



THE CITY OF SAN DIEGO

Report to the Hearing Officer

DATE ISSUED: August 29, 2018 REPORT NO. HO-18-065

HEARING DATE: September 5, 2018

SUBJECT: THE REY TM - Process Three Decision

PROJECT NUMBER: [588838](#)

OWNER/APPLICANT: Blue WP San Diego, LLC / Nasland Engineering

SUMMARY

Issue: Should the Hearing Officer approve a Tentative Map for the subdivision of a 1.383-acre site currently improved with a mixed-used development (residential and commercial) with underground parking into two parcels?

Staff Recommendation: Approve Tentative Map No. 2089479

Community Planning Group Recommendation: On January 24, 2018, the Downtown Community Planning Group voted 14-0-0 to recommend approval of the proposed project without conditions or recommendations.

Environmental Review: The project was determined to be consistent with the previously certified Environmental Impact Report (EIR) for downtown projects. Therefore, per the California Environmental Quality Act (CEQA) pursuant to section 15162 Guidelines, no subsequent or supplemental EIR was required for this project.

BACKGROUND

The 1.383-acre site is located at 801 A Street, north of Broadway between Eighth Avenue and Ninth Avenue (Attachment 1). The property is in the CCPD-R zone of the Centre City Planned District and designated for residential emphasis use within the Downtown Community Plan area (Attachment 2). The project is also located within the San Diego International Airport Influence Area (Review Area II), Residential Tandem Parking Overlay Zone, and the Transit Area Overlay Zone.

Surrounding land uses include multi-unit residential development, the Best Western and Days Inn across A Street to the north, a mixed-use development (residential and commercial) across Ninth Avenue to the east, a surface parking lot across B Street to the South, and Copley Symphony Hall and the Marriott Vacation Club across Eighth Avenue to the west of the project site (Attachment 3).

The block has been entitled with a Centre City Development Permit, Planned Development Permit 2013-06 for The Rey residential project which consists of two 21-story towers with approximately 939 residential units. Parcel 1 contains the first tower containing 480 residential units and small retail storefront with a public plaza and an eight-story subterranean parking that fronts A Street, Eighth Avenue and B Street. Proposed Parcel 2 currently contains an interim surface parking lot and vacant area that fronts A Street, Ninth Avenue and B Street. Tower 2 will be constructed on Parcel 2 and will contain approximately 450 residential units in a 21-story tower with no commercial space. The start of construction on Tower 2 has not been established.

DISCUSSION

A Tentative Map is required pursuant to [San Diego Municipal Code \(SDMC\) Section 125.0410](#) to subdivide the existing 1.383-acre site into two parcels. The subdivision will be a 3-dimensional subdivision to shift the proposed property line 30-feet to the east for area below grade, due to location of existing building's external footprint above grade and subterranean parking footprint below grade. (see Image 1). The proposed 0.698-acre Parcel 1 will accommodate the existing 21-story, 385,837-square-foot mixed-use (residential and commercial) development with subterranean parking. The proposed 0.683-acre Parcel 2 will accommodate the existing open surface parking. No new development or modification to the existing development are proposed with this subdivision. The proposed subdivision has been reviewed by staff and conforms to the underlying development regulations and no deviations are proposed. The project proposes to reconstruct two existing driveways, two existing curb ramps and sidewalk along Ninth Avenue to current City Standards.

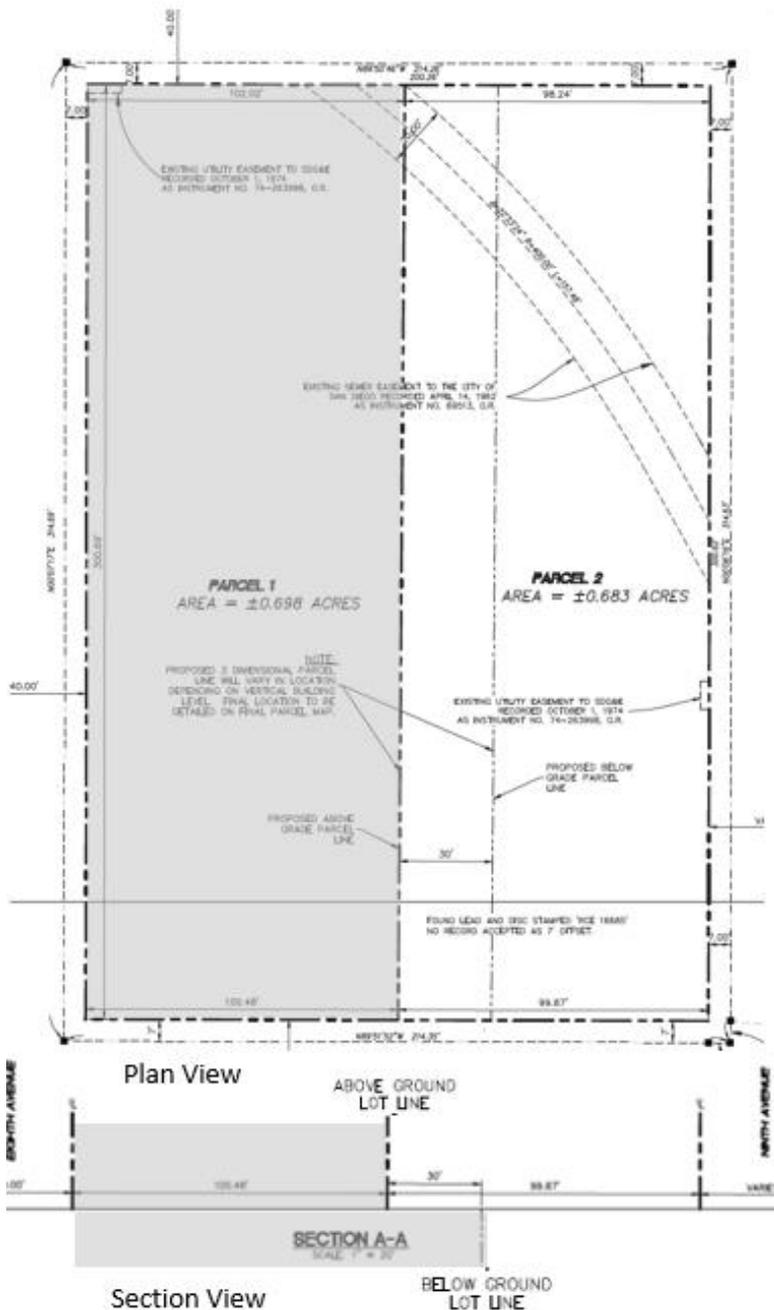


Image 1

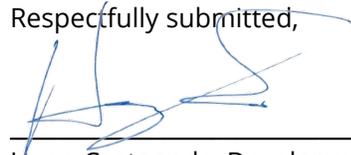
CONCLUSION

Staff has determined that the project complies with applicable sections of the San Diego Municipal Code, including the CCPD-R development regulations and all City and State subdivision requirements, and that the required findings can be made. Staff recommends approval of the project as proposed.

ALTERNATIVES

1. Approve Tentative Map No. 2089479, with modifications.
2. Deny Tentative Map No. 2089479, if the findings required to approve the project cannot be affirmed.

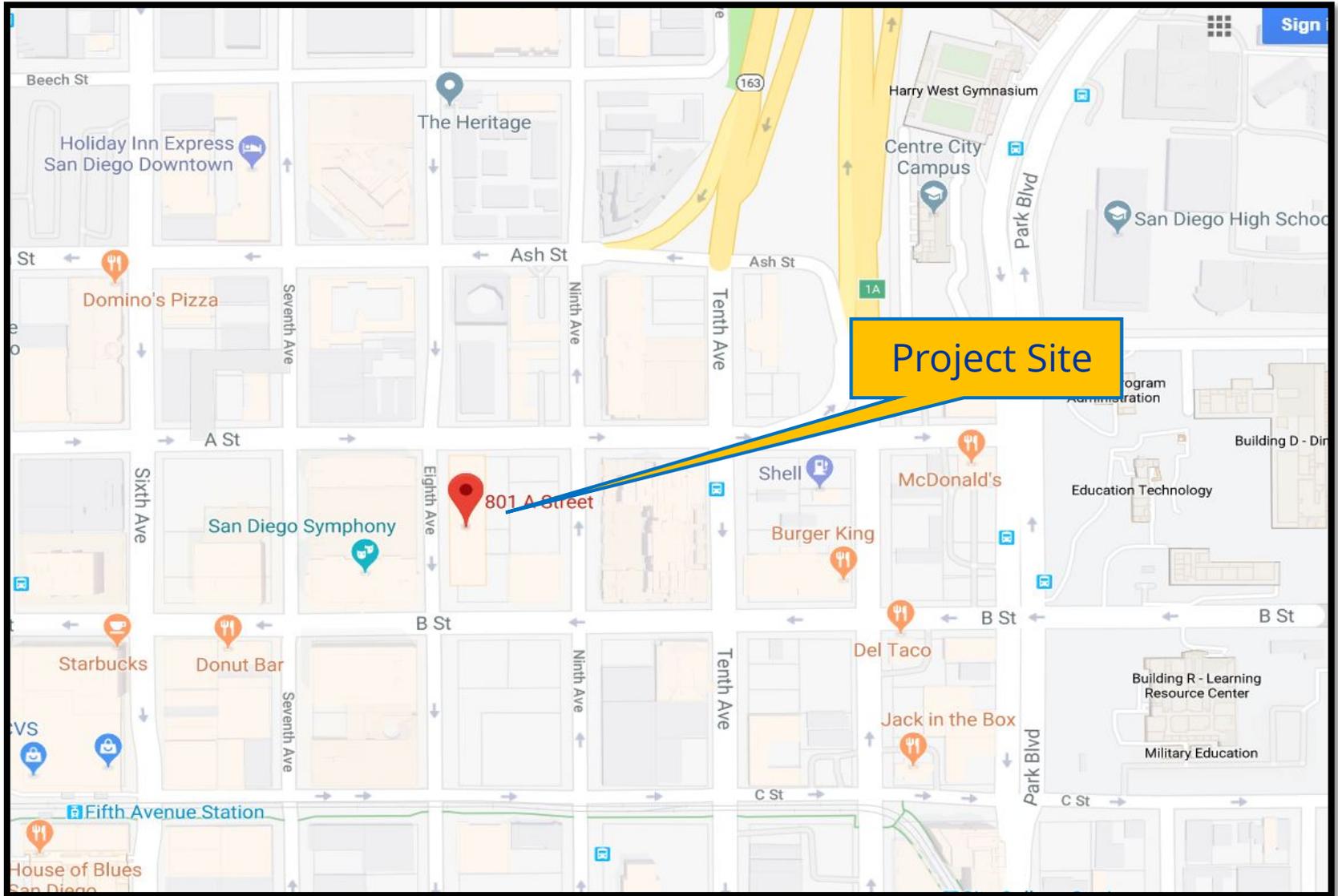
Respectfully submitted,



Hugo Castaneda, Development
Project Manager

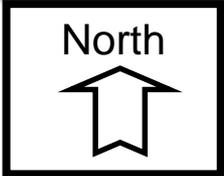
Attachments:

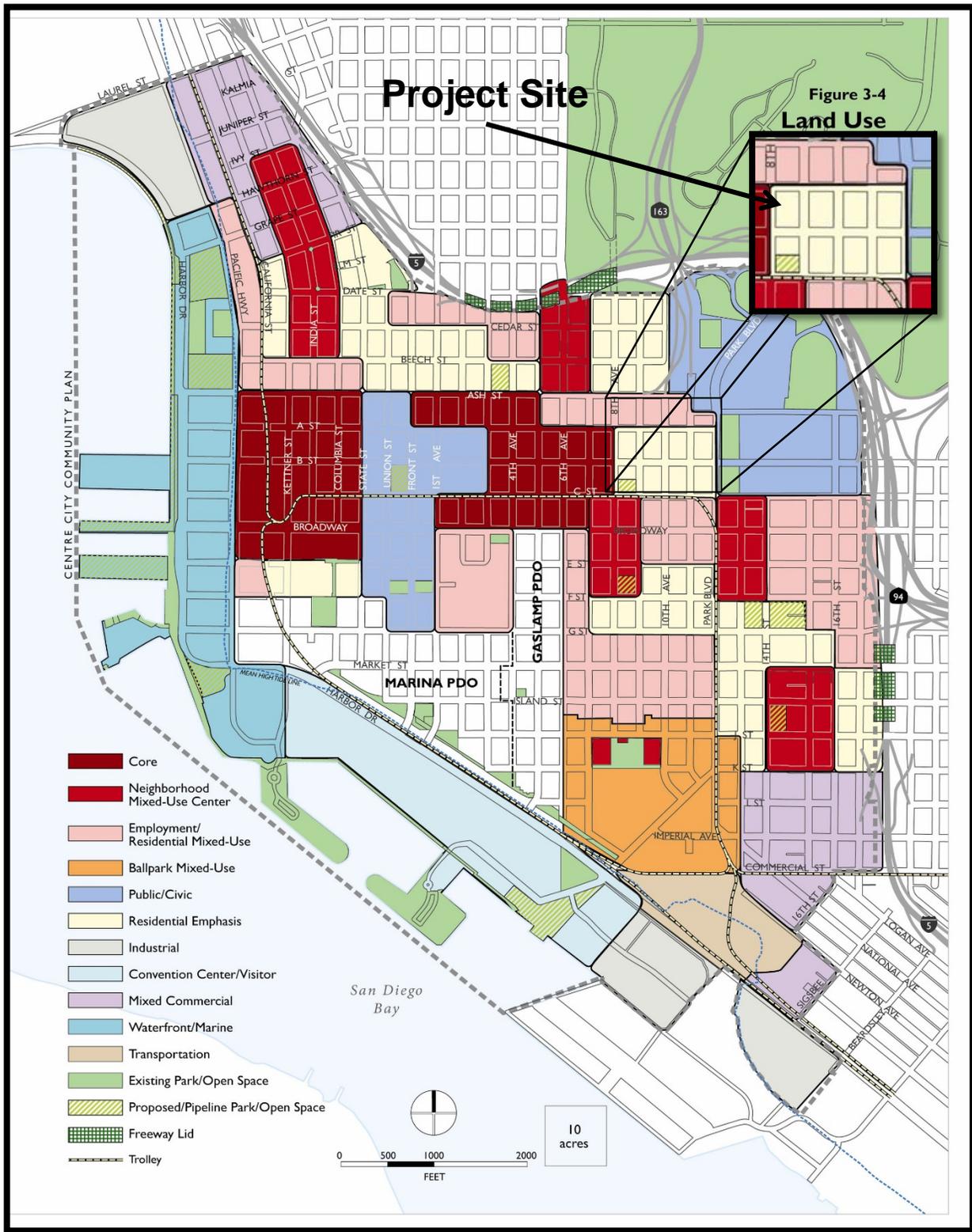
1. Project Location Map
2. Community Plan Land Use Map
3. Aerial Photograph
4. Draft Resolution with Findings and Conditions
5. Community Planning Group Recommendation
6. Ownership Disclosure Statement
7. Map Exhibit- Tentative Map



Project Location Map

The Rey TM / 801 A Street, 800 - 840 B Street and 1250 9th Avenue
PROJECT NO. 588838

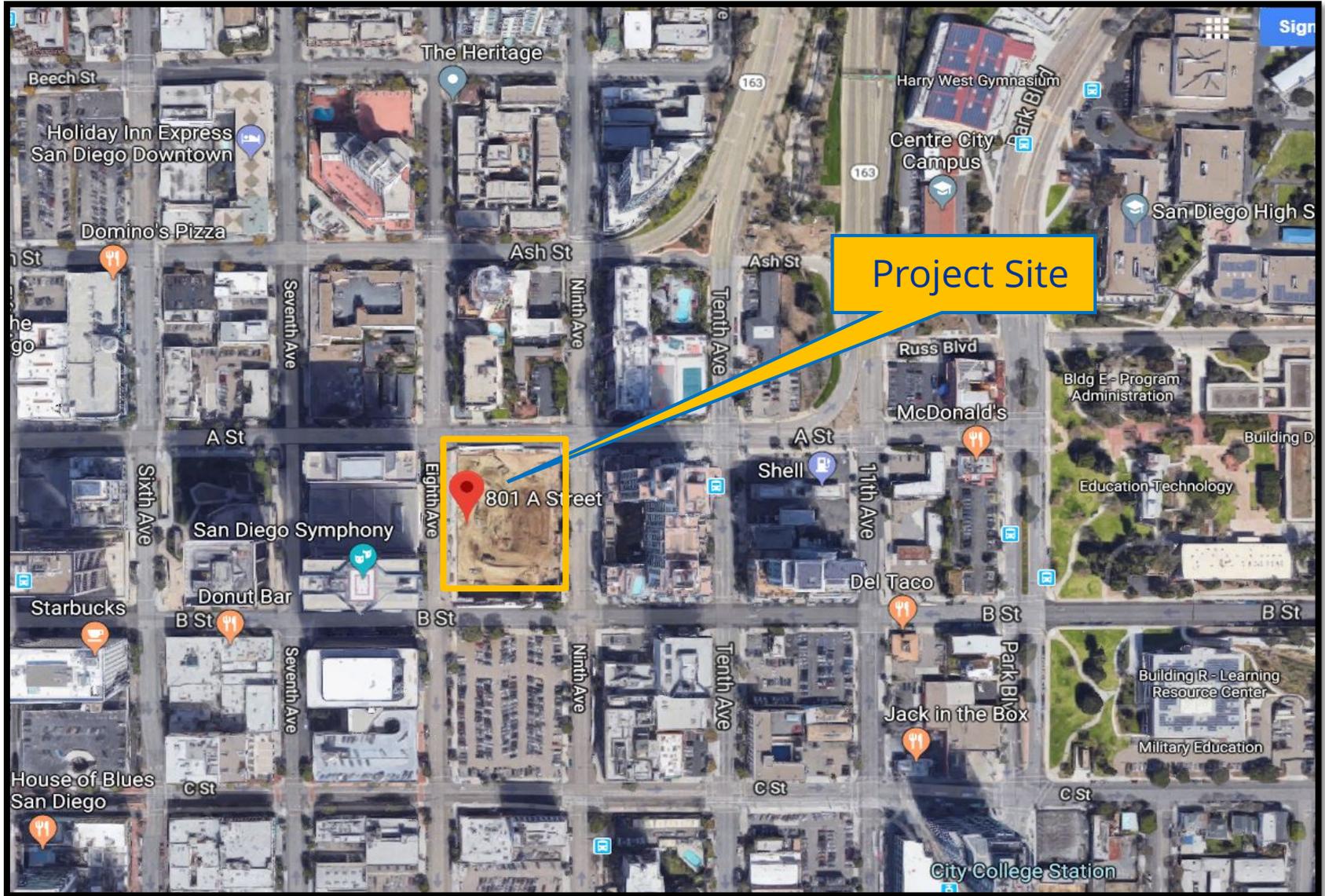




Land Use Map

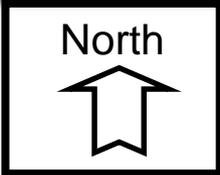
The Rey TM / 801 A St., 800 - 840 B St. and 1250 9th Ave.
 PROJECT NO. 588838





Aerial Photo

The Rey TM / 801 A Street, 800 – 840 B Street and 1250 9th Avenue
PROJECT NO. 588838



HEARING OFFICER RESOLUTION NUMBER R-_____

TENTATIVE MAP NO. 2089479

THE REY TM - PROJECT NO. 588838

WHEREAS, BLUE WP SAN DIEGO, LLC, a Delaware Limited Liability Company, Subdivider, and Nasland Engineering, Engineer, submitted an application to the City of San Diego for a Tentative Map No. 2089479 to subdivide one parcel with an existing mixed-use development (residential and commercial) with underground parking into two parcels. The 3-dimensional subdivision will have a 30-foot shift east for area below grade, due to location of existing building's external footprint above grade and subterranean parking footprint below grade. The 1.383-acre site is located at 801 A Street in the CCPD-R zone of the Centre City Planned District within the Downtown Community Plan area. The property is legally described as Parcel 1 of Parcel Map No. 21347, in the City of San Diego, County of San Diego, State of California, filed in the office of the County Recorder of San Diego County May 18, 2016; and

WHEREAS, the Map proposes the Subdivision of a 1.383-acre site into two lots; and

WHEREAS, on April 30, 2018, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is consistent with the previously certified Environmental Impact Report (EIR) for the San Diego Downtown Community Plan, Center City Planned District Ordinance, and 10th Amendment to the Center City Redevelopment Plan, certified by the Redevelopment Agency and City Council on March 14, 2006, Resolutions R-04001 and R-301265. Therefore, per the California Environmental Quality Act (CEQA) pursuant to section 15162 Guidelines, no subsequent or supplemental EIR was required for this project; 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 September 5, 2018, the Hearing Officer of the City of San Diego considered Tentative Map No. 2089479, and pursuant to San Diego Municipal Code section 125.0440, and Subdivision Map Act section 66428, received for its consideration written and oral presentations, evidence having been submitted, and testimony having been heard from all interested parties at the public hearing, and the Hearing Officer having fully considered the matter and being fully advised concerning the same; NOW THEREFORE,

BE IT RESOLVED by the Hearing Officer of the City of San Diego, that it adopts the following findings with respect to Tentative Map No. 2089479:

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 proposed a 3-dimensional Tentative Map to subdivide one parcel with an existing mixed-use development (residential and commercial) with subterranean parking into two parcels; the subdivision will have a 30-foot shift east for area below grade, due to location of existing building's external footprint above grade and subterranean parking footprint below grade. The 1.383-acre site is located at 801 A Street in the CCPD-R zone of the Centre City Planned District within the Downtown Community Plan area.

The project site is consistent with the land use residential emphasis designation of the Downtown Community Plan. The Community Plan residential emphasis area allows for residential development and small-scale business, offices, and services, and ground floor commercial uses. The proposed subdivision will result in the creation of two parcels, the proposed 0.698-acre Parcel 1 will accommodate the existing 21-story, 385,837-square-foot mixed-use (residential and commercial) development with subterranean parking. The proposed 0.683-acre Parcel 2 will accommodate the existing surface parking lot. The existing development is consistent with the designated land use, no new development or modification to the existing development is proposed. Therefore, the proposed subdivision and its design or improvements are consistent with the policies, goals, and objectives of the applicable land use plan.

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 proposed a 3-dimensional Tentative Map to subdivide one parcel with an existing mixed-use development (residential and commercial) with subterranean parking into two parcels; the subdivision will have a 30-foot shift east for area below grade, due to location of existing building's external footprint above grade and subterranean parking footprint below grade. The 1.383-acre site is located at 801 A Street in the CCPD-R zone of the Centre City Planned District within the Downtown Community Plan area.

The proposed subdivision complies with the CCPD-R zone of the Centre City Planned District. The zone allows for residential development and small-scale business, offices, and services, and ground floor commercial uses. The proposed subdivision will result in the creation of two parcels, the proposed 0.698-acre Parcel 1 will accommodate the existing 21-story, mixed-use (residential and commercial) development with subterranean parking; existing improvements were developed in conformance with all applicable development regulations in effect at the time. The proposed 0.683-acre Parcel 2 will accommodate an existing surface parking lot. The subdivision complies with all development regulations and no deviations are proposed. The project proposes to reconstruct existing sidewalk and install new curb ramp and driveways along Ninth Avenue to current City Standards. Therefore, the proposed subdivision complies with the applicable zoning and development regulations of the Land Development Code.

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

The project proposes a Tentative Map to subdivide one parcel with an existing mixed-use development (residential and commercial) with subterranean parking into two parcels. The 1.383-acre site is located at 801 A Street within the Downtown Community Plan, surrounded by urban development. The site is zoned CCPD-R of the Centre City Planned District and allows for residential, and small-scale business, offices, and services, and ground floor commercial uses. The site is currently improved with a 21-story, mixed-use (residential and commercial) development located on the west side of the block. Existing improvements were developed in conformance with all applicable development regulations in effect at the time. The proposed subdivision would result in the creation of two parcels with no change in use or density previously approved. Therefore, the site is physically suitable with 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 a Tentative Map to subdivide one parcel with an existing mixed-use (residential and commercial) with subterranean parking into two parcels. The project was determined to be consistent with the previously certified Environmental Impact Report (EIR) for downtown projects. Therefore, per the California Environmental Quality Act (CEQA) pursuant to section 15162 Guidelines, no subsequent or supplemental EIR

was required for this project. The project site is located within an urbanized environment where there are no watercourses or environmentally sensitive lands harboring fish or wildlife on or adjacent to the site. Therefore, the design of the subdivision or the proposed improvement is not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

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

The project proposed a 3-dimensional Tentative Map to subdivide one parcel with an existing mixed-use development (residential and commercial) with subterranean parking into two parcels; the subdivision will have a 30-foot shift east for area below grade, due to location of existing building's external footprint above grade and subterranean parking footprint below grade. The 1.383-acre site is located at 801 A Street in the CCPD-R zone of the Centre City Planned District within the Downtown Community Plan area.

The design of the subdivision was reviewed and determined to be in compliance with the San Diego Municipal Code and the Subdivision Map Act. The Tentative Map includes conditions and corresponding exhibits of approval relevant to public improvements and payment of applicable fees in order to achieve compliance with the regulations of the San Diego Municipal Code. The completion of the specified improvement to the satisfaction of the City Engineer will be required prior to the approval of the Parcel Map to ensure public health, safety and welfare. The project was determined to be consistent with the previously certified EIR pursuant to CEQA Guidelines Section 15162. Therefore, the design of the subdivision or the type of improvement 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.

The project proposes a Tentative Map to subdivide one parcel with an existing mixed-use development (residential and commercial) with subterranean parking into two parcels. The proposed subdivision will not conflict with the 20-foot public sewer easement or two utility easements located onsite, and existing development is located outside the easement area. The existing structure will continue to be accessed from the existing public street (Eighth Avenue) and fronts the public right-of-way on three sides. Therefore, the proposed 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.

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

The project proposes a Tentative Map to subdivide one parcel into two parcels accommodating the existing mixed-use development (residential and commercial) with

subterranean parking that was developed in accordance with the development regulations in effect at the time of construction. No new development or modifications to the existing development are proposed. The existing structure within the subdivision boundary has been designed to provide to the extent feasible, for future passive or natural heating and cooling opportunities, and the approval of this Tentative Map will not affect 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.

The project proposed a 3-dimensional Tentative Map to subdivide one parcel with an existing mixed-use development (residential and commercial) with subterranean parking into two parcels; the subdivision will have a 30-foot shift east for area below grade, due to location of existing building's external footprint above grade and subterranean parking footprint below grade. The 1.383-acre site is located at 801 A Street in the CCPD-R zone of the Centre City Planned District within the Downtown Community Plan area.

This project is a subdivision only and no additional development is proposed. Any further development would be subject to the underlying zone regulations at the time of application, including the City's Inclusionary Affordable Housing requirements and payment of all applicable Development Impact Fees (DIF). The site is served by existing public infrastructure, including developed A Street, B Street, Eighth Avenue and Ninth Avenue. Impacts to environmental resources would be avoided in that the site is located in a developed, urban neighborhood and does not contain nor is adjacent to such resources.

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, Tentative Map No. 2089479, hereby granted to BLUE WP SAN DIEGO, LLC, a Delaware Limited Liability Company, subject to the attached conditions which are made a part of this resolution by this reference.

By _____
Hugo Castaneda
Development Project Manager
Development Services Department

ATTACHMENT: Tentative Map Conditions

Internal Order No. 24007644

HEARING OFFICER
CONDITIONS FOR TENTATIVE MAP NO. 2089479
THE REY – TM - PROJECT NO. 588838
ADOPTED BY RESOLUTION NO. R-_____ ON _____

GENERAL

1. This Tentative Map will expire September 19, 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 Parcel Map, unless otherwise noted.
3. Prior to the recordation of the Parcel Map, taxes must be paid on this property pursuant to Subdivision Map Act section 66492. To satisfy this condition, a tax certificate stating that there are no unpaid lien conditions against the subdivision must be recorded in the Office of the San Diego County Recorder.
4. The Subdivider shall defend, indemnify, and hold the City (including its agents, officers, and employees [together, "Indemnified Parties"]) harmless from any claim, action, or proceeding, against the City and/or any Indemnified Parties to attack, set aside, void, or annul City's approval of this project, which action is brought within the time period provided for in Government Code section 66499.37. City shall promptly notify Subdivider of any claim, action, or proceeding and shall cooperate fully in the defense. If City fails to promptly notify Subdivider of any claim, action, or proceeding, or if City fails to cooperate fully in the defense, Subdivider shall not thereafter be responsible to defend, indemnify, or hold City and/or any Indemnified Parties harmless. City may participate in the defense of any claim, action, or proceeding if City both bears its own attorney's fees and costs, City defends the action in good faith, and Subdivider is not required to pay or perform any settlement unless such settlement is approved by the Subdivider.

ENGINEERING

5. Prior to the recordation of the Parcel Map, the Subdivider shall reconstruct the existing curb with City Standard curb and gutter, adjacent to the site on 9th Avenue.
6. Prior to the recordation of the Parcel Map, the Subdivider shall reconstruct the sidewalk, maintaining the existing sidewalk scoring pattern and preserving any contractor's stamp, adjacent to the site on 9th Avenue.
7. Prior to the recordation of the Parcel Map, the Subdivider shall assure, by permit and bond, to reconstruct the existing curb ramp, with current City Standard curb ramp Standard Drawing SDG-130 and SDG-133 with truncated domes, adjacent to the site on 9th Avenue and B Street, satisfactory to the City Engineer.

8. Prior to the recordation of the Parcel Map, the Subdivider shall assure, by permit and bond, to reconstruct the existing two driveways, per City Standard SDG-160 on 9th Avenue to satisfaction of the City Engineer.
9. The Subdivider shall underground any new service run to any new or proposed structures within the subdivision.
10. 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.
11. Conformance with the "General Conditions for Tentative Subdivision Maps," filed in the Office of the City Clerk under Document No. 767688 on May 7, 1980, is required. Only those exceptions to the General Conditions which are shown on the Tentative Map and covered in these special conditions will be authorized. All public improvements and incidental facilities shall be designed in accordance with criteria established in the Street Design Manual, filed with the City Clerk as Document No. RR-297376.

MAPPING

12. Prior to the expiration of the Tentative Map, a Parcel Map to subdivide Parcels/Lots shall be recorded in the office of the County Recorder.
13. Prior to the recordation of the Parcel Map, taxes must be paid or bonded for this property pursuant to section 66492 of the Subdivision Map Act. A current original tax certificate, recorded in the office of the San Diego County Recorder, must be provided to satisfy this condition.

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

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

All survey monuments shall be set prior to the recordation of the Parcel Map, unless the setting of monuments is deemed impractical due to the proposed improvements and/or grading associated with the project, in which case, delayed monumentation may be applied on the Parcel Map in accordance with Section 144.0130 of the City of San Diego Land Development Codes.

15. All subdivision maps in the City of San Diego are required to be tied to the California Coordinate System of 1983 (CCS83), Zone 6 pursuant to section 8801 through 8819 of the California Public Resources Code.

16. "Basis of Bearings" means the source of uniform orientation of all measured bearings shown on the map. Unless otherwise approved, this source shall be the California Coordinate System, Zone 6, North American Datum of 1983 [NAD 83].
17. "California Coordinate System" means the coordinate system as defined in Section 8801 through 8819 of the California Public Resources Code. The specified zone for San Diego County is "Zone 6," and the official datum is the "North American Datum of 1983."
18. The Parcel Map 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.

Civic San Diego

19. Prior to recordation of the Parcel Map, the developer shall provide documentation to Civic San Diego the compliance of The Rey Phase I with Centre City Development Permit/Planned Development Permit 2012-48, including payment of the FAR Bonus Payment fee and compliance with other FAR Bonus programs provided for under the permit.

TRANSPORTATION

20. The owner/permittee shall provide and maintain a 25 feet x 25 feet visibility triangle area measured along the property line at the northwest corner of 9th Avenue and B Street and at the southwest corner of 9th Avenue and A Street. No obstruction higher than 36 inches shall be located within this area e.g. walls, columns, signs, landscape etc.
21. The owner/permittee shall provide and maintain a 10 feet x 10 feet visibility triangle area measured along the property line on both sides of the northern and southern driveway along the project's frontage on 9th Avenue. No obstruction higher than 36 inches shall be located within this area e.g. walls, columns, signs, landscape etc.

INFORMATION:

- The approval of this Tentative Map 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

ATTACHMENT 4

Endangered Species Act of 1973 and any amendments thereto (16 USC § 1531 et seq.).

- If the Subdivider makes any request for new water and sewer facilities (including services, fire hydrants, and laterals), the Subdivider shall design and construct such facilities in accordance with established criteria in the most current editions of the City of San Diego water and sewer design guides and City regulations, standards and practices pertaining thereto. Off-site improvements may be required to provide adequate and acceptable levels of service and will be determined at final engineering.
- Subsequent applications related to this Tentative Map will be subject to fees and charges based on the rate and calculation method in effect at the time of payment.
- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of the Tentative Map, may protest the imposition within ninety days of the approval of this Tentative Map by filing a written protest with the San Diego City Clerk pursuant to Government Code sections 66020 and/or 66021.
- Where in the course of development of private property, public facilities are damaged or removed, the Subdivider shall at no cost to the City, obtain the required permits for work in the public right-of-way, and repair or replace the public facility to the satisfaction of the City Engineer (San Diego Municipal Code § 142.0607).

Internal Order No. 24007644



Downtown Community Planning Council San Diego

DOWNTOWN COMMUNITY PLANNING COUNCIL MINUTES OF THE MEETING OF JANUARY 24, 2018.

Call to Order: Chair Stark @ 5:30pm.

Roll Call: Chair Stark noted that 13 of 21 members were present, constituting a quorum.

Members Present @ Call to Order (13): Ball, Blair, Brewer, Escala, Gordon, Hersovitz, King, Link, Morgan, Nauta, Rosenbaum, Stark, Wery

Late Arrival (4): Baker, Dion, Litwak, Potter

Members Absent (4): Gharabiklou, Lawson, Wessling, DiFrancesca

Early Departure (3): Hersovitz, Stark, Wery

2. Approval of Minutes December 13, 2017 Meeting

- There were no changes to the minutes. Minutes accepted as written.

3. Public Comments on Non-Agenda Items:

- Joy Sunyata
- John Horst

4. Elected Representative Comments:

- District 3 Chris Ward Representative, Brian Elliot
 - Prioritizing Homelessness
 - Point-in-time Count is this Friday
- Assembly Member Todd Gloria's Office, Nick Serrano
 - Part of the Assembly Leadership Team
 - He will be on the Housing Development Committee

5. Chairperson's Report, Subcommittee Reports:

- Chair Stark reported on the CPC meeting.
- Escala reported on the Pre-Design Subcommittee, 2 projects were reviewed: 9th & Island (Hotel) and 17th & G (Affordable Housing).
- Rosenbaum reported the Elections Subcommittee meeting.

Information

6. Project Updates: Brad Richter, CivicSD

- A/C Hotel Appeal – the Board upheld the decision. It has been further appealed.
- Punchbowl Social was approved per DCPC recommendation. Planning to open in March.

7. Shake Shake: Marcela Escobar-Eck

- New project in Little Italy.
- The project will reuse building previously on site.

- Will require NUP (process 2).

Consent – No Items

Action

8. Election polling locations.

Public Comments:

Neutral: Gary Smith, Joyce Summer

Motion:

Multiple Locations, single day, lunchtime & dinnertime voting (times to be determined by Subcommittee). Announce elections by Feb 2nd. *1st: Brewer 2nd: Escala*

	In Favor	Opposed	Abstain	Recuse
DCPC	17	0	0	0

In Favor: Ball, Baker, Blair, Brewer, Dion, Escala, Gordon, Hersovitz, King, Link, Litwak, Morgan, Nauta, Potter, Rosenbaum, Stark, Wery,

9. Bolt Brewery (1971 India Street) – CUP

Public Comments:

In favor: Gary Smith

Motion:

Approve per Staff Recommendation *1st: Morgan 2nd: Brewer*

	In Favor	Opposed	Abstain	Recuse
DCPC	17	0	0	0

In Favor: Ball, Baker, Blair, Brewer, Dion, Escala, Gordon, Hersovitz, King, Link, Litwak, Morgan, Nauta, Potter, Rosenbaum, Stark, Wery,

10. Chinese Theatre (701 G Street) – NUP (Process 2)

Public Comments

In Favor: Rubin Andrews & Ricardo (Applicant), Michael Trimble

Opposed: Gary Smith, Bill Keller, Brian Rickling, Catalina Preskill, Bruce Coons (letter)

Neutral: Alex Ward

Motion (Signage):

Approve with the following input on key issues: *1st: Blair 2nd: King*

- 1) Allow only proposed street level movie posters as sufficient; anything else is excessive.
- 2) Banners Signs (on Sixth Avenue) are not an appropriate or attractive solution.
- 3) Face of canopy signage should be more restrained and limited to name of tenants with possible brief description.
- 4) TCL and Chinese Theater signs on the tower element are not appropriate since the Tower is a distinctive art element.

ATTACHMENT 5

Building signs at the corner of 6th and G are acceptable because they assist the activation of 6th Street and are the only signs on that elevation. They don't contribute to the visual clutter of the signs on the other elevations.

5) Sugar Factory Signage is excessive; cabinet signs must meet the Planned Development Ordinance standards.

Allow 2 SF per lineal frontage at each tenant space.

No other deviations from the PDO.

CIVIC share with DCPC what they finally approve.

	In Favor	Opposed	Abstain	Recuse
DCPC	16	0	0	0

In Favor: Ball, Baker, Blair, Brewer, Dion, Escala, Gordon, Hersovitz, King, Link, Litwak, Morgan, Nauta, Potter, Rosenbaum, Wery

Motion (Roof Top & Sidewalk):

Approve as proposed with limited hours at Sidewalk Café (7am-Midnight) and at Roof Deck (no later than 1:30am). *1st: Baker 2nd: Brewer*

	In Favor	Opposed	Abstain	Recuse
DCPC	15	0	0	0

In Favor: Ball, Baker, Blair, Brewer, Dion, Escala, Gordon, Hersovitz, King, Link, Litwak, Morgan, Nauta, Potter, Wery

Absent: Rosenbaum

11. Greyhound Transportation Terminal (1313 National Ave) – CUP

Public Comments

In Favor: Brad Saunders (Applicant), Gary Smith
Joyce Summer

Motion:

To approve as presented by Staff. *1st Rosenbaum 2nd:Litwak*

	In Favor	Opposed	Abstain	Recuse
DCPC	9	5	0	0

In Favor: Blair, Brewer, Dion, Escala, King, Litwak, Morgan, Nauta, Rosenbaum,

Opposed: Ball, Baker, Gordon, Link, Potter

12. The Rey Parcel Map – Proposal to split the block into 2 parcels

Public Comments

In favor: Gary Smith

Motion:

To approve as presented by Staff. *1st Brewer 2nd:Litwak*

	In Favor	Opposed	Abstain	Recuse
DCPC	14	0	0	0

In Favor: Ball, Baker, Blair, Brewer, Dion, Escala, Gordon, King, Link, Litwak, Morgan, Potter
Nauta, Rosenbaum

Miscellaneous

13. Potential Agenda Items and Member Comments

13. Urgent Non-Agenda Items - None

Adjournment

Adjourned at 8:15 PM



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**
THE REY TENTATIVE PARCEL MAP 698838
Project Address:
801 A AVENUE

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

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter, as identified above, will be filed with the City of San Diego on the subject property, with the intent to record an encumbrance against the property. Please list below the owner(s) and tenant(s) (if applicable) of the above referenced property. The list must include the names and addresses of all persons who have an interest in the property, recorded or otherwise, and state the type of property interest (e.g., tenants who will benefit from the permit, all individuals who own the property). A signature is required of at least one of the property owners. Attach additional pages if needed. A signature from the Assistant Executive Director of the San Diego Redevelopment Agency shall be required for all project parcels for which a Disposition and Development Agreement (DDA) has been approved / executed by the City Council. Note: The applicant is responsible for notifying the Project Manager of any changes in ownership during the time the application is being processed or considered. Changes in ownership are to be given to the Project Manager at least thirty days prior to any public hearing on the subject property. Failure to provide accurate and current ownership information could result in a delay in the hearing process.

Additional pages attached Yes No

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

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

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

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

Project Title:
THE REY TENTATIVE PARCEL MAP

Project No. (For City Use Only)

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):
BLUE WP SAN DIEGO, LLC
 Owner Tenant/Lessee
Street Address:
3715 NORTHSIDE PKWY, STE 4-600
City/State/Zip:
ATLANTA, GA 30327
Phone No: _____ Fax No: _____
760-846-4272
Name of Corporate Officer/Partner (type or print):

Title (type or print):

Signature: _____ Date: _____
[Signature]

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: _____

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: _____

TENTATIVE MAP # 2089479

THE REY

CITY OF SAN DIEGO, CALIFORNIA

GENERAL NOTES:

- TOTAL AMOUNT OF SITE TO BE GRADED: 0.0000 AC.
- PERCENT OF TOTAL SITE GRADED 00%
- AMOUNT OF SITE WITH 25% SLOPES OR GREATER: 0.0 AC.
- PERCENT OF TOTAL SITE WITH 25% SLOPES OR GREATER: 0.0 AC.
- AMOUNT OF SITE WITHIN HILLSIDE REVIEW: 0.0 AC.
- PERCENT OF TOTAL SITE WITHIN HILLSIDE REVIEW: 0%
- AMOUNT OF CUT: 00,000 CUBIC YARDS.
- AMOUNT OF FILL: 0 CUBIC YARDS.
- AMOUNT OF EXPORT SOIL: 00,000 CUBIC YARDS.
- RETAINING/CRIB WALLS: HOW MANY: 0
MAXIMUM LENGTH: 0 FEET
MAXIMUM HEIGHT: 0 FEET
- EXISTING ZONING: CDDC-R
- CENTER CITY COMMUNITY PLAN
- GROSS AREA: 1.383 ACRES NET AREA: 1.383 ACRES
- TOTAL NUMBER OF EXISTING LOTS: 1
- TOTAL NUMBER OF PROPOSED LOTS: 2
- LAMBERT COORDINATES: 200-1721
- NAD 83 COORDINATES: 1840-6281
- THE BASIS OF ELEVATIONS FOR THIS SURVEY IS THE CITY OF SAN DIEGO VERTICAL CONTROL NETWORK, REFERENCING LOCALLY THE BRASS PLUG SET IN THE TOP OF CURB AT THE SOUTHWEST CORNER OF 8TH AVENUE AND B STREET.
ELEVATION = 68.831 FEET M.S.L. DATUM
- SERVICES AND UTILITIES:
SCHOOLS: SAN DIEGO UNIFIED SCHOOL DISTRICT
WATER, SEWER, FIRE, AND POLICE: CITY OF SAN DIEGO
TELEPHONE: PACIFIC BELL
GAS AND ELECTRIC: S.D.G.&E.
- ALL ON SITE SEWER AND WATER FACILITIES ARE TO BE PRIVATELY MAINTAINED.
- PROPOSED UTILITIES WILL BE UNDERGROUND.
- THE SOURCE OF TOPOGRAPHIC INFORMATION IS A SURVEY COMPLETED BY NASLAND ENGINEERING ON SEPTEMBER 09, 2017

OWNER/DEVELOPER: BLUE WP SAN DIEGO, LLC
3715 NORTHSIDE PKWY.
STE. 4-600
ATLANTA, GA 30327
760-846-4272

ARCHITECT: COBC ARCHITECTS
102 E. BUCHANAN ST.
PHOENIX, AZ 85004
(602) 258-2211

CIVIL ENGINEER: NASLAND ENGINEERING
4740 RUFFNER ROAD
SAN DIEGO, CA 92111
(858) 292-7770
(858) 571-3241 (FAX)

FLOOR AREA RATIO (FAR)

LOT AREA:	60,223SF
MIN/MAX F.A.R. (6.0/10.0)	361,338SF / 602,230SF
F.A.R. BONUSES:	
ECO-ROOF	1.0
URBAN OPEN SPACE (20% MIN)	1.0
FAR PAYMENT BONUS PROGRAM	2.0
ALLOWABLE F.A.R. W/ BONUSES =	14.0
PROPOSED FLOOR AREA	843,077SF

PHASE 1 BUILDING AREA SUMMARY:

FLOORS	BLDG. AREA	GFA/FAR
ROOF/POOL DECK	2,903	0
L21	14,943	14,943
L20	17,773	17,773
L19	17,914	17,914
L18	17,914	17,914
L17	18,285	18,285
L16	18,285	18,285
L15	18,285	18,285
L14	18,285	18,285
L13	18,285	18,285
L12	18,285	18,285
L11	18,285	18,285
L10	18,285	18,285
L9	18,285	18,285
L8	18,285	18,285
L7	18,285	18,285
L6	18,285	18,285
L5	18,285	18,285
L4	18,285	18,285
L3	18,358	18,358
L2	16,031	16,031
L1	17,860	17,860
P1	2,071	2,071
P2	2,000	2,000
P3	1,980	1,980
PHASE 1 TOTALS	385,837 SF	382,934 SF

PHASE 2 BUILDING AREA SUMMARY:

FLOORS	BLDG. AREA	GFA/FAR
ROOF/POOL DECK	2,903	0
L20	14,942	14,942
L19	17,751	17,751
L18	17,751	17,751
L17	17,751	17,751
L16	18,129	18,129
L15	18,129	18,129
L14	18,129	18,129
L13	18,129	18,129
L12	18,129	18,129
L11	18,129	18,129
L10	18,129	18,129
L9	18,129	18,129
L8	18,129	18,129
L7	18,129	18,129
L6	18,129	18,129
L5	18,129	18,129
L4	18,129	18,129
L3	18,129	18,129
L2	18,129	18,129
L1	18,129	18,129
P1	5,968	5,968
P2	697	697
P3	1,692	1,692
P4	924	457
PHASE 2 TOTALS	370,443 SF	367,073 SF

BUILDING AREA PARKING SUMMARY:

FLOORS	BLDG. AREA	GFA/FAR
P1	33,229	27,997
P2	45,420	31,269
P3	46,965	26,449
P4	52,495	7,061
P4 RETAIL	294	294
P5	60,338	0
P6	60,338	0
P7	60,338	0
P8	25,791	0
PARKING TOTALS	385,208 SF	93,070 SF

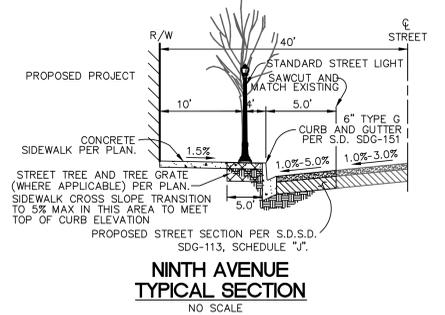
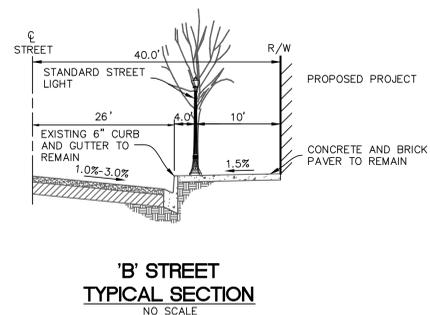
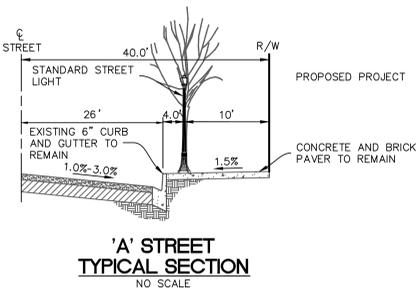
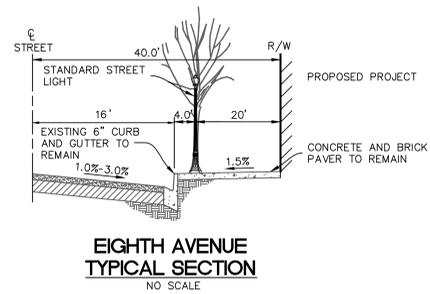
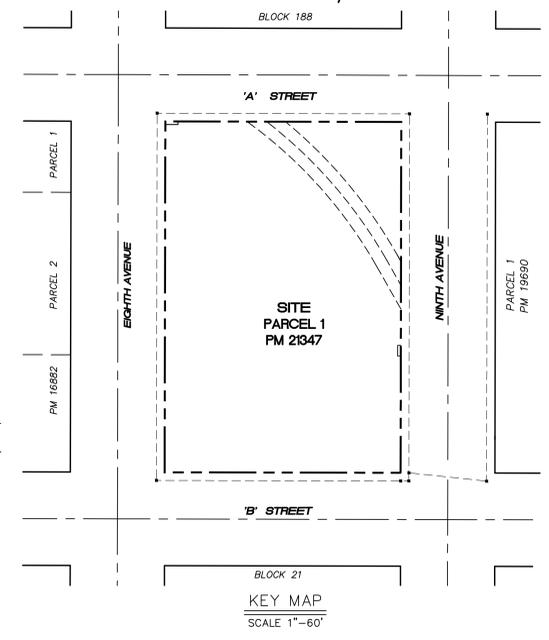
PARKING SUMMARY

LEVEL	P8	P7	P6	P5	P4	P3	P2	P1
STANDARD	68	179	179	179	130	76	79	69
TANDEM	21	21	21	21	18	15	24	23
ACCESSIBLE	0	0	0	0	0	18	0	0
TOTAL AUTO	89	200	200	200	148	109	103	92

MOTORCYCLE / BICYCLE SUMMARY

LEVEL	P8	P7	P6	P5	P4	P3	P2	P1
MOTORCYCLE	0	23	23	23	11	7	6	6
BICYCLE	42	32	32	32	4	14	15	0
TOTALS		REQUIRED		PROVIDED				
MOTORCYCLE PARKING		49		99				
BICYCLE STORAGE		158		171				

REQUIRED: 971 SPACES (939 UNITS + 32 GUESTS)
PROVIDED: 959 STANDARD & 18 ACC.
=977 TOTAL SPACES
PLUS 164 TANDEM SPACES



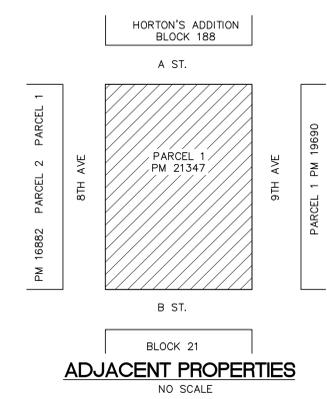
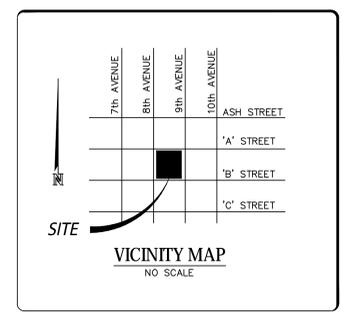
LEGEND

EXISTING IMPROVEMENTS ITEM	SYMBOL
RIGHT-OF-WAY	[Symbol]
EXISTING SEWER MANHOLE	[Symbol]
EXISTING SEWER	[Symbol]
EXISTING SEWER LATERAL	[Symbol]
EXISTING WATER	[Symbol]
EXISTING TELEPHONE	[Symbol]
EXISTING ELECTRIC	[Symbol]
EXISTING GAS	[Symbol]
EXISTING FIRE HYDRANT	[Symbol]
EXISTING TELEPHONE POLE	[Symbol]
EXISTING CURB	[Symbol]
EXISTING CURB AND GUTTER	[Symbol]
EXISTING DRIVEWAY	[Symbol]
EXISTING STREET LIGHT	[Symbol]
EXISTING CURB RAMP	[Symbol]
EXISTING SURVEY MONUMENT AS NOTED	[Symbol]
EXISTING PARKING METER	[Symbol]
EXISTING PULL BOX	[Symbol]
EXISTING METAL VAULT COVER	[Symbol]
EXISTING POSTED SIGN	[Symbol]
EXISTING GAS VALVE	[Symbol]
EXISTING TREE	[Symbol]
EXISTING SEWER CLEANOUT	[Symbol]
EXISTING WATER VALVE	[Symbol]
EXISTING STORM DRAIN MANHOLE	[Symbol]

PROPOSED IMPROVEMENTS IMPROVEMENT	STANDARD DWGS.	SYMBOL
TENTATIVE MAP BOUNDARY LINE		[Symbol]
PROPOSED BELOW GRADE PARCEL LINE		[Symbol]
6" CURB & GUTTER TYPE 'G'	SDG-151	[Symbol]
PROPOSED CURB RAMP	SDG-133	[Symbol]
W/TRUNCATED DOMES, 3" IN DEPTH		[Symbol]
PROPOSED DRIVEWAY	SDG-160	[Symbol]
SIDEWALK	SDG-155	[Symbol]

SHEET INDEX

DESCRIPTION	SHEET
COVER SHEET	1
EXISTING / PROPOSED IMPROVEMENTS	2
EXISTING / PROPOSED LOTS	3



MAPPING NOTE:
A PARCEL MAP SHALL BE FILED AT THE COUNTY RECORDER'S OFFICE PRIOR TO THE EXPIRATION OF THE TENTATIVE MAP. A DETAILED PROCEDURE OF SURVEY SHALL BE SHOWN ON THE PARCEL MAP WITH ALL PROPERTY CORNERS MARKED WITH DURABLE MONUMENTS.

TENTATIVE MAP REQUEST
THIS PROJECT REQUESTS A TENTATIVE MAP IN ORDER TO ALLOW A 2-PARCEL THREE DIMENSIONAL PARCEL MAP

SCOPE OF WORK
THIS PROJECT REQUESTS A TENTATIVE MAP IN ORDER TO ALLOW A 2-PARCEL THREE DIMENSIONAL PARCEL MAP

06-27-2018
CORY SCHRACK R.C.E. 65976 DATE
NASLAND ENGINEERING
4740 RUFFNER STREET
SAN DIEGO, CA 92111
(858) 292-7770

PREPARED BY:

NAME: NASLAND ENGINEERING
ADDRESS: 4740 RUFFNER STREET
SAN DIEGO, CA 92111

PROJECT ADDRESS:
801 A AVENUE
SAN DIEGO, CA 92101

PROJECT NAME:
THE REY

SHEET TITLE:
TENTATIVE MAP
No. 2089479
TM PTS No. 588838
LO. NUMBER: 24007644

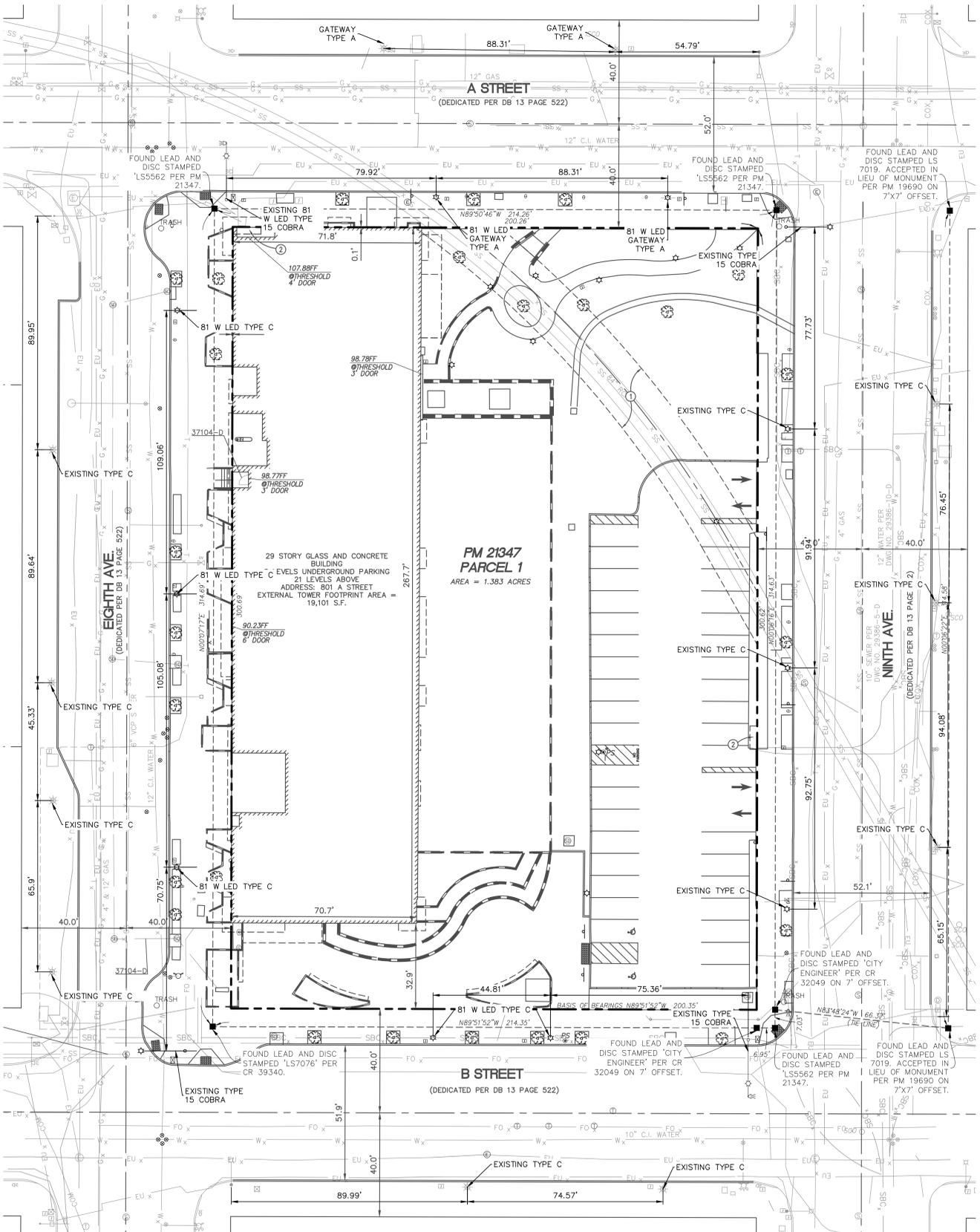
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REVISION 13: _____
REVISION 12: _____
REVISION 11: _____
REVISION 10: _____
REVISION 9: _____
REVISION 8: _____
REVISION 7: _____
REVISION 6: _____
REVISION 5: _____
REVISION 4: _____
REVISION 3: _____
REVISION 2: _____
REVISION 1: _____

LAMBERT COORDINATES: 200-1721
NAD 83 COORDINATES: 1840-6281

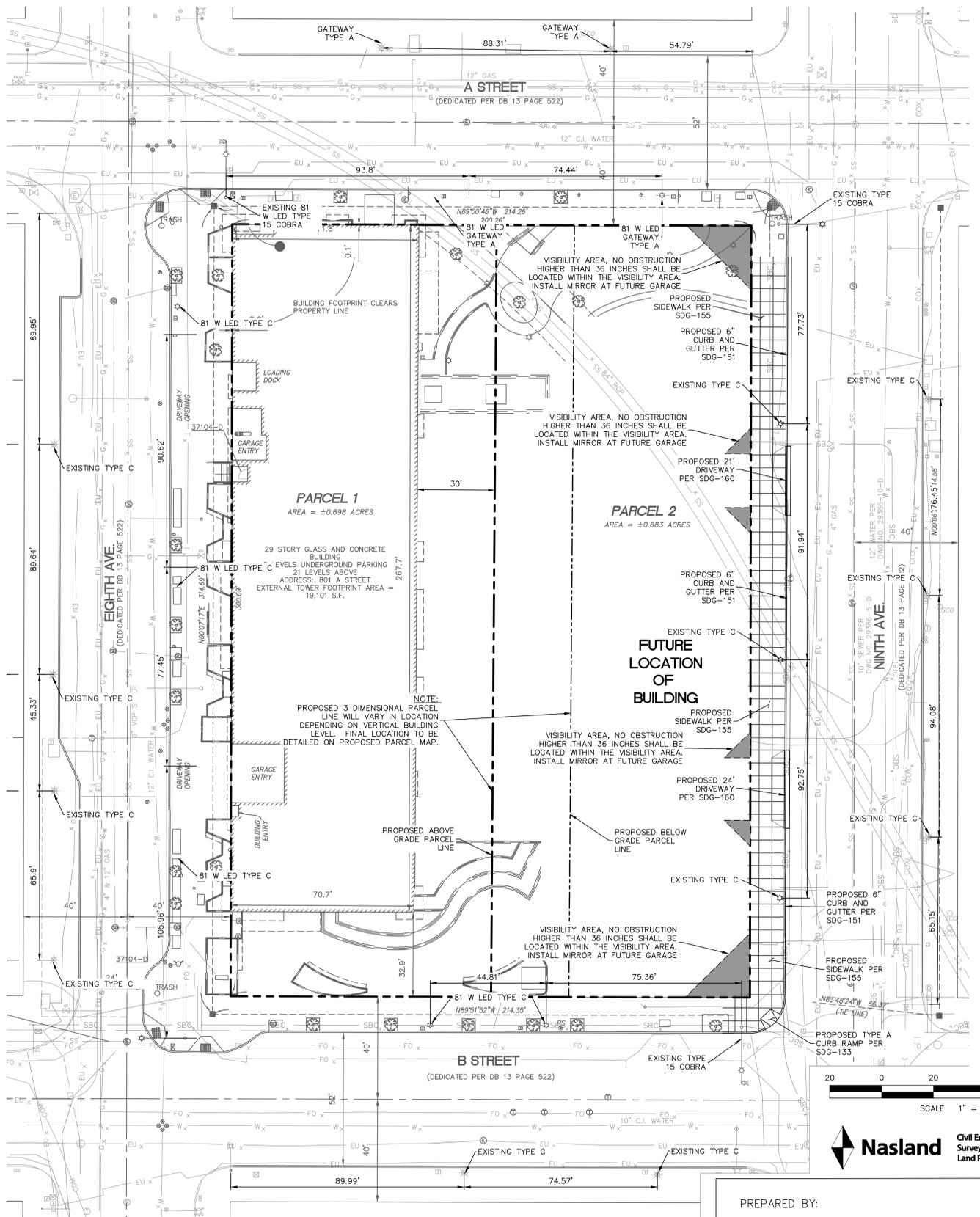
ORIGINAL DATE: 06/27/2018

SHEET 1 OF 3
DEP # _____

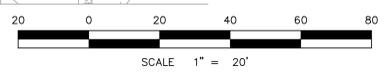




EXISTING SITE CONDITIONS
SCALE: 1" = 20'



PROPOSED SITE CONDITIONS
SCALE: 1" = 20'



Nasland Civil Engineering Surveying Land Planning
T (858) 292-7770
4740 Ruffner Street
San Diego, CA 92111
nasland.com

PREPARED BY: _____

NAME: NASLAND ENGINEERING	REVISION 14: _____
ADDRESS: 4740 RUFFNER STREET SAN DIEGO, CA 92111	REVISION 13: _____
PROJECT ADDRESS: 801 A AVENUE SAN DIEGO, CA 92101	REVISION 12: _____
PROJECT NAME: THE REY	REVISION 11: _____
	REVISION 10: _____
	REVISION 9: _____
	REVISION 8: _____
	REVISION 7: _____
	REVISION 6: _____
	REVISION 5: _____
	REVISION 4: _____
	REVISION 3: _____
	REVISION 2: _____
	REVISION 1: _____

LAMBERT COORDINATES: 200-1721
NAD 83 COORDINATES: 1840-6281

ORIGINAL DATE: 06/27/2018

SHEET TITLE: TENTATIVE MAP
No. 2089479
TM PTS No. 588838
LO. NUMBER: 24007644

SHEET 2 OF 3
DEP # _____



