



THE CITY OF SAN DIEGO

## Report to the Hearing Officer

DATE ISSUED: March 30, 2022 REPORT NO. HO-22-012

HEARING DATE: April 6, 2022

SUBJECT: CEDAR & KETTNER TM. Process Three Decision

PROJECT NUMBER: [670397](#)

OWNER/APPLICANT: County of San Diego / Bridge Housing Corporation, LLC

### SUMMARY

Issue: Should the Hearing Officer approve a Tentative Map for the subdivision of an existing lot into two parcels for a residential development ("Project") at 1566 Kettner Boulevard in the Downtown Community Plan area?

Staff Recommendation: **Approve** Tentative Map No. 2498209.

Community Planning Group Recommendation: On February 17, 2021, the Downtown Community Planning Council voted unanimously to recommend approval of the proposed Project without conditions (Attachment 8).

Environmental Review: The Development Services Department completed a California Environmental Quality Act (CEQA) review for the Project. The Environmental Analysis Section (ESA) has determined that the Project is consistent with the previously certified City of San Diego Downtown Environmental Impact Report (SCH# 2003041001). Development within the Downtown Community Planning area is covered under the following documents, all referred to as the "Downtown FEIR": Final Environmental Impact Report (FEIR) for the San Diego Downtown Community Plan, Centre City Planned District Ordinance, and 10th Amendment to the Centre City Redevelopment Plan, certified by the former Redevelopment Agency ("Former Agency") and the City Council on March 14, 2006 (Resolutions R-04001 and R-301265, respectively); subsequent addenda to the FEIR certified by the Former Agency on August 3, 2007 (Former Agency Resolution R-04193), April 21, 2010 (Former Agency Resolution R-04510), and August 3, 2010 (Former Agency Resolution R-04544), and certified by the City Council on February 12, 2014 (City Council Resolution R-308724) and July 14, 2014 (City Council Resolution R-309115); and, the Final Supplemental Environmental Impact Report for the Downtown San Diego Mobility Plan certified by the City Council on June 21, 2016 (Resolution R-310561). Development within the Downtown Community Plan area is also covered under the following documents, all referred to as the "CAP FEIR": FEIR for the City of San Diego Climate Action Plan (CAP), certified by the City Council on December 15, 2015 (City Council

Resolution R310176), and the Addendum to the CAP, certified by the City Council on July 12, 2016 (City Council Resolution R-310595). Development within the Downtown Community Plan area is also consistent with the FEIR for Complete Communities: Housing Solutions and Mobility Choices (SCH No. 2019060003) certified by the San Diego City Council on November 9, 2020 (Resolution R313279). The Downtown FEIR, CAP FEIR, and Complete Communities FEIR are "Program EIRs" prepared in compliance with California Environmental Quality Act (CEQA) Guidelines Section 15168. The information contained in the Downtown FEIR, CAP FEIR, and Complete Communities FEIR reflects the independent judgement of the City of San Diego as the Lead Agency. The environmental impacts of the Project were adequately addressed in the Downtown FEIR, CAP FEIR, and Complete Communities FEIR; the Project is within the scope of the development program described in the Downtown FEIR, CAP FEIR, and Complete Communities FEIR and are adequately described within each document for the purposes of CEQA; and, none of the conditions listed in CEQA Guidelines Section 15162 exist. Therefore, no further environmental documentation is required under CEQA. All environmental documents for the Downtown Community Plan area are available here: <https://www.sandiego.gov/development/services/news-programs/downtown-development/eirs>; the CAP FEIR is available here: <https://www.sandiego.gov/ceqa/final>; and the Complete Communities FEIR is available here: <https://www.sandiego.gov/complete-communities>.

## BACKGROUND

The 8,697 square-foot (SF) Project site (Attachment 1) is located on the west side of Kettner Boulevard between West Cedar and West Beech streets in the Residential Emphasis (RE) land use district of the Centre City Planned District Ordinance (CCPDO) and is within the Little Italy neighborhood of the Downtown Community Plan (DCP) area ("Downtown"). The site is surrounded by a mix of uses including mid-rise residential with ground level retail to the north, high-rise residential (Ariel Suites) with ground level retail to the south, the County Parking Garage and MTS trolley tracks to the west, and three-story residential condominium lofts to the east. The site is within walking distance to many Downtown amenities, attractions, and culture, civic, and transit facilities including the County Center/Little Italy Trolley Station on the same block as the site to the west, the County Administration Building and Waterfront Park one block to the west, and Little Italy's India Street commercial corridor one block east.

The Project site is one of three County of San Diego-owned properties entitled for development pursuant to Centre City Development Permit (CCDP) No. 2019-03, granted by Civic San Diego on February 24, 2020 for a mixed-use development comprised of three separate components: 1) a 30-story mixed-use tower ("Holland Tower") with 295 dwelling units and 5,115 square feet of ground floor commercial space, 2) an eight-story mid-rise ("BRIDGE Building") containing 63 affordable dwelling units and one market rate manager's unit, and 3) the existing five-story, 650-space County of San Diego parking garage. The development was approved with a 6.89 Floor Area Ratio (FAR) by utilizing the Affordable Housing Regulations (San Diego Municipal Code (SDMC) Section 143.0710) and the CCPDO Green Building Bonus (SDMC Section 156.0309) and three incentives were earned for deviations from the Little Italy Sun Access Overlay, tower floor plate, and common outdoor open space requirements. A copy of the approved development permit is included as Attachment 6.

On September 8, 2021, Staff reviewed and approved a Process One Substantial Conformance Review for proposed changes to the BRIDGE Building, including changes to the residential unit mix (reduced studios and increased one-bedrooms), parking, common outdoor open space, common indoor open space, pet open space, and personal storage.

## DISCUSSION

### Project Description

The Project proposes a Tentative Map to subdivide an existing vacant lot into two vertical parcels for a senior housing development (BRIDGE Building) approved under CCDP No. 2019-03. The proposed parcel one includes the first level of parking, a portion of the ground floor not dedicated to the leasing office, and the upper levels (level 2 through 8). The proposed parcel 2 includes the ground level leasing office to allow private ownership and leasehold opportunities associated with senior housing development.

The Project also includes a vehicular access easement to be maintained at the southernmost portion of the site existing lot. The access easement, with driveway access off Kettner Boulevard, will provide shared parking garage access between the future residential development residents and the County Parking Garage.

The Project site is in an urbanized area and will be served by all necessary public utilities as shown on the proposed Tentative Map Exhibit and public improvements including street trees, street lights, and enhanced sidewalk paving materials are conditions of the previously approved development permit, CCDP No. 2019-03. The proposed Draft Map Conditions (Attachment 5) would require filing of a Parcel Map prior to the proposed tentative map expiration date. Project grading will consist of approximately 8,540 cubic yards of cut and export. A grading permit application is in review under PRJ-1037056. No additional grading or development beyond that which was previously approved under CCDP No. 2019-03 is proposed as part of the subject mapping action.

### Project Analysis

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

The Project is located within the Little Italy neighborhood of the DCP area. Redevelopment in Little Italy will underscore the neighborhood's historic and contemporary qualities, with strategic intensification to accomplish population goals and increase neighborhood vitality. Ultimately, Little Italy is projected to contain up to 12,000 residents and 12,000 employees.

The Project is consistent with the following Downtown Community Plan Goals and Policies:

- 3.3-G-1: Provide a range of housing opportunities suitable for urban environments and accommodating a diverse population.

- 3.3-P-3: Achieve a mix of housing types and forms, consistent with FAR and urban design policies.
- 3.4-G-1: Continue to promote the production of affordable housing in all of Downtown's neighborhoods and districts.
- 3.4-G-3: Increase the supply of rental housing affordable to low-income persons.
- 5.1-G-1: Protect public views of San Diego Bay by establishing view corridors which accentuate key public rights-of-way with appropriate setbacks, stepbacks, and design standards, and capture new public views where possible as waterfront sites are redeveloped.
- 6.7-G-1: Facilitate Little Italy's continued evolution as a cohesive, mixed-use waterfront neighborhood.

As shown on the Tentative Map exhibit (Attachment 10), the proposed subdivision complies with the 15-foot view corridor setback required along West Cedar Street as envisioned in the Downtown Community Plan and implemented through the CCPDO development regulations.

### Conclusion

Staff has reviewed the Project and all issues identified through the review process have been resolved in conformance with the regulations of the SDMC, the requirements of the Subdivision Map Act, and there is no additional development proposed beyond what was previously approved for the development. Therefore, Staff has provided draft findings as well as conditions supporting approval of the Project (Attachments 4 and 5) and recommends that the Hearing Officer approves Tentative Map No. 2498209.

### ALTERNATIVES

1. Approve Tentative Map No. 2498209, with modifications.
2. Deny Tentative Map No. 2498209 if the findings required to approve the Project cannot be affirmed.

Respectfully submitted,



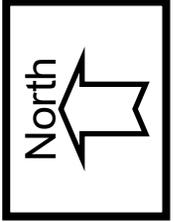
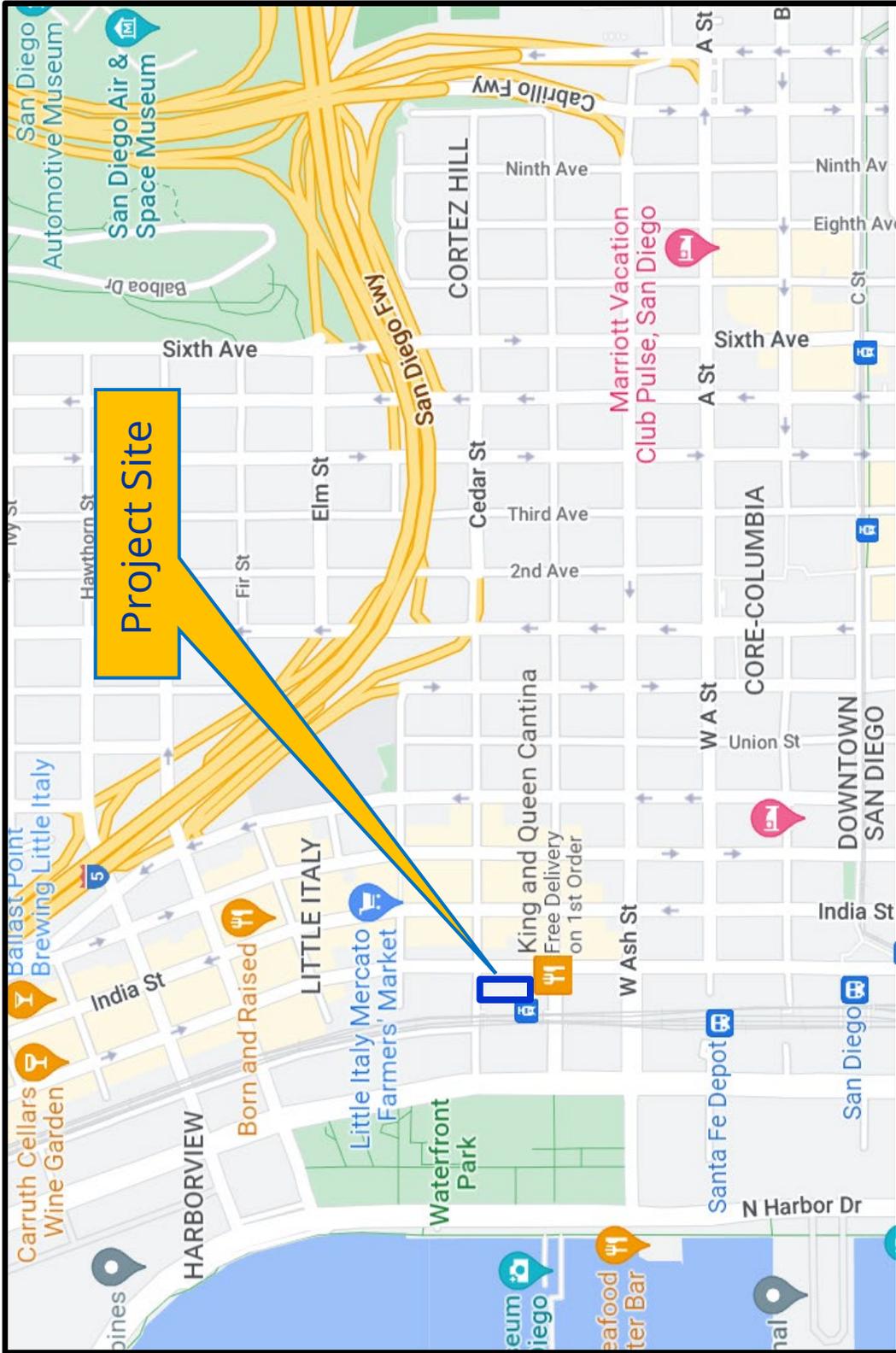
---

Nicole Pare, Associate Planner

### Attachments:

1. Project Location Map
2. Community Plan Land Use Map
3. Aerial Photograph
4. Draft Map Resolution
5. Draft Map Conditions

6. Copy of Recorded CCDP No. 2019-03
7. Community Planning Group Recommendation
8. Ownership Disclosure Statement
9. Tentative Map Exhibit

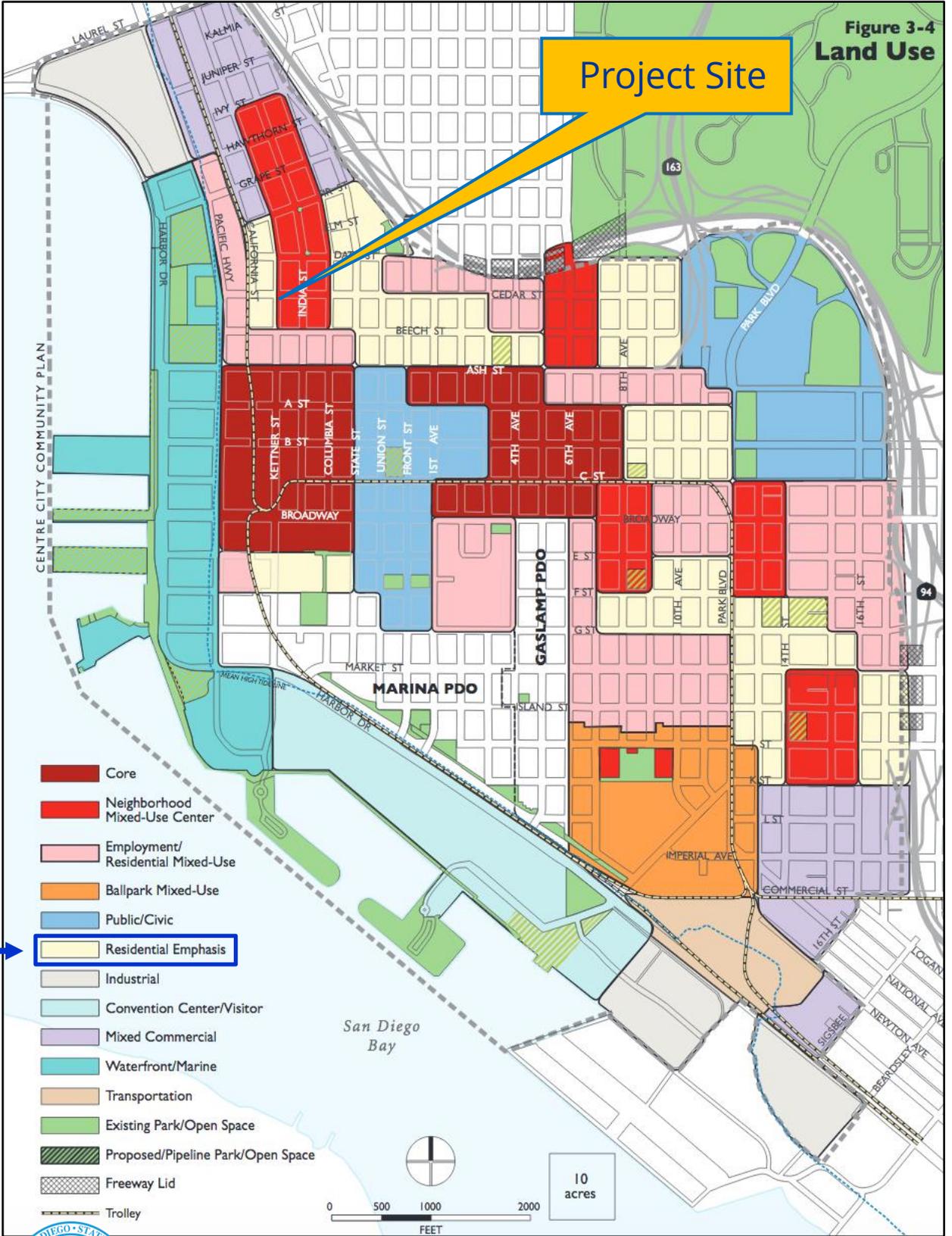


### Project Location Map

CEDAR & KETTNER TM-Project 670397  
1566 Kettner Boulevard



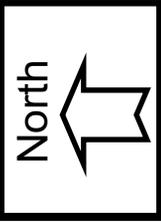
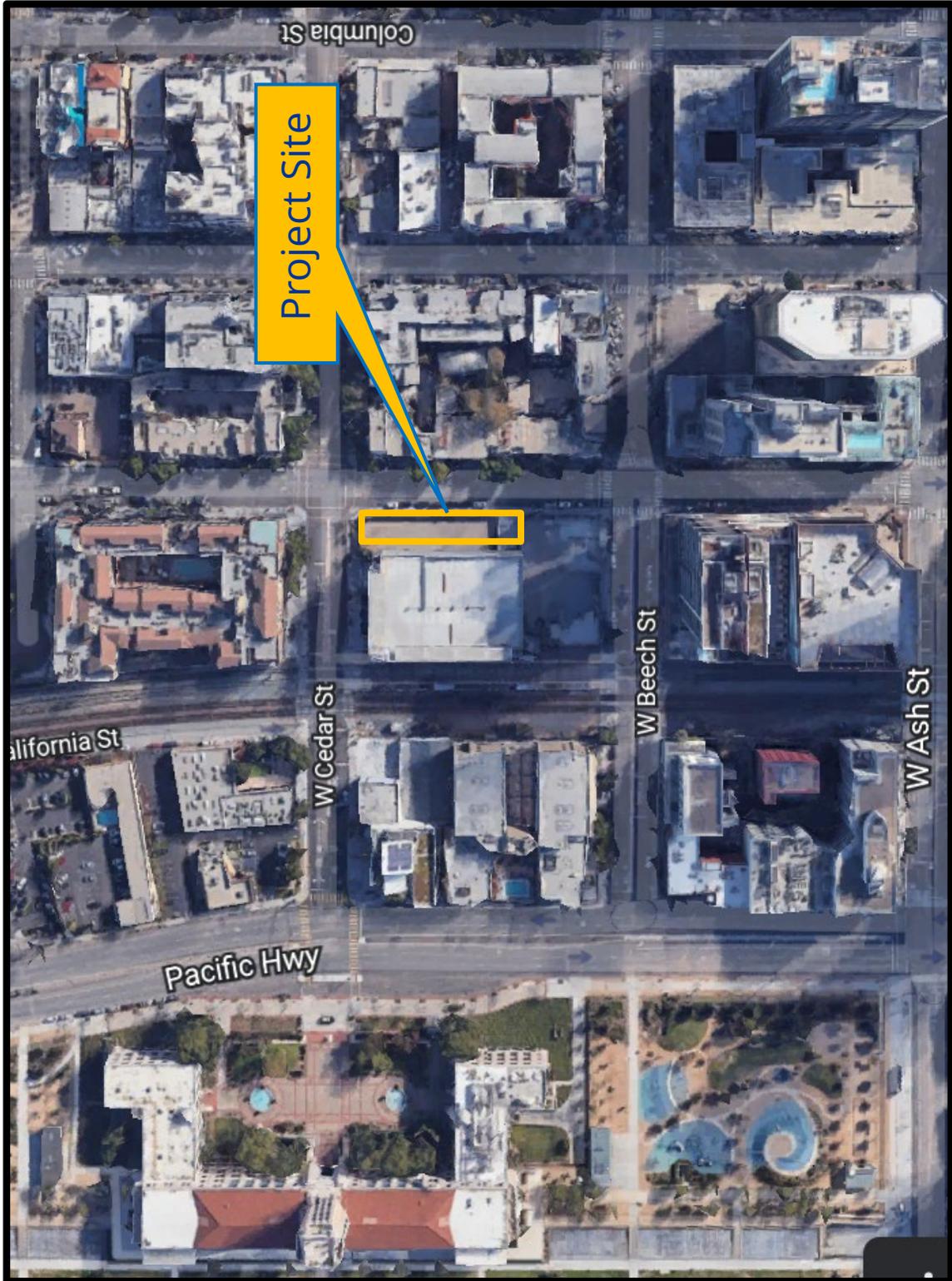
Figure 3-4  
Land Use



# Land Use Map

CEDAR & KETTNER TM-Project No. 670397  
1566 Kettner Boulevard





**Aerial Photo**

CEDAR & KETTNER TM-Project No. 670397  
1566 Kettner Boulevard



RESOLUTION NO. \_\_\_\_\_

A RESOLUTION OF THE HEARING OFFICER ADOPTING THE FINDINGS  
AND APPROVING TENTATIVE MAP NO. 2498209 FOR **CEDAR &  
KETTNER TM** – PROJECT NO. 670397

WHEREAS, BRIDGE HOUSING CORPORATION, a Delaware limited liability company, Subdivider, COUNTY OF SAN DIEGO, a California Municipal Corporation, Owner, and FUSCOE ENGINEERING INC., Engineer, submitted an application with the City of San Diego for Tentative Map No. 2498209 to subdivide a 0.197 acre lot into two vertical parcels (“Project”) for residential development approved under Centre City Development Permit (CCDP) No. 2019-03. The 0.197 acre site is located on the west side of Kettner between West Cedar Street and West Beech Street in the Little Italy neighborhood of the Downtown Community Plan (DCP) area (“Downtown”). The property is legally described as: those portions of Lots 8, 9, 10, 11, and 12 In Block 28 of Middletown, in the City of San Diego, County of San Diego, State of California according to the Partition Map thereof made by J.E. Jackson on file in the Office of the County Recorder of San Diego County;

WHEREAS, the Map proposes the subdivision of a 0.197-acre site into two vertical lots as shown in Exhibit A;

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

August 3, 2010 (Former Agency Resolution R-04544), and certified by the City Council on February 12, 2014 (City Council Resolution R-308724) and July 14, 2014 (City Council Resolution R-309115); and, the Final Supplemental Environmental Impact Report for the Downtown San Diego Mobility Plan certified by the City Council on June 21, 2016 (Resolution R-310561). Development within the Downtown Community Planning area is also covered under the following documents, all referred to as the "CAP FEIR": FEIR for the City of San Diego Climate Action Plan (CAP), certified by the City Council on December 15, 2015 (City Council Resolution R-310176), and the Addendum to the CAP, certified by the City Council on July 12, 2016 (City Council Resolution R-310595). The Downtown FEIR and CAP FEIR are both "Program EIRs" prepared in compliance with California Environmental Quality Act (CEQA) Guidelines Section 15168. The information contained in the Downtown FEIR and the CAP FEIR reflects the independent judgement of the City of San Diego as the Lead Agency and has been reviewed and considered by the decision maker before approving the Project. Consistent with best practices suggested by CEQA Guidelines Section 15168, a Downtown 15168 Consistency Evaluation ("Evaluation") has been completed for the Project. The Evaluation concluded that the environmental impacts of the Project were adequately addressed in the Downtown FEIR and CAP FEIR; that the Project is within the scope of the development program described in the Downtown FEIR and CAP FEIR and is adequately described within both documents for the purposes of CEQA; and, that none of the conditions listed in CEQA Guidelines Section 15162 exist. Therefore, no further environmental documentation is required under CEQA; and

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

WHEREAS, on April 6, 2022, the Hearing Officer of the City of San Diego considered Tentative Map No. 2498209, 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. 2498209:

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

The 0.197-acre site is located on the west side of Kettner Boulevard between West Cedar and West Beech streets in the Little Italy neighborhood of Downtown. The site is in the Residential Emphasis (RE) land use district as designated in the Centre City Planned District Ordinance (CCPDO) and is subject to the Little Italy Sun Access (LISA) Overlay, SDMC Section 156.0307(b)(10). Surrounding land uses include mid-rise residential and commercial to the north, high-rise residential (Ariel Suites) and commercial to the south, MTS Railway/Little Italy Trolley Station and low/mid-rise commercial/hotel to the west, and 3-story residential to the east.

The DCP envisions a Downtown that serves as a multi-use regional center with strong employment and residential components, targeting a residential buildout population of approximately 90,000 people with a market for a broad array of supporting commercial service uses and opportunities to live close to jobs and transit. The DCP encourages growth in limited areas served by transit as an efficient use of urban land that reduces the need to develop outlying areas while creating opportunities for realistic alternatives to automobiles.

The site is located in close proximity to many Downtown amenities and attractions, including the County Center/Little Italy Trolley Station, the County Administration Center, and Waterfront Park. The subdivision and improvements, as indicated on the Tentative Map Exhibit "A," are designated for residential use, consisting of 63 affordable senior housing units and one market rate managers unit.

The proposed residential use is for multiple dwelling unit residential senior housing, consistent with the Land Use Classifications found in Chapter 3 of the DCP "Land Use and Housing," which describes Residential Emphasis designated areas as accommodating primarily residential development with small-scale businesses, offices, and services, and ground-floor commercial uses (such as cafés and dry cleaners) are also allowed, provided they do not exceed 20 percent of the overall building area. The accessory office use for the residential development does not exceed 20 percent. Additionally, the subdivision is consistent with DCP Goal No. 3.3-G-1, which aims to provide a range of housing

opportunities suitable for urban environments and accommodating a diverse population. The subdivision, as shown on the Tentative Map Exhibit "A," and as indicated on the General Application submitted under Project No. 670397, will provide 64 residential dwellings units designated for low-income and very low income senior households consistent with DCP Chapter 12 Goal 12.3-G-1 to create and maintain and expand housing options affordable to very-low income and special-needs groups. A recently completed protected bike lane lies less than 300 feet eastern property line, on the west side West Beech Street, which connects Downtown neighborhoods to existing bicycle facilities in surrounding neighborhoods and Balboa Park, and a major bus transit stop, County Center/Little Italy Station, lies immediately adjacent to the site to the east, which is consistent with DCP Chapter 5 Urban Design, Goal 5.8-P-4, to "reduce auto-dependency, pollution impacts, and waste of valuable downtown real estate by encouraging shared parking, automated parking, transit-use, carpools, and non-polluting mobility nodes such as electric vehicles, pedicabs, bicycling, and walking." As shown on the Tentative Map Exhibit "A," the proposed subdivision and its design and improvements will allow residential development on the site comprised of residential uses including 63 affordable senior housing units and one market rate manager unit. This is consistent with DCP Chapter 3 Land Use and Housing, Goal 3.3-G-1 which aims to provide a range of housing opportunities suitable for urban environments and accommodating a diverse population.

On October 10, 2019, Civic San Diego granted Centre City Development Permit (CCDP) No. 2019-03 to allow a mixed-use residential development including the construction of an eight-story podium building comprised of 63 affordable senior housing units and one market-rate managers unit. The development permit approval also included the construction of a 30-story apartment tower with ground floor retail and underground parking. At the time of the original approval for the overall development, the development was found to be consistent with the DCP, CCPDO, Land Development Code, and all other adopted plans and policies of the City of San Diego pertaining to Downtown development. No additional development beyond that which was previously approved as part of this action.

The proposed subdivision conforms to the CCDPO which does not provide minimum lot size or minimum lot dimension requirements. The subdivision complies with the CCPDO requirements for street frontage and building setback found in SDMC Section 156.0310. As shown on the Tentative Map Exhibit "A," a 100 percent street frontage is provided on West Cedar and Kettner Boulevard and the proposed 8-story podium building was reviewed and approved under CCDP No. 2019-03. The subdivision provides a 100 percent street wall along Kettner Boulevard, and the subdivision maintains the required 15-foot View Corridor setback at grade at West Cedar Street as shown and denoted on the tentative map exhibit. No grading, retaining walls, or any additional development beyond that which was approved under CCDP No. 2019-03 is provided.

The proposed subdivision is consistent with the DCP goals and policies, for example Goal 5.8-P-4 and Goal 12.3-G-1 as described above, conforms to the CCPDO which does not have requirements for minimum lot area or lot size as described in the above paragraph, and all required public utilities necessary for the proposed development will be provided in conformance with the Land Development Code as shown on the proposed Tentative Map Exhibit "A," and conditioned to be bonded prior to construction with this action; therefore, the subdivision and design of improvements are consistent with the policies, goals, and objectives of the land use plan.

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

The proposed subdivision is subject to the zoning and development regulations found in the CCPDO pursuant to CCDP No. 2019-03. The Project proposes a subdivision of an existing vacant 0.197-acre lot into two parcels to allow financing opportunities and long-term leasehold of the subject properties associated with the development's senior housing component and pursuant to CCDP No. 2019-03, the Owner/Permittee is entitled to five development incentives under the Affordable Housing Regulations, SDMC Chapter 14, Article 3, Division 7. There are no changes to the approved Project proposed as part of the tentative map application and no additional development beyond that which was previously approved pursuant to CCDP No. 2019-03. Pursuant to CCDP No. 2019-03, the applicant is entitled to up to five deviations from the Land Development Code and CCPDO pursuant to the Affordable Housing Regulations; therefore, the proposed subdivision complies with the applicable zoning and development regulations of the Land Development Code including any allowable deviations pursuant to the Land Development Code.

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

The Project site is an 8,597 square-foot site on the west side of Kettner Boulevard between West Cedar and West Beech streets in the Residential Emphasis (RE) land use district of the Centre City Planned District. The Project proposes the subdivision of an existing vacant lot into two parcels for residential use including 63 affordable senior housing units and one manager's unit, consistent with DCP, Chapter 3, Land Use Classification System (page no. 3-12) which states "Residential Emphasis areas will accommodate primarily residential development. Small-scale businesses, offices, and services, and ground-floor commercial uses (such as cafés and dry cleaners) are also allowed, provided they do not exceed 20 percent of the overall building area."

The proposed multiple dwelling unit development is also consistent with the DCP's Goals and Policies for the Little Italy Neighborhood. DCP Chapter 6, Neighborhoods and Districts, Section 6.7, describes "redevelopment in Little Italy as underscored by the neighborhood's historic and contemporary qualities, with strategic intensification to accomplish population goals and increase neighborhood vitality. Ultimately, Little Italy is projected to contain up to 12,000 residents and 12,000 employees."

Pursuant to the CCPDO the site has a base maximum FAR of 6.0, and an FAR maximum of 8.0 is available through the CCPDO amenity bonus programs with potential to exceed the FAR Maximum with CCPDO bonuses through citywide density bonus programs. Pursuant to CCDP No. 2019-03, the associated development is entitled to an FAR bonus of 0.36 FAR through the Affordable Housing Regulations and an FAR bonus of 0.49 FAR for Green Building achievement of LEED Silver Certification; therefore, the site is physically suitable for the type consistent with the allowable maximum FAR pursuant to the CCPDO and DCP. The Project will provide 64 residential units designated for senior housing consistent with Housing Policy No. 3.3-P-3 of the DCP Chapter 3, Land Use and Housing, which aims to "Achieve a mix of housing types and forms, consistent with FAR and urban design policies." The site is proposed for multiple dwelling unit residential and will provide studio, one bedroom, and two bedroom units available to senior citizen residents, and the proposed FAR of 6.89, meets the required Floor Area Ratio minimum and maximums as governed by the

previously approved entitlement; therefore the site is suitable for the type of density of development.

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

On October 10, 2019, Civic San Diego granted Centre City Development Permit (CCDP) No. 2019-03 and found the development consistent with the previously certified City of San Diego Downtown Environmental Impact Report. (SCH# 2003041001).

The proposed subdivision was reviewed by the Environmental Analysis Section (EAS) and a CEQA determination was made on. The EAS determined that the proposed subdivision is consistent with previously certified City of San Diego Downtown Environmental Impact Report. (SCH# 2003041001); therefore, the proposed subdivision is not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat. Furthermore, the Project site is located within an urbanized environment of Downtown. 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.

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

The design of the subdivision was reviewed and determined to be in compliance with the SDMC and the Subdivision Map Act. The subdivision 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 SDMC. Public improvements are provided as shown on the Tentative Map Exhibit "A" and include but are not limited to the installation of eight street trees, Little Italy tree grates, Little Italy standard streetlights, and upgraded parkway right-of-way, all consistent with the Centre City Streetscape Manual and City Standards as conditioned pursuant to CCDP No. 2019-03, governing the development site proposed to be subdivided, and such improvements shall be assured by permit and bond to the satisfaction of the City Engineer and required to be installed prior to the approval of the Certificate of Compliance to ensure public health, safety and welfare. Therefore, the design of the subdivision will not be detrimental to the public health, safety, and welfare.

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

The Project site does not contain any easements acquired by the public at large for access through or use of property within the subdivision, other than an existing vehicular driveway easement measuring 33 feet in depth as denoted on the Tentative Map Exhibit. The subdivision does not propose any additional public improvements beyond those conditioned for the development under Centre City Development Permit No. 2019-03. Such improvements include, but are not limited to 1) the replacement of a 25-foot wide City Standard driveway on Kettner Boulevard, 2) installation of a new 20-foot wide City Standard driveway on Beech Street, 3) the replacement of the existing curb

ramp with a City standard ramp and truncated domes located at the northwest corner of Kettner Boulevard and Beech Street, 4) the installation of enhanced Little Italy paving within the parkway right-of-way along Beech Street and Kettner Boulevard, and 6) seven Jacaranda street trees and 7) Little Italy tree grates on Kettner Boulevard. These upgrades and new improvements to the existing vacant lot and adjacent rights of way help create safe and walkable pedestrian thoroughways into and around the site, and sewer and water service is provided to each lot connecting to the City or City-approved sewer and water systems as shown on the proposed Tentative Map Exhibit "A," Attachment 9 of the Staff Report to Hearing Officer (Report No. HO-22-012) issued March 30, 2022. Therefore, the off-site improvements would not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision.

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

The Project proposes subdivision of a 0.917-acre lot into two parcels for a future residential development approved under CCDP No. 2019-03. No additional development beyond that previously approved by CCDP No. 2019-03 is include with this Project. The subdivision will provide private leasehold ownership opportunities for the associated for senior housing development. No new development or modifications are proposed with this subdivision and the Project will comply with the CAP Checklist with the approval of the draft map conditions and tentative map exhibit. The structure 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.

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

The DCP calls for increased intensities, primarily focused in the southern portions of the Little Italy neighborhood. The Project is within the maximum floor area ratio (FAR) applicable to the site. The Project complies with the public improvement requirements and pays development impact fees to support public improvements. The design of the Project is consistent with applicable design guidelines and Project is not located in a prohibited flood hazard zone. The Project is located in an urban area with appropriate improved public roads as discussed in the Project's traffic study. There are adequate sanitary disposal facilities, water supply, and environmental protection for the Project as described in the Consistency Evaluation. Accordingly, the proposed division of land complies with the requirements established by Subdivision Map Act and San Diego Municipal Code as to area, improvement and design, floodwater drainage control, appropriate improved public roads, sanitary disposal facilities, water supply availability, environmental protection, and other requirements of the Subdivision Map Act and SDMC.

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

BE IT FURTHER RESOLVED, that based on the Findings hereinbefore adopted by the Hearing Officer, Tentative Map Waiver No. 2498209 is hereby granted to BRIDGE HOUSING CORPORATION, a Delaware limited liability company, and THE COUNTY OF SAN DIEGO, a California Municipal Corporation, subject to the attached conditions which are made a part of this resolution by this reference.

By \_\_\_\_\_  
Nicole Pare  
Associate Planner

ATTACHMENT: Tentative Map Conditions

DRAFT

## ATTACHMENT 5

HEARING OFFICER  
CONDITIONS FOR TENTATIVE MAP NO. 2498209  
**CEDAR & KETTNER TM - PROJECT NO. 670397**  
ADOPTED BY RESOLUTION NO. \_\_\_\_\_ ON APRIL 6, 2022.

### **GENERAL**

1. This Tentative Map will expire April 20, 2026.
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 Tentative Map expiration date, a Parcel Map to subdivide the existing 0.20-acre lot into two vertical parcels shall be recorded in the Office of the San Diego County Recorder.
4. 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.

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.

5. The Parcel Map shall conform to the provisions of Centre City Development Permit No. 2019-03.
6. The Subdivider shall defend, indemnify, and hold the City (including its agents, officers, and employees [together, "Indemnified Parties"]) harmless from any claim, action, or proceeding, against the City and/or any Indemnified Parties to attack, set aside, void, or annul City's approval of this project, which action is brought within the time period provided for in Government Code section 66499.37. City shall promptly notify Subdivider of any claim, action, or proceeding and shall cooperate fully in the defense. If City fails to promptly notify Subdivider of any claim, action, or proceeding, or if City fails to cooperate fully in the defense, Subdivider shall not thereafter be responsible to defend, indemnify, or hold City and/or any Indemnified Parties harmless. City may participate in the defense of any claim, action, or proceeding if City both bears its own attorney's fees and costs, City defends the action in good faith, and Subdivider is not required to pay or perform any settlement unless such settlement is approved by the Subdivider.

### **ENGINEERING**

7. The Tentative Map shall comply with all Conditions of approved Centre City Development Permit No. 2019-03, Document No. 2020-0309642.
8. The Subdivider shall underground any new service run to any new or proposed structures within the subdivision.

## ATTACHMENT 5

9. 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.
10. 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**

11. All vertical alignments and points of elevation that are shown on the Parcel Map must be tied to a City established benchmark and Basis of Elevation Statement shall be shown on the Parcel Map.
12. 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.
13. 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.
14. 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.

## ATTACHMENT 5

### **PUBLIC UTILITIES**

15. Prior to the recordation of the Parcel Map, all trees and shrubs whose height is expected to be three feet (3') or greater at maturity which are located within five feet of any existing public water facilities (or within ten feet of any existing public sewer facilities) which this mapping action does not propose to abandon, must be removed.
16. Prior to the recordation of the Parcel Map, any private improvements within the public ROW (including but not limited to landscaping, enhanced paving, private non-irrigation utilities, storage, or structures of any kind) that could inhibit the City's right to access, maintain, repair, or replace its public water and sewer utilities must be removed unless the Owner/Permittee has a City approved County recorded Encroachment and Maintenance Removal Agreement (EMRA) which authorizes that specific private improvement to be placed in that specific location.
17. Prior to the recordation of the Parcel Map, the Subdivider shall construct, or assure the construction of (via permit and bond), all required public water and sewer facilities as provided for in Exhibit 'A'.
18. Prior to the recordation of the Parcel Map, if a 3 inch or larger meter is required for this project, the Owner/Permittee shall construct the new meter above ground within the public ROW, or within an adequately sized public water easement, in a manner satisfactory to the Public Utilities Director and the City Engineer.

### **GEOLOGY**

19. Prior to the issuance of a grading permit, the Subdivider shall submit a geotechnical report prepared in accordance with the City of San Diego's "Guidelines for Geotechnical Reports," satisfactory to the City Engineer.

### **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 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.

## ATTACHMENT 5

- 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).

DRAFT

X  
209

**RECORDING REQUESTED BY:**

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

**AND WHEN RECORDED MAIL TO:**

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

DOC# 2020-0309642



Jun 16, 2020 09:36 AM

OFFICIAL RECORDS  
Ernest J. Dronenburg, Jr.,  
SAN DIEGO COUNTY RECORDER  
FEES: \$71.00 (SB2 Atkins: \$0.00)

PAGES: 20

*THIS SPACE FOR RECORDER'S USE ONLY*

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

**CENTRE CITY DEVELOPMENT PERMIT  
NO. 2019-03**

**CEDAR & KETTNER  
APN's 533-322-11, -12 & -13**

**CENTRE CITY DEVELOPMENT PERMIT  
NO. 2019-03**

**CEDAR & KETTNER  
APN's 533-322-11, -12 & -13**

This Centre City Development Permit (CCDP) No. 2019-03 is granted by Civic San Diego to Holland Acquisition Co., LLC ("Holland"), Cedar Kettner LLC ("BRIDGE"), and the County of San Diego (collectively referred to as "Owner/Permittee") to allow the construction of a 30-story, 327-foot tall mixed-use development comprised of 359 dwelling units (DU), approximately 5,115 square feet (SF) of ground floor commercial space, and 176 off-street parking spaces (excluding 60 compact and three tandem spaces) on a 52,555 SF site located on the west side of Kettner Boulevard between Beech and Cedar streets in the Little Italy neighborhood of the Downtown Community Plan (DCP) area ("Downtown") and more particularly described in the legal description attached as Exhibit A.

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 Basic Concept/Schematic Drawings and associated Color and Materials Board dated January 14, 2020, on file at the City of San Diego ("City").

1. **General:** The Owner/Permittee may construct, or cause to be constructed on the site, a development consisting of three building components: 1) a 30-story mixed-use tower ("Holland Building") containing of 295 DU and 5,115 SF of ground floor commercial space; 2) an eight-story mid-rise ("BRIDGE Building") containing 63 DU and one manager's unit; and, 3) the existing seven-story, 650-space County of San Diego parking garage ("County Parking Garage"), collectively referred to as the "Project". The Holland Building shall not exceed a height of 327 feet above average grade and the BRIDGE Building shall not exceed a height of 90 feet, measured from the top of the parapet of the uppermost floor, with roof equipment enclosures, elevator penthouses, mechanical screenings and architectural elements above this height permitted per the Centre City Planned District Ordinance (CCPDO).
2. **Floor Area Ratio (FAR) Bonus:** The Project achieves an FAR of 6.89 through the following FAR bonuses to increase the Project FAR above the Base Maximum of 6.0 pursuant to the San Diego Municipal Code (SDMC):
  - a. *SDMC §143.0710 Affordable Housing* – The Project is entitled to an additional 38.75% FAR bonus, or 2.27 FAR (119,300 SF) through the provision of a minimum 12% of the units (37 DU) within the Base Maximum FAR of 6.0 reserved for very-low income residents. The Project, however, only utilizes 0.40 FAR (21,285 SF) of this bonus area.
  - b. *SDMC §156.0309(e)(8) Green Building* – The Project is entitled to 1.0 FAR from the site areas housing the Holland Building and BRIDGE Building (25,581 SF) for the provision of Centre City Green (CCG) Building Incentive Program awards development incentives for buildings that exceed the California Green Building Standards Code (CALGreen). The

The Applicant shall construct LEED-Certified Silver buildings in accordance with the United States Green Building Council (USGBC) standards for new construction. CC&Rs shall be recorded on the property to ensure the LEED-Certification level for construction of each building. Such CC&Rs shall be in a form approved by the City Attorney's Office and shall be recorded prior to issuance of a construction permit.

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

LEED certification must be demonstrated through an independent report provided by the USGBC that confirms achievement of a LEED Silver level of performance of the Project. The financial surety, deposit, or other suitable guarantee shall be in an amount equivalent to the values which would be required to purchase an equivalent amount of FAR under the FAR Payment Bonus Program (based on the FY 2018 fee structure at \$18.67 per SF). Within 180 days of receiving the final Certificate of Occupancy for a development, the applicant shall submit documentation that demonstrates achievement of the applicable LEED rating as proposed under this section.

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

$$P = \text{FAR } \$ \times ((\text{LCP} - \text{CPE}) / \text{LCP})$$

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

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

LCP = LEED Certification Points needed to achieve the proposed LEED certification level.

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

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

3. Affordable Housing Regulations: The Owner/Permittee shall provide a minimum of 37 DU (12% of the Base Maximum FAR) restricted to persons qualifying as very low-income residents, or those earning less than or equal to 50% of the 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 the issuance of any construction permits.

Under the Affordable Housing Regulations, the Owner/Permittee is entitled to three incentives for providing 12% very low-income DUs. The Owner/Permittee is granted the following three incentives for deviations to the following sections of the CCPDO:

- a. *§156.0310(c)(1)(B) Little Italy Sun Access (LISA) Overlay Encroachments* – Encroachment into the LISA Overlay is allowed at the top of the tower and the top of the podium, as proposed and illustrated on the Basic Concept/Schematic Drawings dated January 14, 2020.
  - b. *SDMC §156.0310(d) Building Bulk/Tower Floor Plate Dimensions* – The maximum east-west tower floor plate dimension as required in the LISA Overlay is allowed to be increased from 110 feet to 140 feet.
  - c. *SDMC §156.0310(g)(1) Common Outdoor Open Space* – The Owner/Permittee is allowed to provide at least 5,249 SF of common outdoor open space comprised of areas with less than a 30-foot dimension as follows: 1) The BRIDGE Building is allowed an 882 SF view deck on Level 8 with a minimum dimension of 22 feet and, 2) the Holland Building is allowed a 744 SF roof terrace with a minimum dimension of 14 feet, in addition to a 3,623 SF podium deck on Level 5 that meets the minimum 30-foot requirement.
4. Provided Parking: No on-site parking is required for the Project. The Project proposes 238 parking spaces. The parking spaces shall be designed to meet City standards, except as permitted in §156.0313(k) of the SDMC.
- a. The off-street parking spaces shall consist only of unbundled parking.
  - b. The number of accessible off-street parking spaces shall be provided in accordance with Title 24 of the California Code of Regulations (California Building Standards Code).
  - c. The number of off-street electric vehicle charging spaces shall be provided in accordance with the California Green Building Standards Code.
  - d. One motorcycle parking space shall be provided for every ten parking spaces or 24 spaces with the 238 parking spaces as proposed.
5. Bicycle Parking: Secured bicycle storage shall be provided to accommodate a minimum of 72 bicycles (one bicycle for every five DU). Bicycle storage areas shall be within a secured

Cedar & Kettner  
CCDP No. 2019-03

enclosure with access restricted to authorized persons and provide devices for the locking of individual bicycles.

6. Underground Parking Structures: Any subterranean storage and parking facilities encroaching into the public right-of-way (ROW) shall be located: 1) a minimum of three feet behind the face of curb; 2) three feet below the finished sidewalk level; and, 3) eight feet below grade within six feet from the face of curb, all measured to the outside of any shoring. An Encroachment Maintenance Removal Agreement (EMRA) shall be obtained from the City to allow any encroachment of the subterranean garage into the ROW.
7. Airport Approach Overlay Zone (AAOZ): The Owner/Permittee shall comply with conditions established by the City AAOZ (and any successor or amendment thereto) which were approved at the Airport Land Use Commission (ALUC) meeting of September 5, 2019. The ALUC made the determination that the Project is conditionally consistent with the San Diego International Airport (SDIA) Land Use Compatibility Plan (ALUCP). The Applicant shall comply with the following ALUC conditions:
  - a. The residential uses in the buildings shall be sound attenuated to 45 decibels (dB) Community Noise Equivalent Level (CNEL) interior noise level.
  - b. The structures and construction crane shall be marked and lighted in accordance with Federal Aviation Administration (FAA) procedures, and an aviation easement for airspace shall be recorded with the County Recorder.
  - c. A means of overflight notification shall be provided for new residential land uses. In instances when an aviation easement is required, the overflight notification requirement is satisfied.
8. Downtown San Diego Mobility Plan (DSDMP): Cedar Street is a designated Greenway in the DSDMP. Beech Street is to contain a two-way Cycle Track under the DSDMP east of Kettner Boulevard, with shared-lane sharrows located west of Kettner Boulevard due to the Quiet Zone raised median in Beech Street. The development design shall provide for implementation of the Cycleways and any damage to existing Cycleways shall be repaired to the satisfaction to the City Engineer.

## PLANNING AND DESIGN REQUIREMENTS

9. Urban Design Standards – The Project, including its architectural design concepts and off-site improvements, shall be consistent with the CCPDO and Centre City Streetscape Manual (CCSM). These standards, together with the following specific conditions, will be used as a basis for evaluating the development through all stages of the development process.
10. Architectural Standards – The architecture of the development shall establish a high quality of design and complement the design and character of the Little Italy neighborhood as shown in the approved Basic Concept/Schematic Drawings on file with the City. The development

shall utilize a coordinated color scheme consistent with the approved Basic Concept Drawings.

11. Form and Scale – The development shall consist of a 30-story mixed-use development (approximately 327 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.
12. 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 one inch of finish sidewalk grade, as illustrated in the approved Basic Concept/Schematic Drawings. Any graffiti coatings shall be extended the full height of the upgraded base materials or up to a natural design break such a cornice line. All downspouts, exhaust caps, and other additive elements shall be superior grade for urban locations, carefully composed to reinforce the architectural design. Reflectivity of the glass shall be the minimum reflectivity required by Title 24 of the California Code of Regulations (“Title 24”).

All construction details shall be of the highest standard, as shown in the approved Basic Concept/Schematic Drawings on file with the City, and executed to minimize weathering, eliminate staining, and not cause deterioration of materials on adjacent properties or the ROW. No materials/colors substitutions shall be permitted without prior written consent of the City.

13. Street Level Design – Street level windows shall be clear glass and may be lightly tinted. Architectural features such as awnings and other design features which add human scale to the streetscape are encouraged where they are consistent with the design theme of the structure. Exit corridors including garage entrances shall provide a finished appearance to the street with street level exterior finishes wrapping into the openings a minimum of ten feet, or the garage door, whichever is deeper.

All exhaust caps, lighting, sprinkler heads, and other elements on the undersides of all balconies and surfaces shall be logically composed and placed to minimize their visibility, while meeting code requirements. All soffit materials shall be high quality and consistent with adjacent elevation materials, and incorporate drip edges and other details to minimize staining and ensure long-term durability.

14. Utilitarian Areas – Areas housing trash, storage, or other utility services shall be completely concealed from view of the ROW and adjoining developments, except for utilities required to be exposed by the City or utility company. The development shall provide trash and recyclable material storage areas per SDMC Sections 142.0810 and 142.0820. Such areas shall be provided within an enclosed building area and kept clean and orderly at all times.

Cedar & Kettner  
CCDP No. 2019-03

15. Mail and Delivery Locations – It is the Owner/Permittee's responsibility to coordinate mail service and mailbox locations with the United States Postal Service and to minimize curb spaces devoted to postal and loading use. The Owner/Permittee shall locate all mailboxes and parcel lockers outside of the ROW either within the building or recessed into a building wall.
16. Circulation and Parking – The Owner/Permittee shall prepare a plan which identifies the location of curbside parking control zones, parking meters, fire hydrants, valet services if any, trees, street lights to the satisfaction of the City, and consistent with the performance standards in the CCPDO and CCSM. Such plan shall be submitted in conjunction with Construction Permits. All 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 the public ROW. The garage doors shall be a minimum 80% opaque to prevent views into the garage areas.
17. Open Space and Development Amenities – A landscape plan that illustrates the relationship of the proposed on and off-site improvements and the location of water, and electrical hookups to the satisfaction of the City and consistent with the performance standards in the CCPDO, shall be submitted with construction drawings.
18. Roof Tops – A rooftop equipment and appurtenance location and screening plan and consistent with the performance standards in the CCPDO shall be prepared and submitted to the satisfaction of the City with construction drawings. Any roof-top mechanical equipment shall be grouped, enclosed, and screened from surrounding views.
19. Signage – All signs shall comply with the City Sign Regulations and the CCPDO.
20. Lighting – A lighting plan which highlights the architectural qualities of the proposed development and also enhances the lighting of the public ROW shall be submitted with construction drawings. All lighting shall be designed to avoid illumination of, or glare to, adjoining properties, including those across any street.
21. Noise Control – All mechanical equipment, including but not limited to, air conditioning, heating and exhaust systems, shall comply with the City Noise Ordinance and California Noise Insulation Standards as set forth in Title 24. The Owner/Permittee shall demonstrate compliance in the construction drawings and comply with all noise attenuation recommendations in the Acoustical Analysis Report prepared by Eilar Associates, Inc. dated December 21, 2018 as follows:
  - a. As designed, worst-case traffic and railway noise levels at some private terraces along the south façade of the building are expected to be exposed to noise levels greater than 65 dB CNEL. Thus, barrier walls a minimum of four feet in height shall be installed at the south façade terraces.

Cedar & Kettner  
CCDP No. 2019-03

b. The residential units shall be sound attenuated to 45 dB CNEL interior noise level. All other occupied nonresidential areas of the building shall be sound attenuated to 50 dB CNEL interior noise level.

- 22. Street Address – Building address numbers shall be provided that are visible and legible from the ROW.
- 23. On-Site Improvements – All on-site improvements shall be designed as part of an integral site development. An on-site improvement plan shall be submitted to the satisfaction of the City with construction drawings.

**PUBLIC IMPROVEMENTS, LANDSCAPING, AND UTILITY REQUIREMENTS**

24. Off-Site Improvements: The following public improvements shall be installed per the CCSM. The CCSM is currently being updated and Owner/Permittee shall install appropriate improvements according to the latest requirements at time of construction permit issuance:

<b>Off-Site Improvements</b>	<b>Beech Street</b>	<b>Kettner Boulevard</b>	<b>Cedar Street</b>
Paving	Little Italy	Little Italy	Little Italy
Street Trees	Jacaranda	Jacaranda	Jacaranda (double row)
Tree Grates	Little Italy	Little Italy	Little Italy
Street Lights	Little Italy Enhanced Standard	Little Italy Enhanced Standard	Gateway

- 25. Street Trees – Street tree selections shall be made according to the CCSM. All trees shall be planted at a minimum 36-inch box size with tree grates provided as specified in the CCSM, and shall meet the requirements of Title 24. Tree spacing shall be accommodated after street lights have been sited, and generally spaced 20 to 25 feet on center. All landscaping shall be irrigated with private water service from the subject development.
- 26. Street Lights – All existing lights shall be evaluated to determine if they meet current City requirements, and shall be modified or replaced if necessary. All street lights shall be painted Little Italy Green (Tiger Drylac RAL #6005 Powder Coat (Dark Green)).
- 27. Sidewalk Paving – Any specialized paving materials shall be approved through the execution of an EMRA with the City.
- 28. Litter Containers – The development shall provide Little Italy Green receptacles at the two street intersections as specified in the CCSM.
- 29. 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

Cedar & Kettner  
CCDP No. 2019-03

in kind and equivalent in size per the approved documents and to the satisfaction of the City within 30 days of damage or Certificate of Occupancy, whichever occurs last.

30. Planters – Planters shall be permitted to encroach into the ROW a maximum of two feet. The planter encroachment shall be measured from the property line to the face of the curb/wall surrounding the planter. A minimum five-foot clear path shall be maintained between the face of the planter and the edge of any tree grate or other obstruction in the ROW.
31. On-Street Parking – Owner/Permittee shall maximize the on-street parking wherever feasible. A loading/unloading zone shall be provided on Kettner Boulevard near Cedar Street adjacent to the BRIDGE Building entrance.
32. Franchise Public Utilities - The Owner/Permittee shall be responsible for the installation or relocation of franchise utility connections including, but not limited to, gas, electric, telephone and cable, to the development and all extensions of those utilities in public streets. Existing franchised utilities located above grade serving the property and in the sidewalk ROW shall be removed and incorporated into the adjoining development. All franchise utilities shall be installed as identified in the Basic Concept Drawings. Any above grade devices shall be screened from view from the ROW.
33. Metropolitan Transit System (MTS) – Owner/Permittee shall obtain all necessary approvals from MTS including but not limited to development plan approvals and Right-of-Entry Permit.
34. Engineering
  - a. Prior to the issuance of any building permit, the Owner/Permittee shall assure by permit and bond the reconstruction of new City standard curb, gutter, and sidewalk along the Project frontage on Kettner Boulevard and Beech Street, satisfactory to the City Engineer.
  - b. Prior to the issuance of any building permit, the Owner/Permittee shall assure by permit and bond the replacement of the existing driveway with a 25-foot driveway on Kettner Boulevard and the installation of a new 20-foot wide City standard driveway on Beech Street, satisfactory to the City Engineer.
  - c. Prior to the issuance of any building permit, the Owner/Permittee shall assure by permit and bond the replacement of the existing curb ramp with a City standard ramp and truncated domes located at the northwest corner of Kettner Boulevard and Beech Street, satisfactory to the City Engineer.
  - d. Prior to the issuance of any building permit, the Owner/Permittee shall obtain a bonded grading/shoring permit for the grading proposed for the Project. All grading shall conform to the requirements of the SDMC in a manner satisfactory to the City Engineer.

- e. The project proposes to export 44,000 cubic yards of material from the project site. All excavated material listed to be exported, shall be exported to a legal disposal site in accordance with the Standard Specifications for Public Works Construction (the "Green Book"), 2018 edition and Regional Supplement Amendments adopted by Regional Standards Committee.
- f. Prior to the issuance of any building permits, the Owner/Permittee shall obtain an Encroachment Maintenance Removal Agreement for enhanced paving, private storm drains, trash receptacles, tree grates, landscaping, and irrigation located within the ROW, satisfactory to the City Engineer.
- g. Prior to the issuance of any building permits, the Owner/Permittee shall obtain an Encroachment Maintenance Agreement.
- h. Prior to issuance of any construction permit, the Owner/Permittee shall enter into a Maintenance Agreement for the on-going permanent Best Management Practices (BMP) maintenance, satisfactory to the City Engineer.
- i. Prior to the issuance of any construction permit, the Owner/Permittee shall submit a Technical Report that will be subject to final review and approval by the City Engineer, based on the Storm Water Standards in effect at the time of construction permit issuance.
- j. Prior to issuance of any construction permits, the Owner and/or Permittee shall submit a Water Pollution Control Plan (WPCP). The WPCP shall be prepared in accordance with the guidelines in Part 2 Construction BMP Standards, Chapter 4 of Storm Water Standards.

### 35. Geology

- a. Prior to the recordation of the development permit, a "Notice of Geologic and Geotechnical Conditions" shall be recorded against the property. The form of the Notice shall be provided by the City and shall be executed by the property owner and recorded with the San Diego County Recorder and filed with the City.
- b. Prior to the issuance of any construction permits (either grading or building permits), the Owner/Permittee shall submit an addendum geotechnical investigation report that specifically addresses the proposed construction plans. The addendum geotechnical investigation report shall be reviewed for adequacy by the Geology Section of Development Services Department (DSD).
- c. The Owner/Permittee shall submit an interim as-graded geotechnical report that presents the results of detailed geologic mapping/logging of the entire basement excavation that focuses on documenting the location and activity of faults. The interim as-graded geotechnical report shall be reviewed for adequacy by the Geology Section of DSD.

Cedar & Kettner  
CCDP No. 2019-03

- d. The Owner/Permittee shall submit a final as-graded geotechnical report prepared in accordance with the City's "Guidelines for Geotechnical Reports" following completion of the grading. The as-graded geotechnical report shall be reviewed for adequacy by the Geology Section of DSD prior to exoneration of the bond and grading permit close-out.

### 36. Public Utilities

- a. Prior to the issuance of any construction permit, any private improvements within the ROW (including, but not limited to landscaping, enhanced paving, private utilities, or structures of any kind) that could inhibit the City's right to access, maintain, repair, or replace its public water and sewer utilities must be removed unless the Owner/Permittee has or first obtains a City approved and County-recorded EMRA, which authorizes that specific public improvement to be placed in that specific location.
- b. Prior to the issuance of any construction permit, the Owner/Permittee shall construct, or assure the construction of (via permit and bond) any public sewer facilities proposed in accordance with the Project's approved Sewer Planning Study.

37. Fire Hydrants – If required, the Owner/Permittee shall install fire hydrants at locations satisfactory to the City Fire Department and DSD.

38. 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 ROW which the Owner and/or 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 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

Cedar & Kettner  
CCDP No. 2019-03

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.

## SUSTAINABILITY

The following requirements must be demonstrated prior to issuance of construction permits:

39. Cool/Green Roofs – The development must include roofing materials with a minimum three-year aged solar reflection and thermal emittance or solar reflection index equal to or greater than the values specified in the voluntary measures under the California Green Building Standards Code (CALGreen). Compliance with this measure must be demonstrated prior to the issuance of the building permit.
40. Plumbing Fixtures and Fittings (residential project)
- Kitchen faucets: maximum flow rate not to exceed 1.5 gallons per minute at 60 psi;
  - Standard dishwashers: 4.25 gallons per cycle;
  - Compact dishwashers: 3.5 gallons per cycle; and,
  - Clothes washers: water factor of 6 gallons per cubic feet of drum capacity.
41. Electrical Vehicle Charging – 3% of the total required parking spaces shall be provided with a listed cabinet, box or enclosure connected to a conduit linking the parking space with electrical services. Of these spaces, 50% shall include the necessary electric vehicle supply equipment installed to provide an active electric charging station ready for use by the residents.
42. Shower Facilities – If the commercial space has more than ten employees, the Project must include changing/shower facilities in accordance with the voluntary measures under the CALGreen (per the table under CAP Checklist Item #5 Shower facilities).

## STANDARD REQUIREMENTS

43. Environmental Impact Mitigation Monitoring and Reporting Program (MMRP) – As required by CCPDO Section 156.0304(h), the development shall comply with all applicable Mitigation Monitoring and Reporting Program (MMRP) measures from the 2006 Final Environmental Impact Report (FEIR) for the DCP.
44. Development Impact Fees – The development will be subject to Centre City Development Impact Fees. The fee shall be determined in accordance with the fee schedule in effect at the time of building permit issuance. The Owner and/or 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. Development Impact Fees shall be calculated in accordance with fee schedule in effect at the time of building permit issuance, and in accordance with the SDMC.

45. Inclusionary Affordable Housing Ordinance – As required by SDMC Chapter 14, Article 2, Division 13, the development shall comply with all applicable regulations of the City's Inclusionary Housing Ordinance. The Owner and/or Permittee shall provide documentation of such compliance to the City prior to issuance of any construction permits. The Owner/Permittee shall pay the applicable inclusionary housing fee prior to issuance of any construction permit for construction of any residential unit.
46. Construction Fence – The 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.
47. Development Identification Signs – Prior to commencement of construction on the site, the Owner and/or Permittee shall prepare and install, at its cost and expense, one sign on the barricade around the site which identifies the development. The sign shall be at least four feet by six feet and be visible to passing pedestrian and vehicular traffic. The signs shall at a minimum include: 1) Color rendering of the development, 2) Development name, 3) Developer, 4) Completion Date, 5) For information call \_\_\_\_\_. Additional development signs may be provided around the perimeter of the site. All signs shall be limited to a maximum of 160 sq. ft. per street frontage. Graphics may also be painted on any barricades surrounding the site. All signs and graphics shall be submitted to the City for approval prior to installation. Additional development signs may be provided around the perimeter of the site. All signs shall be limited to a maximum of 160 SF per street frontage. Graphics may also be painted on any barricades surrounding the site. All signs and graphics shall be submitted to the City for approval prior to installation.
48. Tentative Map – The Owner/Permittee shall be responsible for obtaining all map approvals required by the City prior to any future conversion of the residential units and/or commercial spaces to condominium units for individual sale.
49. The Project may be constructed in phases, with either the Holland Building or the BRIDGE Building being constructed independently. Each phase shall be responsible for the street improvements along its respective building frontage and all development standards and permit conditions applicable to that phase. The issuance of construction permits, and the granting of final occupancy, for each phase shall not be dependent on the issuance of construction permits, nor the final occupancy, of the other phase, subject to compliance with all applicable building codes and other codes and regulations.

Cedar & Kettner  
CCDP No. 2019-03

50. This Permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this Permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36-month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker.
51. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.
52. The continued use of this Permit shall be subject to the applicable regulations of this and any other applicable governmental agency.
53. Issuance of this Permit does not authorize Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies, including, but not limited to, the Endangered Species Act of 1973 and any amendments thereto (16 USC §531 et seq.).
54. 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.
55. 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.
56. 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.
57. The Owner/Permittee shall secure all necessary construction permits. The Owner/Permittee is informed that to secure these permits, substantial building modifications and site improvements may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.
58. Construction plans shall be in substantial conformity to the approved Basic Concept/Schematic Drawings and associated Color and Materials Boards dated January 14, 2020, on file at the City. Changes, modifications, or alterations to the construction plans are prohibited unless appropriate application(s)/amendment(s) to the Project have been granted by the City.
59. The Owner/Permittee shall defend, indemnify, and hold harmless Civic San Diego and the City (collectively referred to as "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



**EXHIBIT A**

The land referred to is situated in the County of San Diego, City of San Diego, State of California, and is described as follows:

Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 and 12 all in Block 28 of Middletown, in the City of San Diego, County of San Diego, State of California, According to the Partition Map thereof made by J.E. Jackson on file in the Office of the County Recorder of San Diego County.

Excepting therefrom: That portion thereof included within the right of way of the Atchison, Topeka and Santa Fe Railway Company, formerly the California Southern Railway Company.

Together with the Northerly half of Beech Street lying adjacent to the Parcel, the Westerly half of Kettner Boulevard lying adjacent to the Parcel, and the Southerly half of Cedar Street lying adjacent to the Parcel, which by operation of law would revert to the current property owner of record upon vacation of said street.

APN: 533-322-11, 533-322-12 & 533-322-13

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 5/7/20

Date

before me, Betty Migliaccio, Notary Public

Here Insert Name and Title of the Officer

personally appeared

Andrew T. Phillips

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 Betty Migliaccio
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: 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):

Partner -- Limited General Partner -- Limited General

Individual Attorney in Fact Individual Attorney in Fact

Trustee Guardian or Conservator Trustee Guardian or Conservator

Other: Other:

Signer Is Representing: Signer Is Representing:

ACKNOWLEDGMENT

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

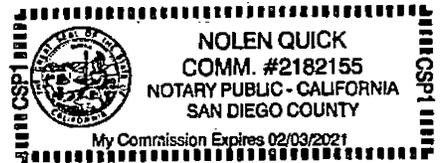
On MAY 11, 2020 before me, NOLEN QUICK, NOTARY PUBLIC  
(insert name and title of the officer)

personally appeared ARUNA DODDAPANENI  
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 *Nolen Quick* (Seal)



*[Handwritten signature]*

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 Los Angeles )
On May 13, 2020 before me, Lisa Estrada McGuire, Notary Public
Date Here Insert Name and Title of the Officer
Personally appeared Thomas D. Warren
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 \_\_\_\_\_ 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)
[ ] Partner [ ] Limited [ ] General [ ] Partner [ ] Limited [ ] General
[ ] Individual [ ] Attorney in Fact [ ] Individual [ ] Attorney in Fact
[ ] Trustee [ ] Guardian or Conservator [ ] Trustee [ ] Guardian or Conservator
[ ] Other \_\_\_\_\_ [ ] Other \_\_\_\_\_

Signer Is Representing \_\_\_\_\_ Signer Is Representing \_\_\_\_\_

"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 } SS

On May 20, 2020, before me Pejvak Morgan, Deputy County Clerk in and for said County and State personally appeared Marko Medved, who proved to me on the basis of satisfactory evidence to be the person(s) whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity and by her signature on the instrument the person, or the entity upon behalf of which the person 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.

ERNEST J. DRONENBURG, JR., Assessor/Recorder/County Clerk



*Pejvak Morgan*  
\_\_\_\_\_  
Pejvak Morgan - Deputy



Downtown Community Planning Council San Diego

**DOWNTOWN COMMUNITY PLANNING COUNCIL  
MINUTES OF THE MEETING OF FEB 17, 2021  
Zoom Meeting ID: 852 1805 5546 (recorded)**

**Call to Order:** Chair Bill Orabone @ 5:34 pm.

- 1. **Roll Call:** Noted that 17 of 26 current members were present, constituting a quorum.
  - **Members Present prior to establish quorum:** Ahmed, Baker, Barbano, Blair, DiFrancesca, Dion, Duke, Egan, Link, Meloncelli, Orabone, Ramos, Russell, Swearingen, Takara, Trimble, Wilson-Ramon
  - **Late Arrival:** Collin, Emmett,
  - **Members Absent:** Cahill, Eddy, Gattey, Maliepaard, Moore, Pensabene, Priver, Wery
  - **Early Departure:** none
  - **Vacant Seat:** Attendance record being updated to reflect 18 month term due to COVID
  
- 2. **Elected Representative Comments**
  - **County Supervisor Nathan Fletcher (rep Makana Rowan (MR)):**
    - .i. Vaccinations are decreasing due to weather
    - .ii. Progress being made to insure food service workers and other front line get vaccinated
    - .iii. Contract remains:
      - i. [Makana.Rowan@sdcounty.ca.gov](mailto:Makana.Rowan@sdcounty.ca.gov)
      - ii. [Vaccinationsuperstationsd.com](http://Vaccinationsuperstationsd.com)
      - iii. [SurveyMonkey.com/r/ZRTLBYC](https://SurveyMonkey.com/r/ZRTLBYC)
  - **Stephen Whitburn, District 3 (rep Emily Bonner (EB)):**
    - .i. Announced 2.19.2021 6pm forum re SDG&E
    - .ii. Moratorium on evictions continued through June
    - .iii. Capping food service delivery fees at 15%
    - .iv. Budget short \$6M. Bus. \$25K - \$95K revolving fund load available at fixed 3%, five years
    - .v. Contact remains: [EBonner@sandiego.gov](mailto:EBonner@sandiego.gov), 619.553.4068
  
- 3. **Public Comments on Non-Agenda Items:**
  - Marshall Anderson, Downtown Partnership
    - .i. Letter under review, intent to strengthen re mental/behavioral health
    - .ii. Letter highlights: (#3) triage with business owners and residents, (#4) proper accounting and conservatorship, (#5) maintain funding cleanliness, SDPD Quality of Life, (#6) Reduce threatening behavior (due to criminals being emboldened), (#7) Prison releases at daytime hours, incentive for microunits, (#9) Facilitate safe deployment of public restrooms with security element, every community do their fair share.



Downtown Community Planning Council San Diego

- .iii. QA (Dania Duke) concern with 3.30 Convention Center closing to homeless – There will be full collaboration with city and housing to insure all are placed in housing.
- Rebecca Rybczyk (Downtown Partnership) provided update to DCPC re Economic Issues.

#### 4. Project Updates

- Brad Richter
  - .i. 3.15.2021 City Council approved funds for Children’s Park
  - .ii. EV Green – March 2021 start
  - .iii. Albertson’s 14<sup>th</sup> St Promenade opening in two weeks
  - .iv. CA Theater Reno approved. In 7 day appeal period
  - .v. Updated the Mayor re DIF priorities. “Happy” response, keep as drafted
  - .vi. New project at Broadway & Park proposed, two towers.

#### 5. Approval of the Minutes

- JAN 21, 2020 Motion 1<sup>st</sup>/2<sup>nd</sup> Duke, Orabone: Minutes approved unanimously except abstentions (absent from JAN meeting) Blair, Meloncelli.

### Action Items

#### 6. Second Block of 14<sup>th</sup> Street Promenade (Market to Island)

- Kathleen Brand, Todd Schechinger (Project Mgr) briefed
  - .i. Stakeholders are Potiker Sr. Residence and Alpha Square
  - .ii. Inspirational Quotes gathered from stakeholders re Hope and Healing
  - .iii. Environmental Focus of Cleaning Stormwater highlighted including curb cuts to direct water, filter and drain
  - .iv. Concrete cubes installed along the block (on Potiker side of 14<sup>th</sup> Street) with quote facing the stakeholder that contributed the quote.
- Gary Smith, DRG, confirmed DRG strong support
  - .i. Recommended City and PM check for ADA compliance
  - .ii. Concern with quotes in current “Cancel Culture” noted
- Dania Duke, DCPC, Asked what is connection with maintenance re transients, highway, dogs, comparing with daily issues on MLK promenade. K. Brand responded Clean and Safe to maintain and noted separate responsibilities of transportation, stormwater, parks & rec
- Orabone asked about timeline. K. Brand – ongoing 2<sup>nd</sup> review, permits for approx. 3 months. Estimated construction timeline then 9 months. Motion to approve 1<sup>st</sup>/2<sup>nd</sup>, Swearingen/Link. Unanimously approved.

#### 7. Support for Convention Center Sales Staff Funding of \$2.2M

- Tabled to March 2021 meeting



Downtown Community Planning Council San Diego

**8. Support for Ocean Beach’s Short Term Vacation Rental (STVR) CBG**

- Presentation by Kevin Hastings, OB. Shared map
- Noted Council Pres. Campbell concern with reducing numbers.
- Issues:
  - .i. Additional Accountability, \$1000/day fines. Without fines regs are ignored
  - .ii. No workarounds. Air BNB, vans, illegal conversions subject to regs
  - .iii. Intended distances to promote neighborhood character.
  - .iv. Unrestricted in Commercial area
  - .v. Diversity bonus area STVR prohibition
  - .vi. Objective is 1% cap = 5400 STVR
  - .vii. Request DCPC letter of support to Council Member
- DCPC comments
  - .i. Orabone – not holding web platforms accountable is a mistake
  - .ii. Ahmed – have other cities been consulted. Kevin – yes, S.F. similar ban held up in court
  - .iii. Wilson-Ramon, Duke shared opinion of President of Lodging Association (in part result of Council President negotiations with Expedia) that requirement is to enforce safety regs, pay TOT oversight, hosts held accountable, City dedicated enforcement.
  - .iv. Link, Swearingen spoke in support of letter.
  - .v. Baker noted out of control, mismanagement, lack of oversight
  - .vi. Duke summarized that SD Downtown has record of 3.9M STVR nights sold, whole floor lease such as Pinnacle includes concierge, San Diego is 9<sup>th</sup> in U.S. re productivity of STVR nights
    - .vi.1. Downtown, North County, etc. all concerned. Per Council President Campbell proposed one year review, rates, we need to make our voices known.
    - .vi.2. Orabone to alert DCPC when docketed (2/23 subsequently known). Duke recommends DCPC register for public comment. Orabone to meet with District 3 Council Pro Tem Whitburn.
- Gary Smith – noted that regulations would make STVR rents higher
- Motion to approve DCPC endorsement letter Link/Baker. Unanimously approved.

**9. County Parcel Division Cedar & Ketner**

- Orabone summarized that County Parking lot block to be divided to 3 parcels
- Gary Smith shared DRG support – provides housing option, gets rid of blank walls. Recommendation to be forwarded to Planning Commission.
- Collin as AVRPA Architects – summarized as combination of affordable housing and market rate. 61 Sr. units included.
- Project moving forward, Stall during COVID due to funding constraints
- Orabone noted DCPC project review 18-24 months earlier.
- Motion to approve based on Senior and Market Rate housing-DiFrancesca/Wilson-Ramon. Unanimous Approval.



Downtown Community Planning Council San Diego

**Discussion Item**

**10. Future structure of DCPC**

- The Realignment / Elections Committee established as a result of JAN 2021 extension of current DCPC term extension to 18 months, Eric Ramos reporting
  - .i. Reduce from 27 to 19 seats with Columbia & Marina, Horton & Gaslamp, EV North and South, Cortez, Little Italy receiving one resident and one biz seat each with 9 community wide at large seats
  - .ii. Cycle all districts every two years
  - .iii. East Village proposed as a single district
- DCPC comments (all to be considered by committee prior to March DCPC mtg)
  - .i. Baker – clarification that biz seats tied up for two years
  - .ii. Link – concern with EV combination due to population, businesses, social impact
  - .iii. DiFrancesca – Biz rep must be related to that business
  - .iv. Blair – Downtown has good representation – others hijacked by sm groups. Recommend be careful to get all groups in.
  - .v. Orabone described flexibility with 9 at large seats to be designate 3 each residents, business, community
  - .vi. Egan – concern with At Large proposal, need review time, look at density
  - .vii. Wilson-Ramon – Keep eye on developable space, e.g. Cortez, consider renter representation
  - .viii. Ahmed – working on definition of “what is a biz (seat)” – tighten up representation. Also concern with Community Org. Definition
  - .ix. Orabone – intent is to come back to March meeting with objective to increase diversity, good blend of residents
  - .x. Trimble – concern with owner vs. renter representation. If commitment to downtown, resident status should not matter. Orabone agrees – treat resident as resident
  - .xi. DiFrancesca – caution to not violate Brown Act (re committee meeting)
- Gary Smith, DRG –more research re other planning groups, e.g. rep from Agricultural Board, i.e. outside organization. Careful re “Professionals” from organizations. Also recommends definition of business to be brick and motar presence.
- DCPC anticipates March Committee report

**Miscellaneous**

**11. Chairperson’s Report, Subcommittee and Liaison Report:**

- (Orabone) – only election committee met
  - .i. Shared visibility of STVR, Street Vendor issues – to report to DCPC
  - .ii. Todd Gloria is focusing on these challenges in first 100 days
  - .iii. Randy Wilde noted that Homeless person selling water would be street vendor



Downtown Community Planning Council San Diego

.iv. Community Planning Council meeting on Tuesday noted.

## 12. Member Comments

- DiFrancesca expressed concern with razor wire at kiosk across from contention center. Orabone will reach out to port – regular fence would be better. If necessary will add DCPC letter of concern to next month agenda.
- Baker – re 8<sup>th</sup> Ave Green Street project – asked if City is addressing “fatal error” of 8<sup>th</sup> as Green Street. Brad relied that he is not prepared to respond. Randy Wilde referred to Land Use as poc. Orabone suggested if there are unsurmountable problems – move green street to 7<sup>th</sup>.
- Trimble – Street Vendors have impacted Gaslamp. We need City Regs to protect residents. Ordinance would protect ‘way of life’ – Orabone to follow through re status. Looking for organized voice re Street Vendors. Concern they are illegal, unsafe. Gary Smith expressed concern they are selling stolen goods.
- Ahmed – Port is represented in EVA – need its representation in DCPC

## 13. Urgent Non-Agenda Items – none.

**Meeting Adjourned 7:22 pm.**

Next meeting March 17<sup>th</sup>, 2021.

	<b>City of San Diego Development Services</b> 1222 First Ave., MS 302 San Diego, CA 92101 (619) 446-5000	<h1 style="margin: 0;">Ownership Disclosure Statement</h1>	<b>FORM DS-318</b>  October 2017
---	---	--	--

**Approval Type:** Check appropriate box for type of approval 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:** Cedar and Kettner Tentative Parcel Map **Project No. For City Use Only:** \_\_\_\_\_  
**Project Address:** Portion of 1566 Kettner Blvd, San Diego, CA 92101 (APN 533-322-13)

**Specify Form of Ownership/Legal Status (please check):**  
 Corporation  Limited Liability -or-  General - What State? \_\_\_\_\_ Corporate Identification No. \_\_\_\_\_  
 Partnership  Individual

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

**Property Owner**  
 Name of Individual: County of San Diego, a political subdivision of the State of California  Owner  Tenant/Lessee  Successor Agency  
 Street Address: 5560 Overland Drive, Suite 410  
 City: San Diego State: CA Zip: \_\_\_\_\_  
 Phone No.: 858.694.2527 Fax No.: \_\_\_\_\_ Email: marko.medved@sdcounty.ca.gov  
 Signature: Medved, Marko Digitally signed by Medved, Marko Date: 2020.08.13 13:30:49 -0700 Date: 8/13/20  
 Additional pages Attached:  Yes  No

**Applicant**  
 Name of Individual: BRIDGE Housing Corporation  Owner  Tenant/Lessee  Successor Agency  
 Street Address: 2202 30th Street  
 City: San Diego, CA 92104 State: CA Zip: 92104  
 Phone No.: 619.814.1285 Fax No.: \_\_\_\_\_ Email: adoddapaneni@bridgehousing.com  
 Signature: Digitally signed by Aruna Doodapaneni Date: 2020.12.16 14:51:35-0800 Date: \_\_\_\_\_  
 Additional pages Attached:  Yes  No

**Other Financially Interested Persons**  
 Name of Individual: \_\_\_\_\_  Owner  Tenant/Lessee  Successor Agency  
 Street Address: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
 Phone No.: \_\_\_\_\_ Fax No.: \_\_\_\_\_ Email: \_\_\_\_\_  
 Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
 Additional pages Attached:  Yes  No

# TENTATIVE MAP NO. 2498209

## LEGEND

<b>PROPOSED IMPROVEMENTS</b>	<b>EXISTING IMPROVEMENTS</b>
WATER SERVICE	WATER
IRRIGATION SERVICE	STORM DRAIN
SEWER LATERAL	SEWER
FIRE SERVICE	LOT LINE
GAS	GAS TO REMAIN
CURB AND GUTTER	PROPERTY LINE/TM BOUNDARY
BACKFLOW PREVENTER	SUBDIVISION BOUNDARY
COFFER BOX WITH DUAL 2" METERS	GAS TO BE ABANDONED
WATER METER	EXISTING BUILDING FOOTPRINT
CURB OUTLET	WATER SERVICE METER
SDG&E TRANSFORMER VAULT	STREETLIGHT
	CURB RAMP
	TREE & TREE GRATE

## TITLE REPORT

PREPARED BY:  
OLD REPUBLIC TITLE COMPANY  
555 12TH STREET, SUITE 2000  
OAKLAND, CA 94607  
(510) 272-1121  
DATED: 06-18-2021

## TOPOGRAPHY SOURCE

FUSCOE ENGINEERING, INC.  
6390 GREENWICH DRIVE, SUITE 170  
SAN DIEGO, CA 92122  
SURVEY DATED 12/11/2018

## GENERAL NOTES

- LAMBERT COORDINATES: 202-1717  
NAD83 COORDINATES: 1842-6277
- TOTAL LOT AREA: 0.197 AC. GROSS FLOOR AREA: 8,597 SF.  
TOTAL NUMBER OF EXISTING LOTS = 1  
CREATED BY DOCUMENT NO. 2021-0483149, OFFICIAL RECORDS OF SAN DIEGO COUNTY
- TOTAL NUMBER OF PROPOSED PARCELS = 2
- USE SUMMARY:  
RESIDENTIAL (SENIOR AFFORDABLE) 63 UNITS  
RESIDENTIAL (STAFF) 1 UNIT
- UTILITIES:  
WATER: CITY OF SAN DIEGO  
SEWER: CITY OF SAN DIEGO  
GAS AND ELECTRIC: SDGE  
FIRE AND POLICE PROTECTION: CITY OF SAN DIEGO  
CABLE TV: COX COMMUNICATIONS / AT&T
- GRADING:  
A. MAXIMUM CUT: 27'±  
B. GRADED AREA: 0.20± AC  
C. DISTURBED AREA: 0.20± AC  
D. CUT AND EXPORT: 8,540± CY  
(FOR PERMIT PURPOSES ONLY, NOT FOR BIDDING)
- THIS PROJECT PROPOSES TO EXPORT 8,540 CUBIC YARDS OF MATERIAL FROM THIS SITE. ALL EXPORT MATERIAL SHALL BE DISCHARGED INTO 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.  
AN AS-GRADED GEOTECHNICAL REPORT SHALL BE SUBMITTED TO BOTH SDG&E AND THE CITY OF SAN DIEGO WITHIN 15 CALENDAR DAYS OF COMPLETION OF GRADING. AN ADDITIONAL SET SHALL BE PROVIDED TO THE FIELD INSPECTION DIVISION.
- DRAINAGE:  
A. DRAINAGE FACILITIES TO BE CONSTRUCTED PER CITY OF SAN DIEGO STANDARDS.  
B. DRAINAGE EASEMENTS SHALL BE PROVIDED AS REQUIRED.
- ALL LENGTHS, DISTANCES, LOT DIMENSIONS, AND CURVE RADII ARE APPROXIMATE.
- TOPOGRAPHY FOR THIS SITE IS BASED UPON A FIELD SURVEY BY FUSCOE ENGINEERING IN DECEMBER, 2018.
- BUILDING ADDRESS NUMBERS SHALL BE VISIBLE AND LEGIBLE FROM THE PUBLIC RIGHT-OF-WAY.
- CALIFORNIA BUILDING CODE:  
TYPE OF CONSTRUCTION: TYPE 1-A, 3-A FULLY SPRINKLERED
- CCDC PERMIT NO. 2019-13
- THE PROJECT ADHERES TO COUNCIL POLICY 700-18 REGARDING UNDERGROUND STRUCTURES WITHIN THE RIGHT-OF-WAY.
- NO DOORS FOR THIS FACILITY SHALL OPEN AND ENCRUCH INTO THE PUBLIC RIGHT OF WAY FOR KETNER BLVD OR BEECH STREET.
- THERE ARE NO OVERHEAD ELECTRICAL UTILITIES FRONTING THE PROPERTY.

## BENCHMARK

THE BENCHMARK USED FOR THIS SURVEY IS THE CITY OF SAN DIEGO BRASS PLUG IN THE TOP OF CURB AT THE NORTHWEST CORNER OF THE INTERSECTION OF BEECH STREET AND KETNER BOULEVARD.  
ELEV. = 25.839' M.S.L. (NGVD 29 1970 ADJUSTMENT)

## MAPPING AND MONUMENTATION

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

## LEGAL DESCRIPTION

COUNTY PARCEL NO. 2014-0210-B

THOSE PORTIONS OF LOTS 8,9,10,11, AND 12 IN BLOCK 28 OF MIDDLETOWN, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA ACCORDING TO THE PARTITION MAP THEREOF MADE BY J.E. JACKSON ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 12, BEING ALSO THE POINT OF INTERSECTION OF THE WESTERLY SIDELINE OF KETNER BOULEVARD AND THE SOUTHERLY SIDELINE OF CEDAR STREET, BOTH AS SHOWN ON SAID MAP; THENCE ALONG SAID WESTERLY SIDELINE AND THE EASTERLY LINE OF SAID BLOCK 28, SOUTH 0°31'27" WEST, 203.31 FEET, THENCE LEAVING SAID EASTERLY LINE AND WESTERLY SIDELINE, NORTH 89°27'12" WEST, 42.35 FEET; THENCE NORTH 0°33'31" EAST, 203.29 FEET TO THE NORTHERLY LINE AND SOUTHERLY SIDELINE, SOUTH 89°28'39" EAST 42.23 FEET, TO THE POINT OF BEGINNING.

APN: 533-322-13

## FLOOD ZONE

THE SUBJECT PROPERTY IS LOCATED IN COMMUNITY NO 060295 AND SHOWN ON FEMA PANEL 06073C1880G WITH AN EFFECTIVE DATE OF MAY 16, 2012 WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE AREA. THE SUBJECT PROPERTY IS SHOWN AS BEING FLOOD ZONE "X" UNSHADED BEING OUTSIDE THE 0.2% CHANCE (500 YEAR) FLOOD ZONE.

## ZONING / OVERLAYS

CCP-R (CENTRE CITY PLANNED DEVELOPMENT - RESIDENTIAL) AIRPORT INFLUENCE AREA (AIA) #2  
DISTRICT: R-RESIDENTIAL EMPHASIS TRANSIT AREA PRIORITY

## ABBREVIATIONS

AB	AGGREGATE BASE	NO	NUMBER
AC	ASPHALT CONCRETE	NTS	NOT TO SCALE
CF	CURB FACE	PA	PLANTING AREA
CONC	CONCRETE	PA	PEDESTRIAN
C&G	CURB AND GUTTER	RW	RECYCLED WATER
DWG	DRAWING	R/W	RIGHT-OF-WAY
EA	EACH	STD	STANDARD
EX	EXISTING	SS	SANITARY SEWER
FF	FINISH FLOOR	SW	SIDEWALK
FH	FIRE HYDRANT	TB	THRUST BLOCK
FL	FLOWLINE	TBV	TO BE VACATED
FS	FINISHED SURFACE	TC	TOP OF CURB
FG	FINISHED GRADE	TD	TOP OF DITCH
FTG	FOOTING	TOE	TOE OF GRATE
GB	GRADE BREAK	TOE	TOE OF BASIN
HP	HIGH POINT	TG	TOE OF SLOPE
IE	INVERT ELEVATION	TS	TOP OF SLOPE
LAT	LATERAL	TW	TOP OF WALL
MAX	MAXIMUM	TY	TYPICAL
MIN	MINIMUM	WS	WATER SERVICE

## LANDSCAPE NOTES

- MINIMUM TREE SEPARATION DISTANCE FIFTEEN (15) FEET MINIMUM FROM STREET LIGHTS. FIVE (5) FEET MINIMUM FROM DRIVEWAY APRON FLARES TWENTY (20) FEET MINIMUM FROM THE FRONT OF ANY TRAFFIC SIGNAL OR STOP SIGN TEN (10) FEET MINIMUM FROM THE BACK OF ANY TRAFFIC SIGNAL OR STOP SIGN FIVE (5) FEET MINIMUM FROM UNDERGROUND UTILITIES TEN (10) FEET MINIMUM FROM SEWER LINES (NEW ISSUE)
- ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE STANDARDS OF THE CITY-WIDE LANDSCAPE REGULATIONS AND THE CITY OF SAN DIEGO LAND DEVELOPMENT MANUAL LANDSCAPE STANDARDS AND ALL OTHER LANDSCAPE RELATED CITY AND REGIONAL STANDARDS
- ALL RIGHT-OF-WAY LANDSCAPE AS SHOWN ON THESE PLANS SHALL BE MAINTAINED BY THE OWNER. THE RIGHT-OF-WAY SHALL BE MAINTAINED FREE OF DEBRIS AND LITTER AND ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION CONSISTENT WITH CENTRE CITY STREET DESIGN MANUAL, AND THE CITY OF SAN DIEGO LANDSCAPE REGULATIONS AND STANDARDS

## BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS PLAN SET IS THE CALIFORNIA COORDINATE SYSTEM, CCS83, ZONE 6, EPOCH 1991.35, AND IS DETERMINED BY G.P.S. MEASUREMENTS TAKEN ON NOVEMBER 13, 2018, AND WERE ESTABLISHED FROM G.P.S. STATION 165 AND G.P.S. STATION 173 PER RECORD OF SURVEY NO. 14492. THE BEARING FROM G.P.S. STATION 165 TO G.P.S. STATION 173 IS NORTH 87°52'13" WEST. QUOTED BEARINGS FROM REFERENCE MAPS OR DEEDS MAY OR MAY NOT BE IN TERMS OF SAID SYSTEM.

THE COMBINED GRID FACTOR AT G.P.S. STATION 165 IS 1.0000151.  
GRID DISTANCE = GROUND DISTANCE X COMBINED GRID FACTOR.  
ELEVATION AT G.P.S. STATION 165 IS 10.78' (NGVD29 DATUM)

## OWNERS

THE COUNTY OF SAN DIEGO, A CALIFORNIA MUNICIPAL CORPORATION  
AS OWNER

BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
NAME: \_\_\_\_\_  
TITLE: \_\_\_\_\_

## LICENSED LAND SURVEYOR

FIRM: FUSCOE ENGINEERING, INC.  
ADDRESS: 6390 GREENWICH DRIVE, SUITE 170  
CITY, STATE: SAN DIEGO, CALIFORNIA 92122  
TELEPHONE: (858) 554-1500

BY: J. MARTY SMITH  
PLS NO.: 8070

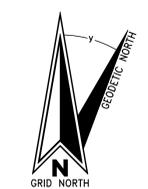


## ENGINEER OF WORK

FIRM: FUSCOE ENGINEERING, INC.  
ADDRESS: 6390 GREENWICH DRIVE, SUITE 170  
CITY, STATE: SAN DIEGO, CALIFORNIA 92122  
TELEPHONE: (858) 554-1500

BY: BRYAN D. SMITH  
R.C.E. NO.: 75822  
REGISTRATION EXPIRATION DATE: JUNE 30, 2020

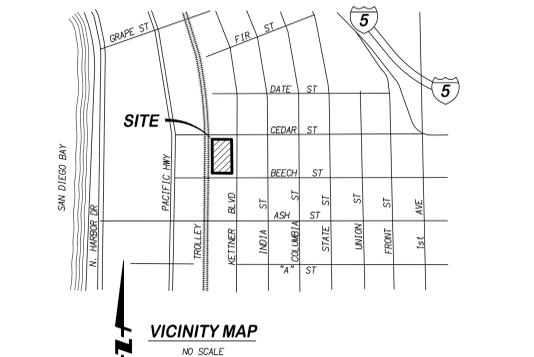
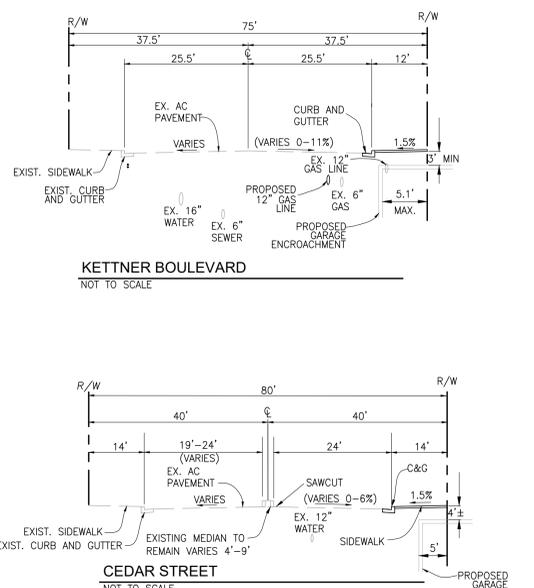
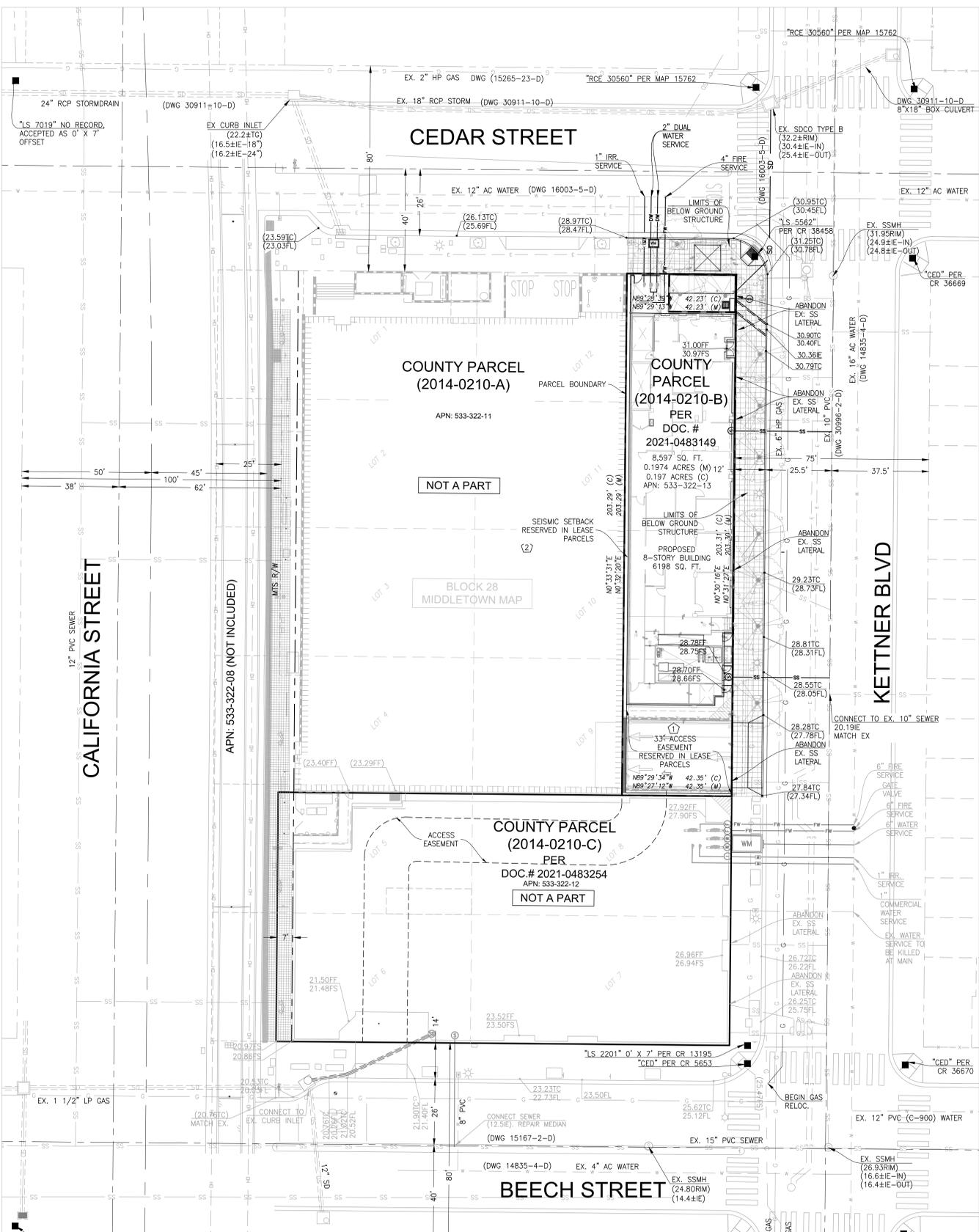
BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
NAME: \_\_\_\_\_  
TITLE: \_\_\_\_\_



PUBLIC IMPROVEMENT PLANS PER APPROVED CENTRE CITY DEVELOPMENT PERMIT NO. 2019-03, DOCUMENT NO. 2020-0309642.

## TENTATIVE PARCEL MAP NO. 2498209 CEDAR & KETNER CONCEPT GRADING AND UTILITY PLAN

DESCRIPTION	DATE	I.O. NO.
		PTS NO. 670397
		T.P.M. NO. 2498209
		1842-6277
		NAD83 COORDINATES
		202-1717
		LAMBERT COORDINATES

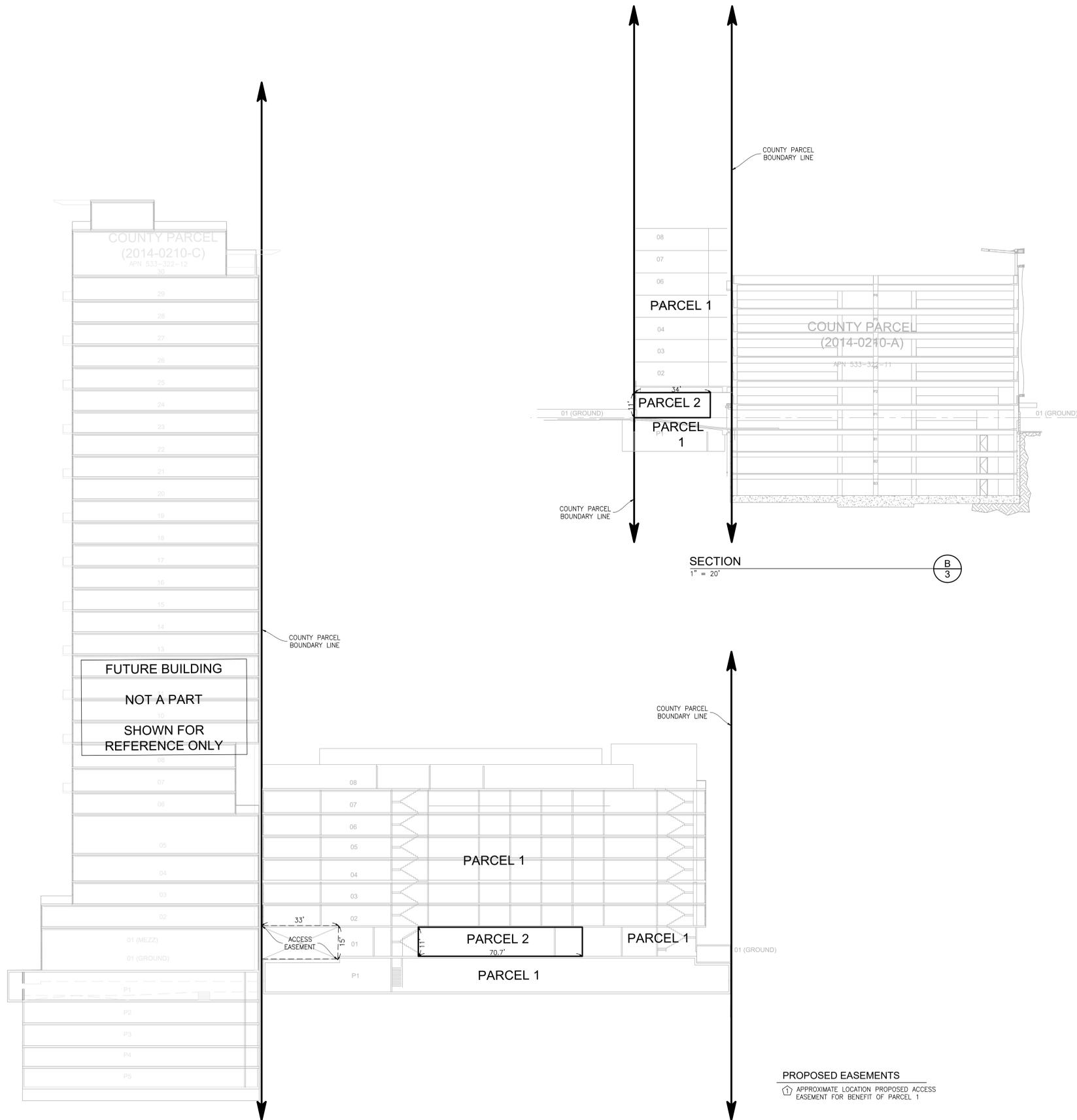


P:\PROJECTS\2498209\2498209-01-11-14-0115.DWG (11-05-21 9:06:24AM)



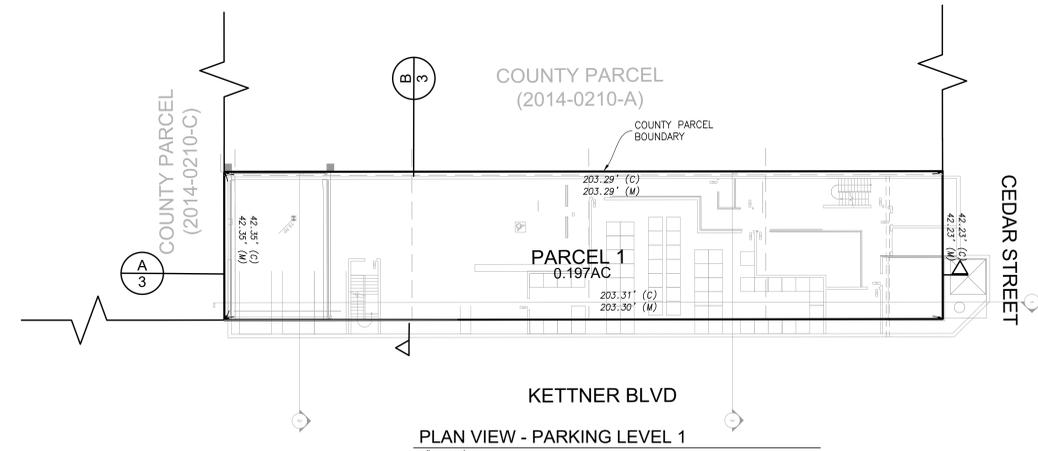
# TENTATIVE MAP NO. 2498209

**LEGEND**  
 PROPERTY LINE / TM BOUNDARY  
 LOT LINE  
 EASEMENT ACCESS

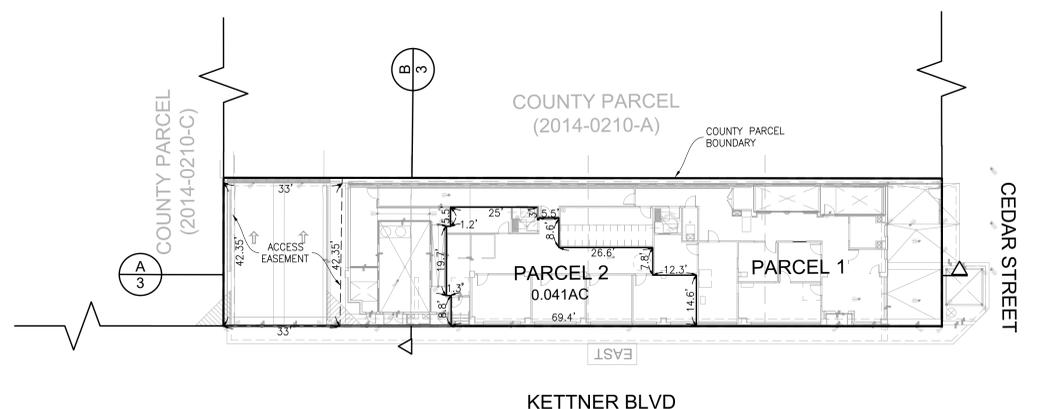


**SECTION**  
 1" = 20'  
 A  
 3

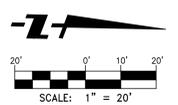
**PROPOSED EASEMENTS**  
 APPROXIMATE LOCATION PROPOSED ACCESS EASEMENT FOR BENEFIT OF PARCEL 1



**PLAN VIEW - PARKING LEVEL 1**  
 1" = 20'



**PLAN VIEW - GROUND LEVEL**  
 1" = 20'



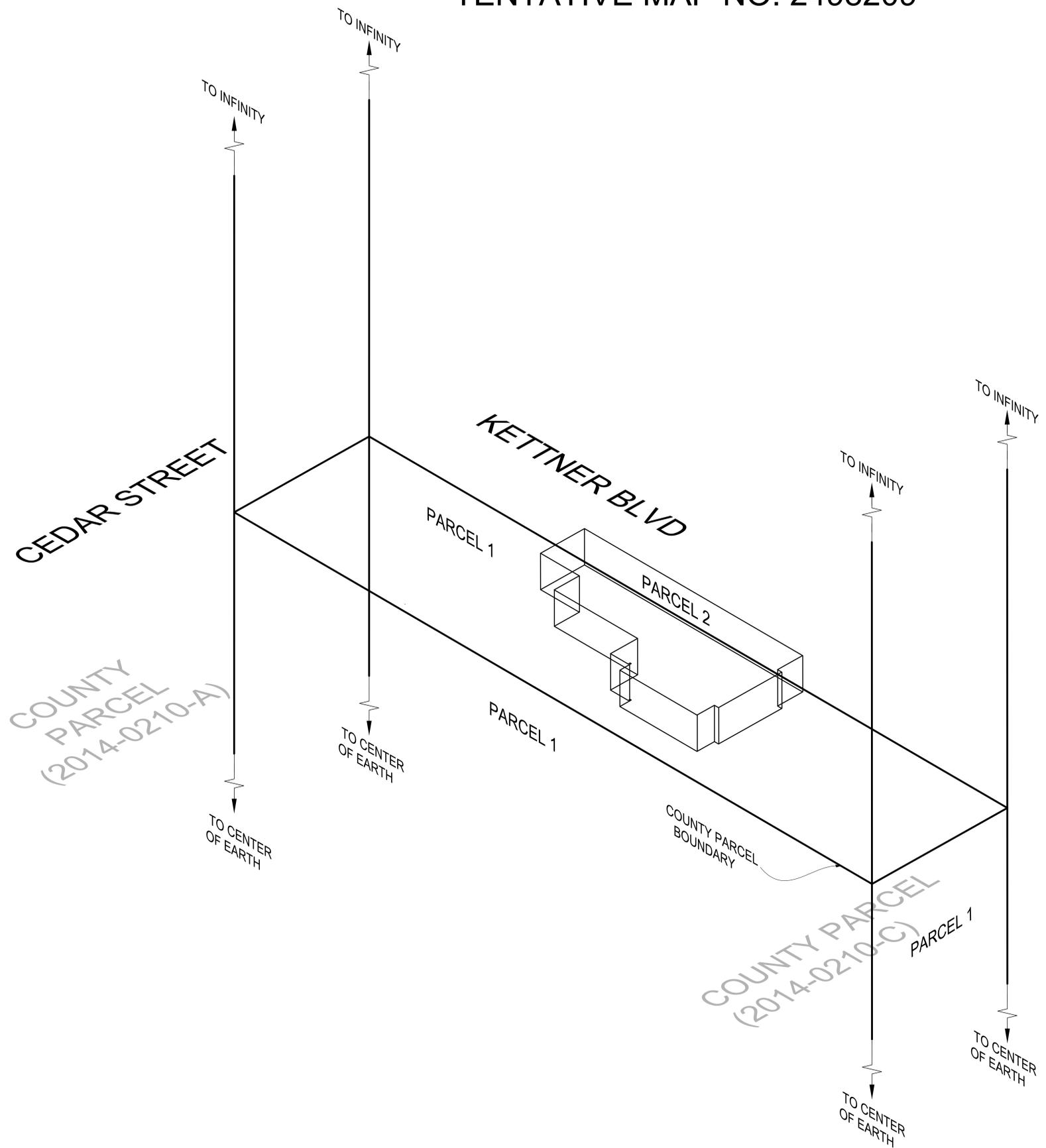
**FUSCOE ENGINEERING**  
 6390 Greenwich Drive, Suite 170  
 San Diego, California 92122  
 tel 858.554.1500 fax 858.597.0335  
 www.fuscoee.com

TENTATIVE PARCEL MAP NO. 2498209			
<b>CEDAR &amp; KETTNER</b>			
CROSS SECTIONS			
SHEET 3 OF 4 SHEETS			
DESCRIPTION	BY	DATE	I.O. NO.
			PTS NO. 670397
			T.P.M. NO. 2498209
			1842-6277
			NAD83 COORDINATES
			202-1717
			LAMBERT COORDINATES

P:\PROJECTS\2498209\13\13-0001\13-0001.dwg (13-00-01) A:14-5000

# TENTATIVE MAP NO. 2498209

**LEGEND**  
 PROPERTY LINE / TM BOUNDARY  
 LOT LINE



P:\PROJECTS\2014\14-0210\TENTATIVE MAP (2014-0210-A).DWG (11-16-14) 8:14:50AM

COUNTY PARCEL (2014-0210-C)



**FUSCOE ENGINEERING**  
 6390 Greenwich Drive, Suite 170  
 San Diego, California 92122  
 tel 858.554.1500 fax 858.597.0335  
 www.fuscoe.com

TENTATIVE PARCEL MAP NO. 2498209			
<b>CEDAR &amp; KETTNER</b>			
VERTICAL LOTTING PLAN			
SHEET 4 OF 4 SHEETS			
DESCRIPTION	BY	DATE	I.O. NO.
			P.T.S. NO. 670397
			T.P.M. NO. 2498209
			1842-6277
			NAD83 COORDINATES
			202-1717
			LAMBERT COORDINATES