



THE CITY OF SAN DIEGO

## Report to the Hearing Officer

DATE ISSUED: January 17, 2018 REPORT NO. HO-18-002

HEARING DATE: January 24, 2018

SUBJECT: 11<sup>TH</sup> & BROADWAY TENTATIVE MAP WAIVER, PROCESS THREE

PROJECT NUMBER: [477896](#)

OWNER/APPLICANT: Pinnacle Broadway US LLC, a Nevada Limited Liability Company/Dennis La Salle, Pinnacle International

### SUMMARY

Issue: Should the Hearing Officer approve a Tentative Map Waiver to create 618 residential condominium units and eight commercial condominium units in an under-construction project on a 0.92-acre site located south of Broadway, north of E Street, east of 11<sup>th</sup> Avenue and west of Park Boulevard, in the Downtown Community Plan area?

Staff Recommendation: APPROVE Tentative Map Waiver No. 2007721.

Community Planning Group Recommendation: On October 18, 2017, the Downtown Community Planning Group voted 19-2 to recommend approval of the proposed project without conditions.

Environmental Review: The project would not result in additional impacts not previously addressed in the Downtown Program Final Environmental Impact Report (FEIR), State Clearinghouse (SCH) No. 2003041001 and Addenda and the Climate Action Plan Program FEIR, SCH No. 201521053 and Addendum. No new significant impacts will occur or no new mitigation will be required, and no new environmental document is required.

### BACKGROUND

The 0.92-acre project site is located south of Broadway, north of E Street, east of 11<sup>th</sup> Avenue and west of Park Boulevard in the CCPD-ER (Centre City Planned District Employment/ Residential Mixed-Use) zone within the Downtown Community Plan area. The site is a near-full block with existing commercial and residential development at the northeast corner of Broadway and Park Boulevard to remain. There are existing commercial uses to the west, north and east and residential to the south.

On June 26, 2014, Centre City Development/Site Development Permit No. 2014-14 (Attachment 4) was approved for the construction of a residential mixed-use project containing 618 dwelling units (including 49 affordable units) and 11,361 square feet of street level retail space on the project site. The project consists of two towers of 31 and 32 stories and is currently under construction with approved grading and building permits (City Project Nos. 472418, 554154 and 554155).

## DISCUSSION

### Project Description:

Owner/Applicant requests a Tentative Map Waiver in accordance with San Diego Municipal Code Section 125.0120(b)(1) to create a new condominium project consisting of 618 residential condominium units and eight commercial condominium units within the approved, under-construction project described above, which is on a single parcel that was previously mapped and monumented in a manner satisfactory to the City Engineer in accordance with Subdivision Map Act section 66428(b).

The CCPD-ER zone accommodates mixed-use development that supports major sporting facilities and visitor attractions. A broad array of uses in addition to residential are also permitted, including eating and drinking establishments, hotels, offices, research and development for office and retail use. The proposed project complies with the policies, goals and objectives of the applicable land use plan and underlying zones and no deviations are being requested. No additional development beyond that which was previously approved is proposed with this condominium unit creation project.

The project as proposed requires a Process Three, Hearing Officer decision with appeal rights to the Planning Commission. According to SDMC Section 125.0123, Findings for Map Waivers, the decision maker may approve a Tentative Map Waiver if the decision maker finds that the proposed subdivision complies with the requirements of the Subdivision Map Act and the Land Development Code. Staff has reviewed the proposed subdivision and determined that it complies with both the Subdivision Map Act and the Land Development Code.

### Conclusion:

Staff has reviewed the proposed project and all issues identified through the review process have been resolved in conformance with adopted City Council policies and regulations of the Land Development Code. Staff has provided draft findings and conditions of approval (Attachment 3) to support approval of the project. Staff recommends the Hearing Officer approve the project as proposed.

## ALTERNATIVES

1. Approve Tentative Map Waiver No. 2007721, with modifications.
2. Deny Tentative Map Waiver No. 2007721, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,

A handwritten signature in cursive script that reads "Paul Godwin".

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Paul Godwin, Development Project Manager

Attachments:

1. Aerial Photograph
2. Community Plan Land Use Map
3. Draft Tentative Map Waiver Resolution and Conditions
4. Centre City Development/Site Development Permit No. 2014-14
5. Tentative Map Waiver Exhibit
6. Community Planning Group Recommendation
7. Ownership Disclosure Statement

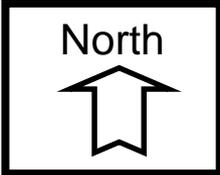


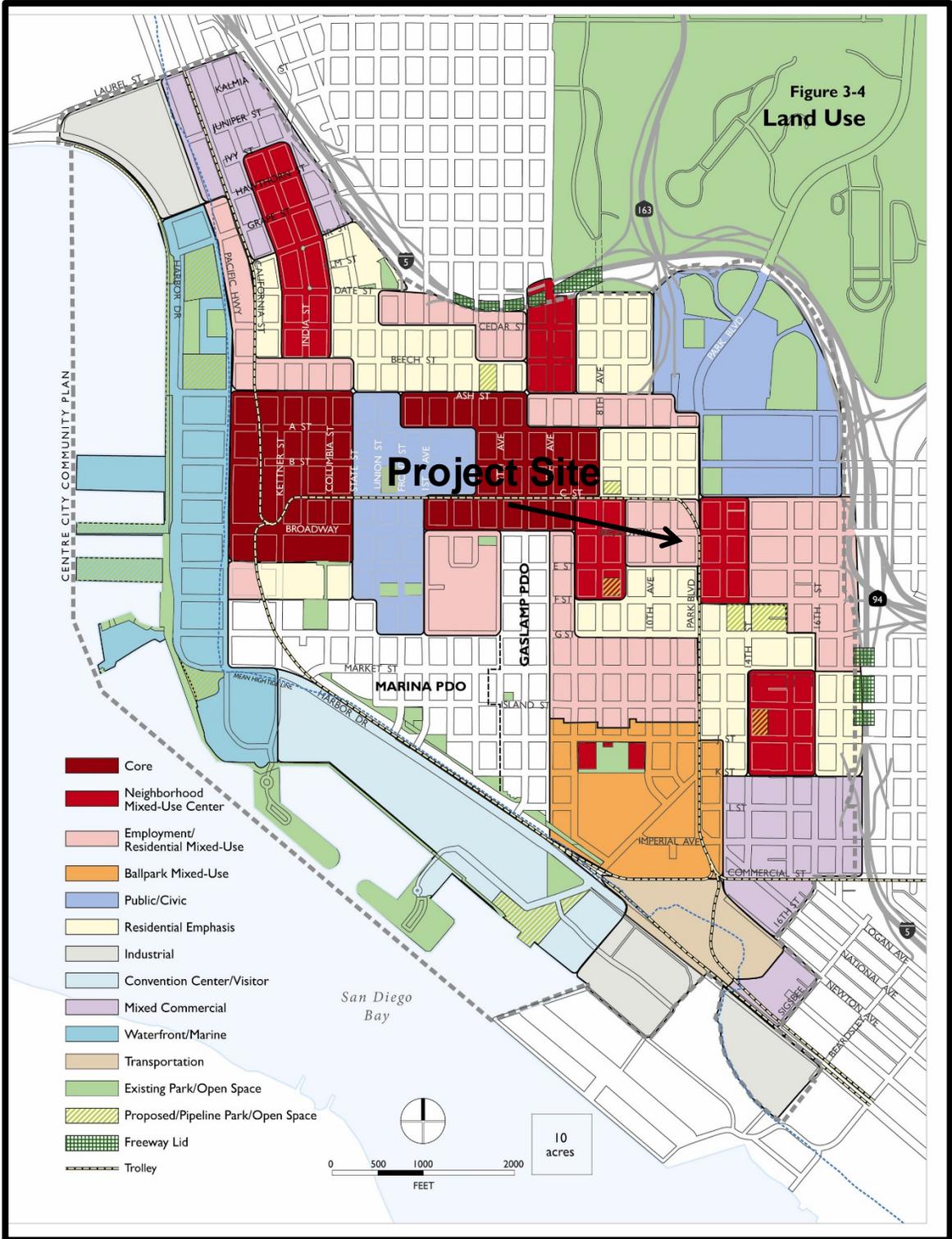
Project Site



### Aerial Photo

11<sup>th</sup> & Broadway Tentative Map Waiver  
PROJECT NO. 477896





# Land Use Map

11<sup>th</sup> & Broadway Tentative Map Waiver  
PROJECT NO. 477896



RESOLUTION NO. \_\_\_\_\_  
DATE OF FINAL PASSAGE – JANUARY 24, 2018

A RESOLUTION OF THE HEARING OFFICER ADOPTING THE FINDINGS  
AND APPROVING TENTATIVE MAP WAIVER NO. 2007721 FOR  
11<sup>TH</sup> & BROADWAY MAP WAIVER – PROJECT NO. 477896

WHEREAS, Pinnacle Broadway US LLC, a Nevada Limited Liability Company, Subdivider, and MAAV Engineering, Engineer, submitted an application with the City of San Diego for Tentative Map Waiver No. 2007721, under San Diego Municipal Code section 125.0120(b)(1), to waive the requirement for a Tentative Map for the creation of residential and commercial condominium units. The 0.92-acre project site is located south of Broadway, north of E Street, east of 11<sup>th</sup> Avenue and west of Park Boulevard, in the Centre City Planned District (CCPD) ER zone, within the Downtown Community Plan area. The property is legally described as Parcel 1 of Parcel Map No. 21462, filed June 7, 2017, in the office of the San Diego County Recorder; and

WHEREAS, the Map proposes the subdivision of a 0.92-acre site into one (1) lot for the creation of a condominium project as defined in California Civil Code section 4125 and filed pursuant to the Subdivision Map Act, consisting of 618 residential condominium units and eight (8) commercial condominium units; and

WHEREAS, the 618 residential and eight (8) commercial condominium units are under construction and Certificates of Occupancy have not been issued; and

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

WHEREAS, on January 24, 2018, the Hearing Officer of the City of San Diego considered Tentative Map Waiver No. 2007721, and pursuant to sections 125.0123 and 125.0440 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 Map Waiver No. 2007721:

**Findings for a Tentative Map Waiver – Section 125.0123:**

The proposed subdivision involves the construction of a new condominium project on a single parcel that was previously mapped and monumented in a manner satisfactory to the City Engineer in accordance with Subdivision Map Act section 66428(b).

**Findings for a Tentative Map – Section 125.0440:**

- (a) 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 618 residential condominium units and eight commercial condominiums in an under-construction, mixed-use development previously approved by Centre City Development/Site Development Permit No. 2014-14. The 0.92-acre project site is located in the CCPD-ER (Centre City Planned District Employment/Residential Mixed-Use) zone within the Downtown Community Plan area. The site is a near-full block bounded by Broadway, E Street, 11<sup>th</sup> Avenue and Park Boulevard. No additional development beyond that previously approved by Centre City Development Permit No. 2014-14 is included with this project.

The CCPD-ER zone accommodates mixed-use development that supports major sporting facilities and visitor attractions. A broad array of other uses in addition to residential are also permitted, including eating and drinking establishments, hotels, offices, research and development for office and retail use complies with the policies, goals and objectives of the applicable land use plan and underlying zones.

The proposed project site is located within the Downtown Community Plan area and is designated for mixed-use. The subdivision of land for residential and commercial development complies with the policies, goals and objectives of the applicable land use plan and underlying zone.

**(b) 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 618 residential condominium units and eight commercial condominiums in an under-construction, mixed-use development previously approved by Centre City Development/Site Development Permit No. 2014-14. The 0.92-acre project site is located in the CCPD-ER (Centre City Planned District Employment/Residential Mixed-Use) zone within the Downtown Community Plan area. The site is a near-full block bounded by Broadway, E Street, 11<sup>th</sup> Avenue and Park Boulevard. No additional development beyond that previously approved by Centre City Development Permit No. 2014-14 is included with this project.

The proposed subdivision is consistent with the development regulations of the underlying zone and complies with lot width, floor area ratio and landscaping and no deviations to the Land Development Code are requested with this action.

**(c) The site is physically suitable for the type and density of development.**

The project proposes the creation of 618 residential condominium units and eight commercial condominiums in an under-construction, mixed-use development previously approved by Centre City Development/Site Development Permit No. 2014-14. The 0.92-acre project site is located in the CCPD-ER (Centre City Planned District Employment/Residential Mixed-Use) zone within the Downtown Community Plan area. The site is a near-full block bounded by Broadway, E Street, 11<sup>th</sup> Avenue and Park Boulevard. No additional development or density beyond that previously approved by Centre City Development Permit No. 2014-14 is included with this project. The site is located on a level pad in a developed urban neighborhood, is served by all existing utilities and public rights-of-way, and has been conditioned to construct new City Standard curbs and sidewalks. Therefore, the site is physically suitable for the type and density of development.

**(d) 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 618 residential condominium units and eight commercial condominiums in an under-construction, mixed-use development previously approved by Centre City Development/Site Development Permit No. 2014-14. The 0.92-acre project site is located in the CCPD-ER (Centre City Planned District Employment/Residential Mixed-Use) zone within the Downtown Community Plan area. The site is a near-full block bounded by Broadway, E Street, 11<sup>th</sup> Avenue and Park Boulevard. No additional development beyond that previously approved by Centre City Development Permit No. 2014-14 is included with this project.

The site is within an existing, developed, in-fill urban area and does not contain nor is adjacent to any fish or wildlife habitats, environmentally sensitive lands or Multiple Habitat Planning Area lands.

**(e) 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 618 residential condominium units and eight commercial condominiums in an under-construction, mixed-use development previously approved by Centre City Development/Site Development Permit No. 2014-14. The 0.92-acre project site is located in the CCPD-ER (Centre City Planned District Employment/Residential Mixed-Use) zone within the Downtown Community Plan area. The site is a near-full block bounded by Broadway, E Street, 11<sup>th</sup> Avenue and Park Boulevard. No additional development beyond that previously approved by Centre City Development Permit No. 2014-14 is included with this project.

The project has been reviewed and is in compliance with the San Diego Municipal Code (SDMC) and the Subdivision Map Act. The Tentative Map Waiver includes conditions and corresponding exhibits of approvals relevant to adequate parking, public improvements, and paying applicable fees in order to achieve compliance with the regulations of the SDMC. The proposed subdivision is consistent with all Uniform Building, Fire, Plumbing, Electrical and Mechanical Code regulations and permitting requirements continue to govern this project. The site is served by all existing utilities and public rights-of-way, and the project has been conditioned to construct new City Standard curbs and sidewalks. Therefore, the design of the subdivision or the type of improvements will not be detrimental to the public, health, safety, and welfare.

**(f) 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.**

Other than the subdivision to allow condominium ownership, no other changes are requested. Existing public easements for public-rights of way, drainage and utility purposes will remain and the associate improvements will not conflict with easements acquired by the public at large for access through or use of the property within the proposed subdivision.

**(g) 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 618 residential condominium units and eight commercial condominiums in an under-construction, mixed-use development previously approved by Centre City Development/Site Development Permit No. 2014-14. The 0.92-acre project site is located in the CCPD-ER (Centre City Planned District Employment/Residential Mixed-Use) zone within the Downtown Community Plan area. The site is a near-full block bounded by Broadway, E Street, 11<sup>th</sup> Avenue and Park Boulevard. No additional development beyond that previously approved by Centre City Development Permit No. 2014-14 is included with this project.

The design of the subdivision has taken into account the best use of the land to minimize grading. Conditions of the above referenced development permit have been adopted and the opportunity through building materials, site orientation, architectural treatments, placement and selection of plant materials provide to the extent feasible, for future passive or natural heating and cooling opportunities. Therefore, the design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities

**(h) 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.**

### ATTACHMENT 3

Other than the subdivision to allow condominiums ownership, no other changes are requested and the project does not include additional development of the property. The subdivision has been conditioned to comply with the City-wide Affordable Housing Regulations and 49 affordable units would be provided on site, in conformance with the approved development permit. The decision maker has reviewed the administrative record 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 found that the proposed subdivision will not adversely impact the housing needs of the Downtown Community Plan area.

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

BE IT FURTHER RESOLVED, that based on the Findings hereinbefore adopted by the Hearing Officer, Map Waiver No. 2007721, is hereby granted to Pinnacle Broadway US LLC, a Nevada Limited Liability Company, 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: Map Waiver Conditions

Internal Order No. 24006553

HEARING OFFICER  
CONDITIONS FOR MAP WAIVER NO. 2007721  
11<sup>TH</sup> & BROADWAY TENTATIVE MAP WAIVER - PROJECT NO. 477896  
ADOPTED BY RESOLUTION NO. \_\_\_\_\_ ON JANUARY 24, 2018

**GENERAL**

1. This Tentative Map Waiver will expire February 7, 2021.
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. A Certificate of Compliance shall be recorded in the Office of the San Diego County Recorder, prior to the Map Waiver expiration date.
4. Prior to the recordation of the Certificate of Compliance, taxes must be paid on this property pursuant to Subdivision Map Act section 66492. To satisfy this condition, a tax certificate stating that there are no unpaid lien conditions against the subdivision must be recorded in the Office of the San Diego County Recorder.
5. The Certificate Compliance shall conform to the provisions of approved Centre City Development Permit No. 2014-14.
6. The Subdivider shall defend, indemnify, and hold the City (including its agents, officers, and employees [together, "Indemnified Parties"]) harmless from any claim, action, or proceeding, against the City and/or any Indemnified Parties to attack, set aside, void, or annul City's approval of this project, which action is brought within the time period provided for in Government Code section 66499.37. City shall promptly notify Subdivider of any claim, action, or proceeding and shall cooperate fully in the defense. If City fails to promptly notify the Subdivider of any claim, action, or proceeding, or if the City fails to cooperate fully in the defense, Subdivider shall not thereafter be responsible to defend, indemnify, or hold City and/or any Indemnified Parties harmless. City may participate in the defense of any claim, action, or proceeding if City bears its own attorney's fees and costs, City defends the action in good faith, and Subdivider is not be required to pay or perform any settlement unless such settlement is approved by the Subdivider.

**ENGINEERING**

7. The Subdivider shall ensure that all existing onsite utilities serving the subdivision shall be undergrounded with the appropriate permits. The Subdivider shall provide written confirmation from applicable utilities that the conversion has taken place, or provide other means to assure the undergrounding, satisfactory to the City Engineer.
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.

9. Per the City of San Diego Street Design Manual-Street Light Standards, and Council Policy 200-18, the Subdivider will be required to install one (1) new street light adjacent to the site on 11th Avenue and one (1) on E Street.
10. The Subdivider shall reconstruct the existing curb with City Standard curb and gutter, adjacent to the site on E Street and 11th Avenue.
11. The Subdivider shall reconstruct the existing curb ramps and cross gutter at the Northeast and Southeast corners of E Street and 11th Avenue, and the curb ramp at the Northwest Corner of E Street and Park Boulevard, per current City Standards.
12. The Subdivider shall reconstruct the sidewalk, maintaining the existing sidewalk scoring pattern and/or stone pavers, adjacent to the site on 11th Avenue, E Street, Park Boulevard and Broadway.
13. The Subdivider shall construct one (1) new driveway adjacent to the site on E Street and one (1) on 11th Avenue, per current City Standards.
14. The Subdivider shall obtain an Encroachment Maintenance Removal Agreement for the two (2) curb outlets (D-25) in the E Street right-of-way and the two (2) curb outlets (D-25) in the 11th Avenue right-of-way.
15. The Subdivider shall obtain an Encroachment Maintenance Removal Agreement for the six (6) tree grates in the E Street right-of-way and the nine (9) tree grates in the 11th Avenue right-of-way.
16. The Subdivider shall obtain an Encroachment Maintenance Removal Agreement for any landscape over 30" and irrigation in the public Right of Way.
17. The Subdivider shall obtain an Encroachment Maintenance Removal Agreement for the non-standard pavement adjacent to the site on Broadway and Park Boulevard.
18. The Subdivider shall apply for a plumbing permit for the installation of appropriate private back flow prevention device(s), on each water service (domestic, fire and irrigation), in a manner satisfactory to the Public Utilities Director and the City Engineer. BFPDs shall be located above ground on private property, in line with the service and immediately adjacent to the right-of-way.
19. Prior to recordation of the Certificate of Compliance, the Subdivider shall provide CC&Rs for the operation and maintenance of all private water and sewer facilities in a manner satisfactory to the Public Utilities Director and the City Engineer.

**MAPPING**

20. Prior to the issuance of a Certificate of Compliance, City staff will perform a field monument inspection to verify that all property corners are being marked with survey monuments. If any of the survey monument was missing, it must be replaced with a new monument, and a Corner Record or Record of Survey (whichever is applicable) shall be filed with the County Recorder pursuant to the Professional Land Surveyors Act. A copy of the filed Corner Record or Record of Survey must be submitted to satisfy this requirement prior to the approval and recordation of the Certificate of Compliance.
  
21. Every Certificate of Compliance shall:
  - a. Use the California Coordinate System for its "Basis of Bearing" and express all measured and calculated bearing values in terms of said system. The angle of grid divergence from a true median (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 distances shall be shown on the map.

**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.

## **ATTACHMENT 3**

- 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. 24006553



Jun 09, 2016 01:26 PM  
OFFICIAL RECORDS  
Ernest J. Dronenburg, Jr.,  
SAN DIEGO COUNTY RECORDER  
FEES: \$81.00

PAGES: 23

23P  
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**RECORDING REQUESTED BY:**

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

**WHEN RECORDED MAIL TO:**

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

**THIS SPACE FOR RECORDER'S USE ONLY**

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

**CENTRE CITY  
DEVELOPMENT PERMIT/SITE DEVELOPMENT PERMIT  
2014-14**

**11TH & BROADWAY  
(APN# 534-333-09 & 02)**

11<sup>TH</sup> & Broadway  
CCDP/SDP No. 2014-14

**11<sup>TH</sup> & BROADWAY  
CCDP/SDP NO. 2014-14**

This Centre City Development/Site Development Permit No. 2014-14 is granted by the City of San Diego Planning Commission to PINNACLE 11<sup>TH</sup> AVENUE US LLC., a Nevada Limited Liability Company and PINNACLE BROADWAY US LLC, A Nevada Limited Liability Company (collectively the Owner/Permittee), to allow: 1) the relocation and rehabilitation of Historical Resources Board (HRB) Site No. 727, as shown in the Treatment Plan dated April 22, 2014 and, 2) the construction of a mixed-use Project containing two towers of 31 and 32 stories (approximately 310 and 319 feet tall, respectively), comprised of approximately 618 residential units (49 affordable units) including indoor and outdoor amenity space, approximately 11,361 square feet of street-level retail space, and 639 parking spaces in one level of above grade parking and six levels of below-grade parking on the 40,000 square foot site bounded by Broadway, 11th Avenue, E Street and Park Boulevard in the East Village neighborhood of the Downtown Community Plan (DCP) area and more particularly described as Lots A, B, C, D, E, F, G, H of Block 50 of Horton's Addition, in the City of San Diego, County of San Diego, State of California, according to partition map thereof on file in the office of the county recorder of San Diego County. This Permit, corrected to include Lot "C", amends and supersedes:

1. Centre City Development Permit No. 2011-50 (A) 11<sup>th</sup> & Broadway (Phase 1 APN#534-33-09&02) recorded in the Official Records of San Diego County on December 17, 2012 as Document No. 2012-0791333.
2. Centre City Development Permit/Site Development Permit No. 2014-14 (APN# 534-33-09 & 2) recorded in the Official Records of San Diego County on April 17, 2015 as Document No. 2015-0185683.

Subject to the terms and conditions set forth in this Permit, permission is granted to the Owner/Permittee to construct and operate uses as described and identified by size, dimension, quantity, type and location as follows and on the approved exhibits dated August 29, 2014 on file in the Civic San Diego (CivicSD) Planning Department.

1. General

The Owner/Permittee shall construct, or cause to be constructed on the site, a residential mixed-use development consisting of two towers of 31 and 32 stories (approximately 310 and 319 feet tall) comprised of approximately 618 residential units (49 affordable units) including indoor and outdoor amenity space, approximately 11,361 square feet of commercial space and 639 parking spaces in one level of above grade parking and six levels of below-grade parking. The total Floor Area Ratio (FAR) of the development for all uses above ground shall not exceed 15.8 (includes all FAR Bonuses). The building shall not exceed a height of 319 feet above grade level, measured to the top of the parapet of the uppermost floor, with roof equipment enclosures, elevator penthouses, mechanical screening and architectural elements above this height permitted per the Centre City Planned District Ordinance (CCPDO).

11<sup>TH</sup> & Broadway  
CCDP/SDP No. 2014-14

## 2. Site Development Permit

The City of San Diego Planning Commission hereby grants a Site Development Permit (SDP) allowing the Relocation of a Designated Historical Resources as follows:

- a. City of San Diego HRB Site No. 727, the Hamilton Apartments located at 941 Eleventh Avenue will be relocated from its current location approximately 50 feet to the south on the same site as shown in the Treatment Plan dated April 22, 2014 and the Basic Concept Drawings dated April 8, 2014.

All modifications to, and rehabilitation of, the Hamilton Apartments, shall be performed in accordance with the National Park Service Standards for Relocation, U.S. Secretary of the Interior's Standards (Standards) for rehabilitation of historical structures, City of San Diego Historical Resources Guidelines and the Treatment Plan required under the FEIR Mitigation, Monitoring and Reporting Program (MMRP) Measures HIST A.1-1 and HIST A.1-2. In addition, the following conditions apply:

1. HABS Level III documentation shall be completed for the structure prior to issuance of Building Permits.
2. A qualified historical architectural monitor (approved by City of San Diego Plan-Historic Staff) will supervise the relocation, rehabilitation and reuse of the building.
3. A permanent plaque shall be provided on the exterior wall of the historic building describing the buildings original address/location. The design shall be approved by City of San Diego Plan-Historic staff prior to issuance of Building Permits and installation.
4. If any of the materials (exterior walls, window frames, roof and architectural details) are deteriorated and cannot be rehabilitated, and/or not permitted to be reinstalled by City of San Diego building officials, they may be recreated of new materials with the prior approval of the materials and execution methods of the City of San Diego Plan-Historic staff.

## 3. Floor Area Ratio (FAR) Bonus

An increase in the maximum allowable Base 10.0 FAR to 15.8 FAR is hereby granted under the following provisions of the CCPDO:

- a. Affordable Housing (Section 156.0309(e)(1)) - The development is entitled to an additional 3.47 FAR (138,800 square feet). The Owner/Permittee shall provide a minimum of 49 affordable units restricted to 51% -80% of Area Median Income (AMI) for a minimum of 55 years. An agreement with the San Diego Housing Commission shall be executed to enforce and monitor the affordability restrictions prior to issuance of any Building Permit for construction of any residential unit.

11<sup>TH</sup> & Broadway  
CCDP/SDP No. 2014-14

- b. Urban Open Space (Section 156.0309(e)(2) - The development is entitled to up to 0.5 FAR (20,000 square feet) under the provisions of the CCPDO for the provision of 4,091 square feet (20% of total site area) of Urban Open Space designed as approved during the Design Review process and as shown in the Basic/Concept Drawings. Specifications for the design of the Urban Open Space shall be submitted with 100% Construction Drawings and approved by CivicSD prior to issuance of a Building Permit. The Urban Open Space shall also be subject to the following:
  - i. The Urban Open Space shall be open to the general public at least between the hours of 6:00a.m. and 10:00p.m. every day. The open space area shall have signs indicating that the public is welcome and the hours of closure, if applicable.
  - ii. CC& R's shall be recorded on the property providing for the development and on-going maintenance of the open space area to City standards in perpetuity. These provisions shall be approved by CivicSD and the City Attorney's Office prior to issuance of a Building Permit.
- c. Three-Bedrooms Units (Section 156.0309(e)(3))- The development is entitled to 1.0 FAR (40,000 square feet) for the provision of 61 three-bedroom units, equivalent to equivalent to 10 percent of the total amount of dwelling units within the development. The development shall provide a minimum of 80 percent of the gross floor area for residential uses. Eligible three-bedroom units shall not exceed 1,200 square feet and 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 units used to earn the FAR are not reduced. Such CC&Rs shall be in a form approved by CivicSD and the City Attorney's Office and shall be recorded prior to issuance of a Building Permit.
- d. Eco-Roof (Section 156.0309(e) (4)(A) through (C) – The development is entitled to up to 0.74 FAR (29,600 square feet). The FAR Bonus shall be granted with the provision of 14,838 square feet of the roof area above a height of 30 feet planted as an eco-roof in accordance with the CCPDO and as illustrated on the Basic Concept/Schematic Drawings. CC&R's shall be recorded on the property providing for the development and on-going maintenance, and replacement, if necessary, of the eco-roof to City standards for the life of the development. Such CC&Rs shall be in a form approved by CivicSD and the City Attorney's Office and shall be recorded prior to issuance of a Building Permit.

#### 4. Parking

The development includes 639 parking spaces. A minimum of 618 spaces shall be dedicated to the development's residential component and 21 shall be dedicated to visitors/guests, and shall be designed to City Standards. These parking spaces shall be

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allocated to the development's residential units. If any additional residential parking spaces are designed with dimensions less than the City Standards, future buyers (if converted to condominium) of the residential units shall be informed of the dimensional size of their parking spaces prior to the sale of such units. Any subterranean parking facilities encroaching into the public right-of-way shall be located a minimum of six feet back from the face of curb to a depth of eight feet below sidewalk grade, measured to the outside of any shoring. An Encroachment Removal and Maintenance Agreement shall be obtained from the City to allow any encroachment of the garage into the public right-of-way.

5. Development Phasing

The Project may be constructed in two phases as follows: Phase I shall include the construction of the south tower and associated parking. Phase II on the southern 20,000 square feet of the site shall include the construction of the north tower and associated parking and include the relocation and rehabilitation of City of San Diego HRB Site No. 727, the Hamilton Apartments located at 941 Eleventh Avenue Hamilton Apartments on the northern 20,000 square feet of the site. Phase II shall be authorized under this development permit if building permits are issued for Phase II by the City of San Diego within three years from the issuance of final occupancy for Phase I under this development permit; otherwise, Phase II shall require an extension and/or amendment to this development permit or be authorized by a new development permit.

## AIRPORT REQUIREMENTS

6. Airport Approach Overlay Zone

The Owner/Permittee shall comply with the procedures established by the City of San Diego Airport Approach Overlay Zone (and any successor or amendment thereto) for structures which exceed 30 feet in height (Chapter 13, Article 2, Division 2 of the San Diego Municipal Code) and shall be required to obtain a valid Federal Aviation Administration (FAA) "Determination of No Hazard to Air Navigation".

## PLANNING AND DESIGN REQUIREMENTS

7. Residential Amenities and Facilities

The development includes the following residential amenities and facilities as illustrated on the approved Basic Concept/Schematic Drawings, which shall be required to be maintained within the development in perpetuity:

- a. Pet Open Space – A minimum of 100 square feet of contiguous area for use by pets and clearly marked for such exclusive use. The pet open space must contain permeable surface of gravel, sand, grass or similar, or a concrete surface connected to a drain in proximity to an outside faucet for washing down the surface. The development shall be responsible for daily cleaning and regular

maintenance of this space. This open space shall be located within the interior of the development and shall not be located adjacent to public right-of-way areas.

- b. Common Outdoor Open Space – 10,630 square feet of common outdoor space. The dimensions of the common outdoor open space must not be reduced for the life of the development. A minimum of ten percent (10%) of each common outdoor open space area must be planted area and each area must be accessible to all residents of the development through a common corridor.
- c. Common Indoor Space – 4,370 square feet of common indoor amenity space. The spaces 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.
- d. Off-Street Loading Bay – The development shall provide and maintain an off-street loading bay for use by the residents of the development. Loading bay dimensions shall be a minimum of 35 feet-deep, 13 feet-wide, and 13 feet-tall. The loading area shall have direct access to the internal circulation system and elevators.

## 8. Urban Design Standards

The proposed development, including its architectural design concepts and off-site improvements, shall be consistent with the CCPDO and Centre City Streetscape Manual. 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.

- a. Architectural Standards - The architecture of the development shall establish a high quality of design and complement the design and character of the East Village neighborhood as shown in the approved Basic Concept/Schematic Drawings on file with CivicSD. The development shall utilize a coordinated color scheme consistent with the approved Basic Concept/Schematic Drawings.
- b. Form and Scale - The development shall consist of a mixed-use Project containing two towers of 31 and 32 stories (approximately 310 and 319 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.
- c. Building Materials - All building materials shall be of a high quality as shown in the Basic Concept/Schematic Drawings and approved materials board. All materials and installation shall exhibit high-quality design, detailing, and construction execution to create a durable and high quality finish. The base of the buildings shall be clad in upgraded materials and carry down to within 1 (one) inch of finish sidewalk grade, as illustrated in the approved Basic

Concept/Schematic Drawings. Any plaster materials shall consist of a hard troweled, or equivalent, smooth finish. Any stone materials shall employ larger modules and full-corner profiles to create a substantial and non-veneer appearance. 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.

All construction details shall be of the highest standard and executed to minimize weathering, eliminate staining, and not cause deterioration of materials on adjacent properties or the public right of way. No substitutions of materials or colors shall be permitted without the prior written consent of the CivicSD. A final materials board which illustrates the location, color, quality, and texture of proposed exterior materials shall be submitted with 100% Construction Drawings and shall be consistent with the materials board approved with the Basic Concept/Schematic Drawings.

- d. Street Level Design - 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/motor-court entrances shall provide a finished appearance to the street with street level exterior finishes wrapping into the openings a minimum of ten feet.

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 (no stucco or other inconsistent material), and incorporate drip edges and other details to minimize staining and ensure long-term durability.

- e. Utilitarian Areas - Areas housing trash, storage, or other utility services shall be located in the garage or otherwise completely concealed from view of the public right-of-way 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 Municipal Code Sections 142.0810 and 142.0820. Such areas shall be provided within an enclosed building/garage area and shall be kept clean and orderly at all times. The development shall implement a recycling program to provide for the separation of recyclable materials from the non-recyclable trash materials.
- f. Mail/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/loading use. The Owner/Permittee shall locate all mailboxes and parcel lockers outside of the public right-of-way, either

within the building or recessed into a building wall. A single, centralized interior mail area in a common lobby area is encouraged for all residential units within a development, including associated townhouses with individual street entrances. Individual commercial spaces shall utilize a centralized delivery stations within the building or recessed into a building wall, which may be shared with residential uses sharing a common street frontage address.

- g. Access - Vehicular access to the development's parking shall be limited to two driveways; one on 11th Avenue and one on E Street; the curbcuts for the vehicular access driveways shall not exceed 24 feet-in-width
- h. Circulation and Parking - The Owner/Permittee shall prepare a plan which identifies the location of curbside parking control zones, parking meters, fire hydrants, trees, and street lights. Such plan shall be submitted in conjunction with 100% Construction Drawings.

All subterranean 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 residential units, adjoining properties and the public right-of-way.

- i. Open Space/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 shall be submitted with 100% Construction Drawings.
- j. Roof Tops - A rooftop equipment and appurtenance location and screening plan shall be prepared and submitted with 100% Construction Drawings. Any roof-top mechanical equipment must be grouped, enclosed, and screened from surrounding views (including views from above).
- k. Signage - All signs shall comply with the City of San Diego Sign Regulations and the CCPDO.
- l. Lighting - A lighting plan which highlights the architectural qualities of the proposed development and also enhances the lighting of the public right-of-way shall be submitted with 100% Construction Drawings. All lighting shall be designed to avoid illumination of adjoining properties.
- m. Noise Control - All mechanical equipment, including but not limited to, air conditioning, heating and exhaust systems, shall comply with the City of San Diego Noise Ordinance and California Noise Insulation Standards as set forth in Title 24 of the California Code of Regulations. All mechanical equipment shall be located to mitigate noise and exhaust impacts on adjoining development,

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particularly residential. Owner/Permittee shall provide evidence of compliance at 100% Construction Drawings.

- n. Energy Considerations - The design of the improvements shall include, where feasible, energy conservation construction techniques and design, including cogeneration facilities, and active and passive solar energy design. The Owner/Permittee shall demonstrate consideration of such energy features during the review of the 100% Construction Drawings.
- o. Street Address - Building address numbers shall be provided that are visible and legible from the public right-of-way.

9. On-Site Improvements

All off-site and on-site improvements shall be designed as part of an integral site development. An on-site improvement plan shall be submitted with the 100% Construction Drawings. Any on-site landscaping shall establish a high quality of design and be sensitive to landscape materials and design planned for the adjoining public rights-of-way.

**PUBLIC IMPROVEMENTS, LANDSCAPING AND UTILITY REQUIREMENTS**

10. Off-Site Improvements

The following public improvements shall be installed in accordance with the Centre City Streetscape Manual. The Manual is currently being updated and the Owner/Permittee shall install the appropriate improvements according to the latest requirements at the time of Building Permit issuance:

<b>Off-Site Improvements</b>	<b>Broadway</b>	<b>Eleventh Avenue</b>	<b>Park Blvd.</b>	<b>E Street</b>
Paving	Broadway Paving	Gateway Paving	Park to Bay Link	Gateway Paving
Street Trees	Southern Magnolia	Jacaranda	London Plane	Chinese Evergreen Elm
Street Lights	Gateway Lights	Gateway	Tear Drop Light	Gateway

All trees shall be planted at a minimum 36-inch box size with tree grates provided as specified in the Centre City Streetscape Manual, 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 property.

The Owner/Permittee will be responsible for evaluating, with consultation with the CivicSD, whether any existing trees within the right-of-way shall be maintained and

preserved. No trees shall be removed prior to obtaining a Tree Removal Permit from the Development Services Department per City Council Policy 200-05.

- a. Street Lights - All existing lights shall be evaluated to determine if they meet current CivicSD and City requirements, and shall be modified or replaced if necessary.
- b. Sidewalk Paving - Any specialized paving materials shall be approved through the execution of an Encroachment Removal and Maintenance Agreement with the City.
- c. Litter Containers – The development shall provide a minimum of three liter receptacles and shall be located as specified in Figure 7 of the Centre City Streetscape Manual.
- d. 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 CivicSD within 30 days of damage or Certificate of Occupancy.
- e. Planters - Planters shall be permitted to encroach into the right-of-way a maximum of two (2) feet for sidewalk areas measuring at least 12-feet and less than 14 feet-in-width. For sidewalk areas 14 feet or wider, the maximum permitted planter encroachment shall be three feet. The planter encroachment shall be measured from the property line to the face of the curb/wall surrounding the planter. A minimum 6-foot clear path shall be maintained between the face of the planter and the edge of any tree grate or other obstruction in the right-of-way.
- f. On-Street Parking - The Owner/Permittee shall maximize the on-street parking wherever feasible.
- g. Public Utilities - The Owner/Permittee shall be responsible for the connection of on-site sewer, water and storm drain systems from the development to the City Utilities located in the public right-of-way. Sewer, water, and roof drain laterals shall be connected to the appropriate utility mains within the street and beneath the sidewalk. The Owner/Permittee may use existing laterals if acceptable to the City, and if not, Owner/Permittee shall cut and plug existing laterals at such places and in the manner required by the City, and install new laterals. Private sewer laterals require an Encroachment Maintenance and Removal Agreement.

If it is determined that existing water and sewer services are not of adequate size to serve the proposed development, the Owner/Permittee will be required to abandon (kill) any unused water and sewer services and install new services and

meters. Service kills require an engineering permit and must be shown on a public improvement plan. All proposed public water and sewer facilities, including services and meters, must be designed and constructed in accordance with established criteria in the most current edition of City of San Diego Water and Sewer Facility Design Guidelines and City regulations standards and practices pertaining thereto.

Proposed private underground sewer facilities located within a single lot shall be designed to meet the requirements of the California Uniform Plumbing Code and shall be reviewed as part of the Building Permit plan check. If and when the Owner/Permittee submits for a tentative map or tentative map waiver, the Water Department will require CC&Rs to address the operation and maintenance of the private on-site water system serving the development. No structures or landscaping of any kind shall be installed within 10 feet of water facilities.

All roof drainage and sump drainage, if any, shall be connected to the storm drain system in the public street, or if no system exists, to the street gutters through sidewalk underdrains. Such underdrains shall be approved through an Encroachment Removal Agreement with the City. The Owner/Permittee shall comply with the City of San Diego Storm Water Management and Discharge Control Ordinance and the storm water pollution prevention requirements of Chapter 14, Article 2, Division 1 and Chapter 14, Article 2, Division 2 of the Land Development Code.

- h. 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 right-of-way shall be removed and incorporated into the adjoining development where feasible.
- i. Fire Hydrants - If required, the Owner/Permittee shall install fire hydrants at locations satisfactory to the City of San Diego Fire Department and Development Services Department.
- j. Water Meters and Backflow Preventers - The Owner/Permittee shall locate all water meters and backflow preventers in locations satisfactory to the Public Utilities Department and CivicSD. Backflow preventers shall be located outside of the public right-of-way adjacent to the development's water meters, either within the building, a recessed alcove area, or within a plaza or landscaping area. The devices shall be screened from view from the public right-of-way. All items of improvement shall be performed in accordance with the technical specifications, standards, and practices of the City of San Diego's Engineering, Public Utilities and Building Inspection Departments and shall be subject to their review and approval. Improvements shall meet the requirements of Title 24 of the State Building Code.

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11. Removal and/or Remedy of Soil and/or Water Contamination

The Owner/Permittee shall (at its own cost and expense) remove and/or otherwise remedy as provided by law and implementing rules and regulations, and as required by appropriate governmental authorities, any contaminated or hazardous soil and/or water conditions on the Site. Such work may include without limitation the following:

- a. Remove (and dispose of) and/or treat any contaminated soil and/or water on the site (and encountered during installation of improvements in the adjacent public rights-of-way which the Owner/Permittee is to install) as necessary to comply with applicable governmental standards and requirements.
- b. Design construct all improvements on the site in a manner which will assure protection of occupants and all improvements from any contamination, whether in vapor or other form, and/or from the direct and indirect effects thereof.
- c. Prepare a site safety plan and submit it to the appropriate governmental agency, CivicSD, and other authorities for approval in connection with obtaining a building permit for the construction of improvements on the site. Such site safety plan shall assure workers and other visitors to the site of protection from any health and safety hazards during development and construction of the improvements. Such site safety plan shall include monitoring and appropriate protective action against vapors and/or the effect thereof.
- d. Obtain from the County of San Diego and/or California Regional Water Quality Control Board and/or any other authorities required by law any permits or other approvals required in connection with the removal and/or remedy of soil and/or water contamination, in connection with the development and construction on the site.
- e. If required due to the presence of contamination, an impermeable membrane or other acceptable construction alternative shall be installed beneath the foundation of the building. Drawings and specifications for such vapor barrier system shall be submitted for review and approval by the appropriate governmental authorities.

**STANDARD REQUIREMENTS**

12. Environmental Impact Mitigation Monitoring and Reporting Program (MMRP)

As required by the San Diego Municipal Code Section 156.0304 (f), the development shall comply with all applicable MMRP measures from the 2006 Final Environmental Impact Report (FEIR) for the Downtown Community Plan as applicable.

13. Development Impact Fees

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The development will be subject to Centre City Development Impact Fees. For developments containing commercial space(s) 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.

14. Inclusionary Housing Ordinance

As required by SDMC Chapter 14, Article 2, Division 13, the development shall comply with all applicable regulations of the City of San Diego's Inclusionary Housing Ordinance. The Owner/Permittee shall provide documentation of such compliance to CivicSD prior to issuance of any Building Permits.

15. Single Room Occupancy (SRO) Hotel Ordinance

As required by SDMC Chapter 14, Article 3, Division 5, the Owner/Permittee shall comply with all applicable regulations of the City of San Diego's SRO Hotel regulations. The Owner/Permittee shall provide documentation of such compliance to CivicSD prior to the issuance of any Building Permits.

16. 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.

17. Development Identification Signs

Prior to commencement of construction on the Site, the Owner/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 (4) feet by six (6) feet and be visible to passing pedestrian and vehicular traffic. The signs shall at a minimum include:

- Color rendering of the development
- Development name
- Developer
- Completion Date
- For information call \_\_\_\_\_.

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Additional development signs may be provided around the perimeter of the site. All signs shall be limited to a maximum of 160 square feet per street frontage. Graphics may also be painted on any barricades surrounding the site. All signs and graphics shall be submitted to the CivicSD for approval prior to installation.

18. Tentative Map

The Owner/Permittee shall be responsible for obtaining all map approvals required by the City of San Diego prior to any future conversion of the residential units and/or commercial spaces to condominium units for individual sale.

19. 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 Section 126.0108 of the SDMC within the 36 month period, this permit shall be void unless an Extension of Time (EOT) has been granted pursuant to Section 126.011 of the SDMC.
20. Issuance of this Permit by CivicSD does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies.
21. 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.
22. 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 of San Diego.
23. 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.
24. The Owner/Permittee shall defend, indemnify, and hold harmless the CivicSD and 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 CivicSD will promptly notify Owner/Permittee of any claim, action, or proceeding and, if CivicSD 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. CivicSD 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

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

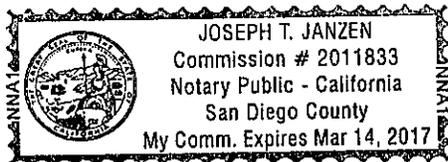
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California )
County of San Diego )
On May 23 2016 before me, Joseph T. Janzen, Notary Public
Date Here Insert Name and Title of the Officer
personally appeared Mike DeCotiis (AKA Michele DeCotiis)
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature [Handwritten Signature]
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Centre City Development (Site) Permit PBIS
Document Date:
Number of Pages:
Signer(s) Other Than Named Above:

Capacity(ies) Claimed by Signer(s)

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

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

Other: Owner/Permittee
Signer Is Representing: Pinnacle 11th Avenue + Pinnacle Broadway

Other:
Signer Is Representing:



CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

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

State of California )
County of San Diego )
On March 23, 2014 before me, EVELIA CASTELLANOS, Notary Public,
Date Here Insert Name and Title of the Officer
personally appeared Christian Kingsland SVENSK
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature EVELIA CASTELLANOS
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document Centre City Development Permit 2014-14
Title or Type of Document: 11th + Broadway Document Date: March 23, 2014
Number of Pages: 16 Signer(s) Other Than Named Above:
A.P.N. 584-333-09+02

Capacity(ies) Claimed by Signer(s)

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

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

Signer Is Representing: Self

Signer Is Representing:

\*please refer to attachment - Resolution No. 4614-PC - Permit No. 2014-70

**PLANNING COMMISSION RESOLUTION NO. 4614-PC  
CENTRE CITY DEVELOPMENT PERMIT/SITE DEVELOPMENT PERMIT NO. 2014-40**

WHEREAS, Pinnacle International Development Inc., Owner/Permittee filed an application with Civic San Diego (CivicSD) for Centre City Development Permit/Site Development Permit No. 2014-40 to allow: 1) the relocation and rehabilitation of Historical Resources Board (HRB) Site No. 727, as shown in the Treatment Plan dated April 22, 2014 and, 2) the construction of a mixed-use Project containing two towers of 31 and 32 stories (approximately 310 and 319 feet tall, respectively), comprised of approximately 618 residential units (39 affordable units) including indoor and outdoor amenity space, approximately 11,361 square feet of street-level retail space, and 639 parking spaces in one level of above grade parking and six levels of below-grade parking.

WHEREAS, the project site is located on a 40,000 square foot parcel located on the block bound by Broadway, E Street, Eleventh Avenue, and Park Boulevard in the East Village Neighborhood of the Downtown Community Plan (DCP);

WHEREAS, the site is legally described as Lots A, B, C, D, E, F, G, H of Block 50 of Horton's Addition, in the City of San Diego, County of San Diego, State of California, according to partition map thereof on file in the office of the county recorder of San Diego County;

WHEREAS, on June 26, 2014, the City of San Diego Planning Commission considered Centre City Development/Site Development Permit No. 2014-40, including a staff report and recommendation, and public testimony, pursuant to the Centre City Planned District Ordinance (CCPDO) and the Land Development Code (LDC) of the City of San Diego;

WHEREAS, Development within the DCP area is covered under the FEIR for the DCP, CCPDO, and 10<sup>th</sup> Amendment to the Centre City Redevelopment Plan, certified by the Former Redevelopment Agency ("Former Agency") and City Council ("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 the Council on February 12, 2014 (Resolution R-308724). The FEIR is a "Program EIR" prepared in compliance with California Environmental Quality Act (CEQA) Guidelines Section 15168. An FEIR Consistency Evaluation for the Project has been prepared in accordance with suggested best practices outlined in CEQA Guidelines Section 15168. The Consistency Evaluation concluded that the Project is within the scope of the development program described in the FEIR and that the environmental impacts of the Project were adequately addressed in the FEIR; therefore, no further environmental documentation will be required for the Project under CEQA

BE IT RESOLVED, by the Planning Commission of the City of San Diego as follows:

The Planning Commission adopts the following written findings dated January 26, 2014.

**FINDINGS**

**DEVELOPMENT PERMIT FINDINGS**

1. *The proposed development is consistent with the Downtown Community Plan, Centre City Planned*

*District Ordinance, San Diego Land Development Code, and all other adopted plans and policies of the City of San Diego pertaining to the Centre City Planned District.*

The proposed development is consistent with the DCP, Centre City Planned District Ordinance (CCPDO), Land Development Code (LDC), and all other adopted plans and policies of the City of San Diego pertaining to the Centre City Planned District as the development advances the goals and objectives of the DCP and Centre City Planned District by:

- Adding the range of downtown housing opportunities;
- Contributing to the vision of downtown as a major residential neighborhood;
- Increasing the downtown residential population;
- Protecting historical resources to communicate downtown's heritage; and,
- Allowing development adjacent to historical resources respectful of context and heritage, while permitting contemporary design solutions that do not adversely impact historical resources.

In addition, with approval of the Centre City Development Permit/Site Development Permit, the development will be consistent with the requirements of the LDC and CCPDO.

#### **SITE DEVELOPMENT PERMIT FINDINGS**

General Findings – San Diego Municipal Code (SDMC) § 126.0504 (a):

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

The DCP lists the following goals and policies for historical resources:

- For locally designated historical resources, “Whenever possible, retain resource on-site. Partial retention, relocation, or demolition of a resource shall only be permitted through applicable City procedures.”
- Protect historical resources to communicate downtown's heritage.
- Encourage the rehabilitation and reuse of historical resources.
- Allow development adjacent to historical resources respectful of context and heritage, while permitting contemporary design solutions that do not adversely impact historical resources.
- Encourage the retention of historical resources on-site with new development. If retention of the historical resource on-site is found to be infeasible under appropriate City review procedures, the potential relocation of the historical resource to another location within downtown shall be explored and, if feasible, adopted as a condition of a SDP.

The Project meets the design goals of the DCP and CCPDO for new developments in this area. The Project will add vitality to the neighborhood and provide a variety of residential units including much needed three-bedroom units and affordable units. It will also rehabilitate a historical building and provide unique retail space for small business and amenity space for residential tenants. The minor relocation of the Hamilton Apartments is a practical means of protecting a threatened resource and preserves its architectural heritage within the neighborhood.

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

The proposed Project will consist of a mixed-use development, including the temporary removal, relocation, and rehabilitation of a designated historical resource. The proposed Project will be consistent

with the DCP and CCPDO with approval of the CCDP/SDP. The Project will be compatible with the nearby residential and commercial buildings and consistent with the future planned development of the area without harming the public health, safety, and welfare.

3. *The proposed development will comply with the applicable provisions of the LDC*

The proposed Project will comply with the applicable provisions of the LDC for a historical resources deviation for relocation of designated historical resources with approval of the SDP. The proposed relocation and rehabilitation work on the building will be consistent with the Standards and will not create any adverse impacts to the designated building. Impacts related to the proposed relocation would be reduced through implementation of the required mitigation measures found in the FEIR and additional conditions of approval as required by the Historical Resources Guidelines of the City's LDC.

Supplemental Findings – Historical Resources Deviations for Relocation of Designated Historical Resource -SDMC§126.0504(h):

Findings for relocation of a designated historical resource are required for approval of the permit, consistent with the Municipal Code Section 126.0504(h) as follows:

1. *There are no feasible measures, including maintaining the resource on site, that can further minimize the potential adverse effects on historical resources.*

The purpose of the City Historical Resources Regulations is to protect, preserve and, where damaged, restore the historical resources of San Diego, which include historical buildings, historical structures or historical objects, important archaeological sites, historical districts, historical landscapes, and traditional cultural properties. These regulations are intended to assure that development occurs in a manner that protects the overall quality of historical resources and seeks to minimize the potential for any adverse effects on the historical resource.

As part of the proposed Project, the historical building would be removed from its current location and disassembled into façade and roof segments, braced with steel strong-backs and temporarily relocated to a secure off-site location where the building would be rehabilitated and protected during the construction of the underground parking structure. Upon completion of construction the underground parking structure a new foundation and concrete frame is proposed to be constructed to serve as the structural framework for the rehabilitated building. In an effort to minimize potential adverse effects that could be caused by the proposed development, the applicants evaluated two options for the building's relocation once it is time to return the building to the Project site. The first option (currently proposed) would be to relocate the rehabilitated building approximately 50 feet to the south of the building's original location. The second option would be to return the building to its original location. Based on an analysis of structural, building code, and economic feasibility factors, it was determined that implementation of the second option would be infeasible and would impact the development potential of the site. Therefore, the most feasible alternative is to relocate the building under the first option.

Although the Project proposes to move the historical building 50 feet south on the Project site, which normally could have an adverse effect, in this instance it is beneficial because the resource will be set apart from the new high-rise construction and surrounded on two sides by the building base which is lower in scale and more compatible with the historical building. In addition, the proposed relocation and rehabilitation of the historical resource will result in reduced physical impacts to the overall integrity of the resource while keeping it in close proximity to its original location with an increase in public

visibility.

2. *The proposed relocation will not destroy the historical, cultural, or architectural values of the historical resource and the relocation is part of a definitive series of actions that will assure the preservation of the designated historical resource.*

The temporary removal, relocation, rehabilitation and reuse of the Hamilton Apartments will not destroy the historical and architectural values of the resource. The building is proposed to be disassembled, removed, and temporarily stored at an off-site warehouse under the developer's control during the construction of the underground parking garage. The walls and roof will be disassembled into the largest and fewest number of segments that can feasibly be managed. Rehabilitation of the structure will occur while the building is in storage and includes rehabilitation of the building's doors, windows, walls and roof panels. Once the construction of the garage is complete, the building will be returned to the site and located approximately 50 feet south from its original location on Eleventh Avenue. A new foundation and simple concrete frame will be constructed and will serve as the structural framework for the rehabilitated building and utilities will be extended to the site. With the exception of the relocation of the resource, the rehabilitation will be consistent with the Standards to ensure that historical and architectural values are maintained. A qualified historical architectural monitor will supervise the disassembly, relocation, and rehabilitation aspects of the Project. Once relocation and rehabilitation is complete the designation status of the resource will be transferred to its relocation site and will remain a designated resource under the jurisdiction of the HRB.

The Applicant will also be required to implement measures identified in the Final Environmental Impact Report (FEIR) Mitigation, Monitoring and Reporting Program (MMRP) pertaining to the relocation, rehabilitation, and reuse of a designated historic resource and will comply with the rules, regulations, and ordinances pertaining to the designation status and the conditions of the SDP as required by the SDMC. In addition, the Applicant will prepare a Historical American Building Survey (HABS) of the property site consistent with the National Park Service's Criterion Consideration B for moved properties and the City's Historical Resources Regulations. These measures ensure that the proposed relocation, rehabilitation, and reuse will not destroy the historical, cultural, or architectural values of the historical resource and the relocation will be part of a definitive series of actions to assure the preservation of the designated historical resource.

3. *There are special circumstances or conditions apart from the existence of the historical resource, applying to the land that are peculiar to the land and are not of the applicant's making, whereby the strict application of the provisions of the historical resources regulations would deprive the property owner of reasonable use of the land.*

The DCP's goals for the surrounding neighborhood call for greater development intensity, especially on vacant and underdeveloped sites. Since the time during which the Hamilton Apartments were designated as a historical resource, the area surrounding the site has seen an increase in density and larger scale development consistent with these goals. Included in this growth are multi-story development projects including the Smart Corner Project located directly south of the Hamilton Apartments; the 9th & Broadway affordable housing development located to the west; and, a variety of mid- and high-rise mixed-use residential developments located to the east of the trolley tracks in the East Village neighborhood. The existing location of the historical resource and the overall setting and context of the neighborhood constitute special circumstances and conditions, which exist apart from the presence of the historical resource.

These special circumstances applying to the land, including the presence of a historical resource in the middle of the block along Eleventh Avenue, are peculiar to the land and are not of the developer's making. Therefore, the strict application of the provisions of the historical resources regulations would deprive the developer, as the property owner, of reasonable use of the land compared to other properties in the area and the goals and policies of the DCP.

BE IT FURTHER RESOLVED that, based on the findings, hereinbefore adopted by the Planning Commission, CCDP/PDP No. 2014-40 is hereby **GRANTED** by the Planning Commission to the referenced Owner/Permittee, in the form, exhibits, terms and conditions set forth in the CCDP/SDP No. 2014-40 a copy of which is attached hereto and made part hereof.

  
\_\_\_\_\_  
Lucy Contreras  
Senior Planner  
Civic San Diego

Adopted on: June 26, 2014

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

State of California

County of San Diego

On August 25, 2014 before me, Latonya Yvette Hussain, Notary Public

personally appeared Lucy Contreras



who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: Latonya Yvette Hussain

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document:

Document Date: Number of Pages:

Signer(s) Other Than Named Above:

Capacity(ies) Claimed by Signer(s)

Signer's Name: Signer's Name:

Corporate Officer - Title(s): Corporate Officer - Title(s):

Individual Individual

Partner - Limited General Partner - Limited General

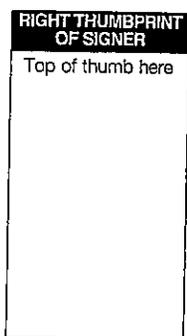
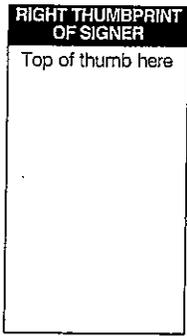
Attorney in Fact Attorney in Fact

Trustee Trustee

Guardian or Conservator Guardian or Conservator

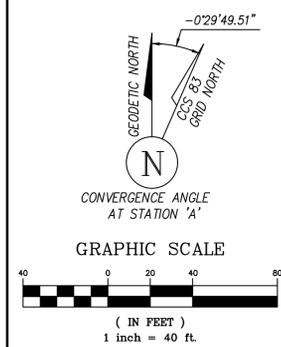
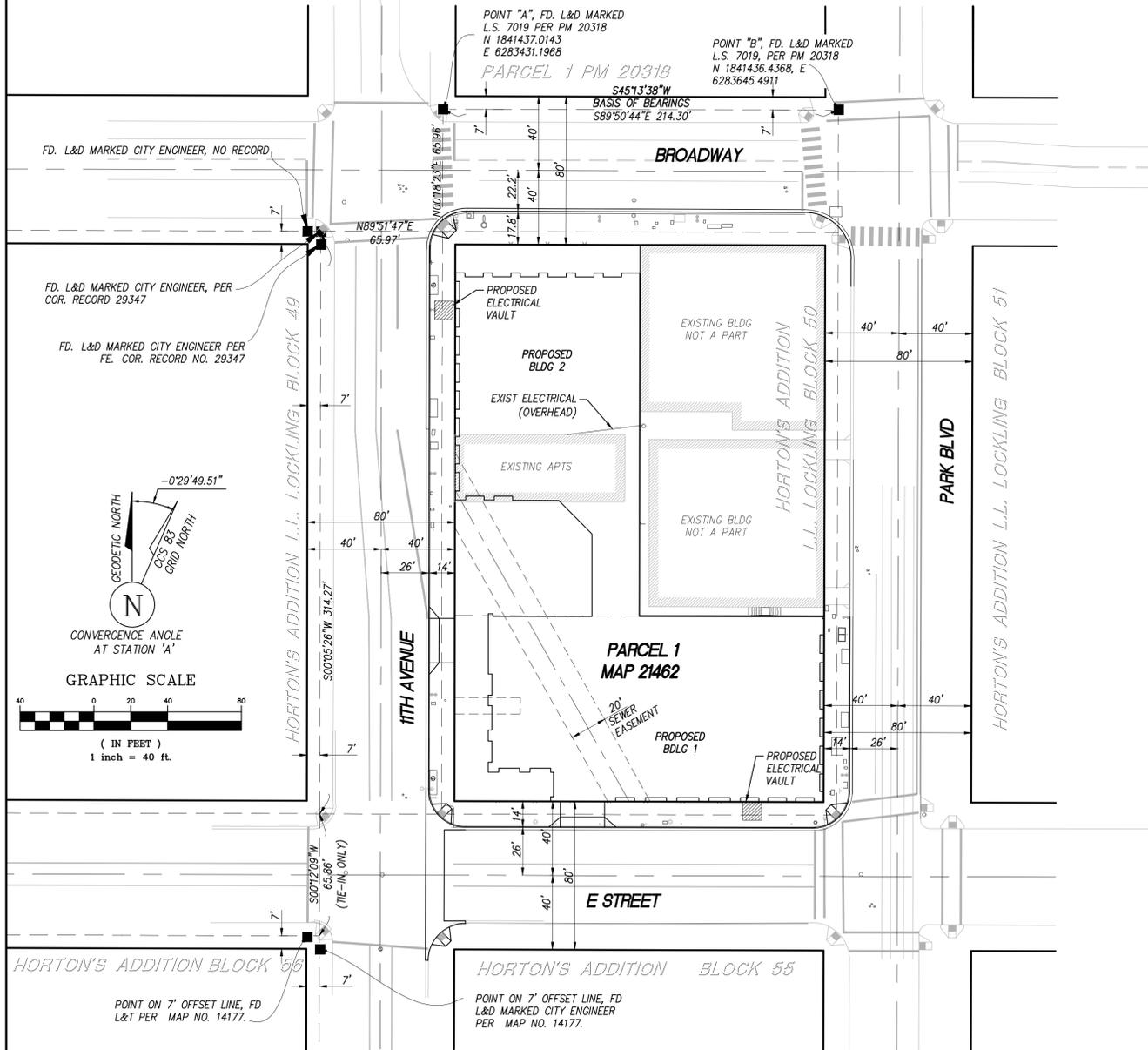
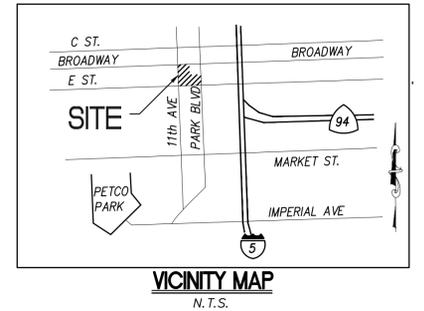
Other: Other:

Signer Is Representing: Signer Is Representing:



# TENTATIVE MAP WAIVER NO. 2007721

## 11TH AVE AND BROADWAY, CITY PROJECT NO. 477896



**INDEX TO SHEETS**

**DEVELOPMENT PLANS**

**MAP WAIVER**

SHEET 1	SITE OVERVIEW/NOTES
SHEET 2	TOPOGRAPHIC MAP
SHEET 3	EASEMENTS/ENCROACHMENTS
SHEET 4	PUBLIC IMPROVEMENTS
SHEET 5	CONCEPTUAL GRADING PLANS

**ARCHITECTURAL PLANS**

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SHEET A01	PROJECT INFORMATION
SHEET A02	VICINITY/SITE PLAN
SHEET A03	VICINITY ELEVATIONS
SHEET A04	VICINITY PHOTOS
SHEET A05	DESIGNATED BUILDINGS
SHEET A06	ALTA MAP
SHEET A07	RENDERING SHEET SW
SHEET A08.1	RENDERING SHEET NW
SHEET A09.0	11TH AVE ENLARGED RETAIL & BALCONY
SHEET A09.1	ENLARGED PLAZAS
SHEET A09.2	RENDERING CLOSE UP VIEWS & NIGHT VIEW
SHEET A10	ENLARGED BUILDING ELEVATIONS
SHEET A10.1	ENLARGED ROOF VIEWS
SHEET A11	P1-P6 FLOOR PLANS
SHEET A12	GROUND FLOOR PLAN
SHEET A13	LEVEL 2 FLOOR PLAN
SHEET A14	LEVEL 3 - PODIUM
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SHEET A16	LEVEL 5TH - 24TH TYPICAL LEVEL FLOOR PLAN
SHEET A17	PHASE TWO 25TH-29TH PHASE TWO
SHEET A18	PHASE TWO 30TH-31ST
SHEET A19	ROOF PLAN
SHEET A20	BUILDING ELEVATIONS
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SHEET A22	BUILDING ELEVATIONS
SHEET A23	BUILDING ELEVATIONS
SHEET A24	BUILDING SECTIONS
SHEET A25	ECO ROOF EXHIBIT
SHEET A26	IMAGES OF SIMILAR PROJECTS / ELEMENTS
SHEET L1.1	LANDSCAPE PLAN LEVEL 1
SHEET L1.2	LANDSCAPE PLAN LEVEL 4

**UTILITY TABLE**

UTILITY	LOCATION	STATUS	COMMENT
EXISTING ELECTRICAL	E ST	UNDERGROUND	TO BE PROTECTED IN PLACE
EXISTING ELECTRICAL	REAR OF EXIST APT BUILDING	OVERHEAD	TO BE DISCONNECTED. NEW CONNECTION TO BE MADE IN UNDERGROUND VAULT.

**OWNER'S SIGNATURE**

PINNACLE BROADWAY US LLC,  
A NEVADA LIMITED PARTNERSHIP  
SUITE 300-911 HOMER STREET  
VANCOUVER, B.C., CANADA

SIGNATURE: \_\_\_\_\_  
PRINT NAME: DENNIS LA SALLE  
TITLE: ASSISTANT MANAGER  
DATE: \_\_\_\_\_

**CERTIFICATION AND DECLARATION OF RESPONSIBLE CHARGE**

1. I HEREBY DECLARE THAT I AM THE LAND SURVEYOR FOR THIS PROJECT, THAT I HAVE EXERCISED RESPONSIBLE CHARGE OVER THIS SUBMITTAL AS DEFINED IN SECTION 6703 OF THE BUSINESS AND PROFESSIONS CODE.  
2. I CERTIFY THAT I HAVE PERFORMED REASONABLE RESEARCH TO DETERMINE THE REQUIRED APPROVALS FOR THE PROPOSED PROJECT.

LAND SURVEYOR OF WORK:

MAAV ENGINEERING, INC.  
PO BOX 3128  
LA MESA, CA 91944  
TELEPHONE: (619) 246-1388  
BY: TOMAS E. ROMERO  
R.C.E. 29648  
L.I.C. EXP. DATE: 3-31-19



MAAV ENGINEERING  
PO BOX 3128  
LA MESA, CA 91944  
(619) 985-8377



**ENGINEER/SURVEYOR**

MAAV ENGINEERING, INC.  
PO BOX 3128  
LA MESA, CA 91944  
PHONE: (619) 246-1388  
CONTACT: AL VELASQUEZ

**LANDSCAPE ARCHITECT**

GARBINI & GARBINI LANDSCAPE, INC.  
715 J STREET, SUITE 307  
SAN DIEGO, CA 92101  
PHONE: (619) 232-4747  
CONTACT: RICK GARBINI

**ARCHITECT**

MARTINEZ + CUTRI ARCHITECTS  
402 WEST BROADWAY, SUITE 2600  
EMERALD PLAZA  
SAN DIEGO, CA 92101  
PHONE: (619) 233-4057 X102  
CONTACT: TONY CUTRI

**OWNERS/DEVELOPERS**

PINNACLE BAYSIDE DEVELOPMENT US, L.P., A CALIFORNIA LIMITED PARTNERSHIP  
SUITE 300-911 HOMER STREET  
VANCOUVER, B.C., CANADA  
PHONE: (604) 602-7747  
CONTACT: MIKE DECOITIS

**DEVELOPMENT SUMMARY**

TYPE OF HOUSING = CONDOMINIUMS  
TOTAL SITE AREA = 40,119 SQ. FT.  
= 0.92 ACRES  
NO. RESIDENTIAL UNITS/TOTAL SQ. FT. = 618/486,742 SQ. FT.  
(NO. AFFORDABLE RESIDENTIAL UNITS = 49)  
NO. COMMERCIAL UNITS/TOTAL SQ. FT. = 8/11,361 SQ. FT.  
PARKING = 672 SPACES OR MORE  
14 MOTORCYCLE SPACES  
129 BICYCLE SPACES  
STORIES/HEIGHT = 33 STORIES // 330 FEET  
FLOOR AREA RATIO/PERMITTED = 15.8/15.8  
PROJECT SALES PRICES/TARGET MARKET = MARKET RATE,  
YOUNG PROFESSIONALS, EMPTY NESTERS, DOWNTOWN WORKERS, AFFORDABLE HOUSING  
TYPE OF CONSTRUCTION = TYPE 1A FIRE RATED

**DEVELOPMENT SUMMARY**

THE PROJECT PROPOSES TO REMOVE AN EXISTING ASPHALT CONCRETE PARKING LOT AND TEMPORARILY RELOCATE A HISTORICAL APARTMENT COMPLEX (HAMILTON APARTMENTS) TO CONSTRUCT TWO MIXED-USE TOWERS. THE TOWERS WILL AVERAGE 330 FT IN HEIGHT, CONSIST OF 618 UNITS, 8 COMMERCIAL UNITS FOR 11,360 SF OF COMMERCIAL SPACE, AND 6-1/2 LEVELS OF UNDERGROUND PARKING.

THE TWO TOWERS WILL BE PERMITTED SEPARATELY BUT PERMITTED CONCURRENTLY.

THE APPROVED CENTER CITY DEVELOPMENT PERMIT FOR THIS PROJECT IS NO. 2014-14.

**ZONING SUMMARY**

PRESENT & PROPOSED ZONING IS CCPD-R

**REFERENCE DRAWINGS**

DWG. No.	PROJECT No.
11TH AND BROADWAY IMPROVEMENT PLANS 39274-D	472418
11TH AND BROADWAY GRADING PLANS 39273-D	472418
11TH AND BROADWAY BUILDING PLANS ---	426419

**MAP WAIVER FOR:  
11TH AND BROADWAY**

Original Date: 8-23-17  
Sheet 1 of 5  
Revision 1: 11-10-17

Revision 2: 11-25-17  
Revision 3:  
Revision 4:  
Revision 5:

**EASEMENT NOTES**

EASEMENTS ARE PER PRELIMINARY TITLE REPORT PREPARED BY CHICAGO TITLE COMPANY ORDER NO. 00076467-983-SD2-CFU, DATED JULY 24, 2017. THE ITEM NUMBERS USED HEREON ARE AS LISTED ON SAID REPORT. SEE SHEET 3 FOR DETAILS.

**BENCHMARK**

THE VERTICAL BENCHMARK FOR THIS SITE IS THE BRASS PLUG IN THE NORTHWEST INTERSECTION OF ELEVENTH AVENUE AND E STREET BEING CITY OF SAN DIEGO VERTICAL CONTROL BENCHMARK ELEVATION: 70.196' M.S.L.

**BASIS OF BEARINGS**

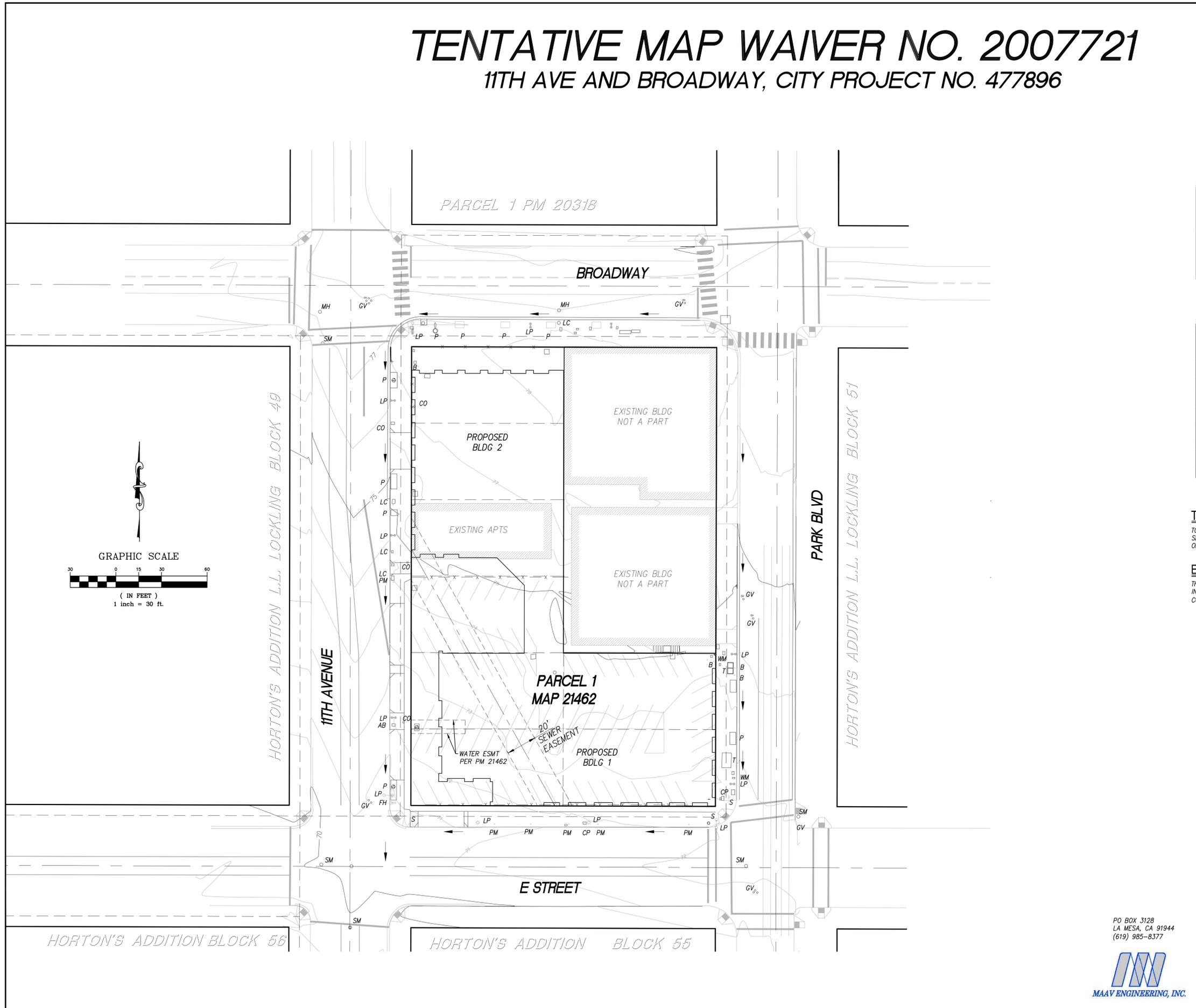
THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA COORDINATE SYSTEM, CCS83, ZONE 6, EPOCH 1991.35, AND IS DETERMINED BY G.P.S. MEASUREMENTS TAKEN ON APRIL 30, 2016, AT POINTS 'A' AND 'B', AS SHOWN HEREON. POINTS 'A' & 'B' WERE ESTABLISHED FROM G.P.S. STATION 1135 AND G.P.S. STATION 1139 PER RECORD OF SURVEY 14492. THE BEARING FROM POINT "A" TO POINT "B" IS SOUTH 45° 13' 38" WEST QUOTED BEARINGS FROM REFERENCE MAPS OR DEEDS MAY OR MAY NOT BE IN THE TERMS OF SAID SYSTEM.  
THE COMBINED GRID FACTOR AT STATION 'A' IS 1.00001354.  
GRID DISTANCE = GROUND DISTANCE (X) COMBINED GRID FACTOR.  
ELEVATION AT POINT "A" IS 80.90 M.S.L.

**GENERAL NOTES**

- TOTAL NUMBER OF EXISTING PARCELS = 1  
TOTAL NUMBER OF PROPOSED LOTS = 1
- FACILITIES:  
WATER: CITY OF SAN DIEGO  
SEWER: CITY OF SAN DIEGO  
GAS & ELECTRIC: S.D.G.&E.  
FIRE AND POLICE PROTECTION: CITY OF SAN DIEGO  
CABLE T.V.: COX COMMUNICATIONS  
SCHOOLS: SAN DIEGO UNIFIED SCHOOL DISTRICT  
\*UNDERGROUND UTILITIES SHOWN HEREON ARE FROM AVAILABLE RECORDS.
- GRADING  
DRAWING No 39273-D
- DRAINAGE  
ALL PROPOSED DRAINAGE FROM LOT WILL BE DIRECTED TO THE EXISTING SURFACE DRAINAGE SYSTEM.
- ALL LENGTHS, DISTANCES, LOT DIMENSIONS, AND CURVE RADII ARE APPROXIMATE.
- TOPOGRAPHY PROVIDED BY FIELD SURVEY ON MARCH 3, 2013 BY STERLING LAND SERVICES, INC.
- THE EXISTING APARTMENT STRUCTURE WILL BE TEMPORARILY RELOCATED AND RETURNED ON-SITE AFTER CONSTRUCTION.
- ALL OFF-STREET PARKING IS UNDERGROUND. (SEE ARCHITECTURAL PLANS)

# TENTATIVE MAP WAIVER NO. 2007721

## 11TH AVE AND BROADWAY, CITY PROJECT NO. 477896



**LEGEND**

PROPERTY LINE/ TMW BOUNDARY	—
EXISTING CHAIN LINK FENCE	—○—○—○—
MAJOR CONTOURS	—40—
MINOR CONTOURS (1 FT. INTERVAL)	—
SPOT ELEVATION	41.5 x
DIRECTION OF DRAINAGE	→
EXISTING PALM TREE	☼
EXISTING TREE	○

**ABBREVIATIONS**

AB	ABANDONED UTILITY
B	BOLLARDS
CO	SEWER CLEANOUT
CP	COMMUNICATION PAD
EC	ELECTRIC CABINET
FH	FIRE HYDRANT
GV	GAS VALVE
LC	LIGHT CABINET
LP	LIGHT POLE
MH	MANHOLE
P	PLANTER
PM	PARKING METER
PP	POWER POLE
S	SIGNAL
SM	SEWER MANHOLE
T	TRANSFORMER
WM	WATER METER

**TOPOGRAPHY NOTES**

TOPOGRAPHY PROVIDED BY FIELD SURVEY ON MARCH 3, 2013 BY STERLING LAND SERVICES, INC. AND SUPPLEMENTED BY LG LAND SURVEYING, INC. TOPOGRAPHY UPDATED ON JANUARY 25, 2016.

**BENCHMARK**

THE VERTICAL BENCHMARK FOR THIS SITE IS THE BRASS PLUG IN THE NORTHWEST INTERSECTION OF ELEVENTH AVENUE AND E STREET BEING CITY OF SAN DIEGO VERTICAL CONTROL BENCHMARK ELEVATION: 70.196' MSL.

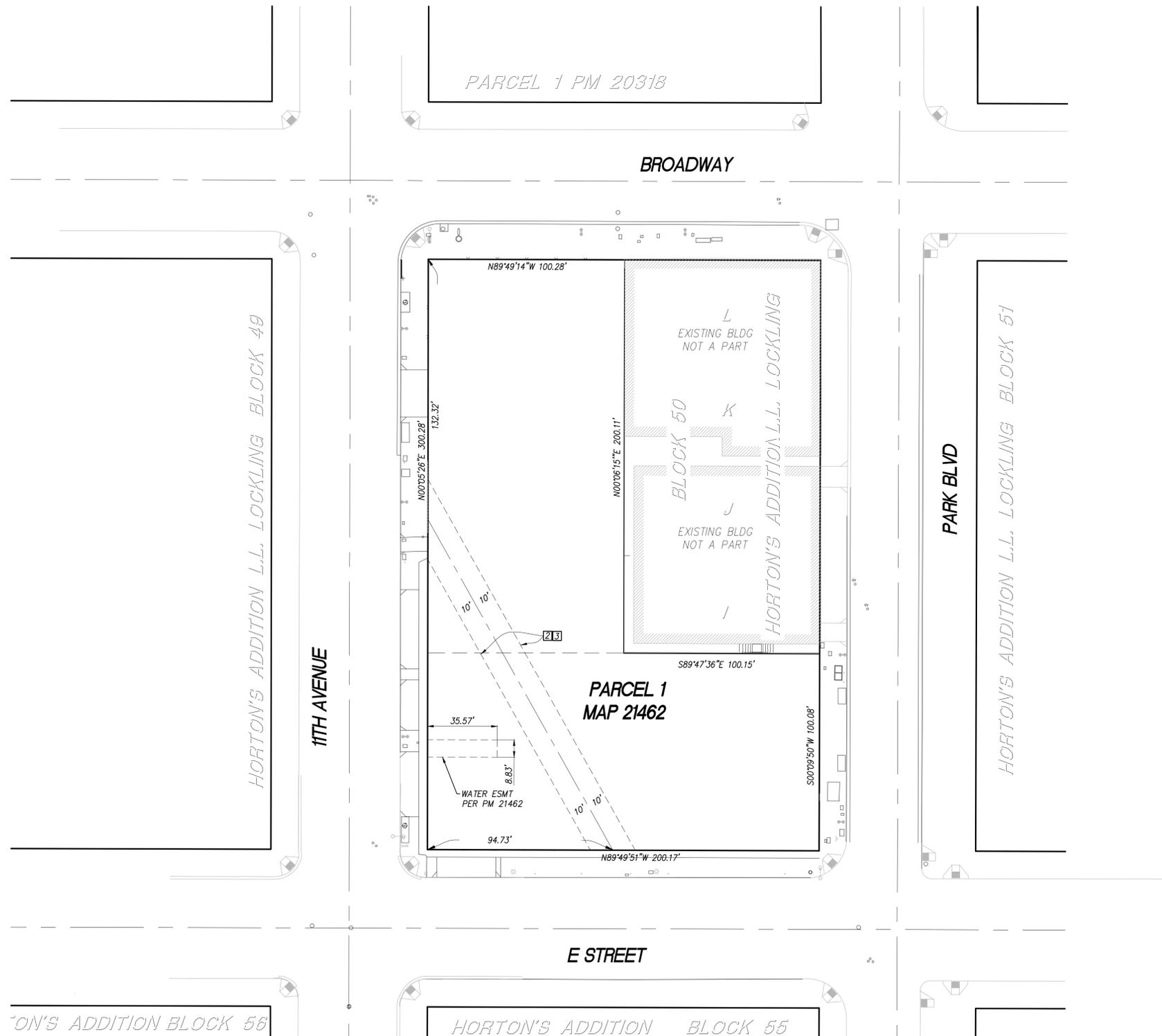
<b>TOPOGRAPHIC MAP</b>			
<b>MAP WAIVER FOR:</b>			
<b>11TH AND BROADWAY</b>			
Original Date: 8-23-17	Revision 2: _____		
Sheet 2 of 5	Revision 3: _____		
Revision 1: 11-10-17	Revision 4: _____		
Revision 5: _____			
PTS NO. 477896	I.O. NO. 24006553	L.C. 200-1721	CCS 83 1840-6281

PO BOX 3128  
LA MESA, CA 91944  
(619) 985-8377



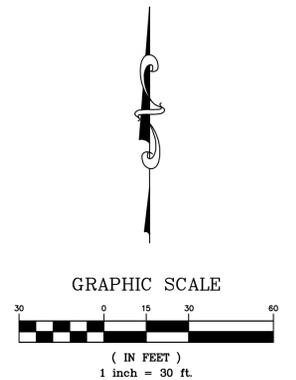
# TENTATIVE MAP WAIVER NO. 2007721

11TH AVE AND BROADWAY, CITY PROJECT NO. 477896



**EASEMENT NOTES**

- 2 EASEMENT TO THE CITY OF SAN DIEGO, A MUNICIPAL CORPORATION, FOR PUBLIC SEWER AND INCIDENTAL PURPOSES PER DEED RECORDED MAY 18, 1961, AS INSTRUMENT NO. 85931 OF OFFICIAL RECORDS.
- 3 EASEMENT TO THE CITY OF SAN DIEGO, A MUNICIPAL CORPORATION, FOR CONSTRUCTION, OPERATION AND MAINTENANCE OF A PUBLIC SEWER AND APPURTENANCES THERETO PER DEED RECORDED JUNE 30, 1961, AS INSTRUMENT NO. 112146 OF OFFICIAL RECORDS.



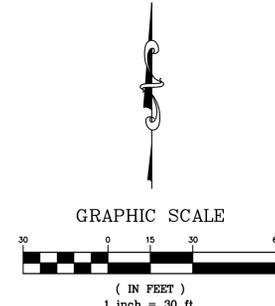
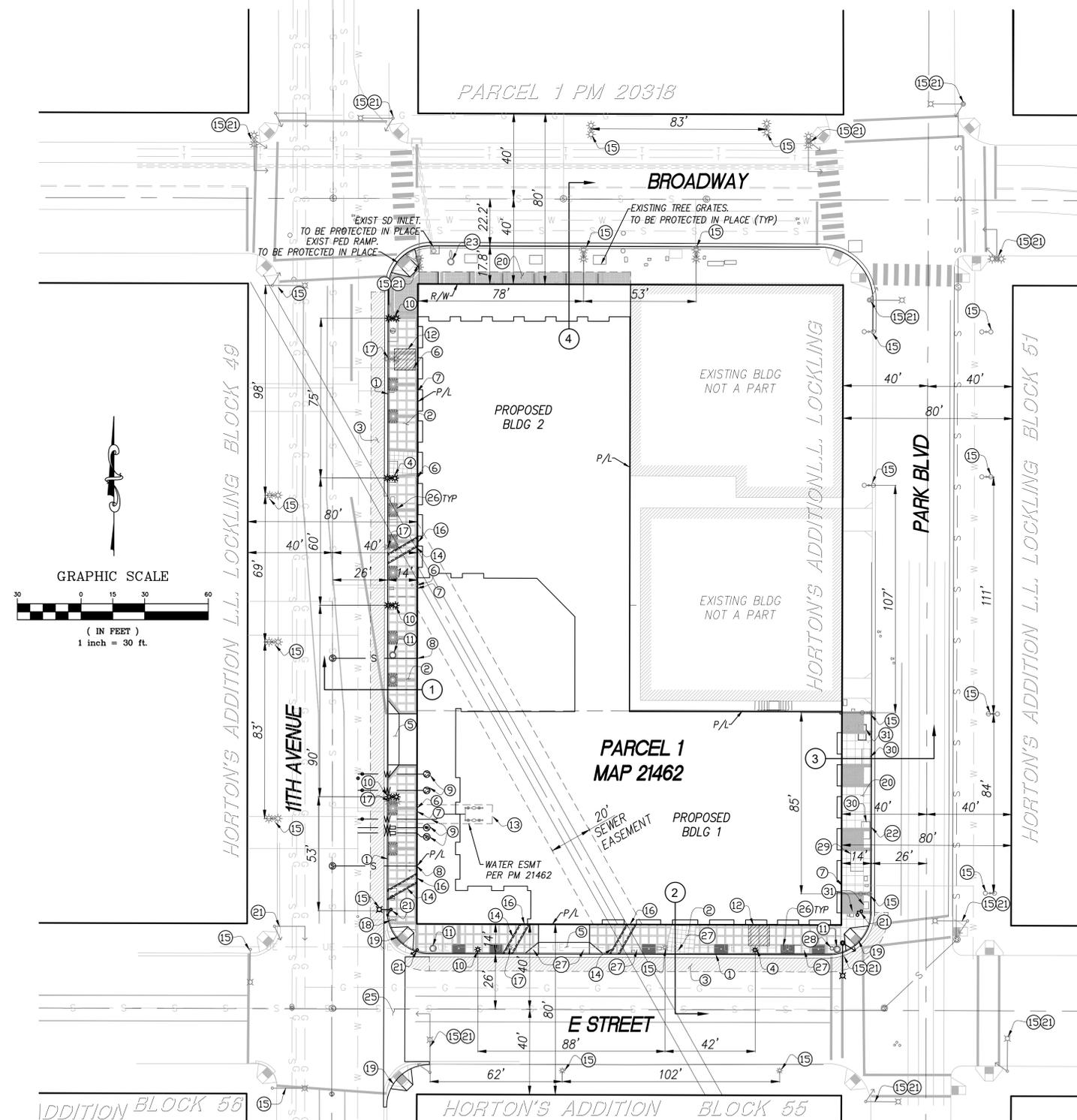
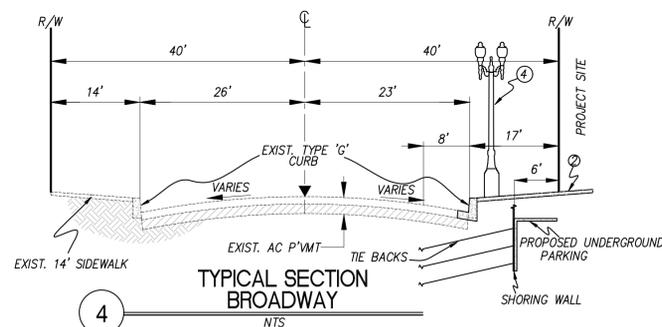
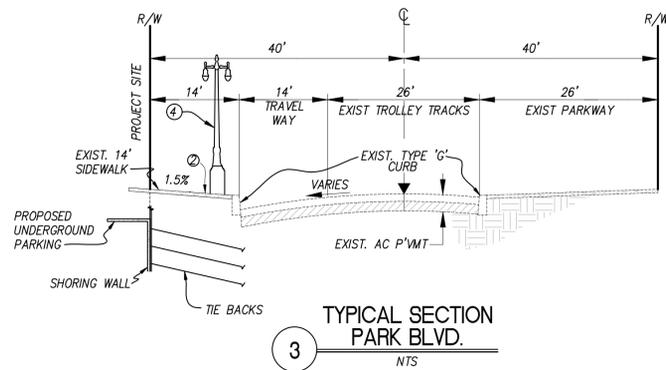
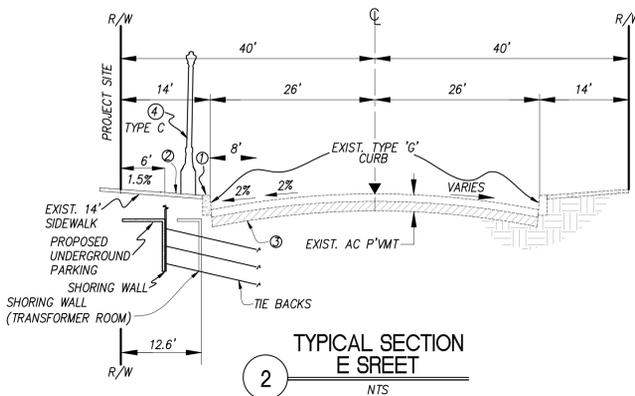
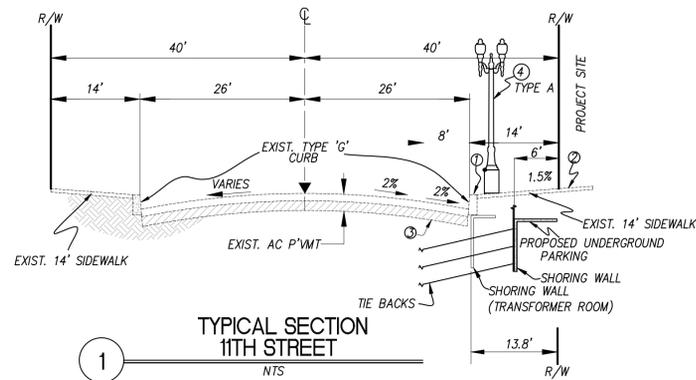
PO BOX 3128  
LA MESA, CA 91944  
(619) 985-8377



<b>EASEMENTS AND ENCROACHMENTS</b>			
<b>MAP WAIVER FOR:</b>			
<b>11TH AND BROADWAY</b>			
Original Date: 8-23-17	Revision 2: _____		
Sheet 3 of 5	Revision 3: _____		
Revision 1: 11-10-17	Revision 4: _____		
Revision 5: _____			
PTS NO. 477896	I.O. NO. 24006553	L.C. 200-1721	CCS 83 1840-6281

# TENTATIVE MAP WAIVER NO. 2007721

## 11TH AVE AND BROADWAY, CITY PROJECT NO. 477896



**LEGEND**

PROPERTY LINE/ T/MW BOUNDARY	PL
EXISTING SEWER LINE	S
EXISTING WATER LINE	W
EXISTING UNDERGROUND ELECTRICAL LINES	UE
EXISTING GAS LINES	G
EXISTING FIRE HYDRANT	⊕
EXISTING TYPE 15 STREET LIGHT FIXTURE	⊙
EXISTING STANDARD TYPE C STREET LIGHT FIXTURE	⊙
EXISTING SIDEWALK ON BROADWAY (TO BE REPLACED IN KIND)	▨
PROPOSED CURB OUTLET	⊕
PROPOSED 2" WATER SERVICE	⊕
PROPOSED 8" FIRE SERVICE	⊕
PROPOSED 8" PVC WATER SERVICE	⊕
PROPOSED 2" IRRIGATION SERVICE	⊕
PROPOSED CURB & GUTTER (FRENCH GREY COLOR)	▨
PROPOSED SIDEWALK	▨
PROPOSED NEW TYPE A CURB RAMP WITH 3" DEEP TRUNCATED DOMES	▨
PROPOSED NEW PAVEMENT	▨
PROPOSED NEW DRIVEWAY	▨
PROPOSED BUILDING OUTLINE (PVT SEPARATE PERMIT)	▨
PROPOSED CROSS-GUTTER	▨
PROPOSED CIVIC SAN DIEGO STANDARD TYPE-C STREET LIGHT FIXTURE	⊙
PROPOSED CIVIC SAN DIEGO GATEWAY TYPE-A STREET LIGHT FIXTURE	⊙
PROPOSED CIVIC SAN DIEGO TYPE-TEAR DROP STREET LIGHT FIXTURE	⊙
PROPOSED 4'x6' TREE GRATE	⊕

- CONSTRUCTION NOTES**
- REMOVE AND REPLACE CURB WITH NEW CURB AND GUTTER PER CURRENT CITY STANDARDS.
  - REMOVE AND REPLACE EXIST. SIDEWALK WITH NEW SIDEWALK PER CURRENT CITY STANDARDS.
  - REMOVE AND REPLACE EXIST. ASPHALT PAVEMENT PER CURRENT CITY STANDARDS.
  - NEW STREET LIGHT PER CURRENT CITY STANDARDS.
  - COMMERCIAL CONCRETE DRIVEWAY PER CURRENT CITY STANDARDS.
  - EXISTING SEWER LATERAL TO BE CUT & PLUGGED AT PROPERTY LINE BY THE CONTRACTOR.
  - EXISTING WATER SERVICE. TO BE KILLED.
  - PROPOSED 10" SEWER LATERAL PER CURRENT CITY STANDARDS.
  - PROPOSED WATER SERVICE (FIRE / DOMESTIC)
  - INSTALL RELOCATED STREET LIGHT PER CURRENT CITY STANDARDS.
  - PROPOSED TRASH RECEPTACLE.
  - PROPOSED SDGE UNDERGROUND VAULT & MH (SEE BLDG PLANS)
  - BACKFLOW PREVENTER LOCATED INSIDE PROPOSED BUILDING (WET ROOM)
  - CURB OUTLET-TYPE A PER CURRENT CITY STANDARDS.
  - EXISTING STREET LIGHT. TO REMAIN IN PLACE
  - CONNECTION POINT TO BLDG DRAINAGE
  - EXISTING STREET LIGHT. TO BE RELOCATED
  - EXISTING FIRE HYDRANT. TO REMAIN IN PLACE.
  - REMOVE AND REPLACE CURB RAMP PER CURRENT CITY STANDARDS.
  - EXISTING SIDEWALK DAMAGED DURING CONSTRUCTION TO BE REPLACED IN KIND.
  - EXISTING TRAFFIC SIGNAL. TO REMAIN IN PLACE.
  - EXISTING CURB & GUTTER. TO REMAIN IN PLACE.
  - EXISTING TRASH RECEPTACLE. TO REMAIN IN PLACE.
  - EXISTING MTS BUS SIGN. TO REMAIN IN PLACE.
  - PROPOSED CROSS-GUTTER PER CURRENT CITY STANDARDS.
  - PROPOSED 4x6 TREE GRATE.
  - EXISTING PARKING METERS. TO BE RELOCATED PER IMPROVEMENT PLANS.
  - EXISTING TRASH RECEPTACLE. TO BE RELOCATED.
  - EXISTING UTILITY VAULT. TO REMAIN IN PLACE.
  - EXISTING TREE PLANTERS/GRATES. TO BE REMOVED.
  - EXISTING UTILITY. TO BE PROTECTED IN PLACE.

**REFERENCE DRAWINGS**

	DWG. No.	PROJECT No.
11TH AND BROADWAY IMPROVEMENT PLANS	39274-D	472418
11TH AND BROADWAY GRADING PLANS	39273-D	472418
11TH AND BROADWAY BUILDING PLANS	---	426419

- NOTES**
- FOR EXISTING MONUMENTS, SEE PARCEL MAP 21462
  - FOR VEHICLES LEAVING THE PROPOSED PARKING STRUCTURE, PROJECT SHALL INSTALL CONVEX SAFETY MIRRORS OR SIMILAR CONCEPT TO DEMONSTRATE ADEQUATE SIGHT DISTANCE.
  - ALL NON-UTILIZED EXISTING DRIVEWAYS WILL BE CLOSED WITH CURRENT CITY STANDARD CURB & GUTTER AND SIDEWALK.

**PROPOSED PUBLIC IMPROVEMENTS**  
**MAP WAIVER FOR:**  
**11TH AND BROADWAY**

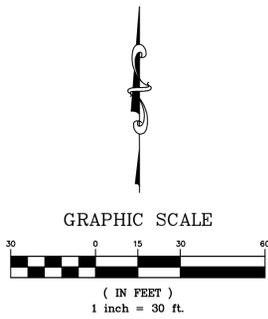
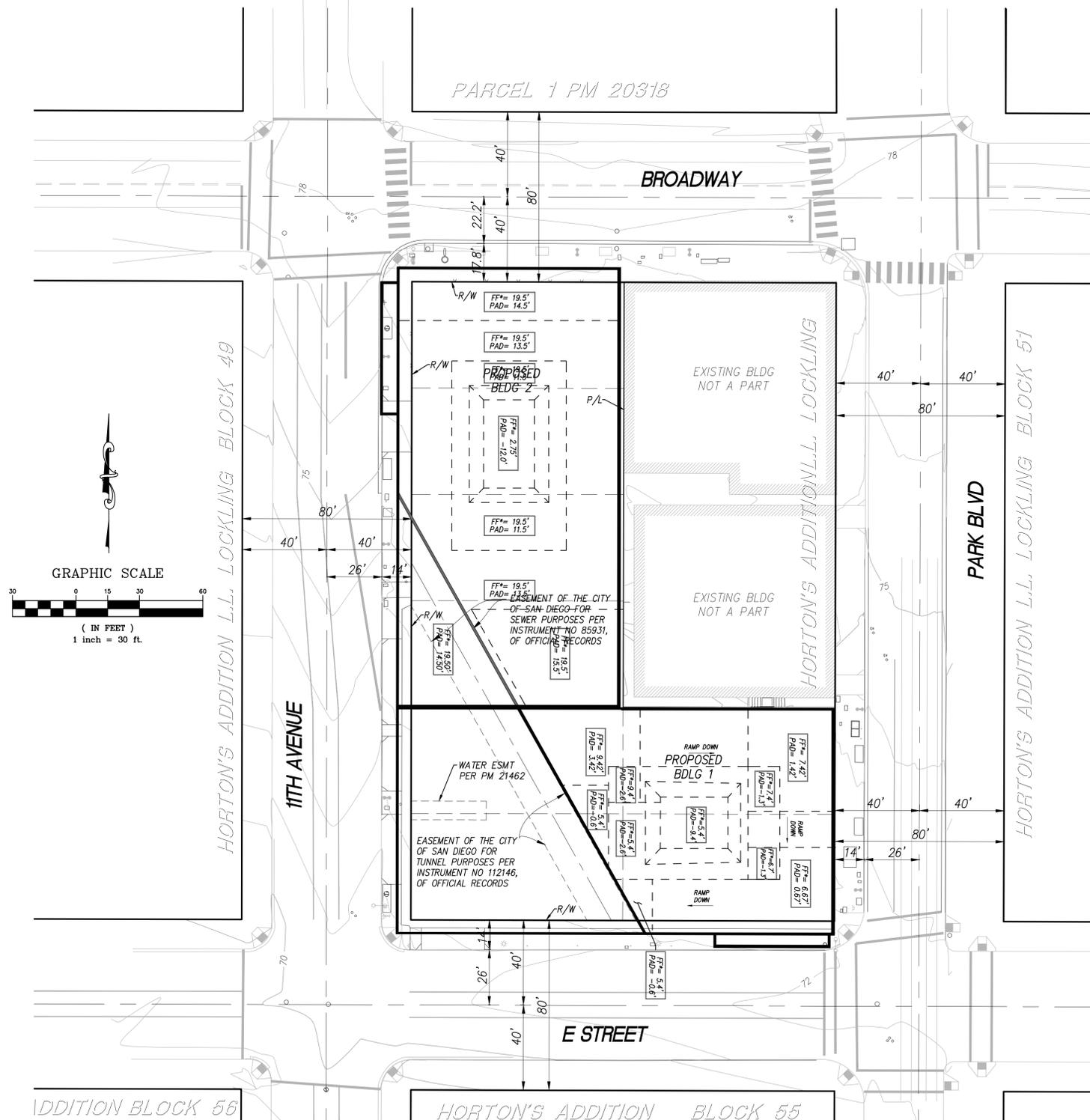
Original Date: 8-23-17	Revision 2: 11-25-17
Sheet 4 of 5	Revision 3: _____
Revision 1: 11-10-17	Revision 4: _____
Revision 5: _____	Revision 5: _____

MAAV ENGINEERING  
PO BOX 3128  
LA MESA, CA 91944  
(619) 985-8377

**MAAV ENGINEERING, INC.**

# TENTATIVE MAP WAIVER NO. 2007721

## 11TH AVE AND BROADWAY, CITY PROJECT NO. 477896



**WORK TO BE DONE**

THE IMPROVEMENTS CONSIST OF THE FOLLOWING WORK TO BE DONE ACCORDING TO THESE PLANS AND THE SPECIFICATIONS AND STANDARD DRAWINGS OF THE CITY OF SAN DIEGO.

STANDARD SPECIFICATIONS:	DESCRIPTION
DOCUMENT NO. PW1070116-01	STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (GREENBOOK), 2015 EDITION
PW1070116-02	CITY OF SAN DIEGO STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (WHITEBOOK), 2015 EDITION
PW1092816-04	CITYWIDE COMPUTER AIDED DESIGN AND DRAFTING (CADD) STANDARDS
PW1092816-07	CALIFORNIA DEPARTMENT OF TRANSPORTATION MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES, 2014 EDITION
PW1092816-05	CALIFORNIA DEPARTMENT OF TRANSPORTATION U.S. CUSTOMARY STANDARD SPECIFICATIONS, 2015 EDITION
STANDARD DRAWINGS:	DESCRIPTION
DOCUMENT NO. PW1070116-03	CITY OF SAN DIEGO STANDARD DRAWINGS FOR PUBLIC WORKS CONSTRUCTION, 2016 EDITION
PW1092816-06	CALIFORNIA DEPARTMENT OF TRANSPORTATION U.S. CUSTOMARY STANDARD PLANS, 2015 EDITION

**LEGEND**

PROPERTY LINE/ TMW BOUNDARY	P/L
MAJOR CONTOURS	40
MINOR CONTOURS (1 FT. INTERVAL)	41.5
SPOT ELEVATION	41.5
EXISTING FIRE HYDRANT	
EXISTING TYPE 15 STREET LIGHT FIXTURE	
EXISTING STANDARD TYPE C STREET LIGHT FIXTURE	
EXISTING CHAIN LINK FENCE	
PROPOSED UNDERGROUND GARAGE WALL	

**GRADING QUANTITIES**

GRADED AREA	0.9 [ACRES]	MAX. CUT DEPTH: 72 [FT]
CUT QUANTITIES	142,000 [CYD]	MAX CUT SLOPE RATIO: 2:1
FILL QUANTITIES	0 [CYD]	MAX. FILL DEPTH: N/A [FT]
IMPORT/EXPORT	142,000 [CYD]	MAX FILL SLOPE RATIO: 2:1

THIS PROJECT PROPOSES TO EXPORT 142,000 CUBIC YARDS OF MATERIAL FROM THIS SITE. ALL EXPORT MATERIAL SHALL BE DISCHARGED TO A LEGAL DISPOSAL SITE. THE APPROVAL OF THIS PROJECT DOES NOT ALLOW PROCESSING AND SALE OF THE MATERIAL. ALL SUCH ACTIVITIES REQUIRE A SEPARATE CONDITIONAL USE PERMIT.

**REFERENCE DRAWINGS**

	DWG No.	PROJECT No.
11TH AND BROADWAY IMPROVEMENT PLANS	39274-D	472418
11TH AND BROADWAY GRADING PLANS	39273-D	472418
11TH AND BROADWAY BUILDING PLANS	---	426419

**TOPOGRAPHY NOTES**

TOPOGRAPHY PROVIDED BY FIELD SURVEY ON MARCH 3, 2013 BY STERLING LAND SERVICES, INC. AND SUPPLEMENTED BY LG LAND SURVEYING, INC. TOPOGRAPHY UPDATED ON JANUARY 25, 2016.

**BENCHMARK**

THE VERTICAL BENCHMARK FOR THIS SITE IS THE BRASS PLUG IN THE NORTHWEST INTERSECTION OF ELEVENTH AVENUE AND E STREET BEING CITY OF SAN DIEGO VERTICAL CONTROL BENCHMARK ELEVATION: 70.196' MSL.

PO BOX 3128  
LA MESA, CA 91944  
(619) 985-8377



GRADING PLANS	
MAP WAIVER FOR: <b>11TH AND BROADWAY</b>	
Original Date: 8-23-17	Revision 2: _____
Sheet 5 of 5	Revision 3: _____
Revision 1: 11-10-17	Revision 4: _____
Revision 5: _____	
PTS NO. 477896	I.O. NO. 24006553
L.C. 200-1721	CCS 83 1840-6281

DCPC VOTING RECORD

Meeting Date: 10/18/17

Name	Yes	No	Abstain	Recuse	Agenda Item #:
					Item Title: 11th + B roadway
<del>Alex Ward</del>					Map Waiver = Charlotte Street
Ann Potter	✓				Motion Maker: Bob Link
Bob Link	✓				
Cameron Gharabiklou	✓				Motion: Support recommendation of Civic to approve waiver
Christopher Rowland					
Claudia Escala	✓				
Cynthia Blair	✓				
Dan Wery					
Deb Herscovitz		✓			
Figaro Nauta	✓				
James Lawson	✓				
Jason Wood					
JD Wessling	✓				
Jennifer Litwak	✓				Seconded by: Jon Gordon
Jon Baker	✓				
Jon Gordon	✓				
Judy Radke	✓				
Kay DiFrancesca	✓				
Kim Brewer					
Lindsay King	✓				
MaeLin Levine		✓			
Michael Rosenbaum	✓				
Monica Ball	✓				
Pat Stark	✓				Gary Smith In favor dues for low income makes it impossible for low income to stay - they sell
Stacy Dion	✓				
Sumrall Morgan	✓				
	19	2			



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 \_\_\_\_\_

11th & Broadway

Project Address:

Por blk bounded by Broadway, Park Blvd, E St, and 11th St.

**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): _____		Name of Individual (type or print): _____	
<input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee <input type="checkbox"/> Redevelopment Agency		<input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee <input type="checkbox"/> Redevelopment Agency	
Street Address: _____		Street Address: _____	
City/State/Zip: _____		City/State/Zip: _____	
Phone No: _____	Fax No: _____	Phone No: _____	Fax No: _____
Signature : _____	Date: _____	Signature : _____	Date: _____
Name of Individual (type or print): _____		Name of Individual (type or print): _____	
<input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee <input type="checkbox"/> Redevelopment Agency		<input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee <input type="checkbox"/> Redevelopment Agency	
Street Address: _____		Street Address: _____	
City/State/Zip: _____		City/State/Zip: _____	
Phone No: _____	Fax No: _____	Phone No: _____	Fax No: _____
Signature : _____	Date: _____	Signature : _____	Date: _____

Project Title:	Project No. (For City Use Only)
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**Part II - To be completed when property is held by a corporation or partnership**

Legal Status (please check):

Corporation     Limited Liability -or-     General)    What State? \_\_\_\_\_    Corporate Identification No. \_\_\_\_\_  
 Partnership

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 names, titles 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 corporate officers, and all partners in a partnership who own the property). A signature is required of at least one of the corporate officers or partners who own the property. 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.    **Additional pages attached**     Yes     No

Corporate/Partnership Name (type or print):  
Pinnacle Broadway US LLC

Owner     Tenant/Lessee

Street Address:  
911 Homer Street, Suite 300

City/State/Zip:  
Vancouver, BC V6B2W6

Phone No: (619)231-7072    Fax No: (619)231-2005

Name of Corporate Officer/Partner (type or print):  
Mike De Cotiis

Title (type or print):  
Manager

Signature : \_\_\_\_\_    Date: March 14, 2016

Corporate/Partnership Name (type or print):  
Pinnacle 11th Ave US LLC

Owner     Tenant/Lessee

Street Address:  
911 Homer Street, Suite 300

City/State/Zip:  
Vancouver, BC V6B2W6

Phone No: (619)231-7072    Fax No: (619)231-7072

Name of Corporate Officer/Partner (type or print):  
Mike De Cotiis

Title (type or print):  
Manager

Signature : \_\_\_\_\_    Date: March 14, 2016

Corporate/Partnership Name (type or print):

Owner     Tenant/Lessee

Street Address:

City/State/Zip:

Phone No:    Fax No:

Name of Corporate Officer/Partner (type or print):

Title (type or print):

Signature :    Date:

Corporate/Partnership Name (type or print):

Owner     Tenant/Lessee

Street Address:

City/State/Zip:

Phone No:    Fax No:

Name of Corporate Officer/Partner (type or print):

Title (type or print):

Signature :    Date:

Corporate/Partnership Name (type or print):

Owner     Tenant/Lessee

Street Address:

City/State/Zip:

Phone No:    Fax No:

Name of Corporate Officer/Partner (type or print):

Title (type or print):

Signature :    Date:

Corporate/Partnership Name (type or print):

Owner     Tenant/Lessee

Street Address:

City/State/Zip:

Phone No:    Fax No:

Name of Corporate Officer/Partner (type or print):

Title (type or print):

Signature :    Date: