



THE CITY OF SAN DIEGO

Report to the Hearing Officer

DATE ISSUED: August 31, 2016 REPORT NO. HO-16-059
HEARING DATE: September 7, 2016
SUBJECT: 701 A STREET TENTATIVE MAP WAIVER. Process Three Decision
PROJECT NUMBER: [470945](#)
OWNER/APPLICANT: Marriott Ownership Resorts, Inc.

SUMMARY:

Issue: Should the Hearing Officer approve a Tentative Map Waiver for the creation of nine commercial condominium units within an existing hotel structure at 701 A Street, in the Downtown Community Plan area?

Staff Recommendation: APPROVE Tentative Map Waiver No. 1658526.

Community Planning Group Recommendation: On April 20, 2016, the Downtown Community Planning Council voted unanimously to recommend approval of the proposed project without conditions. Meeting minutes were not available as of the date of this report.

Environmental Review: The project was determined to be exempt pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15305, Minor Alterations in Land Use Limitations. This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on July 26, 2016, and the opportunity to appeal that determination ended August 9, 2016.

BACKGROUND

The 0.92-acre project site is located at 701 A Street and is bordered by A Street to the north, 7th Avenue to the west and 8th Avenue to the east, in a developed urban downtown neighborhood. The site is developed with a 27-story commercial structure built in 1990 that previously contained the Declan Suites Hotel and is now a Marriott Vacation Club facility.

The site is located in the Core zone of the Centre City Planned District, which serves as a high intensity office and employment center that allows mixed-use development including hotels. The Downtown Community Plan also designates the site as Core, consistent with the Centre City Planned District.

The site is also located within the Transit Area Overlay Zone, the Residential Tandem Parking Overlay Zone, the Federal Aviation Administration (FAA) Part 77 Noticing Area and the San Diego International Airport Influence Review Area 2. The site slopes downward from north to south with onsite elevations ranging from 95 feet above mean sea level at A Street to 70 feet above mean sea level towards B Street. Surrounding uses include Copley Symphony Hall to the south, an under-construction 24-story residential project to the east, two-story office and mixed-used structures to the north and a high-rise commercial office building to the west.

DISCUSSION

The applicant is requesting the approval of a Tentative Map Waiver per San Diego Municipal Code (SDMC) Section [125.0120\(b\)\(2\)\(A\)](#) to create nine commercial condominium units on a single parcel in the existing hotel structure, which requires a Process Three, Hearing Officer decision with appeal rights to the Planning Commission. A Certificate of Compliance is required as a condition of approval for the Tentative Map Waiver to create the condominium units. The commercial condominium units to be created consist of four hotel units, located on the 12th to 27th floors. The five non-hotel units would be located on the 12th floor and would contain accessory uses to the hotel units, such as service and amenity facilities. No additional development, intensification or change of use is proposed with this action.

Because the project is located in the Centre City Planned District, Civic San Diego has been granted land use authority to perform planning and permitting functions, including the review of the proposed commercial condominium project. Civic San Diego staff have reviewed the project and determined it complies with all applicable development regulations. The project has been conditioned to reconstruct portions of the adjacent curb, gutter and curb ramps within the right-of-way prior to issuance of the Certificate of Compliance.

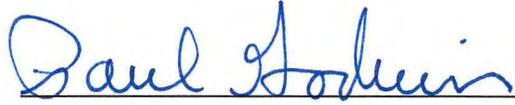
CONCLUSION

According to SDMC Section [125.0123](#), Findings for a Map Waiver, the decision maker may approve a Map Waiver if the decision maker finds that the proposed subdivision complies with the requirements of the Subdivision Map Act and the SDMC. City and Civic San Diego Staff have reviewed the proposed subdivision and determined that it complies with both the Subdivision Map Act and the SDMC. Staff recommends the Hearing Officer approve the project and has provided draft findings (Attachment 4) and conditions (Attachment 5) to support approval of the project

ALTERNATIVES

1. Approve Tentative Map Waiver No. 1658526, with modifications.
2. Deny Tentative Map Waiver No. 1658526, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,



Paul Godwin, Development Project Manager

Attachments:

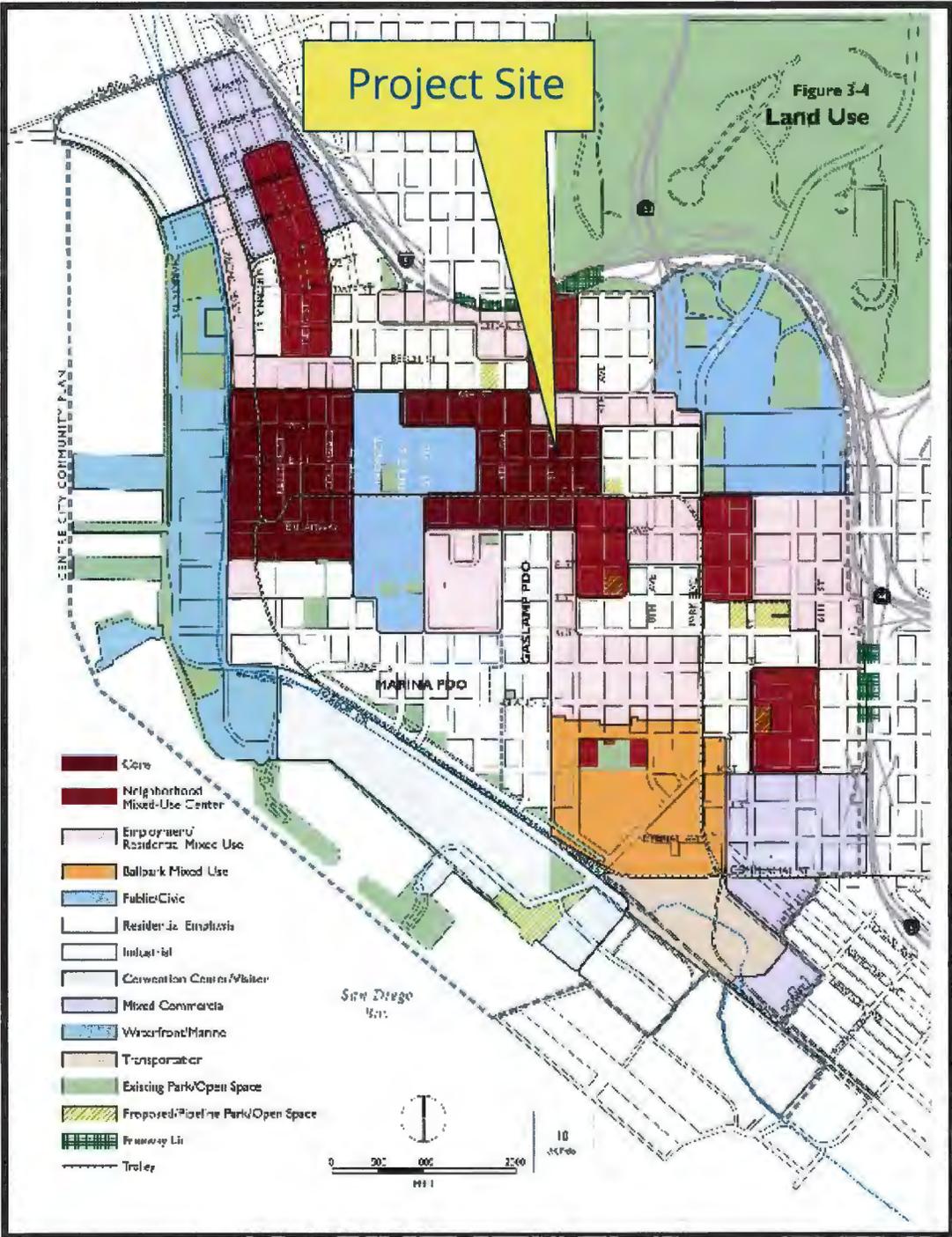
1. Project Location Map
2. Community Plan Land Use Map
3. Aerial Photograph
4. Draft Map Resolution
5. Draft Map Conditions
6. Environmental Exemption
7. Ownership Disclosure Statement
8. Map Exhibit-Tentative Map Waiver



Project Location Map

701 A Street TMW
Project No. 470945

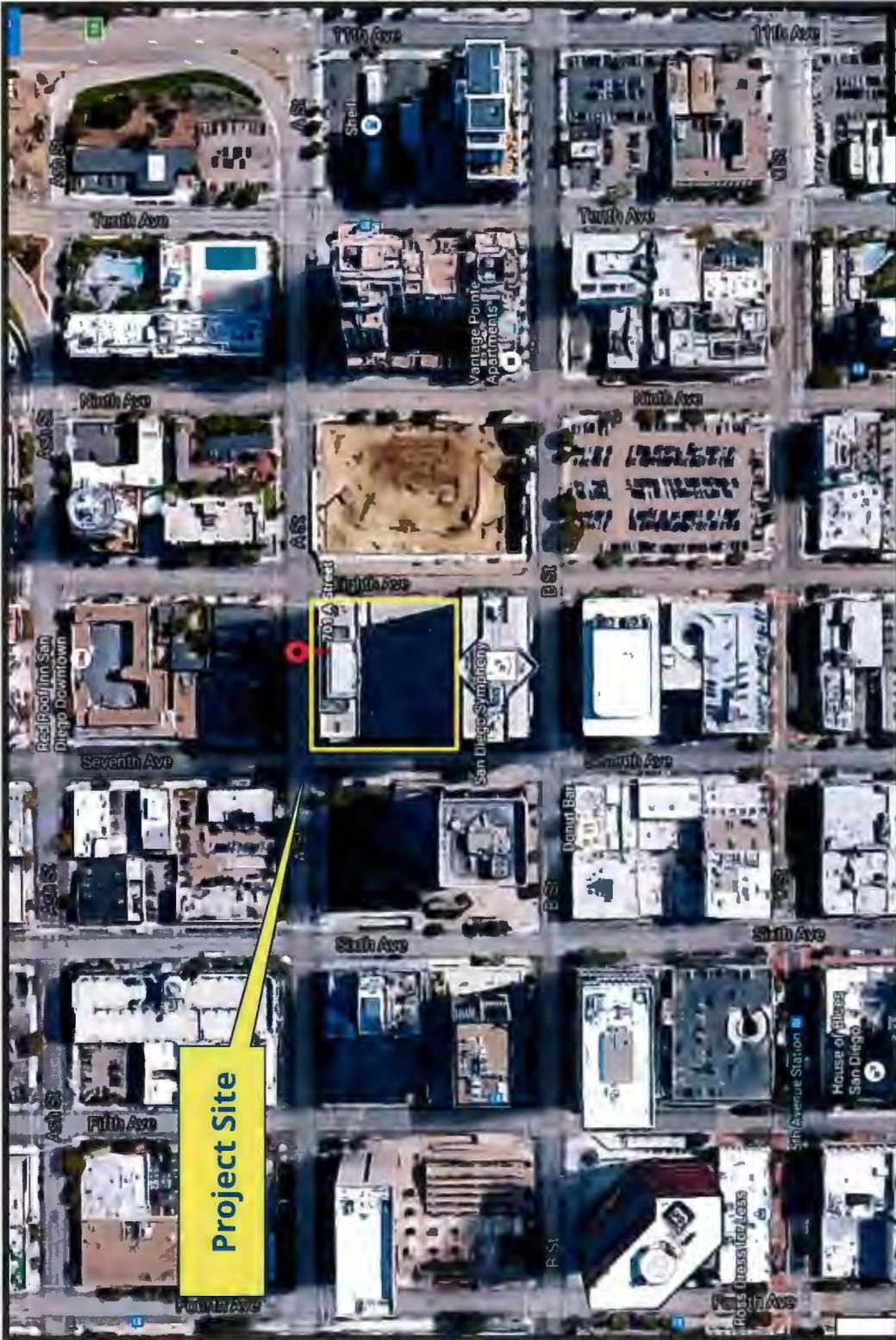




Land Use Map

701 A Street TMW
Project No. 470945





Aerial Photo
701 A Street TMW
Project No. 470945



RESOLUTION NO. _____
DATE OF FINAL PASSAGE _____

A RESOLUTION OF THE HEARING OFFICER ADOPTING THE FINDINGS
AND APPROVING TENTATIVE MAP WAIVER NO. 1658526 FOR
701 A STREET TENTATIVE MAP WAIVER – PROJECT NO. 470945

WHEREAS, Marriott Ownership Resorts, Incorporated, Subdivider, and Hunsaker and Associates, Surveyor, submitted an application with the City of San Diego for Tentative Map Waiver No. 1658526, to waive the requirement for a Tentative Map for the creation of nine commercial condominium units within an existing commercial structure. The project site is located at 701 A Street, in the Core zone of the Centre City Planned District, within the Downtown Community Plan. The property is legally described as Parcel 1 of Parcel Map No. 16882, filed June 25, 1992; and

WHEREAS, the Map proposes the subdivision of a 0.92-acre site into nine commercial condominium units on an existing, single lot; and

WHEREAS, on July 26, 2016, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code section 21000 *et. seq.*) under CEQA Guidelines Section 15305 (Minor Alterations in Land Use Limitations) and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code section 112.0520; and

WHEREAS, a preliminary soils and geological reconnaissance report are waived by the City Engineer pursuant to Subdivision Map Act section 66491(a) and San Diego Municipal Code sections 144.0220(a) and 144.0220(b); and

WHEREAS, on September 7, 2016, the Hearing Officer of the City of San Diego considered Tentative Map Waiver No. 1658526, and pursuant to section 125.0122 (Map Waiver), of the San Diego Municipal Code and Subdivision Map Act section 66428, received for its consideration written and oral presentations, evidence having been submitted, and testimony having been heard from all interested parties at the public hearing, and the Hearing Officer having fully considered the matter and being fully advised concerning the same; NOW THEREFORE,

BE IT RESOLVED by the Hearing Officer of the City of San Diego, that it adopts the following findings with respect to Tentative Map Waiver No. 1658526:

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

The project proposes the creation of nine commercial condominium units in an existing 27-story commercial hotel structure, located on a 0.92-acre site at 701 A Street, in the Core zone of the Centre City Planned District, within the Downtown Community Plan, both of which allow for mixed-use development including hotels on this site. The project site is part of a full-block development located in an urban, downtown mixed-use neighborhood and is surrounded by residential and commercial high-rise development to the south, east and west and two-story mixed use development to the north. No additional development, grading or intensification or change of use is proposed with this action.

The project is consistent with the Downtown Community Plan's Core area goal to "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." in that the continued operation of a hotel use contributes to the mixed-use nature of the neighborhood while also supporting the users of the core business/political developments and institutions. The existing 27-story structure contributes to the goal by providing the intensity envisioned in the plan as one of the taller buildings on the block.

The proposed commercial condominium units would not impact the operation of the development as a hotel use and the physical structure would continue to contribute to the goals of the Downtown Community Plan. Therefore, the proposed subdivision and its design or improvement are consistent with the policies, goals, and objectives of the applicable land use plan.

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

The project proposes the creation of nine commercial condominium units in an existing 27-story commercial hotel structure, located on a 0.92-acre site at 701 A Street, in the Core zone of the Centre City Planned District, within the Downtown Community Plan, both of which allow for mixed-use development including hotels on this site. The project site is part of a full-block development located in an urban, downtown mixed-use neighborhood and is surrounded by residential and commercial high-rise development to the south, east and west and two-story mixed use development to the north. No additional development, grading or intensification or change of use is proposed with this action.

The proposed commercial condominium units would not impact the operation of the development as a hotel use and the physical structure would continue to comply with the requirements of the Centre City Planned District. Within the Core District, a minimum of 40 percent of the ground-floor street frontage must contain active commercial uses. The existing development and the project comply with this regulation. Also, the project has been conditioned to reconstruct portions of the adjacent curb, gutter and curb ramps within the right-of-way prior to issuance of the Certificate of Compliance.

Because the project is located in the Centre City Planned District, Civic San Diego has been granted land use authority to perform planning and permitting functions, including the review of the proposed commercial condominium project. Civic San Diego staff have reviewed the project and determined it complies with all applicable development regulations. Therefore, the proposed subdivision complies with the applicable zoning and development regulations of the Land Development Code and no deviations are requested with this action.

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

The project proposes the creation of nine commercial condominium units in an existing 27-story commercial hotel structure, located on a 0.92-acre site at 701 A Street, in the Core zone of the Centre City Planned District, within the Downtown Community Plan, both of which allow for mixed-use development including hotels on this site. The project site is part of a full-block development located in an urban, downtown mixed-use neighborhood and is surrounded by residential and commercial high-rise development to the south, east and west and two-story mixed use development to the north. No additional development, grading or intensification or change of use is proposed with this action.

The previously graded and developed site slopes down from north to south and is served by existing underground utilities. Access to the project site is provided via existing driveways which connect to the developed A Street and 7th Avenue rights-of-way. The frontage is developed with existing curb, gutter and sidewalk which would remain while some portions would be replaced as a condition of the Certificate of Compliance. Therefore, the site is physically suitable for the type and density of development.

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

The project proposes the creation of nine commercial condominium units in an existing 27-story commercial hotel structure, located on a 0.92-acre site at 701 A Street, in the Core zone of the Centre City Planned District, within the Downtown Community Plan, both of which allow for mixed-use development including hotels on this site. The project site is part of a full-block development located in an urban, downtown mixed-use neighborhood and is surrounded by residential and commercial high-rise development to the south, east and west and two-story mixed use development to the north. No additional development, grading or intensification or change of use is proposed with this action.

The site does not contain nor is adjacent to any fish or wildlife habitats, environmentally sensitive lands or Multiple Habitat Planning Area lands. Therefore, the design of the subdivision and the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

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

The project proposes the creation of nine commercial condominium units in an existing 27-story commercial hotel structure, located on a 0.92-acre site at 701 A Street, in the Core zone of the Centre City Planned District, within the Downtown Community Plan, both of which allow for mixed-use development including hotels on this site. The project site is part of a full-block development located in an urban, downtown mixed-use neighborhood and is surrounded by residential and commercial high-rise development to the south, east and west and two-story mixed use development to the north. No additional development, grading or intensification or change of use is proposed with this action.

The project has been reviewed and is in compliance with the Municipal Code and the Subdivision Map Act. The Tentative Map Waiver includes conditions and corresponding exhibits of approvals relevant to public improvements and payment of applicable fees in order to achieve compliance with the regulations of the San Diego Municipal Code.

The developed project site is served by existing underground utilities and access to the site is provided via existing driveways which connect to the developed A Street and 7th Avenue rights-of-way. The frontage is developed with existing curb, gutter and sidewalk which would remain while some portions would be replaced as a condition of the Certificate of Compliance.

The proposed subdivision is consistent with the development regulations of the underlying zone of the Land Development Code and all Uniform Building, Fire, Plumbing, Electrical and Mechanical Code regulations and permitting requirements continue to govern this project. The project was determined to be exempt pursuant to California Environmental Quality Act (CEQA) Guidelines Section Guidelines Section 15305, Minor Alterations to Land Uses.

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

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

The project proposes the creation of nine commercial condominium units in an existing 27-story commercial hotel structure, located on a 0.92-acre site at 701 A Street, in the Core zone of the Centre City Planned District, within the Downtown Community Plan, both of which allow for mixed-use development including hotels on this site. The project site is part of a full-block development located in an urban, downtown mixed-use neighborhood and is surrounded by residential and commercial high-rise development to the south, east and west and two-story mixed use development to the north. No additional development, grading or intensification or change of use is proposed with this action.

Access to the project site is provided via existing driveways which connect to the developed A Street and 7th Avenue rights-of-way. The frontage is developed with existing curb, gutter and sidewalk which would remain while some portions would be replaced as a condition of the Certificate of Compliance. There are no other easements acquired by the public at large for access through or use of property within the proposed subdivision, therefore no conflicts exist.

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

The project proposes the creation of nine commercial condominium units in an existing 27-story commercial hotel structure, located on a 0.92-acre site at 701 A Street, in the Core zone of the Centre City Planned District, within the Downtown Community Plan, both of which allow for mixed-use development including hotels on this site. The project site is part of a full-block development located in an urban, downtown mixed-use neighborhood and is surrounded by residential and commercial high-rise development to the south, east and west and two-story mixed use development to the north. No additional development, grading or intensification or change of use is proposed with this action.

The subject and surrounding properties are developed within a grid pattern of streets with many high-rise structures that occupy entire city blocks. The surrounding streets include three traffic lanes and two lanes of parking, running in north-south and east-west configurations. This grid pattern of wide streets allows for natural air flow patterns between the buildings and for sunlight to reach all properties. The site is surrounded on three sides by similar high rise developments. Therefore, the potential and opportunity for passive or natural heating and cooling opportunities or the implementation of sustainable building features, such as photovoltaic (solar) systems, would be provided to the extent feasible with this subdivision.

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

The project proposes the creation of nine commercial condominium units in an existing 27-story commercial hotel structure, located on a 0.92-acre site at 701 A Street, in the Core zone of the Centre City Planned District, within the Downtown Community Plan, both of which allow for mixed-use development including hotels on this site. The project site is part of a full-block development located in an urban, downtown mixed-use neighborhood and is surrounded by residential and commercial high-rise development to the south, east and west and two-story mixed use development to the north. No additional development, grading or intensification or change of use is proposed with this action.

There are no residential housing units associated with the current commercial hotel development nor are any proposed as a part of the nine commercial condominium units associated with this project. Therefore, there would be no additional demand for public services or available fiscal and environmental resources would be associated with the conversion of two existing residential units to condominium ownership.

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

BE IT FURTHER RESOLVED, that based on the Findings hereinbefore adopted by the Hearing Officer, Tentative Map Waiver No. 1658526 is hereby granted to Marriott Ownership Resorts, Incorporated, subject to the attached conditions which are made a part of this resolution by this reference.

By _____
Paul Godwin
Development Project Manager
Development Services Department

ATTACHMENT: Tentative Map Waiver Conditions
Internal Order No. 24005807

HEARING OFFICER
CONDITIONS FOR MAP WAIVER NO. 1658526
701 A STREET TENTATIVE MAP WAIVER - PROJECT NO. 470945
ADOPTED BY RESOLUTION NO. _____ ON SEPTEMBER 7, 2016

GENERAL

1. This Map Waiver will expire September 21, 2019.
2. Compliance with all of the following conditions shall be completed and/or assured, to the satisfaction of the City Engineer, prior to the recordation of the Certificate of Compliance unless otherwise noted.
3. Prior to the Map Waiver expiration date, a Certificate of Compliance shall be recorded in the Office of the San Diego County Recorder.
4. Prior to the recordation of the Certificate of Compliance, taxes must be paid on this property pursuant to Subdivision Map Act section 66492. To satisfy this condition, a tax certificate stating that there are no unpaid lien conditions against the subdivision must be recorded in the Office of the San Diego County Recorder.
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 the Subdivider of any claim, action, or proceeding, or if the City fails to cooperate fully in the defense, Subdivider shall not thereafter be responsible to defend, indemnify, or hold City and/or any Indemnified Parties harmless. City may participate in the defense of any claim, action, or proceeding if City bears its own attorney's fees and costs, City defends the action in good faith, and Subdivider is not be required to pay or perform any settlement unless such settlement is approved by the Subdivider.

ENGINEERING

6. The Subdivider shall reconstruct the existing curb with City Standard curb and gutter along 8th Avenue frontage, satisfactory to the City Engineer.
7. The Subdivider shall reconstruct the existing curb ramp at the northwest corner of A Street and 7th Avenue with current City standard curb ramp Standard Drawing SDG-130 and SDG-132 with truncated domes, satisfactory to the City Engineer.
8. The Subdivider shall comply with the "General Conditions for Tentative Subdivision Maps," filed in the Office of the City Clerk under Document No. 767688 on May 7, 1980. Only those exceptions to the General Conditions which are shown on the Map Waiver and covered in these special conditions will be authorized.

All public improvements and incidental facilities shall be designed in accordance with criteria established in the Street Design Manual, filed with the City Clerk as Document No. RR-297376.

MAPPING

9. Prior to the issuance of a Certificate of Compliance, City staff will perform a field site visit to verify that all property corners, or property corner offsets have been set. If any property corners are missing, they must be set and a Corner Record or Record of Survey (whichever is applicable) shall be filed with the County Recorder pursuant to the Professional Land Surveyors Act. A copy of the Record of Survey or Corner Record shall be provided to the City.

INFORMATION:

- The approval of this Map Waiver by the Hearing Officer of the City of San Diego does not authorize the Subdivider to violate any Federal, State, or City laws, ordinances, regulations, or policies including but not limited to, the Federal Endangered Species Act of 1973 and any amendments thereto (16 U.S.C. § 1531 *et seq.*).
- If the Subdivider makes any request for new water and sewer facilities (including services, fire hydrants, and laterals), the Subdivider shall design and construct such facilities in accordance with established criteria in the most current editions of the City of San Diego water and sewer design guides and City regulations, standards and practices pertaining thereto. Off-site improvements may be required to provide adequate and acceptable levels of service and will be determined at final engineering.
- Subsequent applications related to this Map Waiver will be subject to fees and charges based on the rate and calculation method in effect at the time of payment.
- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of the Map Waiver, may protest the imposition within 90 days of the approval of this Map Waiver by filing a written protest with the San Diego City Clerk pursuant to Government Code Sections 66020 and/or 66021.
- Where in the course of development of private property, public facilities are damaged or removed, the Subdivider shall at no cost to the City, obtain the required permits for work in the public right-of-way, and repair or replace the public facility to the satisfaction of the City Engineer (San Diego Municipal Code § 142.0607).

Internal Order No. 24006375

NOTICE OF EXEMPTION

(Check one or both)

TO: Recorder/County Clerk
 P.O. Box 1750, MS A-33
 1600 Pacific Hwy, Room 260
 San Diego, CA 92101-2400

FROM: City of San Diego
 Development Services Department
 1222 First Avenue, MS 501
 San Diego, CA 92101

Office of Planning and Research
 1400 Tenth Street, Room 121
 Sacramento, CA 95814

Project Name: 701 "A" Street MW

Project No. / SCH No.: 470945/N.A.

Project Location-Specific: 701 A Street, San Diego, CA 92101

Project Location-City/County: San Diego/San Diego

Description of nature and purpose of the Project: MAP WAIVER (MW) to waive the requirement of a Tentative Map and Final Map to create four hotel condominium units, and ten non-hotel condominium units within an existing building, on a 0.92 acre site.

Name of Public Agency Approving Project: City of San Diego

Name of Person or Agency Carrying Out Project: Pete Vandenberg (Applicant), Hunsaker and Associates (Firm), 9707 Waples Street, San Diego, CA 92121, (858) 558-4500

Exempt Status: (CHECK ONE)

- Ministerial (Sec. 21080(b)(1); 15268);
- Declared Emergency (Sec. 21080(b)(3); 15269(a));
- Emergency Project (Sec. 21080(b)(4); 15269 (b)(c))
- Categorical Exemption: CEQA Exemption 15305 (Minor Alterations in Land Use Limitations)
- Statutory Exemptions:

Reasons why project is exempt: The City of San Diego conducted an environmental review that determined the project would not have the potential for causing a significant effect on the environment. The project meets the criteria set forth in CEQA Section 15305 which addresses minor alterations in land use limitations, in areas with an average slope of less than 20 percent, and which do not result in any changes in land use density. In addition, the exceptions listed in CEQA Section 15300.2 would not apply.

Lead Agency Contact Person: Rhonda Benally

Telephone: (619) 446-5468

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a notice of exemption been filed by the public agency approving the project? Yes No



City of San Diego
 Development Services
 1222 First Ave., MS-302
 San Diego, CA 92101
 (619) 446-5000

Ownership Disclosure Statement

Approval Type: Check appropriate box for type of approval (s) requested: Neighborhood Use Permit Coastal Development Permit
 Neighborhood Development Permit Site Development Permit Planned Development Permit Conditional Use Permit
 Variance Tentative Map Vesting Tentative Map Map Waiver Land Use Plan Amendment • Other _____

Project Title **Project No. For City Use Only**
 Declan Suites 470945
Project Address:
 701 A Street, San Diego, CA 92101

Part I - To be completed when property is held by individual(s)

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter, as identified above, 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) and tenant(s) (if applicable) of the above referenced property. The list must include the names and addresses of all persons who have an interest in the property, recorded or otherwise, and state the type of property interest (e.g., tenants who will benefit from the permit, all individuals who own the property). A signature is required of at least one of the property owners. Attach additional pages if needed. A signature from the Assistant Executive Director of the San Diego Redevelopment Agency shall be required for all project parcels for which a Disposition and Development Agreement (DDA) has been approved / executed by the City Council. 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.

Additional pages attached Yes No

Name of Individual (type or print):
 Owner Tenant/Lessee Redevelopment Agency
 Street Address:
 City/State/Zip:
 Phone No: Fax No:
 Signature : Date:

Name of Individual (type or print):
 Owner Tenant/Lessee Redevelopment Agency
 Street Address:
 City/State/Zip:
 Phone No: Fax No:
 Signature : Date:

Name of Individual (type or print):
 Owner Tenant/Lessee Redevelopment Agency
 Street Address:
 City/State/Zip:
 Phone No: Fax No:
 Signature : Date:

Name of Individual (type or print):
 Owner Tenant/Lessee Redevelopment Agency
 Street Address:
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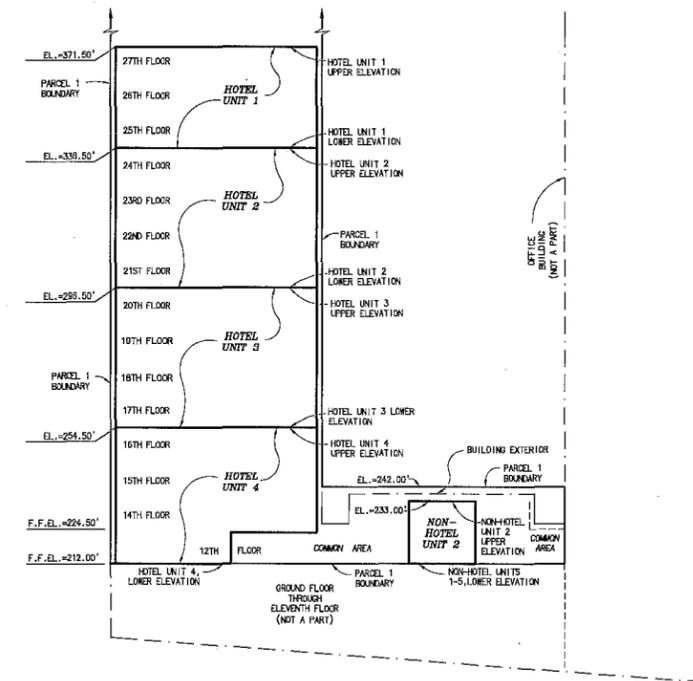
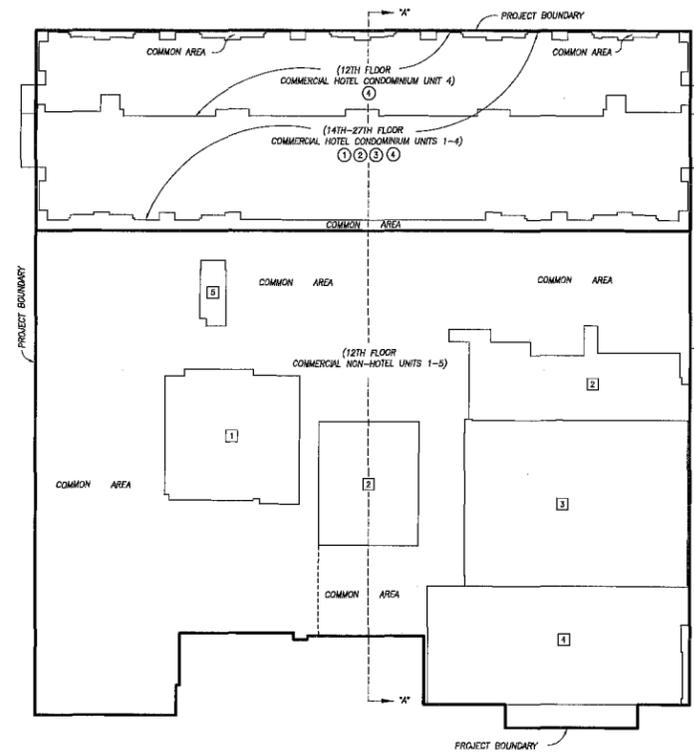
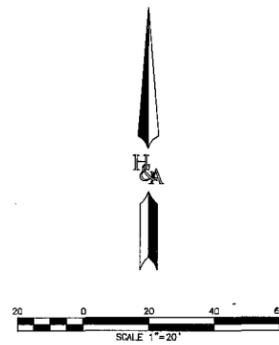
MAP WAIVER EXHIBIT

701 "A" STREET COMMERCIAL CONDOMINIUM

CITY OF SAN DIEGO, CALIFORNIA

LEGEND (THIS SHEET ONLY)

- ① INDICATES HOTEL CONDOMINIUM UNIT
- INDICATES NON-HOTEL CONDOMINIUM UNIT



PREPARED BY:
 **HUNSAKER & ASSOCIATES**
 SAN DIEGO, INC.
 PLANNING: 9707 Wagon Street
 ENGINEERING: San Diego, CA 92123
 SURVEYING: (619) 444-4400 • (619) 444-1914

**701 "A" STREET COMMERCIAL
 CONDOMINIUM**
 BUILDING LOCATION EXHIBIT
 CITY OF SAN DIEGO, CALIFORNIA

SHEET
2
 OF
2