITECT
	VEHICULAR DRIVEWAY	PER CIVIL
	OPEN TO BELOW	PER ARCHITECT
	OMIT	
	LIMIT OF WORK	
	EXISTING PROPERTY LINE	
	PROPOSED EXTENT OF RIGHT-OF-WAY DEDICATION	
	PA	PLANTING AREA



1 C.I.P. CONCRETE RAISED PLANTER WALL (PODIUM); TYP. SECTION

SCALE: 1" = 1'

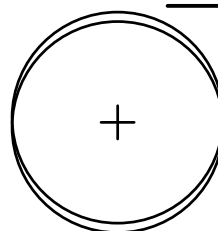


2 C.I.P. CONCRETE RAISED PLANTER WALL (ON-GRADE); TYP. SECTION

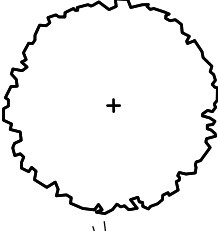
SCALE: 1" = 1'

NOTE: SEE SHEET L2.02 FOR FULL PLANT MATERIAL LEGEND

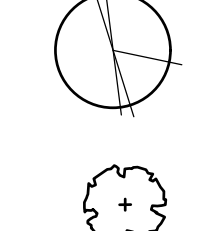
TREE CANOPY PLANTING SUCH AS:



STREET TREE



LARGE EVERGREEN CANOPY TREE

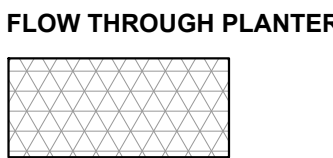


VERTICAL EVERGREEN SCREENING TREE

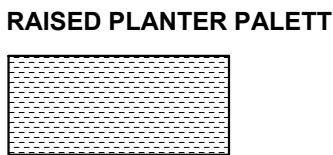


SMALL FLOWERING TREE

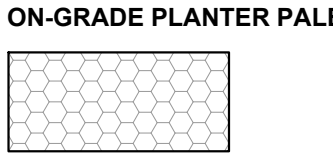
SHRUB UNDERSTORY PLANTING SUCH AS:



FLOW THROUGH PLANTER



RAISED PLANTER PALETTE



ON-GRADE PLANTER PALETTE

VINES



OTHER:

----- LIMIT OF WORK

----- EXISTING PROPERTY LINE

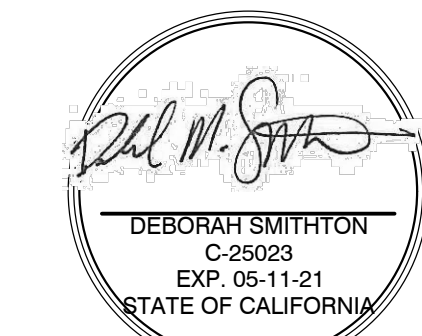
----- PROPOSED EXTENT OF RIGHT-OF-WAY DEDICATION

DESS
ARCHITECTURE

4516 1/2 30th Street
San Diego, CA 92116

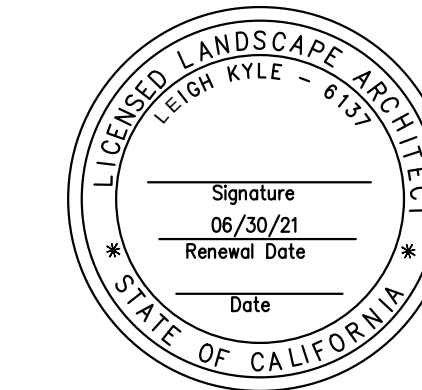
ARCHITECT:

LICENSED ARCHITECT



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(619) 573-5522

LANDSCAPE ARCHITECT:



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DEVELOPER:
Wakeland Housing & Development
1230 Columbia Street
San Diego CA 92101

phone: (619) 677-3200
contact: Peter Armstrong

Completeness Check 3.17.20
Schematic Design 06.22.20
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3rd Submittal 07.17.20

SHEET SIZE: 42" x 30"
DO NOT SCALE DRAWINGS

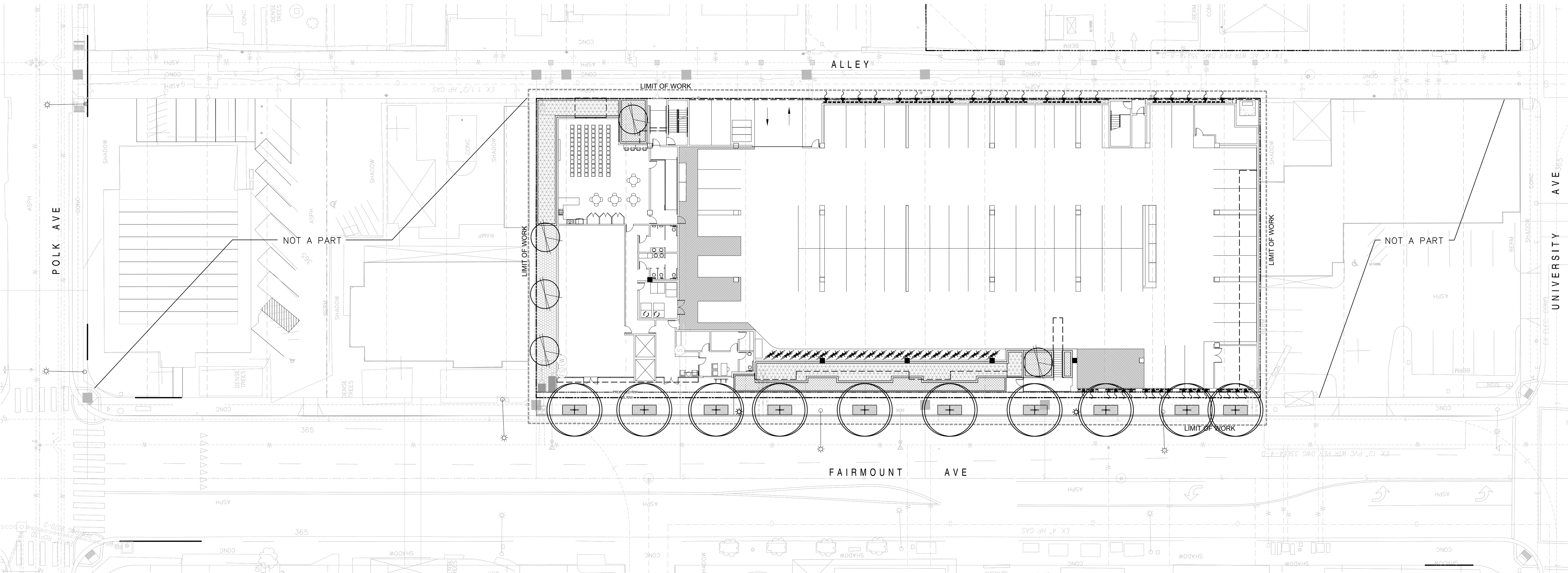
SHEET TITLE:
Landscape Plan

DATE: 03/17/2020

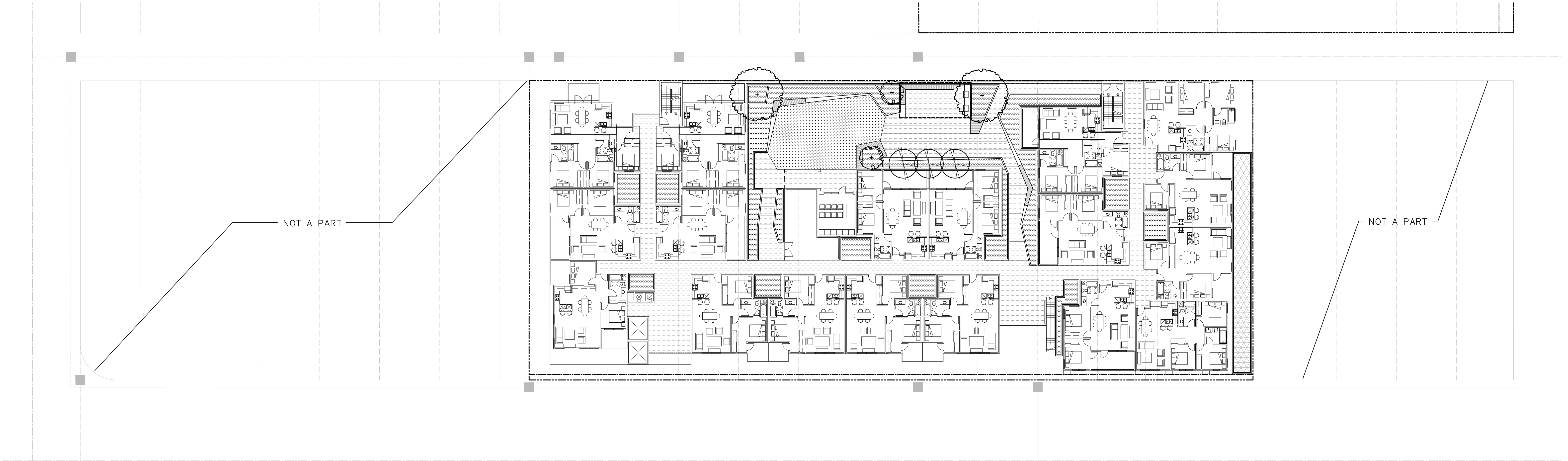
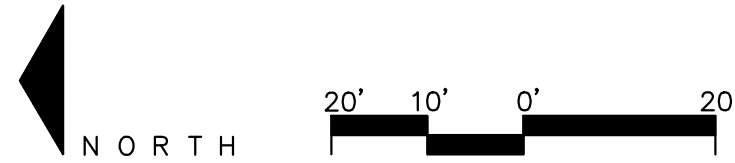
SCALE: AS NOTED

SHEET:
L2.01

SPURLOCK
LANDSCAPE ARCHITECTS
2123 Hancock Street
San Diego, California 92110
(619) 681-0080
spurlock-land.com



GROUND LEVEL



PODIUM LEVEL



PLANT PALETTES

TREE CANOPY PLANTING SUCH AS:



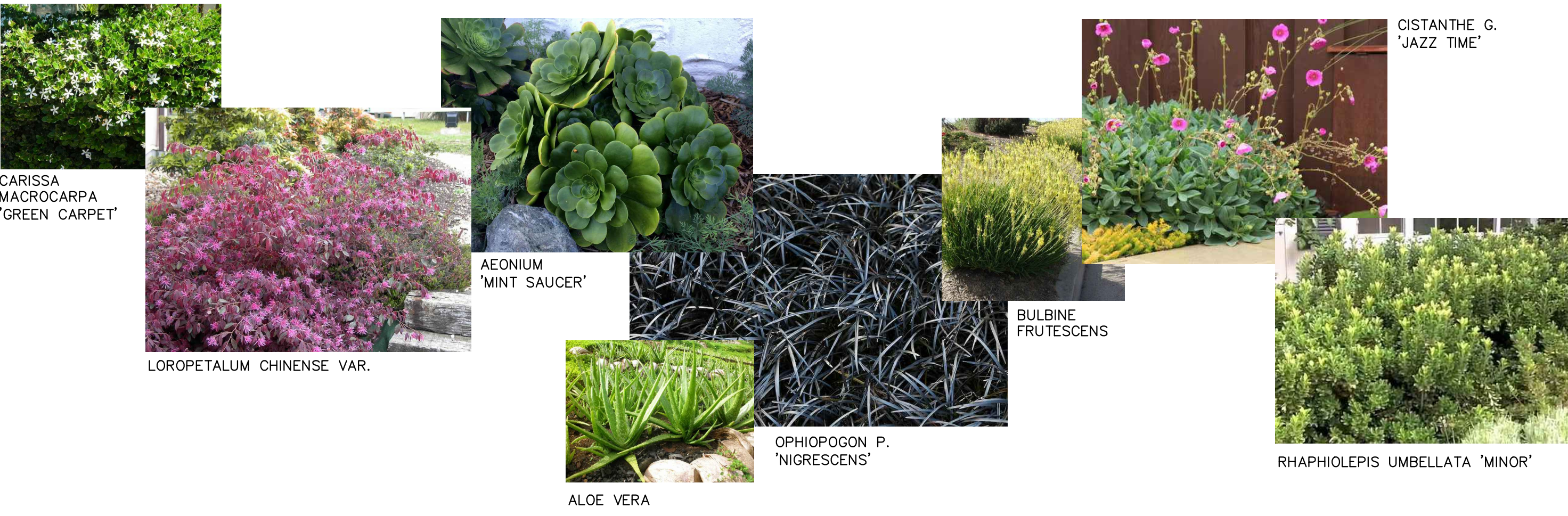
FLOW THROUGH PLANTER PALETTE, SUCH AS:



RAISED PLANTER PALETTE, SUCH AS:



ON-GRADE PLANTING PALETTE, SUCH AS:



VINES, SUCH AS:



PLANT MATERIAL LEGEND

TREE CANOPY PLANTING SUCH AS:

BOTANICAL NAME	COMMON NAME	CONTAINER SIZE	QTY	MATURE SIZE HXW	FORM / FUNCTION
STREET TREE, SUCH AS: (PER THE CITY HEIGHTS URBAN GREENING PLAN, STREET TREE MASTER PLAN) ARBUTUS 'MARINA' JACARANDA MIMOSIFOLIA	TREE MASTER PLAN) MARINA STRAWBERRY TREE JACARANDA	36" BOX	10	40-50'H X 25-40'W 25-40'H X 20-30'W	BH,E/SH D,F/AC
LARGE EVERGREEN CANOPY TREE, SUCH AS: LOPHOSTEMON CONFERTUS OLEA EUROPAEA 'FRUITLESS' QUERCUS VIRGINIANA RHUS LANCEA ULMUS PARVIFOLIA	BRISBANE BOX WILSON FRUITLESS OLIVE SOUTHERN LIVE OAK AFRICAN SUMAC CHINESE ELM	48"/60" BOX	4	15-25'H X 15-20'W 40-50'H X 50-60'W 20-25'H X 15-20'W 40-50'H X 50-60'W	BH,E/SH,SP BH,E/SH/SP BH,E/SH,SP BH/SH,SP
VERTICAL SCREENING TREE, SUCH AS: CUPRESSUS SEMPERVIRENS 'MONSHEL' MAGNOLIA GRANDIFLORA 'LITTLE GEM' PLATANUS RACEMOSA PODOCARPUS ELONGATUS 'MONMAL' PYRUS CALLERYANA 'CAPITAL'	TINY TOWER ITALIAN CYPRESS DWARF SOUTHERN MAGNOLIA CALIFORNIA SYCAMORE ICEE BLUE YELLOW-WOOD CAPITAL FLOWERING PEAR	24"/36" BOX	9	25-30'H X 10'W 20-30'H X 10-15'W 30-40'H X 20'W 15-25'H X 15-25'W 35-45'H X 12-15'W	U,E/SC U,E/SC U,D/SH U,E/SC U,D,F/SC
SMALL FLOWERING TREE, SUCH AS: CERCIS OCCIDENTALIS MULTI FEUJA SELLOWIANA MICHELIA CHAMPACA	REDBUD PINEAPPLE GUAVA FRAGRANT HIMALAYAN CHAMPACA	24"/36" BOX	4	12-20'H X 10-15'W 10-15'H X 10-15'W 15-20'H X 10-15'W	S,D,F/AC,SC S,E,F/AC U,E,F/AC,SC

SHRUB UNDERSTORY PLANTING SUCH AS:

BOTANICAL NAME	COMMON NAME	FORM / FUNCTION	MATURE SIZE	SIZES / SPACING	QUANTITY
FLOW THROUGH PLANTER PALETTE, SUCH AS:					
CAREX DIVULSA	BERKELEY SEDGE	S,E / AC	1-2' X 1-2'	GROUND LEVEL: 2,895 SF	
CHONDROPETALUM TECTORUM	SMALL CAPE RUSH	U,E / AC	2-3' X 3-4'	15% - 15 GALLON @ 48" O.C.	31
DIANELLA CAERULEA CASSA BLUE	BLUE FLAX LILY	S,E / AC	1-2' X SPRD	50% - 5 GALLON @ 24" O.C.	418
DIETES BICOLOR	FORTNIGHT LILY	U,E,F / AC	2-3' X 2-3'	35% - 1 GALLON @ 18" O.C.	505
IRIS DOUGLASIANA	DOUGLAS IRIS	S,E,F / AC	1-2' X 2-3'	PODIUM LEVEL: 540 SF	
JUNCUS PATENS	CALIFORNIA GRAY RUSH	U,E / AC	1-2' X 1-2'	15% - 15 GALLON @ 48" O.C.	9
LOMANDRA LONGIFOLIA 'BREEZE'	DWARF MAT RUSH	S,E / AC	2-3 X 2-4'	25% - 5 GALLON @ 24" O.C.	42
WOODWARDIA FIMBRIATA	CHAIN FERN	BH,E / AC	3' X 4'	60% - 1 GALLON @ 18" O.C.	220

RAISED PLANTER PALETTE, SUCH AS:

	AEONIUM SPP.	AEONIUM	BH, E / AC	1-2' X 3'-5'	GROUND LEVEL: 775 SF	
	AGAVE 'NOVA'	BLUE FLAME AGAVE	BH,E / AC	2-3' X SPRD	15% - 15 GALLON @ 48" O.C.	8
	ALOE VERA	MEDICINAL ALOE	S,E,F / AC	2' X 3-4'	50% - 5 GALLON @ 24" O.C.	110
	ANIGOZANTHOS 'BUSH DAWN'	YELLOW KANGAROO	S,E,F / AC	4-6' X 1-2'	35% - 1 GALLON @ 18" O.C.	137
	BULBINE FRUTESCENS	YELLOW BULBINE	S,E,F / AC	1-2' X 3-4'	PODIUM LEVEL: 1,254 SF	
	CAREX SPP.	CAREX	BH,E / AC	1-2' X 1-2'	15% - 15 GALLON @ 5" O.C.	9
	CISTANTHE G. 'JAZZ TIME'	ROCK PURSLANE	S,E,F / AC	1-2' X 2-3'	45% - 5 GALLON @ 30" O.C.	104
	COMPROMSA SPP.	MIRROR PLANT	U,E / SC	4-5' X 3-4'	40% - 1 GALLON @ 18" O.C.	257
	DIANELLA TASMANICA 'VARIEGATA'	VARIEGATED FLAX LILY	S,E / AC	2.5' X 2.5'		
	FURCRAEA FOETIDA	MAURTIUS HEMP	BH,E / AC	3'-4' X 3'-4'		
	LOMANDRA LONGIFOLIA 'BREEZE'	DWARF MAT RUSH	S,E / AC	2-3 X 2-4'		
	MUHLENBERGIA RIGENS	DEER GRASS	U,E / SC	4-5' X 4-6'		
	PITTIOSPORUM TENUIFOLIUM SPP.	MOCK ORANGE	S,E / SC	8'-12' X 3-6'		
	RHAMNUS CALIFORNICA	COFFEEBERRY	S,E / SC	5' X 5'		
	RHAPHIOLEPIS UMBELLATA 'MINOR'	DWARF YEDDO HAWTHORN	U,E / SC	4-6' X 2-3'		
	ROSMARINUS O. 'TUSCAN BLUE'	BLUE ROSEMARY	S,E,F / AC	4-5' X 4-5'		
	SALVIA SPP.	SALVIA	BH,E / AC			
	TRACHELOSPERMUM JASMINOIDES	STAR JASMINE	S,E,F / AC	2-6' X SPRD		

ON-GRADE PLANTING PALETTE, SUCH AS:

	AEONIUM 'MINT SAUCER'	GREEN AEONIUM	BH,E / AC	2-3' X 1-2'	GROUND LEVEL: 284 SF	
	ALOE VERA	MEDICINAL ALOE	U,E,F / AC	1-2' X 1-2'	15% - 15 GALLON @ 48" O.C.	3
	BULBINE FRUTESCENS	YELLOW BULBINE	S,E / AC	1-2' X 1-2'	50% - 5 GALLON @ 24" O.C.	41
	CARISSA MACROCARPA	DWARF NATAL PLUM	S,E / AC	2-3' X 2-3'	35% - 1 GALLON @ 18" O.C.	51
	CISTANTHE G. 'JAZZ TIME'	ROCK PURSLANE	S,E,F / AC	1-2' X 2-3'		
	COPROSMA REPENS 'LEMON LIME'	LEMON LINE MIRROR PLANT	BH,E / AC	3' X 3'		
	LOROPETALUM CHINENSE VAR.	PURPLE FRINGE FLOWER	S,E,F / AC	2-3' X 3-4'		
	OPHIPOGON P. 'NIGRESCENS'	BLACK MONDO GRASS	U,E / AC	1' X 1-2'		
	RHAPHIOLEPIS UMBELLATA 'MINOR'	DWARF INDIAN HAWTHORN	U,E / AC	2-3' X 4-6'		
	SANSEVIERIA CYLINDRICA	SPEAR SANSEVIERIA	U,E / AC	3-4' X 2-3'		

VINES, SUCH AS:

	AKEBIA QUINATA	CHOCOLATE VINE	S / AC, SC	30' SPREAD	GROUND LEVEL: 172 LF	
	CLYTOSTOMA CALLISTEGIOIDES	LAVENDER TRUMPET VIBE	S / AC, SC	30' SPREAD	60% - 5 GALLON @ 8' O.C.	13
	FICUS PUMILA	CREeping FIG	S / AC, SC	30' SPREAD	40% - 5 GALLON @ 3' O.C.	23
					PODIUM LEVEL: 140 LF	
					100% - 5 GALLON @ 8' O.C.	5

OTHER:

---	LIMIT OF WORK
---	EXISTING PROPERTY LINE
---	PROPOSED EXTENT OF RIGHT-OF-WAY DEDICATION

NOTES:

1. ROOT BARRIER TO BE INSTALLED IN ALL INSTANCES WHERE A TREE WILL BE PLANTED WITHIN 5' OF ADJACENT CURBS, SIDEWALKS, WALLS OR ANY OTHER FLATWORK OR HARDSCAPE.
2. 3" DEPTH BARK MULCH AT ALL PLANTING AREAS

ABBREVIATIONS:

FORM:	
BH = BROAD HEADED	D = DECIDUOUS
PY = PYRAMIDICAL	E = EVERGREEN
U = UPRIGHT	P = PALM
S = SPREADING	F = FLOWERING

FUNCTION:

SH = SHADE
SC = SCREEN
AC = ACCENT
SP = SPECIMEN

CITY OF SAN DIEGO NOTES

1. EXISTING TREES TO REMAIN ON SITE WITHIN THE AREA OF WORK WILL BE PROTECTED IN PLACE. THE FOLLOWING PROTECTION MEASURES WILL BE PROVIDED:
 - 1.1. A BRIGHT YELLOW ORANGE TEMPORARY FENCE WILL BE PLACED AROUND EXISTING TREES AT THE DRIP LINE.
 - 1.2. STOCKPILING, TOPSOIL DISTURBANCE, VEHICLE USE AND MATERIAL STORAGE OF ANY KIND IS PROHIBITED WITHIN THE DRIP LINE.
 - 1.3. ANY KIND OF WATERING SCHEDULE WILL BE MAINTAINED AND DOCUMENTED DURING CONSTRUCTION.
 - 1.4. ALL DAMAGED TREES WILL BE REPLACED WITH ONE OF EQUAL OR GREATER SIZE.
2. IF ANY REQUIRED LANDSCAPE INDICATED ON THE APPROVED CONSTRUCTION DOCUMENT PLANS IS DAMAGED OR REMOVED DURING DEMOLITION OR CONSTRUCTION, IT SHALL BE REPAIRED AND/OR REPLACED IN KIND AND EQUIVALENT SIZE PER THE APPROVED DOCUMENTS TO THE SATISFACTION OF THE DEVELOPMENT SERVICES DEPARTMENT WITHIN 30 DAYS OF DAMAGE.

LANDSCAPE AND IRRIGATION SYSTEM NOTES

1. THE LANDSCAPE PLAN WILL CONFORM WITH THE FOLLOWING STANDARDS OF THE CITY-WIDE LAND DEVELOPMENT CODE, SECTION 142.0400, AND THE DEVELOPMENT MANUAL - LANDSCAPE STANDARDS ADOPTED JANUARY 1ST 2000. CITY OF SAN DIEGO REGIONAL STANDARD DRAWINGS, ADA REGULATIONS.
2. LANDSCAPES IN THE COMMON AREAS SHALL BE MAINTAINED BY OWNER. LANDSCAPE AND IRRIGATION AREA 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.
3. ALL PLANT MATERIAL SELECTED FOR USE WILL BE OF A TYPE KNOWN TO BE SUCCESSFUL IN THE AREA OF SIMILAR CLIMATIC AND SOIL CONDITIONS.
4. COLOR FROM PLANT FOLIAGE, BARK OR FLOWERS WILL BE UTILIZED TO CREATE A FRIENDLY, WARM AND VISUALLY EXCITING LANDSCAPE ENVIRONMENT. THEMATIC COLOR SCHEMES WILL BE UTILIZED IN DEVELOPING PROJECT IDENTITY.
5. PLANTING WILL BE DESIGNED TO OBSCURE UNDESIRABLE VIEWS (AUTOMOBILES, STORAGE, MAINTENANCE, UTILITY AREAS, ETC.) AND ADD VISUAL INTEREST TO THE SITE.
6. ALL SOILS WILL BE FERTILIZED, AMENDED AND TILLED TO CONFORM TO RECOMMENDATIONS MADE BY A SOIL TESTING LABORATORY AND/OR LANDSCAPE ARCHITECT IN ORDER TO PROMOTE HEALTHY AND VIGOROUS PLANT GROWTH.
7. ROOT BARRIERS SHALL BE INSTALLED FOR ALL NEW TREES WHICH ARE PLACED WITHIN 6'-0" OF PUBLIC IMPROVEMENTS AND INTERNAL SITE HARDSCAPE AREAS, SUCH AS WALKS, CURBS, OR STREET PAVEMENT. ROOT BARRIERS SHALL NOT BE WRAPPED AROUND THE ROOTBALL OF THE TREE.
8. MULCH REQUIREMENTS - ALL REQUIRED PLANTING AREAS SHALL BE COVERED WITH MULCH TO A MINIMUM DEPTH OF 3" EXCLUDING SLOPES REQUIRING VEGETATION AND AREAS PLANTED WITH GROUND COVER. ALL EXPOSED SOIL AREAS WITHOUT VEGETATION SHALL ALSO BE MULCHED TO THIS MINIMUM DEPTH.
9. ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE CITY OF SAN DIEGO LANDSCAPE ORDINANCE AND CITY OF SAN DIEGO LAND DEVELOPMENT MANUAL - LANDSCAPE STANDARDS AND ALL REGIONAL STANDARDS FOR LANDSCAPE INSTALLATION AND MAINTENANCE.
10. IRRIGATION SYSTEMS WILL BE PERMANENT BELOW GROUND AUTOMATED SYSTEMS ADEQUATE FOR THE ESTABLISHMENT AND MAINTENANCE OF ALL PLANT MATERIAL. THESE SYSTEMS WILL BE INSTALLED AS SOON AS PRACTICAL, AFTER GRADING AND PRIOR TO PLANT MATERIAL INSTALLATION. AREAS ADJACENT TO STRUCTURES, ROADWAYS, ENTRIES AND ACTIVITY AREAS WILL BE IRRIGATED WITH PERMANENT BELOW GRADE AUTOMATED SYSTEMS.
11. IRRIGATION FOR ON-GRADE PLANTING AREAS SHALL UTILIZE SUB-SURFACE OR SPRINKLER / BUBBLER SYSTEMS. SPRINKLER/ BUBBLER HEADS SHALL RESPOND TO THE LANDSCAPE DESIGN, PLANT MATERIAL REQUIREMENTS AND PUBLIC HEALTH AND SAFETY. EACH HEAD SHALL BE ADJUSTED FOR OPTIMUM PERFORMANCE TO PREVENT "OVERSPRAY" ONTO WALKS, ROADWAYS AND/OR BUILDINGS. THIS SHALL INCLUDE SELECTING THE BEST DEGREE OF ARC TO FIT THE EXISTING SITE CONDITIONS AND TO THROTTLE THE FLOW CONTROL AT EACH VALVE TO OBTAIN THE OPTIMUM OPERATING PRESSURE FOR EACH SYSTEM. MOISTURE SENSING AND RAIN SHUT-OFF DEVICES SHALL BE EMPLOYED FOR WATER CONSERVATION.
12. NO IRRIGATION RUN-OFF SHALL DRAIN OFF SITE INTO THE PUBLIC RIGHTS-OF-WAY, STREETS, DRIVES OR ALLEYS. NO CONNECTION SHALL BE MADE TO ANY STORM WATER SEWER SYSTEMS WITHOUT PROPER BEST MANAGEMENT PRACTICES.
13. MINIMUM TREE/IMPROVEMENT SEPARATION DISTANCE: TRAFFIC SIGNALS / STOP SIGN - 20FEET; SEWER LINES - 10 FEET; UNDERGROUND UTILITY LINES - 5 FEET; ABOVE GROUND UTILITY STRUCTURES - 10 FEET; DRIVEWAYS - 10 FEET; INTERSECTIONS - 25 FEET.
14. LANDSCAPE FINISH GRADING OBJECTIVES WILL INCLUDE POSITIVE SURFACE DRAINAGE OF PLANTED AREA THROUGHOUT THE SITE.

DESS
ARCHITECTURE

4516 1/2 30th Street
San Diego, CA 92116

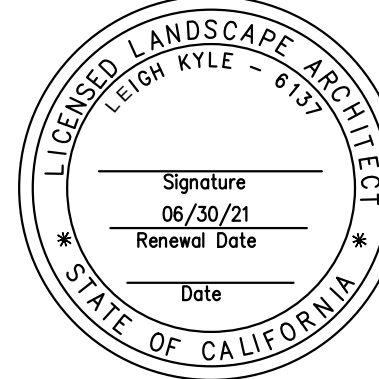
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SHEET SIZE: 42" x 30"
DO NOT SCALE DRAWINGS

SHEET TITLE:
Landscape Legend
+ Plant Palettes

DATE: 03/17/2020

SCALE: AS NOTED

SHEET:

L2.02

SPURLOCK
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San Diego, California 92110
619.681.0090
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CITY OF SAN DIEGO LANDSCAPE CALCULATIONS

STREET TREE REQUIREMENTS

FAIRMOUNT AVENUE

STREET FRONTAGE LENGTH: 302 LF
NUMBER OF TREE REQUIRED: 10
NUMBER OF TREES PROVIDED: 10

STREET YARD [142.0405(a)(1)]

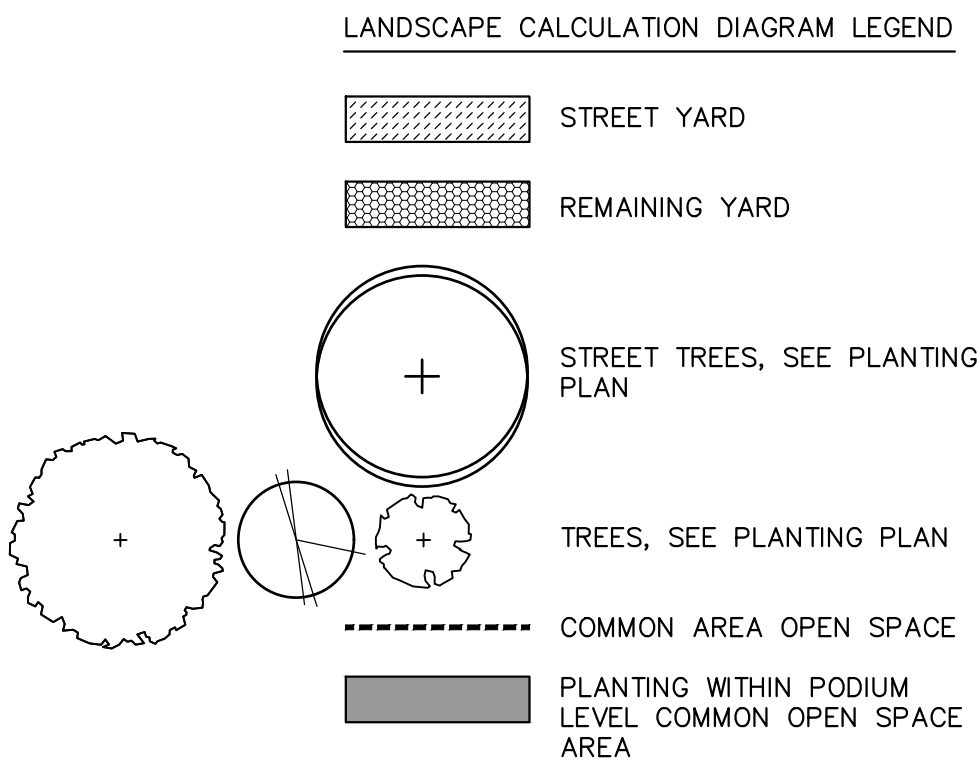
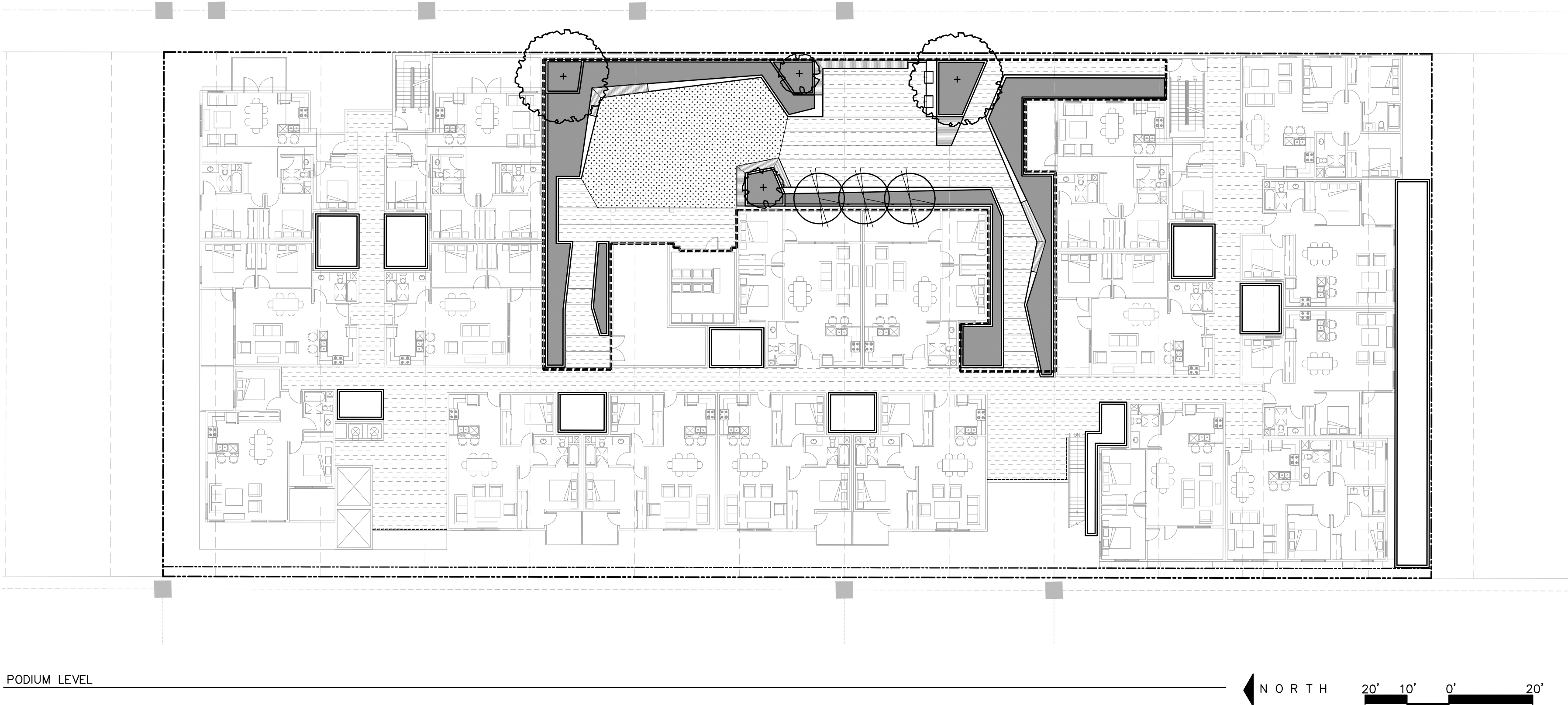
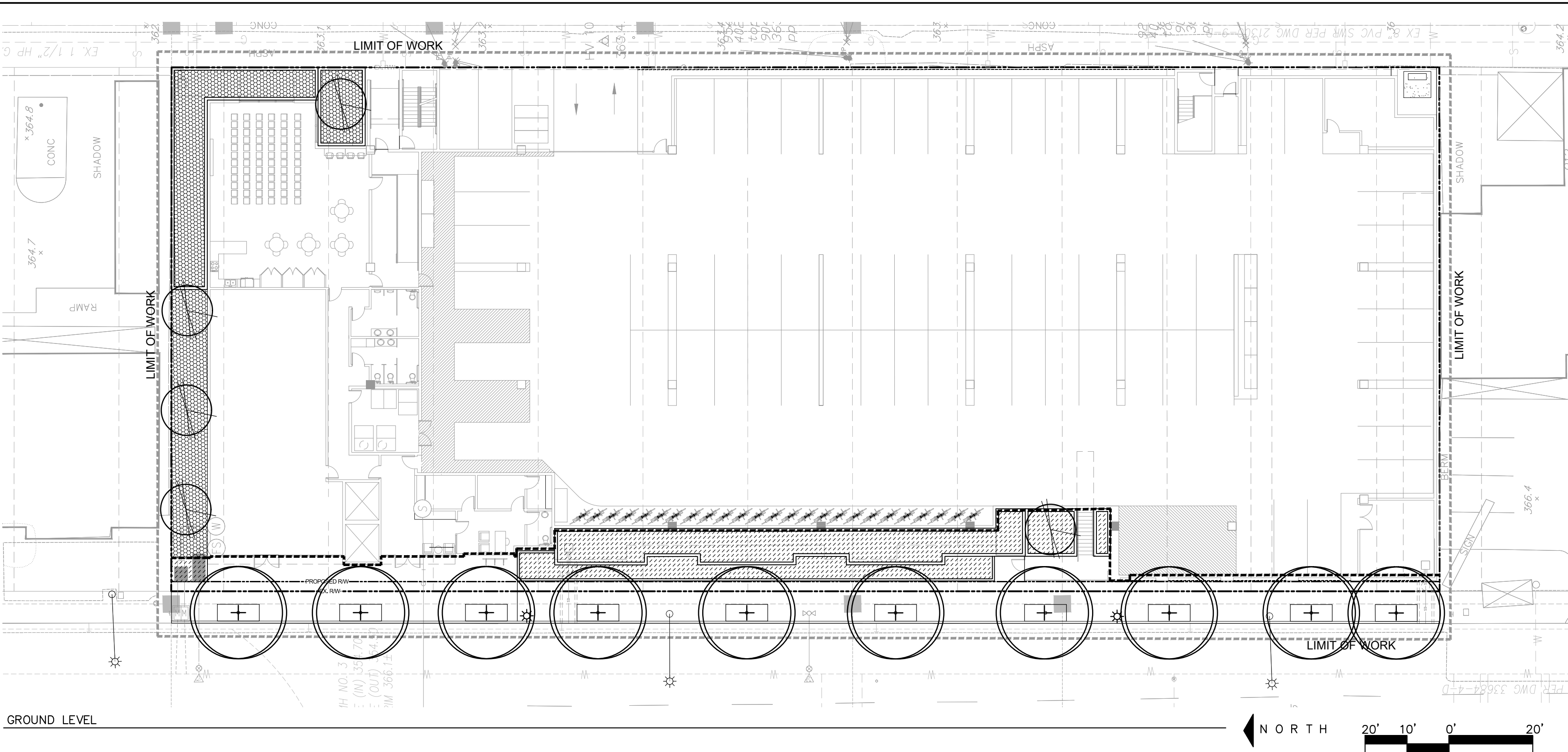
REQUIRED PLANTING AREA 2,422 SF x 50% = 1,211 SF	PLANTING AREA PROVIDED 1,360 SF	POINTS ACHIEVED WITH TREES (AT LEAST 50%) 100 POINTS (1) 48" BOX TREE
REQUIRED PLANT POINTS 2,422 SF x 0.05 = 121 POINTS	PLANTING POINTS PROVIDED 970 POINTS	

REMAINING YARD [142.0405(b)(2)]

REQUIRED PLANT POINTS 1,393 SF x 0.05 = 70 POINTS	PLANTING POINTS PROVIDED 845 POINTS	POINTS ACHIEVED WITH TREES (AT LEAST 50%) 130 POINTS (3) 15 GALLON BOX TREES (1) 48" BOX TREE
--	--	--

PODIUM LEVEL COMMON AREA OPEN SPACE

TOTAL COMMON AREA OPEN SPACE: 6,080 SF
PLANTING WITHIN COMMON AREA OPEN SPACE
REQUIRED (20%): 1,216 SF
PROPOSED: 1,662 SF
PLANTING POINTS
REQUIRED: 6,080 SF x 0.05 = 304 POINTS
PROVIDED: 1,098 POINTS



WATER BUDGET CALCULATION

PROJECT E_{to} = 47.0
HYDROZONE 1 CONSISTS OF LOW WATER WATER USE SHRUBS IRRIGATED WITH DRIP IN FLOW THROUGH PLANTERS
HYDROZONE 2 CONSISTS OF LOW WATER WATER USE SHRUBS IRRIGATED WITH DRIP WITHIN RAISED PLANTING AREAS AND AT GRADE
HYDROZONE 3 CONSISTS OF LOW WATER USE STREET TREES IRRIGATED WITH BUBBLERS WITHIN THE RIGHT-OF-WAY

MAXIMUM APPLIED WATER ALLOWANCE

$MAWA = (E_{to})(0.62) [(0.55)(LA) + (0.45)(SLA)]$
 $MAWA = (47.0)(0.62) [(0.55)(6,263) + (0.45)(0)]$
 $MAWA = 100,387 \text{ GAL/YEAR}$

ESTIMATED TOTAL WATER USE

$ETWU = [(E_{to})(0.62)] [(PF \times HA)/IE + SLA]$

HYDROZONE 1:
 $ETWU = [(47.0)(0.62)] [(0.4 \times 1,831)/0.81]$
 $ETWU = 26,343 \text{ GAL/YEAR}$

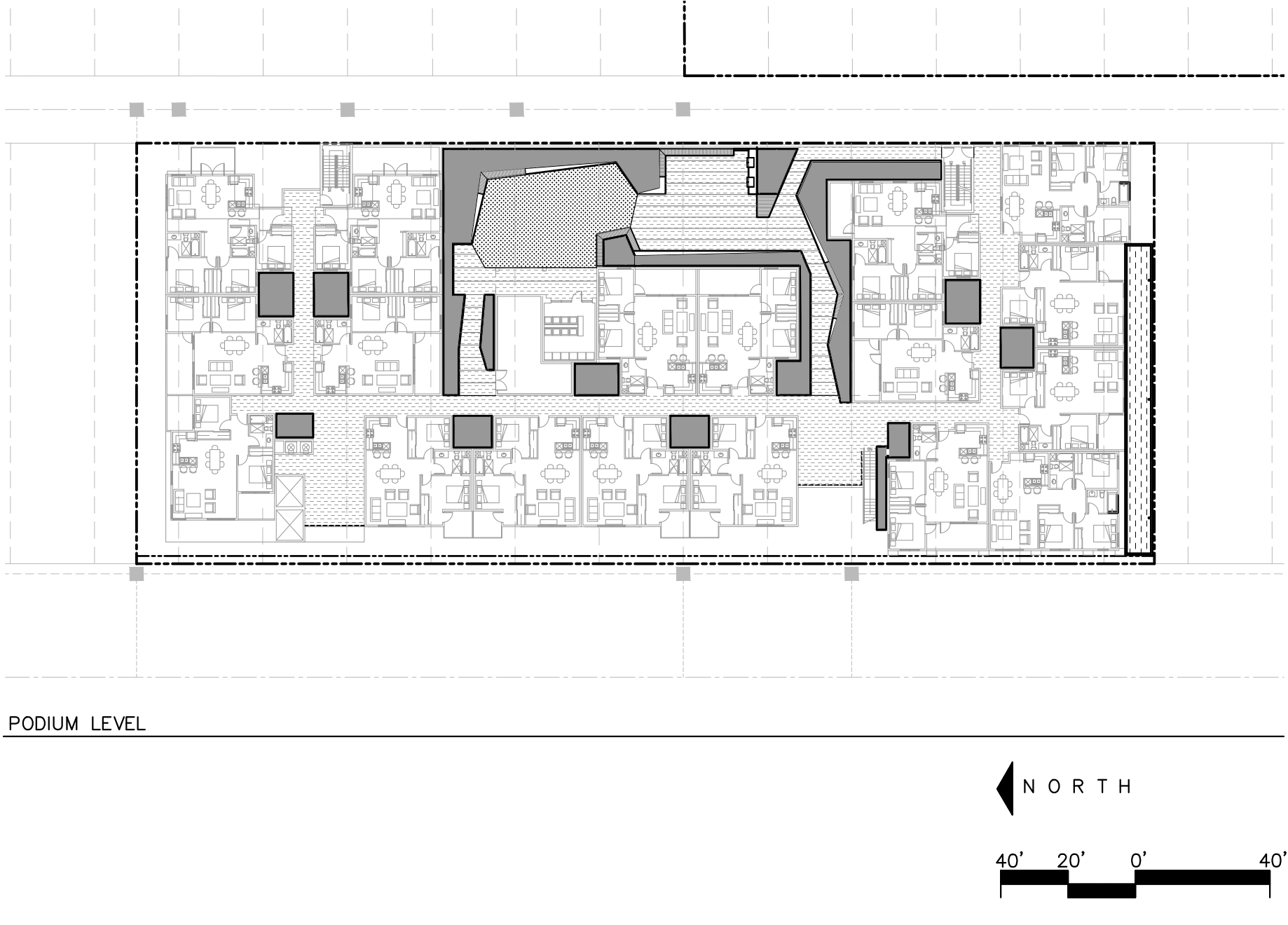
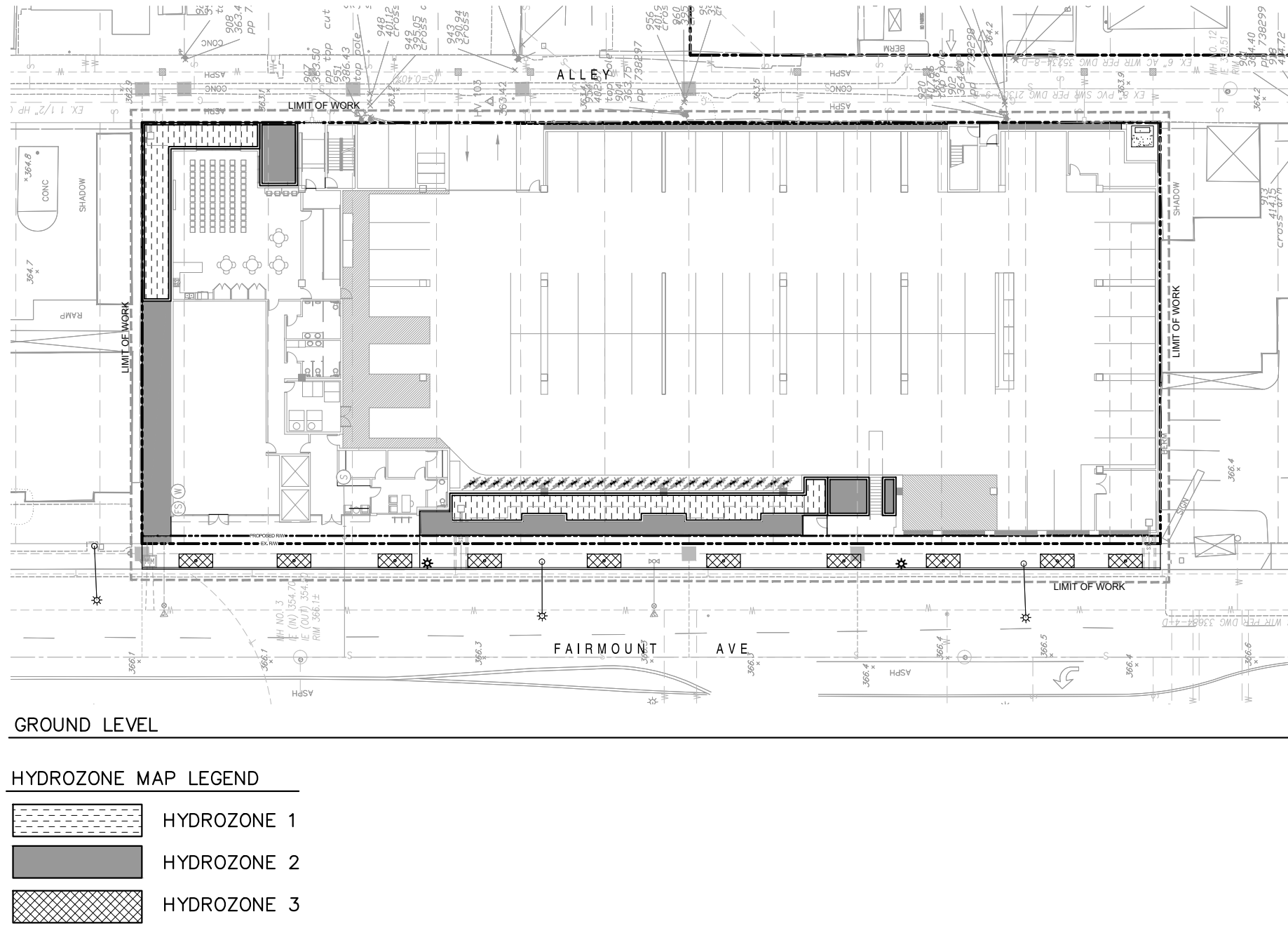
HYDROZONE 2:
 $ETWU = [(47.0)(0.62)] [(0.4 \times 4,572)/0.81]$
 $ETWU = 65,798 \text{ GAL/YEAR}$

HYDROZONE 3:
 $ETWU = [(47.0)(0.62)] [(0.4 \times 400)/0.75]$
 $ETWU = 6,209 \text{ GAL/YEAR}$

TOTAL $ETWU = 98,350 \text{ GAL/YEAR}$

THE $ETWU$ (98,350 GAL/YEAR) IS LESS THAN THE $MAWA$ (100,387 GAL/YEAR) BY 2,037 GAL/YEAR

NOTE:
1. PROJECT E_{to} , IRRIGATION EFFICIENCY AND PLANT FACTOR INFORMATION GATHERED FROM WUCOLS, OMIS AND THE SAN DIEGO MUNICIPAL CODE LANDSCAPE STANDARDS (APPENDIX E).
2. AN IRRIGATION AUDIT CONSISTENT WITH THE WITH THE SAN DIEGO MUNICIPAL CODE (SDMC) 142.0413(f) AND SECTION 2.7 OF THE LANDSCAPE STANDARDS OF THE LAND DEVELOPMENT MANUAL MUST BE CONDUCTED AND SUBMITTED TO THE CITY PRIOR TO OCCUPANCY AND USE.

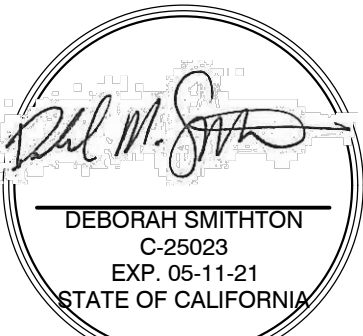


DESS
ARCHITECTURE

4516 1/2 30th Street
San Diego, CA 92116

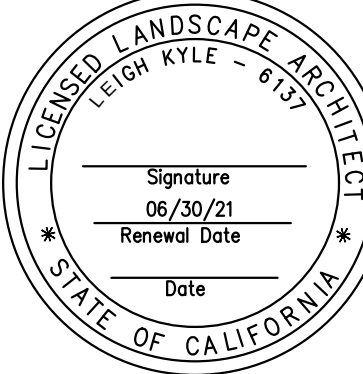
ARCHITECT:

LICENSED ARCHITECT



DEBORAH SMITHTON, AIA
(619) 573-5522

LANDSCAPE ARCHITECT:



4th Corner Apartments
4021, 4035, 4037, and 4061
Fairmount Ave
San Diego, CA 92105

DEVELOPER:
Wakeland Housing & Development
1330 Columbia Street
San Diego CA 92101

phone: (619) 677-3200
contact: Peter Armstrong

Completeness Check 3.17.20
Schematic Design 06.22.20
Completeness Check 06.22.20
3rd Submittal 07.17.20

SHEET SIZE: 42" x 30"
DO NOT SCALE DRAWINGS

SHEET TITLE:
Landscape
Calculations

DATE: 03/17/2020

SCALE: AS NOTED

SHEET:

L3.01

SPURLOCK
LANDSCAPE ARCHITECTS
2123 Hancock Street
San Diego, California 92110
(619) 681-0080
spurlock-land.com

Site Plan Notes

- 1 Building Entrance
- 2 Garage Entrance Gate
- 3 Emergency Egress
- 4 Landscaped Planter, See Landscape Plans
- 5 Bicycle Racks
- 6 Architectural Projection: Balcony, Roof Overhang, Shade Structure, etc.
- 7 Electrical Transformer Above Grade
- 8 Light Well
- 9 Limit of Garage Wall
- 10 Community Courtyard at Podium Level
- 11 Elevator Penthouse
- 12 Stair to Roof
- 13 Enhanced Paving, See Landscape Plans
- 14 Architectural Screening at Street and Alley Frontages
- 15 Street Curb-line
- 16 Transit Stop
- 17 Fire Hydrant
- 18 Edge of Podium Deck
- 19 Existing Driveway Curb Cut to be Removed/ Closed. All non-utilized curb cuts should also be closed and replaced with curb, gutter, and sidewalk
- 20 Existing Streetlight to Remain
- 21 Existing Landscape to Remain
- 22 Existing Curb Ramp to Remain
- 23 Existing Driveway to Remain
- 24 Existing Parking to Remain
- 25 Building Address Numbers to be located on Brick Veneer Wall adjacent to street entrance. See elevations
- 26 Knox Box wall mounted per SDMC

General Notes

See Civil Sheet C3.0 for Additional Information

Building Address:
4089, 4061, 4035 & 4021 Fairmount Avenue San Diego, CA 92105

Off Street Parking:
See A2.0 Garage Plan and A0.0 Project Data for Parking configuration and calculations

Drainage:
See Civil Plans for additional information

Refuse & Recycling:
See A2.0 Garage Plan and A0.0 Project Data for additional information

Fire Hydrants:
See Site Plan Notes and Civil Plans for additional information

Transit:
13, 7, 10 Bus Service on Fairmount and University

Easements:
No Existing Easements on Site

1. Address identification shall be provided for all new & (C) buildings in a location that is plainly visible and legible from the street or road fronting the property. Where access is by way of a private road and building address cannot be viewed from the public way, an approved sign or means shall be used to identify the structure, premises identification shall conform to Section 95.0209 of the San Diego Municipal Code and CBC 501.2.

Legend

- Key Note
- Property Line
- Project Boundary/ Limit of Work
- Path to Transit Stop

DESS
ARCHITECTURE

4516 1/2 30th Street
San Diego, CA 92116

ARCHITECT:

LICENSED ARCHITECT



DEBORAH SMITHTON, AIA
(619) 573-5522

4th Corner Apartmetns
4021, 4035, 4037, and 4061
Fairmount Ave
San Diego, CA 92105

DEVELOPER:
Wakeland Housing & Development
1230 Columbia Street
San Diego CA 92101

phone: (619) 677-3200
contact: Peter Armstrong

Completeness check 3.17.20
First Submittal 4.16.20
Second Submittal 6.22.20
Third Submittal 7.17.20

SHEET SIZE: 24" x 36"
DO NOT SCALE DRAWINGS

SHEET TITLE:
Site Plan

DATE:

SCALE: AS NOTED

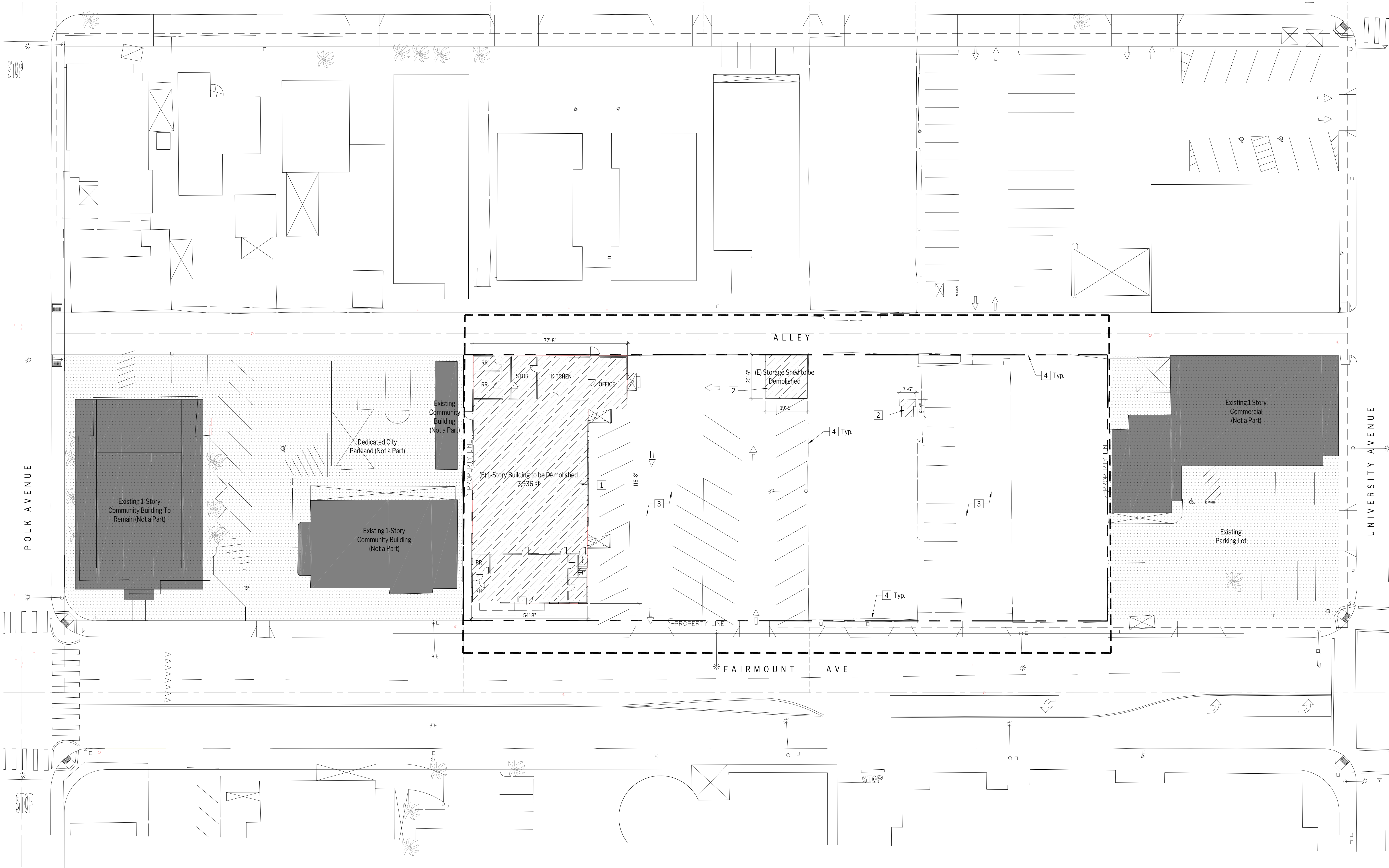
SHEET:

A1.0



1 Site Plan
scale: 1" = 20'





Demo Notes

- 1 Existing Building to be Demolished, remove foundation and all utilities
- 2 Storage Shed to be Demolished
- 3 Concrete or asphalt to be removed
- 4 (E) Fence to be Removed

General Notes

Legend

- Key Note
- Property Line
- Project Boundary/ Limit of Work
- To be Demolished



4516 1/2 30th Street
San Diego, CA 92116

ARCHITECT:

LICENSED ARCHITECT



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Third Submittal 7.17.20

SHEET SIZE: 24" x 36"
DO NOT SCALE DRAWINGS

SHEET TITLE:
Demo Plan

DATE:

SCALE: AS NOTED

SHEET:

A1.1

1 Demo Plan
scale: 1" = 20'



Fire Plan Notes

- 1 Proposed New Fire Hydrant
- 2 Existing Fire Hydrant
- 3 Aerial Access
- 4 Proposed New 50' Red Curb
- 5 Emergency Entry Access for San Diego Fire Department
- 6 Knox Box
- 7 FDC
- 8 Post-Indicator Valve
- 9 Fire Alarm Bell
- 10 Dry Stand Pipe

Fire Notes

- Fire apparatus Access Roads and Water Supplies for fire protection, shall be installed and made serviceable prior to and during time of construction CFC 501.4.
- Provide Building Address numbers, visible and legible from the street or road fronting the property per San Diego Municipal Code section 95.0209.
- Post indicator valve, fire department connections, and alarm Bell are to be located on address/access side of the structure.
- CBC section 3002.4a General Stretcher Requirements
 - All buildings and structures with one or more passenger service elevators shall be provided with not less than one medical emergency service elevator to all landings meeting the provisions of section 3002.4a.
- At least one fire extinguisher with a minimum rating of 2-A-10-BC shall be provided within 75 ft maximum travel distance for each 6,000 square feet or portion thereof on each floor, CFC section 906.
- Stairways exiting directly to the exterior of a building four or more stories in height shall be provided with a means for Emergency entry for fire department access.
- CFC 504.3 - New buildings four or more stories above grade plane, except those with a roof slope greater than 4 units vertical in 12 units horizontal shall be provided with a stairway to the roof.
- Every building four stories or more in height shall be provided with not less than one standpipe for use during construction installed in accordance with CFC 3313.1. Standpipe shall be installed when the progress of construction is not more than 40 ft in height above the lowest level of fire department access. CFC 3313.1.
- Vegetation shall be selected and maintained in such a manner as to allow immediate access to all hydrants, valves, fire department connections, pull stations, extinguishers, sprinkler risers, alarm control panels, rescue windows, and other devices are areas used for firefighting purposes. Vegetation or building features shall not obstruct address numbers or inhibit the functioning of alarm bells, horns or strobes.
- Decorative materials shall be maintained in a flame retardant condition. CFC section 804.
- All buildings and sites undergoing construction, alteration, or demolition shall comply with the requirements of chapter 33 of the CFC.
- CFC 105.4.4 - Construction documents approved by the Fire Code Official are approved with the intent that such construction documents comply in all respects with a CFC. Review and approval by the Fire Code Official shall not relieve the applicant of the responsibility of compliance with this code.
- Aerial fire access road(s) adjacent to buildings 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 facade(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 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 pulls 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.
- All existing and/or proposed fire hydrants within 600' of the project site and a 300' radius overlay shall be shown to encompass ALL portions of ALL structures as part of submitted project. SD Ordinance 17507.
- 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 required hose pools 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 pulls 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. CFC 912.2.1

Legend

- Key Note
- Property Line
- Hose Pull

DESS
ARCHITECTURE

4516 1/2 30th Street
San Diego, CA 92116

ARCHITECT:

LICENSED ARCHITECT



DEBORAH SMITHTON, AIA
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4th Corner Apartmetns
4021, 4035, 4037, and 4061
Fairmount Ave
San Diego, CA 92105

DEVELOPER:
Wakeland Housing & Development
2330 Columbia Street
San Diego CA 92101

phone: (619) 677-3200
contact: Peter Armstrong

Completeness check 3.17.20
First Submittal 4.16.20
Second Submittal 6.22.20
Third Submittal 7.17.20

SHEET SIZE: 24" x 36"
DO NOT SCALE DRAWINGS

SHEET TITLE:

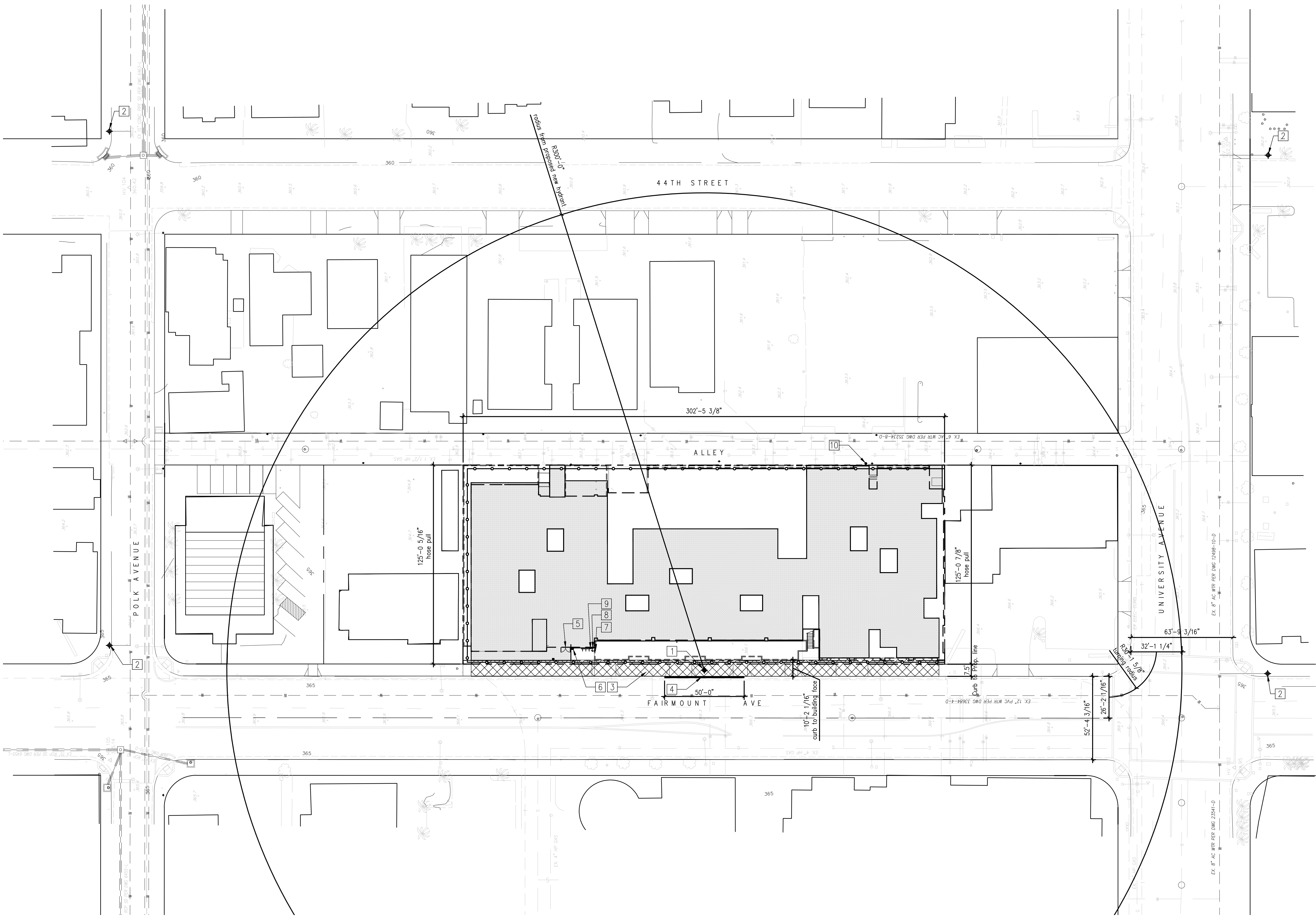
Fire Access Plan

DATE:

SCALE: AS NOTED

SHEET:

A1.2



1 Fire Access Plan
scale: 1" = 30'-0"





Garage Plan Notes

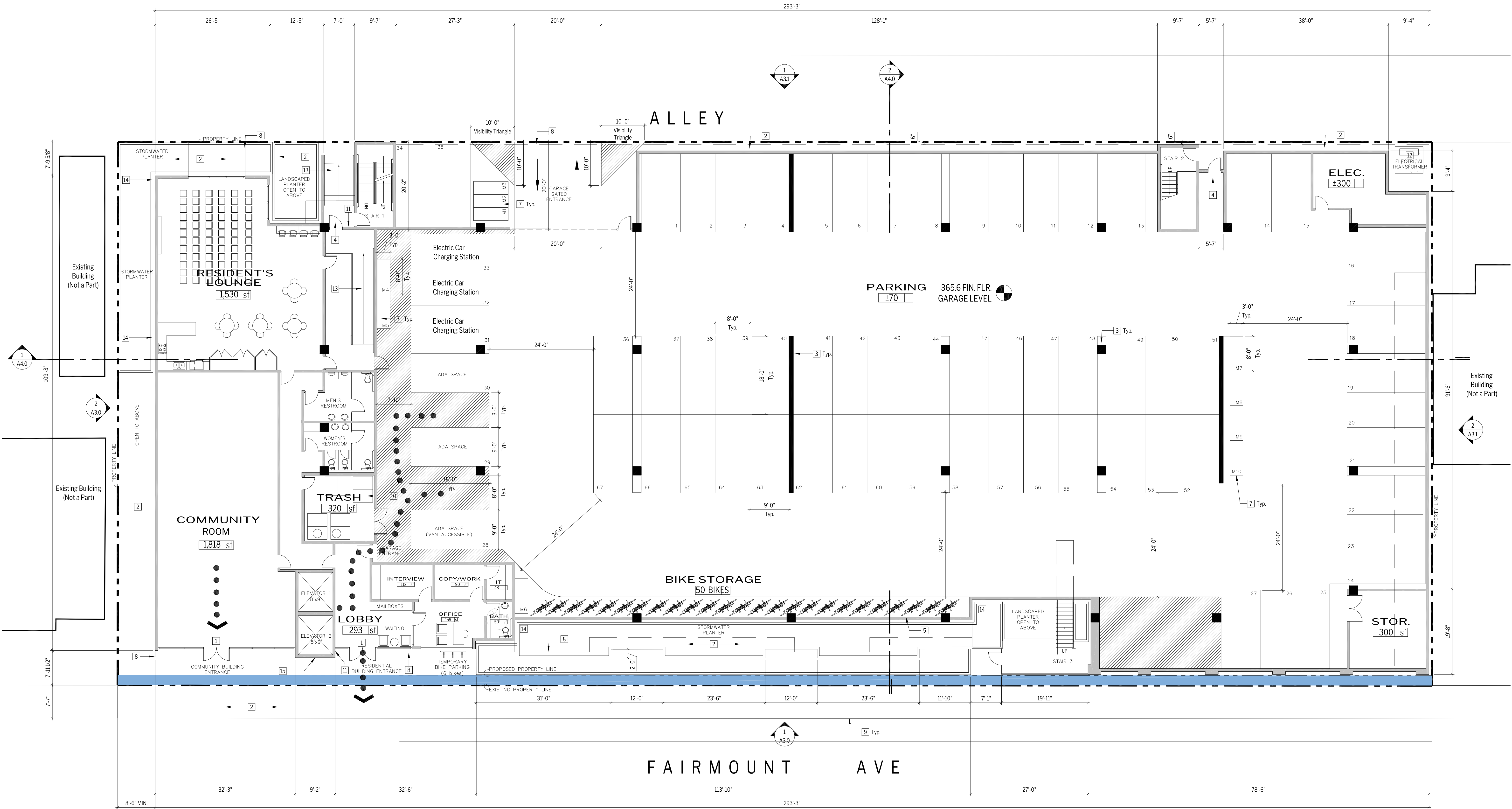
- 1 Building Entrance
- 2 Landscaped Planter and Special Paving. See Landscape Drawings
- 3 Structural Wall/Column
- 4 Pedestrian Entrance/Exit
- 5 Architectural Screen, Metal, Painted
- 6 Private Storage Locker - Approx. 240 cu ft. each
- 7 Motorcycle Parking
- 8 Line of Entry Canopy Above
- 9 Street Curb-line
- 10 Trash and Recycling
- 11 Knox Box mounted on wall
- 12 Pad Mounted SDGE 3 Phase Transformer
- 13 ADA Ramp
- 14 Stormwater BMP Outfall Location
- 15 Location of Interpretive Signage for Historic Resource

General Notes

No obstruction including landscaping or solid walls in the visibility area shall exceed 24 inches in height.

Legend

- Key Note
- Property Line
- Accessible Route/Pedestrian path to public right-of-way



1 Garage Plan
scale: 3/32"=1'-0"



Floor Plan Notes

- 1 Landscaped courtyard, see landscape drawings
- 2 Landscaped planter, see landscape drawings
- 3 Metal shade overhang
- 4 Private patio/ balcony
- 5 Bi-fold storefront doors
- 6 Storefront glazing
- 7 Metal guardrail
- 8 Trash and recycling chutes
- 9 Private Storage Locker - Approx. 240 cu ft. each
- 10 Stormwater BMP Outfall Location



4516 1/2 30th Street
San Diego, CA 92116

ARCHITECT:

LICENSED ARCHITECT



DEBORAH SMITHTON, AIA
(619) 573-5522

General Notes

Legend

- Key Note
- Property Line

4th Corner Apartmetns
4021, 4035, 4037, and 4061
Fairmount Ave
San Diego, CA 92105

DEVELOPER:
Wakeland Housing & Development
1230 Columbia Street
San Diego CA 92101

phone: (619) 677-3200
contact: Peter Armstrong

Completeness check 3.17.20
First Submittal 4.16.20
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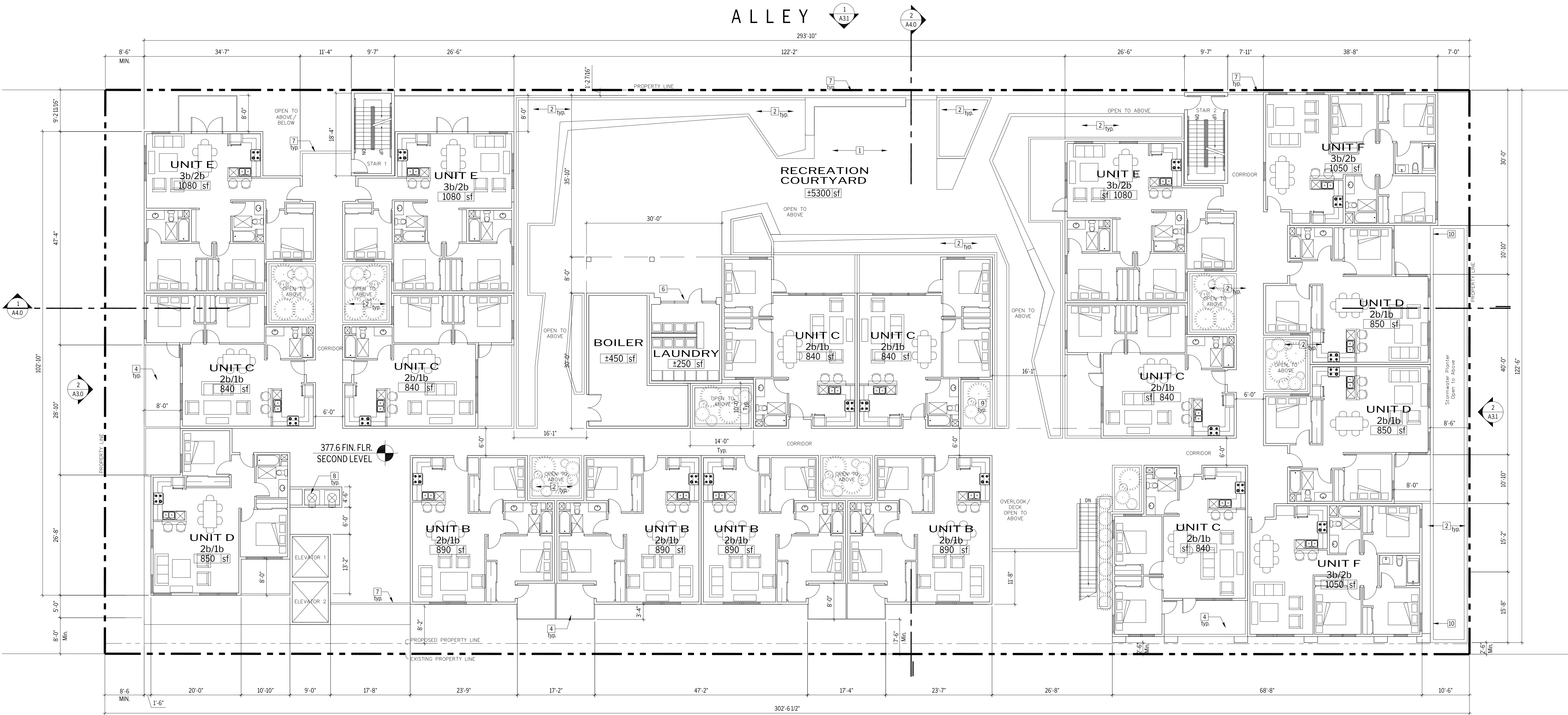
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Second Level Plan

DATE:

SCALE: AS NOTED

SHEET:

A2.1



1 Second Level Plan
scale: 3/32"=1'-0"



FAIRMOUNT AVE

Floor Plan Notes

- 1 Landscaped courtyard, see landscape drawings
- 2 Landscaped planter, see landscape drawings
- 3 Metal shade overhang
- 4 Private patio/ balcony
- 5 Bi-fold storefront doors
- 6 Storefront glazing
- 7 Metal guardrail
- 8 Trash and recycling chutes
- 9 Private Storage Locker - Approx. 240 cu.ft. each
- 10 Stormwater BMP Outfall Location

General Notes

Legend

- Key Note
- Property Line



4516 1/2 30th Street
San Diego, CA 92116

ARCHITECT:

LICENSED ARCHITECT



DEBORAH SMITHTON, AIA
(619) 573-5522

4th Corner Apartmetns
4021, 4035, 4037, and 4061
Fairmount Ave
San Diego, CA 92105

DEVELOPER:
Wakeland Housing & Development
1230 Columbia Street
San Diego CA 92102

phone: (619) 677-3200
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Completeness check 3.17.20
First Submittal 4.16.20
Second Submittal 6.22.20
Third Submittal 7.17.20

SHEET SIZE: 24" x 36"
DO NOT SCALE DRAWINGS

SHEET TITLE:

3rd-5th Level Plan

DATE:

SCALE: AS NOTED

SHEET:

A2.2



1 Third thru Fifth Level Plan
scale: 3/32"=1'-0"

Roof Plan Notes

- 1 Roof Drain
- 2 Parapet Wall
- 3 Class 'A' Built-up Roofing with High Solar Reflectance
- 4 Downspout
- 5 Stairwell access to Roof



4516 1/2 30th Street
San Diego, CA 92116

ARCHITECT:

LICENSED ARCHITECT



DEBORAH SMITHTON, AIA
(619) 573-5522

General Notes

Legend

- Key Note
- Property Line

4th Corner Apartmetns
4021, 4035, 4037, and 4061
Fairmount Ave
San Diego, CA 92105

DEVELOPER:
Wakeland Housing & Development
1230 Columbia Street
San Diego CA 92102

phone: (619) 677-3200
contact: Peter Armstrong

Completeness check 3.17.20
First Submittal 4.16.20
Second Submittal 6.22.20
Third Submittal 7.17.20

SHEET SIZE: 24" x 36"
DO NOT SCALE DRAWINGS

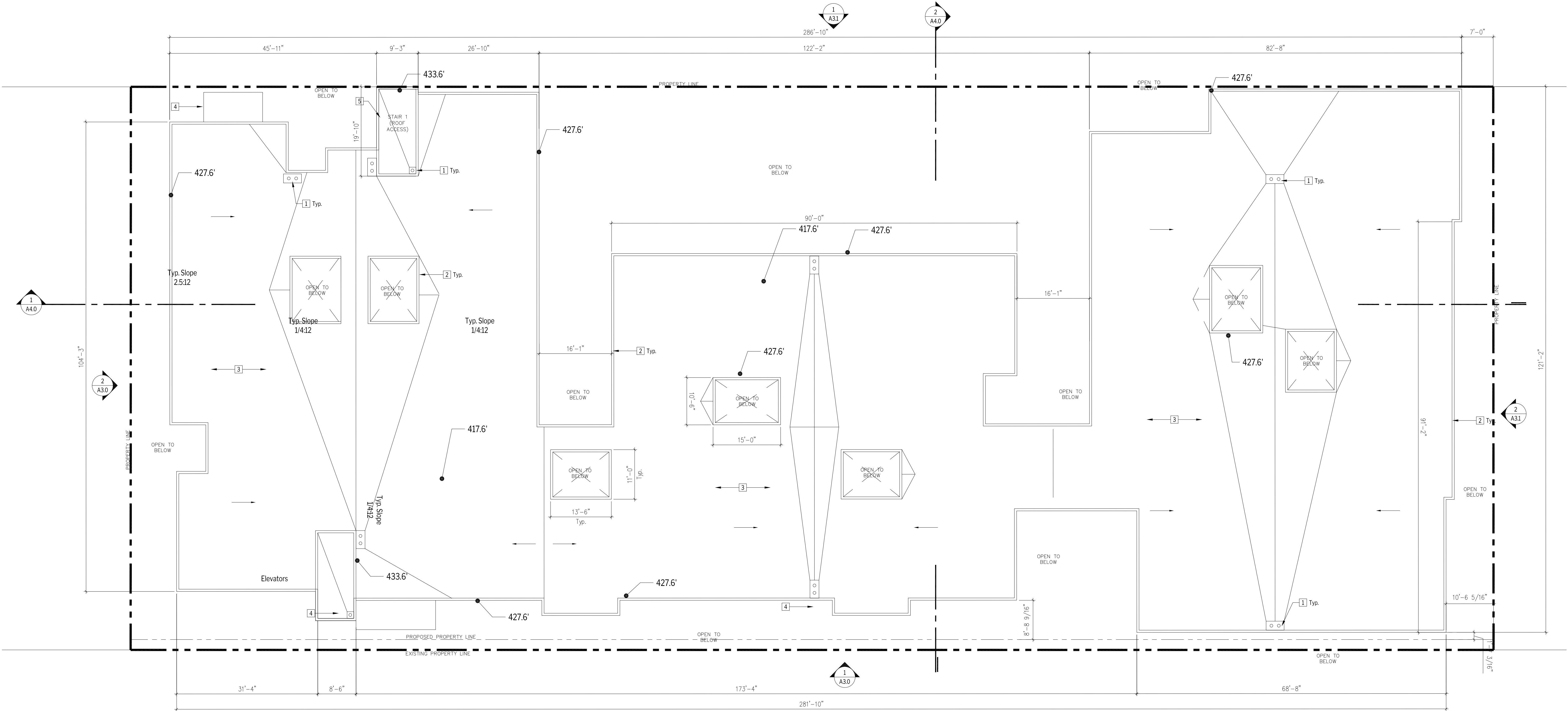
SHEET TITLE:
Roof Plan

DATE:

SCALE: AS NOTED

SHEET:

A2.3



1 Roof Plan
scale: 3/32" = 1'-0"



Elevation Notes

- 1 Stucco smooth finish, Painted
- 2 Vertical Hardie Plank, Primed and Painted
- 3 Metal Screening
- 4 Planters, see Landscape Drawings
- 5 Storefront
- 6 Standing seam Metal Roof, Painted
- 7 Concrete Walls
- 8 Brick Veneer
- 9 Horizontal Hardie Plank, Primed and Painted
- 10 Metal Mesh Greenscreen with vines per landscaping drawings; Potential Art Installation Area
- 11 Location of Interpretive Signage for Historical Building

DESS
ARCHITECTURE

4516 1/2 30th Street
San Diego, CA 92116

ARCHITECT:

LICENSED ARCHITECT



DEBORAH SMITHTON, AIA
(619) 573-5522

General Notes

Legend

← # Key Note

4th Corner Apartmetns
4021, 4035, 4037, and 4061
Fairmount Ave
San Diego, CA 92105

DEVELOPER:
Wakeland Housing & Development
1230 Columbia Street
San Diego CA 92101

phone: (619) 677-3200
contact: Peter Armstrong

MIR Submittal - February 1, 2017
Completeness check 3.17.20
First Submittal 4.16.20
Second Submittal 6.22.20
Third Submittal 7.17.20

SHEET SIZE: 24" x 36"
DO NOT SCALE DRAWINGS

SHEET TITLE:
Exterior Elevations

DATE:

SCALE: AS NOTED

SHEET:

A3.0



1 West Elevation

scale: 3/32" = 1'-0"



2 North Elevation

scale: 3/32" = 1'-0"

Elevation Notes

- 1 Stucco smooth finish, Painted
- 2 Vertical Hardie Plank, Primed and Painted
- 3 Metal Screening
- 4 Planters, see Landscape Drawings
- 5 Storefront
- 6 Standing seam Metal Roof, Painted
- 7 Concrete Walls
- 8 Brick Veneer
- 9 Horizontal Hardie Plank, Primed and Painted
- 10 Metal Mesh Greenscreen with vines per landscaping drawings; Potential Art Installation Area
- 11 Location of Interpretive Signage for Historical Building

General Notes

Legend

← # Key Note

DESS
ARCHITECTURE

4516 1/2 30th Street
San Diego, CA 92116

ARCHITECT:

LICENSED ARCHITECT



DEBORAH SMITHTON, AIA
(619) 573-5522

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Completeness check 3.17.20
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Second Submittal 6.22.20
Third Submittal 7.17.20

SHEET SIZE: 24" x 36"
DO NOT SCALE DRAWINGS

SHEET TITLE:
Exterior Elevations

DATE:

SCALE: AS NOTED

SHEET:

A3.1



1 East Elevation

scale: 3/32" = 1'-0"



2 South Elevation

scale: 3/32" = 1'-0"

ARCHITECT:

LICENSED ARCHITECT



DEBORAH SMITHTON, AIA
(619) 573-5522

4th Corner Apartmetns
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SHEET SIZE: 24" x 36"
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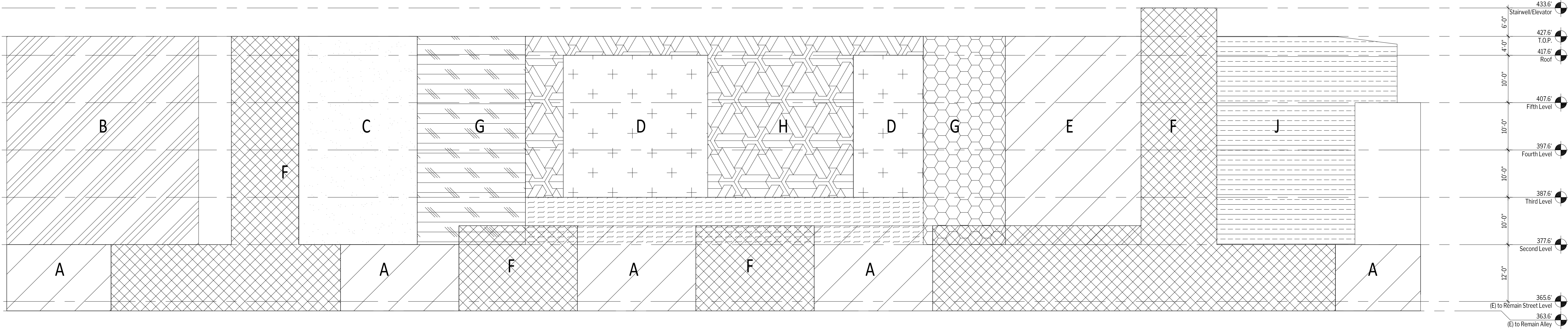
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Exterior Elevations-
Building Articulation

DATE:

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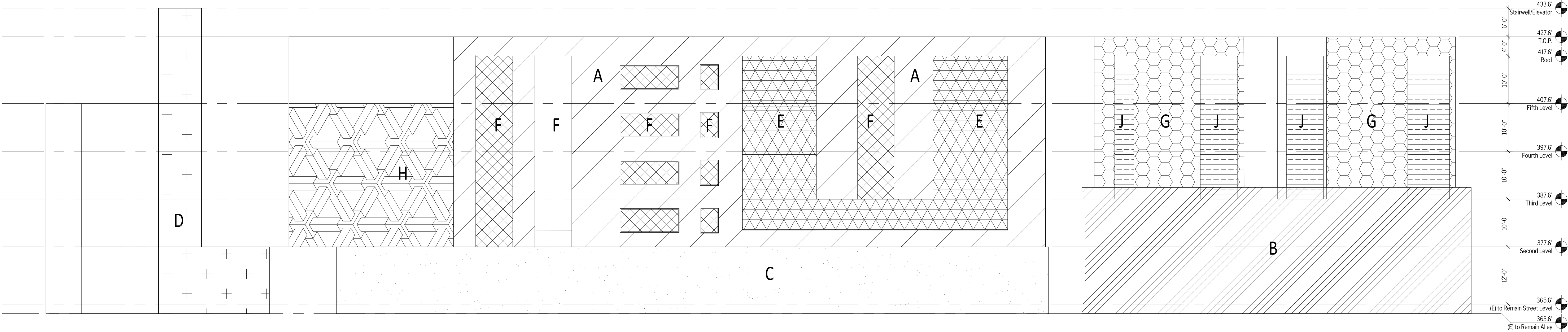
A3.2



1 East Elevation Building Articulation Diagram

scale: 3/32" = 1'-0"

Building Articulation 131.0554 - East Elevation				
Distance between planes	Location	Area of Panel(s)	Percentage of total facade	
3'-0"	A	1808sf	100%	
	F	4370sf	25%	
	J	1397sf	8%	
3'-8"	B	1782sf	10%	
	C	1100sf	6%	
	E	1250sf	7%	
	G	1320sf	8%	
5'-0"	H	1498sf	9%	
	D	1357sf	8%	



2 West Elevation Building Articulation Diagram

scale: 3/32" = 1'-0"

Building Articulation 131.0554 - West Elevation				
Distance between planes	Location	Area of Panel(s)	Percentage of total facade	
3'-0"	D	775sf	5%	
	H	1035sf	6%	
	F	864sf	5%	
3'-8"	G	1228sf	7%	
	E	1250sf	8%	
	J	864sf	5%	
	C	2088sf	12%	
5'-0"	A	3297sf	19%	
	B	2156sf	13%	

Legend

----- Existing Grade and projected building height limit as defined by LDC Section 113.0270



4516 1/2 30th Street
San Diego, CA 92116

ARCHITECT:

LICENSED ARCHITECT



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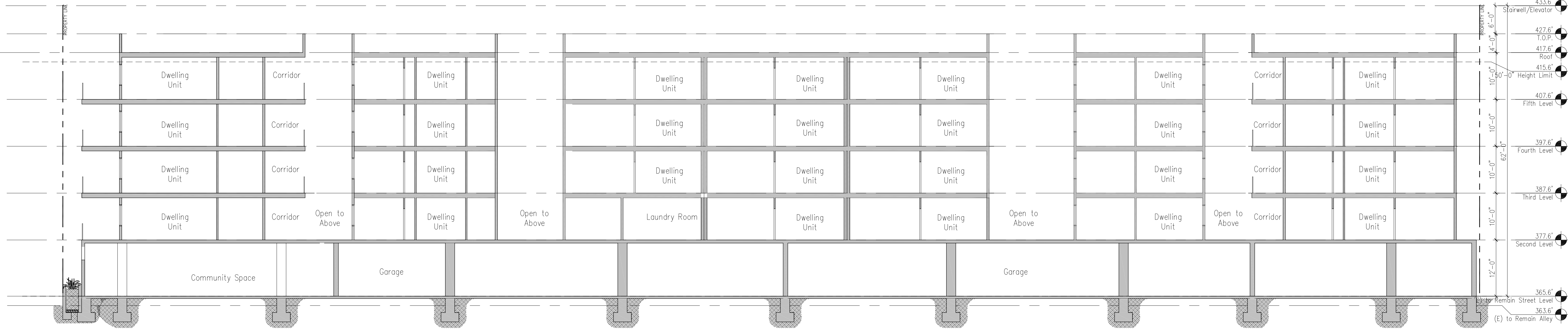
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Building Sections

DATE:

SCALE: A5 NOTED

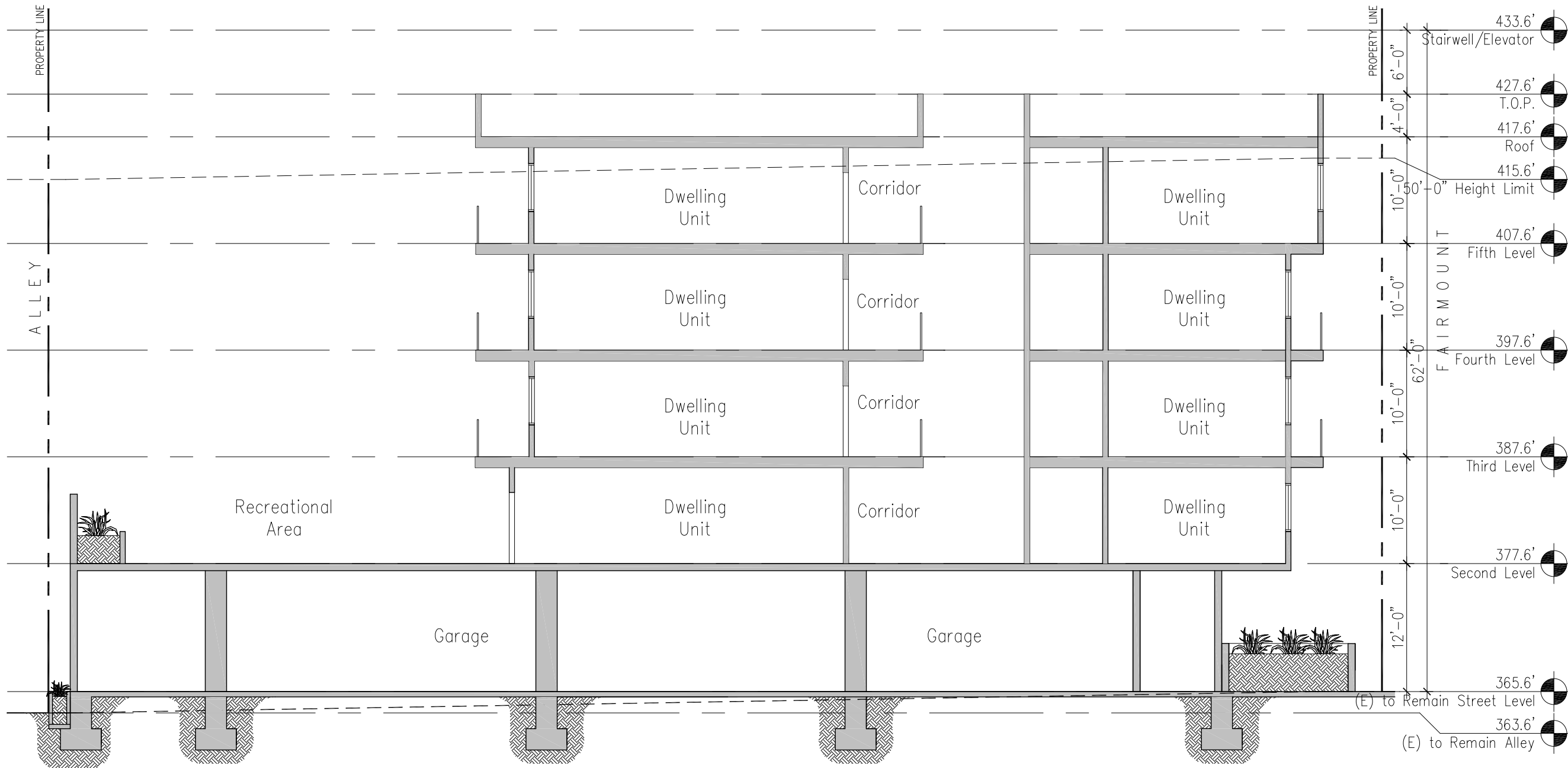
SHEET:

A4.0



1 Longitudinal Building Section

scale: 3/32" = 1'-0"



2 Building Section

scale: 3/32" = 1'-0"