

THE CITY OF SAN DIEGO

Report to the Planning Commission

DATE ISSUED:	February 4, 2021	REPORT NO. PC-21-005
HEARING DATE:	February 11, 2021	
SUBJECT:	CALIFORNIA THEATRE SDP/NDP/NUP/TM, Pro	cess Four Decision
PROJECT NUMBER:	<u>657138</u>	
OWNER/APPLICANT:	Caydon San Diego Property, LLC, Owner / App	olicant

<u>SUMMARY</u>

Issue: Should the Planning Commission approve a request for a Site Development Permit (SDP), Neighborhood Development Permit (NDP), Neighborhood Use Permit (NUP), and Tentative Map (TM) for the construction of a 41-story, 431-foot tall mixed-use development with 336 residential dwelling units (DU), 190 hotel guest rooms, and 3,686 square feet (SF) of commercial/retail space for a project known as California Theatre ("Project"), including demolition of a historical resource, eight deviations from the development standards, the construction of private structures in the public right-of-way, a comprehensive sign plan, and the creation of 336 residential condominiums units, located at 1122 Fourth Avenue on the north side of C Street between Third and Fourth avenues in the Downtown Community Plan (DCP) area ("Downtown")?

Staff Recommendation: Approve SDP/NDP/NUP/TM No. 657138 for the Project.

<u>Community Planning Group Recommendation</u>: On July 17, 2019, the Downtown Community Planning Council (DCPC) voted 15-0 to recommend approval of the Project.

<u>Historical Resources Board Recommendation:</u> On January 28, 2021, the City of San Diego ("City") Historical Resources Board (HRB) reviewed the findings and mitigation measures associated with the Project's SDP for the substantial alteration of the designated historical resource, HRB Site No. 291 – the California Theatre. The HRB recommendation will be provided in a separate memorandum to the Planning Commission by Staff.

<u>Environmental Review</u>: Development within the Downtown Community Planning area is covered under the following documents, all referred to as the "Downtown FEIR": Final Environmental Impact Report (FEIR) for the San Diego Downtown Community Plan, Centre City Planned District Ordinance, and 10th Amendment to the Centre City Redevelopment Plan, certified by the former Redevelopment Agency ("Former Agency") and the City Council on March 14, 2006 (Resolutions R-04001 and R-301265, respectively); subsequent addenda to the FEIR certified by the Former Agency on August 3, 2007 (Former Agency Resolution R-04193), April 21, 2010 (Former Agency Resolution R-04510), and August 3, 2010 (Former Agency Resolution R-04544), and certified by the City Council on February 12, 2014 (City Council Resolution R-308724), July 14, 2014 (City Council Resolution R-309115), and November 17, 2020 (City Council Resolution R-313302); and, the Final Supplemental Environmental Impact Report for the Downtown San Diego Mobility Plan certified by the City Council on June 21, 2016 (Resolution R-310561); and, the Final Supplemental Environmental Impact Report for the 1122 4th Avenue Redevelopment Project certified by the City Council on April 4, 2017 (Resolution R-311016). Development within the Downtown Community Planning area is also covered under the following documents, all referred to as the "CAP FEIR": FEIR for the City of San Diego Climate Action Plan (CAP), certified by the City Council on December 15, 2015 (City Council Resolution R-310176), and the Addendum to the CAP, certified by the City Council on July 12, 2016 (City Council Resolution R-310595). The Downtown FEIR and CAP FEIR are both "Program EIRs" prepared in compliance with California Environmental Quality Act (CEQA) Guidelines Section 15168. The information contained in the Downtown FEIR and the CAP FEIR reflects the independent judgement of the City of San Diego as the Lead Agency. The environmental impacts of the park projects were adequately addressed in the Downtown FEIR and CAP FEIR; the park project are within the scope of the development program described in the Downtown FEIR and CAP FEIR and are adequately described within both documents for the purposes of CEQA; and, none of the conditions listed in CEQA Guidelines Section 15162 exist. Therefore, no further environmental documentation is required under CEQA. All environmental documents for the DCP area are available here:

<u>https://www.sandiego.gov/planning/community/profiles/downtown/eirs</u>, and the CAP EIR is available here: <u>https://www.sandiego.gov/ceqa/final</u>. The Project Consistency Evaluation is attached to this staff report (Attachment 10) for informational purposes only; no action regarding the Evaluation is required by the decision maker.

<u>Fiscal Impact Statement</u>: None with this action. All costs associated with the processing of the Project are paid from the deposit account maintained by the Applicant.

Code Enforcement Impact: None.

<u>Housing Impact Statement</u>: The Project proposes the construction of a net increase of 336 market-rate DU on a 25,101 SF site currently occupied by a vacant theater/office building. The Project will comply with the Inclusionary Housing Ordinance by paying the Inclusionary In-Lieu Fee.

BACKGROUND

The Project site is located at 1122 Fourth Avenue (Attachment 1) in the Civic/Core neighborhood of the DCP area and the Core land use district of the Centre City Planned District Ordinance (CCPDO). The site is surrounded by a mix of commercial and civic land uses, including the U.S. Grant Hotel to the south and the San Diego Civic Theatre to the west. Many Downtown amenities and attractions

are located within walking distance of the site, including the Civic Center Trolley Station to the west and Horton Plaza and the Gaslamp Quarter two blocks to the south.

The Project site is currently developed with a historically-designated theater/office building known as the California Theatre. Designated in 1990, the California Theatre building is currently listed in the City of San Diego Register of Historical Resources as HRB Site No. 291 (Resolution R-901024) ("Resource"). The Resource was constructed in 1927 in the Spanish Colonial Revival style. The building spans the length of the north side of C Street between Third and Fourth avenues and originally contained offices, shops, and a 2,200-seat theater. The property was designated based on its history as San Diego's fifth major playhouse, its Spanish Colonial Revival design, as an example of the architecture of John Paxton Perrine (one of the principal architects of West Coast Theaters, Inc.), and its role in the development and exploitation of films in the 1920s. The area specifically designated was the exterior of the building and the lobby and interior of the theater. The Resource is also eligible for listing in the National Register of Historic Places (NRHP) and the California Register of Historic Resources (CRHR). The grand opening for the theater was April 22, 1927 and it operated as a vaudeville stage until vaudeville became obsolete and was discontinued in 1937. The theater continued operation as a movie theater until 1976, and remained a venue for special performances until the 1980's.

On April 4, 2017, the City Council approved Centre City Development Permit/Site Development Permit/Planned Development Permit/Neighborhood Use Permit 2014-76 to allow the demolition of the Resource and construction of a mixed-use development containing a 40-story, approximately 431-foot tall tower comprised of 282 residential units and ground -level retail space. The approval included certification of a Supplemental Impact Report (SEIR) and amendments to the DCP and Centre City Planned District Ordinance (CCPDO) to remove it from the Employment Overlay zone.

The Save our Heritage Organisation (SOHO) filed a lawsuit over the approval arguing that the SEIR did not adequately evaluate alternatives to the complete demolition of the historic building, specifically adaptive reuse of the existing building. Before a court judgement was finalized, the property owner, the new and current property owner and applicant, and SOHO negotiated a settlement agreement ("Settlement Agreement") to resolve the litigation. The Stipulated Judgement by the Superior Court filed on February 14, 2019 states in part, "[t]he Real Parties have agreed that they or their authorized successors-in-interest will apply for a revised project ("Revised Project") fully supported by SOHO that will reconstruct major portions of the California Theatre's exterior façade and rehabilitate and reuse certain non-structural ornamental historic components following demolition, all according to a treatment plan agreed upon by SOHO and Real Parties. Based on SOHO and Real Parties' settlement agreement, the City has agreed to waive its right to appeal the Court's determination regarding inadequacy of the SEIR." The Superior Court allowed the certification of the SEIR and the amendments to the DCP and CCPDO to remain, but invalidated the permits for the previous development proposal.

It should be noted that the negotiation of the Settlement Agreement, including the preparation of a Treatment Plan, involved the property owners and SOHO who are the only parties to the agreement (the City is not). Therefore, the City will not enforce the third-party Settlement Agreement or any part

of it, including the Treatment Plan it contains. The Treatment Plan was not a requirement or mitigation measure of the certified SEIR.

The National Park Service defines a Reconstruction as "the act or process of depicting, by means of new construction, the form, features, and detailing of a non-surviving site, landscape, building, structure, or object for the purpose of replicating its appearance at a specific period of time and in its historic location" (https://www.nps.gov/tps/standards/four-treatments/treatment-reconstruction.htm). The proposed Project cannot be classified as a reconstruction of the historic structure because it does not accurately depict the appearance of the theatre during any part of its lifespan. Numerous windows will be added to the facades of the fly loft and auditorium in order to accommodate the new interior program. Additionally, the top story of the office tower will now be enclosed with glazing. The length of the auditorium section of the building will be expanded and the sizes of the Moorish decorative features will be modified due to the increased length. The truss system of the auditorium roof, a significant engineering feature, will not be replicated. Lastly, a massive tower will be placed in the center of the structure. While the new Project includes replicated portions of the Resource and even some salvaged decorative details, the proposed structure does not accurately replicate the historically significant California Theatre during any specific period of time because its historic form, features and details have been modified.

The Project requires the following approvals:

- SDP for the demolition of a historical resource per San Diego Municipal Code (SDMC) Section 126.0502(d)(2)(E). The proposed demolition of the Resource is, by definition, a substantial alteration per SDMC Section 143.0250(a)(3), which is not consistent with the Secretary of the Interior's Standards for Historical Properties.
- NDP for eight deviations from the development regulations of the SDMC per Section 126.0402(q) as an in-fill and sustainable project, and for the construction of private structures in the public right-of-way per Section 126.0402(j) to accommodate the replication of the historic entrance canopy/marquee on Fourth Avenue and the historic projecting sign previously located at the corner of Fourth Avenue and C Street.
- NUP for a comprehensive sign plan per SDMC Section 142.1208(a)(1) for the signage on the replicated historic entrance canopy/marquee, the replicated historic projecting sign, and the replicated historic "Caliente" wall sign.
- TM for the creation of 336 residential condominium DU per SDMC Section 125.0410.

Pursuant to Section 112.0103 of the SDMC, when an Applicant applies for more than one permit for a single development, the applications shall be consolidated for processing and shall be reviewed by a single decision maker. The decision maker shall act on the consolidated application at the highest level of authority for that development, and the findings required for approval of each permit shall be considered individually. The decision maker for this Project is the Planning Commission under a Process Four review. The decision is appealable to the City Council.

DISCUSSION

Project Description:

The Project consists of a 41-story, 431-foot tall mixed-use development comprised of 336 DU, 190 hotel guest rooms, and 3,686 SF of commercial/retail space on the ground level. The base of the building is designed to partially replicate the facades of the Resource. The Project proposes the complete demolition of the Resource with the use of salvaged architectural ornamentation, as well as the replication of the historic entrance canopy/marguee on Fourth Avenue, the large projecting "California" sign at the corner of Fourth Avenue and C Street, and the "Caliente" wall sign on Third Avenue. The hotel component is contained within the base of the Project up to Level 8, which also contains the first floor of residential condominium DU and a shared outdoor amenity space with a pool and lounge areas (Attachment 14, Sheet P27). Dedicated residential amenities are located on Level 9 (gym, pet relief area) (Attachment 14, Sheet P63) and the tower top on Level 41 (pool, cabanas, barbeque and bar space, lounge areas) (Attachment 14, sheet P65). In total, the Project provides 3,765 SF of common outdoor open space. The residential DU are proposed to be condominiums, for which a TM is requested, and 10% of the DU will be three-bedroom units, for which the Project is receiving a floor area ratio (FAR) bonus (SDMC Section 156.0309(e)(3)). The Project is also earning a FAR bonus for achieving LEED Gold certification (SDMC Section 156.0309(e)(8)) and purchasing FAR through the FAR Bonus Payment Program (SDMC Section 156.0309(e)(7)) (Attachment 14, Sheet P4). Parking for the residential DU totaling 194 spaces (including compact spaces and excluding tandem spaces) is provided in five subterranean levels, which is also where motorcycle parking and bicycle storage is located. Personal storage units are proposed for 50% of the residential DU and balconies are provided for 29% of the residential DU.

The design of the Project exhibits a modern architectural aesthetic with a base that is inspired by the existing Resource to create a unique street-level experience. The ground floor of the Project is characterized by the partially replicated Resource façade and contains the hotel lobby and lounge/bar on Fourth Avenue, a commercial/retail space on C Street, and the residential lobby on Third Avenue (Attachment 14, P5). The vehicular entries onto the site are confined to the northwest corner of the site on Third Avenue. A key design feature of the tower is the use of the balconies, various materials, different colors of glazing, and a curtainwall system to create a "ribbon" that appears wrap the tower (Attachment 14, Sheets P42 & P52). This unique architectural feature vertically modulates the tower and creates a visually appealing, high-quality design.

As part of the Project, eight deviations from the development regulations of the SDMC are being requested, as described below. The staff's draft findings for the NDP can be found in full in Attachment 5.

- 1. Sec. 142.0560(c) Automobile Parking Aisles: Reduce the minimum width required for twoway drive aisle widths from 24 feet to 22 feet.
- 2. Sec. 142.0560(j)(3) Driveway and Access Regulations: Reduce the required distance from the north property line to the driveway on Third Avenue from three feet to zero feet.

- 3. Sec. 156.0310(d)(1)(B)(iii) Recessed Entrance: Increase the allowable width of the recessed entrance of the replicated historic façade on Fourth Avenue from 25 feet to 26'-5" and increase the allowable depth from 15 feet to 16'-5".
- 4. Sec. 156.0310(d)(1) Street Wall: Increase the allowable maximum street wall height on Fourth Avenue from 85 feet to 100'-8" and setback on Level 2 on C Street from five feet to seven feet for the replicated historic façade.
- 5. Sec. 156.0310(d)(3)(B) Tower Floor Plate: Increase the allowable maximum east-west tower floor plate dimension from 130 feet to 151'-6".
- 6. Sec. 156.0310(g)(3) Private Open Space: Reduce the number of required DU with private open space from 50% of DU (168 DU) to 29% of DU (99 DU)
- 7. Sec. 156.0310(g)(4) Personal Storage: Reduce the number of required personal storage areas from 100% of DU (336 DU) to 50% of DU (168 DU).
- 8. Sec. 156.0313(b) Non-Residential Off-Street Parking: Reduce the number of required offstreet parking spaces for the Project's 190-room hotel from 57 spaces (0.3 spaces per guest room) to zero spaces.

Staff received one public comment concerning the Project that is included as Attachment 4.

Community Plan Analysis:

The DCP envisions Downtown as a multi-use regional center with strong employment and residential components, targeting a residential buildout population of approximately 90,000 people with a market for a broad array of supporting stores and services with opportunities to live close to jobs and transit. The DCP implements the City of Villages strategies of the City's General Plan by directing growth in limited areas served by transit as an efficient use of urban land that reduces the need to develop outlying areas while creating opportunities for realistic alternatives to automobile travel.

The Project is located within the Civic/Core neighborhood of the DCP area. The Civic/Core neighborhood serves as the center of Downtown, both physically and functionally, where government offices combine with commercial office, cultural, hotel, and some residential activity. The mix of uses in Civic/Core is a strength. The DCP calls for embracing the varied environment while prioritizing new office and other employment-generating uses to maintain Civic/Core's unique role. Civic/Core will be distinguished from the other neighborhoods with its concentration of tall buildings and generous floorplate and bulk. Ultimately, Civic/Core is projected to contain up to 5,000 residents and 35,000 employees.

The DCP encourages historic resources to be retained on-site and that any improvements, rehabilitations, or reuse should be consistent with the Secretary of Interior's Standards for Treatment of Historic Properties. In the DCP, historic buildings are identified under a three-tiered system based on their classification. The California Theatre is a locally listed property, but eligible for the NRHP and CRHR. The following are some key applicable DCP Goals and Policies for the Project:

• 3.1-G-2: Provide for an overall balance of uses—employment, residential, cultural, government, and destination—as well as a full compendium of amenities and

services.

- 3.5-G-2: Foster a rich mix of uses in all neighborhoods, while allowing differences in emphasis on uses to distinguish between them.
- 6.1-G-1: Create an intense district with large and tall buildings reflecting Civic/Core's character as San Diego's business and political center, while promoting a mix of uses.
- 7.3-P-1: Locate the highest intensity developments in or near trolley corridors to maximize the level of activity with strong transit accessibility.
- 9.2-P-1: Incorporate elements of historical buildings in new projects to impart heritage.
- 9.2-P-3: Promote the adaptive reuse of intact buildings and/or significant elements, as a cultural and sustainability goal.

Project-Related Issues:

<u>Conflicting DCP Goals</u>: As described in the Community Plan Analysis, there are many goals of the DCP that apply to the Project in different ways. On one hand, the DCP has established a residential buildout population of approximately 90,000 people, including a target of 5,000 residents and 35,000 employees in the Civic/Core neighborhood alone. In pursuit of this goal, the Civic/Core neighborhood is envisioned as an intense district with large and tall buildings that reflect Civic/Core's character as San Diego's business and political. On a relatively small site (25,101 SF), the Project proposes a development containing 336 DU, which equates to approximately 672 DU per acre, 190 hotel guest rooms, and 3,686 SF of commercial/retail space. The Project is optimizing the use of the site by obtaining FAR Bonuses and requesting deviations from the development regulations of the CCPDO to maximize the buildable area, while maintaining a financially feasible project.

While the DCP sets high population targets and goals for high-density neighborhoods, it also encourages projects to protect and integrate existing historic structures in order to communicate the story of Downtown and preserve its unique character that it has developed over the last 150 years. To do so, it encourages the rehabilitation and reuse of historical resources and recommends incorporating historical resources into new projects. which can be a major constraint for any new construction. Reconciling these conflicting DCP goals is a difficult balance. This Project constructs a high-density mixed-use development consistent with the DCP, yet it proposes to demolish the historical resource.

The Applicant commissioned a Structural Conditions Assessment by A.B. Court & Associates (Attachment 9) that concluded the existing historical resource is structurally unsound and would require major upgrades to comply with current building and safety codes. The Applicant provided an economic analysis by London-Moeder Associates (LMA) (Attachment 8) that assessed four alternatives to the full demolition of the historical resource, which concluded that any alternative would not be financially feasible. Due to the loss of the historical resource, the design of the base of the new building partially replicates the facades of the historical resource, including the office tower, historic canopy/marquee, and incorporating salvaged architectural ornamentation into the Project, which is consistent with the DCP goal to incorporate elements of historical buildings in new projects to impart heritage, while also constructing a high-density, mixed-use development. Staff has closely

analyzed this balance between DCP goals and believes that the Project reasonably advances these key applicable goals of the DCP and has prepared the findings to support the SDP (Attachment 5).

Hotel Parking Deviation: One of the requested deviations is to eliminate the off-street parking requirement for the 190-room hotel component of the Project. The CCPDO requires any hotel with 25 or more guest rooms to provide 0.3 parking spaces per guest room. With 190 guest rooms proposed in the Project, 57 parking spaces are required. The 194 parking spaces that are proposed in the Project's five-level subterranean garage are allocated for the residential condominium DUs. Downtown is a dense, urban center with many amenities and attractions within walking distance and many transit options available, so the Applicant anticipates that many visitors staying at the hotel would arrive by plane and not have a car. For those that travel by car to the hotel, off-site valet parking will be provided for hotel guests with a designated valet zone that will be located on Fourth Avenue, between the hotel entrance and the existing MTS bus stop. The Applicant is currently in negotiations with ace parking company for valet services. Additionally, a visitor could utilize one of the nearby public parking garages within a few blocks of the site could be used, such as Horton Plaza at Fourth Avenue and F street, Civic Center Plaza at First Avenue and A Street, or the public parking garage at Fifth Avenue and Broadway. Visitors without cars are expected because there are many attractions in the Downtown area that are accessible by foot from the site, like the historic Gaslamp Quarter, the waterfront, performing arts theaters, and Petco Park. For those who prefer not to walk, there are many alternative modes of transportation available, such as the trolley station adjacent to the site at Third Avenue and C Street, several bus stops one block to the south on Broadway, as well as the Downtown CIRCUIT shuttle, rentable scooters, and rideshare apps. Because of the nearby parking options and the nature of the Project's urban location, the elimination of hotel parking is appropriate for the location. In recent years, Staff has observed the dwindling need for hotel parking from discussions with other hotel developers who have noted the decreasing demand for hotel parking as more transportation options become available.

Conclusion:

City staff has reviewed the proposed Project and all issues identified through the review process have been resolved in conformance with adopted policies and regulations of the DCP and SDMC. Staff has provided draft findings to support approval of the Project (Attachment 5) and draft conditions of approval (Attachment 6). Staff recommends that the Planning Commission approve SDP/NDP/NUP/TM No. 657138 for the Project.

ALTERNATIVES

- 1. Approve SDP/NDP/CUP/TM No. 657138, with modifications.
- 2. Deny SDP/NDP/NUP/TM No. 657138, if the findings required to approve the Project cannot be affirmed and the written findings required under SB 330 can be made.

Respectfully submitted,

James Alexander Senior Planner, Urban Division Development Services Department

Attachments:

- 1. Project Location Map
- 2. Project Data Sheet
- 3. Ownership Disclosure Statement
- 4. Public Comment
- 5. Draft Permit Resolution with Findings
- 6. Draft Permit with Conditions
- 7. Applicant-submitted Draft Findings
- 8. London-Moeder Associates Economic Analysis of Alternatives
- 9. Structural Conditions Assessment
- 10. Downtown FEIR Consistency Evaluation & MMRP
- 11. Draft TM Resolution with Findings
- 12. Draft TM Conditions
- 13. Tentative Map
- 14. Development Plans

Brad Richter Deputy Director, Urban Division Development Services Department

ATTACHMENT 1



PROJECT LOCATION MAP

PROJECT DATA SHEET CALIFORNIA THEATRE – PROJECT NO. 657138

Base Min. FAR6.0Base Max. FAR10.0Max. FAR w/Amenity Bonuses20.0Max. FAR w/Affordable Housing Bonus30.0No Deviations to Height or Setbacks32.0Proposed FAR18.56FAR Bonuses Proposed4.56 - FAR Payment Program 2.0 - Three Bedroom Bonus 2.0 - Green Building Bonus
Base Max. FAR10.0Max. FAR w/Amenity Bonuses20.0Max. FAR w/Affordable Housing Bonus30.0No Deviations to Height or Setbacks32.0Proposed FAR18.56FAR Bonuses Proposed4.56 - FAR Payment Program 2.0 - Three Bedroom Bonus 2.0 - Green Building Bonus
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Proposed FAR 18.56 FAR Bonuses Proposed 4.56 - FAR Payment Program 2.0 - Three Bedroom Bonus 2.0 - Green Building Bonus
FAR Bonuses Proposed 4.56 – FAR Payment Program 2.0 – Three Bedroom Bonus 2.0 – Green Building Bonus
2.0 – Three Bedroom Bonus 2.0 – Green Building Bonus
2.0 – Green Building Bonus
Total Above-Grade Gross Floor Area 562 309 SE (96 402 SE of existing historical resource shall
be exempt for the purposes of calculating FAR)
Stories/Height 41 stories / 421 feet
Number of Dwolling Units 241
Number of Hotel Guest Pooms 100
Amount of Commercial Lasse Space
Amount of Commercial Lease space 3,686 SF
Housing Units Summary Total 336
Studios 68
1 Bedroom 160
2 Bedroom 69
3 Bedroom 39
Number of Buildings over 45 Years Old1 – California Theatre, HRB Site No. 1291 (constructed in
1927)
Inclusionary Affordable Housing Compliance Payment of Inclusionary Housing Fee (\$12.73/SF)
Estimated Payment: \$4,964330 (\$14,775/DU)
Parking Spaces (Required/Proposed)
Automobile Parking (Residential) 0 / 194 (0 spaces/DU)
Automobile Parking (Hotel) 57 / 0* (0.3 spaces/hotel room)
Motorcycle Parking (Residential) 20 / 21 (1 space/10 residential spaces provided)
Motorcycle Parking (Hotel) 3 / 0* (1 space/20 commercial spaces required)
Bicycle Parking (Residential) 68 / 139 (1 space/5 DU)
Bicycle Parking (Hotel)3 / 3(1 space/20 commercial spaces required)
Common Indoor Space Required: 500 SF
Proposed: 4,798 SF
Common Outdoor Open Space Required: 3,765 SF
Proposed: 3,765 SF
Private Open Space (Balconies & Decks) Required: 168 DU (50% of DU)
Proposed: 99 DU (29% of DU)*
Pet Open Space Required: 400 SF
Proposed: 500 SF
Residential Storage AreasRequired: 240 cubic feet for 100% of DU (336 DU)
Proposed: 240 cubic feet for 50% of DU 168 DU)*
Assessor's Parcel Nos. 533-521-04, -05, -08
Sustainability LEED Gold certification

* Deviation requested as part of Neighborhood Development Permit

ATTACHMENT 3

FORM

SD	Development Services 1222 First Ave., MS 302 San Diego, CA 92101	Ownership Disclosure Statement	DS-318
	(619) 446-5000		October 2017
Approval Type: Check Check Check Check Check Check Check Check Check Check	elopment Permit Site Development Site Tentative Map	s) requested: Neighborhood Use Permit Coastal Development Permit Conditional Use Permit Land Use Plan Amendment Other	ent Permit ermit 🖸 Variance
Project Title:		Project No. For City Use Only:	
Project Address: 1122	Fourth Avenue		
Sen (Xego, CA 92101		
Specify Form of Own	ership/Legal Status (please check)):	
Corporation 🖪 Lim	nited Liability -or- 🛛 General – What S	State?Corporate Identification No	
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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: Caydon San Diego Proper Owner
 Tenant/Lessee
 Successor Agency Street Address: 2050 Fannin Street Suite 200 City: Houston State: TX Zip: 77002 Phone No.: #32 975 1900 Fax No.: _____ Email: _____ Email: _____ Email: _____ Date: _____ Date: _____ Additional pages Attached: Yes Applicant Name of Individual: ______ Owner O Tenant/Lessee O Successor Agency Street Address: City: ______ State: _____ Zip: _____ Phone No.: _____ Fax No.: _____ Email: _____ Signature: _____ Date: _____ Additional pages Attached: Q Yes 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

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[EXTERNAL] Project 657138

Kathy Moore <itemtwo96@gmail.com>

Wed 5/20/2020 5:01 PM

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

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

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

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

Kathy Moore

PLANNING COMMISSION RESOLUTION NO. _____

SITE DEVELOPMENT PERMIT/NEIGHBORHOOD DEVELOPMENT PERMIT/ NEIGHBORHOOD USE PERMIT CALIFORNIA THEATRE - PROJECT NO. 657138

WHEREAS, CAYDON SAN DIEGO PROPERTY, LLC, Owner/Permittee, filed an application with the City of San Diego for a permit to construct a 41-story, 431-foot tall mixed-use development comprised of 336 dwelling units (DU), 190 hotel guest rooms, 3,686 square feet (SF) of commercial space, and 194 parking spaces for a project known as California Theatre ("Project") (as described in and by reference to the approved plans on file at the City of San Diego and corresponding conditions of approval for the associated Permit No. 657138), on a 25,101 SF site;

WHEREAS, the Project site is located at 1122 Fourth Avenue in the Core land use district of the Centre City Planned District Ordinance (CCPDO) and the Civic/Core neighborhood of the Downtown Community Plan (DCP) area ("Downtown");

WHEREAS, the project site is legally described as Lots E, F, G, H, & I in Block 16 of Horton's Addition in the City of San Diego, County of San Diego, State of California, according to partition map thereof, made by L.L. Lockling, filed in the Office of the County Recorder of San Diego County;

WHEAREAS, Development within the Downtown Community Planning area is covered under the following documents, all referred to as the "Downtown FEIR": Final Environmental Impact Report (FEIR) for the San Diego Downtown Community Plan, Centre City Planned District Ordinance, and 10th Amendment to the Centre City Redevelopment Plan, certified by the former Redevelopment Agency ("Former Agency") and the City Council on March 14, 2006 (Resolutions R-04001 and R-301265, respectively); subsequent addenda to the FEIR certified by the Former Agency on August 3, 2007 (Former Agency Resolution R-04193), April 21, 2010 (Former Agency Resolution R-04510), and August 3, 2010 (Former Agency Resolution R-04544), and certified by the City Council on February 12, 2014

ATTACHMENT 5

(City Council Resolution R-308724), July 14, 2014 (City Council Resolution R-309115), and November 17, 2020 (City Council Resolution R-313302); the Final Supplemental Environmental Impact Report for the Downtown San Diego Mobility Plan certified by the City Council on June 21, 2016 (Resolution R-310561); and, the Final Supplemental Environmental Impact Report for the 1122 4th Avenue Redevelopment Project certified by the City Council on April 4, 2017 (Resolution R-311016). Development within the Downtown Community Planning area is also covered under the following documents, all referred to as the "CAP FEIR": FEIR for the City of San Diego Climate Action Plan (CAP), certified by the City Council on December 15, 2015 (City Council Resolution R-310176), and the Addendum to the CAP, certified by the City Council on July 12, 2016 (City Council Resolution R-310595). The Downtown FEIR and CAP FEIR are both "Program EIRs" prepared in compliance with California Environmental Quality Act (CEQA) Guidelines Section 15168. The information contained in the Downtown FEIR and the CAP FEIR reflects the independent judgement of the City of San Diego as the Lead Agency. The environmental impacts of the park projects were adequately addressed in the Downtown FEIR and CAP FEIR; the park project are within the scope of the development program described in the Downtown FEIR and CAP FEIR and are adequately described within both documents for the purposes of CEQA; and, none of the conditions listed in CEQA Guidelines Section 15162 exist. Therefore, no further environmental documentation is required under CEOA.; and

WHEREAS, on February 11, 2021, the Planning Commission of the City of San Diego considered SDP/NDP/NUP No. 657138 pursuant to the Land Development Code (LDC) of the City of San Diego; and

BE IT RESOLVED by the Planning Commission of the City of San Diego, that it adopts the following findings with respect to SDP/NDP/NUP No. 657138:

A. <u>SITE DEVELOPMENT PERMIT [San Diego Municipal Code (SDMC) Section 126.0505]</u>

1. <u>Findings for all Site Development Permits:</u>

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

The applicable land use plans for this site are the DCP and the CCPDO because it is located in the Civic/Core neighborhood of the DCP and the Core land use district of the CCPDO. The Project proposes 336 residential DU, 190 hotel guest rooms, and 3,686 SF of commercial/retail space. Multi-family residential, hotel, and retail land uses are permitted in the Core District, which serves as the center of Downtown, both physically and functionally, where government offices combine with commercial office, cultural, hotel, and some residential activity. The Project proposes a Floor Area Ratio (FAR) of 18.56, where the Base Maximum identified in the CCPDO is 10.0 and can be increased up to 20.0 with the CCPDO FAR Bonus Programs (SDMC Sec. 156.0309(e)), which the Project is utilizing by providing three-bedroom DUs for an additional 2.0 FAR, achieving LEED Gold certification for 2.0 FAR, and purchasing 4.56 FAR. With a FAR of 18.56, the Project complies with the allowable FAR established in the CCPDO. The development regulations of the CCPDO regulate the urban form of the Project. Eight deviations from the development regulations are proposed by the Project, which are permitted with approval of an NDP pursuant to Section 126.0404 and the applicable findings therein. The NDP findings for the deviations can be found in Section B below. With approval of an NDP for the deviations, the Project is consistent with the CCPDO.

The DCP states that the Civic/Core neighborhood should develop as an intense district with large and tall buildings reflecting Civic/Core's character as San Diego's business and political center, while promoting a mix of uses (DCP, 6.1-G-1). The mix of uses in Civic/Core is a strength that the DCP calls to embrace that will contribute to an ultimate Civic/Core population target of 5,000 people and 35,000 employees. The Project proposes a 336-DU residential tower with a total FAR of 18.56 on a 25,101 SF site. This is a dense project, as the residential DU totals roughly 672 DU per acre on this approximately half-acre site, where 190 hotel guest rooms, 3,686 SF of commercial/retail space, and 194 parking spaces are also provided. The mix of uses is also consistent with the DCP's goal of fostering a rich mix of uses in all neighborhoods (DCP, 3.5-G-2). The placement of the 190-room hotel is appropriate for its location due to its close proximity to Downtown attractions like the San Diego Civic Theatre and the Gaslamp Quarter, as well as transit access at the Civic Center Trolley Station, which is consistent with the DCP policy to locate high intensity developments in or near trolley corridors to maximize the level of activity with strong transit accessibility (DCP, 7.3-P-1).

With 336 DUs on a 25,101 SF site, the Project is providing a high-intensity land use that is consistent with a dense, urban, Downtown environment and the goals of the DCP for high overall intensities that use land efficiently in order to meet employment and population targets (DCP, 3.2-G-5), while partially replicating a historical resource. Historic Preservation is addressed in Chapter 9 of the DCP and states that locally designated resources are to be retained on-site whenever possible and that "Partial retention, relocation or demolition of a resource shall only be permitted through applicable City procedures," that are outlined in SDMC Section 143.02 "Historical Resources Regulations." Substantial alteration of a designated historical resource

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means demolition, destruction, relocation, new construction, or alteration activities that would impair the significance of a historical resource. The Applicant proposes to demolish the historical resource, the California Theatre (Historic Resources Board Site No. 291) ("Resource") and partially replicate it, including the nine-story office tower and the C Street façade and rehabilitate and integrate original ornamental historical features. The demolition and partial replication cannot be determined to be consistent with the Secretary of the Interior's Standards for Historical Properties due to the total loss of historical resource. Therefore, the proposed redevelopment and partial replication of the Resource is, by definition, a substantial alteration requiring an SDP, consistent with SDMC Section 143.0251. Therefore, the processing of this SDP complies with and will not adversely affect the applicable land use plan.

The goals and policies of the DCP generally stipulate that historical resources should be retained on-site and integrated into the Downtown fabric in a way that contributes to the achievement of the goals for significant development and population intensification (DCP, 9.2-G-1). A Structural Condition Assessment by A.B. Court & Associates concluded that much of the existing structure is structurally unsound and the Resource would require major structural upgrades to bring the structure into compliance with current building and safety codes. The Applicant retained the London Moeder Advisors (LMA) to conduct an economic analysis to evaluate the Project ("Base Project") and four alternatives for potential feasible measures to avoid the complete loss of the Resource. The LMA analysis concluded that the three alternatives that retained portions of the existing Resource or all of the Resource and include new construction above the Resource are not economically feasible due to their failure to meet the minimum Return on Investment (ROI) and Margin on Revenue (MOR) needed to achieve project feasibility and financing (see #2.c below). Alternative 4, to fully rehabilitate and reuse the Resource as a theater, results in a loss of \$39.1 million. Therefore, it was determined that the Project, which includes full demolition and partial replication of the Resource, was the only project that is economically feasible on the site and no other feasible measures, including a less environmentally damaging alternative, can further minimize the potential adverse effects on the Resource.

As part of the mitigation required, the Project will salvage any architectural material for donation to museums, archives curation facilities, or public and nonprofit organizations prior to demolition, and an interpretive display and material that could be in a brochure format and will be installed at the site, as well as rehabilitate and integrate original ornamental historical features, which is consistent with the DCP goal of incorporating elements of the historical resource into the Project to impart heritage (DCP, 9.2-P-1). The proposed development will serve to add 336 DU to a currently underutilized, dilapidated site, providing the desired density, while at the same time, partially replicating the Resource. With compliance with the CCPDO and advancement of the goals of the DCP, the proposed development will not adversely affect the applicable land use plan.

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

The granting of the SDP and approval of the Project will not have a detrimental impact to the public health, safety, and general welfare. The Project is consistent with the plans for the Civic/Core neighborhood as envisioned in the DCP by contributing to intense district with large and tall buildings reflecting Civic/Core's character (DCP, 6.1-G-1) and foster a rich mix of uses in all neighborhoods (DCP, 3.5-G-2) by constructing a 41-story high-rise with 336 DU, 190 hotel rooms, and 3,686 SF of commercial/retail space, and incorporating elements of a historical building in new projects to impart heritage (DCP, 9.2-P-1) by salvaging ornamental architectural features of a historical resource into the new Project. The addition of new residents and hotel guests will contribute to the vitality of the neighborhood and the C Street corridor. Therefore, because the Project will improve the existing condition of the site and neighborhood by advancing the vision of the DCP, the proposed development will not be detrimental to the public health, safety, and welfare.

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

The requested historical resource deviation will allow for the demolition of a designated historical resource, the California Theatre (HRB Site No. 291) and construction of a new project that partially replicates it. Although the DCP encourages the retention of historical resources on-site, it also outlines goals for the maximization of intensities in the Downtown area. The Applicant commissioned a Structural Conditions Assessment by A.B. Court & Associates that concluded the existing historical resource is structurally unsound and would require major upgrades to comply with current building and safety codes. The Applicant provided an economic analysis by London-Moeder Associates (LMA) that assessed four alternatives to the full demolition of the historical resource, which concluded that any alternative would not be financially feasible. The Project as proposed, although demolishing the historical resource, would partially replicate it, along with the construction of a high-rise mixeduse development with an FAR of 18.56, which exceeds the CCPDO Base Maximum FAR of the site is 10.0 through the use of CCPDO FAR Bonus programs, contributing to an intense Civic/Core neighborhood (DCP, 6.1-G-1). With approval of the SDP to allow the demolition and new construction, including the SDP Supplemental Findings included in Section 2 below, as well as a NDP for deviations from the development regulations of the CCPDO (the findings for which are included in Section B of this resolution), the proposed development will comply with all regulations of the LDC.

2. <u>Supplemental Findings – Historical Resources deviation for Substantial</u> <u>Alteration of a Designated Historical Resource or Within a Historical District:</u>

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 or historical district.

The Project proposes demolition of the existing Resource and replacing it with a 41story mixed-use tower with five levels of subterranean parking, 336 residential DU and 190 hotel guest rooms. The base of the tower is designed to partially replicate the street facades of the Resource, although the massing, details, and materials differ from the existing resource. The Project includes the installation of a replicated entrance canopy/ marquee on Fourth Avenue, the "California" projecting sign at the corner of Fourth Avenue and C Street, and the "Caliente" wall sign on Third Avenue. The design of the Third Avenue façade of the Project replicates the volume of the fly loft of the existing Resource and continues the architectural aesthetic of the Resource; however, the approximately 15-foot setback of the existing fly loft from Third Avenue has been eliminated and windows have been added on upper floors for the hotel guest rooms contained within.

The Applicant submitted a Structural Condition Assessment by A.B. Court & Associates that analyzed the current condition of the site and concluded that much of the existing structure is structurally unsound and would require major structural upgrades to bring the structure into compliance with current building and safety codes. As demonstrated in the structural report, any reuse of this site will likely result in substantial alterations to the Resource. Additionally, because of the desire to maintain all parking levels below-grade, any Project that retains the Resource further constrains the possible configurations of the parking. The Project currently proposes five levels of below-grade parking containing 194 parking spaces, which is less than one parking space per DU.

To evaluate the Project and four alternatives for potential feasible measures to avoid the complete loss of the Resource, the Applicant retained the London Moeder Advisors (LMA) to conduct an economic analysis of the Project (referred to as the "Base Project" in the LMA analysis) and the alternatives. Each alternative to the Base Project examined preserving all or a portion of the original existing Resource and its economic impact on the financial feasibility of the Project. The City's Urban Division staff compared the LMA analysis to previous economic alternatives analyses for Downtown projects and found the assumptions consistent with those analyses. The following alternatives were evaluated in the LMA analysis and are summarized in the table below:

Alternative	Description
Pasa	Demolish entire Resource, replicate Fourth Avenue and C Street
Dase	facades, construct mixed-use high-rise above
1	Retain and rehabilitate only the office tower on Fourth Avenue, and
	construct mixed-use behind and high-rise above
2	Retain and rehabilitate both the office tower and C Street façade, and
	construct mixed-use high-rise behind and above
3	Retain and rehabilitate both the office tower and C Street façade,
	construct mixed-use high-rise behind and above, but add a 20-foot wide
	galleria between the office tower and the new construction behind it
4	Full rehabilitation of the entire Resource and reuse as a theater

The LMA analysis concluded that the three alternatives that retained portions of the existing structure of the Resource and include new construction above the Resource are not economically viable due to their failure to meet the minimum Return on

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Investment (ROI) and Margin on Revenue (MOR) needed to achieve project financing (see Finding A.2.c below). Specifically, these alternatives add significant costs to the proposed development and a ROI below the 50% minimum threshold is economically infeasible. Alternatives 1, 2, and 3 have a range of 35% to 45% ROI. In addition, these alternatives have a single-digit MOR ranging from 9.4% to 15.3%. According to the LMA analysis, "there is not enough project margin, or financial "cushion," for private investors and other sources of capital to achieve their required minimum rates of return."

Alternative 4, to fully rehabilitate and reuse the Resource as a theater, results in a loss of \$39.1 million. Therefore, the Base Project, which includes full demolition and partial replication of the facades of the Resource, is the only economically project and no other feasible measures, including a less environmentally damaging alternative, can further minimize the potential adverse effects on the 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.

The Project proposes the minimum deviation necessary to afford relief and accommodate the development of the site in accordance with the density and development regulations of the SDMC and the population and employment goals of the DCP. An economic analysis of alternatives to demolition that retain some or all of the original Resource was provided by the Applicant in the LMA analysis, which concluded that of the five projects evaluated, only the Base Project that proposes to demolish and partially replicate the facades of the Resource, accommodates an economically viable development of the site because it is the only project that exceeds the minimum ROI and MOR necessary to make the Project financially feasible. As discussed in the SEIR, impacts to the California Theatre were determined significant and unavoidable even with implementation of project-specific mitigation measures (Mitigation Measures HR-1 through HR-3). Implementation of Mitigation Measure HIST-A.1-3, which reduces the impact of demolishing a Designated Local Historical Resource, would still be required to ensure the project would not result in any new or more severe impacts to historical resources. The City of San Diego Environmental Division determined that the project is consistent with the Downtown FEIR as amended by the SEIR. The Mitigation Monitoring and Reporting Program (MMRP) for the SEIR requires the implementation of a documentation program submitted to City Historic Resources Division staff for review and approval, a pre-construction meeting, and implementation of measures pertaining to the demolition. The Resource was documented through the measured drawings and photography consistent with the Historical American Building Survey (HABS). A copy of this documentation will be archived with the City and other depositories as outlined in the MMRP. Additionally, mitigation required as part of the SEIR include architectural salvage of any architectural material for donation to museums, archives curation facilities, the public and nonprofit organizations prior to demolition, and an interpretive display and material that could be in a brochure format will be installed at the site. Therefore, the Project is designed with the minimum necessary deviation to afford relief to and

accommodate the Project and reasonable, feasible measures to mitigate the loss of the Resource are proposed.

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 the property and it is not feasible to derive a reasonable economic return from the property.

The LMA analysis used the ROI and MOR as measures to determine the economic feasibility of each alternative. As stated in the report, for a for-sale residential project to be economically feasible, it must achieve a minimum ROI of 50% and a MOR of 12% to 13% or higher; anything less would be unlikely to attract investors and achieve project financing. The table below summarizes the conclusions of the LMA analysis for each alternative. Note that Alternative 4 proposes full rehabilitation of the Resource and reuse as a theater without a residential component. The analysis states that there is no "sale value" for the Resource because there is no positive income generated by a theater. Therefore, the ROI and MOR metrics are not applicable for Alternative 4.

Alternative	ROI	MOR
	Min: 50%	Min: 12-13%
Base	56%	14%
1	35%	9.4%
2	25%	6.8%
3	-45%	-15.3%
4	N/A	N/A

The LMA Analysis concluded that only the Base Project is economically feasible, as the three alternatives with residential components fail to meet the minimum ROIs and MORs to successfully attract investors and achieve project financing. As shown in the report, Alternative 4 results in a loss of \$39.1 million.

In addition, a Structural Condition Assessment by A.B. Court & Associates analyzed the current condition of the site and concluded that much of the existing structure is structurally unsound and would require major structural upgrades to bring the structure into compliance with current building and safety codes. As demonstrated in the structural report, any reuse of this site will likely result in substantial alterations to the Resource. Therefore, denial of the Project would result in economic hardship to the owner because there is no reasonable beneficial use of the property that does not require complete demolition and redevelopment in order to derive a reasonable economic return from the property.

B. NEIGHBORHOOD DEVELOPMENT PERMIT [SDMC Section 126.0404]

- 1. <u>Findings for all Neighborhood Development Permits</u>:
 - a. The proposed development will not adversely affect the applicable land use plan.

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The proposed Project is consistent with the objectives of the DCP, CCPDO, and the Downtown Design Guidelines (DDG). The Project advances the goals and policies of the DCP by contributing to the creation of an intense district with large and tall buildings reflecting Civic/Core's character (DCP, 6.1-G-1) and foster a rich mix of uses in all neighborhoods (DCP, 3.5-G-2) by constructing a 41-story high-rise with 336 DU, 190 hotel rooms, and 3,686 SF of commercial/retail space, and incorporating elements of a historical building in new projects to impart heritage (DCP, 9.2-P-1) by salvaging ornamental architectural features of a historical resource into the new Project and recreating the original historical resource's entrance canopy/marquee, corner projecting sign, and west elevation wall sign. The mixed-use Project adds to the balance of uses in Downtown (DCP, 3.1-G-2) in a centralized location close to many amenities, attractions, and transit options, as it is located on the C Street trolley corridor (DCP, 7.3-P-1). With the 25,101 SF lot size and the high-intensity of the site with 336 DU, 190 hotel rooms, 3,686 SF of commercial space, and 194 parking spaces, the Project provides the desired diversity and mix of uses, while also contributing to high overall intensities in Downtown and using land efficiently to advance the population and employment targets of the DCP (DCP, 3.2-G-5).

The Project is designed at a scale that is similar to other existing buildings in the nearby vicinity, such as the 23-story Wells Fargo Plaza to the east and the 20-story Civic Center Plaza to the northwest. In the CCPDO, residential and commercial/retail uses are permitted land uses in the Core land use district. Per the DDG, the Project utilizes architectural articulations, provides street level activation, and uses high-quality materials. The building's massing is modulated through the use of a variety of glazing, including a large gray-tone curtainwall that appears to wrap the tower like a ribbon. The glazing, along with a varying materials around the Project, like aluminum window frames and exposed concrete slabs, provide visual interest and architectural variation. Standing in contrast to the tower, the building's base is inspired by the historic California Theatre (HRB Site No. 291) recreating some of its architectural characteristics, like the office tower and historic entrance canopy/marquee on Fourth Avenue, and reusing some salvaged elements from the original building. Retail spaces at the street-level will create an activity that engages pedestrians.

The construction of private structures in the public right-of-way are proposed to allow for the replication of the original historical resource's entrance canopy/marquee and corner projecting sign. In addition, eight deviations from the development regulations are proposed that are to reduce the required parking area drive aisle width and the distance from the curb cut to the property line, increase the allowable size of the recessed entry, the street wall height, and the tower floor plate, reduce the required number of DU with private open space and personal storage, and eliminate the requirement for hotel parking. As an in-fill/sustainable project in a mixed-use zone (See Finding B.2 below), deviations from the SDMC are permitted with approval of an NDP pursuant to Section 126.0402(p). With approval of the NDP, the Project is consistent with the CCPDO.

Because the Project provides design solutions that are consistent with the DDGs and compatible with the neighborhood, advances the goals of the DCP, and provides a

land use that is compatible with the CCPDO, the proposed development will not adversely affect any applicable land use plans.

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

The granting of the deviations and the approval of the Project will not have a detrimental impact to the public health, safety, and general welfare. The Project is consistent with the plans for the Civic/Core neighborhood as an intense district with large and tall buildings (DCP, 6.1-G-1) and fostering a rich mix of uses (DCP, 3.5-G-2) by constructing a 41-story high-rise with 336 DU, 190 hotel rooms, and 3,686 SF of commercial/retail space, while incorporating elements of a historical building in new projects to impart heritage (DCP, 9.2-P-1) by salvaging ornamental architectural features of a historical resource into the new Project and recreating other elements of the original historical resource, including the entrance canopy/marquee, corner projecting sign, and west elevation wall sign. The mixed-use Project adds to the balance of uses in Downtown (DCP, 3.1-G-2) in a centralized location close to many amenities, attractions, and transit options, as it is located on the C Street trolley corridor (DCP, 7.3-P-1). The Project will contribute to its vitality by adding 336 residential units to the neighborhood and providing an attractive and engaging streetscape that includes ground level commercial lease space in a building design inspired by a historical resource, adding character to the neighborhood. Because the components of this Project increase activity in the neighborhood, improve the aesthetics of the site, and advance the vision of the DCP, the proposed development will 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.

With approval of the NDP for the replication of the original historical resource's entrance canopy/marquee and corner projecting sign and the eight requested deviations, the proposed development complies with all applicable regulations of the LDC, including the CCPDO and other applicable sections of the SDMC. The requested deviations serve to maximize the density and use of the site and allow for the new construction at its base to emulate the historic California Theatre, which is proposed to be demolished. With the proposed deviations, the Project is able to provide the desired diversity and mix of uses, while also contributing to high overall intensities in Downtown and using land efficiently to advance the population and employment targets of the DCP (DCP, 3.2-G-5). For example, the reduction of the personal storage requirement and increase in tower lot coverage and tower floor plate serve to increase the buildable area and therefore allow for the highest and best use of the site by providing more housing units than would otherwise be feasible on the site. The maximization of the property with the provision of housing opportunities advances the population goals of the DCP. With the allowed deviations, the Project complies with the LDC and CCPDO.

2. <u>Supplemental Findings – Affordable Housing, In-Fill Projects, or Sustainable</u> <u>Buildings Deviation</u>

a. The development will materially assist in accomplishing the goal of providing affordable housing, in-fill projects, or sustainable building opportunities.

The Project is an in-fill project because it proposes the construction of a mixed-use development within a Transit Priority Area, per SDMC Section 143.0915(b). The Project is a high-intensity development, maximizing the use of the 25,101 SF lot to provide 336 residential DU, 190 hotel rooms, and 3,686 SF of commercial/retail space located on the C Street transit corridor and adjacent to the Civic Center Trolley Station.

Additionally, the Project proposes LEED Gold certification to obtain a 2.0 FAR Bonus. Section 156.0303(e)(8) of the CCPDO allows for a 2.0 FAR Bonus for either LEED Gold certification or California Green Building Standards Code (CALGreen) Tier 2 performance. SDMC Section 143.0915(c) identifies a project that incorporates the voluntary Tier 2 measures of CALGreen as a sustainable building. As an equivalent threshold to earn a 2.0 FAR Bonus, the Project is proposing LEED Gold certification and is therefore a sustainable building, consistent with SDMC Section 143.0915(c).

b. Any proposed deviations are appropriate for the proposed location.

The requested deviations to the CCPDO development regulations will allow for (1) a reduction in the required width for a two-way drive aisle from 24 feet to 22 feet, (2) a reduction in the required distance from the north property line to the driveway on Third Avenue from three feet to zero feet, (3) an increase in the allowable recessed entry width from 25 feet to 26'-5" and depth from 15 feet to 16'-5" to recreate the historical resource's recessed entry, (4) an increase in the allowable street wall height on Fourth Avenue from 85 feet to 100'-8" and setback on Level 2 on C Street from five feet to seven feet to recreate the historical resource's façade, (5) an increase in the allowable east-west tower floor plate dimension from 130 feet to 150'-5", (6) a reduction in the required number of DU with private open space from 50% (168 DU) to 29% (99 DU), (7) a reduction in the required number of DU with personal storage from 100% (336 DU) to 50% (168 DU), and (8) elimination of the requirement for hotel parking.

The site is constrained by its relatively small lot size in the context of achieving the desired density for a development of this size. With these constraints, buildable space is limited so deviations are requested to allow for the highest use of the site to maximize the FAR and number of DU and hotel rooms in the Project to advance the population and employment goals of the DCP by providing as many DU and hotel rooms as feasible in the Project.

The deviation regarding the driveway location adjacent to the north property line instead of three feet away allows for the design of the street-level floor plan to concentrate vehicular entry points to only a portion of the Third Avenue and maximize the pedestrian-oriented frontage of the Project. For safety, the Project proposes convex mirrors located within the site to enhance the visibility of pedestrians, cyclists, and other vehicles. The reduction also serves to minimize the vehicular use of the frontage, which improves the pedestrian and streetscape environment in Downtown consistent with the Section 3.2.1 and 4.5.11 of the DDG and Section 5.4 of the DCP. Therefore, this deviation is appropriate for the location.

The deviation to reduce the required drive aisle width within the parking garage for two-way drive aisles is also a result of the relatively narrow north-south lot width of 100 feet and location of structural columns. With the two-foot relief, the Project is able to maximize the amount of parking in the subterranean parking garage. The narrower drive aisle is mostly provided where perpendicular parking is only adjacent on one side, which provides enough space for a vehicle to back out, as there would be no conflict from vehicles on the opposite side. Additionally, this deviation is entirely underground so it does not impact the building design and therefore has no impact on the character of the neighborhood. Further, the parking garage is proposed to be for residential use only and no hotel parking is proposed, so the vehicular traffic would be regularly used by residents of the building only. Therefore, the proposed drive aisle reduction is appropriate at the site.

The deviation regarding the 190-room hotel parking reduces the number of spaces required for the hotel from 57 (0.3 spaces per room) to zero. Downtown is a dense, urban area with many amenities and attractions within walking distance and many transit options available. It is anticipated that many visitors staying at the hotel would not have a car. If a hotel guest has a car, off-site valet parking will be provided for hotel guests with a designated valet zone that will be located along Fourth Avenue, between the hotel entrance and the existing MTS bus stop. The Applicant is currently in negotiations with ACE parking company for valet services. Hotel guests with cars can also utilize one of the nearby public parking garages within a few blocks of the site, such as Horton Plaza at Fourth Avenue and F street, Civic Center Plaza at First Avenue and A Street, and the garage at Fifth Avenue and Broadway. Hotel guests without cars are anticipated because there are many attractions in the Downtown area that are accessible by foot from the site, like the historic Gaslamp Quarter, and there are many alternative modes of transportation available to reach other attractions, such as the trolley station adjacent to the site at Third Avenue and C Street, several bus stops one block to the south on Broadway, as well as the Downtown CIRCUIT shuttle, rentable scooters, and rideshare apps. Because of the nearby parking options and the nature of the Project's urban location, the elimination of hotel parking is appropriate for the location.

The increase in the tower floor plate dimensions maximizes the buildable area of the site in order to provide more DU. The tower floor plate dimension deviation increases the east-west tower dimension from 130 feet to 151'-6". The Project site is surrounded by properties within the Employment Overlay of the CCPDO, in which east-west tower floor plate dimensions are allowed to be 150 feet by-right. The Project proposes an additional one foot, five inches of width beyond what any tower constructed around it would be limited to; therefore, the deviation to increase the tower floor plate dimension is consistent with potential future development surrounding the site and wouldn't adversely impact the character of the Civic/Core neighborhood. The Project

makes efforts to address the increased mass of the building caused by the increased tower floor plate dimension deviations by adhering to the DDG on building tower design. The tower is designed with a majority of the facades composed of glazing (DDG, 4.5.4.F) and, overall, expresses variety, avoids monotony, and distinguishes different building volumes (DDG, 4.4.1.C) by employing multiple glazing colors and different materials that span the height of the tower. Considering the minimal impact of the massing on neighboring properties, the enhanced design, and the advancement of the population and goals of the DCP, these deviations are appropriate for the proposed location.

The deviation to reduce the required private open space from 50% of the DU, totaling 168 DU, to 29%, totaling 99 DU, does not adversely impact the quality of life of the residents or the overall design of the tower. The Project is meeting the common outdoor open space requirement by providing 3,765 SF of outdoor space that is available for use by all residents. These spaces include pool areas, lounge areas, landscaping, and barbeque and bar space. Additionally, the balconies play a role in the overall design of the tower by being strategically located to create the openings in the glass curtainwall that create the "ribbon" effect that appears to wrap the tower. The DDG encourages the incorporation of balconies and architectural projections to provide desirable elevation and composition variety (DDG, 4.5.4.E), which the Project is providing to create a high-quality, unique tower design.

The Project proposed a reduction in the number of required personal storage units from the required 100% of units to 50%. The CCPDO requires personal storage units that are at least 240 cubic feet in size for each DU, which in this case is 336 DU. If the footprint of each personal storage unit is approximately 38.6 SF (estimated 6.22-foot height, length, and width), the additional 168 personal storage units needed without the deviation would equal over 6,000 SF of space, which, after accounting for circulation, core, access, etc., would likely use the equivalent of approximately half a floor (typical tower square footage in the Project is about 12,200 SF), so it is reasonable to conclude the number of DU and/or hotel rooms would be decreased if the full personal storage requirement was fully implemented.

The remaining two deviations regarding the street wall and the recessed entry are related to the partial replication of the original historical resource, the California Theatre (HRB Site No. 291). While the preceding deviations advance the population and intensity goals of the DCP, these deviations advance the historical resource goals of the DCP to incorporate elements of historical buildings in new projects to impart heritage (DCP, 9.2-P-1). The base of the Project is designed to recreate the facades of the original historical resource as close as possible. The original historical resource was built in 1927 and does not comply with all the development regulations of the current municipal code, so in order to replicate it, deviations are necessary for two elements. The street wall of the historic office tower along Fourth Avenue is approximately 15 feet higher than the current 85-foot maximum and on C Street, part of the streetwall above the first two levels is set back seven feet where five feet is the maximum. Secondly, the recessed entry on Fourth Avenue is approximately ten feet wider and ten feet deeper than is allowed. These deviations do not adversely impact

the neighborhood; rather, they contribute to the creation of a unique icon for the neighborhood. These two deviations will contribute to the overall design of the building that will impart history and heritage of the site and the city to both visitors and residents, consistent with the DCP; therefore, it is appropriate at the site.

C. NEIGHBORHOOD USE PERMIT [SDMC Section 126.0305]

1. <u>Findings for all Neighborhood Use Permits:</u>

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

The Comprehensive Sign Plan proposes to deviate from the Sign Regulations of chapter 14, Article 2, Division 12 of the SDMC in order to construct signage that replicates historic signs that were original to the historical resource, the California Theatre. The Project proposes a canopy/marguee on Fourth Avenue that replicates the historic theater marquee, a projecting sign at the corner of Fourth Avenue and C Street that replicates the historic "California" projecting sign, and a wall sign on the west elevation façade on Third Avenue that replicates the historic "Caliente" wall sign. The canopy/marguee requires a NUP per SDMC Section 141.1106 and the projecting and wall signs exceed the allowable sign area per SDMC Sections142.1230(b) and 142.1225(b) respectively. Deviations from the Sign Regulations of the SDMC are permitted with approval of a Comprehensive Sign Plan pursuant to SDMC Section 141.1103. The Project is located within the Core Land Use District of the DCP area, in which Comprehensive Sign Plans are permitted with approval of an NUP. Therefore, the proposed Comprehensive Sign Plan does not adversely affect the applicable land use plan as the proposed use with approval of an NUP is consistent with the regulations of the SDMC.

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

The proposed Comprehensive Sign Plan will not be detrimental to the public health, safety, and welfare of the community when installed in compliance with the recommended conditions of approval. The proposed signs replicate historic signage that has been a part of the character and architecture of the historical resource for decades. The conditions of approval are anticipated to include conditions that stipulate that the proposed signs may not be utilized for commercial tenant signage, and furthermore, that the signs may only be used to re-create the historic signage dimensions, materials, and sign copy. The placement of these signs and proposed deviations do not impede pedestrian or vehicular traffic or have an adverse impact on the character of the neighborhood; therefore, the proposed use will not be detrimental to the public health, safety, and welfare.

c. The proposed use will comply with the regulations of the LDC including any allowable deviations pursuant to the LDC.

The proposed use will comply to the maximum extent feasible with the regulations of the CCPDO and City of San Diego Land Development Code with approval of an NUP.

In order to replicate the historic signage that previously existed on the historical resource, the deviations from the Sign Regulations of the Land Development Code include increasing the allowable sign area of the projecting sign from 100 SF (50 SF per sign face) to 400 SF (200 SF per sign face) and sign area of the west elevation wall sign from 350 SF to 3,882 SF and allowing the construction of a marquee. The Project will obtain all additional applicable permits as required by the City of San Diego Development Services Department, including any necessary building or sign permits.

The above findings are supported by the minutes, maps and exhibits, all of which are

incorporated herein by this reference.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Planning Commission, SDP/NDP/NUP No. 657138 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.

657138, a copy of which is attached hereto and made a part hereof.

James Alexander Senior Planner, Urban Division Development Services Department

Adopted on: February 11, 2021

IO#: 24008521

Attachments: SDP/NDP/NUP No. 658138

RECORDING REQUESTED BY CITY OF SAN DIEGO URBAN DIVISION THIRD FLOOR

WHEN RECORDED MAIL TO PROJECT MANAGEMENT PERMIT CLERK MAIL STATION 501

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

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

This Site Development Permit/Neighborhood Development Permit/Neighborhood Use Permit is granted by the Planning Commission of the City of San Diego ("City") to Caydon San Diego Property, LLC, Owner/Permittee, pursuant to San Diego Municipal Code (SDMC) Section 126.0505, 126,0404, 125.0440, and 126.0305, to allow 1) the demolition of a historical resource, 2) eight deviations from the development regulations of the SDMC, 3) the construction of private structures within the public right-of-way (ROW), and 4) a Comprehensive Sign Plan for California Theatre ("Project"). The approximately 25,101 square-foot (SF) site is located at 1122 Fourth Avenue (north side of C Street between Third and Fourth avenues) in the Civic/Core neighborhood of the Downtown Community Plan (DCP) area and within the Centre City Planned District. The Project site is legally described as Lots E, F, G, H, & I in Block 16 of Horton's Addition in the City of San Diego, County of San Diego, State of California, according to partition map thereof, made by L.L. Lockling, filed in the Office of the County Recorder of San Diego County.

Subject to the terms and conditions set forth in this Permit, permission is granted to the Owner/Permittee to construct and operate a development and uses as described and identified by size, dimension, quantity, type, and location on the approved exhibits (Exhibit "A") dated January 15, 2021, on file in the Development Services Department (DSD).

The Project shall include:

- Construction of a 41-story, 431-foot tall mixed-use development, totaling approximately 465,907 SF, and comprised of 336 residential dwelling units, 190 hotel guest rooms, approximately 3,686 SF of commercial space, and five levels of below-grade parking containing 194 parking spaces.
- **Site Development Permit (SDP)**: Demolition of designated Historical Resources Board (HRB) Site No. 291, the California Theatre, pursuant to Sec. 126.0502(d)(1)(E).

• Neighborhood Development Permit (NDP):

- a. Construction of private structures in the public ROW pursuant to Sec. 126.0402(j) for the replication of the historic entrance canopy/marquee and historic corner projecting sign per the specifications listed in the Comprehensive Sign Plan permitted in the NUP below.
- b. Eight deviations from the SDMC pursuant to Sec. 126.0402(q) as follows:
 - 1. Sec. 142.0560(c) Automobile Parking Aisles: Reduce the minimum width required for two-way drive aisle widths from 24 feet to 22 feet.
 - 2. Sec. 142.0560(j)(3) Driveway and Access Regulations: Reduce the required distance from north property line to driveway on Third Avenue from three feet to zero feet.
 - 3. Sec. 156.0310(d)(1)(B)(iii) Recessed Entrance: Increase the allowable width of the recessed entrance of the replicated historic façade on Fourth Avenue from 25 feet to 26'-5" and increase the allowable depth from 15 feet to 16'-5".
 - 4. Sec. 156.0310(d)(1) Street Wall: Increase the allowable maximum street wall height on Fourth Avenue from 85 feet to 100'-8" and setback on Level 2 on C Street from five feet to seven feet for the replicated historic façade.
 - 5. Sec. 156.0310(d)(3)(B) Tower Floor Plate: Increase the allowable maximum eastwest tower floor plate dimension from 130 feet to 151'-6".
 - 6. Sec. 156.0310(g)(3) Private Open Space: Reduce the number of required DU with private open space from 50% of DU (168 DU) to 29% of DU (99 DU)
 - 7. Sec. 156.0310(g)(4) Personal Storage: Reduce the number of required personal storage areas from 100% of DU (336 DU) to 50% of DU (168 DU).
 - Sec. 156.0313(b) Non-Residential Off-Street Parking: Reduce the number of required off-street parking spaces for the Project's 190-room hotel from 57 spaces (0.3 spaces per guest room) to zero spaces.
- Neighborhood Use Permit (NUP): Comprehensive Sign Plan per Sec. 142.1208(a)(1) for the signage on the replicated historic entrance canopy/marquee on Fourth Avenue, the replicated historic "California" projecting sign at the corner of Fourth Avenue and C Street, and the replicated historic "Caliente" wall sign as follows:

Criteria for Replicated "California" Projecting Sign		
Location	Southeast corner of the site on the replicated office building	
Overall Area	Sign area not to exceed 400 SF (200 SF per sign face)	
Max. Dimensions	52' in height, 4' in width, 10" in depth	
Max. Projection	5' from the corner of the building	
Sidewalk Clearance	33'-6" from bottom of sign to sidewalk	
Sign Conv	Limited to "California" as per historic sign. No on-site tenant or	
Sign Copy	off-site signage is allowed on the projecting sign.	
Letter Height	Not to exceed height of historic letter height of projecting sign.	
Logos	Not permitted	
Materials	Painted metal	
Lighting	Individual bulbs	
Design	The replicated design shall be based on historic photographs of	
	the projecting sign	

Criteria for Replicated Entrance Canopy/Marquee	
Location	Ground floor of east elevation on the replicated office building
Overall Area	Overall marquee signage not to exceed 342 SF
Max. Dimensions	33 feet in width, 6 feet in height, 12 feet in depth
Max. Projection	11'-2" from the face of the building
Sidewalk Clearance	10'-5" from bottom of canopy to sidewalk
	Limited to historic sign copy and/or sign copy for the residential
Sign Copy	component of the project. No commercial tenant signage or off-
	site signage is allowed on the marquee sign.
	Limited to maximum allowed by Chapter 14 of the SDMC for any
Letter Height	signage related to the residential component of the Project.
	Letter heights may match letter heights of historic marquee sign.
	Limited to maximum allowed by Chapter 14 of the SDMC for any
Logo Height	signage related to the residential component of the Project. Logo
	heights may match logo heights of the historic marquee sign.
Materials	Painted metal or Plexiglass face, no box signs permitted
Lighting	Lighting shall be based on historic photographs of the entrance
	canopy/marquee sign
Design	The replicated design shall be based on historic photographs of
Design	the entrance canopy/marquee sign

Criteria for Replicated "Caliente" Wall Sign		
Location	Façade of the west elevation on Third Avenue	
Overall Area	Overall wall signage not to exceed 3,882 SF	
Max. Dimensions	87'-1" in width, 44'-1" in height	
Sign Copy	Limited to historic sign copy only. No commercial tenant signage	
	or off-site signage is allowed on the wall sign.	
Materials	May be painted, incorporated into a scrim, or other application as	
	approved by the City	
Lighting	Only exterior lighting permitted	
Design	The replicated design shall be based on historic photographs of	
	the wall sign	

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

STANDARD REQUIREMENTS:

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6,

Division 1 of the SDMC within the 36-month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by February 26, 2024.

- 2. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
 - a. The Owner/Permittee signs and returns the Permit to DSD; and
 - b. The Permit is recorded in the Office of the San Diego County Recorder.
- 3. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.
- 4. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.
- 5. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
- 6. Issuance of this Permit by the City does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).
- 7. The Owner/Permittee shall secure all necessary building permits. The Owner/Permittee is informed that to secure these permits, substantial building modifications and site improvements may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.
- 8. Construction plans shall be in substantial conformity to Exhibit "A." Changes, modifications, or alterations to the construction plans are prohibited unless appropriate application(s) or amendment(s) to this Permit have been granted.
- 9. All of the conditions contained in this Permit have been considered and were determined necessary to make the findings required for approval of this Permit. The Permit holder is required to comply with each and every condition in order to maintain the entitlements that are granted by this Permit.
- 10. If any condition of this Permit, on a legal challenge by the Owner/Permittee of this Permit, is found or held by a court of competent jurisdiction to be invalid, unenforceable, or unreasonable, this Permit shall be void. However, in such an event, the Owner/Permittee shall have the right,

by paying applicable processing fees, to bring a request for a new permit without the "invalid" conditions(s) back to the discretionary body which approved the Permit for a determination by that body as to whether all of the findings necessary for the issuance of the proposed permit can still be made in the absence of the "invalid" condition(s). Such hearing shall be a hearing de novo, and the discretionary body shall have the absolute right to approve, disapprove, or modify the proposed permit and the condition(s) contained therein.

- 11. The Owner/Permittee shall defend, indemnify, and hold harmless the City, its agents, officers, and employees from any and all claims, actions, proceedings, damages, judgments, or costs, including attorney's fees, against the City or its agents, officers, or employees, relating to the issuance of this permit including, but not limited to, any action to attack, set aside, void, challenge, or annul this development approval and any environmental document or decision. The City will promptly notify Owner/Permittee of any claim, action, or proceeding and, if the City should fail to cooperate fully in the defense, the Owner/Permittee shall not thereafter be responsible to defend, indemnify, and hold harmless the City or its agents, officers, and employees. The City may elect to conduct its own defense, participate in its own defense, or obtain independent legal counsel in defense of any claim related to this indemnification. In the event of such election, Owner/Permittee shall pay all of the costs related thereto, including without limitation reasonable attorney's fees and costs. In the event of a disagreement between the City and Owner/Permittee regarding litigation issues, the City shall have the authority to control the litigation and make litigation related decisions, including, but not limited to, settlement or other disposition of the matter. However, the Owner/Permittee shall not be required to pay or perform any settlement unless such settlement is approved by Owner/Permittee.
- 12. Development Impact Fees: The development will be subject to Downtown Development Impact Fees. The fee shall be determined in accordance with the fee schedule in effect at the time of building permit issuance and with the SDMC. The Owner/Permittee shall provide to the City's Facilities Financing Department the following information at the time of application for building permit plan check: 1) total square footage for commercial lease spaces and all areas within the building dedicated to support those commercial spaces including, but not limited to: loading areas, service areas and corridors, utility rooms, and commercial parking areas; and 2) applicable floor plans showing those areas outlined for verification. In addition, it shall be responsibility of the Owner/Permittee to provide all necessary documentation for receiving any "credit" for existing buildings to be removed.
- 13. This development shall comply with the standards, policies, and requirements in effect at the time of approval of this development, including any successor(s) or new policies, financing mechanisms, phasing schedules, plans and ordinances adopted by the City.
- 14. No permit for construction, operation, or occupancy of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until this Permit is recorded in the Office of the San Diego County Recorder.

ATTACHMENT 6

ENVIRONMENTAL/MITIGATION REQUIREMENTS:

15. As required by SDMC Sec. 156.03049(h), the development shall comply with all applicable Mitigation, Monitoring, and Reporting Program (MMRP) measures from the 2006 Downtown Final Environmental Impact Report (Downtown FEIR) for the DCP and as amended by subsequent addenda; and the Final Supplemental Environmental Impact Report (SEIR) for the Downtown San Diego Mobility Plan certified by the City Council on June 21, 2016 (Resolution R-310561) and the Final SEIR for the 1122 4th Avenue Redevelopment Project certified by the City Council on April 4, 2017 (Resolution R-311016), to the satisfaction of DSD and the City Engineer. Prior to issuance of any construction permit, all conditions of the MMRP shall be adhered to, to the satisfaction of the City Engineer. All mitigation measures described the MMRP of the Final SEIR for the 1122 4th Avenue Redevelopment Project shall be implemented for the following issue areas:

AQ-B.1-1; HIST-A.1-3; HIST-B.1-1; HR-1; HR-2; HR-3; LU-B.4-1; NOI-B.1-1; NOI-C.1-1; TRF-A.1.1-2

CLIMATE ACTION PLAN REQUIREMENTS:

- 16. Owner/Permittee shall comply with the Climate Action Plan (CAP) Consistency Checklist stamped as Exhibit "A." Prior to issuance of any construction permit, all CAP strategies shall be noted within the first three (3) sheets of the construction plans under the heading "Climate Action Plan Requirements" and shall be enforced and implemented to the satisfaction of DSD, including:
 - a. Cool/Green Roofs: Roofing materials with a minimum three-year aged solar reflection and thermal emittance or solar reflection index equal to or greater than the values specified in the voluntary measures under California Green Building Standards Code (CAL Green).
 - b. Plumbing Fixtures & Fittings:
 - i. Residential:
 - 1. Kitchen faucets: Maximum flow rate not to exceed 1.5 gallons per minute at 60 PSI;
 - 2. Standard dishwashers: 4.25 gallons per cycle;
 - 3. Compact dishwashers: 3.5 gallons per cycle;
 - 4. Clothes washers: Water factor of six gallons per cubic feet of drum capacity.
 - ii. Nonresidential:
 - 1. Plumbing fixtures and fittings that do not exceed the maximum flow rate specified in Table A5.303.2.3.1 (voluntary measures) of CAL Green.
 - 2. Appliances and fixtures for commercial applications that meet the provisions of Section A5.303.3 (voluntary measures) of CAL Green.
 - c. Electric Vehicle Charging: Of the total required listed cabinets, boxes, or enclosures, 50% have the necessary electric vehicle supply equipment installed to provide active electric vehicle charging stations ready for use.
 - d. Bicycle Parking Spaces: Project provides more short- and long-term bicycle parking spaces than required in the SDMC.

- e. Shower Facilities: The Project includes changing/shower facilities in accordance with the voluntary measures under CAL Green for the nonresidential component.
- f. Designated Parking Spaces: The Project provides designated parking for a combination of low-emitting, fuel-efficient, and carpool/vanpool vehicles.
- g. Transportation Demand Management: The Project will accommodate over 50 tenantoccupants (employees) and therefore will provide a Transportation Demand Management program for tenants that includes:
 - i. At least one of the following components:
 - 1. Parking cash out program
 - 2. Parking management plan that includes charging employees market-rate for singleoccupancy vehicle parking and providing reserved, discounted, or free spaces for registered carpools or vanpools
 - 3. Unbundled parking whereby parking spaces would be leased or sold separately from the rental or purchase fees for the development for the life of the development
 - ii. And at least three of the following components:
 - 1. Commitment to maintaining an employer network in the SANDAG iCommute program and promoting its RideMatcher service to tenants/employees
 - 2. On-site carsharing vehicle(s) or bikesharing
 - 3. Flexible or alternative work hours
 - 4. Telework program
 - 5. Transit, carpool, and vanpool subsidies
 - 6. Pre-tax deduction for transit or vanpool fares and bicycle commute costs
 - 7. Access to services that reduce the need to drive, such as cafes, commercial stores, banks, post offices, restaurants, gyms, or childcare, either onsite or within 1,320 feet (1/4 mile) of the structure/use.

AFFORDABLE HOUSING REQUIREMENTS:

17. Prior to issuance of any residential building permit associated with this Project, the Owner/Permittee shall comply with the provisions of the Inclusionary Affordable Housing Regulations of SDMC Chapter 14, Article 2, Division 13 and the Inclusionary Housing Procedures Manual. The Owner/Permittee shall either pay the Inclusionary In-Lieu Fee or provide affordable housing units on-site. If affordable units are provided, the Owner/Permittee shall enter into a written Agreement with the San Diego Housing Commission which shall be drafted and approved by the San Diego Housing Commission, executed by the Owner/Permittee, and secured by a deed of trust which incorporates applicable affordability conditions consistent with the SDMC. The Agreement will specify that in exchange for the City's approval of the Project, the Owner/Permittee shall provide seven affordable units with prices of no more than 100% AMI.

AIRPORT REQUIREMENTS:

18. The Owner/Permittee shall comply with conditions established by the City Airport Approach Overlay Zone (and any successor or amendment thereto) which were approved by the Airport Land Use Commission (ALUC) on January 8, 2021. The ALUC Board made the determination that the project is conditionally consistent with the San Diego International Airport Land Use Compatibility Plan (ALUCP). Owner/Permittee shall comply with the following ALUC conditions:

- a. The structure and temporary construction crane shall be marked and lighted in accordance with Federal Aviation Administration (FAA) procedures.
- b. An avigation easement for airspace shall be recorded with the County Recorder prior to building permit issuance.
- c. The ALUCP requires that a means of overflight notification be provided for new residential land uses. In instances when an avigation easement is required, the overflight notification requirement is satisfied.

ENGINEERING REQUIREMENTS:

- 19. The SDP/NDP/NUP shall comply with all Conditions of the Tentative Map No. 2413271.
- 20. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the reconstruction of the existing curb with City standards curb and gutter, adjacent to the site on Third and Fourth avenues, satisfactory to the City Engineer.
- 21. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the reconstruction of existing sidewalk with current City Standard sidewalk, preserving the contractor's stamp, adjacent to the site on Third Avenue, Fourth Avenue, and C Street, satisfactory to the City Engineer.
- 22. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the reconstruction of existing curb ramps at the southeast corner of Fourth Avenue and C Street and at the southwest corner of Third Avenue and C Street, per current City Standard Drawing SDG-130 and SDG-132, satisfactory to the City Engineer
- 23. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the construction of a City Standard Bus Pad, adjacent to the site on Fourth Avenue, satisfactory to the City Engineer.
- 24. Prior to the issuance of any building permits, the Owner/Permittee shall obtain an Encroachment Maintenance Removal Agreement (EMRA), for the proposed private improvements of any kind, including enhanced sidewalk, private storm drain connections, landscaping and irrigation, trash receptacles, street trees, block planters, and electrical conduits to be installed within the in the Third Avenue, Fourth Avenue, and C Street ROW, satisfactory to the City Engineer.
- 25. Prior to the issuance of any building permits, the Owner/Permittee shall obtain an Encroachment Maintenance Agreement (EMA), for the proposed entrance canopy/marquee and
projecting sign to be installed within the Fourth Avenue and C Street ROW, satisfactory to the City Engineer.

- 26. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the removal of existing driveway, and replace it with City standards curb, gutter and sidewalk, adjacent to the site on Fourth Avenue, satisfactory to the City Engineer.
- 27. Prior to the issuance of any construction permit, the Owner/Permittee shall provide documentation that Metropolitan Transit System (MTS) supports the Project adjacent to the MTS ROW, satisfactory to the City Engineer.

GEOLOGY REQUIREMENTS:

- 28. The Owner/Permittee shall submit a geotechnical investigation report or update letter that specifically addresses the proposed construction plans. The geotechnical investigation report or update letter shall be reviewed for adequacy by the Geology Section of DSD prior to issuance of any construction permits.
- 29. The Owner/Permittee shall submit an as-graded geotechnical report prepared in accordance with the City's "Guidelines for Geotechnical Reports" following completion of the grading. The asgraded geotechnical report shall be reviewed for adequacy by the Geology section of DSD prior to exoneration of the bond and grading permit close-out.

HISTORICAL RESOURCES REQUIREMENTS:

- 30. The Project shall comply with all applicable Historical Resources MMRP measures from the 2006 Downtown FEIR for the DCP as applicable, including HIST-A.1-3, HR-1, HR-2 and HR-3.
- 31. Prior to the issuance of a demolition permit, the Historic American Building Survey (HABS) documentation as approved by HRB and City Historical Resources staff on January 28, 2021 shall be submitted for archival storage with the City of San Diego HRB, South Coastal Information Center, the California Room of the City of San Diego Public Library, the San Diego Historical Society, the Library of Congress and/or other historical society group(s).
- 32. Prior to the issuance of a demolition permit, the Owner/Permittee's qualified historic preservation professional (QHPP) shall make available for donation architectural materials from the site consistent with Mitigation Measure HR-1. Once the items for salvage are identified, the QHPP will submit this information to the City's Historical Resources Section for approval.
- 33. Prior to the issuance of a demolition permit, the Owner/Permittee will create a display and interpretive material to the satisfaction of Historical Resources Board staff for public exhibition concerning the history of the California Theatre consistent with Mitigation Measure HR-3. The display shall be installed at the site by the applicant prior to the Certificate of Occupancy, after construction similar to other demolished historical resources.

LANDSCAPE REQUIREMENTS:

- 34. Prior to issuance of any grading permit, the Owner/Permittee shall submit complete construction documents for the revegetation and hydro-seeding of all disturbed land in accordance with the City Landscape Standards, Storm Water Design Manual, and to the satisfaction of DSD. All plans shall be in substantial conformance to this permit (including Environmental conditions) and Exhibit "A," on file at DSD.
- 35. Prior to issuance of any public improvement permit, the Owner/Permittee shall submit complete landscape construction documents for ROW improvements to DSD for approval. Improvement plans shall show, label, and dimension a 40-square-foot area around each tree which is unencumbered by utilities. Driveways, utilities, drains, water and sewer laterals shall be designed so as not to prohibit the placement of street trees. Plant material located in the public ROW, other than trees, shall not exceed 36-inches in height.
- 36. Prior to issuance of any building permit (including shell), the Owner/Permittee shall submit complete landscape and irrigation construction documents, which are consistent with the Landscape Standards, to DSD for approval. The construction documents shall be in substantial conformance with Exhibit "A," Landscape Development Plan, on file in DSD. Construction plans shall provide a 40-square-foot area around each tree that is unencumbered by hardscape and utilities unless otherwise approved per Sec. 142.0403(b)5.
- 37. The Owner/Permittee shall be responsible for the maintenance of all landscape improvements shown on the approved plans, including in the ROW, unless long-term maintenance of said landscaping will be the responsibility of another entity approved by DSD. All required landscape shall be maintained consistent with the Landscape Standards in a disease, weed, and litter free condition at all times. Severe pruning or "topping" of trees is not permitted.
- 38. If any required landscape (including existing or new plantings, hardscape, landscape features, etc.) indicated on the approved construction documents is damaged or removed, the Owner/Permittee shall repair and/or replace in kind and equivalent size per the approved documents to the satisfaction of DSD within 30 days of damage or Certificate of Occupancy.
- 39. In the event that a foundation only permit is requested by the Owner/Permittee, a site plan or staking layout plan, shall be submitted to DSD identifying all landscape areas consistent with Exhibit "A," Landscape Development Plan, on file at DSD. These landscape areas shall be clearly identified with a distinct symbol, noted with dimensions, and labeled as 'landscaping area.'

PUBLIC UTILITIES REQUIREMENTS:

40. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the design and construction of new water and sewer service(s) outside of any driveway or drive aisle and the abandonment of any existing unused water and sewer services within the ROW adjacent to the Project site, in a manner satisfactory to the Public Utilities Director and the City Engineer.

- 41. Owner/Permittee shall apply for a plumbing permit for the installation of appropriate private back flow prevention device(s) (BFPD), on each water service (domestic, fire and irrigation), in a manner satisfactory to the Public Utilities Director and the City Engineer. BFPDs shall be located above ground on private property, in line with the service and immediately adjacent to the ROW.
- 42. All proposed private water and sewer facilities are to be designed to meet the requirements of the California Uniform Plumbing Code and will be reviewed as part of the building permit plan check.
- 43. No trees or shrubs exceeding three feet in height at maturity shall be installed within ten feet of any sewer facilities and five feet of any water facilities.

TRANSPORTATION REQUIREMENTS:

- 44. All on-site parking stalls and aisle widths 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.
- 45. Prior to the issuance of any building permits, the Owner/Permittee shall assure by permit and bond the construction of a new 20-foot driveway for vehicle access and a new 14-foot driveway for loading area access along Third Avenue per Exhibit "A," satisfactory to the City engineer.
- 46. Prior to first occupancy, the Owner/Permittee shall install and maintain convex mirrors on both sides of the garage access and a speed bump, both internal to Project site, near the garage connection with the sidewalk, to the satisfaction of the City Engineer.
- 47. Prior to first tenant occupancy, the Owner/Permittee shall provide and maintain Transportation Demand Management measures for the Project, to include the following:
 - a. Provide a 50% transit subsidy to hotel and retail tenant employees working on the property. The subsidy value will be limited to the equivalent value of 50% of the cost of an MTS "Regional Adult Monthly/30-Day Pass" (currently \$72 for a subsidy value of \$36 per month). Subsidies will be available and offered from the first tenant occupancy for five years. The subsidy will be required of hotel and retail tenant employees as a lease condition.
 - b. Provide on-site showers and locker facilities for hotel and retail tenant employees.
 - c. Upgrade transit stop adjacent to the Project on Fourth Avenue, including shelter, seating, lighting and ongoing routine maintenance through an agreement with MTS for the life of the improvement.

PLANNING/DESIGN REQUIREMENTS:

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

- a. Sec. 156.0309(e)(7) FAR Payment Program The Project is entitled to 4.56 FAR (114,479 SF) under the FAR Payment Bonus Program. The Owner and/or Permittee will be required to pay \$2,206,010.33 (based on the FY 2019 fee structure at \$19.27 per SF) prior to the issuance of a building permit for the Project, which will be deposited into a fund to be used for the construction of public parks and enhanced public ROW improvements in the DCP area.
- b. *Sec. 156.0309(e)(3) Three-Bedroom Units* The Project is entitled to **2.0** FAR (50,204 SF) for the provision of 34 three-bedroom DU, equivalent to 10% of the total 336 DU within the development. The development shall provide a minimum of 80% of the gross floor area for residential uses. Eligible three-bedroom DU shall contain a minimum of 700 square feet, with additional area for an enclosed closet. Covenants, Conditions and Restrictions (CC&R's) shall be recorded on the property to ensure the number of bedrooms in the DUs used to earn the FAR are not reduced. Such CC&Rs shall be in a form approved by DSD and the City Attorney's Office and shall be recorded prior to issuance of a Building Permit.
- c. *Sec. 156.0309(e)(8) Green Building* The Project is entitled to **2.0** FAR (54,204 SF) for the provision of Centre City Green (CCG) Building Incentive Program awards development incentives for buildings that exceed CALGreen. The Owner/Permittee shall construct LEED-Certified Gold buildings in accordance with the US Green Building Council (USGBC) standards for new construction. CC&Rs shall be recorded on the property to ensure the LEED-Certification level for construction of each building. Such CC&Rs shall be in a form approved by DSD and City Attorney's Office and shall be recorded prior to issuance of Building Permit.

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

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

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

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

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

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

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

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

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

- 49. FAR Exemption: A maximum of 96,402 SF shall be exempted from the total gross floor area for the purposes of calculating the FAR for the floor area within the building envelope of the existing designated historic resource, the California Theatre (HRB Site No. 291) pursuant to SDMC Sec. 156.0309(f)(1).
- 50. Parking: No on-site parking is required for the residential DUs and the Project shall not provide more than 336 parking spaces for the residential DUs (one space per DU, excluding tandem spaces). A deviation is approved to reduce the number of required parking spaces for the hotel from 57 spaces (0.3 spaces per guest room) to zero spaces. The Project proposes 194 total parking spaces. The parking spaces shall be designed to City standards, except as permitted in SDMC Sec. 156.0313(k), and subject to the following provisions:
 - a. The residential off-street parking spaces shall consist only of unbundled parking. All parking spaces shall be sold or leased separately from the sale or lease of any residential unit.
 - b. The number of accessible off-street parking spaces shall be provided in accordance with Title 24 of the California Code of Regulations (California Building Standards Code).
 - c. The number of off-street electric vehicle charging spaces shall be provided in accordance with the California Green Building Standards Code, which requires 10% of total parking spaces to be capable of supporting electric vehicle charging stations, or 20 spaces with the 194 parking spaces as proposed.
 - d. One motorcycle parking space shall be provided for every ten parking spaces provided for the residential DU, or 19 spaces with the 194 parking spaces as proposed.
- 51. Bicycle Parking: Secured bicycle storage shall be provided to accommodate a minimum of 68 bicycles (one bicycle for every five DU). Bicycle storage areas shall be within a secured enclosure with access restricted to authorized persons and provide devices for the locking of individual bicycles.

- 52. Transportation Demand Management: The Project is required to implement measures to reduce single-occupant vehicle trips for the Project, per Table 0313-D of Section 156.0313(o) of the CCPDO, achieving a minimum of 25 points, for the life of the Project. The Owner/Permittee shall demonstrate such measures prior to issuance of any Building Permit for the Project.
- 53. Residential Amenities and Facilities: The Project includes the following residential amenities and facilities as illustrated on the approved Exhibit "A," on file at DSD, which shall be required to be maintained within the development in perpetuity:
 - a. Common Outdoor Open Space A minimum of 3,765 SF of common outdoor open space shall be provided. The space may contain active and passive areas and a combination of hardscape and landscape features, but a minimum of 10% of the common outdoor open space must be planting area.
 - b. Common Indoor Space A minimum of 500 SF of common indoor amenity space shall be provided. The space(s) shall be maintained for use by residents of the development and must be accessible through a common corridor. The area may contain active or passive recreational facilities, meeting space, computer terminals, or other activity space.
 - c. Private Open Space A minimum of 99 DU shall provide private open space on a balcony, patio, or roof terrace. A deviation is approved to reduce the number of required DU with private open space from 50% of DU (168 DU) to 29% of DU (99 DU).
 - d. Pet Open Space A minimum of 200 SF of pet open space shall be provided, improved for use by pets and clearly marked for such exclusive use. Such areas shall include permeable surfaces, a hose bib, and be drained to the public sewer system.
- 54. Urban Design Standards: The Project, including its architectural design concepts and off-site improvements, shall be consistent with the Centre City Planned District Ordinance (CCPDO) and Centre City Streetscape Manual (CCSM). These standards, together with the following specific conditions, will be used as a basis for evaluating the development through all stages of the development process.
- 55. Architectural Standards: The architecture of the development shall establish a high quality of design and complement the design and character of the Civic/Core neighborhood as shown in the approved Exhibit "A," on file at DSD. The development shall utilize a coordinated color scheme consistent with the approved Exhibit "A," on file at DSD.
- 56. Form and Scale: The development shall consist of a 41-story mixed-use development (approximately 431 feet tall) measured to the top of the roofline, with roof equipment enclosures, elevator penthouses, and mechanical screening above this height permitted per the CCPDO and the FAA. All building elements shall be complementary in form, scale, and architectural style.
- 57. Building Materials: All building materials shall be of a high quality as shown in Exhibit "A," on file at DSD and approved materials board. All materials and installation shall exhibit high-quality

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

- 58. Street Level Design: Street level windows shall be clear glass and may be lightly tinted. Architectural features such as awnings and other design features which add human scale to the streetscape are encouraged where they are consistent with the design theme of the structure. Exit corridors including garage entrances shall provide a finished appearance to the street with street level exterior finishes wrapping into the openings a minimum of ten feet, or the garage door, whichever is deeper. All exhaust caps, lighting, sprinkler heads, and other elements on the undersides of all balconies and surfaces shall be logically composed and placed to minimize their visibility, while meeting code requirements. All soffit materials shall be high quality and consistent with adjacent elevation materials and incorporate drip edges and other details to minimize staining and ensure long-term durability.
- 59. Utilitarian Areas: Areas housing trash, storage, or other utility services shall be completely concealed from view of the ROW and adjoining developments, except for utilities required to be exposed by the City or utility company. The development shall provide trash and recyclable material storage areas per SDMC Sec. 142.0810 and 142.0820. Such areas shall be provided within an enclosed building area and kept clean and orderly at all times.
- 60. Mail and Delivery Locations: It is the Owner/Permittee's responsibility to coordinate mail service and mailbox locations with the United States Postal Service and to minimize curb spaces devoted to postal and loading use. The Owner/Permittee shall locate all mailboxes and parcel lockers outside of the ROW either within the building or recessed into a building wall.
- 61. Circulation and Parking: Owner/Permittee shall prepare a plan which identifies the location of curbside parking control zones, parking meters, fire hydrants, valet services if any, trees, street lights to the satisfaction of the City, and consistent with the performance standards in the CCPDO and CCSM. Such plan shall be submitted in conjunction with Construction Permits. All parking shall meet the requirements of the Building Department, Fire Department and City Engineer. All parking shall be mechanically ventilated. The exhaust system for mechanically ventilated structures shall be located to mitigate noise and exhaust impacts on the public ROW. The garage doors shall be a minimum 80% opaque to prevent views into the garage areas.
- 62. Underground Parking Structures: Any subterranean storage and parking facilities encroaching into the public ROW shall be located: 1) a minimum of three feet behind the face of curb; 2) three feet below the finished sidewalk level; and, 3) eight feet below grade within six feet from the face

of curb, all measured to the outside of any shoring. An EMRA shall be obtained from the City to allow any encroachment of the subterranean garage into the ROW.

- 63. Open Space and Development Amenities: A landscape plan that illustrates the relationship of the proposed on and off-site improvements and the location of water, and electrical hookups to the satisfaction of the City and consistent with the performance standards in the CCPDO, shall be submitted with construction drawings.
- 64. Roof Tops: A rooftop equipment and appurtenance location and screening plan and consistent with the performance standards in the CCPDO shall be prepared and submitted to the satisfaction of the City with construction drawings. Any roof-top mechanical equipment shall be grouped, enclosed, and screened from surrounding views.
- 65. Signage: All signs shall comply with the City Sign Regulations and the CCPDO, with the exception of the replicated historic entrance canopy/marquee, the replicated historic "California" projecting sign, and the replicated historic "Caliente" wall sign approved per the Comprehensive Sign Plan.
- 66. Lighting: A lighting plan which highlights the architectural qualities of the proposed development and also enhances the lighting of the public ROW shall be submitted with construction drawings. All lighting shall be designed to avoid illumination of, or glare to, adjoining properties, including those across any street.
- 67. Noise Control: All mechanical equipment, including but not limited to, air conditioning, heating and exhaust systems, shall comply with the City Noise Ordinance and California Noise Insulation Standards as set forth in Title 24. The Owner/Permittee shall provide evidence of compliance with construction drawings.
- 68. Street Address: Building address numbers shall be provided that are visible and legible from the ROW.
- 69. On-Site Improvements: All on-site improvements shall be designed as part of an integral site development. An on-site improvement plan shall be submitted to the satisfaction of the City with construction drawings.
- 70. Off-Site Improvements: Public improvements shall be installed in accordance with the Centre City Streetscape Manual (CCSM) and City Street Design Manual.
- 71. Street Trees: Street trees shall be Carrot Wood on C Street and Fern Pine on Third and Fourth avenues, per the CCSM. All trees shall be planted at a minimum 36-inch box size with tree grates provided as specified in the CCSM and shall meet the requirements of Title 24. Tree spacing shall be accommodated after street lights have been sited, and generally spaced 20 to 25 feet on center. All landscaping shall be irrigated with private water service from the subject development. Associated tree grates shall be Special on C Street and CCDC Standard on Third and Fourth avenues, per the CCSM.

- 72. Street Lights: Street lights shall be per MTS on C Street and Standard on Third and Fourth avenues, per the CCSM. All existing lights shall be evaluated to determine if they meet current City requirements and shall be modified or replaced if necessary.
- 73. Sidewalk Paving: Paving shall be Terra Cotta Tile on C Street and CCDC Standard on Third and Fourth avenues, per the CCSM. Any specialized paving materials shall be approved through the execution of an EMRA with the City.
- 74. Litter Containers: The development shall include two trash receptacles, one at each intersection.
- 75. Landscaping: All required landscaping shall be maintained in a disease, weed, and litter free condition at all times. If any required landscaping (including existing or new plantings, hardscape, landscape features, etc.) indicated on the approved construction documents is damaged or removed during demolition or construction, it shall be repaired and/or replaced in kind and equivalent in size per the approved documents and to the satisfaction of the City within 30 days of damage or Certificate of Occupancy, whichever occurs first.
- 76. Planters: Planters shall be permitted to encroach into the ROW a maximum of three feet. The planter encroachment shall be measured from the property line to the face of the curb/wall surrounding the planter. A minimum five-foot clear path shall be maintained between the face of the planter and the edge of any tree grate or other obstruction in the ROW.
- 77. On-Street Parking: Owner/Permittee shall maximize the on-street parking, wherever feasible.
- 78. Franchise Public Utilities: The Owner/Permittee shall be responsible for the installation or relocation of franchise utility connections including, but not limited to, gas, electric, telephone and cable, to the development and all extensions of those utilities in public streets. Existing franchised utilities located above grade serving the property and in the sidewalk ROW shall be removed and incorporated into the adjoining development. All franchise utilities shall be installed as identified in Exhibit A. Any above grade devices shall be screened from public view.
- 79. Construction Fence: Owner/Permittee shall install a construction fence pursuant to specifications of, and a permit from, the City Engineer. The fence shall be solid plywood with wood framing, painted a consistent color with the development's design, and shall contain a pedestrian passageway, signs, and lighting as required by the City Engineer. The fencing shall be maintained in good condition and free of graffiti at all times. The construction fence, any construction staging area, any pedestrian passageway associated with the project construction, or any similar construction-related feature may not encroach into Third Avenue beyond the existing curb line on the east side of the street. All aforementioned construction features must be located within the extant Third Avenue sidewalk area.
- 80. Development Identification Signs: Prior to commencement of construction on the site, the Owner and/or Permittee shall prepare and install, at its cost and expense, one sign on the barricade around the site which identifies the development. The sign shall be at least four feet by six feet and be visible to passing pedestrian and vehicular traffic. The signs shall at a minimum include: 1) Color rendering of the development, 2) Development name, 3) Developer,

4) Completion Date, 5) For information call ______. Additional development signs may be provided around the perimeter of the site. All signs shall be limited to a maximum of 160 sq. ft. per street frontage. Graphics may also be painted on any barricades surrounding the site. All signs and graphics shall be submitted to the City for approval prior to installation.

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

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

AUTHENTICATED BY THE CITY OF SAN DIEGO URBAN DIVISION

James Alexander Senior Planner, Urban Division Development Services Department

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

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

Caydon San Diego Property, LLC

Owner/Permittee

Ву _____

Emma Alexander Authorized Signatory for Owner/Permittee

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

ATTACHMENT: Resolution No. ____-PC

Candidate Findings for the Site Development Permit (SDP), Neighborhood Development Permit (NDP), and Neighborhood Use Permit (NUP) **Revised 1122 4th Avenue Redevelopment Project** January 21, 2021

FINDINGS

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

SDP FINDINGS § 126.0505(a) and (i)

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

The project proposes a 41-story mixed-use development that will provide a 190-room hotel and related amenities, 336 residential dwelling units, 4,325 square feet of street level retail and 194 residential parking spaces. The street level is allocated to support a variety of commercial activities, including hotel and residential amenities, providing street activation of the area. The proposed development also includes the recreated façade of the existing California Theater, starting from the street level up to the podium level. This recreated facade will include the original signage (c. 1927 design).

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

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

This project will be consistent with the requirements of the SDMC and CCPDO, and with the land uses authorized for the "Core" district and Commercial Street Overlay (as it applies to the C Street frontage) within the CCPD. The Core district allows residential and hotel uses as permitted uses, and requires a minimum of forty percent (40%) of the ground-floor street SMRH:4828-3416-5192.6 -1frontage contain commercial uses. Because the project will provide permitted uses, it will not adversely affect the applicable land use plans.

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

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

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

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

The proposed development will be consistent with the development standards of the SDMC and the CCPDO with the exception of the deviations due to the Historic Treatment Plan, increase in the Structure Core walls, increase in the exterior basement walls, and other physical constraints on the project site.. The project will comply with all other applicable development standards, including minimum building setbacks, building heights, building bulk, building base, ground floor heights, maximum tower lot coverage and residential development regulations. The project is not required to provide a minimum number of parking spaces for the residential and retail component of the project. However, the project is will provide 194 unbundled parking spaces for residents. The project intends to meet the minimum parking requirements for the hotel component by providing off-site valet parking for hotel guests. The proposed project would meet and exceed the Residential Common Indoor and Outdoor Space requirement, as well as the Pet SMRH:4828-3416-5192.6

Open Space requirements. The proposed floor area ratio of 22.43 will comply with the maximum floor area ratio allowed by the CCPDO, which is a floor area ratio of 26.0 (inclusive of the historic rehabilitation FAR calculation and other incentives or bonuses allowed pursuant to the CCPDO).

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

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

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

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

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

The project will comply with the regulations of the LDC with deviations granted through the Neighborhood Development Permit, as supported by the substantial evidence supporting those approvals. The project will comply with all other applicable development standards, including minimum building setbacks, building heights, building bulk, building base, ground floor heights, maximum tower lot coverage and residential development regulations. The project is not required to provide a minimum number of parking spaces for the residential and retail component of the project. However, the project is will provide 194 unbundled parking spaces for residents. The project intends to meet the minimum parking requirements for the hotel component by providing off-site valet parking for hotel guests. The proposed project would meet and exceed the Residential Common Indoor and Outdoor Space requirement, as well as the Pet Open Space requirements. The proposed floor area ratio of 22.43 will comply with the maximum floor area ratio allowed by the CCPDO, which is a floor area ratio of 26.0 (inclusive of the historic rehabilitation FAR calculation and other incentives or bonuses allowed pursuant to the CCPDO).

The proposed project would be consistent with the LDC because the project provides a mixeduse development that is appropriate for the orderly growth and scale of the neighborhood, and

SMRH:4828-3416-5192.6

furthermore, would allow for economic development and improvements to the C Street corridor and the surrounding Core neighborhood. The proposed development will comply with the regulations of the CCPDO and SDMC with approval of the SDP, including obtaining all additional applicable permits as required by the City of San Diego Development Services Department. The proposed project will comply with the applicable CCPDO requirements as outlined in the above Finding No. 1. These requirements include regulations pertaining to minimum building setbacks, building heights, building bulk, building base, ground floor heights, and residential development regulations. It will also comply with the CCPDO's Urban Design Regulations pertaining to building orientation, façade articulation, street level design, pedestrian entrances, transparency, blank walls, glass and glazing, rooftops, encroachments into public rights-of-way, building identification, and regulations pertaining to historical resources requiring an SDP.

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

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

The project proposes demolition of the existing Resource and replacing it with a 41-story mixeduse tower with five levels of subterranean parking, 336 residential DU and 190 hotel guest rooms. The base of the tower is designed to partially replicate the street facades of the Resource, although the massing, details, and materials differ from the existing resource. The project includes the installation of a replicated entrance canopy/ marguee on Fourth Avenue and the large blade sign at the corner of Fourth Avenue and C Street. The design of the Third Avenue façade of the project replicates the volume of the fly loft of the existing Resource and continues the architectural aesthetic of the Resource; however, the approximately 15-foot setback of the existing fly loft from Third Avenue has been eliminated and windows have been added on upper floors for the hotel guest rooms contained within.

The Applicant submitted a Structural Condition Assessment (Attachment 7) by A.B. Court & Associates that analyzed the current condition of the site and concluded that much of the existing structure is structurally unsound and would require major structural upgrades to bring the structure into compliance with current building and safety codes. As demonstrated in the structural report, any reuse of this site will likely result in substantial alterations to the Resource. Additionally, because of the desire to maintain all parking levels below-grade, any Project that retains the Resource further constrains the possible configurations of the parking. The project currently proposes five levels of below-grade parking containing 194 parking spaces, which is less than one parking space per DU.

To evaluate the project ("Base Project") and four alternatives for potential feasible measures to avoid the complete loss of the Resource, the Applicant retained the London Moeder Advisors (LMA) to conduct an economic analysis (Attachment 5) of alternatives. Each alternative to the Base Project examined preserving all or a portion of the original existing Resource and its SMRH:4828-3416-5192.6 -4economic impact on the financial feasibility of the project. The following alternatives were evaluated in the LMA analysis and are summarized in the table below:

Alternative	Description	
Base	Demolish entire Resource, replicate Fourth Avenue and C Street facades,	
	construct mixed-use high-rise above	
1	Retain and rehabilitate only the office tower on Fourth Avenue, and construct	
	mixed-use behind and high-rise above	
2	Retain and rehabilitate both the office tower and C Street façade, and construct	
	mixed-use high-rise behind and above	
3	Retain and rehabilitate both the office tower and C Street façade, construct	
	mixed-use high-rise behind and above, but add a 20-foot wide galleria between	
	the office tower and the new construction behind it	
4	Full rehabilitation of the entire Resource and reuse as a theater	

The LMA analysis concluded that the three alternatives that retained portions of the existing structure of the Resource and include new construction above the Resource are not economically viable due to their failure to meet the minimum Return on Investment (ROI) and Margin on Revenue (MOR) needed to achieve project financing (see #6 below). Alternative 4, to fully rehabilitate and reuse the Resource as a theater, results in a loss of \$39.1 million. Therefore, it was determined that the Base Project, which includes full demolition and partial replication of the facades of the Resource, was the only alternative that is economically feasible on the site and no other feasible measures, including a less environmentally damaging alternative, can further minimize the potential adverse effects on the Resource.

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

The project proposes the minimum deviation necessary to afford relief and accommodate the development of the site in accordance with the density and development regulations of the SDMC and the population and employment goals of the DCP. An economic analysis of alternatives to demolition that retain some or all of the original Resource was provided by the Applicant in the LMA analysis (Attachment 5), which concluded that of the five projects evaluated, only the Base Project that proposes to demolish and partially replicate the facades of the Resource, accommodates an economically viable development of the site because it is the only project that exceeds the minimum ROI and MOR necessary to make the project financially feasible. As discussed in the SEIR, impacts to the California Theatre were determined significant and unavoidable even with implementation of project-specific mitigation measures (Mitigation Measures HR-1 through HR-3). Implementation of Mitigation Measure HIST-A.1-3, which reduces the impact of demolishing a Designated Local Historical Resource, would still be required to ensure the project would not result in any new or more severe impacts to historical resources. The Development Services Department Environmental Analysis Section (EAS) determined that the project is consistent with the Downtown FEIR as amended by the SEIR

(Attachment 4). The Mitigation Monitoring and Reporting Program (MMRP) for the SEIR requires the implementation of a documentation program submitted to City Historical Resources Section staff for review and approval, a pre-construction meeting, and implementation of measures pertaining to the demolition. The Resource was documented through the measured drawings and photography in Attachment 9 consistent with the Historical American Building Survey (HABS). A copy of this documentation will be archived with the City and other depositories as outlined in the MMRP. Additionally, mitigation required as part of the SEIR include architectural salvage of any architectural material for donation to museums, archives curation facilities, the public and nonprofit organizations prior to demolition, and an interpretive display and material that could be in a brochure format will be installed at the site. Therefore, the project is designed with the minimum necessary deviation to afford relief to and accommodate the project and reasonable, feasible measures to mitigate the loss of the Resource are proposed.

6. The denial of the proposed development would result in economic hardship to the owner. For purposes of this finding, "economic hardship" means there is no reasonable beneficial use of a property, and it is not feasible to derive a reasonable economic return from the property. § 126.0505(i)(3).

The LMA analysis used the ROI and MOR as measures to determine the economic feasibility of each alternative. As stated in the report (Attachment 5, page 3), for a for-sale residential project to be economically feasible, it must achieve a minimum ROI of 50% and a MOR of 12% to 13%; anything less would struggle to attract investors and achieve project financing. The table below summarizes the conclusions of the LMA analysis for each alternative. Note that Alternative 4 proposes full rehabilitation of the Resource and reuse as a theater without a residential component; therefore, the ROI and MOR metrics are not applicable for Alternative 4.

Alternative	ROI	MOR
	Min. 50%	Min: 12-13%
Base	Base 56%	14%
1	35%	9.4%
2	25%	6.8%
3	-45%	-15.3%
4	N/A	N/A

The LMA Analysis concluded that only the Base Project is economically feasible, as the three alternatives with residential components fail to meet the minimum ROIs and MORs to successfully attract investors and achieve project financing. As shown in the report, Alternative 4 results in a loss of \$39.1 million. Therefore, denial of the project would result in economic hardship to the owner because there is no reasonable beneficial use of the property that does not require complete demolition and redevelopment in order to derive a reasonable economic return from the property.

The project was submitted to the City's Economic Development Department (EDD) for a requested peer review as has been done on some previous SDPs; however, due to current

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workloads and programs associated with the COVID-19 pandemic, EDD was unable to perform the review. Urban Division staff compared the LMA analysis to previous economic alternatives analysis for Downtown projects and found the assumptions consistent with those analyses.

NDP FINDINGS § 126.0404(a) and (f)

1. The proposed development will not adversely affect the applicable land use plan. § 126.0404(a)(1).

The project proposes a 41-story mixed-use development that will provide a 190-room hotel and related amenities, 336 residential dwelling units, 4,325 square feet of street level retail and 194 residential parking spaces. The street level is allocated to support a variety of commercial activities, including hotel and residential amenities, providing street activation of the area.

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

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

This project will be consistent with the requirements of the SDMC and CCPDO, and with the land uses authorized for the "Core" district and Commercial Street Overlay (as it applies to the C Street frontage) within the CCPD. The Core district allows residential and hotel uses as permitted uses, and requires a minimum of forty percent (40%) of the ground-floor street frontage contain commercial uses. Because the project will provide permitted uses, it will not adversely affect the applicable land use plans.

The goals and policies of the DCP generally provide that adaptive reuse of historical resources should facilitate preservation consistent with the Secretary of the Interior's Standards. The project will comply with the Historic Treatment Plan approved by Save our Heritage Organisation (SOHO) and the City's historic resources regulations consistent with the Secretary of the Interior's Standards.

To comply with the Historic Treatment Plan and still have a project that is economically feasible, the project requires the flexibility allowed pursuant to this NDP. The project's reconstruction also the following deviations from the strict imposition of the CCPDO:

(1) East-west tower dimensions of 151'5" where a maximum of 130' is allowed. § 156.0310(d), Table 156-0310-A.

(2) Parking aisle width of 22' where a minimum of 24' is required. §§ 156.0306; 142.0560.

(3) Driveway curb openings immediately adjacent to the north property line, where curb cuts at least 3 feet away from the property line are required. §§ 156.0306; 142.0521(d).

(4) Private open space in 30% of residential units where it is required for 50% of residential units. § 156.0310(g)(3).

(5) No on-site hotel parking spaces where .3 spaces per room are required. § 156.0313(b), Table 156-0313-B. The project intends to provide off-site valet parking for hotel guests. The project's applicant is currently in negotiations with ACE parking company for valet services. The valet loading zone is provided along Fourth Avenue.

(6) Street wall height of 100'8" with a 7'0" stepback at Level 2, where a street wall is allowed to be 85' maximum. § 156.0310(d)(1)(E), Table 156-0310-A.

(7) Recessed entrance 26'5" wide and 16'5" deep, where a recessed entrance is allowed to be 25' wide and 15' deep. § 156.0310(d)(1)(B)(iii).

(8) Personal storage areas at 50% of what is required. §§ 156.1310 (g)(4); 131.0454.

The project's encroachment into the airspace of the public right-of-way at the corner of Fourth Avenue and C Street is necessary to affix the marquee canopy and reconstruction of the California Theatre marquee sign in compliance with the Historic Treatment Plan. The marquee sign preserves the history of the California Theatre and maintains the unique character of downtown San Diego.

The project's deviations benefit the downtown area as described below:

Deviation (1) allows an approximately 20' increase in east-west dimensions to facilitate development on a site constrained in its north-south dimensions by parcel size and adjacent uses. The change allows the project to navigate the physically constrained urban site and the planning constraints of the Historic Treatment Plan, while designing a floor area ratio that enables the project to be economically feasible. The deviation is appropriate for the project and the location because the overall project massing, scale, and setbacks conform to the CCPDO regulations and are compatible with surrounding uses. The revitalization of the entire block of C Street along the Trolley line with ground-floor retail, pedestrian landscaping and hardscaping, and reconstructed historic California Theatre façade elements, benefits the downtown area.

Deviation (2) narrows the project parking aisle by 2' to facilitate development on a site constrained by parcel size with the need to accommodate parking for 336 residential units. The deviation is appropriate for the project and location because downtown San Diego is an urban area with constrained sites, and because the slight parking aisle change is within the building and does not affect the character of the neighborhood.

Deviation (3) places curb openings immediately adjacent to the north property line, where curb cuts 3 feet away from the property line are required. This change facilitates development on a site that is constrained in its north-south dimensions by parcel size and adjacent uses. The deviation is appropriate for the project and location because it allows the project to include the parking garage entrance and exit, the truck loading area, the USPS parking, and the residential entry all along Third Avenue to maintain an entire pedestrian-oriented block along C Street.

Deviation (4) provides private open space in 30% of residential units instead of 50%. This change facilitates development on a site that is constrained by parcel size and the need to comply with the Historic Treatment Plan and preserve certain California Theatre façade elements along C Street. The deviation is appropriate for the project and location because open space is less common and expected in the urban neighborhoods of downtown than in more suburban parts of San Diego. Residents have easy pedestrian or public transit access to the waterfront or Balboa Park.

Deviation (5) provides no onsite parking spaces for hotel where .3 spaces per room are required. Parking will be provided using a valet zone on Fourth Avenue, with parking spaces in the Grant Hotel 500 feet away, pursuant to an agreement with Ace Parking. This change facilitates adequate underground parking for the residential units, where the site is already constrained in an urban location. The deviation is appropriate for the Project and location because the site is across the street from the Civic Center Trolley Stop, and is within a transit priority area. Hotel visitors who have arrived by airplane can easily take ride-sharing or public transit from the airport and use those methods to get around in San Diego. Hotel visitors who arrive by vehicle can park in any of the several public parking lots within a few blocks of the site.

Deviation (6) provides a street wall height of 100'8" with a 7'0" stepback at Level 2, where a street wall is allowed to be 85' maximum. The change allows the project to navigate the physically constrained urban site and the planning constraints of the Historic Treatment Plan, while designing a floor area ratio that enables the project to be economically feasible. The deviation is appropriate for the project and location because the building is within a dense urban area, the street wall will be emphasize the special character of the reconstructed façade of the California Theatre, and the building remains consistent with bulk, height, and scale as required in the CCPDO and found within the downtown neighborhood.

Deviation (7) slightly widens the recessed entrance to be 1'5" wider and 1'5" deeper than allowed. The change facilitates the reconstruction and recreation of the façade of the California Theatre pursuant to the Historic Treatment Plan. The deviation is appropriate for the project and location because the slight change in width and depth do not affect the character and pedestrian-orientation of the building; the building, as completed with the preserved façade, will enhance the character of the downtown area.

Deviation (8) provides residential personal storage areas at 50% of what is required. The change allows the project to navigate the physically constrained urban site and the planning constraints of the Historic Treatment Plan, while building the number of hotel and residential units that enables the project to be economically feasible. The deviation is appropriate for the project and the location because the overall project massing, scale, and setbacks conform to the CCPDO regulations and are compatible with surrounding uses.

The project will otherwise comply with all other applicable development standards, including minimum building setbacks, building heights, building bulk, building base, ground floor heights, maximum tower lot coverage and residential development regulations The project is not required to provide a minimum number of parking spaces for the residential and retail component of the project. However, the project is will provide 194 unbundled parking spaces for residents. The project intends to meet the minimum parking requirements for the hotel component by providing off-site valet parking for hotel guests. The proposed project would meet and exceed the Residential Common Indoor and Outdoor Space requirement, as well as the Pet Open Space requirements. The proposed floor area ratio of 22.43 will comply with the maximum floor area ratio allowed by the CCPDO, which is a floor area ratio of 26.0 (inclusive of the historic rehabilitation FAR calculation and other incentives or bonuses allowed pursuant to the CCPDO).

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

2. The proposed development will not be detrimental to the public health, safety, and welfare. § 126.0404(a)(2).

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

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

3. The proposed development will comply with the applicable regulations of the Land Development Code including any allowable deviations pursuant to the Land Development Code. § 126.0404(a)(3).

The proposed development will be consistent with the development standards of the SDMC and the CCPDO, including the right-of-way encroachment and the deviations allowed through this NDP process.

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The project's encroachment into the airspace of the public right-of-way at the corner of Fourth Avenue and C Street is necessary to affix the marquee canopy and reconstruction of the California Theatre marquee sign in compliance with the Historic Treatment Plan. The marquee sign preserves the history of the California Theatre and maintains the unique character of downtown San Diego.

The project obtains the following deviations through this NDP process, which allows flexibility from strict application of the CCPDO:

(1) East-west tower dimensions of 151'5" where a maximum of 130' is allowed. § 156.0310(d), Table 156-0310-A.

(2) Parking aisle width of 22' where a maximum of 24' is allowed. §§ 156.0306; 142.0560.

(3) Driveway curb openings immediately adjacent to the north property line, where curb cuts at least 3 feet away from the property line are required. §§ 156.0306; 142.0521(d).

(4) Private open space in 30% of residential units where it is required for 50% of residential units. 156.0310(g)(3).

(5) No hotel parking spaces where .3 spaces per room are required. § 156.0313(b), Table 156-0313-B. The project intends to provide off-site valet parking for hotel guests. The project's applicant is currently in negotiations with ACE parking company for valet services. The valet loading zone is provided along Fourth Avenue.

(6) Street wall height of 100'8" with a 7'0" stepback at Level 2, where a street wall is allowed to be 85' maximum. § 156.0310(d)(1)(E), Table 156-0310-A.

(7) Recessed entrance 26'5" wide and 16'5" deep, where a recessed entrance is allowed to be 25' wide and 15' deep. § 156.0310(d)(1)(B)(iii).

(8) Personal storage areas at 50% of what is required. §§ 156.1310 (g)(4); 131.0454.

Deviation (1) allows an approximately 20' increase in east-west dimensions to facilitate development on a site constrained in its north-south dimensions by parcel size and adjacent uses. The change allows the project to navigate the physically constrained urban site and the planning constraints of the Historic Treatment Plan, while designing a floor area ratio that enables the project to be economically feasible. The deviation is appropriate for the project and the location because the overall project massing, scale, and setbacks conform to the CCPDO regulations and are compatible with surrounding uses. The revitalization of the entire block of C Street along the Trolley line with ground-floor retail, pedestrian landscaping and hardscaping, and reconstructed historic California Theatre façade elements, benefits the downtown area.

Deviation (2) narrows the project parking aisle by 2' to facilitate development on a site constrained by parcel size with the need to accommodate parking for 336 residential units. The deviation is appropriate for the project and location because downtown San Diego is an urban

area with constrained sites, and because the slight parking aisle change is within the building and does not affect the character of the neighborhood.

Deviation (3) places curb openings immediately adjacent to the north property line, where curb cuts 3 feet away from the property line are required. This change facilitates development on a site that is constrained in its north-south dimensions by parcel size and adjacent uses. The deviation is appropriate for the project and location because it allows the project to include the parking garage entrance and exit, the truck loading area, the USPS parking, and the residential entry all along Third Avenue to maintain an entire pedestrian-oriented block along C Street.

Deviation (4) provides private open space in 30% of residential units instead of 50%. This change facilitates development on a site that is constrained by parcel size and the need to comply with the Historic Treatment Plan and preserve certain California Theatre façade elements along C Street. The deviation is appropriate for the project and location because open space is less common and expected in the urban neighborhoods of downtown than in more suburban parts of San Diego. Residents have easy pedestrian or public transit access to the waterfront or Balboa Park.

Deviation (5) provides no onsite parking spaces for hotel where .3 spaces per room are required. Parking will be provided using a valet zone on Fourth Avenue, with parking spaces in the Grant Hotel 500 feet away, pursuant to an agreement with Ace Parking. This change facilitates adequate underground parking for the residential units, where the site is already constrained in an urban location. The deviation is appropriate for the project and location because the site is across the street from the Civic Center Trolley Stop, and is within a transit priority area. Hotel visitors who have arrived by airplane can easily take ride-sharing or public transit from the airport and use those methods to get around in San Diego. Hotel visitors who arrive by vehicle can park in any of the several public parking lots within a few blocks of the site.

Deviation (6) provides a street wall height of 100'8" with a 7'0" stepback at Level 2, where a street wall is allowed to be 85' maximum. The change allows the project to navigate the physically constrained urban site and the planning constraints of the Historic Treatment Plan, while designing a floor area ratio that enables the project to be economically feasible. The deviation is appropriate for the project and location because the building is within a dense urban area, the street wall will be emphasize the special character of the reconstructed façade of the California Theatre, and the building remains consistent with bulk, height, and scale as required in the CCPDO and found within the downtown neighborhood.

Deviation (7) slightly widens the recessed entrance to be 1'5" wider and 1'5" deeper than allowed. The change facilitates the reconstruction and recreation of the façade of the California Theatre pursuant to the Historic Treatment Plan. The deviation is appropriate for the project and location because the slight change in width and depth do not affect the character and pedestrian-orientation of the building; the building, as completed with the preserved façade, will enhance the character of the downtown area.

Deviation (8) provides residential personal storage areas at 50% of what is required. The change allows the project to navigate the physically constrained urban site and the planning constraints of the Historic Treatment Plan, while building the number of hotel and residential units that

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enables the project to be economically feasible. The deviation is appropriate for the project and the location because the overall project massing, scale, and setbacks conform to the CCPDO regulations and are compatible with surrounding uses.

The project will comply with all other applicable development standards, including minimum building setbacks, building heights, building bulk, building base, ground floor heights, maximum tower lot coverage and residential development regulations. The project is not required to provide a minimum number of parking spaces for the residential and retail component of the project. However, the project is will provide 194 unbundled parking spaces for residents. The project intends to meet the minimum parking requirements for the hotel component by providing off-site valet parking for hotel guests. Each residential unit will be provided a residential storage space meeting the minimum area and dimensions stipulated by the SDMC. The proposed project would meet and exceed the Residential Common Indoor and Outdoor Space requirement, as well as the Pet Open Space requirements. The proposed floor area ratio of 22.43 will comply with the maximum floor area ratio allowed by the CCPDO, which is a floor area ratio of 26.0 (inclusive of the historic rehabilitation FAR calculation and other incentives or bonuses allowed pursuant to the CCPDO).

The proposed project would be consistent with the LDC because the project provides a mixeduse development that is appropriate for the orderly growth and scale of the neighborhood, and furthermore, would allow for economic development and improvements to the C Street corridor and the surrounding Core neighborhood. Other than the deviations necessary for the project and granted with this NDP, the proposed project will comply with the applicable CCPDO requirements as outlined in the above Finding No. 1. These requirements include regulations pertaining to minimum building setbacks, building heights, building bulk, building base, ground floor heights, and residential development regulations. It will also comply with the CCPDO's Urban Design Regulations pertaining to building orientation, façade articulation, street level design, pedestrian entrances, transparency, blank walls, glass and glazing, rooftops, encroachments into public rights-of-way, and building identification.

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

(4) The development will materially assist in accomplishing the goal of providing affordable housing, in-fill projects, or sustainable buildings opportunities. § 126.0404(f)(1).

The project proposes 336 residential dwelling units, 4,325 square feet of retail, and 190 hotel rooms in a transit priority area. The project is located directly across the street from the Civic Center Trolley Station on C Street, which is a stop on both the Orange Line and Blue Line. The project is also within two blocks of major east-west MTS bus lines on Broadway and north-south bus lines on Sixth Avenue, with service intervals of 15 minutes or less during morning and afternoon peak commute periods. Additionally, because the project is located downtown, residents may walk to office building or government centers, and visitors may walk to cultural amenities, restaurants, the waterfront, or Balboa Park. The project therefore facilitates the use of public transit, increases walkability, and generates fewer vehicle miles traveled.

Because the project facilitates the use of public transit, increases walkability, and generates fewer vehicle miles traveled, the project materially assists in accomplishing the goal of providing in-fill projects.

(5) Any proposed deviations are appropriate for the proposed location. § 126.0404(f)(2).

The proposed project is appropriate for the proposed location because it provides a mixed-use development that is appropriate for the orderly growth and scale of the neighborhood, and furthermore, would allow for economic development and improvements to the C Street corridor and the surrounding Core neighborhood. The neighborhood is a transit priority area, and as such is highly walkable and pedestrian oriented, with a trolley stop on the same block and multiple bus lines within a few blocks. As noted in Findings 1 and 3 above, the project proposes deviations from the SDMC, which are required for the constrained urban site and compliance with the Historic Treatment Plan for the California Theatre.

The deviations are appropriate for the proposed location, as described in more detail below:

(1) East-west tower dimensions of 151'5" where a maximum of 130' is allowed. § 156.0310(d), Table 156-0310-A.

(2) Parking aisle width of 22' where a maximum of 24' is allowed. §§ 156.0306; 142.0560.

(3) Driveway curb openings immediately adjacent to the north property line, where curb cuts at least 3 feet away from the property line are required. §§ 156.0306; 142.0521(d).

(4) Private open space in 30% of residential units where it is required for 50% of residential units. 156.0310(g)(3).

(5) No hotel parking spaces where .3 spaces per room are required. § 156.0313(b), Table 156-0313-B. The project intends to provide off-site valet parking for hotel guests. The project's applicant is currently in negotiations with ACE parking company for valet services. The valet loading zone is provided along Fourth Avenue.

(6) Street wall height of 100'8" with a 7'0" stepback at Level 2, where a street wall is allowed to be 85' maximum. § 156.0310(d)(1)(E), Table 156-0310-A.

(7) Recessed entrance 26'5" wide and 16'5" deep, where a recessed entrance is allowed to be 25' wide and 15' deep. § 156.0310(d)(1)(B)(iii).

(8) Personal storage areas at 50% of what is required. §§ 156.1310 (g)(4); 131.0454.

Deviation (1) allows an approximately 20' increase in east-west dimensions to facilitate development on a site constrained in its north-south dimensions by parcel size and adjacent uses. The change allows the project to navigate the physically constrained urban site and the planning constraints of the Historic Treatment Plan, while designing a floor area ratio that enables the

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project to be economically feasible. The deviation is appropriate for the project and the location because the overall project massing, scale, and setbacks conform to the CCPDO regulations and are compatible with surrounding uses. The revitalization of the entire block of C Street along the Trolley line with ground-floor retail, pedestrian landscaping and hardscaping, and reconstructed historic California Theatre façade elements, benefits the downtown area.

Deviation (2) narrows the project parking aisle by 2' to facilitate development on a site constrained by parcel size with the need to accommodate parking for 336 residential units. The deviation is appropriate for the project and location because downtown San Diego is an urban area with constrained sites, and because the slight parking aisle change is within the building and does not affect the character of the neighborhood.

Deviation (3) places curb openings immediately adjacent to the north property line, where curb cuts 3 feet away from the property line are required. This change facilitates development on a site that is constrained in its north-south dimensions by parcel size and adjacent uses. The deviation is appropriate for the project and location because it allows the project to include the parking garage entrance and exit, the truck loading area, the USPS parking, and the residential entry all along Third Avenue to maintain an entire pedestrian-oriented block along C Street.

Deviation (4) provides private open space in 30% of residential units instead of 50%. This change facilitates development on a site that is constrained by parcel size and the need to comply with the Historic Treatment Plan and preserve certain California Theatre façade elements along C Street. The deviation is appropriate for the project and location because open space is less common and expected in the urban neighborhoods of downtown than in more suburban parts of San Diego. Residents have easy pedestrian or public transit access to the waterfront or Balboa Park.

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Deviation (6) provides a street wall height of 100'8" with a 7'0" stepback at Level 2, where a street wall is allowed to be 85' maximum. The change allows the project to navigate the physically constrained urban site and the planning constraints of the Historic Treatment Plan, while designing a floor area ratio that enables the project to be economically feasible. The deviation is appropriate for the project and location because the building is within a dense urban area, the street wall will be emphasize the special character of the reconstructed façade of the California Theatre, and the building remains consistent with bulk, height, and scale as required in the CCPDO and found within the downtown neighborhood.

Deviation (7) slightly widens the recessed entrance to be 1'5" wider and 1'5" deeper than allowed. The change facilitates the reconstruction and recreation of the façade of the California Theatre pursuant to the Historic Treatment Plan. The deviation is appropriate for the project and location because the slight change in width and depth do not affect the character and pedestrian-orientation of the building; the building, as completed with the preserved façade, will enhance the character of the downtown area.

Deviation (8) provides residential personal storage areas at 50% of what is required. The change allows the project to navigate the physically constrained urban site and the planning constraints of the Historic Treatment Plan, while building the number of hotel and residential units that enables the project to be economically feasible. The deviation is appropriate for the project and the location because the overall project massing, scale, and setbacks conform to the CCPDO regulations and are compatible with surrounding uses.

NUP FINDINGS § 126.0205

1. The proposed development will not adversely affect the applicable land use plan. § 126.0205(a)(1).

The project proposes a 41-story mixed-use development that will provide a 190-room hotel and related amenities, 336 residential dwelling units, 4,325 square feet of street level retail and 194 residential parking spaces. The street level is allocated to support a variety of commercial activities, including hotel and residential amenities, providing street activation of the area. The proposed development also includes the recreated façade of the existing California Theatre, starting from the street level up to the podium level. This recreated façade will include the original signage (c. 1927 design).

To comply with the California Theatre's Historic Treatment Plan, the project requires deviations from the City's sign regulations, which are authorized with a Comprehensive Sign Plan approved with this NUP. The deviations from the sign regulations include:

(1) Projecting recreated "California" vertical blade sign on the corner of C Street and 4th Avenue, which will be approximately 400 square feet where a smaller sign is allowed. § 142.1230, Table 142-12D.

(2) Projecting recreated California Theatre horizontal marquee sign on 4^{th} Avenue, which will be approximately 342 square feet, where a smaller sign is allowed. § 142.1230(d)(7)(c), Table 142-12D.

(3) Recreated "Caliente" graphic on the 3rd Avenue building façade exceeds the size allowed for wall signs since the proposed sign coverage will be less than 3,882 square feet, but greater than the maximum 350 square feet allowed. § 142.1225, Table 142-12C.

The goals and policies of the DCP generally provide that adaptive reuse of historical resources should facilitate preservation consistent with the Secretary of the Interior's Standards. The

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project will comply with the Historic Treatment Plan approved by Save our Heritage Organisation (SOHO) and the City's historic resources regulations consistent with the Secretary of the Interior's Standards.

The signs will not adversely affect the applicable land use plan because the signs are a unique, historical reconstruction of the California Theatre signs, which preserve the historic character of San Diego's downtown area while enhancing visual interest and placemaking for the future.

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

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

This project will be consistent with the requirements of the SDMC and CCPDO, and with the land uses authorized for the "Core" district and Commercial Street Overlay (as it applies to the C Street frontage) within the CCPD. The Core district allows residential and hotel uses as permitted uses, and requires a minimum of forty percent (40%) of the ground-floor street frontage contain commercial uses. Because the project will provide permitted uses, ensure historic preservation, and enhance the vitality of the downtown area, it will not adversely affect the applicable land use plans.

2. The proposed development will not be detrimental to the public health, safety, and welfare. § 126.0205(a)(2).

The project will not negatively impact the public health, safety, and general welfare because it complies with the applicable development regulations of the CCPDO and SDMC as outlined above in Finding No. 1, as well as through compliance with the California Building Code, and the previously-approved Mitigation, Monitoring, and Reporting Program proposed under applicable final environmental impact report ("FEIR") and supplemental environmental impact report ("SEIR"). Overall, the proposed development is consistent with the plans for this neighborhood and will contribute to its vitality along a blighted area of the C Street corridor by providing a contextual development, street level activization, social and civic engagement, and demolition of a structurally unsound building that has been vacant for twenty-plus years. The marquee sign, vertical blade sign, and wall graphic will provide historic preservation and enhance the vitality of the downtown area. SMRH:4828-3416-5192.6 -17Therefore, the proposed development will not be detrimental to the public health, safety, and

3. The proposed development will comply with the regulations of the Land Development Code including any allowable deviations pursuant to the Land Development Code. § 126.0205(a)(3).

The proposed development will be consistent with the development standards of the SDMC and the CCPDO, including deviations from sign regulations authorized by this NUP. The project's hotel, retail, and residential components are all permitted land uses, and the project otherwise complies with all other applicable development standards, including minimum building setbacks, building heights, building bulk, building base, ground floor heights, maximum tower lot coverage and residential development regulations. The project is not required to provide a minimum number of parking spaces for the residential and retail component of the project. However, the project is will provide 194 unbundled parking spaces for residents. The project intends to meet the minimum parking requirements for the hotel component by providing off-site valet parking for hotel guests. Each residential unit will be provided a residential storage space meeting the minimum area and dimensions stipulated by the SDMC. The proposed project would meet and exceed the Residential Common Indoor and Outdoor Space requirement, as well as the Pet Open Space requirements. The proposed floor area ratio of 22.43 will comply with the maximum floor area ratio allowed by the CCPDO, which is a floor area ratio of 26.0 (inclusive of the historic rehabilitation FAR calculation and other incentives or bonuses allowed pursuant to the CCPDO).

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

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

Old California Theatre- 1122 4th Street Economic Alternative Analysis

August 25, 2020

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2792 Gateway Road #104 Carlsbad, CA 92024 619.269.4012

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August 25, 2020

Mr. Khaled Noun

Via email: knoun@caydonusa.com

1122 4th Street- Economic Alternative Analysis

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

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

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

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

- Proposed Project: Clear entire site and construct a new mixed-use tower with a reconstruction of the 4th Avenue and C Street façades from the existing 9-story office tower in a manner that replicates their existing appearance on that portion of the newly constructed building.
- Alternative 1: Develop a new mixed-use development; clear the California Theater but retain and rehabilitate the existing nine-story tower.
- Alternative 2: Clear the theater portion of the site with the exception of the ground floor C Street façade, retain and rehabilitate the C Street façade with retail on the ground floor and decorative elements above, retain and rehabilitate the 9-story office tower, and add a new 40-story mixed-use tower with ground floor retail, residential dwelling units and adequate parking.
- Alternative 3: Clear the theater portion of the site with the exception of the ground floor C Street façade, retain and rehabilitate, or reconstruct if necessary, the C Street façade with retail on the ground floor, retain and rehabilitate, or reconstruct if necessary, the 9-story office tower, add a new 40-story mixed-use tower with ground floor retail, residential dwelling units and adequate parking. Create a 20' wide galleria running north and south between the rear façade of the 9-story office tower and any new construction to the west of that galleria, creating open space from the ground level through the ninth floor.
- Alternative 4: Perform a full rehabilitation of California Theater and the nine-story office tower and restore to original or other appropriate uses.

Conclusions of Economic Feasibility

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

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

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

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

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

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

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

Summary of Scenarios 1122 4th Street

Proposed Project

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

Condo Development	
# Units:	336
Residential S.F.	299,943
Retail S.F.	4.325
Total Net Useable S.F.	304,268
Net Profit	\$38,091,563
Hotel Development	
# of Keys	190
Net Room S.F.	90,159
Amenity/Lobby	27,663
Net Profit	\$55,929,685
Total Net Development Profit	\$94,021,248
Residential ROI	56%
Residential Margin on Revenue	14.0%

Alternative 1

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

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

Alternative 3

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

Condo Development	
# Units:	336
Residential S.F.	299,943
Retail S.F.	<u>4.325</u>
Total Net Useable S.F.	304,268
Net Profit	-\$41,549,180
Hotel Development	
# of Keys	190
Net Room S.F.	90,159
Amenity/Lobby	27,663
Net Profit	\$55,929,685
Net Development Profit	\$14,380,504
Difference From Base Project (\$)	-\$79,640,744
Difference From Base Project (%)	-84.7%
Residential ROI	-45%
Residential Margin on Revenue	-15.3%

Alternative 2

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

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

<u>Alternative 4</u>

Full Rehabilitation of CA Theater and Existing 9-Story Tower

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

Approach to Analysis

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

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

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

Proposed Project

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

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

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

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

Alternative 1

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

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

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

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

Alternative 2

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

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

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

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

Alternative 3

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

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

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

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

Alternative 4

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

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

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

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

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

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

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

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

Sincerely,

Joy H. Tork Gary H. London

Nathan Morden

Nathan Moeder



Proposed Project: Clear Entire Site and Develop New Mixed-Use Project Assumptions & Results (190-Room Hotel)

PROJECT SUMMARY

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

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

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

INVESTMENT PERI	FORMANCE		
Equity Assumption	<u>15</u>		
Developer Equity Ir	nvested		\$42,106,640
<u>Cash on Cash</u>	Equity After Refi	<u>Cash on Cash</u>	Cash Flow
Year 0			(\$42,106,640)
Year 1			\$0
Year 2			\$0
Year 3			\$0
Year 4	\$32,918,977	45.7%	\$15,043,814
Year 5	\$32,918,977	9.7%	\$3,189,285
Year 6	\$32,918,977	11.0%	\$3,623,799
Year 7	\$32,918,977	14.6%	\$4,822,260
Year 8	\$32,918,977	14.7%	\$4,827,556
Year 9	\$32,918,977	14.7%	\$4,825,582
Year 10	\$32,918,977	270.2%	\$88,933,078
6-Year Hold:			
IRR			16.2%
Total Net Profit			\$55,929,685
FINANCING	·		
Construction Final	ncing		50.00%
Loan to Cost			50.00%
Construction Tir	na (Mantha)		0.00%
Construction I o	ne (Montris) an Tima (Months)		30 49
	an nine (Monuis)		40 ¢04 217 201
Fauity Investmer	SIS at		\$04,213,201 \$42,106,640
Construction Lo	an Amount		<u>\$42,100,040</u> \$42,106,640
Refinance			γ τ 2,100,040 ΥΕ ς
Refinance at Fno	of Year:		4
Permanent Loan	Amount		\$51,552,064
Less: Constructio	on Loan		(\$42,106,640)
Less: Loan Fees	0.50%		(\$257,760)
			<u></u>

Less: Loan Fees	0.50%	<u>(\$257,760)</u>
Net Proceeds from R	efinance	\$9,187,664
Permanent Financing		
Stabilized NOI, Year 5	,	\$6,701,768
Refinance Value		\$103,104,129
Loan To Value		50%
Permanent Loan Amo	bunt	\$51,552,064
Interest Rate		5.50%
Amortization (Years)		30
Annual Debt Service		(\$3,512,483)
Debt Coverage Ratio		1.91
Debt Yield		13.0%

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

Old California Theatre - 1122 4th Street Proposed Project: Clear Entire Site and Develop New Mixed-Use Project Construction Costs (190-Room Hotel)						
Hotel Property S.F.			154,381			
Land S.F.			25,103			
Total Keys			190			
Description Land Costs	Total Cost	<u>Cost/Key</u>	<u>\$/S.F.</u>	Notes		
Land Acquisition	\$5,876,735	\$30,930	\$38.07			
Onsite Costs	\$41,243	\$217	\$0.27	3% of Total Parking		
Total Land Costs	\$5,917,978	\$31,147	\$38.33			
Hard Costs						
Building Construction	\$44,152,966	\$232,384	\$286.00			
Basement Construction	\$6,718,862	\$35,362	\$43.52	28% of Gross S.F.		
Escalation	\$5,087,183	\$26,775	\$202.65	10% (4% for 2.5 years)		
Total Hard Costs	\$55,959,011	\$294,521	\$362.47			
Total Soft Costs FAR Bonus Purchase Gen. Conditions & Overhead Construction Financing	\$10,352,417 \$638,313 \$6,131,606 \$5,213,955	\$54,486 \$3,360 \$32,272 \$27,442	\$67.06 \$4.13 \$39.72 \$33.77	18.5% of Total Hard Cost		
TOTAL PROJECT COSTS	\$84,213,281	\$443,228	\$545.49			

Source: Suffolk Construction, London Moeder Advisors

			Pi	Old roposed Proj Re	California ect: Clear Enti ev-Exp Rental J	Theatre - re Site and Dev Assumptions (1	1122 4th S ivelop New Mixe 90-Room Hote	t reet ed-Use Projec el)	t			
Summary	Number of Units Occupancy Rate Average Daily Rate (Init Room Rate Increases p Expenses Increase/Yea	tial) oer Year ar	190 source \$254 source source Construction									11-Year Hold
	Year	2020	2021	2022	2023	2024	2025	2026 7	2027 8	2028 9	2029 10	2030
		\$0.00	\$0.00	\$0.00	¢253.06	\$274.58	\$286.88	¢301.21	\$305.54	\$209.44	¢717 70	\$722.70
		30.00	30.00	30.00	\$233.90 71.4%	२८/ न.30 75.4%	\$200.00 76.7%	\$301.21 82.5%	۲-C-C-C-C-C-C-C-C-C-C-C-C-C-C-C-C-C-C-C	\$305.77 81.5%	81.0%	81.0%
anue	RevPAR	\$0.00	\$0.00	\$0.00	\$181.25	\$207.12	\$220.11	\$248.59	\$250.24	\$252.13	\$253.70	\$261.31
Reve	Revenue	\$0	\$0	\$0	\$12.569,774	\$14.363,473	\$15.264,935	\$17.239,620	\$17.353,954	\$17.485.334	\$17.594,433	\$18,122,171
шoo	Expenses % of Revenue	e 0.0%	0.0%	0.0%	26.6%	25.7%	24.7%	24.0%	24.1%	24.3%	24.5%	24.2%
۳	Expenses	\$0	\$0	\$0	(<u>\$3,343,560)</u>	<u>(\$3,691,413)</u>	<u>(\$3,770,439)</u>	<u>(\$4,137,509)</u>	(<u>\$4,182,303)</u>	(<u>\$4,248,936)</u>	(<u>\$4,310,636)</u>	(\$4,385,565)
	Profit	\$0	\$0	\$0	\$9,226,214	\$10,672,061	\$11,494,496	\$13,102,111	\$13,171,651	\$13,236,398	\$13,283,797	\$13,736,605
	Dar Daam Boyonuo	\$0.00	\$0.00	¢0.00	\$155.00	¢150.00	¢162.85	\$166.02	\$171.00	¢175 37	¢170 75	¢194.25
ge		\$0.00	30.00	30.00	71 /9	75 4%	3102.0 5 76.7%	85 2%	31/1.05 81.0%	31/3.37 81.5%	31/3 .75	91.0%
evera	Pevenue	۰.0% ¢۵	%0.0	\$0.0%	۰٬۰۰۰ ۲ 671 740	^{7 یہ} . 49 ۲۱۱ 125	¢8 665 277	¢0 553 592	مرورین مرور مرور مرور مرور مرور مرور مرور مرور	¢0 009 524	¢10 091 577	¢10 344 217
I & Be	Evenue	• 0.0%	0.0%	0.0%	73.0%	73.0%	73.0%	\$ 3 ,333,332	73.0%	\$3,303,32 73.0%	73.0%	73.0%
Food	Expenses // Or nevelas	so	\$0	\$0	(\$5.600.370)	(\$6.067.121)	(\$6 325.652)	(\$6 974,122)	(\$7 093,782)	(\$7 233,952)	(\$7 366.851)	(\$7,551,279)
	Profit	\$0	\$0	\$0	\$2.071,370	\$2.244,004	\$2.339,625	\$2.579,470	\$2.623,728	\$2.675,571	\$2.724,726	\$2.792,939
								× •				
	Per Room Revenue	\$0.00	\$0.00	\$0.00	\$5.50	\$5.67	\$5.83	\$6.01	\$6.19	\$6.38	\$6.57	\$6.76
enue	Occupancy	0.0%	0.0%	0.0%	71.4%	75.4%	76.7%	82.5%	81.9%	81.5%	81.0%	81.0%
r Rev	Revenue	\$0	\$0	\$0	\$272,223	\$296,602	\$310,215	\$343,980	\$351,577	\$360,511	\$368,855	\$379,522
Other	Expenses % of Revenue	e 0.0%	0.0%	0.0%	30.0%	29.7%	29.4%	29.1%	28.9%	28.7%	28.3%	28.0%
Ŭ	Expenses	\$0	\$0	\$0	(\$81,667)	(\$88,091)	(\$91,203)	(\$100,098)	(\$101,606)	(\$103,467)	(\$104,386)	(\$106,266)
	Profit	\$O	\$O	\$O	\$190,556	\$208,511	\$219,012	\$243,882	\$249,972	\$257,044	\$264,469	\$273,256
	Г 											
	Per Room Revenue	\$0.00	\$0.00	\$0.00	\$12.00	\$12.36	\$12.73	\$13.11	\$13.51	\$13.91	\$14.33	\$14.76
	Occupancy	0.0%	0.0%	0.0%	71.4%	75.4%	76.7%	82.5%	81.9%	81.5%	81.0%	81.0%
rking	Revenue	ŞU	\$0 0.0%	ŞU	\$593,941	\$646,560	\$677,366	\$750,345	\$767,336	\$786,004	\$804,519	\$828,660
Ра	Expenses % of Revenue	e U.U%	U.U%	0.0%	28.0%	35.0%	35.0%	35.U%	\$5.U%	35.0%	35.0%	35.0%
	Expenses	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	(\$166,304)	(\$226,296)	(\$237,078)	(\$262,621)	(\$268,568)	(\$275,101)	(\$281,582)	(\$290,031)
	Profit	\$0	\$0	\$0	\$427,638	\$420,264	\$440,288	\$487,724	\$498,769	\$510,902	\$522,937	\$538,629
Un	distributed Operationa	al Expenses										
	Sum of Revenues	0	0	0	21,107,678	23,617,760	24,917,793	27,887,537	28,190,378	28,541,373	28,859,384	29,674,570
	Expenses % of Revenue	e 0.0%	0.0%	0.0%	21.8%	21.5%	21.2%	20.7%	20.8%	20.9%	20.9%	20.9%
	Expenses	\$0	\$0	\$0	(\$4,601,474)	(\$5,077,818)	(\$5,282,572)	(\$5,772,720)	(\$5,863,599)	(\$5,965,147)	(\$6.031.611)	(\$6,201,985)
				**	(* .,, .,	(40/07/7/020/	(\$0,202,0, 2,	(40)// =// =0/	(40,000,000)	(40)200)2)	(+ 0,000,000,000,000,000,000,000,000,000,	(+0,202,000)

Source: Caydon Property Group, London Moeder Advisors

	Old California Theatre - 1122 4th Street Proposed Project: Clear Entire Site and Develop New Mixed-Use Project Cash Flow Forecast (190-Room Hotel)													
					Construction					6-Year Hold				10-Year Hold
	,	Year		2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
_		Period	0	1	2	3	4	5	6	7	8	9	10	11
		Revenue												
		Room Revenue			\$0	\$0	\$12,569,774	\$14,363,473	\$15,264,935	\$17,239,620	\$17,353,954	\$17,485,334	\$17,594,433	\$18,122,171
		Food & Beverage Revenue			\$0	\$0	\$7,671,740	\$8,311,125	\$8,665,277	\$9,553,592	\$9,717,510	\$9,909,524	\$10,091,577	\$10,344,217
		Other Revenue			\$0	\$0	\$272,223	\$296,602	\$310,215	\$343,980	\$351,577	\$360,511	\$368,855	\$379,522
		Parking Revenue			\$0	\$0	\$593,941	\$646,560	\$677,366	\$750,345	\$767,336	\$786,004	\$804,519	\$828,660
	-	Total Revenue			\$0	\$0	\$21,107,678	\$23,617,760	\$24,917,793	\$27,887,537	\$28,190,378	\$28,541,373	\$28,859,384	\$29,674,570
	8	Operating Expenses			ćo	¢0			(\$7,770,470)	(\$ 4 177 500)	(\$4402,202)	(\$4.249.076)		
ī	P P	Food & Beverage Expenses			\$0 \$0	\$0 \$0	(\$5,545,560)	(\$5,691,413)	(\$5,770,439)	(\$4,137,509)	(\$4,182,303)	(\$4,248,936) (\$7,233,952)	(\$4,310,636)	(\$4,385,565) (\$7,551,279)
	ash	Other Expenses			\$0	\$0	(\$81,667)	(\$88,091)	(\$91,203)	(\$100,098)	(\$101,606)	(\$103,467)	(\$104,386)	(\$106,266)
•	Ű,	Parking Expenses			\$0	\$0	(\$166,304)	(\$226,296)	(\$237,078)	(\$262,621)	(\$268,568)	(\$275,101)	(\$281,582)	(\$290,031)
	-	Undistributed Operational Expenses			\$0 \$0	\$0 \$0	(\$4,601,474) (\$13 793 374)	(\$5,077,818) (\$15 150 739)	(\$5,282,572) (\$15 706 944)	(\$5,772,720) (\$17 247 070)	(\$5,863,599) (\$17 509 857)	(\$5,965,147) (\$17,826,603)	(\$6,031,611)	(\$6,201,985)
						<u></u>	(\$13,733,374)	(\$13,130,735)	(\$15,700,544)	(\$17,247,070)	(\$17,505,057)	(\$17,620,000)	(\$10,055,000)	(\$10,555,120)
		Property Taxes 2%			\$0	\$0	(\$836,000)	(\$852,720)	(\$869,774)	(\$887,170)	(\$904,913)	(\$923,012)	(\$941,472)	(\$960,301)
	1	Insurance 2%			\$0 \$0	\$0 \$0	(\$200,000)	(\$204,000)	(\$208,080)	(\$212,242)	(\$216,486)	(\$220,816)	(\$225,232)	(\$229,737)
		Incentive Management Fees			\$0 \$0	\$0 \$0	(\$422,154) \$0	(\$708,555) \$0	(\$990,712) \$0	(\$1,115,501)	(\$1,127,015) (\$91,466)	(\$1,141,055)	(\$1,154,375) (\$92,756)	(\$1,180,985)
		Net Operating Income			\$0	\$0	\$5,856,150	\$6,701,768	\$7,136,282	\$8,334,743	\$8,340,040	\$8,338,065	\$8,350,482	\$8,634,556
		Less: Annual Debt Service			\$0	\$0	\$0	(\$3,512,483)	(\$3,512,483)	(\$3,512,483)	(\$3,512,483)	(\$3,512,483)	(\$3,512,483)	(\$3,512,483)
		Total Cash Flow Before Taxes			\$0	\$0	\$5,856,150	\$3,189,285	\$3,623,799	\$4,822,260	\$4,827,556	\$4,825,582	\$4,837,999	\$5,122,073
١	let	Proceeds from Refi			\$0	\$0	\$9,187,664	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C	Cas	h Flow			\$0	\$0	\$15,043,814	\$3,189,285	\$3,623,799	\$4,822,260	\$4,827,556	\$4,825,582	\$4,837,999	\$5,122,073
C	Disp	osition												
	•	Cash Flow			\$0	\$0	\$15,043,814	\$3,189,285	\$3,623,799					
-		Sale Price							\$128,226,816					
1	P P	Less: Commissions & Closing Costs							(\$1,923,402)					
Ę	Υ.K.	Less: Principal Balance of Loan O/S							(\$50,123,987)					
	b	Net Proceed from Disposition							\$/0,1/9,42/					
	-	Total Cash Flows Before Taxes (\$42,	,106,640)	\$0	\$0	\$0	\$15,043,814	\$3,189,285	\$79,803,226					
		RR	16%											

Source: Caydon Property Group, London Moeder Advisors

Proposed Project: New Mixed-Use Development That Includes Reconstruction and Replication of the 4th Avenue and C Street Facades from the Existing 9-Story Office Tower Assumptions and Results (328-Unit Condo Development + Retail)

36

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

DEVELOPMENT SUMMA	DV					
Gross Building S.E. (excl.	hasement)					399 913 5
Bldg Core & Parking	busementy		76.1%	efficiency		95.64
Net Retail S F			/0.1/0	enterency		4 325 5
Net Residential S F						299 943 5
Subtotal N S F						304 268 S
545(6)(4)(1).5.1		% of	Average	Total	Sale	301,2003.
Market Rate Units	# of Units	Total Mix	Unit Size	Net Sellable	Price	\$/S.F.
Studio	70	21%	-	-	-	-
1 Bed	130	39%	-	-	-	-
1 Bed + Den	28	8%	-	-	-	-
2 Bed	69	21%	-	-	-	-
2 Bed + Den	0	0%	-	-	-	-
3 Bed	34	10%	-	-	-	-
3 Bed + Den	0	0%	-	-	-	-
Penthouse (3 BR)	2	1%	-	-	-	-
Penthouse (3 BR+Den)	3	0.9%	-	-	-	-
Subtotal Market Rate	336	100%	893	299,943	\$803,419	\$900
		% of	Average	Total	Sale	
Affordable Units	# of Units	Total Mix	Unit Size	Net Sellable	Price	\$/S.F.
Studio	-	-	-	-	-	-
1 Bed	-	-	-	-	-	-
2 Bed	-	-	-	-	-	-
3 Bed	-	-	-	-	-	-
Subtotal Affordable	0	-	-	-	Ş0	-
Total/Av. W/t	336		803	200 0/3	\$803 419	0.002
	550		095	233,343	3003,413	3300
Project Timing						Months
Permits						6
Construction						24
Disposition						6

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

Gross Revenue: Market Rate Units		\$269 948 700	\$803 /19 avg price
		\$209,940,700	3003,419 avg price
Gross Revenue: Affordable Units		. <u>50</u>	\$0 avg price
Total Gross Revenue		\$269,948,700	
Sales Commission	2.5%	(\$6,748,718)	
Other Costs of Sale	0.25%	(\$674,872)	
Net Residential Revenue		\$262,525,111	
<u>Retail Revenue</u>		\$2,378,750	\$550 psf
Total Net Revenue		\$264,903,861	
Development Costs		(\$226,812,297)	
Net Profit		\$38,091,563	
Margin on Total Cost		16.8%	
Margin on Gross Revenue		14.0%	
Equity Investment		\$68,043,689	
Return On Investment (ROI)		56%	

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

Total (Months)

Alternative 1: New Mixed-Use Development; Clear CA Theater; Retain and Rehabilitate Existing 9-Story Tower Assumptions and Results (328-Unit Condo Development + Retail)

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

DEVELOPMENT SUMMA	ARY					
Gross Building S.F. (excl.	basement)					399,913 S
Bldg. Core & Parking			76.1%	efficiency		95,64
Net Retail S.F.				,		4,325 S
Net Residential S.F.						299,943 S
Subtotal N.S.F.						304,268 S
		% of	Average	Total	Sale	
Market Rate Units	# of Units	Total Mix	Unit Size	Net Sellable	Price	\$/S.F.
Studio	70	21%	-	-	-	-
1 Bed	130	39%	-	-	-	-
1 Bed + Den	28	8%	-	-	-	-
2 Bed	69	21%	-	-	-	-
2 Bed + Den	0	0%	-	-	-	-
3 Bed	34	10%	-	-	-	-
3 Bed + Den	0	0%	-	-	-	-
Penthouse (3 BR)	2	1%	-	-	-	-
Penthouse (3 BR+Den)	3	0.9%	-	-	-	-
Subtotal Market Rate	336	100%	893	299,943	\$803,419	\$900
		% of	Average	Total	Sale	
Affordable Units	# of Units	Total Mix	Unit Size	Net Sellable	Price	\$/S.F.
Studio	-	-	-	-	-	-
1 Bed	-	-	-	-	-	-
2 Bed	-	-	-	-	-	-
3 Bed	-	-	-	-	-	-
Subtotal Affordable	0	-	-	-	\$0	-
	776		907	200.047	¢907.410	\$000
Total/AV. Wt.	330		092	299,943	\$803,419	\$900
Project Timing						Months
Permits						6
Construction						24
Disposition						6
Total (Months)						36

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

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

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

Alternative 2: New Mixed-Use Development; Retain and Rehabilitate C Street Façade; Retain and Rehabilitate 9-Story Office Tower Assumptions and Results (328-Unit Condo Development + Retail)

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

DEVELOPMENT SUMMA	RY					
Gross Building S.F. (excl.	basement)					399.913 S.
Bldg. Core & Parking			76.1%	efficiency		95.64
Net Retail S.F.						4.325 S.
Net Residential S.F.						299.943 S
Subtotal N.S.F.						304,268 S.
		% of	Average	Total	Sale	
Market Rate Units	# of Units	Total Mix	Unit Size	Net Sellable	Price	\$/S.F.
Studio	70	21%	-	-	-	-
1 Bed	130	39%	-	-	-	-
1 Bed + Den	28	8%	-	-	-	-
2 Bed	69	21%	-	-	-	-
2 Bed + Den	0	0%	-	-	-	-
3 Bed	34	10%	-	-	-	-
3 Bed + Den	0	0%	-	-	-	-
Penthouse (3 BR)	2	1%	-	-	-	-
Penthouse (3 BR+Den)	3	0.9%	-	-	-	-
Subtotal Market Rate	336	100%	893	299,943	\$803,419	\$900
		% of	Average	Total	Sale	
Affordable Units	# of Units	Total Mix	Unit Size	Net Sellable	Price	\$/S.F.
Studio	-	-	-	-	-	-
1 Bed	-	-	-	-	-	-
2 Bed	-	-	-	-	-	-
3 Bed	-	-	-	-	-	-
Subtotal Affordable	0	-	-	-	\$0	-
Total/Av. Wt.	336		893	299.943	\$803,419	\$900
Project Timing						Months
Permits						6
Construction						24
Disposition						6
Total (Months)						36

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

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

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

Alternative 3: New Mixed-Use Development; Retain, Rehabilitate or Reconstruct C Street Façade and 9-Story Office Tower; Create 20' Wide Galleria Assumptions and Results (328-Unit Condo Development + Retail)

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

RY					
pasement)					399 913 S
54551116111		76 1%	efficiency		95.64
		, 012,0	emerery		4 325 S
					299 943 5
					304 268 S
	% of	Average	Total	Sale	00 1/200 01
# of Units	Total Mix	Unit Size	Net Sellable	Price	\$/S.F.
70	21%	-	-	-	-
130	39%	-	-	-	-
28	8%	-	-	-	-
69	21%	-	-	-	-
0	0%	-	-	-	-
34	10%	-	-	-	-
0	0%	-	-	-	-
2	1%	-	-	-	-
3	0.9%	-	-	-	-
336	100%	893	299,943	\$803,419	\$900
	% of	Average	Total	Sale	
# of Units	Total Mix	Unit Size	Net Sellable	Price	\$/S.F.
-	-	-	-	-	-
-	-	-	-	-	-
-	-	-	-	-	-
-	-	-	-	-	-
0	-	-	-	\$0	-
336		893	299,943	\$803,419	\$900
					Months
					6
					24
					6
					36
	# of Units 70 130 28 69 0 34 0 2 336 # of Units - - 0 336	% of # of Units Total Mix 70 21% 130 39% 28 8% 69 21% 0 0% 34 10% 0 0% 34 10% 36 100% % of # of Units Total Mix - - - - 0 - 336 - 336 -	% of Average # of Units Total Mix Unit Size 70 21% 130 39% 28 8% 69 21% 0 0% 2 1% 3 0.9% 336 100% 893	X of pasement) X of x of Units Total Mix Unit Size Total Net Sellable 70 21% - - 130 39% - - 28 8% - - 0 0% - - 0 0% - - 2 1% - - 3 0.9% - - 3 0.9% - - 3 0.9% - - 336 100% 893 299,943	X of pasement) X of f Average Total Net Sellable Sale Price 70 21% - - - 130 39% - - - 28 8% - - - 69 21% - - - 0 0% - - - 0 0% - - - 130 39% - - - 28 8% - - - 0 0% - - - 0 0% - - - 2 1% - - - 3 0.9% - - - 336 100% 893 299,943 \$803,419

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

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

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

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

Assumptions & Results (Theatre, Office, Retail)

THEATER

Theater count is estimated at 2,000 seats.

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

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

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

OFFICE

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

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

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

Source: London Moeder Advisors, BCCI

london moeder advisors

Corporate Profile London Moeder Advisors

REPRESENTATIVE SERVICES

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

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

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

- Market Analysis for mixed use, urban and suburban properties. Studies concentrate on market depth for specific
 products, detailed recommendations for product type, absorption and future competition. It also includes economic
 overviews and forecasts of the relevant communities.
- Financial Feasibility Studies for new projects of multiple types, including condominium, apartment, office, and masterplanned communities. Studies incorporate debt and equity needs, sensitivity analyses, rates of return and land valuations.
- Litigation support/expert witness services for real estate and financial related issues, including economic damages/losses, valuations, historic market conditions and due diligence. We have extensive deposition, trial, mediation and arbitration experience.
- Investment studies for firms acquiring or disposing of real estate. Studies include valuation, repositioning projects and portfolios, economic/real estate forecasts and valuation of partnerships. Often, the commercial studies include the valuation of businesses.
- Estate Planning services including valuation of portfolios, development of strategies for disposition or repositioning
 portfolios, succession planning and advisory services for high net worth individuals. We have also been involved in
 numerous marriage dissolution assignments where real estate is involved.
- **Fiscal Impact, Job Generation and Economic Multiplier Effect Reports**, traditionally prepared for larger commercial projects and in support of Environmental Impact Reports. We have been retained by both developers and municipalities for these reports. The studies typically relate to the tax revenues and employment impacts of new projects.

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

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

ATTACHMENT 9

CALIFORNIA THEATRE BUILDING Structural Condition Assessment



PREPARED FOR

Cayden USA San Diego LLC

OCTOBER 25, 2018

A. B. COURT & ASSOCIATES

Structural & Seismic & Sustainable Engineering 4340 Hawk Street
San Diego, CA 92103 (619) 546-7050 tel Email: abcourt@abcourtse.com

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- Full Building Rehabilitation
- Office Tower, Commercial Space, and Stage House
- Office Tower plus South and West Facade Reconstruction
- Office Tower only
- Complete Replacement or Façade Preservation only

5. Limitations

Appendix: Key Plans Photos

0. Executive Summary

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

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

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

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

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

1. Introduction, Purpose & Scope

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

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

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

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

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

2. Codes and Guidelines

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

California Historical Building Code (CHBC)

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

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

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

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

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

ASCE41

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

3. Structural Condition & Evaluation

General

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

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

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

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

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

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

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

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

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

Office Tower

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

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

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

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

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

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

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

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

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

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

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

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

<u>Auditorium</u>

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

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

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

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

The lateral load resisting system of the overall auditorium structure consists of the infill frame wall systems on the north and south sides and shared walls with the office building on the east and the stage house structure on the west. Infill frame structures have performed relatively poorly in past earthquakes. The system in this building is further disadvantaged by the height of the walls, the size of the hollow clay tile (HCT) infill panels, and the dubious connection between the HCT and the steel frame. Conditions are further exacerbated by potential seismic interaction with the balcony structure. The balcony structure, as investigated in the referenced 1990 report by Albert C. Martin & Associates, potentially imposes large torsional loads as well as mid-height out of plane loads on the north and south auditorium walls.

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

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

Stage House

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

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

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

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

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

Two Story Commercial Spaces

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

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

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

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

4. Rehabilitation Options and Recommendations

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

1. Full building rehabilitation:

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

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

2. Office Tower, Commercial, and Stage House:

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

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

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

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

To create a similar appearance to option 2 above, the auditorium and the fly loft and potentially the 2 story commercial space could be demolished and the south and west walls could be reconstructed in modern materials and incorporated into the redevelopment project. This option would require full retrofit of the office tower, but would permit the more efficient demolition of the remainder of the building complex with less inhibited reconstruction to restore a similar historic exterior appearance from the south and west sides. This option would permit removal/mitigation of the structural deficiencies inherent in the auditorium, stage house, and two story commercial space, and replacement with code compliant modern structures. It would in our opinion permit a more feasible and viable adaptive reuse of the space while maintaining a nod to the historic significance of the original building.

4. Office Tower only:

A fourth option is to demolish everything except the office tower, providing full accesses to the remainder of the site for redevelopment. The office tower provides the largest square footage of potentially useable space with the most manageable set of structural and seismic deficiencies to mitigate of the several parts of the existing structure. The required structural repairs to the building are limited to repair of corroded rebar and spalled concrete at the roof slab and selected other locations, stabilization of ornamentation and other falling hazards, likely reconstruction of the historic marquee and reconfiguration of the existing lobby and stair way entrance to the auditorium.

The existing floor slabs could generally be retained and used for office or residential loading, similar to past loading, based on having stood the test of time as is standard practice for historical buildings. If ownership would like to meet a higher standard, the slabs could be further investigated, load tested, or reinforced from below, and could be coated on the bottom surface to provide greater fire protection if necessary.

A comprehensive seismic upgrade of the tower would be required, likely involving addition of concrete shear walls and/or steel braced frames as discussed in the preceding tower evaluation section.

5. Complete Replacement or Façade only Preservation

A fifth option is to demolish the entire existing structure to make room for underground parking and mid or high rise new construction. This option could include salvage and preservation or reconstruction of some of the existing facades as deemed appropriate for historical continuity. This option can provide the best structural solution in terms of the most earthquake resistant construction and provides the greatest flexibility for redevelopment.

If the east and south facades only, as the most significant historic facades, were to be salvaged, that could likely be accomplished by shoring and bracing from the exterior, cutting away slabs and beams flush with the interior surface of the existing columns and walls, then anchoring the salvaged facades to the new structure. This work would also likely include better securing of the masonry infill, such as with fiber or steel mesh on the interior surfaces, anchored to the existing steel frames to restrain the infill from falling to the streets below in the event of a major earthquake.

For each of these rehabilitation options, there are strong architectural and historic preservation concerns. See the accompanying architectural condition evaluation report by Heritage Architecture for additional discussion of these issues.

5. Limitations

Be advised that the opinions and recommendations expressed in this report are based on the limited scope of the structural study as noted herein, on our experience with similar projects, and on our engineering judgment. The structural engineering services provided for this project are intended to be consistent with the standard of practice typical for seismic study projects of this type in this area of California. Nonetheless, other engineers or future engineering studies could reach different conclusions or identify additional and/or different structural issues, and retrofit solutions for the same existing structure. No warranty regarding the existing condition of the structure or its future seismic or structural performance is given, either expressed or implied.

Appendix A – Key Plans

(HABS Drawings by Heritage Architecture & Planning, annotated by A. B. Court & Associates)









Appendix B – Photos


Photo 1: Current view from SE – street view, with Marquee removed, windows boarded, and plaster and ornamentation deteriorating.



Photo 2: Historic view from SE – note open "soft story" at 1st & 2nd floors and original marquee.



Photo 3: Light steel trusses at auditorium roof; heavy truss for balcony.



Photo 4: Proscenium wall framing (at the stage).



Photo 5: Steel framing at tower & theater.



Photo 6: Steel framed tower and yet to be infilled walls at auditorium.



Photo 7: Concrete encased steel frame.



Photo 8: HCT infill and cast stone ornamentation in progress.



Photo 9: View from North – exposed roof trusses visible over auditorium, 2009.

Photo 10: View from NE, 2009.



Photo 11: View from SE, 2009.

Photo 12: View from NW, 2009. Water tower since removed from top of office tower.



Photo 13: View from SW, 2018.

Photo 14: View from NE, 2018.





Photo 15: Deterioration cast stone statuary at south wall of auditorium, 2009.

Photo 16: Delaminating and spalling of cast stone sill at south wall, 2009. Removed by 2018.



Photo 17: Deteriorated cast stone ornamentation and Photo 18: Parapet falling hazard at SW corner, 2018.. plaster at south elevation, 2018.



Photo 19: Lost ornaments at center two pilasters, 2nd level; lost urns at left and right niches, 2009.

Photo 20: Spalled stucco at 6th level; incipient spalls at other similar locations, 2009.



Photo 21: Cracks in column capital at south wall, 2009.



Photo 23: Separation of cast stone at 4th level, 2009.



Photo 22: Separations of cast stone, south wall, 2009.



Photo 24: Lost finial and exposed rebar at south wall, 2009.







Photo 26: Overview of deterioration and rusting roof truss over auditorium.



over auditorium.

Photo 27: Spalled and rusting steel tension bracing Photo 28: Spalled cover and severely rusted tension bracing over auditorium.



Photo 29: Spalled concrete at parapet brace and at roof truss.



Photo 30: Spalled concrete cover and rusting steel at roof truss.



Photo 31: Deteriorated concrete encasement and corroding steel at roof trusses.

Photo 32: Corroding steel tension strut at roof truss.



Photo 33: Separation of concrete from steel and rusting of steel strut.



Photo 34: Full depth corrosion/loss of steel at truss bracing strut.



Photo 35: Riveted steel moment frame connection with concrete encasement at office tower stair well.

Photo 36: Concrete and steel framing beneath balcony.



Photo 37: Roofing failure at office tower.

Photo 38: Concrete and ceiling damage below roof leak at office tower.





Photo 39: Concrete and ceiling damage below roof Photo 40: Spalled concrete and rusting rebar beneath leak at office tower.

stage floor slab.



Photo 41: Hollow clay tile infill at fly loft frame.

Photo 42: Typical hollow clay tile with minimal connection to concrete frame.





Photo 43: Lobby entrance to auditorium thru west wall of tower with discontinuous column above.

Photo 44: Typical hollow clay tile partition at office tower.



Photo 45: URM wall and wood floor and roof framing at 2-story commercial space.



Photo 46: Rotted wood framing at commercial space.



Photo 47: Rotted wood framing at commercial space floor.

Photo 48: Typical wood roof framing and unreinforced masonry (URM) wall at commercial space.

ATTACHMENT 10

DOWNTOWN COMMUNITY PLAN FINAL ENVIRONMENTAL IMPACT REPORT

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

Prepared for:

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

Prepared by:

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December 2020

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APPENDIX A. Mitigation Monitoring and Reporting Program for the Revised 1122 4th Avenue Project

LIST OF FIGURES

LIST OF ACRONYMS AND ABBREVIATIONS

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

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CEQA CONSISTENCY EVALUATION

- 1. **PROJECT TITLE:** Revised 1122 4th Avenue Redevelopment Project (proposed project or project)
- 2. APPLICANT: Caydon San Diego Property LLC
- **3. PROJECT LOCATION:** The project site is located in the City of San Diego on a 25,103-squarefoot parcel bounded by 4th Avenue to the east; C Street to the south; 3rd Avenue to the west; and to the north Lots 3 and 7 of Horton's Addition, Block 16. The project is in the Civic/Core district of the Downtown Community Plan (DCP) area. The DCP area includes approximately 1,500 acres within the metropolitan core of the City of San Diego (City), bounded by Laurel Street and Interstate 5 (I-5) on the north; I-5, Commercial Street, 16th Street, Sigsbee Street, Newton Avenue, Harbor Drive, and the extension of Beardsley Street on the east and southeast; and San Diego Bay on the south, west, and southwest. The major north-south access routes to downtown are I-5, State Route 163, and Pacific Highway. The major east-west access route to downtown is State Route 94. Surrounding areas include the community of Uptown and Balboa Park to the north, Greater Golden Hill and Sherman Heights to the east, Barrio Logan and Logan Heights to the South, and the City of Coronado to the west across San Diego Bay. Figure 1 and 2 show the regional and project site locations, respectively.
- 4. PROJECT SETTING: The Final Environmental Impact Report (FEIR) for the DCP, Centre City Planned District Ordinance (CCPDO), and 10th Amendment to the Centre City Redevelopment Plan, certified by the Redevelopment Agency (Former Agency) and City Council on March 14, 2006 (Resolutions R-04001 and R-301265, respectively), and subsequent addenda to the FEIR certified by the Former Agency on August 3, 2007 (Former Agency Resolution R-04193), April 21, 2010 (Former Agency Resolutions R-04508 and R-04510), August 3, 2010 (Former Agency Resolution R-04544) and certified by City Council on February 12, 2014 (Resolution R-308724) and July 14, 2014 (Resolution R-309115) describe the setting of the DCP area including the Civic/Core district. These descriptions are hereby incorporated by reference.

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

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

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

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

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

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

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

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

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

- 7. CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) COMPLIANCE: The following environmental document and its appendices, which were prepared prior to this Consistency Evaluation and are hereby incorporated by reference, include the project site within the DCP area:
 - FEIR for the DCP, CCPDO, and 10th Amendment to the Redevelopment Plan for the Centre City Project (State Clearinghouse Number 2003041001, certified by the Redevelopment Agency (Resolution No. R-04001) and the City Council (Resolution No. R-301265), with date of final passage on March 14, 2006.
 - 2. Addendum to the FEIR for the amendments to the Centre City Redevelopment Plan, DCP, and CCPDO certified by the Redevelopment Agency (Resolution No. R-04193) and by the City Council (Resolution No. R-302932), with date of final passage on July 31,2007.

- 3. Second Addendum to the FEIR for amendments to the DCP, CCPDO, and Centre City Redevelopment Plan certified by the Redevelopment Agency (Resolution No. R-04508), with date of final passage on April 21, 2010.
- 4. Third Addendum to the FEIR for the Residential Emphasis District Amendments to the CCPDO certified by the Redevelopment Agency (Resolution No. R-04510), with date of final passage on April 21, 2010.
- 5. Fourth Addendum to the FEIR for the San Diego Civic Center Complex Project certified by the Redevelopment Agency (Resolution No. R-04544) with date of final passage on August 3, 2010.
- 6. Fifth Addendum to the FEIR for amendments to the CCPDO Establishing an Industrial Buffer Overlay Zone certified by the City Council (Resolution No. R-308724) with date of final passage on February 12, 2014.
- 7. Sixth Addendum to the FEIR for the India and Date Project certified by the City Council (Resolution No. R-309115) with date of final passage on July 14, 2014.
- 8. Final Supplemental Environmental Impact Report for the Downtown San Diego Mobility Plan certified by the City Council on June 21, 2016 (Resolution No. R-310561).
- 9. Final Supplemental Environmental Impact Report for the 1122 4th Avenue Redevelopment Project certified by the City Council (Resolution No. R-311016) on April 4, 2017.
- City of San Diego FEIR for the Climate Action Plan (CAP FEIR) certified by the City Council on December 15, 2015, (Resolution No. R-310176), including the Addendum to the CAP FEIR certified by the City Council on July 12,2016.
- 11. General Plan FEIR (GP FEIR) consisting of (i) Land Development Code FEIR No. 96-0333 (SCH 96081056) certified November 18, 1997 (Resolution No. R-289458) and associated environmental determinations; (ii) General Plan PEIR No. 104495 (SCH 2006091032) certified March 10, 2008 (Resolution No. R-2008-685) and associated addendums; (iii) Public Resources Code (PRC) Section 21166 analysis covering City Council's approval of the City's Affordable Housing Density Bonus Regulations (San Diego Municipal Code ["SDMC"] section 143.0710 et seq.) on March 6, 2018 and March 22, 2018 (City Council Resolution No. R-311593 and City Council Ordinance No. O-20916, respectively.)

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

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

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

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

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

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

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

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

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

Significant but Mitigated Impacts

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

Significant and Not Mitigated Impacts

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

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

Overriding Considerations

¹ Not applicable to the project.

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

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

- 1. No substantial changes are proposed in the Centre City Redevelopment Project, or with respect to the circumstances under which the Centre City Redevelopment Project is to be undertaken as a result of the development of the proposed project, which will require important or major revisions in the Downtown FEIR, GP FEIR, or CAP FEIR, due to the involvement of new significant environmental effects or substantial increase in the severity of previously identified significant effects;
- 2. No new information of substantial importance to the Centre City Redevelopment Project, which was not known and could not have been known with the exercise of reasonable diligence at the time the Downtown FEIR, GP FEIR, and CAP FEIR were certified as complete, has become available that shows the project will have any new significant and unmitigated effects not discussed previously in the Downtown FEIR, GP FEIR or CAP FEIR; or that any significant effects previously examined will be substantially more severe than shown in the Downtown FEIR, GP FEIR, and CAP FEIR, as mitigated; or that any mitigation measures or alternatives previously found not to be feasible are in fact feasible and would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt it; or that any mitigation measures or alternatives, which are considerable different from those analyzed in the Downtown FEIR, GP FEIR, or CAP FEIR would substantially reduce one or more significant effects on the project proponents decline to adopt it;
- 3. The proposed project will have no significant effect on the environment, except as identified and considered in the Downtown FEIR, GP FEIR, and CAP FEIR that analyze the Centre City Redevelopment Project and its geographic area.
- 4. Because no Subsequent EIR would be required under CEQA Guidelines Section 15162, the City can approve the proposed project as being within the scope of the Centre City Redevelopment Project covered by the Downtown FEIR, GP FEIR, and CAP FEIR, and no new environmental document is required.
- 5. The finding that the proposed project is within the scope of the Downtown FEIR, GP FEIR, and CAP FEIR is based on the Consistency Evaluation and all the substantial evidence in the record, including but not limited to the fact that the proposed project's land use (retail, hotel and residential), overall planned intensity (approximately 22.25 FAR, and geographic location (Downtown San Diego

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

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

Signature of Lead Agency Representative

12/21/2020

Date

mis A Glanan (for Jeff Szymanski) Signature of Preparer

<u>12/21/2020</u> Date



Revised 1122 4th Avenue/California Theatre Project CEQA Consistency Evaluation
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Revised 1122 4th Avenue/California Theatre Project CEQA Consistency Evaluation Path: C:\Users\hannah.duffy\OneDrive - AECOM Directory\SD_CA_Theatre\map_docs\mxd\Figure2_ProjectSite.mxd, 3/11/2020, hannah.duffy





NORTH - VICINITY ELEVATION





EAST - VICINITY ELEVATION

WEST-VICINITY ELEVATIONS



Revised 1122 4th Avenue/California Theatre Project CEQA Consistency Evaluation \\ussdg1fp001.na.aecomnet.com\data\projects_6061\60618694_CA_Thtr_Add\\Vicinity Elevations.ai dbrady 03/12/2020

Figure 3 Vicinity Elevations

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ENVIRONMENTAL CHECKLIST

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

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

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

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

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

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

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

		Significant and Not Mitigated (SNM)		Significant but Mitigated (SM)		Not Significant (NS)	
Issues and Supporting Information	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	
Therefore, any aesthetic impact from the project's lighting on daytime or nighttime views cannot be considered significant.							
2. AGRICULTURAL RESOURCES					-		
 (a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) to non-agricultural use? Not Significant. <u>FEIR Summary</u>: The FEIR concludes that no significant impacts to farmland would occur with implementation of the DCP. 							
<u>Project Summary</u> : As discussed in the FEIR, the DCP area does not contain land designated as prime agricultural soils by the Natural Resources Conservation Service, nor does it contain prime farmlands designated by the California Department of Conservation. Pursuant to CEQA Guidelines Section 15162, the project would not result in any new or more severe impacts related to farmland than those identified in the FEIR. No mitigation is required.					X	X	
(b) Conflict with existing zoning for agricultural use, or a Williamson Act contract? <i>Not Significant</i> .							
FEIR Summary: The FEIR concludes that no significant impacts to agricultural zoning or a Williamson Act contract would occur with implementation of the DCP.Project Summary: As discussed in the FEIR, the DCP area does not contain, nor is it near, land zoned for agricultural use or land subject to a Williamson Act contract pursuant to Section 51201 of the California Government Code. Pursuant to CEQA Guidelines Section 15162, the project would not result in any new or more severe impacts conflicting with existing agricultural zoning or a Williamson Act contract than those identified in the FEIR. No					X	X	
		Significant and Not Mitigated (SNM)		Significant but Mitigated (SM)		ot ficant IS)	
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Issues and Supporting Information	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	
3. AIR QUALITY							
 (a) Conflict with or obstruct implementation of an applicable air quality plan, including the County's Regional Air Quality Strategies or the State Implementation Plan? Not Significant. FEIR Summary: The FEIR concludes that, while implementation of the DCP would increase air emissions generated in the DCP area with respect to current levels, the DCP would not conflict with regional air quality planning as it would implement strategies and policies to reduce air pollution. As discussed in the FEIR, the mixed-use emphasis proposed in the DCP as well as the DCP area's proximity to a variety of transit opportunities would reduce mobile source emissions. The DCP also represents smart growth, which would be consistent with the goals and policies of the San Diego Air Pollution Control District (SDAPCD). Project Summary: The mixed-use development would implement the DCP as it would locate residential and hotel uses near existing commercial, retail, and office uses. The project is located across 					X	X	
the street (less than 0.10 mile southwest) from the Civic Center Metropolitan Transit System (MTS) Trolley Station and in proximity to several bus stops. As such, pursuant to CEQA Guidelines Section 15162, the project would not result in any new or more severe impacts related to or conflicting with regional air quality planning than those identified in the FEIR. No mitigation is required.							
(b) Expose sensitive receptors to substantial air contaminants including, but not limited to, criteria pollutants, smoke, soot, grime, toxic fumes and substances, particulate matter, or any other emissions that may endanger human health? <i>Significant but Mitigated</i> .			X	X			

		Significant and Not Mitigated (SNM)		Significant but Mitigated (SM)		ot ficant IS)
Issues and Supporting Information	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
FEIR Summary: The FEIR concludes that emissions generated during demolition and construction activities could exceed acceptable local standards and pose a health risk to nearby sensitive receptors. The FEIR identifies Mitigation Measure AQ-B.1-1, which requires dust control measures to be implemented during demolition and construction. With implementation of Mitigation Measure AQ-B.1-1 and compliance with the City of San Diego mandated dust controls within the City Land Development Manual, Appendix O, Storm Water Standards Manual, impacts would be reduced to below a level of significance. The FEIR concludes that no significant impacts associated with mobile source, stationary, and hazardous materials emissions would occur with implementation of the DCP. However, mobile source emissions combined with other emissions in the San Diego Air Basin would result in a significant cumulative impact.Project Summary: The project would involve exposure of sensitive receptors (residents and visitors susceptible to respiratory distress [asthmatics], the elderly, very young children, people already weakened by disease or illness, and persons engaged in strenuous work or exercise) to 						

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

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

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

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

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

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

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

	Significant and Not Mitigated (SNM)		Signi b Miti (S	ficant ut gated M)	No Signif (N	ot ficant S)
Issues and Supporting Information	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
HR-3 identified in the SEIR (see Appendix A). Additional details regarding the applicability of the SEIR mitigation measures is included below.						
Mitigation Measure HR-1 requires a full archival recording of the historical resources consistent with the standards of the National Park Service's Historic American Building Survey (HABS). HABS documentation would be prepared in conjunction with the pre-demolition documentation program prepared under Mitigation Measure HIST A.1-3.						
Mitigation Measure HR-2 requires that salvaged architectural materials be made available for donation. The salvage program to identify suitable materials for donation would be conducted in conjunction with plans to salvage and reuse historic features and materials consistent with the treatment plan.						
Mitigation Measure HR-3 requires the creation of an interpretive display for public exhibition concerning the history of the California Theatre. The interpretive display would be incorporated into the proposed project consistent with the treatment plan.						
Therefore, pursuant to CEQA Guidelines Section 15162, the revised project would not result in any new or more severe impacts to historical resources than those identified in the FEIR and SEIR.						
(b) Substantially impact a significant archaeological						
disturbance of human remains interred outside of						
formal cemeteries? Significant and Not Mitigated.	X	X				
<u>FEIR Summary</u> : The FEIR concludes that significant impacts to archaeological resources have the potential to occur with implementation of the DCP. The FEIR identifies Mitigation Measure						

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

	Significant and Not Mitigated (SNM)		Signi b Miti (S	ficant ut gated M)	N Signif (N	ot ficant S)
Issues and Supporting Information	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
 identified in the Final Subsequent EIR to the Final Master Environmental Impact Report for the Ballpark and Ancillary Development Projects, and Associated Plan Amendments prepared in September 1999, which created a Homeless Outreach Team consisting of a law enforcement officer and a social worker who distribute information on how to find help offered by local social service providers. Even with implementation of homeless outreach efforts, the impact would not be reduced below a level of significance. <u>Project Summary</u>: The project, in tandem with other DCP development, would have a significant direct and cumulative impact on surrounding communities resulting from sanitation problems and litter generated by people who are displaced from the DCP area into surrounding canyons and vacant land as discussed in the FEIR. Continued support of Homeless Outreach Teams and similar outreach efforts would reduce impacts. However, outreach efforts are not the responsibility of the project and are therefore not included in mitigation measures stated in Appendix A. As such, pursuant to CEQA Guidelines Section 15162, the project would not result in any new or more severe impacts associated with the displacement of people who are homeless than those identified in the FEIR. No mitigation is required. 						
11. MINERAL RESOURCES					1	
 (a) Substantially reduce the availability of important mineral resources? Not Significant. <u>FEIR Summary</u>: The FEIR concludes that no significant impacts to mineral resources would occur with implementation of the DCP. <u>Project Summary</u>: As discussed in the FEIR, the DCP area has been urbanized since the early part of 					X	X

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

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

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

		Significant and Not Mitigated (SNM)		Significant but Mitigated (SM)		ot ficant (S)
Issues and Supporting Information	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
Per FEIR Mitigation Measure NOI-C.1-1, an Exterior Noise Analysis Report was prepared. This analysis concluded that noise levels in the common outdoor open space areas would not exceed 65 dB(A) CNEL and no additional mitigation would be required (dBF Associates, Inc. 2015). Pursuant to CEQA Guidelines Section 15162, the project would not result in any new or more severe impacts that would cause substantial exposure of required outdoor residential open spaces or public parks and plazas to noise levels than those identified in the FEIR. The project would be required to implement Mitigation Measure NOI-C.1-1 (see Appendix A).						
 (c) Substantial interior hoise within habitable rooms (e.g., levels in excess of 45 dBA CNEL)? Significant but Mitigated. <u>FEIR Summary</u>: The FEIR concludes that significant impacts associated with interior noise as a result of traffic, railroad, and ballpark noise would			Х	Х		

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

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

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

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

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

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

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

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

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

Issues and Supporting InformationQQQ(0)yit(0)yit(0)existing parks than those identified in the FEIR. No mitigation is required.(1)(1)16. TRANSPORTATION/TRAFFIC(a) Cause the level of service (LOS) on a roadway segment or intersection to drop below LOS E? Not Significant (VMT). Significant and Not Mitigated for cumulative impacts (LOS). Not Significant for direct impacts (LOS). Not Significant for direct impacts (LOS).FEIR Summary: The FEIR concludes that significant traffic impacts on 62 intersections in the DCP area would occur with implementation of the DCP. The FEIR identifies improvements at 50 of the impacted intersections that would maintain an acceptable LOS. Due to constraints imposed by adjacent land use, up to 12 intersections would not be within acceptable LOS and the impact would be significant and not mitigated. The FEIR also concludes that significant traffic impacts to roadway segments in the DCP area would		Significant and Not Mitigated (SNM)		Signi b Miti (S	ificant out gated M)	N Signi (N	ot ficant IS)
existing parks than those identified in the FEIR. No mitigation is required. 16. TRANSPORTATION/TRAFFIC (a) Cause the level of service (LOS) on a roadway segment or intersection to drop below LOS E? Not Significant (VMT). Significant and Not Mitigated for cumulative impacts (LOS). Not Significant for direct impacts (LOS). FEIR Summary: The FEIR concludes that significant traffic impacts on 62 intersections in the DCP area would occur with implementation of the DCP. The FEIR identifies improvements at 50 of the impacted intersections that would maintain an acceptable LOS. Due to constraints imposed by adjacent land use, up to 12 intersections would not be within acceptable LOS and the impact would be significant and not mitigated. The FEIR also concludes that significant traffic impacts to roadway segments in the DCP area would	Issues and Supporting Information	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
16. TRANSPORTATION/TRAFFIC (a) Cause the level of service (LOS) on a roadway segment or intersection to drop below LOS E? Not Significant (VMT). Significant and Not Mitigated for cumulative impacts (LOS). Not Significant for direct impacts (LOS). Not Significant for direct impacts (LOS). FEIR Summary: The FEIR concludes that significant traffic impacts on 62 intersections in the DCP area would occur with implementation of the DCP. The FEIR identifies improvements at 50 of the impacted intersections that would maintain an acceptable LOS. Due to constraints imposed by adjacent land use, up to 12 intersections would not be within acceptable LOS and the impact would be significant and not mitigated. The FEIR also concludes that significant traffic impacts to roadway segments in the DCP area would	existing parks than those identified in the FEIR. No mitigation is required.						
 (a) Cause the level of service (LOS) on a roadway segment or intersection to drop below LOS E? Not Significant (VMT). Significant and Not Mitigated for cumulative impacts (LOS). Not Significant for direct impacts (LOS). <u>FEIR Summary</u>: The FEIR concludes that significant traffic impacts on 62 intersections in the DCP area would occur with implementation of the DCP. The FEIR identifies improvements at 50 of the impacted intersections that would maintain an acceptable LOS. Due to constraints imposed by adjacent land use, up to 12 intersections would not be within acceptable LOS and the impact would be significant and not mitigated. The FEIR also concludes that significant traffic impacts to roadway segments in the DCP area would 	16. TRANSPORTATION/TRAFFIC				1	1	
occur with implementation of the DCP. The FEIR identifies Mitigation Measures TRF-A.1.1-1 and TRF-A.1.1-2, which would require subsequent monitoring and project-specific traffic studies to determine appropriate future improvements. Even with implementation of Mitigation Measures TRF-A.1.1-1 and TRF-A.1.1-2, as no specific information on potential improvements exists at this time and there is no guarantee that improvements would be implementation, the impact would be significant and not mitigated.x (LOS)Project Summary: 336 residential units, 190 hotel rooms, and 4,325 square feet of retail space. The expected trip memory for the project is 2122x	 (a) Cause the level of service (LOS) on a roadway segment or intersection to drop below LOS E? Not Significant (VMT). Significant and Not Mitigated for cumulative impacts (LOS). Not Significant for direct impacts (LOS). <u>FEIR Summary</u>: The FEIR concludes that significant traffic impacts on 62 intersections in the DCP area would occur with implementation of the DCP. The FEIR identifies improvements at 50 of the impacted intersections that would maintain an acceptable LOS. Due to constraints imposed by adjacent land use, up to 12 intersections would not be within acceptable LOS and the impact would be significant traffic impacts to roadway segments in the DCP area would occur with implementation of the DCP. The FEIR identifies Mitigation Measures TRF-A.1.1-1 and TRF-A.1.1-2, which would require subsequent monitoring and project-specific traffic studies to determine appropriate future improvements. Even with implementation of Mitigation Measures TRF-A.1.1-1 and TRF-A.1.1-2, as no specific information on potential improvements exists at this time and there is no guarantee that improvements would be significant and not mitigated. <u>Project Summary</u>: The project is an anticipated 41-story development consisting of approximately 336 residential units, 190 hotel rooms, and 4,325 square feet of retail space. The expected trip 		X (LOS)			X (LOS & VMT)	X (VMT)

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

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

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

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Issues and Supporting Information	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)		
 therefore presumed to be less than significant. When compared to the thresholds, the project's retail use is below OPR Technical Advisory on VMT threshold. As such, it can be concluded that the retail portion of the project is local serving. In addition, the 78 ADT generated by the retail space would be less than the City's draft significance threshold for small projects and therefore does not warrant analysis. Applying the project specific threshold based OPR's Technical Advisory on VMT, locally serving retail would have a less than significant transportation-related impact. Therefore, the project's retail uses would not have a significant transportation-related impact based on this guidance and the project-level VMT threshold hold used for this analysis. In the context of VMT, when the VMT threshold is an efficiency-based threshold, as is the case with this project's VMT/capita and VMT/employee thresholds, the OPR Technical Advisory states, "[a] project that falls below an efficiency-based threshold have no cumulative impact distinct from the project impact. Accordingly, a finding of a less-thansignificant project impact under the VMT thresholds, the project also has a less than significant cumulative impact. This reinforces the presumption in CEQA Guidelines 15064.3(b)(1) that a project, such as this project, located within half a mile of a major transit stop is presumed to have a less than significant impact on traffic. 								

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

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

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Issues and Supporting Information	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
modes of transportation. The project is located across the street (less than 0.10 mile southwest) from the Civic Center MTS Trolley Station and in proximity to several bus stops as well. The project would encourage alternative modes of transportation and/or decrease the use of vehicle transportation through its mixed-use design, which would incorporate residential and hotel amenities in proximity to nearby existing commercial, service, and entertainment uses, ultimately encouraging alternative modes of transportation. The project is required to implement TDM measures as identified in the CCPDO, which could lead to vehicle trip reduction, increased use of alternative modes, and better traffic management in the project vicinity. The project will implement the following TDM measures: provide secure bicycle parking within the site, provide shower facilities for tenants and employees, and provide parking for electric, natural gas, fuel cell vehicles, including fueling/charging stations.						
The project would reconstruct the sidewalk fronting the project site to City standards. Thus, no reductions to pedestrian facility quality are identified as a result of the project. The Downtown Mobility Plan Technical Report identifies 3rd Avenue between B and C Streets and B Street between 3rd and 4th Avenues as a proposed Class IV two-way cycle track, and identifies 4th Avenue between B Street and C Street as a proposed Class III bike route (City of San Diego 2015). As discussed in the traffic study prepared for the revised project (Appendix C), the applicant will coordinate with City staff to ensure the project design is consistent with these planned facilities. In addition, no changes to the existing transit network or additional amenities are proposed, with the exception of the bus stop sign that would be moved from an existing streetlight to a new streetlight. Thus, no reductions to transit facility quality are identified as a result of the project.						

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

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

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

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

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

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APPENDIX A

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

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

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

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

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

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

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

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

Significant Impact	Mitigation Measure (MM)	Implementation Time Frame	Implementation Responsibility	Verification Responsibility
	3. The PI may submit a detailed letter to CCDC requesting a reduction to the ¹ / ₄ mile radius.			
	B. PI Shall Attend Precon Meetings			
	 Prior to beginning any work that requires monitoring, the Applicant shall arrange a Precon Meeting that shall include the PI, ConstructionManager (CM) and/or Grading Contractor, Resident Engineer (RE), Building Inspector (BI), if appropriate, and CCDC. The qualified Archaeologist shall attend any grading/excavation related Precon Meetings to make comments and/or suggestions concerning the Archaeological Monitoring program with the Construction Manager and/or Grading Contractor. 			
	(a) If the PI is unable to attend the Precon Meeting, the Applicant shall schedule a focused Precon Meeting with CCDC, the PI, RE, CM or BI, if appropriate, prior to the start of any work that requires monitoring.			
	2. Archaeological Monitoring Plan (AMP)			
	 (a) Prior to the start of any work that requires monitoring, the PI shall submit an Archaeological Monitoring Plan which describes how the monitoring would be accomplished for approval by CCDC. The AMP shall include an Archaeological Monitoring Exhibit (AME) based on the appropriate construction documents (reduced to 11x17) to CCDC identifying the areas to be monitored including the delineation of grading/excavation limits. 			
	(b) The AME shall be based on the results of a site-specific records search as well as information regarding existing known soil conditions (native or formation).			
	(c) Prior to the start of any work, the PI shall also submit a construction schedule to CCDC through the RE indicating when and where monitoring will occur.			
	 (d) The PI may submit a detailed letter to CCDC prior to the start of work or during construction requesting a modification to the monitoring program. This request shall be based on relevant information such as review of final construction documents which indicate site conditions such as depth of excavation and/or site graded to bedrock, etc., which may reduce or increase the potential for resources to be present. 			

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

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

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

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

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

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

TRAFFIC AND CIRCULATION (TRF)				
Impact TRF-A.1.1: Increased traffic on grid streets from the project would result in unacceptable levels of service on specific roadway intersections and/or segments within downtown. (Direct)	 Mitigation Measure TRF-A.1.1-1: At five-year intervals, commencing upon adoption of the Downtown Community Plan, the City shall conduct a downtown-wide evaluation of the ability of the grid street system to accommodate traffic within Downtown. In addition to identifying roadway intersections or segments which may need immediate attention, the evaluation shall identify roadways which may warrant interim observation prior to the next 5-year evaluation. The need for roadway improvements shall be based upon deterioration to LOS F, policies in the Mobility Plan, and/or other standards established by the City, in cooperation with the City Engineer. In completing these studies, the potential improvements identified in Section 6.0 of the traffic study for the Downtown San Diego Mobility Plan and Section 4.2.3.3 of the SEIR will be reviewed to determine whether these or other actions are required to improve traffic flow along affected roadway corridors. Specific improvements from Section 4.2.3.3 include: <u>Mitigation Measures that Fully Reduces Impact:</u> I-5 northbound off-ramp/Brant Street and Hawthorn Street – Signalization would be required at this intersection to mitigate direct project impacts. A traffic signal warrant was conducted. Based upon the MUTCD, this intersection would meet the "Peak Hour" warrant. Second Avenue and Cedar Street – Signalization would be required at this intersection to mitigate direct project impacts. A traffic signal warrant was conducted. Based upon the MUTCD, this intersection would meet the "Peak Hour" warrant. Fourth Avenue and Beech Street – Convert on-street parking to a travel lane on Fourth Avenue and Becch Street – Convert on-street parking to a travel lane on Fourth Avenue and Street – Signalization would be required at this intersection to mitigate direct project impacts. A traffic signal warrant was conducted. Based upon the MUTCD, this intersection to mitigate direct project impacts. A traffic signal warrant was conducted. Based upo	Every five years	City of San Diego	City of San Diego
Street between 11th Avenue and 17th Street during the PM peak hour.				
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16th Street and Island Avenue – Signalization would be required at this intersection to mitigate direct project impacts. A traffic signal warrant was conducted. Based upon the MUTCD, this intersection would meet the "Peak Hour" warrant.				
19th Street and J Street – Restripe the northbound left-turn lane into a northbound left-turn and through shared lane.				
Logan Avenue and I-5 southbound off-ramp – Signalization would be required at this intersection to mitigate direct project impacts. A traffic signal warrant was conducted. Based upon the MUTCD, this intersection would meet the "Peak Hour" warrant.				
Mitigation Measures that Partially Reduces Impact				
Front Street and Beech Street - Convert on-street parking to a travel lane on Front Street between Cedar Street and Ash Street during the PM peak hour.				
15th Street and F Street - Signalization would be required at this intersection to mitigate direct project impacts. A traffic signal warrant was conducted. Based upon the MUTCD, this intersection would meet the "Peak Hour" warrant.				
13th Street and G Street - Convert on-street parking to a travel lane on G Street between 11th Avenue and 17th Street during the PM peak hour.				
14th Street and G Street - Convert on-street parking to a travel lane on G Street between 11th Avenue and 17th Street during the PM peak hour.				
16th Street and G Street - Convert on-street parking to a travel lane on G Street between 11 th Avenue and 17th Street during the PM peak hour.				
17th Street and G Street - Signalization and convert on-street parking to a travel lane on G Street between 11th Avenue and 17th Street during the PM peak hour. A traffic signal warrant was conducted. Based upon the MUTCD, this intersection would meet the "Peak Hour" warrant.				
Following the completion of each five-year monitoring event, the City shall incorporate needed roadway improvements into the City of San Diego CIP or identify another implementation strategy.				
In order to determine if the roadway improvements included in the current five-year CIP, or the equivalent, are sufficient to accommodate developments, a traffic study would be required for large projects. The threshold to be used for determining the need for a traffic study shall reflect the traffic volume threshold used in the Congestion				
A-15				

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

ATTACHMENT 11

PLANNING COMMISSION CONDITIONS FOR TENTATIVE MAP NO. 2413271 CALIFORNIA THEATRE - PROJECT NO. 657138

ADOPTED BY RESOLUTION NO. _____ ON FEBRUARY 11, 2021

GENERAL

- 1. This Tentative Map will expire on February 26, 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/Parcel Map, unless otherwise noted.
- 3. Prior to the recordation of the Final Map/Parcel Map, taxes must be paid on this property pursuant to Subdivision Map Act section 66492. To satisfy this condition, a tax certificate stating that there are no unpaid lien conditions against the subdivision must be recorded in the Office of the San Diego County Recorder.
- 4. The Tentative Map shall conform to the provisions of Site Development Permit (SDP)/Neighborhood Development Permit (NDP)/Neighborhood Use Permit (NUP) No. 657138.
- 5. The Subdivider shall defend, indemnify, and hold the City (including its agents, officers, and employees [together, "Indemnified Parties"]) harmless from any claim, action, or proceeding, against the City and/or any Indemnified Parties to attack, set aside, void, or annul City's approval of this Project, which action is brought within the time period provided for in Government Code section 66499.37. City shall promptly notify Subdivider of any claim, action, or proceeding and shall cooperate fully in the defense. If City fails to promptly notify Subdivider of any claim, action, or proceeding, or if City fails to cooperate fully in the defense, Subdivider shall not thereafter be responsible to defend, indemnify, or hold City and/or any Indemnified Parties harmless. City may participate in the defense of any claim, action, or proceeding if City both bears its own attorney's fees and costs, City defends the action in good faith, and Subdivider is not required to pay or perform any settlement unless such settlement is approved by the Subdivider.

ENGINEERING

- 6. Compliance with all conditions shall be assured, to the satisfaction of the City Engineer, prior to the recordation of the Final Map, unless otherwise noted.
- 7. The Tentative Map shall comply with the conditions of SDP No. 2397979, NDP No. 2506601, and NUP No. 2397980.
- 8. The Subdivider shall comply with all current street lighting standards according to the City of San Diego Street Design Manual and Council Policy 200-18. This includes (but is not be limited to) installation of new street light(s), upgrading light from low pressure to high pressure sodium vapor and/or upgrading wattage, per approved Exhibit 'A'.

- 9. The Subdivider shall underground existing and/or proposed public utility systems and service facilities in accordance with the San Diego Municipal Code (SDMC).
- 10. The Subdivider shall obtain a Right-of-Way Permit for the shoring proposed for this Project.
- 11. The Project proposes to export 57,900 cubic yards of material from the Project site. All excavated material listed to be exported, shall be exported to a legal disposal site in accordance with the Standard Specifications for Public Works Construction (the "Green Book"), 2015 edition and Regional Supplement Amendments adopted by Regional Standards Committee.
- 12. The drainage system proposed for this development, as shown on the site plan, is private and subject to approval by the City Engineer.
- 13. The Subdivider shall incorporate any construction Best Management Practices (BMP) necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the SDMC, into the construction plans or specifications.
- 14. The Subdivider shall enter into a Maintenance Agreement for the ongoing permanent BMP maintenance.
- 15. The Subdivider 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.
- 16. Development of this Project shall comply with all storm water construction requirements of the State Construction General Permit, Order No. 2009-0009DWQ, or subsequent order, and the Municipal Storm Water Permit, Order No. R9-2013-0001, or subsequent order. In accordance with Order No. 2009-0009DWQ, or subsequent order, a Risk Level Determination shall be calculated for the site and a Storm Water Pollution Prevention Plan (SWPPP) shall be implemented concurrently with the commencement of grading activities.
- 17. Prior to issuance of a grading or a construction permit, a copy of the Notice of Intent (NOI) with a valid Waste Discharge ID number (WDID#) shall be submitted to the City of San Diego as a proof of enrollment under the Construction General Permit. When ownership of the entire site or portions of the site changes prior to filing of the Notice of Termination (NOT), a revised NOI shall be submitted electronically to the State Water Resources Board in accordance with the provisions as set forth in Section II.C of Order No. 2009-0009-DWQ and a copy shall be submitted to the City.

MAPPING

18. This Project proposes the subdivision of 0.58 acre property into 336 residential condominium units and requires a Tentative Map which may be approved, conditionally approved, or denied in accordance with Process 4 pursuant to the City Land Development Code (LDC) Sec. 125.0430.

- 19. Prior to the expiration of the Tentative Map, if approved, a Final Map to consolidate and subdivide the properties into 336 (residential) condominium units shall be recorded to the County Recorder's office.
- 20. 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.
- 21. 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 LDC 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 Se. 144.0130 of the City LDC.
- 22. 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.
- 23. 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.
- 24. Show/plot all existing easements as listed in the title report. Make sure the type of easement, recording information and grantee are also indicated to determine whether the easement is granted for private or public use. Clearly identify and show the limits of all public easements on the exhibit that are being proposed to be vacated. Clearly label and show the limits of all public easements on the exhibit that are being proposed to be dedicated or granted.

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. 24008521

PLANNING COMMISSION RESOLUTION NO. R-_____

TENTATIVE MAP NO. 2413271 CALIFORNIA THEATRE - PROJECT NO. 657138

WHEREAS, CAYDON SAN DIEGO PROPERTY, LLC, Owner/Permittee, filed an application with the City of San Diego for Tentative Map No. 2413271 for California Theatre, a 41-story, 422-foot tall mixed-use development ("Project"), located at 1122 Fourth Avenue on the north side of C Street between Third and Fourth avenues. The property is legally described as Lots E, F, G, H, & I in Block 16 of Horton's Addition in the City of San Diego, County of San Diego, State of California, according to partition map thereof, made by L.L. Lockling, filed in the Office of the County Recorder of San Diego County; and

WHEREAS, Whereas the Tentative Map proposes the subdivision of a 0.58 acre site into one (1) lot for 336 residential condominium units; and

WHEAREAS, development within the Downtown Community Planning area is covered under the following documents, all referred to as the "Downtown FEIR": Final Environmental Impact Report (FEIR) for the San Diego Downtown Community Plan, Centre City Planned District Ordinance, and 10th Amendment to the Centre City Redevelopment Plan, certified by the former Redevelopment Agency ("Former Agency") and the City Council on March 14, 2006 (Resolutions R-04001 and R-301265, respectively); subsequent addenda to the FEIR certified by the Former Agency on August 3, 2007 (Former Agency Resolution R-04193), April 21, 2010 (Former Agency Resolution R-04510), and August 3, 2010 (Former Agency Resolution R-04544), and certified by the City Council on February 12, 2014 (City Council Resolution R-308724), July 14, 2014 (City Council Resolution R-309115), and November 17, 2020 (City Council Resolution R-313302); and, the Final Supplemental Environmental Impact Report for the Downtown San Diego Mobility Plan certified by the City Council on June 21, 2016 (Resolution

(R-)

R-310561); and, the Final Supplemental Environmental Impact Report for the 1122 4th Avenue Redevelopment Project certified by the City Council on April 4, 2017 (Resolution R-311016). Development within the Downtown Community Planning area is also covered under the following documents, all referred to as the "CAP FEIR": FEIR for the City of San Diego Climate Action Plan (CAP), certified by the City Council on December 15, 2015 (City Council Resolution R-310176), and the Addendum to the CAP, certified by the City Council on July 12, 2016 (City Council Resolution R-310595). The Downtown FEIR and CAP FEIR are both "Program EIRs" prepared in compliance with California Environmental Quality Act (CEQA) Guidelines Section 15168. The information contained in the Downtown FEIR and the CAP FEIR reflects the independent judgement of the City of San Diego as the Lead Agency. The environmental impacts of the park projects were adequately addressed in the Downtown FEIR and CAP FEIR; the park project are within the scope of the development program described in the Downtown FEIR and CAP FEIR and CAP FEIR and are adequately described within both documents for the purposes of CEQA; and, none of the conditions listed in CEQA Guidelines Section 15162 exist. Therefore, no further environmental documentation is required under CEQA; and

WHEREAS, the Project complies with the requirements of a geotechnical report pursuant to Subdivision Map Act sections 66490 and 66491(b)-(f) and San Diego Municipal Code section 144.0220; and

WHEREAS, the subdivision is a condominium project as defined in California Civil Code section 4125 and filed pursuant to the Subdivision Map Act. The total number of condominium units is 336; and

WHEREAS, on February 11, 2021, the Planning Commission of the City of San Diego considered Tentative Map No. 2413271, and pursuant to San Diego Municipal Code section(s) 125.0440 and Subdivision Map Act section 66428, received for its consideration written and oral presentations, evidence having been submitted, and testimony having been heard from all interested parties at the

public hearing, and the 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. 2413271:

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

The proposed subdivision and Project design is consistent with the objectives of the DCP, Centre City Planned District Ordinance (CCPDO), and the Downtown Design Guidelines (DDG). The Project advances the goals and policies of the DCP by contributing to the orderly growth of the Civic/Core neighborhood with the construction of a mixed-use development with both residential and commercial uses, which adds to the balance of uses in Downtown and advances the goal of the making the Civic/Core neighborhood an intense district with large and tall buildings reflecting Civic/Core's character as San Diego's business and political center, while promoting a mix of uses. Specifically, the Project is adding 336 residential dwelling units (DU), 190 hotel guest rooms, and approximately 3,686 SF of commercial/retail space, providing a neighborhood amenity for surrounding residents and taking advantage of the site's location near a trolley corridor (C Street) to maximize the level of activity with strong transit accessibility per the DCP (7.3-P-1). In the CCPDO, residential and commercial/retail uses are permitted land uses in the Core land use district. Per the DDG, the Project utilizes architectural articulations, provides street level activation, and uses high-quality materials. The building's massing is modulated through the use of glazing, balconies, and varying materials around the Project, which provide visual interest and architectural variation. Therefore, the proposed subdivision and its design/improvement are consistent with the policies, goals, and objectives of the applicable land use plan.

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

The subdivision proposes the creation of 336 residential condominium units in a mixed-use development containing the 336 residential DU, 190 hotel rooms, and 3,686 SF of commercial space. Residential and commercial land uses are permitted in the Core district of the CCPDO.

The requested deviations to the CCPDO development regulations will allow for (1) a reduction in the required width for a two-way drive aisle from 24 feet to 22 feet, (2) a reduction in the required distance from the north property line to the driveway on Third Avenue from three feet to zero feet, (3) an increase in the allowable recessed entry width from 25 feet to 26'-5" and depth from 15 feet to 16'-5" to recreate the historical resource's recessed entry, (4) an increase in the allowable street wall height on Fourth Avenue from 85 feet to 100'-8" and setback on Level 2 on C Street from five feet to seven feet to recreate the historical resource's façade, (5) an increase in the

allowable east-west tower floor plate dimension from 130 feet to 150'-5", (6) a reduction in the required number of DU with private open space from 50% (168 DU) to 30% (101 DU), (7) a reduction in the required number of DU with personal storage from 100% (336 DU) to 50% (168 DU), and (8) elimination of the requirement for hotel parking.

The site is constrained by its relatively small lot size in the context of achieving the desired density for a development of this size. With these constraints, buildable space is limited so deviations are requested to allow for the highest use of the site to maximize the Floor Area Ratio (FAR) and number of DU and hotel rooms in the Project to advance the population and employment goals of the DCP by providing as many DU and hotel rooms as feasible in the Project. Two deviations regarding the street wall and the recessed entry are related to the recreation of the original historical resource, the California Theatre (HRB Site No. 291). While the preceding deviations advance the population and intensity goals of the DCP, these deviations advance the historical resource goals of the DCP to incorporate elements of historical buildings in new projects to impart heritage (DCP, 9.2-P-1). The base of the Project is designed to recreate the facades of the original historical resource as close as possible. These deviations do no adversely impact the neighborhood; rather, they contribute to the overall design of the building that will impart history and heritage of the site and the city to both visitors and residents, consistent with the DCP; therefore, it is appropriate at the site.

Deviations from the SDMC are permitted with approval a Neighborhood Development Permit (NDP) pursuant to Section 126.0402(p). Residential and commercial land uses are permitted in the Core land use district of the CCPDO, so with approval of the NDP and compliance with the conditions of approval of the permit, the proposed development is consistent with the SDMC. The Project proposes the creation of 336 residential condominium units and complies with all development regulations of the Land Development Code with approval of SDP/NDP/NUP No. 657138. Therefore, the proposed subdivision complies with the applicable zoning and development regulations of the Land Development Code including any allowable deviations pursuant to the Land Development Code.

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

The Project proposes a mixed-use development with 336 DU, 190 hotel rooms, and 3,686 SF of commercial/retail space on a 25,101 SF site. The site is located within the Core district of the CCPDO which allows a wide range of land uses, including residential and commercial. The Project contains dwelling units, a hotel, and commercial/retail space, which are permitted in the Core district and is a type of development suitable for the site. The Base Maximum Floor Area Ratio (FAR) of the site is 10.0, which can be increased up to 20.0 with the utilization of the CCPDO FAR bonus programs. The Project's FAR is proposed to be 18.56, which they are achieving with the 10.0 Base FAR established in the CCPDO, and an additional 2.0 for the provision of three-bedroom DUs, 2.0 for LEED Gold certification, and 4.56 through the Payment Program pursuant to SDMC Section 156.0309(e). The proposed 18.56 FAR is within the allowable range of FAR permitted on the site by the CCPDO and DCP; therefore, the site is physically suitable for the type and density of development.

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

The Project was determined to be consistent with the previously certified Downtown Final Environmental Impact Report (Downtown FEIR) as amended, including the Final Supplemental Environmental Impact Report for the 1122 4th Avenue Redevelopment Project certified by the City Council on April 4, 2017 (Resolution R-311016). Therefore, per CEQA Guidelines section 15162, no subsequent or supplemental EIR is required for this project. The Project site is located within an urbanized environment where there are no watercourses or environmentally sensitive lands harboring fish or wildlife on or adjacent to the site. Therefore, the design of the subdivision will not cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

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

The design of the subdivision will not have a detrimental impact upon the public's health, safety and general welfare. The Project is consistent with the plans for the Civic/Core neighborhood as envisioned in the DCP by contributing to the creation of an intense district with large and tall buildings reflecting Civic/Core's character as San Diego's business and political center, while promoting a mix of uses. The Project will contribute to the neighborhood's vitality by creating new residential units that bring more people and activity to the area. Public improvements include new curb, gutter and sidewalks, reconstruction of existing curb ramps to meet City Standards, and streetscaping around the site. The completion of the specified improvement to the satisfaction of the City Engineer will be required prior to the approval of the Certificate of Compliance to ensure public health, safety and welfare. The Project complies with the DCP and is providing public improvements; therefore, the design of the subdivision or the type of improvement will not be detrimental to the public health, safety, and welfare.

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

The subdivision proposes the creation of 336 residential condominium units and has frontage on C Street, Third Avenue, and Fourth Avenue. The residential lobby is located on Third Avenue. The site does not contain any easements acquired by the public at large for access through or use of property within the subdivision. An NDP is requested for the construction of private structures within the public right-of-way along Fourth Avenue for the replicated historic canopy/marquee approximately 10 feet over the sidewalk and the corner projecting sign approximately 33 feet over the sidewalk. Both encroachments provide adequate clearances for pedestrian safety and do not impede public access on the sidewalk. Therefore, the design of the subdivision and proposed improvement would not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision.

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

The subdivision proposes to create 336 residential condominium units for a proposed development within a single lot. Architectural features and techniques are incorporated into the proposed Project which including roofing materials with three-year aged solar reflection and thermal emittance values consistent with the voluntary measures under the California Green Building Standards Code to natural cool the roof and reduce heat absorption, solar-rated windows to reflect heat and open to allow for natural cooling opportunities. Passive cooling opportunities are provided with private exterior balconies in 101 DU (30%) and 3,765 SF of common, landscaped, outdoor open space. Therefore, the design of the proposed subdivision provides sufficient future passive or natural heating and cooling opportunities.

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

The subdivision proposes to create 336 new residential condominium units. The 0.58-acre site is located on the south side of C Street between Third and Fourth avenues in the Civic/Core neighborhood of the DCP area. Development Impact Fees (DIF), school, water/sewer connection and other impact fees will be required at the building permit issuance. The Project will comply with the City's Inclusionary Housing Ordinance through payment of the in-lieu fee at the time of building permit issuance. The Project is located in an urban, developed neighborhood and served by existing public infrastructure, including improved right-of-way and water and sewer lines. The previously certified Downtown FEIR, with which this Project has been deemed consistent, evaluated the environmental impacts of the Downtown area at full build-out of 90,000 residents including the Project plans, environmental documentation, and public testimony to determine the effects of the proposed subdivision on the housing needs of the region. Those needs were balanced against the needs for public services and the available fiscal and environmental resources and it is found that the addition of seven commercial condominium units is consistent with the housing needs anticipated for Downtown.

BE IT FURTHER RESOLVED, that based on the Findings hereinbefore adopted by the Planning

Commission, Tentative Map No. 2413271 is hereby granted to the referenced Subdivider/Engineer

subject to the attached conditions which are made a part of this resolution by this reference.

Bу

James Alexander Senior Planner, Urban Division Development Services Department

ATTACHMENT: Tentative Map Conditions

Internal Order No. 24008521



					ΑΤΤΑ		ENT 13
71	NOTE:		G	ENERAL N	OTES		
97980 <u>KEY NOTES</u>	AN EMRA WILL BE PROCESS CONSTRUCTION DOCUMENTS TRASH RECEPTACLES, WATEH PAVEMENT, TEMPORARY SHO ENCROACHING INTO THE CIT	ED DURING THE PROCESSING OF FOR PRIVATE STORM DRAIN PIPE, R METER VAULT, ENHANCED DRING, AND LANDSCAPING Y'S R/W.	1. 2. 3.	EXISTING/PROPOSE MIXED USE) PLANI LAMBERT COORDIN NAD83 COORDINAT TOTAL AREA WITH GROSS FLOOR ARE	ED ZONING IS (NED DISTRICT C IATES: 201–17 TES: 1840–62 IN THE SUBDIV TA: 556,655 SH	ÉMPLOYMEI CIVIC/CORE 19 81 ISION BOUN	NT/RESIDENTIAL IDARY IS 0.58 AC
EXISTING CURB & GUTTE GUTTER PER CITY STANL	ER TO BE REMOVED AND REP. DARDS	LACED WITH TYPE 'G' CURB AND	4.	TOTAL NUMBER OF	F EXISTING LOT F PROPOSED LO	TS = 5 DTS = 1	
 2 EXISTING 6" CURB TO R. TRACKS, THE EXISTING C 3 EXISTING SIDEWALK TO E STANDARDS 4 EXISTING CURB RAMP TO 5 EXISTING STREET LIGHT 6 EXISTING BUILDING TO B. 7 EXISTING ASPHALT PARK 	EMAIN. SINCE THE CURB IS A CURB SHOULD NOT BE DEMOL BE REMOVED AND REPLACED D BE REMOVED AND REPLACE HANDHOLE TO BE REMOVED/ E DEMOLISHED (ING LOT TO BE DEMOLISHED TO BE REMOVED (BELOCATED)	DJACENT TO THE MTS TROLLEY ISHED OR RECONSTRUCTED. WITH ENHANCED SIDEWALK PER CSD D PER CITY STANDARDS RELOCATED/REMAIN AS NECESSARY	5.	THIS SUBDIVISION IN SECTION 4125 CALIFORNIA AND I MAP ACT. THE TO 336 COMPRISED C LOT SUMMARY: RESIDENTIAL HOTEL	IS A CONDOMII OF THE CIVIL (S FILED PURSU TAL NUMBER (F 336 RESIDEN – 336 UNITS (– 190 KEYS (NIUM PROJE CODE OF TI IANT TO TH OF CONDOM NTIAL COND (483 BEDR(90,159 SF)	ECT AS DEFINED HE STATE OF IE SUBDIVISION INIUM UNITS IS OMINIUM UNITS. DOMS)
9 EXISTING STREET LIGHT 9 EXISTING CATENARY/STR NECESSARY	RET LIGHT POLE TO BE REMO	DVED/RELOCATED/REFURBISHED AS		RETAIL PARKING GARAGE	– 1 UNIT (4,32 – 5 LEVELS U v.	25 SF) NDERGROUI	ND
1) EXISTING SIGN TO REMAN 1) EXISTING TRAFFIC SIGNA 12 EXISTING SLOT DRAIN TO 13 EXISTING TRASH RECEPT	A DE REFORBISHED AS NECE L POLE WITH COBRA STREET D BE REMOVED ACLE TO BE REMOVED/RELOC	LIGHT TO REMAIN CATED/REFURBISHED AS NECESSARY		205 – STAN 328 – VALE 533 – TOTA	I. IDARD SPACES T SPACES IL PARKING SP.	ACES	
 (14) EXISTING FIRE HIDRANT (15) EXISTING ELECTRIC HAND (16) EXISTING FIRE SERVICE NECESSARY (17) EXISTING TRAFFIC SIGNA (18) EXISTING SEWER LATERA PARKING STRUCTURE AN (19) EXISTING STREET TREE (20) LIMITS OF PROPOSED SU (21) EXISTING HISTORIC CONC 	TO REMAIN DHOLE TO BE REMOVED/RELO TO BE KILLED AND ASSOCIATI L HANDHOLE TO REMAIN L TO BE CAPPED AT THE LIN ID ABANDONED TO BE REMOVED (TYPICAL) JBTERRANEAN PARKING STRUE CRETE STAMP TO BE REMOVED	CATED/REMAIN AS NECESSARY ED METER BOX TO BE REMOVED AS MITS OF THE PROPOSED SUBTERRANEAN CTURE D AND RESET PER CITY STANDARDS	6. I 7	UTILITIES WATER: CITY OF SEWER: CITY OF GAS & ELECTRIC: FIRE AND POLICE CABLE T.V.: COX NOTE: UNDERGRO AVAILABLE GRADING	SAN DIEGO SAN DIEGO S.D.G.&E. PROTECTION: COMMUNICATIC DUND UTILITIES RECORDS.	CITY OF SI DNS SHOWN HE	AN DIEGO REON ARE FROM
(22) EXISTING SDG&E ELECTR NECESSARY	RIC MANHOLE/VAULT TO REMA	IN AND BE ADJUSTED TO GRADE AS		A. CUT AND FILL	SLOPES ARE P	ER THE TA	BLE BELOW:
23 EXISTING SDG&E ELECTR 24 EXISTING WATER SERVICE NECESSARY	RIC VAULT TO BE REMOVED/R E TO BE KILLED AND ASSOCI	ELOCATED/REMAIN AS NECESSARY ATED METER BOX TO BE REMOVED AS		EXCAVATION DEPTH (FEE	MAXIMUM SLOU UNDOCUM T) FILL S 1	PE RATIOS MENTED OILS	DENSE FORMATION
(25) EXISTING GAS VAULT TO (26) EXISTING COMMUNICATIO (27) EXISTING COMMUNICATIO (28) EXISTING BACKELOW PRI) BE REMOVED/RELOCATED/R. N MANHOLE TO BE REMOVED, N PULLBOX TO BE REMOVED, EVENTION DEVICE TO BE REMI	EMAIN AS NECESSARY /RELOCATED/REMAIN AS NECESSARY /RELOCATED/REMAIN AS NECESSARY)VED/RELOCATED/REMAIN AS NECESSAE	RY	5 TO 20 B. GRADING SHOW	1.5: N HEREON IS F	n 1 PRELIMINAR	1:1 Y AND MAY BE
29 EXISTING WATER VALVE 30 EXISTING STORM DRAIN 31 EXISTING CURB INLET TO	TO BE REMOVED/RELOCATED, GRATE INLET TO REMAIN D REMAIN	REMAIN AS NECESSARY		ALTERED DURIN C. UNDERGROUND WALLS WITH TH	EXCAVATION IS E-BACKS AND	;n. S SUPPORTE SOLDIER BI	ED BY SHORING EAMS.
(32) EXISTING PLANTER AREA (33) EXISTING PLANTER CURE (34) PROPOSED 12" PVC PRI (35) PROPOSED DRIVEWAY PE (36) PROPOSED TWO (2) SEF	N TO BE REMOVED AND REPL B TO BE REMOVED AND REPL VATE STORM DRAIN PIPE ER CITY STANDARDS PARATE 6" FIRE SERVICES	ACED IN KIND ACED IN KIND	8.	DRAINAGE A. DRAINAGE FACI SAN DIEGO ST, B. DRAINAGE EASE C. ALL DRAINAGE	LITIES TO BE C ANDARDS. EMENTS SHALL FROM LOT TO	CONSTRUCTI BE PROVID BE DIRECTI	ED PER CITY OF IED AS REQUIRED. ED TO STREET.
 37 PROPOSED 6" DOMESTIC 38 PROPOSED 2" IRRIGATIO 39 PROPOSED TWO (2) SEF 40 PROPOSED LARGE PRIVA 	WATER SERVICE (SPLIT THRU N SERVICE PARATE 2" COMMERCIAL SERV NTE WATER METER VAULT	DUGH TWO (2) 4" METERS IN VAULT)	9. 10	SCHOOLS: SAN DI D. BUILDING ADDRES THIS SUBDIVISION FROM THE STREE	EGO UNIFIED S SS NUMBERS FO SITE SHALL B T FRONTING TH	CHOOL DIS OR ALL STI BE VISIBLE HE SUBJEC	TRICT RUCTURES ON AND LEGIBLE T PROPERTY.
(4) PROPOSED TRANSFORME (42) NEW/RELOCATED/REFUR (43) EXISTING CURB RAMP TO (44) PROPOSED 10" SEWER L (45) EXISTING DRIVEWAY TO	K VAULI ACCESS LID BISHED STREET LIGHT O REMAIN ATERAL BE REMOVED	TOPOGRAPHY SHOWN ON THIS SITE PLAN IS BASED UPON AN AERIAL SURVEY BY PROJECT DESIGN CONSULTANTS IN OCTOBER 2019	11.	FOR MONUMENT INFORMATION SHO WAIVER PURPOSE RECORDATION OF	TIES AND SURV DWN ON SHEET S ONLY AND D A PARCEL MA	/EY DATA S 3 IS FOR DOES NOT 7 NP.	SEE SHEET 3. TENTATIVE MAP ALLOW THE
 (46) PROPOSED TRASH RECE (47) PROPOSED STREET TREE (48) EXISTING STORM DRAIN (49) ABANDONED WATER MET (50) PROPOSED SUBTERRANE 	PTACLE E WITH STRUCTURAL SOILS, T MANHOLE TO BE REMOVED/R FER BOX AND SERVICE TO BE AN TRANSFORMER VAULT	YP. ELOCATED/REMAIN AS NECESSARY REMOVED	12	CALIFURNIA BUILI TYPE OF CONSTR OCCUPANCY CLA: (MERCANTILE), R- (RESIDENTIAL AM	DING CODE: UCTION: TYPE SSIFICATION: B -2 (MULTI-FAN ENITY SPACES,	1A FULLY (COMMERC MLY RESIDE AND S-2	SPRINKLED VAL OFFICE), M INTIAL), A-3 (PARKING

(51) EXISTING SEWER LATERAL TO REMAIN (52) EXISTING PUBLIC 18" RCP STORM DRAIN (10914–2–D) TO BE TEMPORARILY REMOVED AND REALIGNED DURING CONSTRUCTION OF THE SUBTERRANEAN PARKING GARAGE AND REPLACED IN ULTIMATE LOCATION

GARAGE)

SITE AND PROPOSED BLDG. DATA:

53) EXISTING STEAM LINE TO REMAIN 54) PROPOSED 4' SEWER MANHOLE

55)EXISTING 9.4" CIPP LINED 10" VCP SEWER 0.35% SLOPE (SHOWN ON 35378–14–D & SPLASH) TO REMAIN 56) EXISTING 10" STEAM (SHOWN ON 13929–3–D) TO REMAIN

57) EXISTING 18" RCP STORM DRAIN PER 31303-D TO BE REMOVED (58) PROPOSED CONCRETE BUS PAD <u>SITE/PROJECT DATA:</u> 59) EXISTING SIDEWALK UNDERDRAINS

to be removed <u>PROJECT TEAM</u> EXISTING CONDITIONS 60) PROPOSED BMP (4'X6' EXISTING HISTORIC CALIFORNIA THEATRE MWS-L-4-6-UG MODULAR CIVIL ENGINEERS: PROJECT DESIGN CONSULTANTS, WETLAND UNIT) LOCATED IN THE (619) 235–6471 UNDERGROUND PARKING STRUCTUR ARCHITECT: CARRIER JOHNSON + CULTURE <u>PROPOSED USE</u> (61) PROPOSED BMP (270 SF LINED (619) 239-2353 41 STORY TOWER, 40 STORIES OF BIOFILTRATION PLANTER (BF-1)) GENERAL CONTRACTOR: XXXXXXXXX RESIDENTIAL, 1 LEVEL OF RETAIL AND LOCATED ON LEVEL 9 (XXX) XXX - XXXXLOBBY, AND 6 LEVELS OF (62) PROPOSED OVERHEAD BUILDING SUBTERRANEAN PARKING MARQUEE <u>EGAL DESCRIPTION</u> (63) PROPOSED 18" MIN. RCP PUBLIC <u>OWNER</u> LOTS E THROUGH I IN BLOCK 16 OF HORTON'S ADDITION. STORM DRAIN PIPE IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, CAYDON SAN DIEGO PROPERTY, LLC 64) PROPOSED STORM DRAIN CLEANOU 1415 LOUISIANA STREET, SUITE 4200 65 PROPOSED 10" PVC PRIVATE STORM STATE OF CALIFORNIA. HOUSTON, TX 77002 DRAIN PIPE (66) PROPOSED ONSITE IRRIGATION <u>DEVELOPER</u> ASSESSOR'S PARCEL NUMBERS BACKFLOW CAYDON USA APN 533-521-04 (67) PROPOSED ONSITE TWO STACKED 1415 LOUISIANA STREET, SUITE 4200 APN 533-521-05 DOMESTIC WATER BACKFLOWS HOUSTON, TX 77002 APN 533-521-08 68 PROPOSED ONSITE FIRE BACKFLOWS (832) 975–1913 GENERAL NOTES <u>BENCHMARK</u> ZONING DESIGNATION CITY OF SAN DIEGO BRASS PLUG AT THE NORTHEAST CCPD-CORE . ABOVE GROUND ENCROACHMENTS CURB RETURN OF THIRD AVENUE AND "B" STREET. ARE LIMITED TO 4' (MAX) STARTING AT ELEVATION: 51.464' NGVD29 (MEAN SEA LEVEL) 8' ABOVE SIDEWALK AND AT 1:1 RATIO INDEX NO. 2018–17198 PER SAN DIEGO CÍTY VERTICAL 2. NO PUBLIC WATER, SEWER, OR CONTROL BOOK GENERAL UTILITY EASEMENTS ARE PREPARED BY: UNDER REVIEW FOR THIS PROPERTY PROJECT DESIGN CONSULTANTS Name: 3. PROJECT WILL BE CONDITIONED TO 701 'B' STREET, SUITE 800 OBTAIN A GRADING PERMIT Address: SAN DIEGO, CA 92101 PROFESSI JUNE 25, 2020 Phone no. _(619) 235-6471 ORY M. SAU Revision 🗆 Revision **PROJECT ADDRESS:** Revision 3 No. 42951 1111 3RD AVENUE ₩ Exp. 03-31-22 Revision SAN DIEGO, CA 92101 CIVIL E OF CALIY PROJECT NAME: APRIL 4, 2020 Original Date: CALIFORNIA THEATRE DATED: <u>SHEET TITLE:</u> TENTATIVE MAP CITY PROJECT NUMBER 657138 DEP#

RESIDENTIAL CONDOMINIUM UNIT INFORMATION

STUDIO UNITS Image: structure of the structure of t	Unit	Unit Count:	BR Count:	DEN Count:	Unit NRSF
S3 10 10 511 S3a 1 1 507 S3b 1 1 504 S2 15 15 432 S5 17 17 540 S6 2 2 597 S2.1 17 17 438 Subtal A 68 68 33.087 Subtal A 68 68 33.087 Subtal A 68 68 666 A1 6 6 644 A2 3 3 751 A3 8 8 636 A4 1 779 A41 10 10 811 A3 8 8 636 A4 1 779 A41 10 10 817 A5a 3 3 995 A6 11 1 761 A5a 3 3 767 A6a 1 1 761 A5a 1 1 761 A5a 1 1 762 A5a 8 8 970 A5a 1 1 765 <td>STUDIO UNITS</td> <td></td> <td></td> <td></td> <td></td>	STUDIO UNITS				
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Size 3 3 500 S2 15 16 432 S5 17 17 540 S6 2 2 587 S2 17 17 436 S2.1 17 17 436 S2.1 17 17 436 S2.1 17 17 436 Sobbal A 68 68 3.087 A1 6 6 644 A2 3 3 751 A3 8 6 636 A4 1 1 779 A4a 1 1 807 A3 3 895 8 A6a 11 11 776 A2 4 4 760 A2a 1 1 767 A3 1 1 767 A2a 1 1 767 A2a 1	S3a S3b	1	1		507
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S6 17 17 540 S6 2 2 593 S6 2 2 593 S9 2 2 593 Subobal A 68 68 33,087 T T 7 438 Subobal A 68 68 644 A2 3 3 751 A3 8 8 636 A4 5 5 774 A4 1 1 807 A3.4 1 1 807 A3.4 1 1 779 A4.1 1 1 807 A3.4 1 1 774 A4.1 1 774 A4.1 1 774 A4.2 4 4 765 A4.2 4 1 774 A1.1 1 776 A A1.2 1 1 7	S2	15	15		432
30 2 2 30 751 30 30 751 30 30 751 30 30 751 30 30 751 30 30 751 30 30 751 30 30 751 30 30 751 30 30 751 30 30 751 30 30 751 30	S5	17	17		540
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Subbala 68 68 33,087 IBDRMUNITS - - - A1 6 6 - A2 3 3 - A3 8 8 636 A4 5 5 - A4 1 1 - A5 3 3 - A5 3 3 - A6a 1 1 - - A1 3 3 - - A2 4 4 - - A5 5 970 - - A1 1 1 - - A2.2 5 5 977 - A4.2a 1 1	S2.1	17	17		438
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A4a 1 1 779 A4.1 10 10 811 A2.1 1 1 807 A3.4 1 1 694 A5 3 3 895 A6 11 11 766 A4.2 4 4 760 A7 6 6 774 A1.1 3 3 767 A3.6 11 11 771 A1.2 14 14 805 A1.2 14 14 805 A1.2 14 14 807 A5a 8 8 970 A5a 8 8 970 A5a 8 8 970 A4.2 1 1 796 A4.2a 1 1 797 Subtotal A 109 109 86.131 T 1 1 1973 A6 8 8 870 A63 5 5 5 A2a 1 1 1 A2a 1 1 1973 A6.31 1 1 930 Subtotal A <t< td=""><td>A4</td><td>5</td><td>5</td><td></td><td>774</td></t<>	A4	5	5		774
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A7 6 6 774 A7 6 6 774 A1.1 3 3 767 A3.6 11 11 771 A1.2 14 14 805 A1.2a 1 1 800 A5a 8 8 970 A5b 1 1 1162 A22 5 5 970 A22a 1 1 780 A4.2b 1 1 780 A4.2b 1 1 780 A4.2b 1 1 1 A2b 1 1 1 A2b 1 1 1 A2b 1 1 1 A3a 12 12 12 A8 12 12 12 A8a 51 51 59 A1 1 1 930 Subtotal A 51	A6a	1			746
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A3.6 11 11 771 A1.2 14 14 805 A1.2a 1 1 800 A5a 8 8 970 A5b 1 1 1.162 A22 5 5 920 A22a 1 1 915 A4.2a 1 1 787 Subtotal A 109 109 86,131 BDRM + DEN - - - A9 8 8 8.70 A9 8 8 8.70 A9 8 8 8.70 A9 8 8 8.70 A8a 12 12 12 A9 8 8 8.70 A8a 12 12 937 A8a 12 12 938 A7.1 21 21 21 B1 1 2 982 B1 1 2 980 Subtotal A 51 51 49 <td>A1.1</td> <td>3</td> <td>3</td> <td></td> <td>767</td>	A1.1	3	3		767
A1.2 14 14 805 A1.2a 1 1 800 A5a 8 8 970 A5b 1 1 1.162 A2.2 5 5 920 A2.2a 1 1 785 A4.2a 1 1 790 A4.2a 1 1 790 A4.2a 3 3 797 Subtotal A 109 109 86.131 TBDRM+DEN	A3.6	11	11		771
ASa i i i 000 ASa 8 8 970 ASb 1 1 1162 A22 5 5 920 A42a 1 1 915 A42a 1 1 780 A42b 1 1 780 A42c 3 3 797 Subtotal A 109 109 86,131 A 1 1 1 945 A9a 1 1 1 945 A8a 8 8 870 A9a 1 1 1 945 A8a 5 5 938 7.1 A1 2 12 980 37.1 Subtotal A 51 51 49 45.988 B1 1 2 980 38 B1a 1 2 1.003 1.14 B1.1 1	A1.2	14	14		805
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A2.2a 1 1 1 765 A4.2a 1 1 1 765 A4.2b 1 1 1 790 A4.2c 3 3 797 Subtotal A 109 109 86,131 1 1 1 945 A9 8 8 8 8 A5.1 1 1 1 973 A8a 12 12 12 937 A8a 15 5 6 938 A7.1 21 21 21 883 A92 1 1 1 930 Subtotal A 51 51 49 45,988 C 2 883 33 977 B1 1 2 980 80 B1b 1 2 980 80 B1a 1 2 1,003 1.04 B2 1 2 1,030 1.14 B1.2 7 14 1,051 </td <td>A2.2</td> <td>5</td> <td>5</td> <td></td> <td>920</td>	A2.2	5	5		920
rtcd 1 1 795 A4.2b 3 3 797 Subtotal A 109 109 86,131 1 109 109 86,131 1 1 1 90 797 Subtotal A 109 109 86,131 1 1 1 1 90 86,131 1 A9a 1 1 1 945,35 5 5 938,37 A5.1 1 1 1 937 88 12 12 1860 A10 2 2 883 892 1 1 1 930 Subtotal A 51 51 49 45,988 1 2 1,003 B1 1 2 980 1 1 2 1,003 B1.1 1 2 1,003 1 1,44 1,061 B2 1 2 1,105 1	A2.2a	1	1		915
A.2.co 3 3 797 Subtotal A 109 109 86,131 A9 8 8 8 A9 8 8 8 A9 1 1 1 A9 8 8 8 870 A9a 1 1 1 973 A8 12 12 937 A8 12 12 937 A8 5 5 938 A10 2 2 863 A9.2 1 1 1 930 Subtotal A 51 51 49 45,988 B1 1 2 982 880 B1b 1 2 977 14 1,051 B2 1 2 1,003 1.04 1.051 B2 1 2 1,141 1.051 1.04 B3 5 10 1.044 1.063	A4.2a	1	1		765 790
Subtotal A 109 109 86,131 I IBDRM + DEN Image: Constraint of the second sec	A4.2c	3	3		797
IBDRN + DEN Image: Constraint of the second se	Subtotal A	109	109		86,131
1 BDRM + DEN - - - A9 8 8 8 870 A9a 1 1 1 945 A5.1 1 1 1 973 A8a 5 5 938 A7.1 21 21 21 883 A9.2 1 1 1 930 Subtotal A 51 51 49 45,988 B1 1 2 982 980 B1a 1 2 980 977 B1.1 2 1,033 977 14 1,051 B2 7 14 1,051 12 1,048 B4 2 4 1,063 12 1,048 B5 1 2 1,174 136 B6 1 2 1,144 164 B6a 1 2 1,148 155 B6 1 2 <					
A9 8 8 8 870 A9a 1 1 1 973 A5.1 1 1 1 973 A8 12 12 12 937 A8a 5 5 938 A7.1 21 21 21 883 A9.2 1 1 1 930 Subtotal A 51 51 49 45,988 2 BDRM UNITS	1 BDRM + DEN				
Ava 1 1 1 1 1 945 A5.1 1 1 1 1 1 973 A8a 5 5 938 A7.1 21 21 21 880 A10 2 2 883 A9.2 1 1 1 930 Subtotal A 51 51 49 45,988 2 BDRM UNITS	A9	8	8	8	870
A8 12 12 12 12 937 A8 5 5 938 A7.1 21 21 21 880 A10 2 2 883 A9.2 1 1 1 930 Subtotal A 51 51 49 45,988 2 BDRM UNITS 980 980 980 B1 1 2 982 B1a 1 2 980 B1.1 1 2 1,003 B1.1 1 2 1,030 B1.2 7 14 1,051 B2 1 2 1,048 B4 2 4 1,063 B5 1 2 1,148 B6a 1 2 1,148 B6a 1 2 1,245 B9 2 4 1,262 B9a 1 2 1,244	A9a A5 1	1	1	1	945
A8a 5 5 938 A7.1 21 21 21 880 A10 2 2 883 A9.2 1 1 1 930 Subtotal A 51 51 49 45,988 2 BDRM UNITS	A8	12	12	12	937
A7.1 21 21 21 880 A10 2 2 883 A9.2 1 1 1 930 Subtotal A 51 51 49 45,988 2 BDRM UNITS	A8a	5	5	5	938
A10 2 2 883 A9.2 1 1 1 930 Subtotal A 51 51 49 45,988 2 BDRM UNITS	A7.1	21	21	21	880
A9.2 1 1 1 1 930 Subtotal A 51 51 49 45,988 2 BDRM UNITS	A10	2	2	1	883
2 BDRM UNITS - - B1 1 2 962 B1a 1 2 980 B1b 1 2 977 B1.1 1 2 1,003 B1.1a 1 2 1,005 B2 1 2 1,005 B3 5 10 1,048 B4 2 4 1,005 B5 1 2 1,164 B6a 1 2 1,117 B8.1 2 4 1,025 B8.1a 9 18 1,253 B9 2 4 1,244 B9a 1 2 1,311 B10 4 8 1,231 B7 22 44 1,264 B9c 1 2 1,149 B7 22 44 1,156 B7 1 2 1,149 B7	Subtotal A	51	51	49	45,988
2 BDRM UNITS Image: style					
B1 1 2 982 B1a 1 2 980 B1b 1 2 977 B1.1 1 2 1,003 B1.1a 1 2 1,030 B1.2 7 14 1,051 B2 1 2 1,005 B3 5 10 1,048 B4 2 4 1,063 B5 1 2 1,144 B6 1 2 1,148 B6a 1 2 1,148 B6a 1 2 1,245 B8.1a 9 18 1,253 B9 2 4 1,244 B9a 1 2 1,245 B9b 2 4 1,262 B9b 2 4 1,264 B9c 1 2 1,149 B7c 2 1,149 B7c 1 2 1,149 B7c 1 2 1,141 S	2 BDRM UNITS				
B1a 1 2 980 B1b 1 2 977 B1.1 1 2 1,003 B1.1a 1 2 1,030 B1.2 7 14 1,051 B2 1 2 1,005 B3 5 10 1,048 B4 2 4 1,063 B5 1 2 1,144 B6a 1 2 1,148 B6a 1 2 1,148 B6a 1 2 1,148 B6a 1 2 1,245 B6a 1 2 1,245 B7 2 4 1,262 B9a 2 4 1,262 B9b 2 4 1,264 B9c 1 2 1,149 B7C 1 2 1,149 B7c 1 2 1,149 B7c 1 2 1,149 B7c 1 2 1,347	B1	1	2		982
B1b 1 2 977 B1.1 1 2 1,003 B1.1a 1 2 1,003 B1.2 7 14 1,051 B2 1 2 1,005 B3 5 10 1,048 B4 2 4 1,063 B5 1 2 1,144 B6a 1 2 1,148 B6a 1 2 1,117 B8.1 1 2 1,245 B8.1a 9 18 1,253 B9 2 4 1,262 B9b 2 4 1,262 B9b 2 4 1,264 B9c 1 2 1,311 B10 4 8 1,231 B7 22 44 1,156 B7a 1 2 1,149 B7c 1 2 1,149 B7c 1 2 1,149 B7c 1 2 1,149	B1a	1	2		980
B1.1a 1 2 1,030 B1.1a 1 2 1,030 B1.2 7 14 1,051 B2 1 2 1,005 B3 5 10 1,048 B4 2 4 1,063 B5 1 2 1,148 B6a 1 2 1,148 B6a 1 2 1,148 B6a 1 2 1,245 B8.1a 9 18 1,253 B9 2 4 1,262 B9a 1 2 1,244 B9a 1 2 1,261 B9b 2 4 1,262 B9c 1 2 1,311 B10 4 8 1,231 B7 22 44 1,129 B7b 1 2 1,149 B7c 1 2 1,149 B7c 1 2 1,415 C2,1 5 15 1	B1D B1 1	1	2		977
B1.2 7 14 1,051 B2 1 2 1,005 B3 5 10 1,048 B4 2 4 1,063 B5 1 2 1,148 B6 1 2 1,148 B6a 1 2 1,148 B6a 1 2 1,117 B8.1 1 2 1,245 B8.1a 9 18 1,253 B9 2 4 1,244 B9a 1 2 1,215 B9b 2 4 1,264 B9c 1 2 1,311 B10 4 8 1,231 B7 22 44 1,156 B7a 1 2 1,149 B7c 1 2 1,149 B7c 1 2 1,149 B7c 1 2 1,149 Subtotal B G6 1 3 1,415 <td>B1.1a</td> <td>1</td> <td>2</td> <td></td> <td>1,030</td>	B1.1a	1	2		1,030
B2 1 2 1,005 B3 5 10 1,048 B4 2 4 1,063 B5 1 2 1,164 B6 1 2 1,148 B6a 1 2 1,148 B6a 1 2 1,148 B6b 1 2 1,147 B8.1a 9 18 1,245 B8.1a 9 18 1,244 B9a 1 2 1,244 B9c 2 4 1,262 Byb 2 4 1,264 Byc 1 2 1,311 B7 22 44 1,156 B7a 1 2 1,149 B7c 1 2 1,149 B7c 1 2 1,143 Subtotal B 69 138 79,155 Subtotal B 1 3 1,445 C2.1 5 15 1,406 C7 2 6 <td>B1.2</td> <td>7</td> <td>14</td> <td></td> <td>1,051</td>	B1.2	7	14		1,051
B3 5 10 1,048 B4 2 4 1,063 B5 1 2 1,164 B6 1 2 1,148 B6a 1 2 1,148 B6a 1 2 1,148 B6a 1 2 1,148 B6b 1 2 1,148 B6b 1 2 1,177 B8.1a 9 18 1,245 B8.1a 9 18 1,244 B9a 1 2 1,244 B9a 1 2 1,244 B9c 1 2 1,311 B10 4 8 1,231 B7 22 44 1,156 B7a 1 2 1,149 B7c 1 2 1,149 B7c 1 2 1,143 Subtotal B 69 138 79,155 Subtotal B 1 3 1,415 C2.1 5 15<	B2	1	2		1,005
B5 1 2 1,100 B5 1 2 1,148 B6a 1 2 1,148 B6a 1 2 1,148 B6a 1 2 1,138 B6b 1 2 1,117 B8.1a 9 18 1,253 B9 2 4 1,244 B9a 1 2 1,262 Byb 2 4 1,264 B9c 1 2 1,311 B10 4 8 1,231 B7 22 44 1,156 B7a 1 2 1,149 B7c 1 2 1,149 B7c 1 2 1,143 Subtotal B 69 138 79,155 2 BDRM + DEN	B3 B4	5	4		1,048
B6 1 2 1,148 B6a 1 2 1,138 B6b 1 2 1,117 B8.1 1 2 1,245 B8.1a 9 18 1,223 B9 2 4 1,244 B9a 1 2 1,244 B9a 2 4 1,244 B9c 1 2 1,262 B9b 2 4 1,261 B7 2 4 1,261 B7 1 2 1,311 B10 4 8 1,231 B7 22 44 1,156 B7a 1 2 1,149 B7c 1 2 1,149 B7c 1 2 1,143 Subtotal B 69 138 79,155 C6 1 3 1,415 C6 1 3 1,645 C10 7 21 1,632 C21 5 15 <	B5	1	2		1,164
B6a 1 2 1,138 B6b 1 2 1,117 B8.1 1 2 1,245 B8.1a 9 18 1,253 B9 2 4 1,262 B9b 2 4 1,264 B9c 1 2 1,262 B9b 2 4 1,264 B9c 1 2 1,311 B10 4 8 1,231 B7 22 44 1,156 B7a 1 2 1,149 B7c 1 2 1,149 B7c 1 2 1,149 B7c 1 2 1,143 Subtotal B 69 138 79,155 2 BDRM + DEN	B6	1	2		1,148
1 2 1,117 B8.1 1 2 1,245 B8.1a 9 18 1,253 B9 2 4 1,244 B9a 1 2 1,262 Byb 2 4 1,264 Byc 1 2 1,311 B10 4 8 1,231 B7 22 44 1,166 B7a 1 2 1,149 B7c 1 2 1,149 B7c 1 2 1,149 B7c 1 2 1,143 Subtotal B 69 138 79,155 2 BRM + DEN	вба	1	2		1,138
B8.1a 9 18 1,253 B9 2 4 1,253 B9 2 4 1,262 Byb 2 4 1,264 Byc 1 2 1,311 B10 4 8 1,231 B7 22 44 1,166 B7a 1 2 1,149 B7c 1 2 1,149 B7c 1 2 1,149 B7c 1 2 1,143 Subtotal B 69 138 79,155 Subtotal B Subtotal B Subtotal B C6 1 3 1,415 C2.1 5 15 1,406 C7 2 6 1,347 C8 1 3 1,645 C10 7 21 1,632 C21 5 15 1,260 C4 1 3	B8.1	1	2		1.245
B9 2 4 1,244 B9a 1 2 1,262 B9b 2 4 1,264 B9c 1 2 1,311 B10 4 8 1,231 B7 22 44 1,156 B7a 1 2 1,149 B7c 1 2 1,149 B7c 1 2 1,149 B7c 1 2 1,143 Subtotal B 69 138 79,155 2 BDRM + DEN	B8.1a	9	18		1,253
B9a 1 2 1,262 B9b 2 4 1,264 B9c 1 2 1,311 B10 4 8 1,231 B7 22 44 1,156 B7a 1 2 1,129 B7b 1 2 1,149 B7c 1 2 1,143 Subtotal B 69 138 79,155 2 BRM + DEN	B9	2	4		1,244
2 4 1,204 B9c 1 2 1,311 B10 4 8 1,231 B7 22 44 1,156 B7a 1 2 1,149 B7c 1 2 1,149 B7c 1 2 1,143 Subtotal B 69 138 79,155 2 BDRM + DEN	вуа В9h	1	2 4		1,262
B10 4 8 1,231 B7 22 44 1,156 B7a 1 2 1,129 B7b 1 2 1,149 B7c 1 2 1,143 Subtotal B 69 138 79,155 2 BDRM + DEN	B9c	1	2		1,311
B7 22 44 1,156 B7a 1 2 1,129 B7b 1 2 1,149 B7c 1 2 1,143 Subtotal B 69 138 79,155 2 BDRM + DEN - - 2 BDRM + DEN - - Subtotal B - - - C6 1 3 1,415 C2.1 5 15 1,406 C7 2 6 1,347 C8 1 3 1,645 C10 7 21 1,632 C21 1 3 1,260 C4 1 3 1,289 C5 8 24 1,377 Subtotal B 36 108 51,103 C4.1 <td< td=""><td>B10</td><td>4</td><td>8</td><td></td><td>1,231</td></td<>	B10	4	8		1,231
pra 1 2 1,129 B7b 1 2 1,149 B7c 1 2 1,143 Subtotal B 69 138 79,155 2 BDRM + DEN	B7	22	44		1,156
Image: Substrain of the system Image: System <th< td=""><td>в/а В7h</td><td>1</td><td>2</td><td></td><td>1,129</td></th<>	в/а В7h	1	2		1,129
Subtotal B 69 138 79,155 2 BDRM + DEN	B7c	1	2		1,143
2 BDRM + DEN	Subtotal B	69	138		79,155
Subtotal B Image: Constraint of the system Image: Consystem I	2 BDRM + DEN				
C6 1 3 1,415 C2.1 5 15 1,406 C7 2 6 1,347 C8 1 3 1,645 C10 7 21 1,632 C11 1 3 1,665 C2 5 15 1,325 C3 5 15 1,260 C4 1 3 1,289 C5 8 24 1,377 Subtotal B 36 108 51,103 C4.1 1 3 1 1,866 C9 1 3 1 1,632 Subtotal S 3 9 3 5,039	3 BDRM UNITS				
C2.1 5 15 1,406 C7 2 6 1,347 C8 1 3 1,645 C10 7 21 1,632 C11 1 3 1,665 C2 5 15 1,325 C3 5 15 1,260 C4 1 3 1,289 C5 8 24 1,377 Subtotal B 36 108 51,103 C4.1 1 3 1 C4.1 1 3 1 1,866 C9 1 3 1 1,632 Subtotal S 3 9 3 5,039	C6	1	3		1,415
C7 2 6 1,347 C8 1 3 1,645 C10 7 21 1,632 C11 1 3 1,665 C2 5 15 1,325 C3 5 15 1,260 C4 1 3 1,289 C5 8 24 1,377 Subtotal B 36 108 51,103 C4.1 1 3 1 1,866 C9 1 3 1 1,632 Subtotal S 3 9 3 5,039	C2.1	5	15		1,406
Co 1 3 1,645 C10 7 21 1,632 C11 1 3 1,665 C2 5 15 1,325 C3 5 15 1,260 C4 1 3 1,289 C5 8 24 1,377 Subtotal B 36 108 51,103 C4.1 1 3 1 C4.1 1 3 1 1,866 C9 1 3 1 1,632 Subtotal S 3 9 3 5,039	C7	2	6		1,347
No.0	C0 C10	1	3 21		1,645
C2 5 15 1,325 C3 5 15 1,260 C4 1 3 1,289 C5 8 24 1,377 Subtotal B 36 108 51,103 C4.1 C4.1 1 3 1 1,866 C9 1 3 1 1,541 C12 1 3 1 1,632 Subtotal S 3 9 3 5,039	C11	1	3		1,665
C3 5 15 1,260 C4 1 3 1,289 C5 8 24 1,377 Subtotal B 36 108 51,103 3 BDRM + DEN C4.1 1 3 1 1,866 C9 1 3 1 1,541 C12 1 3 1 1,632 Subtotal S 3 9 3 5,039	C2	5	15		1,325
1 3 1,289 C5 8 24 1,377 Subtotal B 36 108 51,103 3 BDRM + DEN	C3	5	15		1,260
Subtotal B 36 108 51,103 3 BDRM + DEN	04 C5	1 R	3		1,289
3 BDRM + DEN 100 01,100 C4.1 1 3 1 1,866 C9 1 3 1 1,541 C12 1 3 1 1,632 Subtotal S 3 9 3 5,039	Subtotal B	36	108		51.103
3 BDRM + DEN 1 3 1 1,866 C9 1 3 1 1,541 C12 1 3 1 1,632 Subtotal S 3 9 3 5,039					
C4.1 1 3 1 1,866 C9 1 3 1 1,541 C12 1 3 1 1,632 Subtotal S 3 9 3 5,039					
C9 1 3 1 1,541 C12 1 3 1 1,632 Subtotal S 3 9 3 5,039	C4.1	1	3	1	1,866
C12 1 3 1 1,632 Subtotal S 3 9 3 5,039	C9	1	3	1	1,541
Sudtotal S 3 9 3 5,039		1	3	1	1,632
	Suntotal S	3	ı 9	3	5.039

<u>NOTE:</u>	
UNIT COUNT MATRIX SHOWN WAS RECEIVED FRO	ЭМ
THE ARCHITECT VIA EMAIL ON 08/26/2020.	

CALIFORNIA THEATRE TENTATIVE MAP NO. 2413271 PROJECT NO. 657138, SDP NO. 2397979, NUP NO. 2397980



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





<u>SITE/PROJECT DATA:</u> PROJECT TEAM

CIVIL ENGINEERS: PROJECT DESIGN CONSULTANTS, (619) 235–6471 ARCHITECT: CARRIER JOHNSON + CULTURE (619) 239–2353 GENERAL CONTRACTOR: XXXXXXXXX (XXX) XXX–XXXX

LEGAL DESCRIPTION

LOTS E THROUGH I IN BLOCK 16 OF HORTON'S ADDITION, IN_THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA.

ASSESSOR'S PARCEL NUMBERS APN 533-521-04 APN 533-521-05

APN 533–521–08

<u>PROJECT NAME:</u>

<u>SHEET TITLE:</u>

CALIFORNIA THEATRE

_____CITY_PROJECT_NUMBER_657138

TENTATIVE MAP

<u>BENCHMARK</u>

CITY OF SAN DIEGO BRASS PLUG AT THE NORTHEAST CURB RETURN OF THIRD AVENUE AND "B" STREET. ELEVATION: 51.464' NGVD29 (MEAN SEA LEVEL) INDEX NO. 2018–17198 PER SAN DIEGO CÍTY VERTICAL CONTROL BOOK <u>PREPARED BY:</u> PROJECT DESIGN CONSULTANTS

Name:	PROJECT DESIGN CONSULTAINTS		
Address:	701 [°] B' STREET, SUITE 800		
	SAN DIEGO, CA 92101		
Phone no.	(619) 235–6471	Revision	1:
		Revision	2:
<u>1111 3F</u>	ND AVENUE	Revision	3:
SAN DI	EGO, CA 92101	— Revision	4:

No. 42951 STATE OF CALIF

DATED:

SITE AND PROPOSED BLDG. DATA:

EXISTING CONDITIONS EXISTING HISTORIC CALIFORNIA THEATRE

<u>PROPOSED USE</u> 41 STORY TOWER, 40 STORIES OF

RESIDENTIAL, 1 LEVEL OF RETAIL AND LOBBY, AND 6 LEVELS OF SUBTERRANEAN PARKING

<u>OWNER</u> CAYDON SAN DIEGO PROPERTY, LLC 1415 LOUISIANA STREET, SUITE 4200 HOUSTON, TX 77002

<u>DEVELOPER</u>

Sheet

DEP#

CAYDON USA 1415 LOUISIANA STREET, SUITE 4200 HOUSTON, TX 77002 (832) 975–1913

ZONING DESIGNATION CCPD-CORE

Revision 3:		
Revision 4:		
Driginal Date:	APRIL 4, 2020	

JUNE 25, 2020



-80'

40'

26⁷⁵×

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SITE

VARIES

10400



CALIFORNIA THEATRE TENTATIVE MAP NO. 2413271 PROJECT NO. 657138, SDP NO. 2397979, NUP NO. 2397980



40' 19' 19' SECTION: 3RD AVENUE NO SCALE

•	<u>SITE AND PROPOSED BLDG. DATA:</u>
	EXISTING CONDITIONS
T DESIGN CONSULTANTS, 235–6471	EXISTING HISTORIC CALIFORNIA THEATRE
NSON + CULTURE 35.3	PROPOSED USE
XXXXXXXXXX (XXX) XXX-XXXX	41 STORY TOWER, 40 STORIES OF RESIDENTIAL, 1 LEVEL OF RETAIL AND LOBBY, AND 6 LEVELS OF SUBTERRANEAN PARKING
CK 16 OF HORTON'S ADDITION, D, COUNTY OF SAN DIEGO,	<u>OWNER</u> CAYDON SAN DIEGO PROPERTY, LLC 1415 LOUISIANA STREET, SUITE 4200 HOUSTON, TX 77002
I <u>MBERS</u>	<u>DEVELOPER</u> CAYDON USA 1415 LOUISIANA STREET, SUITE 4200 HOUSTON, TX 77002 (832) 975–1913
	ZONING DESIGNATION
VENUE AND "B" STREET. 9 (MEAN SEA LEVEL) PER SAN DIEGO CITY VERTICAL	COL
SIGN CONSULTANTS	
EET, SUITE 800	
CA 92101	
5471	Revision 1:JUNE 25, 2020
	Revision 2:
	Revision 3:
1	Revision 4:
	Original Date: <u>APRIL</u> 4, 2020
	Sheet 3 of 7
R 657138	
	DEP#







File Name P: \4398\Engr\DWG_Plans\Entitlement\Tentative Map\4398 TM 04.dwg, Date Plotted Last 8/27/2020 11:10:12 AM

CALIFORNIA THEATRE TENTATIVE MAP NO. 2413271 PROJECT NO. 657138, SDP NO. 2397979, NUP NO. 2397980

NOTES

THE CALIFORNIA THEATRE DEVELOPMENT INTENDS TO CONSOLIDATE LOTS E-I OF BLOCK 16 OF HORTON'S ADDITION, CITY OF SAN DIEGO. STATE OF CALIFORNIA. INTO A SINGLE LOT VIA THE FINAL MAP FOR THE CALIFORNIA THEATRE PROJECT.

ALL PROPERTY CORNERS WILL BE SET AND A ONE LOT FINAL MAP WILL BE FILED UPON APPROVAL OF THE TENTATIVE MAP. A DETAILED PROCEDURE OF SURVEY WILL BE SHOWN ON THE FINAL MAP.

THIS SHEET WAS CREATED TO ILLUSTRATE THE MAPPING OF THIS PROJECT AT A TENTATIVE MAP LEVEL AND SHOULD NOT BE USED IN PLACE OF A FINAL MAP TO SET MONUMENTS OR CREATE A LEGAL LOT.

LEGEND

	INDICATES PARCEL MAP BO
	INDICATES SURVEY REFEREN
	INDICATES FOUND MONUMEN
	INDICATES FOUND NAIL 8 8195" PER ROS 12312
	FOUND LEAD & DISC MAR SURVEYOR" PER CR 35507
	INDICATES WILL SET LEAD 7019" IN CONCRETE PROLONGATION OF LOT LINE
0	INDICATES WILL SET GII STAMPED "LS 7019" IN AC
()	INDICATES RECORD DATA P
[]	INDICATES RECORD DATA P
{}	INDICATES RECORD DATA P
< >	INDICATES RECORD DATA SHEETS NO. 47 & 59
(())	INDICATES RECORD DATA P

SURVEYOR OF WORK

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





BASIS OF BEARINGS

NO. 14492.

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA

COORDINATE SYSTEM OF 1983, ZONE 6, EPOCH 1991.35 AND IS

DETERMINED BY G.P.S. MEASUREMENTS TAKEN IN JULY 2019 AT

ESTABLISHED FROM FIRST ORDER G.P.S. STATION NO. 165 AND

FIRST ORDER G.P.S. STATION NO. 174 PER RECORD OF SURVEY

POINT 'A' AND 'B' SHOWN HEREON. SAID POINTS WERE

BEARING FROM POINT 'A' TO 'B' IS: NORTH 0°06'32" EAST

CONVERGENCE ANGLE AT POINT 'A' EL.=50.62' (N.G.V.D. 29)

OUNDARY NCE LINE NT AS NOTED & DISC MARKED "RCE RKED "SAN DIEGO CITY

& DISC STAMPED "LS SIDEWALK AT 7'

IN SPIKE & WASHER AS SHOWN HEREON PER ROS 11304 PER HORTON'S ADDITION PER ROS 12312

PER CITY TIE POINT PER CR 38189



DATED:

<u>SITE/PROJECT DATA:</u> PROJECT TEAM

CIVIL ENGINEERS: PROJECT DESIGN CONSULTANTS, (619) 235–6471 ARCHITECT: CARRIER JOHNSON + CULTURE (619) 239-2353 GENERAL CONTRACTOR: XXXXXXXXX (XXX) XXX - XXXX

LEGAL DESCRIPTION LOTS E THROUGH I IN BLOCK 16 OF HORTON'S ADDITION, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA.

ASSESSOR'S PARCEL NUMBERS APN 533-521-04

APN 533-521-05 APN 533-521-08

<u>BENCHMARK</u> CITY OF SAN DIEGO BRASS PLUG AT THE NORTHEAST CURB RETURN OF THIRD AVENUE AND "B" STREET. ELEVATION: 51.464' NGVD29 (MEAN SEA LEVEL) INDEX NO. 2018–17198 PER SAN DIEGO CÍTY VERTICAL CONTROL BOOK PREPARED BY: DDO IECT DESICN CONSULTANTS

Name:			
Address:	701 'B' STREET, SUITE 800		
	SAN DIEGO, CA 92101		
Phone no.	(619) 235–6471		
PROJECT ADDRESS:			
1111 <i>3</i> R	D AVENUE		

SAN DIEGO, CA 92101

<u>PR</u>	OJECT NAME:	
	CALIFORNIA	THEA TRE

<u>SHEET TITLE:</u> TENTATIVE MAP CITY PROJECT NUMBER 657138

MONUMENT NOTES

- 1 FOUND LEAD & DISC MARKED "LS 5292" PER ROS 11304. S0°6'46"W 0.43' FROM 7' X 7' BLOCK OFFSET; ACCEPTED AS MONUMENT ON 7 FOOT OFFSET LINE IN NORTH-SOUTH DIRECTION ONLY. EXISTING MONUMENT TO BE DESTROYED BY CONSTRUCTION AND TO BE REPLACED AS SHOWN HEREON. SEE DETAIL 1 LEFT.
- POINT 'B' FOUND LEAD & DISC MARKED "LS 5292" PER ROS 11304. S0°06'32"W 0.25' FROM 7' X 7' BLOCK OFFSET; ACCEPTED AS MONUMENT ON 7 FOOT OFFSET LINE IN NORTH-SOUTH DIRECTION ONLY. EXISTING MONUMENT TO BE DESTROYED BY CONSTRUCTION AND TO BE REPLACED AS SHOWN HEREON. SEE DETAIL 2 LEFT.

NOTES

TOTAL AREA WITHIN MAP: 0.576 AC. TOTAL NUMBER OF EXISTING LOTS: 5 TOTAL NUMBER OF PROPOSED LOTS: 1 THIS SHEET WAS CREATED ONLY OR THE TENTATIVE MAP PROCESS TO SHOW MONUMENT TIES AND SURVEY DATA. A SEPARATE SUBDIVISION MAP DOCUMENT WILL BE SUBMITTED, PROCESSED, AND APPROVED THROUGH THE CITY OF SAN DIEGO MAPPING DEPARTMENT.

SURVEYOR'S NOTE

ROS 11304 RE-ESTABLISHED BLOCK 1 USING "PHYSICAL LOCATION OF IMPROVEMENTS IN THE STREET AND ACTUAL BUILDING LOCATIONS WHERE SITUATED." THIS PROCEDURE RESULTS IN A 0.4' DISCREPANCY WITH THE CITY TIE POINT SHEETS ALONG THE EAST & WEST BLOCK LINES. ADDITIONALLY, THIS HAS RESULTED IN A CHANGE OF THE ROAD WIDTH OF 'C' STREET BY APPROXIMATELY 0.4' & DOESN'T CONFORM WITH THE SURROUNDING BLOCKS.

EASEMENT NOTE

EXISTING UTILITY EASEMENT GRANTED TO THE CITY OF SAN DIEGO RECORDED JANUARY 21, 1914, BOOK 637, PAGE 212, DEEDS, PATENTS, LIS PENDENS AND OTHERS, IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY. STATE OF CALIFORNIA, HAS NO SPECIFIC LOCATION SET FORTH IN THE DEED AND CANNOT BE PLOTTED ON MAP.

SITE AND PROPOSED BLDG. DATA: EXISTING CONDITIONS EXISTING HISTORIC CALIFORNIA THEATRE

<u>PROPOSED USE</u> 41 STORY TOWER, 40 STORIES OF RESIDENTIAL, 1 LEVEL OF RETAIL AND

LOBBY, AND 6 LEVELS OF SUBTERRANEAN PARKING

<u>OWNER</u>

CAYDON SAN DIEGO PROPERTY, LLC 1415 LOUISIANA STREET, SUITE 4200 HOUSTON, TX 77002

<u>DEVELOPER</u>

CAYDON USA 1415 LOUISIANA STREET, SUITE 4200 HOUSTON, TX 77002 (832) 975–1913

ZONING DESIGNATION CCPD-CORE

-			
-	Revision 1:	JUNE 25, 2020	
	Revision 2:		
	Revision 3:		
_	Revision 4:		
-			
	Oriainal Date:	APRIL 4, 2020	



CALIFORNIA THEATRE TENTATIVE MAP NO. 2413271 PROJECT NO. 657138, SDP NO. 2397979, NUP NO. 2397980



<u>NOTE:</u> BUILDING SECTIONS SHOWN WERE RECEIVED FROM THE ARCHITECT VIA EMAIL ON 08/26/2020.



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







DATED:

<u>SHEET TITLE:</u>

TENTATIVE MAP

CITY PROJECT NUMBER 657138

CALIFORNIA THEATRE TENTATIVE MAP NO. 2413271 PROJECT NO. 657138, SDP NO. 2397979, NUP NO. 2397980



<u>NOTE:</u> BUILDING SECTIONS SHOWN WERE RECEIVED FROM THE ARCHITECT VIA EMAIL ON 08/26/2020.



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



PROJECT DESIGN CONSULTANTS Planning | Landscape Architecture | Engineering | Survey



DATED:

<u>SHEET TITLE:</u>

TENTATIVE MAP

CITY PROJECT NUMBER 657138



File Name P: \4398\Engr\DWG_Plans\Entitlement\Tentative Map\4398 TM 07.dwg, Date Plotted Last 8/27/2020 11:01:09 AM



Planning | Landscape Architecture | Engineering | Survey





<u>SITE/PROJECT DATA:</u> PROJECT TEAM

CIVIL ENGINEERS: PROJECT DESIGN CONSULTANTS, (619) 235–6471 ARCHITECT: CARRIER JOHNSON + CULTURE (619) 239–2353 GENERAL CONTRACTOR: XXXXXXXXX (XXX) XXX - XXXX

LEGAL DESCRIPTION

LOTS E THROUGH I IN BLOCK 16 OF HORTON'S ADDITION, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA.

ASSESSOR'S PARCEL NUMBERS APN 533-521-04

1111 3RD AVENUE

PROJECT NAME:

<u>SHEET TITLE:</u>

SAN DIEGO, CA 92101

CALIFORNIA THEATRE

CITY PROJECT NUMBER 657138

TENTATIVE MAP

APN 533-521-05 APN 533-521-08

<u>BENCHMARK</u>

CITY OF SAN DIEGO BRASS PLUG AT THE NORTHEAST CURB RETURN OF THIRD AVENUE AND "B" STREET. ELEVATION: 51.464' NGVD29 (MEAN SEA LEVEL) INDEX NO. 2018–17198 PER SAN DIEGO CÍTY VERTICAL CONTROL BOOK PREPARED BY:

Name:	PROJECT DESIGN CONSULTANTS				
Address:	701 [°] B' STREET, SUITE 800				
	SAN DIEGO, CA 92101				
Phone no.	(619) 235–6471				
PROJECT AL	DRESS:				

vision	1.	JUNE 25, 2020
vicion	1. 2.	
VISION	Z.	
vision	3:	
vision	4:	

SITE AND PROPOSED BLDG. DATA:

EXISTING HISTORIC CALIFORNIA THEATRE

41 STORY TOWER, 40 STORIES OF

CAYDON SAN DIEGO PROPERTY, LLC

1415 LOUISIANA STREET, SUITE 4200

1415 LOUISIANA STREET, SUITE 4200

LOBBY, AND 6 LEVELS OF

SUBTERRANEAN PARKING

HOUSTON, TX 77002

HOUSTON, TX 77002

(832) 975–1913

ZONING DESIGNATION CCPD-CORE

RESIDENTIAL, 1 LEVEL OF RETAIL AND

EXISTING CONDITIONS

<u>PROPOSED USE</u>

<u>OWNER</u>

<u>DEVELOPER</u>

CAYDON USA

APRIL 4, 2020 Original Date: _



SAN DIEGO CALIFORNIA THEATRE

1122 4TH AVENUE, SAN DIEGO CA 92010

ENTITLEMENT SET 01/15/2021

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

ATTACHMENT 14

Ζ

P1

DRAWING NO:

PLOT DATE: CHECKED BY 01/15/2021 GDS

PROJECT NO: 5901.00 FILE NAME:

DRAWN BY: SVH-PC-MP

PROJECT DESCRIPTION

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

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

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

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

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

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

The proposed development tower's framework will be of concrete structure with exterior finish using a combination of curtain wall and window wall systems in 3 different tones of high performance glasses.

On the lower section of the development, the recreated California Theatre building facade will be constructed of concrete with plaster finish which creates a solid contrast to the proposed modern-fluid glazed tower above.

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

PROJECT DATA

Site

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

APN 533-52104, -05, -08.

Project

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

Construction

Type 1A Construction, fire rated and sprinklered.

Land use Designation

Core (C)

Current use of Site

Abandoned Theater, local historic designation; no residential; and small parking lot

Historical destination

San Diego historical landmark (local) SDHL number 291

Occupancy Classification

- R-1 : Hotel room R-2 Multi-family Residential
- A-2 : Amenities Space
- Μ Retail
- В : Leasing Office
- S-1,2 : Parking Garage

Code and Zoning

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

Owner

CAYDON USA

- (A) Caydon San Diego Property LLC 2850 Fannin Street, Suite 200, Houston TX, 77002
- (O) +1 (832) 975 1906

Developer & Applicant CAYDON USA

- Khaled Noun
- (A) Caydon San Diego Property LLC 2850 Fannin Street, Suite 200,
- Houston TX, 77002 (O) +1 (832) 975 1906 (E) knoun@caydonusa.com

Architect & Landscape Architect

- Giuditta De Santis (A) Lv 2 / 436 Johnston St, Abbotsford Victoria - 3067
- Australia
- (C) +61 (3) 9416 3400 (E) Giuditta@caydon.com.au

Structural Engineers

- **IRWIN CONSULT** Mark Paterson
- (A) 3/289 Wellington Parade S, East Melbourne VICTORIA - 3002 AUSTRALIA
- (C) +61 (3) 9622 9700
- (E) Mark.Paterson@irwinconsult.com.au

Historic Consultant Heritage Architecture & Planning

- David Marshall
- (A) 633 Fifth Avenue
- San Diego, CA 92101
- United States (C) 619.239.7888
- (E) david@heritagearchitecture.com







PROJECT TEAM



- Claudia Escala (A) 185 West F St, Suite 500. San Diego, CA - 92101
- United States
- (C) 619.239.2353 (E) cce@carrierjohnson.com

VICINITY MAP

LOCATION MAP

RESIDENTIAL DEVELOPMENT

REQUIREMENT

(g) Residential Development Requirements

The following standards apply to residential developments that contain fifty or more dwelling units.

1122 Fourth Avenue contains 190 hotel rooms and 336 residential units.

(1) Common Outdoor Open Space.

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

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

TABLE 156.0310-C: COMMON OUTDOOR OPEN SPACE **AF 101 31 CF**

LOT SIZE	25,101.31	25
Actual Required: 25,101.31 x 0.15	3,765	SF
Actual Provided:	3,765	SF

(2) Common Indoor Space

Each development shall provide at least one Community room of at least 500 square feet for use by all residents of the development.

The provided space for this project is 4,798 SF (provided on Level 8, 9 and 41). This area is located adjacent to, and accessible from the common outdoor open space. This area contains active & passive recreational facilities, meeting space and other activity space, and is accessible through a common corridor.

Total:	4,798 S
Lounge Amenity	<u>1,605 S</u>
Co-Working	1,071 S
Level 41	
Fitness	1,386 S
Indoor Fitness	736 SF
Level 8	

(3) Private Open Space

At least 50% of all dwelling units shall provide private open space on a balcony patio, or roof terrace, with a minimum area of 40 square feet each and an av erage horizontal dimension of 6 feet.

30% (99 units) of the units in this project have balconies meeting these criteria. These balconies are proportionately distributed throughout the development in relationship to floor levels and sizes of units

(4) Storage

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

(5) Pet Open Space

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

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

PERMITS

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

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

DRAWING TITLE	SHEET #
 Cover Sheet Project Data Project Tabulations FAR Bonus Strategy Diagram Site Plan / Land Use Map Fire Department Access Plan Vicinity Map Vicinity Plan / Photo Survey Plan Vicinity Elevation (Context) South Vicinity Elevation (Context) East Vicinity Elevation (Context) West Vicinity Elevation (Context) North Vicinity Elevation (Context) 	P1 P2 P3 P4 P5 P6 P7 P8 P9 P10 P11 P12 P13
 PLANS Encroachment Plan / Sections Level Basement 5 Plan Level Basement 4 Plan Level Basement 3 Plan Level Basement 2 Plan Level Basement 1 Plan Level 01 Plan Level 01 Mezzanine Plan Level 02 Plan Level 03 Plan Level 04 Plan Level 05 Plan (similar level 05-06) Level 07 Plan Level 08 Plan Level 09 Plan Level 10 Plan Level 10 Plan Level 11-16 Level 23-26 Level 31-34 Level 35-40 Level 41 Roof Plan 	P14 P15 P16 P17 P18 P19 P20 P21 P22 P23 P24 P25 P26 P27 P28 P29 P30 P31 P32 P33 P34 P35 P36 P37
 Signage Detail - California Theatre Signage Detail - Marquee Signage Detail - Caliente Signage NOT USED 	P38 P39 P40 P41

SHEE	T INDEX	
SHEET #	DRAWING TITLE	SHEET #
P1 P2 P3 P4 P5 P6 P7 P8	 ELEVATIONS South Elevation East Elevation West Elevation North Elevation South Elevation - Enlarged Elevation East Elevation - Enlarged Elevation West Elevation - Enlarged Elevation 	P42 P43 P44 P45 P46 P47 P48
P9 P10 P11 P12 P13 P14	 SECTIONS SECTION A (Podium & Tower) A (Basement section) SECTION B (Podium & Tower) B (Basement section) SECTION C (Podium & Tower) C (Basement section) 	P49 P50 P51
P15 P16 P17 P18 P19 P20	 Massing Study (Perspective sheet 01) Massing Study (Perspective sheet 02) Massing Study (Perspective sheet 03) Massing Study (Perspective sheet 04) 	P52 P53 P54 P55
P21 P22 P23 P24 P25	 LANDSCAPE PLANS Landscape Plan - Composite Landscape Calculation Diagram Landscape Level 01 Public Realm Illustrative 	P57 P58 P59
P26 P27	 Landscape Level 01- Planting Plan Landscape Level 08 	P60 P61
P28 P29 P30 P31	 Plan Illustrative Landscape Level 08 - Planting Plan Landscape Level 09 Plan Illustrative 	P62 P63
P32 P33 P34	 Landscape Level 09 - Planting Plan Landscape Level 41 	P64 P65
P35 P36 P37	 Landscape Level 41 - Planting Plan 	P66
P38 P39 P40 P41		

CULTUR: carrierjohnson

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DEVIATIONS

1. Street Wall – Table 156-0310-A Building Base / Street Wall: 45 ft. Min. And 85 Ft.

Proposed recreated Theatre facade exceeds 85 ft. max. (as per the original massing it is proposed as 100'-8" high and with a 7'-0" stepback at Level 2

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

3. East-West Tower Dimensions - Per Table 156-0310-A the maximum permitted dimension is 130'. The project proposes 151'5 1/2".

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

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

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

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

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

ISSUE:

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PROJECT NO: 5901.00 FILE NAME:

DRAWN BY: SVH-PC-MP PLOT DATE: CHECKED BY: 01/15/2021

SCALE: TITLE

> PROJECT DATA

> > **P2**

RAWING NO:

			FAN	AING TA	DULAII	ON2			
RESIDENTIAL							(SDI	ИС ТАВ	LE 156-0313-A)
					MINIMUM M/		MAXIMUM F		PROVIDED
DWELLING UNI	TS	336 UI	NITS		0		1 SPACE PER DWELLING UNIT		205
HOTEL									LE 156 0313 B)
HOIEL					MINIMUM		MAXIMUM	MAXIMUM PROV	
ROOMS		190 UN	IITS		0.3 SPACES PER ROOM	6 I	N/A C		0
*PER DEVIATIO	N REQUEST, NC	HOTEL PARKI	NG IS PROVID	ED					
PARKING									
LEVEL	TANDEM STALL 1	TANDEM STALL 2	ADA PARKING	FULLSIZE PKG. STALLS	COMPACT PKG. STALLS	TOTAL A	AS A ARD GARAGE		
B5	3	3	1	36	12		55		
B4	3	3	1	35	13		55		
B3	3	3	1	35	13		55		
	2	2	1	25	10		40		
R1		<u> </u>		20			ru		
							205		
ACCESSIBL	e Parking	SPACES					CBC 1109A.3	3	
							REQUIRED		PROVIDED
RESIDENTIAL	= 2% X 205 ⁻	FOTAL PARKIN	G PER CBC 11	09A.3 = 6.2 1:8	VAN		4		4
B5		1 ACCI	ESSIBLE						
B4		1 ACCI	ESSIBLE						
B3		1 ACCI	ESSIBLE	1 ACCESSIBLE					
B2		1 VAN	ACCESSIBLE						
B2 B1		1 VAN	ACCESSIBLE						
B2 B1		1 VAN	ACCESSIBLE			TOTAL	3	+ 1 VAN A	ACCESSIBLE
B2 B1		1 VAN	ACCESSIBLE			TOTAL	3	+ 1 VAN A	ACCESSIBLE
B2 B1 EVCS PARK	(ING SPACE)	S 1 VAN	ACCESSIBLE		Califo	TOTAL	3 n Building Code	+ 1 VAN A	ACCESSIBLE Section 4.106.4.2
B2 B1 EVCS PARK	(ING SPACE)	S 1 VAN			Califo	TOTAL	3 n Building Code REQUIRED	+ 1 VAN A	ACCESSIBLE Section 4.106.4.2 PROVIDED
B2 B1 EVCS PARK REQUIRED	(ING SPACE) = 10% X RES	IDENTIAL PAR	ACCESSIBLE	205 =21	Califo	TOTAL	a Building Code REQUIRED 21	+ 1 VAN A	ACCESSIBLE Section 4.106.4.2 PROVIDED 21
B2 B1 EVCS PARK REQUIRED SEE PLAN FOR	(ING SPACE) = 10% X RES	I VAN	ACCESSIBLE (ING = 10% X D B3	205 =21	Califo	TOTAL	3 n Building Code REQUIRED 21	+ 1 VAN A	ACCESSIBLE Section 4.106.4.2 PROVIDED 21
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B2 B1 EVCS PARK REQUIRED SEE PLAN FOR PROJECT WILL I VEHICLE SUPPL ADDITIONAL 109 MOTORCYC REQUIRED MOTORCYC RESIDENTI/ PARKING SI HOTEL BICYCLI	(ING SPACE) = 10% X RES LOCATION DESIGNATE 10% Y EQUIPMENT II (21 SPACES) V CLE PARKIN = 205 UNITS CLE & BICYC AL BICYCLE PACES E PARKING SPA	I VAN	ACCESSIBLE (ING = 10% X D B3 EV CHARGING PROVIDE ACT VATED LOW E PROVIDED ON IG SPACES G UNITS / 5 = 68 BICYCLE PARK	205 =21 SPACES OF W IVE ELECTRIC M MITTING CARPA N LEVEL B2 S SDMC 13 BICYCLE PAR	Califo HICH 50% (11 S /EHICLE CHAR DOL/VANPOOL 56.0313(B)(1 KING SPACES I EQUIRED FOR	TOTAL	3 a Building Code REQUIRED 21 VILL HAVE TH TIONS READY D. BIKE STORA MPLOYEES	+ 1 VAN / (CGBC) S (CGBC) S E NECESS / FOR USE	ACCESSIBLE Section 4.106.4.2 PROVIDED 21 SARY ELECTRIC E BY RESIDENTS. A LEVEL B1
B2 B1 EVCS PARK REQUIRED SEE PLAN FOR PROJECT WILL I VEHICLE SUPPL ADDITIONAL 109 MOTORCYC REQUIRED MOTORCYC RESIDENTI/ PARKING SI HOTEL BICYCLI UNIT SIZE	(ING SPACE) = 10% X RES LOCATION DESIGNATE 10% Y EQUIPMENT II (21 SPACES) V CLE PARKIN = 205 UNITS CLE & BICYC AL BICYCLE PACES E PARKING SPA REQ. BIF	I VAN	ACCESSIBLE (ING = 10% X D B3 EV CHARGING PROVIDE ACT VATED LOW E PROVIDED ON IG SPACES UNITS / 5 = 68 BICYCLE PARK NUMBEF	205 =21 SPACES OF W IVE ELECTRIC V MITTING CARPA N LEVEL B2 S SDMC 13 BICYCLE PAR ING SPACES R R OF UNITS	Califo HICH 50% (11 S /EHICLE CHAR DOL/VANPOOL 56.0313(B)(1 KING SPACES I EQUIRED FOR REQ. BI	TOTAL	3 D Building Code REQUIRED 21 VILL HAVE TH TIONS READY D. BIKE STORA MPLOYEES KING	+ 1 VAN A (CGBC) S (CGBC) S E NECESS (FOR USE ANGE ON	ACCESSIBLE Section 4.106.4.2 PROVIDED 21 SARY ELECTRIC E BY RESIDENTS. A LEVEL B1
B2 B1 EVCS PARK REQUIRED SEE PLAN FOR PROJECT WILL I VEHICLE SUPPL ADDITIONAL 109 MOTORCYC REQUIRED MOTORCYC RESIDENTI/ PARKING SI HOTEL BICYCLI UNIT SIZE STUDIO	(ING SPACE) = 10% X RES LOCATION DESIGNATE 10% Y EQUIPMENT II (21 SPACES) V CLE PARKIN = 205 UNITS CLE & BICYC AL BICYCLE PACES E PARKING SPA REQ. BIH 0.3	I VAN	ACCESSIBLE (ING = 10% X D B3 EV CHARGING PROVIDE ACT VATED LOW E PROVIDED ON IG SPACES UNITS / 5 = 68 BICYCLE PARK NUMBEF	205 =21 SPACES OF W IVE ELECTRIC Y MITTING CARPA N LEVEL B2 S SDMC 1 BICYCLE PAR BICYCLE PAR NING SPACES R R OF UNITS	Califo HICH 50% (11 S /EHICLE CHAR DOL/VANPOOL 56.0313(B)(1 KING SPACES I EQUIRED FOR REQ. BI 20	TOTAL	3 D Building Code REQUIRED 21 VILL HAVE TH TIONS READY D. BIKE STORA MPLOYEES KING	+ 1 VAN A (CGBC) S (CGBC) S E NECESS (FOR USE ANGE ON	ACCESSIBLE Section 4.106.4.2 PROVIDED 21 SARY ELECTRIC E BY RESIDENTS. A LEVEL B1
B2 B1 EVCS PARK REQUIRED SEE PLAN FOR PROJECT WILL I VEHICLE SUPPL ADDITIONAL 109 MOTORCYC REQUIRED MOTORCYC RESIDENTI/ PARKING SI HOTEL BICYCLI UNIT SIZE STUDIO 1 BED	(ING SPACE) = 10% X RES LOCATION DESIGNATE 10% Y EQUIPMENT II (21 SPACES) V CLE PARKIN = 205 UNITS CLE & BICYC AL BICYCLE PACES E PARKING SPA REQ. BIH 0.3 0.4	IDENTIAL PARI B2 ANI (21 SPACES) I (21 SPACE	ACCESSIBLE (ING = 10% X D B3 EV CHARGING PROVIDE ACT VATED LOW E PROVIDED ON IG SPACES SUNITS / 5 = 68 SICYCLE PARK NUMBER 68 16	205 =21 SPACES OF W IVE ELECTRIC M MITTING CARPA N LEVEL B2 S SDMC 13 BICYCLE PAR (ING SPACES R R OF UNITS 3 S0	Califo HICH 50% (11 S /EHICLE CHAR DOL/VANPOOL 56.0313(B)(1 KING SPACES I EQUIRED FOR REQ. BI 20 64	TOTAL	3 D Building Code REQUIRED 21 VILL HAVE TH TIONS READY D. BIKE STORA	+ 1 VAN / (CGBC) S (CGBC) S E NECESS / FOR USE	ACCESSIBLE Section 4.106.4.2 PROVIDED 21 SARY ELECTRIC E BY RESIDENTS. A LEVEL B1
B2 B1 EVCS PARK REQUIRED SEE PLAN FOR PROJECT WILL I VEHICLE SUPPL ADDITIONAL 109 MOTORCYC REQUIRED MOTORCYC RESIDENTI/ PARKING SI HOTEL BICYCLI UNIT SIZE STUDIO 1 BED 2 BED	(ING SPACE) = 10% X RES LOCATION DESIGNATE 10% Y EQUIPMENT II (21 SPACES) V CLE PARKIN = 205 UNITS CLE & BICYC AL BICYCLE PACES E PARKING SPA REQ. BIL 0.3 0.4 0.5	IDENTIAL PARI B2 ANI 0 (21 SPACES) I NSTALLED TO I VILL BE DESIGN G SPACES /10 = 21 CLE PARKIN 336 CES 57/20 = 3 E KE SPACES	ACCESSIBLE (ING = 10% X D B3 EV CHARGING PROVIDE ACT VATED LOW E PROVIDED ON IG SPACES S UNITS / 5 = 68 SICYCLE PARK NUMBEF 68 16 69 16 69 16 16 16 16	205 =21 SPACES OF W IVE ELECTRIC M MITTING CARPA N LEVEL B2 SDMC 13 BICYCLE PAR (ING SPACES R R OF UNITS S S O	Califo HICH 50% (11 S /EHICLE CHAR DOL/VANPOOL 56.0313(B)(1 KING SPACES I EQUIRED FOR REQ. BI 20 64 35	TOTAL	3 D Building Code REQUIRED 21 VILL HAVE TH TIONS READY D. BIKE STORA MPLOYEES KING	+ 1 VAN A (CGBC) S (CGBC) S E NECESS (FOR USE ANGE ON	ACCESSIBLE Section 4.106.4.2 PROVIDED 21 SARY ELECTRIC E BY RESIDENTS. A LEVEL B1
B2 B1 EVCS PARK REQUIRED SEE PLAN FOR PROJECT WILL I VEHICLE SUPPL ADDITIONAL 109 MOTORCYC REQUIRED MOTORCYC RESIDENTI/ PARKING SI HOTEL BICYCLI UNIT SIZE STUDIO 1 BED 2 BED 3-4 BED	(ING SPACE) = 10% X RES LOCATION DESIGNATE 10% Y EQUIPMENT II (21 SPACES) V CLE PARKIN = 205 UNITS CLE & BICYC AL BICYCLE PACES E PARKING SPA REQ. BIP 0.3 0.4 0.5 0.6	IDENTIAL PARI B2 ANI (21 SPACES) I NSTALLED TO I VILL BE DESIGN G SPACES (10 = 21 CLE PARKIN 336 CES 57/20 = 3 E KE SPACES	ACCESSIBLE (ING = 10% X DB3 EV CHARGING PROVIDE ACT NATED LOW E PROVIDED ON IG SPACES GUNITS / 5 = 68 GICYCLE PARK NUMBEF 68 16 68 16 69 39	205 =21 SPACES OF W IVE ELECTRIC M MITTING CARPA N LEVEL B2 SDMC 1: BICYCLE PAR (ING SPACES R R OF UNITS 3 30 30 30 30 30 30 30 30 30	Califo HICH 50% (11 S /EHICLE CHAR DOL/VANPOOL 56.0313(B)(1 KING SPACES I EQUIRED FOR REQ. BI 20 64 35 23	TOTAL TO	3 D Building Code REQUIRED 21 VILL HAVE TH TIONS READY D. BIKE STORA MPLOYEES KING	+ 1 VAN A (CGBC) S (CGBC) S E NECESS (FOR USE ANGE ON	ACCESSIBLE Section 4.106.4.2 PROVIDED 21 SARY ELECTRIC E BY RESIDENTS. A LEVEL B1

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

Level	Use	GFA Residential	GFA Hotel	GFA Commercial	GFA Total	NSF Total	FAR Exempt	FAR Historic Exempt	FAR Res	FAR Comm	FAR Total	
BASEMENT 01-03 (typical) PARKING	Typical:				<u>Typical:</u>							
	Parking B5-B2 miscellaneous (utility spaces/egress/etc.) B1				110,218 28,301							
LEVEL 01	TOTAL BASEMENT FLOOR PLATE				138,519		138,519				0	Underground is Exempt from FAR
	Resitdential Retail	7,119		3,686	7,119 3,686	3,686		6511 3686	608 0	0 0	608 0	
	Hotel TOTAL FLOOR PLATE	7,119	12,612 12,612	3,686	12,612 23,417	3,686		8261 18,458	0 608	4,351 4,351	4,351 4,959	
LEVEL 01.5	Resitdential	7834			7,834			7789	45	0	45	Residential Balcony (Not Included in FAR or GFA)
	Hotel TOTAL FLOOR PLATE	7,834	12,253 12,253		12,253 20,087			6818 14,607	0 45	5,435 5,435	5,435 5,480	
LEVEL 02	Resitdential	842			842	10,984		842	0	0	0	Residential Balcony (Not Included in FAR or GFA)
	Hotel TOTAL FLOOR PLATE	842	16,448 16,448		16,448 17,290	10,984		13999 14,841	0 0	2,449 2,449	2,449 2,449	
LEVEL 03	Resitdential	842			842	15,048		842	0	0	0	Residential Balcony (Not Included in FAR or GFA)
	TOTAL FLOOR PLATE	842	21,720 21,720		21,720 22,562	15,048		14941 15,783	0 0	6,779 6,779	6,779 6,779	
LEVEL 04	Resitdential	842	21 720		842	15117		131	711	0	711	Residential Balcony (Not Included in FAR or GFA)
	TOTAL FLOOR PLATE	842	21,720 21,720		22,562	15,117		11,814	711	10,037 10,037	10,037 10,748	
LEVEL 05	Resitdential Hotel	842	21372		842 21 372	14,769		6615	842	0 14 757	842 14 757	Residential Balcony (Not Included in FAR or GFA)
	TOTAL FLOOR PLATE	842	21,372		22,214	14,769		6,615	842	14,757	15,599	
LEVEL 06	Resitdential	842			842	14,769			842	0	842	Residential Balcony (Not Included in FAR or GFA)
	Hotel TOTAL FLOOR PLATE	842	21372 21,372		21,372 22,214	14,769		6615 6,615	0 842	14,757 14,757	14,757 15,599	
LEVEL 07	Resitdential	842			842	13,278			842	0	842	Residential Balcony (Not Included in FAR or GFA)
	Hotel TOTAL FLOOR PLATE	842	19738 19,738		19,738 20,580	13,278		4016 4,016	0 842	15,722 15,722	15,722 16,564	
LEVEL 08	Residential	9,708			9,708	7,186			9,708		9,708	
	Hotel Exterior Space TOTAL FLOOR PLATE	9,708	5302 5555 5,302		5,302 15,010	2339 9,525	5555 5,555	3653 3,653	9,708	1,649 1,649	1,649 0 11,357	Residential Balcony (Not Included in FAR or GFA) Public Open Space (Not Included in FAR or GFA)
LEVEL 09												
	Residential Exterior Space TOTAL FLOOR PLATE	12,215 2,629 12,215			12,215 12,215	8,723 8,723	2629 2,629		12,215 12,215		12,215 12,215	Residential Balcony (Not Included in FAR or GFA) Public Open Space (Not Included in FAR or GFA)
LEVEL 10	Decidential	10 794			10.794	8 440			10 794		10 784	Pasidantial Paleany (Nat Included in FAD or CFA)
	TOTAL FLOOR PLATE	10,784 10,784			10,784	8,440 8,440			10,784 10,784		10,784 10,784	
LEVEL 11-13	Residential TOTAL FLOOR PLATE X 3 FLOORS	10,934 32.802			10,934 32.802	8,589 25.767			10,934 32.802		10,934 32,802	Residential Balcony (Not Included in FAR or GFA)
LEVEL 14	Decidential	10.067			10.067	8 621			10.067		10.067	Pasidantial Paleany (Nat Included in FAD or CFA)
	TOTAL FLOOR PLATE	10,967 10,967			10,967 10,967	8,621 8,621			10,967		10,967	
LEVEL 15	Residential TOTAL FLOOR PLATE	11,072 11,072			11,072 11,072	8685 8,685			11,072 11,072		11,072 11,072	Residential Balcony (Not Included in FAR or GFA)
LEVEL 16	Pacidential	11 286			11 226	8 873			11 286		11 286	Peridential Balcony (Not Included in EAP or GEA)
	TOTAL FLOOR PLATE	11,286			11,286	8,873			11,286		11,286	
LEVEL 17	Residential TOTAL FLOOR PLATE	11,617 11,617			11,617 11,617	9,280 9,280			11,617 11,617		11,617 11,617	Residential Balcony (Not Included in FAR or GFA)
LEVEL 18	Residential	11 868			11 868	9 477			11 868		11 868	Residential Balcony (Not Included in FAR or GFA)
	TOTAL FLOOR PLATE	11,868			11,868	9,477			11,868		11,868	
	Residential TOTAL FLOOR PLATE	12,291 12,291			12,291 12,291	9,942 9,942			12,291 12,291		12,291 12,291	Residential Balcony (Not Included in FAR or GFA)
LEVEL 20	Residential	12,436			12,436	10,158			12,436		12,436	Residential Balcony (Not Included in FAR or GFA)
	TOTAL FLOOR PLATE	12,436			12,436	10,158			12,436		12,436	
	Residential TOTAL FLOOR PLATE	12,422 12,422			12,422 12,422	10,145 10,145			12,422 12,422		12,422 12,422	Residential Balcony (Not Included in FAR or GFA)
LEVEL 22	Residential	12,214			12,214	9,831			12,214		12,214	Residential Balcony (Not Included in FAR or GFA)
LEVEL 23	TOTAL FLOOR PLATE	12,214			12,214	9,831			12,214		12,214	
	Residential TOTAL FLOOR PLATE	12,017 12,017			12,017 12,017	9,744 9,744			12,017 12,017		12,017 12,017	Residential Balcony (Not Included in FAR or GFA)
LEVEL 24	Residential	11,966			11,966	9,522			11,966		11,966	Residential Balcony (Not Included in FAR or GFA)
LEVEL 25	TOTAL FLOOR PLATE	11,966			11,966	9,522			11,966		11,966	
	Residential TOTAL FLOOR PLATE	11,651 11,651			11,651 11,651	9,289 9,289			11,651 11,651		11,651 11,651	Residential Balcony (Not Included in FAR or GFA)
LEVEL 26	Residential	11,491			11,491	9,157			11,491		11,491	Residential Balcony (Not Included in FAR or GFA)
	TOTAL FLOOR PLATE	11,491			11,491	9,157			11,491		11,491	
	Residential TOTAL FLOOR PLATE	11,436 11,436			11,436 11,436	9,114 9,114			11,436 11,436		11,436 11,436	Residential Balcony (Not Included in FAR or GFA)
LEVEL 28	Residential	11.416			11.416	8.920			11.416		11.416	Residential Balcony (Not Included in FAR or GFA)
	TOTAL FLOOR PLATE	11,416			11,416	8,920			11,416		11,416	
	Residential TOTAL FLOOR PLATE	11,066 11,066			11,066 11,06 6	8,765 8,765			11,066 11,066		11,066 11,066	Residential Balcony (Not Included in FAR or GFA)
LEVEL 30	Residential	11.355			11 355	9 07/			11 355		11 355	Residential Balcony (Not Included in FAR or GFA)
	TOTAL FLOOR PLATE	11,355			11,355	9,074			11,355		11,355	
LEVEL 31	Residential TOTAL FLOOR PLATE	11,662 11,662			11,662 11,662	9,430 9,430			11,662 11,662		11,662 11,662	Residential Balcony (Not Included in FAR or GFA)
LEVEL 32	Residential	11 700			11 700	0.449			11 700		11 702	Residential Ralcony (Not Included in 540 054)
	TOTAL FLOOR PLATE	11,782 11,782			11,782	9,448 9,448			11,782 11,782		11,782 11,782	
LEVEL 33	Residential TOTAL FLOOR PLATE	12,051 12,051			12,051 12,051	9,774 9,774			12,051 12,051		12,051 12,051	Residential Balcony (Not Included in FAR or GFA)
LEVEL 34	Particular I	42.052			42.052	0.776			42.052		42.052	
	Residential TOTAL FLOOR PLATE	12,052 12,052			12,052 12,052	9,776 9,776			12,052 12,052		12,052 12,052	Residential Balcony (Not Included in FAR or GFA)
LEVEL 35-37	Residential	11,952			11,952	9,659			11,952 35 856		11,952	Residential Balcony (Not Included in FAR or GFA)
LEVEL 38						20,777			050,65		33,030	
	Kesidential TOTAL FLOOR PLATE	11,581 11,581			11,581 11,581	9,333 9,333			11,581 11,581		11,581 11,581	Residential Balcony (Not Included in FAR or GFA)
LEVEL 39	Residential TOTAL FLOOR PLATE	11,275 11 275			11,275	9,045			11,275 11 275		11,275	Residential Balcony (Not Included in FAR or GFA)
LEVEL 40						7,047			11,2/3		11,275	
	Kesidential TOTAL FLOOR PLATE	10,620 10,620			10,620 10,620	8,410 8,410			10,620 10,620		10,620 10,620	Kesidential Balcony (Not Included in FAR or GFA)
LEVEL 41	Residential Exterior Space	5,122 5404			5,122		5401		5,122		5,122	Residential Balcony (Not Included in FAR or GFA) Public Open Space (Not Included in FAR or GFA)
	TOTAL FLOOR PLATE	5,122			5,122		5,404		5,122		5,122	

TOTALS

 406,086
 152,537
 3,686
 562,309
 378,127
 152,107
 96,402
 389,971
 75,936
 465,907

CAYDON carrierjohnson + CULTUR3

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

ISSUE:

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PROJECT NO: 5901.00 FILE NAME:

DRAWN BY: SVH-PC-MP PLOT DATE: CHECKED BY: 01/15/2021 GDS SCALE:

TITLE:

PROJECT TABULATIONS



BASE MAXIMUM

Purchase

LEED Gold

3 Bed Units

4.56 FAR Bonus needed will be purchased through the FAR Bonus Payment Plan.

The project will utilize a 2.0 FAR Bonus for LEED-Homes Gold, as well as LEED-Core&Shell Gold certification.

The project will utilize a 2.0 FAR Bonus for 10% of total residential units .





3 BEDS UNITS 10%

CAYDON	carrierjohnson + CULTUR3
CAYDON CALIFORNIA THEATER	
ROJECT NO: 201.00 LE NAME: RAWN BY: /H-PC-MP LOT DATE: CH //15/2021 GD CALE: TLE: FAR BO STRATE	ECKED BY: S
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FIRE DEPT. ACCESS KEYNOTES

BUILDING ADDRESS LOCATION

FIRE SPRINKLER RISER / STANDPIPE LOCATION

STAIRWAY ACCESS TO ROOF

≤ 3 >

(4)

8

MEDICAL EMERGENCY SERVICE ELEVATOR

FIRE PUMP ROOM LOCATION ON LEVEL B1 FOR CONDO AND L3 FOR HOTEL

SECONDARY WATER SUPPLY LOCATION ON LEVEL B1. MINIMUM CAPACITY APPROXIMATELY XX,000 GALLONS

EMERGENCY GENERATOR ROOM LOCATION ON LEVEL 1.5 SEE SHEET A746 REER TO ELECT. DRAWINGS FOR STANDBY POWER GENERATOR FUEL SUPPLY CALCULATIONS.

REMOTE FUEL FILLING STATION FOR EMERGENCY GENERATOR. ANTICIPATED FUEL TANK STORAGE CAPACITY IS 600 GALLONS.

´ 9 〉 FIRE BACKFLOW PREVENTER LOCATION

KNOX BOX

(RECESSED)

FIRE DEPT. ACCESS LEGEND

FIRE APPARATUS ACCESS ROADS, CFC 503. DIMENSIONS: 20" < 30' HIGH BLDG; 26' > 30' HIGH BLDG MINIMUM WIDTH 13'-6" MINIMUM VERTICAL CLEARANCE ARRANGEMENT: EXTENDED TO WITHIN 150' (200' SPRINKLERED BLDGS) OF ALL PORTIONS OF THE 1ST STORY >62,000 SF SHALL HAVE TWO SEPARATE AND APPROVED FIRE APPARATUS ACCESS ROADS. 2 SIDES: >124,000 SF SPRINKLERED SHALL HAVE TWO SEPARATE APPROVED FIRE APPARATUS ROADS. SHALL SUPPORT THE IMPOSED LOAD OF FIRE APPARATUS WEIGHING AT LEAST 75,000 LB. SURFACE: TURNING RADIUS: 28' INSIDE MINIMUM; 50' OUTSIDE MINIMUM DEAD-ENDS IN EXCESS OF 150' SHALL BE PROVIDED WITH AN APPROVED TURN AROUND DEAD ENDS: GRADE: 12% MAXIMUM ASPHALT; 15% MAXIMUM CONCRETE ALL CURBS THAT OUTLINE THE ACCESS ROADWAY SHALL BE PAINTED RED. WHITE 4" HIGH LETTERS READING "NO PARKING-FIRE LANE" SHALL BE STENCILED EVERY 30'-0" ON FACE OF MARKING: THE RED CURB. IF NO CURB IS PRESENT, AN 8" WIDE RED STRIPE SHALL BE PAINTED ON THE PAVEMENT. THE STRIPE SHALL BE LETTERED THE SAME AS A CURB. FH ► FIRE HYDRANT NOTE: LOCATED 6' FROM FACE OF CURB W/ BLUE REFLECTIVE PAVEMENT MARKER, CFC 507 (PROVIDE 3'-0" DIA. MIN. CLEAR AREA, CFC 507.5.5). ल्ट्स्ट्र्न्ञ FDC FIRE DEPT. CONNECTION/PIV NOTE: POST INDICATOR VALVES, FIRE DEPARTMENT CONNECTIONS, AND ALARM BELL ARE TO BE LOCATED ON THE ADDRESS/ACCESS SIDE OF THE STRUCTURE CFC 912.2.1. ALL FDC SHALL HAVE SIGNAGE THAT INDICATES THE BUILDING ADDRESS. BP BACKFLOW PREVENTER KB

NOTE: KNOX BOXES ARE TO BE INSTALLED WITHIN 10' OF THE MAIN ENTRANCE TO A BUILDING AT A HEIGHT NOT TO EXCEED 7' ABOVE FINISHED GRADE MEASURED FROM THE TOP OF THE BOX (BUT PREFERABLY AT 5'). CFC 506

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DON CALIFORNIA THEAT 1122 4TH AVE., SAN DIEGO, CA 92101

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ISSUE:

CULTURE

carrierjohnsor

PROJECT NO: 5901.00

FILE NAME:

DRAWN BY: SVH-PC-MP PLOT DATE: CHECKED BY: 01/15/2021 GDS

SCALE: 1" = 20'-0"

DRAWING NO:

80

P6

SCALE 1:20

NOT TO SCALE @ 11"x17"

40.00)		

SITE LEGEND						
	PROPOSED DEVELOPMEN INSTITUTIONA					
	COMMERCIAL					
	RETAIL					
	HOTEL					
A	PARKING					

SCALE 1:50	0	50 FEET	100	200
NOT TO SCALE @ 11"x17"				

	CATUON	carrierjohnson + CULTUR3
ISSUE:	CAYDON CALIFORNIA THEATER	
PROJEC 5901.00 FILE NAM SVH-PC-M PLOT DA 01/15/202 SCALE: 1" = 50'-0 TITLE:		ECKED BY: s

KEY PLAN

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CULTURA carrierjohnson U

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

PROJECT NO: 5901.00 FILE NAME:

DRAWN BY: SVH-PC-MP PLOT DATE: CHECKED BY: 01/15/2021 GDS

SCALE:

DRAWING NO: **P8**

 $\mathbf{\Gamma}$ Ш DON CALIFORNIA THEAT 1122 4TH AVE., SAN DIEGO, CA 92101 CAY

SSUE:

FILE NAME:

SCALE:

TITLE:

DRAWING NO:

DRAWN BY: SVH-PC-MP PLOT DATE: CHECKED BY: 01/15/2021 GDS

VICINITY

ELEVATION/ CONTEXT (BIRD EYE VIEW)

P9

CULTURA

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CULTURA 7 -÷ \square carrierjohnson 4 U DON CALIFORNIA THEATER 1122 4TH AVE., SAN DIEGO, CA 92101 CAY ISSUE:

LEGEND

	TANDEM PARKING SPACE
	(BOTH RESIDENTIAL TANDEM SPACES MUST BE
	ASSIGNED TO THE SAME DWELLING UNIT PER
	SDMC SECTION 142.0555(A)(2).
	COMPACT PARKING SPACE
S	ELECTRIC VEHICLE CHARGING
	STATION
IE	ELECTRIC VEHICLE PARKING LOCATION READY FOR FUTURE FOUIPMENT INSTALLATION

10 SCALE 1:10 FEET *NOT TO SCALE @ 11"x17"*

PROJECT NO: 5901.00 FILE NAME:

 DRAWN BY:

 SVH-PC-MP

 PLOT DATE:
 CHECKED BY:

 01/15/2021
 GDS

 SCALE:
 1" = 10'-0"

 TITLE:
 ITTLE:

LEVEL BASEMENT 5 -

PLAN

P15

DRAWING NO:

40

LEGEND

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

10 SCALE 1:10 FEE *NOT TO SCALE @ 11"x17"*

CULTUR3 7 \leq carrierjohnson 4 Ű

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

ISSUE:

PROJECT NO: 5901.00 FILE NAME: DRAWN BY: SVH-PC-MP PLOT DATE: CHECKED BY: 01/15/2021 GDS

SCALE: 1" = 10'-0" TITLE:

DRAWING NO:

40

LEVEL BASEMENT 4 -PLAN

P16

LEGEND

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

10 20 SCALE 1:10 FEET *NOT TO SCALE @ 11"x17"*

CULTURA 7 -carrierjohnson > 4 U

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

ISSUE:

PROJECT NO: 5901.00 FILE NAME: DRAWN BY: SVH-PC-MP PLOT DATE: CHECKED BY: 01/15/2021 GDS SCALE: 1" = 10'-0" TITLE:

LEVEL BASEMENT 3 PLAN

P17

DRAWING NO:

40




LEGEND

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

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

CULTURA

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carrierjohnson

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ISSUE:

CAY



PROJECT NO: 5901.00 FILE NAME: DRAWN BY: SVH-PC-MP PLOT DATE: CHECKED BY: 01/15/2021 GDS SCALE: 1" = 10'-0" TITLE:

LEVEL BASEMENT 2 -PLAN

10 40 SCALE 1:10 FEET *NOT TO SCALE @ 11"x17"*

P18

DRAWING NO:

























LEVEL 11 - PLAN SIMILAR LEVEL 11-13





LEVEL 16 - PLAN



SCALE 1:20 E



LEVEL17 - PLAN



LEVEL 18 - PLAN SIMILAR LEVEL 18-19



LEVEL 22 - PLAN



80

SCALE 1:20



LEVEL 23 - PLAN











SCALE 1:20



LEVEL 27 - PLAN



LEVEL 30 - PLAN







SCALE 1:20



LEVEL 31 - PLAN



LEVEL 34 - PLAN





LEVEL 33 - PLAN









LEVEL 35 - PLAN SIMILAR LEVEL 35-37







24' - 6 5/8"

24' - 5 3/8"









SCALE 1:20





CAYDON	carrierjohnson + CULTUR3
CAYDON CALIFORNIA THEATER	
PROJECT NO: 5901.00 FILE NAME: DRAWN BY: SVH-PC-MP PLOT DATE: CHE 01/15/2021 GDS SCALE: 1" = 10'-0" TITLE: ROOF P	

FEET *NOT TO SCALE @ 11"x17"*



1 BLADE SIGNAGE PLAN 1/2" = 1'-0"

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

ISSUE:

Metal signage (recreated as per the 1920 original design)
Steel attachment system to the wall of the recreated California Theatre facade
Lighting to consist of light bulb array on perimeter of blade sign and on raised metal lettering on both sides of sign to match historic blade sign





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







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



MARQUEE	ON 4TH	AVENUE
		AVLINUL

LOCATION	- 4Th Avenue
SIZE	- Approx. 366.37 SF
	Marquee will be re
MATERIAL	- Metal cladded (as
MOUTING	- Steel rod fixed dire
LIGHTING	- Not applicable
	• •

	CAAC
	CANDON CALIFORNIA THEATER 1122 4TH AVE., SAN DIEGO, CA 92101
0.	PROJECT NO: 5901.00 FILE NAME: DRAWN BY: SVH-PC-MP PLOT DATE: CHECKED BY: 01/15/2021 GDS SCALE:
	TITLE: SIGNAGE DETAILS - MARQUEE DRAWING NO: P39

CULTUR3

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SF. No Letter on Marquee. recreated as per the original design in 1920. as per the original design 1920) lirectly onto the wall / structure behind

EXISTING CALIENTE SIGNAGE ON 3rd Ave

SATURPAY & SU

RECONSTRUCTION OF EXISTING CALIENTE SIGNAGE ON 3RD AVE

The existing Caliente signage will be reconstructed as graphic overlay on perforated metal screen (refer to elevation drawing).

The screen will be fixed on the building facade facing 3rd Ave which also function as a shading device for the West facing windows.

Caliente Sign: A new sign will be constructed along the 3rd Street Historic elevation. The sign will have a maximum allowable area of 3,882 SF of coverage. The final design, and size, is still being worked out but will be based on the existing (or original) sign.

P.L¹ PL. G3 C1 -GS4 G4 G2

3RD AVENUE

<u>+49.6</u> HIGH

WEST ELEVATION WITH CALIENTE SIGNAGE (ON 3RD AVE)





DETAIL ELEVATION OF THE CALIENTE SIGNAGE



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CAYDON	carrierjohnson + CULTUR3
CAYDON CALIFORNIA THEATER	
PROJECT NO: 5901.00 FILE NAME: DRAWN BY: SVH-PC-MP PLOT DATE: CHI 01/15/2021 GDS SCALE: TITLE: NOT US	ECKED BY:
PROJECT NO: 5901.00 FILE NAME: DRAWN BY: SVH-PC-MP PLOT DATE: CHI 01/15/2021 GDS SCALE: TITLE: NOT US DRAWING NO: DRAWING NO: P4	ECKED BY: SED





MATERIAL LEGEND

PS1 PLASTER - TEXTURE AND FINISH TO MATCH HISTORIC CALIFORNIA THE-ATRE FACADE M1 - ALUMINIUM POWDERCOAT WINDOW FRAME / MULLION FOR THEATRE, PODIUM, PODIUM FINS & BOX FACADE M2 - ALUMINIUM POWDERCOAT TOWER WINDOW & MULLION EXPOSED SLAB C2 - CONCRETE WITH TIMBER PATTERN CONCRETE WITH PLASTER AND PAINT FINISH (WITH MURAL - ON THE NORTHERN WALL) VIRACON - CLEAR GLASS (VE 1-2M) G2 - GREY TONE (TYPE-1) PODIUM & BOX FACADE GLAZING VIRACON CLEAR WITH GREY REFLECTIVE - COATING (VE 30-2M) (GS2 - SPANDREL PANEL TO MATCH) G3 - GREY TONE (TYPE-2)

TOWER WINDOW VIRACON CLEAR (VRE1-43) (GS3 - SPANDREL PANEL TO MATCH)

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

G5 - CLEAR BALCONY BALUSTRADE LAMINATED GLASS

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

PROJECT NO: 5901.00 FILE NAME:

DRAWN BY: SVH-PC-MP PLOT DATE: CHECKED BY: 16/1/2021 GDS

SCALE: 1" = 25'-0" TITLE:

DRAWING NO:

100

SOUTH ELEVATION

P42

ſ Ш DON CALIFORNIA THEAT 1124 4TH AVE., SAN DIEGO, CA 92101

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ISSUE:

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C1 - EXPOSED CONCRETE NATURAL



G1 - CLEAR GLASS THEATRE WINDOWS



NOT TO SCALE @ 11"x17"

SCALE 1:25

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	G 2
031	<u>+55.0</u> HIGH





MATERIAL LEGEND





ISSUE:

PROJECT NO: 5901.00 FILE NAME:

DRAWN BY: SVH-PC-MP PLOT DATE: CHECKED BY: 16/1/2021 GDS

SCALE: 1" = 25'-0" TITLE:

DRAWING NO:

100

EAST ELEVATION

P43

SCALE 1:25





KEY PLAN

MATERIAL LEGEND

PS1 PLASTER - TEXTURE AND FINISH TO MATCH HISTORIC CALIFORNIA THE-ATRE FACADE M1 - ALUMINIUM POWDERCOAT WINDOW FRAME / MULLION FOR THEATRE, PODIUM, PODIUM FINS & BOX FACADE M2 - ALUMINIUM POWDERCOAT TOWER WINDOW & MULLION C1 - EXPOSED CONCRETE NATURAL EXPOSED SLAB C2 - CONCRETE WITH TIMBER PATTERN CONCRETE WITH PLASTER AND PAINT FINISH 1000 (WITH MURAL - ON THE NORTHERN WALL) G1 - CLEAR GLASS THEATRE WINDOWS VIRACON - CLEAR GLASS (VE 1-2M) G2 - GREY TONE (TYPE-1) PODIUM & BOX FACADE GLAZING VIRACON CLEAR WITH GREY REFLECTIVE - COATING (VE 30-2M) (GS2 - SPANDREL PANEL TO MATCH) G3 - GREY TONE (TYPE-2) TOWER WINDOW VIRACON CLEAR (VRE1-43) (GS3 - SPANDREL PANEL TO MATCH) G4 - GREY TONE (TYPE-3) TOWER CURTAIN WALL VIRACON OPTIWHITE WITH WARM GRAY - COATING (VRE 1-59) (GS4 - SPANDREL PANEL TO MATCH) G5 - CLEAR BALCONY BALUSTRADE LAMINATED GLASS

G6 - GREY TONE (TO MATCH G3) TOWER BALUSTRADE LAMINATED LIGHT GREY GLASS DON CALIFORNIA THEATER 1124 4TH AVE., SAN DIEGO, CA 92101

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DRAWN BY: SVH-PC-MP PLOT DATE: CHECKED BY: 19/1/2021 GDS SCALE: 1" = 25'-0" TITLE:

PROJECT NO:

DRAWING NO:

FILE NAME:

5901.00

100

WEST ELEVATION

P44

SCALE 1:25





KEY PLAN

MATERIAL LEGEND



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

ISSUE:

PROJECT NO: 5901.00 FILE NAME:

 DRAWN BY:

 SVH-PC-MP

 PLOT DATE:
 CHECKED BY:

 16/1/2021
 GDS

 SCALE:
 1" = 25'-0"

DRAWING NO:

100

1" = 25'-0" TITLE:

NORTH ELEVATION

P45

SCALE 1:25



C STREET ELEVATION



NOT TO SCALE @ 11"x17"

DON CALIFORNIA THEAT 1124 4TH AVE., SAN DIEGO, CA 92101 A





MATERIAL LEGEND



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



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



M2 - ALUMINIUM POWDERCOAT TOWER WINDOW & MULLION



C1 - EXPOSED CONCRETE NATURAL EXPOSED SLAB



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

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

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

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

G5 - CLEAR BALCONY BALUSTRADE LAMINATED GLASS

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

PROJECT NO: 5901.00 FILE NAME:

DRAWN BY: SVH-PC-MP PLOT DATE: CHECKED BY: 16/1/2021 GDS SCALE: 1" = 10'-0" TITLE:

DRAWING NO:

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EAST ELEVATION ENLARGED

P47

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DON CALIFORNIA THEATE 1124 4TH AVE., SAN DIEGO, CA 92101

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ISSUE:

52.07'



MATERIAL LEGEND



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

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



M2 - ALUMINIUM POWDERCOAT TOWER WINDOW & MULLION



C1 - EXPOSED CONCRETE NATURAL EXPOSED SLAB



AND PAINT FINISH (WITH MURAL - ON THE NORTHERN WALL) G1 - CLEAR GLASS

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

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

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

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

G5 - CLEAR BALCONY BALUSTRADE LAMINATED GLASS

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

PROJECT NO: 5901.00 FILE NAME:

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

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ISSUE:

DRAWN BY: SVH-PC-MP PLOT DATE: CHECKED BY: 16/1/2021 GDS

SCALE: 1" = 10'-0" TITLE:

DRAWING NO:

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P48

SCALE 1:10 0 10 2



SECTION A - PODIUM & TOWER





SECTION A - BASEMENT





SECTION B - PODIUM & TOWER





Interimental programment in the second secon	CAYDON	carrierjohnson + CULTUR3
PROJECT NO: 5901.00 FILE NAME: DRAWN BY: SVH-PC-MP PLOT DATE: 01/15/2021 CHECKED BY: 01/15/2021 GDS SCALE: 1" = 25'-0" TITLE: SECTION B-B	CAYDON CALIFORNIA THEATER	I I ZZ 4 I M AVE., SAN DIEGO, CA 32 I U I
	PROJECT NO: 5901.00 FILE NAME: DRAWN BY: SVH-PC-MP PLOT DATE: C 01/15/2021 G SCALE: 1" = 25'-0" TITLE: SECC B	HECKED BY: DS TION-B



SCALE 1:25



SECTION C - PODIUM & TOWER

SECTION C - BASEMENT







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	ISSUE:	
	PROJECT NO: 5901.00	
	FILE NAME:	
	SVH-PC-MP PLOT DATE: CHECKED BY: 01/15/2021 GDS	
	SCALE: 1" = 25'-0"	
	C-C	
)	DRAWING NO:	
	P51	

SCALE 1:25



VIEW FROM CORNER OF 4TH AV & C-ST

CAYDON	carrierjohnson + CULTUR3
CAYDON CALIFORNIA THEATER	
ISSUE: PROJECT NO: 5901.00	
5901.00 FILE NAME: DRAWN BY: SVH-PC-MP PLOT DATE: CHE 01/15/2021 GDS SCALE: TITLE: MASSI STUD PERSPEC SHEET	NG Y - CTIVE 01
DRAWING NO:	2



VIEW FROM CORNER OF 3RD AV & C-ST

CAYDON	carrierjohnson + CULTUR3	
CAYDON CALIFORNIA THEATER		
PROJECT NO: 5901.00 FILE NAME: DRAWN BY: SVH-PC-MP PLOT DATE: CHECKED BY: 01/15/2021 GDS SCALE: TITLE: MASSING STUDY - PERSPECTIVE SHEET 02 DRAWING NO: P53		


VIEW FROM CORNER OF 3RD AV & C-ST

IMAGE SHOWN ABOVE IS FOR ILLUSTRATIVE PURPOSES ONLY

carrierjohnson > 4 Ű CAYDON CALIFORNIA THEATER 1122 4TH AVE., SAN DIEGO, CA 92101 SSUE: PROJECT NO: 5901.00 FILE NAME: DRAWN BY: SVH-PC-MP PLOT DATE: CHECKED BY: 01/15/2021 GDS SCALE: TITLE: MASSING STUDY -PERSPECTIVE SHEET 03 DRAWING NO: P54

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VIEW FROM CORNER OF 4TH AV & C-ST

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

IMAGE SHOWN ABOVE IS FOR ILLUSTRATIVE PURPOSES ONLY

CULTUR3 Z carrierjohnson + CAY CAYDON CALIFORNIA THEATER 1122 4TH AVE., SAN DIEGO, CA 92101 ISSUE: PROJECT NO: 5901.00 FILE NAME: DRAWN BY: SVH-PC-MP PLOT DATE: CHECKED BY: 01/15/2021 GDS SCALE: TITLE: MASSING STUDY -PERSPECTIVE SHEET 04 DRAWING NO: P55



1122 4TH AVENUE, SAN DIEGO CA 92010 LANDSCAPE SET

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



LANDSCAPE PLAN - COMPOSITE



CAYDON
CAYDON CALIFORNIA THEATER 1122 4TH AVE., SAN DIEGO, CA 92101
PROJECT NO: 5901.00 FILE NAME: DRAWN BY: SVH-PC-MP PLOT DATE: CHECKED BY: 01/15/2021 GDS TITLE: COMPOSITE LANDSCAPE PLAN
DRAWING NO: P 57





PET AREA:500 SFSYNTHETIC TURF AREA:348 SFPAVED AREA:908 SF

LANDSCAPE CALCULATIONS DIAGRAM





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

LEVEL 41 OPEN SPACE DIAGRAM

COMMON OPEN SPACE AREA:5,370 SFPLANTED AREA AT FINISH SURFACE:262 SFSYNTHETIC TURF AREA:506 SFPAVED AREA:3,950 SFSWIMMING POOL AREA:684 SF

COMMON OUTDOOR OPEN SPACE CALCULATIONS

AREA CALCULATIONS:

REQUIRED OPEN SPACE: 15% OF 25,101 SF = 3,765 SF MIN. PROVIDED OPEN SPACE: (LEVEL 9) 1,230 SF + (LEVEL 41) 2,535 SF = 3,765 SF LEVEL 9 REQUIRED PLANTED AREA: 10% OF 1,230 SF = 123 SF MIN.

PROVIDED PLANTED AREA: 377 SF <u>LEVEL 41</u> REQUIRED PLANTED AREA: 10% OF 2,535 SF = 253.5 SF MIN. PROVIDED PLANTED AREA: 262 SF





PROJECT NO: 5901.00 FILE NAME:

DRAWN BY: SVH-PC-MP

PLOT DATE: CHECKED BY: 01/15/2021 GDS TITLE:

LANDSCAPE CALCULATIONS DIAGRAM

DRAWING NO: P 58

STREETSCAPE LEVEL 01 - PUBLIC REALM Interactive Streetscape



CASE STUDY

STREETSCAPE PLAN









Ζ \square > C DON CALIFORNIA THEATER 1122 4TH AVE., SAN DIEGO, CA 92101 CAY ISSUE: PROJECT NO: 5901.00 FILE NAME: DRAWN BY: SVH-PC-MP PLOT DATE: CHECKED BY: 01/15/2021 GDS TITLE: GROUND LEVEL PUBLIC REALM ILLUSTRATIVE

DRAWING NO:

P 59



TREE LEGEND													ACACIA COGNATA 'C	OUSIN ITT' L
SYMBOL SCIENTIFIC NAME	COMMON NAME	CONTAINER SIZE O.C. S	PACING MATU	RE SIZE	QUANTIT	Ϋ́	NOTES	v	VATER NEED	DS		$\square \square \square \square \square \square \square \square$	AEONIUM SPP. AGAVE BLUE FLAME	N
CUPANIOPSIS ANACARDIOIDES	CARROT WOOD	36" BOX AS S	SHOWN 40'H	X 30'W	7		STANDARD		MED	IUM			AGAVE BLUE GLOW ALOE 'BLUE ELF' ALOE BREVIFOLIA VA ALOE BUHRII ANIGOZANTHOS	N .R. DEPRESSA L E
PODOCARPUS GRACILIOR	FERN PINE	36" BOX AS S	SHOWN 45'H	X 25'W	6		STANDARD		MEDI	IUM			BERBERIS THUNBERG CISTANTHE GRANDIFL COTONEASTER HORIZ DIANELLA REVOLUTA HESPERALOE PARVIFC LOMANDRA LONGIFOL SALVIA SPATHACEA SALVIA SPIENDENS	II ATROPURPUREA F ORA C ONTALIS R DLIA R IA N H
REGATION STATEMENT	IDED AS												SEDUM SENECIO MANDRALISO TRACHELOSPERMUM	S CAE B JASMINEOIDES S
SIGN OF THE SYSTEM SHALL PROVIDE ADEQUATE SUPPORT FOR THE VEGETATI LECTED.									0	†			IARDSCAPE	
<u>PES OF IRRIGATION PROPOSED:</u> IBBLERS (STREET TREES)			1	WAT	ER EFFICI		SCAPE WO	ORKSHEE	r	н				
RIPLINE (SHRUBS, GRASSES, GROUNDCOVERS)			This works	eet is filled out by the Caydon Calif	ornia Theate	ant and it is a requ er	uired element of t	the Landscape D	ocumentation Po	ackage			STRUCTURAL SOL	
IAINTENANCE STATEMENT			Project Address:	1124 4th Ave San Diego, C	enue alifornia 971	101		e s	weeney	+ associates				•
L REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY OWNER. LANDSCAPE RIGATION AREAS IN THE PUBLIC RIGHT-OF-WAY SHALL BE MAINTAINED BY OW	E AND /NER.		Reference Eva	potranspirati	on (ETo)	46.5	In. / Yr.	Residenti	ial Project?	Yes				
E LANDSCAPE AREAS SHALL BE MAINTAINED FREE OF DEBRIS AND LITTER, AN ANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION. DISE DEAD PLANT MATERIAL SHALL BE SATISFACTORILY TREATED OR REPLACED PL DNDITIONS OF THE PERMIT.	ND ALL EASED PER THE		Hydrozone # / Planting Description*	Plant Factor	Irrigation Method ⁶	Irrigation Efficiency (IE) ^c	ETAF (PF / IE)	Landscape Area (Sq. Ft.)	ETAF x Area	Estimated Total Water Use (ETWU) ^d				
			LWU Plantings on	0.20	Drip	0.81	0.247	563	139.0	4,008	^d ETWU (Annual Galla	ons Required) = ETo	x 0.62 x ETAF x Area	
			LWU Plantings on Leve	0.20	Drip	0.81	0.247	479	118.3	3,410	Where 0.62 is a conv	ersion factor that co	nverts acre-inches/acre/yea	r to gallons/square fo
			LWU Plantings on Leve 9	0,20	Drip	0.81	0.247	963	237.8	6,855	• MAWA (Annual Gall Where 0.62 is a conv	ons Allowed) = ETO version factor that co	x 0.62 x [(ETAF x LA) + ((1 - onverts acre-inches/acre/yea fact. CLA is the total energial	ETAF) x SLA)] ar to gallons/square fo
			HWU Turf on Level 9	0.70	Spray	0.75	0.933	425	396.7	11,436	and ETAF is 0.55 for	residential projects (and 0.45 for non-residential	projects.
	5° MIN APROM		LWU Plantings on Leve 41	0.20	Drip	0.81	0.247	93	23.0	662	Evapotranspiration A	djustment Factor (E)	TAF) Calculations	E is less than
			HWU Pool / Spa on Level 8	0.80	Direct Fill	1.00	0.800	624	499.2	14,392	Regular Landscape Ar	reas	All Landscape Areas	;
			HWU Pool / Spa on Level 41	0.80	Direct Fill	1.00	0.800	684	547.2	15,776	Total ETAF x Area Total Area	1,961 3,831	Total ETAF x Area Total Area	1,961 3,831
	O WIN		Special Landscape	reas			1.00	3,831	1,961	0	Average ETAF	0.51	Average ETAF	0.51
			2. Active Turf 3. Vegetable Garden				1.00	0	0	0				
				Ĩ		Estimated	Totals: d Total Wat	0 ter Use (ET	0 WU) Total:	56,538				
					Max	kimum Appl	lied Water	Allowance	(MAWA)°:	60,746				
CITY LANDSCAPE STANDARDS CONFIRMATION			E.g.	ng Description		Overhead S	Spray or		0.75 for S	erray	0			
LL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE STANDARDS OF THE		C B S	2.) Low Water Use Pl 3.) Medium Water Use	intings e Plantinas		Unp			0.81 jor D	np				
ITY-WIDE LANDSCAPE REGULATIONS AND THE CITY OF SAN DIEGO LAND DEVEL ANUAL LANDSCAPE STANDARDS AND ALL OTHER LANDSCAPE RELATED CITY AI EGIONAL STANDARDS.	DOPMENT ND BACK	15' MIN. FR STREET LIG	OM HT											
MINIMUM TREE SEPARATION DISTANCE					<u></u>									<u> </u>
TFTEEN (15) FEET MINIMUM FROM STREET LIGHTS. TVE (5) FEET MINIMUM FROM DRIVEWAY APRON FLARES. TWENTY (20) FEET MINIMUM FROM THE FRONT OF ANY TRAFFIC SIGNAL OR STOP TEN (10) FEET MINIMUM FROM THE BACK OF ANY TRAFFIC SIGNAL OR STOP SIG TVE (5) FEET MINIMUM FROM UNDERGROUND UTILITIES. TEN (10) FEET MINIMUM FROM SEWER LINES.	DP SIGN. GN.		8'											
MINIMUM ROOT ZONE OF 40sf IN AREA SHALL BE PROVIDED FOR ALL TREES. INIMUM DIMENSION FOR THIS AREA SHALL BE 5 FEET, PER SDMC 142.0403(b)(TRUCTURAL SOILS SHALL BE USED WHEN THE ROOT ZONE AT GRADE MEASURE HAN 40sf.	THE (6). ES LESS													
		20' MIN. FROM FRONT OF TRAFFIC SIGNAL		20' MIN. — 2	25' MAX.	/	20' MIN. –	- 25' MAX.	/	20' MIN. – 25'	MAX. 15' MIN. STREET	FROM 15' M LIGHT STREE	IN. FROM ET LIGHT 20' MIN	. – 25' MAX.
											STREE	<u>E</u> T		



PLANTING AT FOCAL AREAS, CIRCULATION AND ENTRIES SUCH AS:

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

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



ROOFTOP LEVEL 08 Pool and Bio Planted Area



8



-4-

3

2



AMENITY LEGEND



(2)

(3)FIRE PIT LOUNGE AREA

(4) PLANTERS

5 BENCH

(6) SUN BEDS

(7) SYNTHETIC LAWN AREA

(8) POOL

 \bigtriangledown

LEVEL 9 147' - 7"

LEVEL 8 135' - 11"







PLANTING AT FOCAL AREAS, CIRCULATION AND ENTRIES SUCH AS:

ALOE 'BLUE ELF'

ALOE BUHRII

ANIGOZANTHOS

DIANELLA REVOLUTA

HESPERALOE PARVIFOLIA

SENECIO MANDRALISCAE

TRACHELOSPERMUM JASMINEOIDES

LOMANDRA LONGIFOLIA SALVIA SPATHACEA

SALVIA SPLENDENS

SEDUM

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

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

\bigtriangledown	\bigtriangledown	\bigtriangledown	\bigtriangledown	\bigtriangledown
7	7 7	7 7	7 7	7
\bigtriangledown	\bigtriangledown	\bigtriangledown	\bigtriangledown	\bigtriangledown

ACACIA COGNATA 'COUSIN ITT'	LIT
AEONIUM SPP.	NC
AGAVE BLUE FLAME	NC
AGAVE BLUE GLOW	NC

NCN ALOE BREVIFOLIA VAR. DEPRESSA LARGE SHORT-LEAVED AGAVE ELIAS BUHR'S AGAVE KANGAROO PAW BERBERIS THUNBERGII ATROPURPUREA RED LEAF JAPANESE BARBERRY CISTANTHE GRANDIFLORA CALANDRINIA COTONEASTER HORIZONTALIS ROCK COTONEASTER FLAX LILY RED YUCCA MAT RUSH HUMMINGBIRD SAGE SCARLET SAGE STONECROP BLUE SENECIO

STAR JASMINE







ROOFTOP LEVEL 09

Wellness and Pet Relief Area



AMENITY LEGEND



PET RELIEF AREA - SYNTHETIC LAWN

PLANTERS

FITNESS CENTER PAVILION

PAVERS WITH GRASS

OUTDOOR GYM

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

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PROJECT NO: 5901.00 FILE NAME:

DRAWN BY: SVH-PC-MP PLOT DATE: CHECKED BY: 01/15/2021 GDS TITLE:

LEVEL 9 ILLUSTRATIVE PLAN

DRAWING NO: P 63

PLANTING AT FOCAL AREAS, CIRCULATION AND ENTRIES SUCH AS:

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

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

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



PLANTING PLAN - LEVEL 9









AMENITY LEGEND

1 POOL

(3)

FAA HEIGHT LIMIT

MECH 492' - 2'

LEVEL 41 466' - 9"

2 CABANAS/SUN-BED

-) SYNTHETIC LAWN AREA
- 4 PLANTERS
- 5 TV LOUNGE (CABANA)
- 6 SITTING AREA
- 7) OUTDOOR BBQ/BAR AREA
- 8 OUTDOOR SUN LOUNGE
- 9 VIEW BAR
- 10 TRELLIS SHADE



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ISSUE:	

CAY



PROJECT	NO
5901.00	

FILE NAME:

DRAWN BY: SVH-PC-MP PLOT DATE: CHECKED BY: 01/15/2021 GDS TITLE:



DRAWING NO: P65 AEONIUM SPP.

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

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

ACACIA COGNATA 'COUSIN ITT'



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

LITTLE RIVER WATTLE

NCN



