



THE CITY OF SAN DIEGO

REPORT TO THE HEARING OFFICER

HEARING DATE: February 11, 2015 REPORT NO. 15-002

ATTENTION: Hearing Officer

SUBJECT: SEMPRA ENERGY TENTATIVE MAP
PTS PROJECT NUMBER: 361889

LOCATION: South of Island Avenue between 7th Avenue and 8th Avenue

APPLICANT: Naslund Engineering

SUMMARY

Issues: Should the Hearing Officer approve the consolidation and subdivision into three lots for commercial development within the Downtown Community Planning area?

Staff Recommendation: Approve Tentative Map No. 1337894.

Community Planning Group Recommendation: At their May 14, 2014, meeting, the Downtown Community Planning Council voted 19-1-2 to recommend approval of the proposed project with no recommendations (Attachment 5).

Environmental Review: This activity, which is part of a series of subsequent discretionary actions, and therefore not considered a separate project for purposes of California Environmental Quality Act (CEQA) pursuant to Section §15378(c), is covered under the Final Environmental Impact Report (FEIR) for the Centre City Redevelopment Plan certified by the former Redevelopment Agency (Agency) (Resolution No. R-04001) and City Council (Resolution No. R-301265) on March 14, 2006, and subsequent addenda to the FEIR for the 11th Amendment to the Redevelopment Plan for the Centre City Redevelopment Project, Amendments to the Downtown Community Plan (DCP), Centre City Planned District Ordinance (CCPDO), Marina PDO, and Mitigation, Monitoring and Reporting Program (MMRP) of the FEIR for the DCP, CCPDO, and the Redevelopment Plan for the Centre City Redevelopment Project certified by the Agency (Resolution No. R-04193) and by the City Council (Resolution No. R-302932) on July 31, 2007, including second Addendum to the FEIR for the proposed amendments to the DCP, CCPDO, Marina PDO, and MMRP certified by the Agency (Resolution No. R-04508) on April 21, 2010; prepared in compliance with State CEQA Guidelines Section 15168, and Downtown FEIR Consistency Evaluation (04/13/2013) prepared

in accordance with CEQA and local guidelines. Pursuant to Section 21166 of CEQA, there is no change in circumstance, additional information or project changes to warrant additional environmental review. This determination reflects the independent judgment of the City of San Diego as Lead Agency for this action.

BACKGROUND

The 1.22-acre site is located south of Island Avenue between 7th Avenue and 8th Avenue in the CCPD-ER & CCPD-BP Zones of the Centre City Planned District within the Downtown Community Plan. On March 20, 2013, Centre City Development Permit, Planned Development Permit and Comprehensive Sign Plan No. 2013-02 were approved for the construction of a 16-story structure for office and retail use. The site is currently under construction by Building Permit Nos. 1211875, 1188409, and 1287548 and no Certificate of Occupancy has been issued.

The purpose of the CCPD-ER (Centre City Planned District Employment/Residential Mixed-Use) is to provide synergy between educational institutions and residential neighborhoods, or transition between the Core District and residential neighborhoods. A variety of uses are permitted in this district, including office, residential, hotel, research and development, educational, and medical facilities.

The CCPD-BP (Centre City Planned District Ballpark Mixed-Use) accommodates mixed-use developments that support major sporting facilities and visitor attractions. A broad array of other uses are also permitted, including eating and drinking establishments, hotels, offices, research and development facilities, cultural institutions, residential uses, live/work spaces, and parking facilities.

The proposed project site is located within the Downtown Community Plan area and is designated for Employment/Residential Mixed-Use. The commercial subdivision is consistent with this land use designation.

The project contains designated historic resources addressed as 701 Island and 704 J Street and is listed as HRB Site #716 & 717. City staff has reviewed the proposed subdivision and determined it is in conformance with the City's Historic Resources Regulations (SDMC Chapter 14, Article 3 Division 2) and the U.S. Secretary of the Interior's Standards.

DISCUSSION

The project requires a Tentative Map per San Diego Municipal Code (SDMC) Section 125.0410, to consolidate 11 lots and subdivide into three (3) lots for commercial development. The project as proposed requires a Process Three, Hearing Officer decision with appeal rights to the Planning Commission.

The project has been conditioned to ensure that all existing onsite utilities as well as any new utility services serving the site shall be undergrounded with the appropriate permits.

The Municipal Code and the conditions of the previously approved Centre City Development Permit No. 2013-02 requires 486 off-street parking spaces where 490 are provided. The project proposes 490 parking spaces within above and below grade parking garages, consistent with the parking regulations.

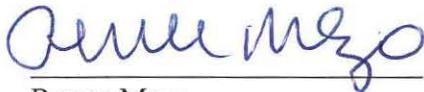
Conclusion:

Staff has reviewed the request for a Tentative Map and has found the project to be in conformance with the applicable sections of the San Diego Municipal Code and believes the required findings can be approved. Therefore, staff recommends the Hearing Officer approve Tentative Map No. 1337894, subject to the proposed conditions (Attachment 3).

ALTERNATIVES

1. Approve Tentative Map No. 1337894 with modifications.
2. Deny Tentative Map No. 1337894 if the findings required to approve the project cannot be affirmed.

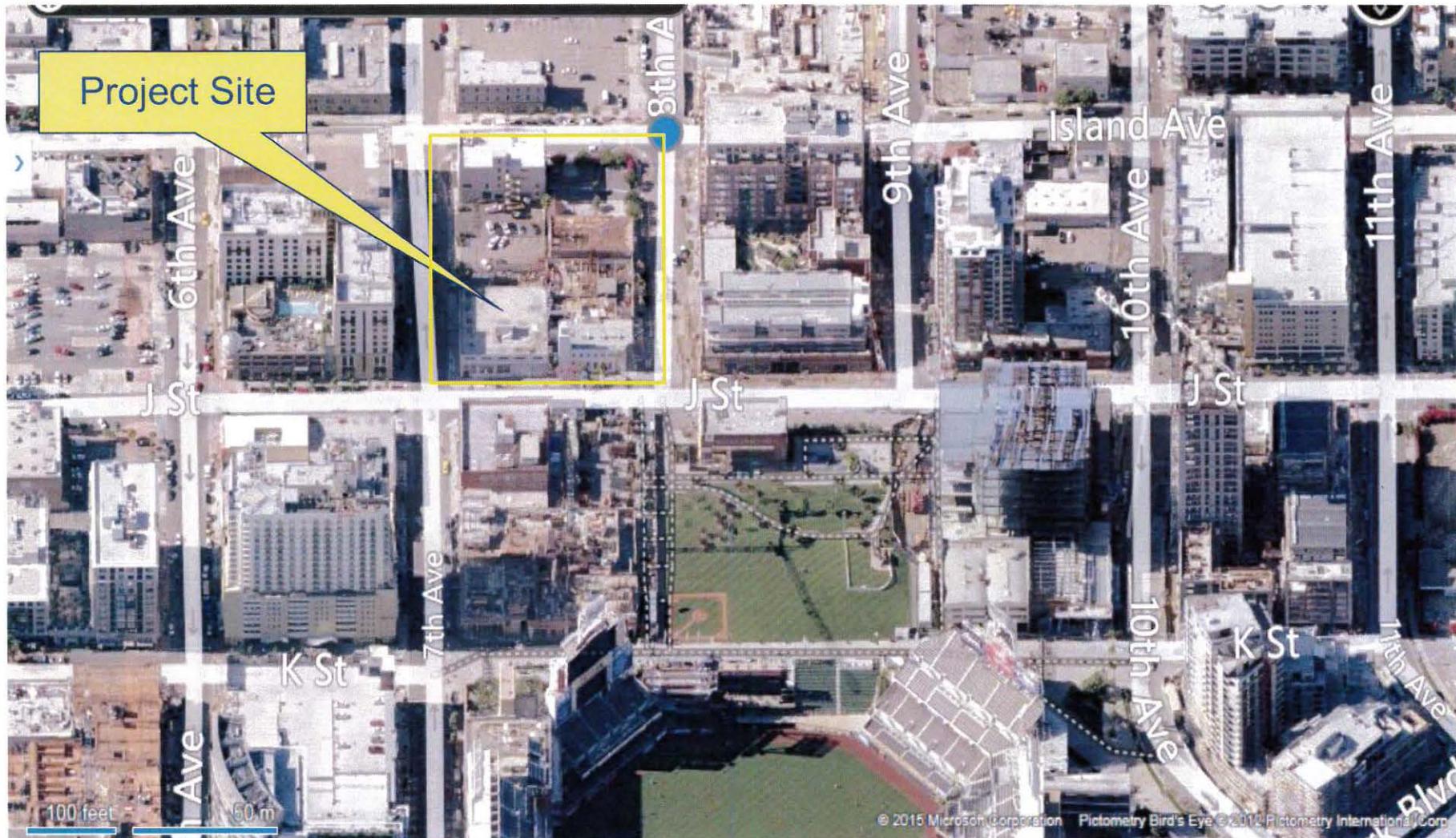
Respectfully submitted,



Renee Mezo
Development Project Manager

Attachments:

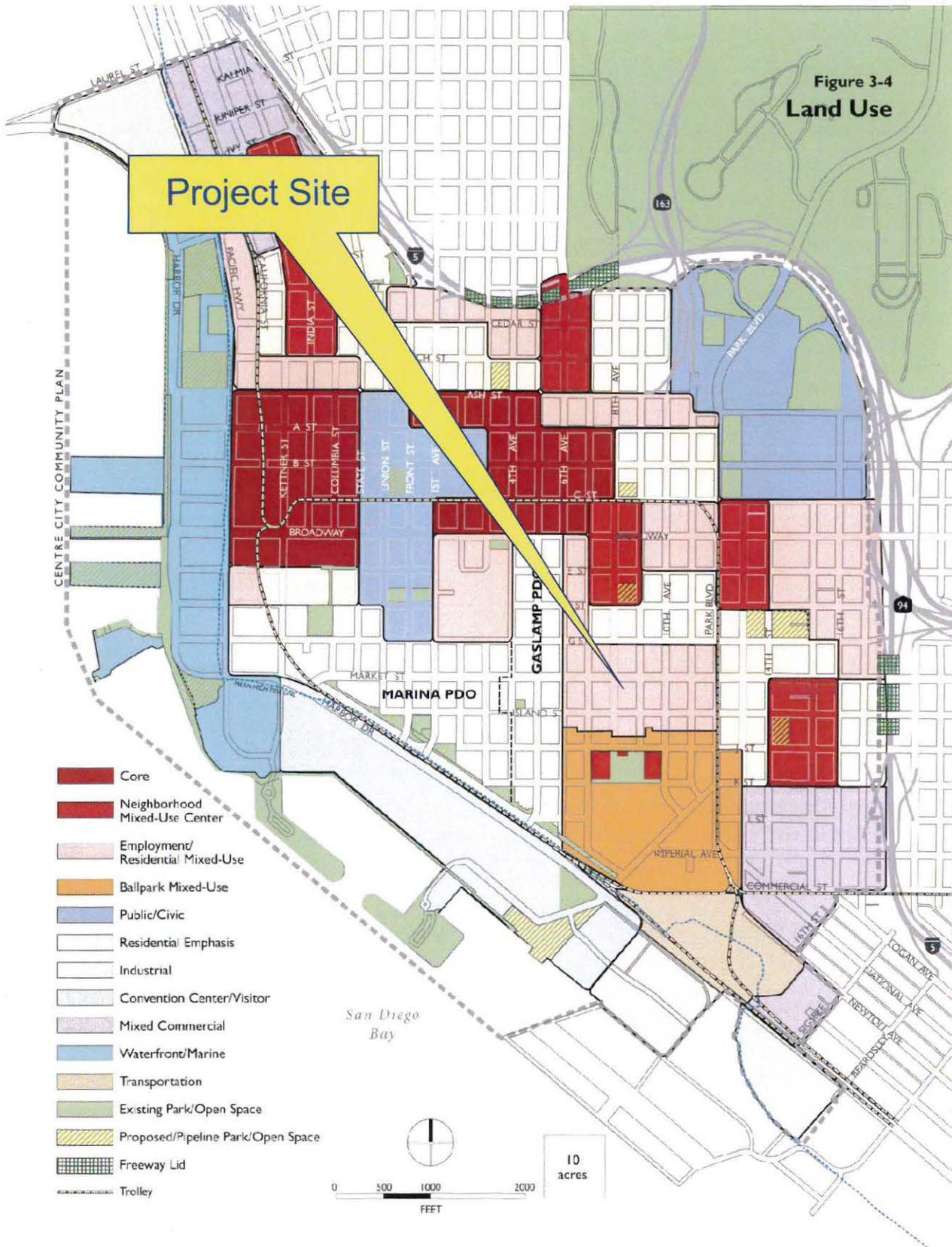
1. Aerial Photograph
2. Community Plan Land Use Map
3. Draft Map Resolution and Conditions
4. Map Exhibit-Tentative Map
5. Community Planning Group Recommendation
6. Ownership Disclosure Statement
7. Previous Permit (Centre City Development Permit No. 2013-02)
8. Environmental Memo



Location Aerial Photo

SEMPRA ENERGY TENTATIVE MAP – 7TH AVENUE AND 8TH AVENUE
PROJECT NO. 361889





**SEMPER ENERGY TENTATIVE MAP 7TH AVENUE AND 8TH AVENUE
PROJECT NO. 361889**



HEARING OFFICER RESOLUTION NUMBER R-_____

TENTATIVE MAP NO. 1337894
SEMPRA ENERGY TENTATIVE MAP – PROJECT NO. 361889
DRAFT

WHEREAS, CISTERRA SE HQ LLC, a Delaware Limited Liability Company, Subdivider, and NASLUND ENGINEERING, Engineer, submitted an application to the City of San Diego for a Tentative Map to consolidate 11 lots and subdivide into three (3) lots for commercial development. The 1.22-acre project site is located south of Island Avenue between 7th Avenue and 8th Avenue (Assessor Parcel Nos. 535-115-01-08) in the CCPD-ER & CCPD-BP Zones of the Centre City Planned District within the Downtown Community Plan. The property is legally described as Lots A-F and H-L, Block 111 of Horton's Addition, according to Map L.L. Lockling; and

WHEREAS, the Map proposes the Subdivision of a 1.22-site in order to consolidate 11 lots and subdivide into three (3) lots for commercial development; and

WHEREAS, this activity which is part of a series of subsequent discretionary actions, and therefore not considered a separate project for purposes of California Environmental Quality (CEQA) pursuant to Section §15378(c) is covered under the Final Environmental Impact Report (FEIR) for the Centre City Redevelopment Plan certified by the former Redevelopment Agency (Agency) (Resolution No. R-04001) and City Council (Resolution No. R-301265) on March 14, 2006, and subsequent addenda to the FEIR for the 11th Amendment to the Redevelopment Plan for the Centre City Redevelopment Project, Amendments to the Downtown Community Plan (DCP), Centre City Planned District Ordinance (CCPDO), Marina PDO, and Mitigation, Monitoring and Reporting Program (MMRP) of the FEIR for the DCP, CCPDO, and the

(Resolution No. R-04193) and by the City Council (Resolution No. R-302932) on July 31, 2007, including the second Addendum to the FEIR for the proposed amendments to the DCP, CCPDO, Marina PDO, and MMRP certified by the Agency (Resolution No. R-04508) on April 21, 2010; prepared in compliance with State CEQA Guidelines Section 15168, and Downtown FEIR Consistency Evaluation (04/13/2013) prepared in accordance with CEQA and local guidelines. Pursuant to Section 21166 of CEQA, there is no change in circumstance, additional information or project changes to warrant additional environmental review. This determination reflects the independent judgment of the City of San Diego as Lead Agency for this action; 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 sections 144.0220(a) and 144.0220(b); and

WHEREAS, on February 11, 2015, the Hearing Officer of the City of San Diego considered Tentative Map No. 1337894 and pursuant to San Diego Municipal Code section 125.0440 and the Subdivision Map Act, 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. 1337894:

1. **The proposed subdivision and its design or improvement are consistent with the policies, goals, and objectives of the applicable land use plan (San Diego Municipal Code § 125.0440(a) and Subdivision Map Action §§ 66473.5, 66474(a), and 66474(b)).**

The project proposes to consolidate 11 lots and subdivide into three lots for commercial development. The 1.22-acre site is located south of Island Avenue between 7th Avenue

and 8th Avenue in the CCPD-ER & CCPD-BP Zones of the Centre City Planned District within the Downtown Community Plan. On March 20, 2013, Centre City Development Permit, Planned Development Permit and Comprehensive Sign Plan No. 2013-02 was approved for the construction of a 16-story structure for office and retail use.

The purpose of the CCPD-ER (Centre City Planned District Employment/Residential Mixed-Use) is to provide synergy between educational institutions and residential neighborhoods, or transition between the Core District and residential neighborhoods. A variety of uses are permitted in this district, including office, residential, hotel, research and development, educational, and medical facilities.

The CCPD-BP (Centre City Planned District Ballpark Mixed-Use) accommodates mixed-use developments that support major sporting facilities and visitor attractions. A broad array of other uses are also permitted, including eating and drinking establishments, hotels, offices, research and development facilities, cultural institutions, residential uses, live/work spaces, and parking facilities.

The proposed project site is located within the Downtown Community Plan area and is designated for Employment/Residential Mixed-Use. The subdivision of land for commercial development for office and retail use complies with the policies, goals, and objectives of the applicable land use plan and underlying zones.

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

The project proposes to consolidate 11 lots and subdivide into three lots for commercial development. The 1.22-acre site is located south of Island Avenue between 7th Avenue and 8th Avenue in the CCPD-ER & CCPD-BP Zones of the Centre City Planned District within the Downtown Community Plan. On March 20, 2013, Centre City Development Permit, Planned Development Permit and Comprehensive Sign Plan No. 2013-02 was approved for the construction of a 16-story structure for office and retail use.

The proposed subdivision is consistent with the development regulations of the underlying zones and complies with setbacks, floor area ratio, landscaping and architectural design and no deviations are requested with this action. Therefore, the site complies with the applicable zoning and development regulations of the Land Development Code.

3. The site is physically suitable for the type and density of development (San Diego Municipal Code § 125.0440(c) and Subdivision Map Act §§ 66474(c) and 66474(d)).

The project proposes to consolidate 11 lots and subdivide into three lots for commercial development. The 1.22-acre site is located south of Island Avenue between 7th Avenue and 8th Avenue in the CCPD-ER & CCPD-BP Zones of the Centre City Planned District within the Downtown Community Plan. On March 20, 2013, Centre City Development

Permit, Planned Development Permit and Comprehensive Sign Plan No. 2013-02 was approved for the construction of a 16-story structure for office and retail use.

The proposed subdivision is consistent with the development regulations of the underlying zones of the Downtown Community Plan, which include setbacks, floor area ratio, landscaping, and architectural design.

The purpose of the CCPD-ER (Centre City Planned District Employment/Residential Mixed-Use) is to provide synergy between educational institutions and residential neighborhoods, or transition between the Core District and residential neighborhoods. A variety of uses are permitted in this district, including office, residential, hotel, research and development, educational, and medical facilities.

The CCPD-BP (Centre City Planned District Ballpark Mixed-Use) accommodates mixed-use developments that support major sporting facilities and visitor attractions. A broad array of other uses are also permitted, including eating and drinking establishments, hotels, offices, research and development facilities, cultural institutions, residential uses, live/work spaces, and parking facilities.

The proposed project site is located within the Downtown Community Plan area and is designated for Employment/Residential Mixed-Use. The site is physically suitable for the type and density of development as proposed for the subdivision of land for commercial development.

4. The design of the subdivision or the proposed improvements is not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat (San Diego Municipal Code § 125.0440(d) and Subdivision Map Act § 66474(e)).

The project proposes to consolidate 11 lots and subdivide into three lots for commercial development. The 1.22-acre site is located south of Island Avenue between 7th Avenue and 8th Avenue in the CCPD-ER & CCPD-BP Zones of the Centre City Planned District within the Downtown Community Plan. On March 20, 2013, Centre City Development Permit, Planned Development Permit and Comprehensive Sign Plan No. 2013-02 was approved for the construction of a 16-story structure for office and retail use.

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

5. The design of the subdivision or the type of improvements will not be detrimental to the public health, safety, and welfare (San Diego Municipal Code § 125.0440(e) and Subdivision Map Act § 66474(f)).

The project proposes to consolidate 11 lots and subdivide into three lots for commercial development. The 1.22-acre site is located south of Island Avenue between 7th Avenue and 8th Avenue in the CCPD-ER & CCPD-BP Zones of the Centre City Planned District within the Downtown Community Plan. On March 20, 2013, Centre City Development Permit, Planned Development Permit and Comprehensive Sign Plan No. 2013-02 was approved for the construction of a 16-story structure for office and retail use.

This activity which is part of a series of subsequent discretionary actions, and therefore not considered a separate project for purposes of CEQA pursuant to Section §15378(c) is covered under the Final Environmental Impact Report (FEIR) for the Centre City Redevelopment Plan certified by the former Redevelopment Agency (Agency) (Resolution No. R-04001) and City Council (Resolution No. R-301265) on March 14, 2006, and subsequent addenda to the FEIR for the 11th Amendment to the Redevelopment Plan for the Centre City Redevelopment Project, Amendments to the Downtown Community Plan (DCP), Centre City Planned District Ordinance (CCPDO), Marina PDO, and Mitigation, Monitoring and Reporting Program (MMRP) of the FEIR for the DCP, CCPDO, and the Redevelopment Plan for the Centre City Redevelopment Project certified by the Agency (Resolution No. R-04193) and by the City Council (Resolution No. R-302932) on July 31, 2007, including second Addendum to the FEIR for the proposed amendments to the DCP, CCPDO, Marina PDO, and MMRP certified by the Agency (Resolution No. R-04508) on April 21, 2010; prepared in compliance with State CEQA Guidelines Section 15168, and Downtown FEIR Consistency Evaluation (04/13/2013) prepared in accordance with CEQA and local guidelines. Pursuant to Section 21166 of CEQA, there is no change in circumstance, additional information or project changes to warrant additional environmental review. This determination reflects the independent judgment of the City of San Diego as Lead Agency for this action.

The project has been reviewed and is in compliance with the Municipal Code and the Subdivision Map Act. The Tentative Map includes conditions and corresponding exhibits of approvals relevant to adequate parking, public improvements, and paying applicable taxes in order to achieve compliance with the regulations of the San Diego Municipal Code. All Uniform Building, Fire, Plumbing, Electrical and Mechanical Code regulations and permitting requirements governing the construction and continued operation of the development apply to this project. Therefore, the design of the subdivision or the type of improvements will not be detrimental to the public health, safety, and welfare.

6. The design of the subdivision or the type of improvements will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision (San Diego Municipal Code § 125.0440(f) and Subdivision Map Act § 66474(g)).

The project proposes to consolidate 11 lots and subdivide into three lots for commercial development. The 1.22-acre site is located south of Island Avenue between 7th Avenue and 8th Avenue in the CCPD-ER & CCPD-BP Zones of the Centre City Planned District within the Downtown Community Plan. On March 20, 2013, Centre City Development Permit, Planned Development Permit and Comprehensive Sign Plan No. 2013-02 was approved for the construction of a 16-story structure for office and retail use.

No existing easements are located within the project boundaries as shown on Tentative Map No. 1337894. As such, no conflict will occur with the recording of the subdivision and therefore no conflict would negatively affect any easements acquired by the public at large.

7. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities (San Diego Municipal Code § 125.0440(g) and Subdivision Map Act § 66473.1).

The project proposes to consolidate 11 lots and subdivide into three lots for commercial development. The 1.22-acre site is located south of Island Avenue between 7th Avenue and 8th Avenue in the CCPD-ER & CCPD-BP Zones of the Centre City Planned District within the Downtown Community Plan. On March 20, 2013, Centre City Development Permit, Planned Development Permit and Comprehensive Sign Plan No. 2013-02 was approved for the construction of a 16-story structure for office and retail use.

The proposed subdivision of a 1.22-acre parcel to consolidate 11 lots and subdivide into three (3) lots for commercial development will not impede or inhibit any future passive or natural heating and cooling opportunities. The design of the subdivision has taken into account the best use of the land to minimize grading and preserving environmentally sensitive lands. Design guidelines have been adopted for the future construction of the single family homes; however they do not impede or inhibit any future passive or natural heating and cooling opportunities. With the independent design of the proposed subdivision each structure will have the opportunity through building materials, site orientation, architectural treatments, placement and selection of plant materials to provide 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 (San Diego Municipal Code § 125.0440(h) and Subdivision Map Act § 66412.3).

The project site is located south of Island Avenue between 7th Avenue and 8th Avenue in the CCPD-ER & CCPD-BP Zones of the Centre City Planned District within the Downtown Community Plan. No construction or grading is permitted by this Tentative Map. The development of a 16-story structure for office and retail use was previously approved On March 20, 2013 by Centre City Development Permit, Planned Development Permit and Comprehensive Sign Plan No. 2013-02. The site is currently under construction by Building Permit Nos. 1211875, 1188409, and 1287548. The project proposes a Tentative Map to consolidate 11 lots and subdivide into three lots for commercial development. This project is not subject to any housing impact fees as no residential units are proposed as part of the subdivision.

The Tentative Map, in of itself, would not impact housing within the region, as no residential units are proposed, sufficient public services exist to serve the subdivision, and the project is covered under the Final Environmental Impact Report (FEIR) for the Centre City Redevelopment Plan for the Downtown Community Plan.

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

BE IT FURTHER RESOLVED, that based on the Findings hereinbefore adopted by the Planning Commission, Tentative Map No. 1337894 is hereby granted to the CISTERRA SE HQ LLC, a Delaware Limited Liability Company, subject to the attached conditions which are made a part of this resolution by this reference.

By

Renee Mezo
Development Project Manager
Development Services Department

Internal Order No. 24004500

HEARING OFFICER
CONDITIONS FOR TENTATIVE MAP NO. 1337894

SEMPRA ENERGY TENTATIVE PARCEL MAP – PROJECT NO. 361889

ADOPTED BY RESOLUTION NO. R-_____ ON FEBRUARY 11, 2015

DRAFT

GENERAL

1. This Tentative Map will expire on February 26, 2018.
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 consolidate 11 lots and subdivide into three (3) lots for commercial development 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.
5. The Subdivider shall defend, indemnify, and hold the City (including its agents, officers, and employees [together, “Indemnified Parties”]) harmless from any claim, action, or proceeding, against the City and/or any Indemnified Parties to attack, set aside, void, or annul City’s approval of this project, which action is brought within the time period provided for in Government Code section 66499.37. City shall promptly notify Subdivider of any claim, action, or proceeding and shall cooperate fully in the defense. If City fails to promptly notify Subdivider of any claim, action, or proceeding, or if City fails to cooperate fully in the defense, Subdivider shall not thereafter be responsible to defend, indemnify, or hold City and/or any Indemnified Parties harmless. City may participate in the defense of any claim, action, or proceeding if City both bears its own attorney’s fees and costs, City defends the action in good faith, and Subdivider is not required to pay or perform any settlement unless such settlement is approved by the Subdivider.

ENGINEERING

6. The Subdivider shall underground any new service run to any new or proposed structures within the subdivision.
7. The Subdivider shall construct the required Public Improvements per approved Right-of-Way Permit No. 1132357 and Improvement Plans 37539-D and 37540-D, including new curbs, gutters, sidewalks, driveways, storm drains, street lights and curb ramps.

8. The Subdivider shall obtain a plumbing permit for the installation of appropriate private back flow prevention device(s), on each water service (domestic, fire and irrigation), in a manner satisfactory to the Public Utilities Director and the City Engineer. BFPDs shall be located above ground on private property, in line with the service and immediately adjacent to the right-of-way.
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. "Basis of Bearings" means the source of uniform orientation of all measured bearings shown on the map. Unless otherwise approved, this source shall be the California Coordinate System, Zone 6, North American Datum of 1983 [NAD 83].
12. "California Coordinate System" means the coordinate system as defined in Section 8801 through 8819 of the California Public Resources Code. The specified zone for San Diego County is "Zone 6," and the official datum is the "North American Datum of 1983."
13. 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.

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.
- Any party, on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of the Tentative Map, may protest the imposition within ninety days of the approval of this Tentative Map by filing a written protest with the San Diego City Clerk pursuant to Government Code sections 66020 and/or 66021.
- Where in the course of development of private property, public facilities are damaged or removed, the Subdivider shall at no cost to the City, obtain the required permits for work in the public right-of-way, and repair or replace the public facility to the satisfaction of the City Engineer (San Diego Municipal Code § 142.0607).

Internal Order No. 24004500

TENTATIVE PARCEL MAP #1337894

SEMPRA TOWER

CITY OF SAN DIEGO, CALIFORNIA

GENERAL NOTES:

1. TOTAL AMOUNT OF SITE TO BE GRADED: 1.22 AC.
2. PERCENT OF TOTAL SITE GRADED: 100%
3. AMOUNT OF SITE WITH 25% SLOPES OR GREATER: 0.0 AC.
4. PERCENT OF TOTAL SITE WITH 25% SLOPES OR GREATER: 0.0 AC.
5. AMOUNT OF SITE WITHIN HILLSIDE REVIEW: 0.0 AC.
6. PERCENT OF TOTAL SITE WITHIN HILLSIDE REVIEW: 0.0 AC.
7. AMOUNT OF CUT: 70,700 CUBIC YARDS.
8. AMOUNT OF FILL: 0 CUBIC YARDS.
9. MAXIMUM HEIGHT OF FILL SLOPES(S): 0 FEET 2:1 SLOPE RATIO.
10. MAXIMUM HEIGHT OF CUT SLOPES(S): 0 FEET 2:1 SLOPE RATIO.
11. AMOUNT OF EXPORT SOIL: 70,700 CUBIC YARDS. *2
12. RETAINING/ORB WALLS:
HOW MANY: 0
MAXIMUM LENGTH: 0 FEET
MAXIMUM HEIGHT: 0 FEET
13. EXISTING ZONING: CCPD-ER, CCPD-BR
14. CENTER CITY COMMUNITY PLAN
15. GROSS AREA: 1.22 ACRES
16. TOTAL NUMBER OF EXISTING LOTS: 11
17. TOTAL NUMBER OF PROPOSED LOTS: 3
18. LAMBERT COORDINATES: 186-1719
19. NAD 83 COORDINATES: 1838-8279
20. BENCHMARK: CITY OF SAN DIEGO BENCHMARK, BRASS PLUG SET AT THE NORTHWEST CORNER OF THE INTERSECTION OF J STREET AND 7TH AVENUE. ELEVATION = 16.657 NAVD83
21. SERVICES AND UTILITIES:
SCHOOLS: SAN DIEGO UNIFIED SCHOOL DISTRICT
WATER, SEWER, FIRE, AND POLICE: CITY OF SAN DIEGO
TELEPHONE: PACIFIC BELL
GAS AND ELECTRIC: S.D.G.&E.
22. ALL ON SITE SEWER AND WATER FACILITIES ARE TO BE PRIVATELY MAINTAINED.
23. PROPOSED UTILITIES WILL BE UNDERGROUND.
24. ALL SITE DRAINAGE WILL BE CONVEYED THROUGH FLOW THROUGH PLANTERS AND DISCHARGED DIRECTLY INTO PUBLIC THE PUBLIC STORM DRAIN.
25. THE SOURCE OF TOPOGRAPHIC INFORMATION IS A SURVEY COMPLETED BY NASLAND ENGINEERING ON NOVEMBER 16, 2012

NOTE:

THIS PROJECT PROPOSES TO EXPORT 70,700 CUBIC YARDS OF MATERIAL FROM THE PROJECT SITE. ALL EXPORT MATERIAL SHALL BE DISCHARGED INTO A LEGAL DISPOSAL SITE. THE APPROVAL OF THIS PROJECT WILL NOT ALLOW THE ONSITE PROCESSING AND SALE OF THE EXPORT MATERIAL UNLESS THE UNDERLYING ZONE ALLOWS A CONSTRUCTION AND DEMOLITION DEBRIS RECYCLING FACILITY WITH AN APPROVED NEIGHBORHOOD USE PERMIT OF CONDITIONAL USE PERMIT PER LDC SECTION 141.0620(i)

REFERENCES:

1. GEOTECHNICAL AND FAULT INVESTIGATION, CISTERRA TOWER, NORTH OF J ST. SOUTH OF ISLAND AVE, BETWEEN 7TH AND 8TH AVE., SAN DIEGO, CA, DATED MAY 07, 2013.
2. GEOTECHNICAL REVIEW OF GRADING, SHORING FOUNDATION, AND IMPROVEMENT PLANS AND RESPONSES TO CITY REVIEW COMMENTS, CISTERRA TOWER, NORTH OF J ST. SOUTH OF ISLAND AVE, BETWEEN 7TH AND 8TH AVE. LOTS B-E, H-L BLOCK 111, HORTON'S ADDITION SAN DIEGO, CALIFORNIA.
3. IMPROVEMENT PLANS DWG NO. 37540-D
4. GRADING/SHORING PLANS DWG NO. 37638-D
5. PROPOSED IN CONFORMANCE WITH CIVIC SAN DIEGO PERMIT #2013-02
6. WATER QUALITY TREATMENT CONTROL, PER APPROVED WATER QUALITY TECHNICAL REPORT PIS# 324008

NOTES:

1. NO EASEMENTS ON EXISTING PROPERTY
2. NO OVERHEAD ELECTRICAL UTILITIES

ASSESSORS PARCEL NUMBERS

535-115-01, 02, 03, 04, 05, 07, 08

LEGAL DESCRIPTION

LOTS A, B, C, D, E, F, H, I, J, K AND L IN BLOCK 111 OF HORTON'S ADDITION IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF MADE BY L. L. LOCKING ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY.

APPLICANT:

SDG-LEFT FIELD, LLC AND
CISTERRA SEHQ, LLC, A DELAWARE
LIMITED LIABILITY COMPANY
3580 CARMEL MOUNTAIN ROAD,
SUITE 460
SAN DIEGO, CA 92130
(619) 615-0200
(619) 615-0189 (FAX)

BUILDING FILE NUMBER

SUPERSTRUCTURE PTS: 339760
BUILD-OUT PTS: 346360

THE SITE IS CURRENTLY UNDER CONSTRUCTION.

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS MAP IS THE SOUTH-ERLY 7' OFFSET LINE OF BLOCK 111 OF HORTON'S ADDITION ACCORDING TO PARCEL MAP 18855 (L.L. HBS'1557W)

BASIS OF ELEVATIONS

CITY OF SAN DIEGO BENCHMARK, BRASS PLUG SET AT THE NORTHWEST CORNER OF THE INTERSECTION OF J STREET AND 7TH AVENUE.
ELEVATION = 16.06 M.S.L. DATUM

OWNER/DEVELOPER:

SDG - LEFT FIELD, LLC
AS TO LOT A, AND
CISTERRA SEHQ, LLC, A
DELAWARE LIMITED LIABILITY
COMPANY
3580 CARMEL MOUNTAIN
ROAD, SUITE 460
SAN DIEGO, CA 92130
(619) 615-0200
(619) 615-0189 (FAX)

PLUMBING ENGINEER:

MA ENGINEERS
5150 CARROLL CANYON ROAD,
SUITE 200
SAN DIEGO, CA 92121
(858) 200-0030
(858) 200-0037 (FAX)

CIVIL ENGINEER:

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

MECHANICAL ENGINEER:

MA ENGINEERS
5150 CARROLL CANYON ROAD,
SUITE 200
SAN DIEGO, CA 92121
(858) 200-0030
(858) 200-0037 (FAX)

SHORING ENGINEER:

EARTH SUPPORT SYSTEMS, INC.
8665 VIA EXCELENCIA,
SUITE 104
SAN DIEGO, CA 92126
(760) 929-2851

ARCHITECT:

DARRIER JOHNSON
1301 THIRD AVE.
SAN DIEGO, CA 92101
(619) 238-2353
(619) 238-6227 (FAX)

SOILS ENGINEER:

NOVA SERVICES, INC.
4373 VEWRIDGE AVENUE,
SUITE B
SAN DIEGO, CA 92123
(858) 282-7575
(858) 282-7570 (FAX)

ELECTRICAL ENGINEER:

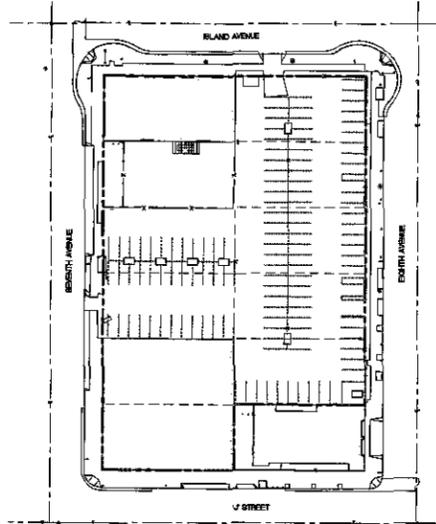
MICHAEL WALL ENGINEERING
415 SORRENTO VALLEY BLVD.
SAN DIEGO, CA 92121
(858) 638-0600
(858) 638-0640 (FAX)

LANDSCAPE ARCHITECT:

LANDLAB
702 WELTON DRIVE
SAN DIEGO, CA 92109
(858) 483-9817
(858) 551-9021 (FAX)

STRUCTURAL ENGINEER:

KPFF CONSULTING ENGINEERS
3151 CAMINO DEL RIO NORTH, SUIT 1050
SAN DIEGO, CA 92108
(619) 521-8900

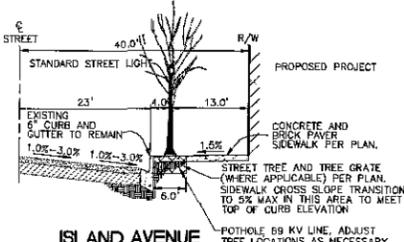


KEY MAP
NO SCALE

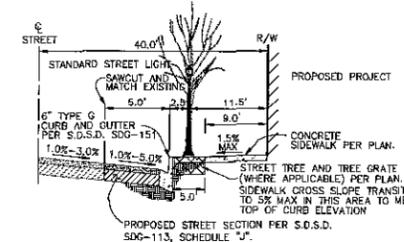
LEGEND

EXISTING IMPROVEMENTS	ITEM	SYMBOL
RIGHT-OF-WAY		---
EXISTING SEWER MANHOLE		⊙
EXISTING SEWER LATERAL		—○—
EXISTING WATER METER		⊙
EXISTING ELECTRIC		—○—
EXISTING TELEPHONE		—○—
EXISTING FIRE HYDRANT		⊙
EXISTING TELEPHONE POLE		⊙
EXISTING CURB		—
EXISTING CURB AND GUTTER		—
EXISTING DRIVEWAY		—
EXISTING STREET LIGHT		⊙
EXISTING CURB RAMP		—
EXISTING MONUMENT		⊙
EXISTING PARKING METER		⊙
EXISTING PULL BOX		⊙
EXISTING METAL VAULT COVER		⊙
EXISTING POSTED SIGN		⊙

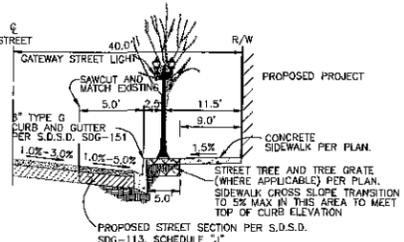
PROPOSED IMPROVEMENTS	STANDARD DIMS.	SYMBOL
TENTATIVE PARCEL MAP BOUNDARY LINE		---
PARCEL LINE		---
6" CURB & GUTTER TYPE 'G'	SDG-151	---
PROPOSED SAWCUT LINE		---
PROPOSED CURB RAMP TYPE 'A'	SDG-130, SDG-132, W/TRUNCATED DOMES, 3" IN DEPTH	---
TRENCH RESURFACING	SDG-107	---
SAWCUT AND REMOVE EXISTING PAVING AND REPLACE WITH A.C. PAVEMENT PER S.D. STANDARD DRAWINGS SDG-113, SCHEDULE J		---
PROPOSED COMMERCIAL DRIVEWAY	SDG-163	---
PROPOSED SEWER LATERAL (SIZE PER PLAN)	SDS-103, SDS-108, SDS-110(c)	---
WATER SERVICE (SIZE PER PLAN)	SDW-110, SDW-157	---
FIRE SERVICE (SIZE PER PLAN)	SDW-105, SDW-118	---
TREE GRATES (PVI)		---
SIDEWALK	SDG-155	---



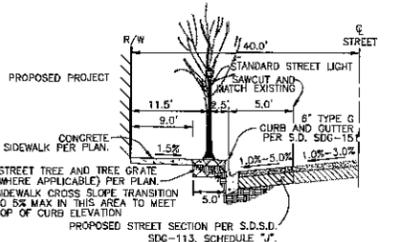
ISLAND AVENUE TYPICAL SECTION
NO SCALE



SEVENTH AVENUE TYPICAL SECTION
NO SCALE



J STREET TYPICAL SECTION
NO SCALE



EIGHTH AVENUE TYPICAL SECTION
NO SCALE

BUILDING SUMMARY:

FLOORS ABOVE GRADE	TOTAL AREA
L16	20,050
L15	20,050
L14	21,168
L13	21,168
L12	21,168
L11	21,168
L10	21,168
L9	21,168
L8	21,168
L7	21,168
L6	21,168
L5	21,168
L4	19,083
L3/P3	29,354
L2/P2	36,983
MEZZ/P1.5	19,164
L1/P1	37,837
TOTAL OCCUPANCY ABOVE GRADE AREA	394,201
BELOW GRADE	
B1	48,267
B2	41,368
B3	41,368
B4	37,635
TOTAL OCCUPANCY BELOW GRADE AREA	168,617

STREET LIGHT SCHEDULE:

STREET LIGHT NUMBER	STREET NAME	LOCATION REFERENCE	CORNER/STREET SIDE	TYPE OF WORK (AVAILAGE)	POLE TYPE	EXISTING POLE TYPE
1	EIGHTH AVE	N/O J STREET 88.5'	W	(U) 85W IND		C
2	EIGHTH AVE	S/O ISLAND AVE 125.0'	W	(U) 85W IND		C
3	EIGHTH AVE	N/O J STREET 175.0'	W	(U) 85W IND		C
4	EIGHTH AVE	AT ISLAND AVE	N/W/C	(U) 165W IND		15
5	ISLAND AVE	W/O EIGHTH AVE 96.8'	S	(U) 85W IND		C
6	ISLAND AVE	E/O SEVENTH AVE 117.3'	S	(U) 85W IND		C
7	J STREET	E/O SEVENTH AVE 68.0'	N/E	(N) 85W IND		A
8	SEVENTH AVE	J STREET	N/E/C	(U) 165W IND		15
9	SEVENTH AVE	N/O J STREET 144.0'	E	(N) 85W IND		C
10	SEVENTH AVE	S/O ISLAND AVE 170.0'	E	(N) 85W IND		C
11	SEVENTH AVE	S/O ISLAND AVE 61.0'	E	(N) 85W IND		C
12	SEVENTH AVE	AT ISLAND AVE	S/E/C	(U) 165W IND		15

*LOCATION REFERENCE FOR MID-BLOCK STREET LIGHTS: APPROXIMATE DISTANCE FROM CENTERLINE OF NEAREST CROSS STREET. **TYPE OF WORK: NEW (N), UPGRADE (U), AND RELOCATE (R).

MAPPING NOTE:

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

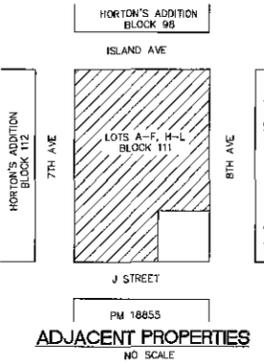
TENTATIVE PARCEL MAP REQUEST

THIS PROJECT REQUEST A TENTATIVE PARCEL MAP IN ORDER TO ALLOW 3D PARCEL MAP

SCOPE OF WORK

A SINGLE 16-STORY DEVELOPMENT COMPRISED OF OFFICE SPACE, RETAIL SPACE, PRIVATE/PUBLIC OPEN SPACE, 4 LEVELS OF BELOW GRADE PARKING, AND 3 LEVELS OF ABOVE GRADE PARKING.

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



ADJACENT PROPERTIES
NO SCALE

SHEET INDEX

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

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

PREPARED BY:

NAME: NASLAND ENGINEERING	REVISION 14:
ADDRESS: 4740 RUFFNER STREET SAN DIEGO, CA 92111	REVISION 13:
PROJECT ADDRESS: 424 8TH AVENUE SAN DIEGO, CA 92101	REVISION 12:
PROJECT NAME: SEMPRA TOWER	REVISION 11:
	REVISION 10:
	REVISION 9:
	REVISION 8:
	REVISION 7:
	REVISION 6:
	REVISION 5:
	REVISION 4:
	REVISION 3:
	REVISION 2:
	REVISION 1:

SHEET TITLE:

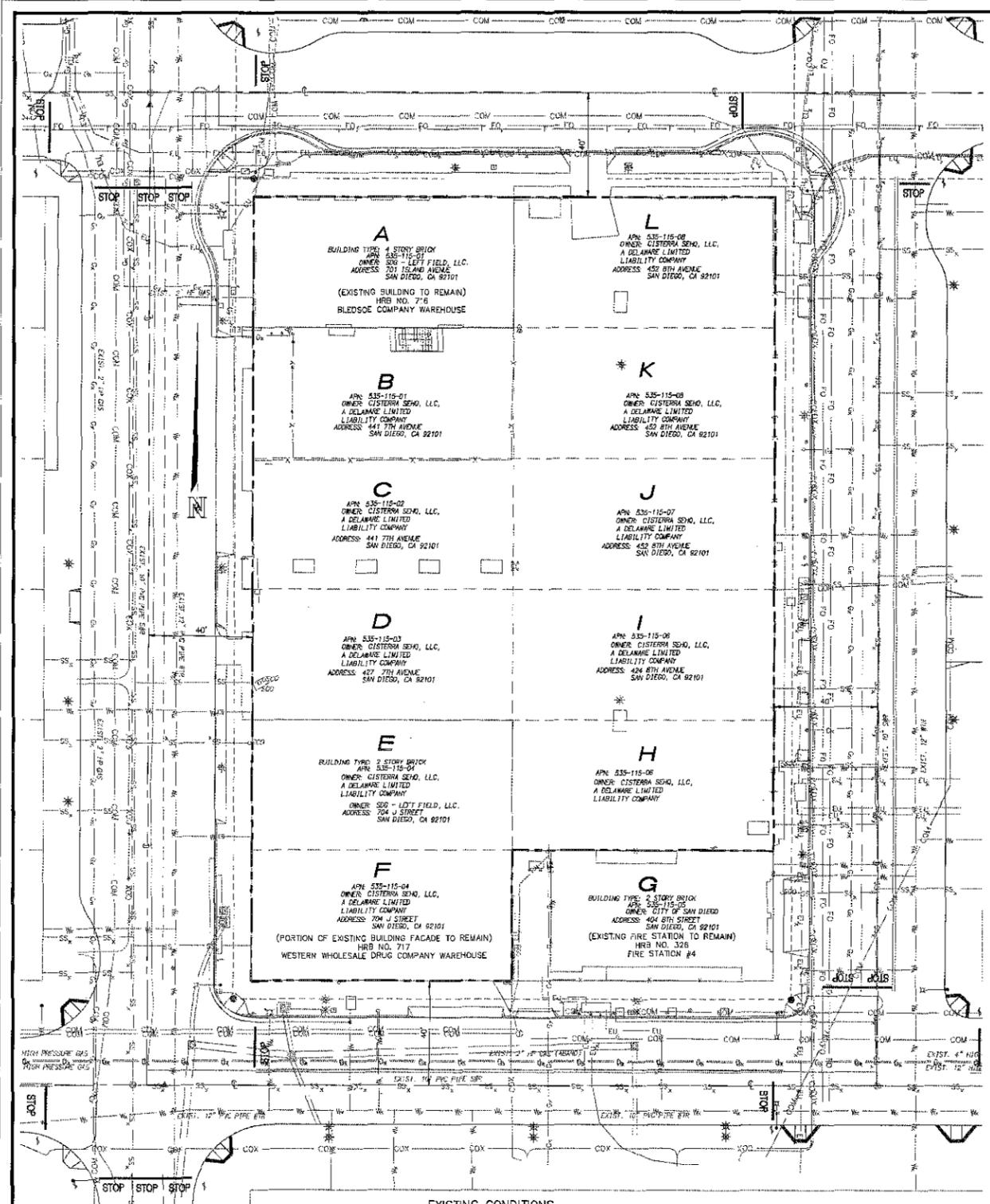
TENTATIVE PARCEL MAP #1337894
T.M. P.T.S. No. 361889
L.O. NUMBER 24004500

LAMBERT COORDINATES: 186-1719
NAD83 COORDINATES: 1838-8279
ORIGINAL DATE: 03/24/2014
SHEET 1 OF 3
DEP #

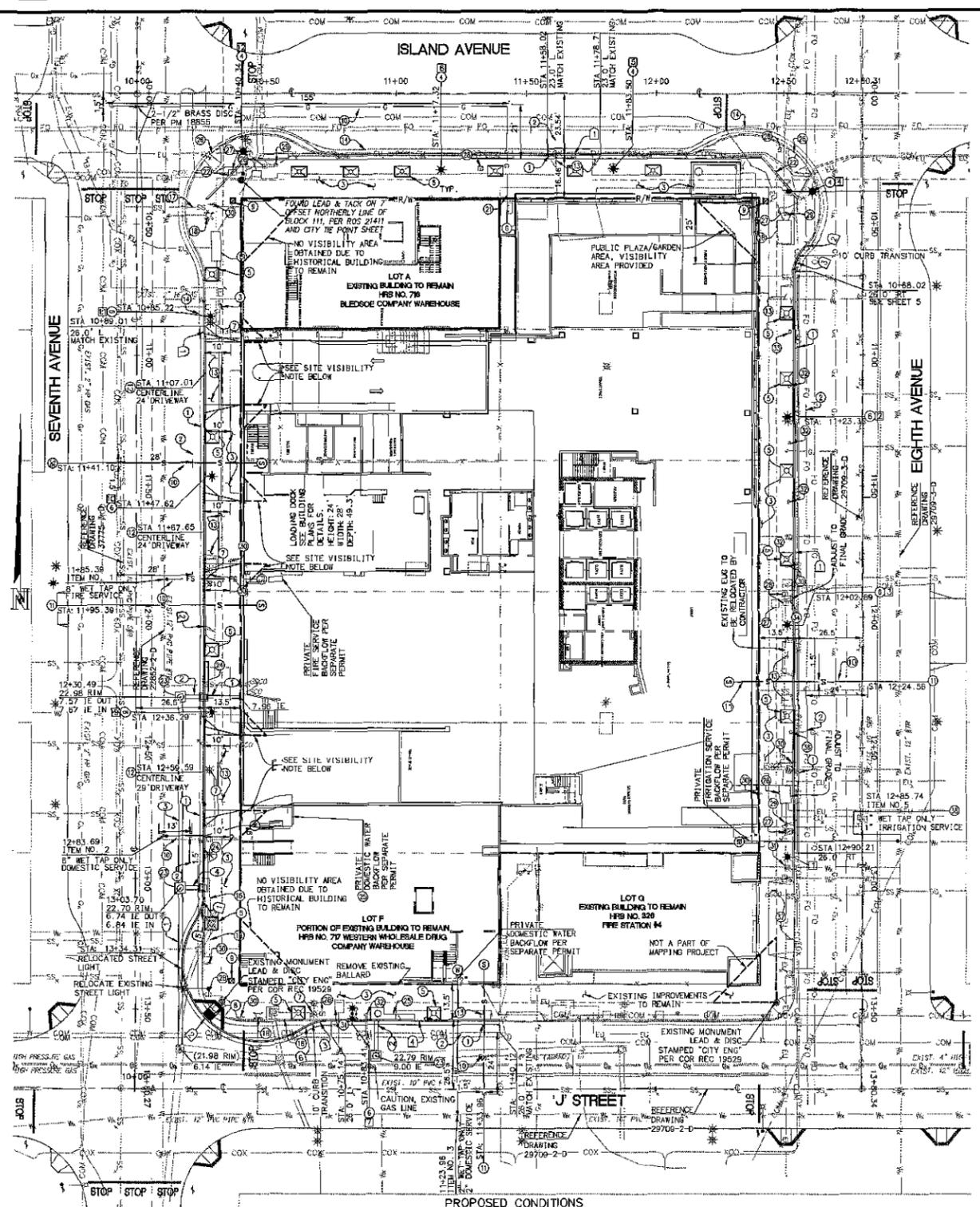
TOTAL PARKING SUMMARY:

STALL TYPE	REQUIRED	PROVIDED	TOTAL
STANDARD	425 MIN.	435	323,760/1,000 S.F. X 1.5 = 485.64 (486 TOTAL REQUIRED)
ACCESSIBLE	2	2	
VAN ACCESSIBLE	2	2	
TANDEM	NOT TO EXCEED 51	45	490 PROVIDED TOTAL (486 TOTAL REQUIRED)
TOTAL CAR SPACES	488*	490	
ALTERNATIVE FUELED VEHICLES	REQUIRED	PROVIDED	
CAL GREEN	40	47	
LEED (CARPOOL) 480 X 3% = 25	25	25	
LEED (ELECTRIC) 480 X 3% = 15	15	22 (2 ARE ADA)	
MOTORCYCLE	25	31	
BICYCLE CIVIC SAN DIEGO 25, LEED 27, CAL GREEN 26	27	28	

*INCLUDE CALC FOR 250 FOOTNOTE (CIRCLED)
PER PARKING COUNTY SUMMARY, PER THE PDD (1.5 SPACES / 1000S.F.) WE ARE REQUIRED TO HAVE 486 SPACES FOR 323,760 GSF OF OFFICE PER THE DEVELOPMENT PERMIT. HISTORICAL BUILDINGS DO NOT REQUIRE ADDITIONAL PARKING, AND A MAXIMUM OF 51 TANDEM SPACES ARE ALLOWED.



EXISTING CONDITIONS
SCALE: 1" = 20'



PROPOSED CONDITIONS
SCALE: 1" = 20'

- TENTATIVE PARCEL MAP NOTES:**
- REMOVE EXISTING CURB AND GUTTER. REPLACE WITH 6" TYPE 'C' CONCRETE CURB AND GUTTER PER S.D. STANDARD DRAWING SDG-151.
 - REMOVE AND REPLACE EXISTING PAVING SECTION AND REPLACE PER CENTRE CITY STREETScape MANUAL ISLAND AVENUE PAVING T-11.
 - CONSTRUCT CONCRETE SIDEWALK PER T-11 OF CENTRE CITY STREETScape MANUAL.
 - EXISTING STREET LIGHTS TO BE REPLACED PER S.D. STANDARD DRAWING SDG-100 WITH 165 W INDOOR FOR TYPE 16. PROTECT IN PLACE PER THE STREET LIGHTING PLAN SHEET 10.
 - INSTALL 4"Ø TREE GRATE AND TREE PER CDDC STREETScape MANUAL & LANDSCAPE PLANS.
 - INSTALL NEW STREET LIGHT.
 - REMOVE EXISTING STANDARD STREET LIGHT. REMOVE EXISTING FOUNDATION TO 1" BELOW FINISHED SURFACE.
 - CONSTRUCT TYPE 'A' CURB RAMP PER S.D. STANDARD DRAWING SDG-132.
 - INSTALL LITTER RECEPTACLES, VICTOR STANLEY SD-42, SEE FIGURE T-28 OF CENTRE CITY STREETScape MANUAL.
 - TRENCH REPAIRING PER S.D. STANDARD DRAWING SDG-107.
 - INSTALL 4" SEWER LATERAL WITH CLEANOUT PER S.D. STANDARD DRAWING SDG-102, SDG-105, AND SDG-110.
 - CONSTRUCT CONCRETE DRIVEWAY PER S.D. STANDARD DRAWING SDG-159.
 - REMOVE EXISTING DRIVEWAY.
 - EXISTING CURB AND GUTTER TO REMAIN. PROTECT IN PLACE.
 - REMOVE AND REPLACE EXISTING CROSS GUTTER PER S.D. STANDARD DRAWING SDG-157.
 - REMOVE EXISTING CURB INLET AND MAN HOLES.
 - EXISTING 4" SEWER LATERAL TO REMAIN. PROTECT IN PLACE.
 - EXISTING FIRE HYDRANT TO REMAIN. PROTECT IN PLACE.
 - EXISTING ELECTRIC TRANSFORMERS TO REMAIN. PROTECT IN PLACE.

- TENTATIVE PARCEL MAP NOTES Cont.:**
- GAS METER TO BE INSTALLED BY SOGAC. EXACT LOCATION TO BE DETERMINED IN THE FIELD. SEMPRA TO REVIEW AND APPROVE PROPOSED LOCATION.
 - INSTALL FIRE LANE BRONZE PLAQUE.
 - INSTALL TYPE M4 CLEANOUT PER SDG-115.
 - INSTALL TYPE C-1 CURB INLET PER SDG-117.
 - INSTALL PRIVATE BACKFLOW DEVICE PER SEM-157.
 - EXISTING CURB RAMP AND TRUNCATED DOMES TO REMAIN. PROTECT IN PLACE.
 - EXISTING TELEPHONE CABLE PULL BOX TO REMAIN. PROTECT IN PLACE.
 - EXISTING ELECTRICAL VAULT AND/OR PULL BOX TO REMAIN. PROTECT IN PLACE.
 - EXISTING TELEPHONE RISER TO REMAIN. PROTECT IN PLACE.
 - EXISTING SIGN TO REMAIN. PROTECT IN PLACE.
 - EXISTING WATER METER TO REMAIN. PROTECT IN PLACE.
 - EXISTING PARKING METER TO REMAIN.
 - EXISTING TRASH RECEPTACLE TO BE REMOVED.
 - EXISTING TELEPHONE PULL BOX TO REMAIN. PROTECT IN PLACE.
 - EXISTING GAS VALVE TO REMAIN. PROTECT IN PLACE.
 - EXISTING DRIVEWAY TO REMAIN.
 - INSTALL 1" IRRIGATION WITH 3/4" METER

STREET LIGHT SCHEDULE:

STREET LIGHT NUMBER	STREET NAME	LOCATION REFERENCE	CORNER/STREET SIDE	TYPE OF WORK / W/ATG	POLE TYPE	EXISTING POLE TYPE
1	EIGHTH AVE	N/O J STREET 56.5'	W	(U) 85W IND	-	C
2	EIGHTH AVE	S/O ISLAND AVE 125.0'	W	(U) 85W IND	-	C
3	EIGHTH AVE	N/O J STREET 175.0'	W	(U) 85W IND	-	C
4	EIGHTH AVE	AT ISLAND AVE	N/W/C	(U) 165W IND	-	15
5	ISLAND AVE	W/O EIGHTH AVE 96.8'	S	(U) 85W IND	-	C
6	ISLAND AVE	E/O SEVENTH AVE 117.3'	S	(U) 85W IND	-	C
7	J STREET	E/O SEVENTH AVE 68.0'	N/E	(U) 85W IND	A	-
8	SEVENTH AVE	J STREET	N/E/C	(U) 165W IND	-	15
9	SEVENTH AVE	N/O J STREET 144.0'	E	(N) 85W IND	C	-
10	SEVENTH AVE	S/O ISLAND AVE 170.0'	E	(N) 85W IND	C	-
11	SEVENTH AVE	S/O ISLAND AVE 61.0'	E	(N) 85W IND	C	-
12	SEVENTH AVE	AT ISLAND AVE	S/E/C	(U) 165W IND	-	15

SITE VISIBILITY NOTE:
ADEQUATE SIGHT VISIBILITY FOR VEHICLES LEAVING THE PROPOSED PARKING STRUCTURE SHALL BE PROVIDED BY MARKING THE VISIBILITY AREAS VISUALLY OPEN USING GLASS WALLS OR SOME OTHER VISUALLY OPEN CONCEPT AND/OR INSTALLING CONVEX SAFETY MIRRORS TO INDICATE TO MOTORISTS LEAVING THE PARKING STRUCTURE THE PRESENCE OR ABSENCE OF A MOVING OR STATIONARY VEHICLE AND/OR PEDESTRIAN IN THE RIGHT-OF-WAY.

CURB DATA ISLAND AVE. & EIGHTH AVE.

BEARING/Delta	RADIUS	LENGTH	NOTE
N 28° 53' 41" W	26.99'	6" TYPE 'C' C&G	
N 44° 00' 48" E	15.00'	6" ROLLED CURB	
N 44° 00' 48" E	15.00'	10' 10" CURB TRANSITION	

CURB DATA SEVENTH AVE.

BEARING/Delta	RADIUS	LENGTH	NOTE
N 00° 00' 00" W	188.45'	6" TYPE 'C' C&G	
N 00° 00' 00" W	188.45'	6" TYPE 'C' C&G	

CURB DATA J STREET

BEARING/Delta	RADIUS	LENGTH	NOTE
32° 51' 36"	20.00'	10.00'	10' CURB TRANSITION
155° 39' 32"	30.00'	81.50'	6" ROLLED CURB
32° 51' 35"	20.00'	10.00'	10' CURB TRANSITION
N 89° 51' 55" W	64.98'	6" TYPE 'C' C&G	
32° 51' 36"	20.00'	1.47'	6" ROLLED CURB
32° 51' 35"	20.00'	1.47'	6" ROLLED CURB

CURB DATA EIGHTH AVE.

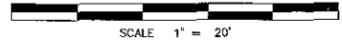
BEARING/Delta	RADIUS	LENGTH	NOTE
N 00° 00' 47" E	266.28'	6" TYPE 'C' C&G	

STORM DRAIN DATA SEVENTH AVE.

BEARING/Delta	RADIUS	LENGTH	NOTE
N 90° 00' 00" E	12.25'	12" RCP (PRIVATE)	
N 90° 00' 00" E	7.19'	18" RCP	
N 00° 00' 00" W	73.21'	18" RCP	
N 90° 00' 00" E	6.37'	18" RCP	

STORM DRAIN DATA J STREET

BEARING/Delta	RADIUS	LENGTH	NOTE
N 00° 00' 00" W	55.82'	18" RCP	
N 00° 00' 00" E	16.14'	18" RCP	



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

PROJECT ADDRESS:
424 8TH AVENUE, SAN DIEGO, CA 92101

PROJECT NAME:
SEMPRA TOWER

REVISIONS:

REVISION NUMBER	DATE	DESCRIPTION
1	03/04/2014	ORIGINAL DATE
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		

LAMBERT COORDINATES: 198-1719
NAD83 COORDINATES: 1938-6279

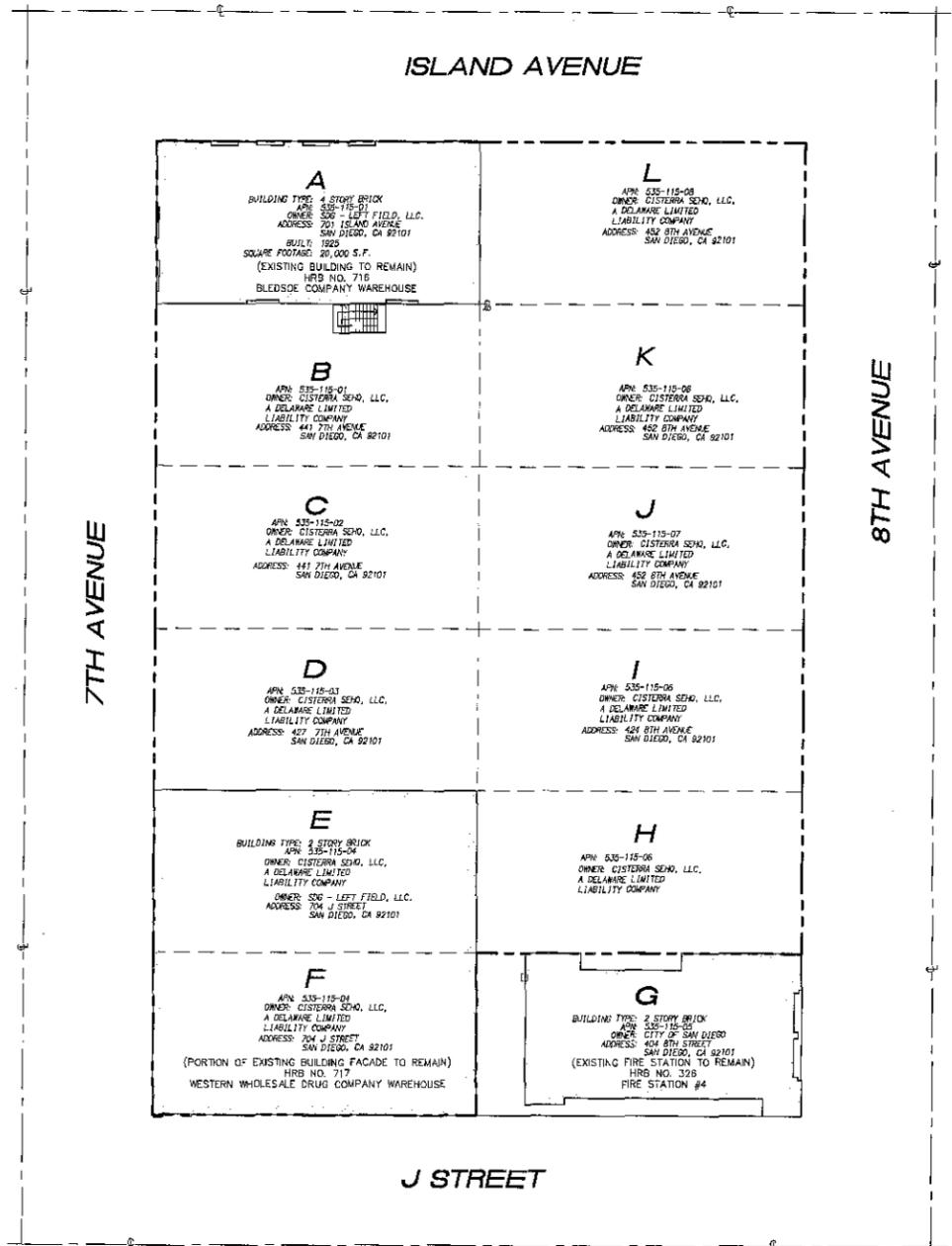
SHEET TITLE:
TENTATIVE PARCEL MAP NO. 1537854
ITEM PTS. NO. 36889
LO. NUMBER 24004500

SCALE: 1" = 20'

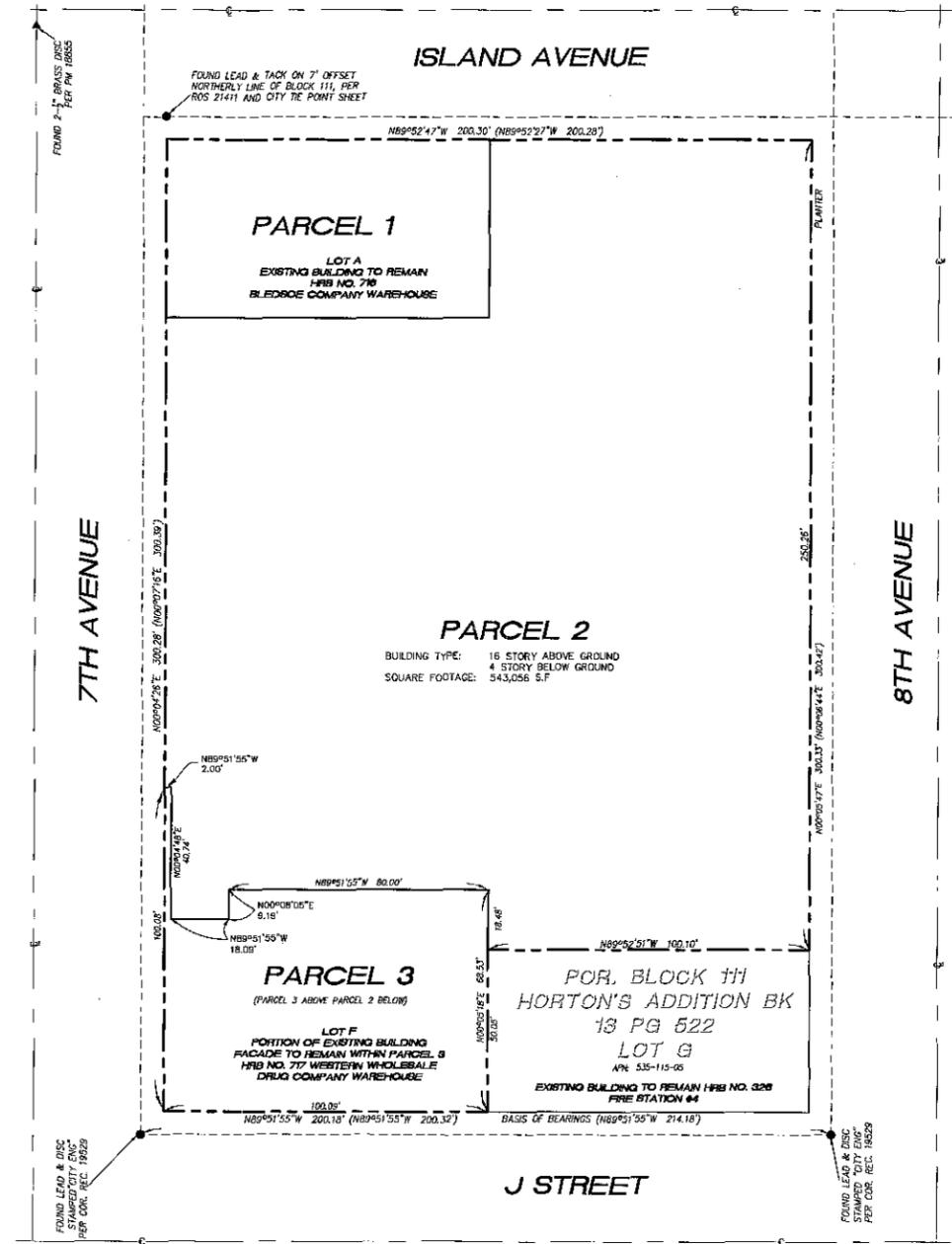
DATE: 03/04/2014

SHEET: 2 OF 3

Nasland
Civil Engineering
Surveying
Land Planning
T (858) 252-7770
4740 Ruffner Street
San Diego, CA 92111
nasland.com



EXISTING LOT CONFIGURATION

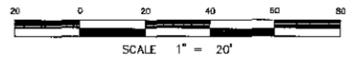


PROPOSED LOT CONFIGURATION

BASIS OF BEARINGS
 THE BASIS OF BEARINGS FOR THIS MAP IS THE SOUTHERLY 7' OFFSET LINE OF BLOCK 111 OF HORTON'S ADDITION ACCORDING TO PARCEL MAP 18855 I.E.: N89°51'53"E

BASIS OF ELEVATIONS
 CITY OF SAN DIEGO BENCHMARK BRASS PLUG SET AT THE NORTHWEST CORNER OF THE INTERSECTION OF J STREET AND FIFTH AVENUE.
 ELEVATION = 16.08 M.S.L. DATUM

PLAN DATE IDENTIFIER
 DATE OF LAST CHANGE TO THIS PLAN
 12/28/2014
 DATE OF THIS PLAN
 01/19/2015



Nasland Civil Engineering Surveying Land Planning
 4740 Ruffner Street San Diego, CA 92111
 7 (619) 252-7770
 nasland.com

PREPARED BY: _____

NAME: <u>NASLAND ENGINEERING</u>	REVISION 14: _____
ADDRESS: <u>4740 RUFFNER STREET</u>	REVISION 13: _____
<u>SAN DIEGO, CA 92111</u>	REVISION 12: _____
PROJECT ADDRESS: _____	REVISION 11: _____
<u>424 8TH AVENUE</u>	REVISION 10: _____
<u>SAN DIEGO, CA 92101</u>	REVISION 9: _____
PROJECT NAME: _____	REVISION 8: _____
<u>SEMPRA TOWER</u>	REVISION 7: _____
LAMBERT COORDINATES: <u>108-1719</u>	REVISION 6: _____
NADE83 COORDINATES: <u>1838-6279</u>	REVISION 5: _____
ORIGINAL DATE: <u>03/04/2014</u>	REVISION 4: _____
SHEET TITLE: _____	REVISION 3: _____
<u>TENTATIVE PARCEL</u>	REVISION 2: _____
<u>MAP No. 1807894</u>	REVISION 1: _____
<u>TPM PTS No. 361889</u>	
<u>LO NUMBER 24004500</u>	

SHEET 3 OF 3

DEF # _____

N.E. JOB No. 112-160.1

**DOWNTOWN COMMUNITY PLANNING COUNCIL
MINUTES OF THE MEETING OF May 14, 2014
Civic San Diego – 401 B Street, Suite 400 (4th Floor) – San Diego, CA**

Call to Order: Chair Laura Garrett @ 5:21

Roll Call: Secretary Cindy Blair noted that 16 of 26 members were present, constituting a quorum.

Members Present @ Call to Order (16): Jon Baker, Monica Ball, Cindy Blair, Efrem Bycer, Debbie Carrigan, Adam Covington, Claudia Escala, Laura Garrett, Bill Keller, Lindsay King, Kyle Peterson, David Priver, Pat Stark, Luke Vinci, Alex Ward, Robert Weichelt,

Members absent (6): Sal Giametta, James Lawson, Judy Radke, Alex Rolex, Michael Rosenbaum, Dan Wery

Late Arrival (4): Kim Brewer, Jonathan Lorenzen, Kirsten Schweizer, Erika Spears

Early Departure (0):

Member Elected (1): Dan Reeves

2. Approval of Minutes

Motion: Move to approve March 19, 2014 meeting minutes as written

1st. Carrigan 2nd. Priver

	In Favor	Opposed	Abstain	Recuse
DCPC	12	0	5	0

In Favor: Ball, Blair, Carrigan, Covington, Escala, Garrett, Keller, King, Peterson, Priver, Stark, Vinci

Opposed: None

Abstain: Baker, Bycer, Spears, Ward, Weichelt

Recuse: None

Motion: Move to approve April 23, 2014 meeting minutes as written

1st. 2nd.

	In Favor	Opposed	Abstain	Recuse
DCPC	16	0	2	0

In Favor: Baker, Ball, Blair, Bycer, Carrigan, Covington, Escala, Garrett, Keller, King, Peterson, Spears, Stark, Vinci, Ward, Weichelt

Opposed: None

Abstain: Brewer, Priver

Recuse: None

3. Public Comment on Non-Agenda Items

Gary Smith, DRG:

- PFFP at City Council July 1, 2015 includes imposition of new fees; downtown will lose up to \$18 million of DIFF fees in future; DCPC should consider weighing in
- Concern about consent items for Gaslamp Tavern

4. Elected Representatives Comments

None

5. Chair, Subcommittee and Liaison Reports

Chair Garrett – no report

Social Services, Monica Ball - Shared that DCPC is recognized as one of the team members working on a coordinated assessment and housing placement (CAHP) system for the downtown homeless.

Communications, James Lawson reported by Laura Garrett – Michael Rosenbaum will begin next meeting to provide meeting highlights in narrative form which can be distributed on website and to other community segments. Live tweeting will begin tonight.

Parks, Transportation, and Infrastructure, Bill Keller: Complete Streets Mobility Study first community workshop is May 27. Uptown District is studying "Bike Boulevards" with 4th and 5th Avenue now having designated lanes from Uptown to Downtown.

Finance, Pat Stark: Testified before Infrastructure Committee regarding recommendations for PFFP (Public Facilities Financing Plan); IC approved delay from this July to next July. We can clarify to city in a letter that DCPC intent is NOT to delay, but to implement for FY2015.

Information

6. Project Updates

- East Village Green and 14th Street promenade Master Plan RFQ's – approved by SANDAG, to be issued within the next week
- 14th Street Urban Greening Grant – Still in running for State Grant up to \$1M for the first demonstration block of linear park promenade along Police Headquarters frontage; should hear by next month.
- Horton Plaza bid opening today 2.6M over budget
- Complete Streets Mobility – Downtowndsmobility.com and First Public Workshop scheduled for May 27th from 6-8pm in CIVIC SD Board Room
- Urban Discovery Academy approved and in Plan Check
- Underground Elephant going to Hearing May 22nd
- PFFP considered at Infrastructure Committee; Recommended to Council that new fees take effect July 1, 2015.

Consent

8. Nominations for Balboa Park Committee Representation – Laura Garrett

	In Favor	Opposed	Abstain	Recuse
DCPC	19	0	1	0

In Favor: Baker, Ball, Blair, Brewer, Bycer, Carrigan, Covington, Escala, Garrett, Keller, King, Peterson, Priver, Schweizer, Spears, Stark, Vinci, Ward, Weichelt,

Opposed: None

Abstain: Lorenzen

Recuse: None

9. SEMPRA Energy Office Tower Map Waiver – (bounded by J Street and Island, Seventh and Eighth Avenues) – East Village Neighborhood – Lucy Contreras

	In Favor	Opposed	Abstain	Recuse
DCPC	17	0	1	2

In Favor: Baker, Ball, Blair, Brewer, Bycer, Carrigan, Covington, Escala, Garrett, Keller, King, , Peterson, Priver, Schweizer, Spears, Stark, Vinci, Ward, Weichelt,

Opposed: None

Abstain: Lorenzen

Recuse: Escala, Peterson

10. Spike Africa's Fresh Fish Grill and Bar (411 Broadway) – Consideration of Gaslamp Quarter Conditional Use Permit NO. 2014-11 to allow live entertainment – Gaslamp Quarter Neighborhood – Lorena Cordova

	In Favor	Opposed	Abstain	Recuse
DCPC	18	0	1	1

In Favor: Baker, Ball, Blair, Brewer, Bycer, Carrigan, Covington, Escala, Garrett, Keller, King, Peterson, Priver, Schweizer, Spears, Stark, Vinci, Ward, Weichelt,

Opposed: None

Abstain: Lorenzen

Recuse: Carrigan

Action

7. Approval of 2014 Subcommittee Roster (pulled from Consent to Action Agenda) – Laura Garrett

Motion: Move to approve adjusted Subcommittee Roster- Parks, Transportation and Infrastructure name revised to Public Spaces; Blair, Escala, and Weichelt added to Public Spaces Subcommittee.

1st. Keller 2nd. Vinci

	In Favor	Opposed	Abstain	Recuse
DCPC	20	0	0	0

In Favor: Baker, Ball, Blair, Brewer, Bycer, Carrigan, Covington, Escala, Garrett, Keller, King, Lorenzen, Peterson, Priver, Schweizer, Spears, Stark, Vinci, Ward, Weichelt,

Opposed: None

Abstain: None

Recuse: None

12. Mid Term Election – to elect Gaslamp Quarter Resident Seat; term is through March 2015

Applicant Dan Reeves, formerly with CIVIC San Diego, now works for Downtown Partnership, lives in Gaslamp Square, and is passionate about downtown.

Motion: Move to approve Dan Reeves for Gaslamp Quarter Resident Seat by acclamation

	In Favor	Opposed	Abstain	Recuse
DCPC	20	0	0	0

In Favor: Baker, Ball, Blair, Brewer, Bycer, Carrigan, Covington, Escala, Garrett, Keller, King, Lorenzen, Peterson, Priver, Schweizer, Spears, Stark, Vinci, Ward, Weichelt,

Opposed: None

Abstain: None

Recuse: None

13. Downtown Community Planning Council Officer Elections – to elect Chair, Vice Chair and Secretary for a one- year term

- Blair nominated Lindsay King for position of Secretary.
- Keller nominated Pat Stark for position of Vice Chair.
- Vinci nominated Laura Garrett for position of Chair.

Motion: Move to approve Officers as listed above.

	In Favor	Opposed	Abstain	Recuse
DCPC	21	0	0	0

In Favor: Baker, Ball, Blair, Brewer, Bycer, Carrigan, Covington, Escala, Garrett, Keller, King, Lorenzen, Peterson, Priver, Reeves Schweizer, Spears, Stark, Vinci, Ward, Weichelt,

Opposed: None

Abstain: None

Recuse: None

11. Gaslamp Tavern (868 Fifth Avenue) – Consideration of an Amendment to Gaslamp Quarter Conditional Use Permit NO. 2006-29 to allow a live entertainment venue expansion

– Gaslamp Quarter Neighborhood – Lorena Cordova, CIVIC staff with Joe Stewart and Todd Ferrari, owner representatives

Motion: Support CUP with doors/ windows open during entertainment as pilot program with 6 month review.

1st Peterson, 2nd Vinci

Discussion:

General: Six month review would be administrative (by CIVIC staff) unless so stipulated in recommendation.

Venue would still be required to adhere to Noise Ordinance. Staff will continue to make this recommendation

on all CUP's. Owners intend live music primarily on the 2nd and 3rd floor, but the CUP covers entire tenant space. Restaurant use is permitted by right, but live entertainment is regulated separately. The City wide Noise Ordinance applies to all uses.

Support: There is a conflict between the trend to open facades with indoor/outdoor seating, live entertainment, and the noise ordinance. At this venue, first floor seating will be drastically diminished during entertainment; upstairs seating/ entertainment area will be significant space rather than sidewalk environment. The Gaslamp Quarter is a vibrant area where this condition is appropriate.

Opposed: This is a standard condition for Gaslamp Quarter and Entertainment Permit which all venues comply with and is issued by Police department. Concern about establishing a new precedence and unintended consequences which don't take Gaslamp residents into consideration. Venue is located directly across from Gaslamp Plaza Suites and other residences. These conditions would be open to any future business in this area since CUP runs with the land, not with the business owner.

Substitute Motion: Move to support staff recommendation

1st. Stark 2nd. King

	In Favor	Opposed	Abstain	Recuse
DCPC	12	9	0	0

In Favor: Baker, Ball, Blair, Brewer, Carrigan, Escala, Garrett, Keller, King, Priver, Stark, Ward

Opposed: Bycer, Reeves, Covington, Lorenzen, Peterson, Schweizer, Spears, Vinci, Weichelt

Abstain: None

Recuse: None

Clarifications:

The Committee supports this Business in all cases, but differs/ has concerns about how entertainment is regulated.

Vinci recommended that businesses should be able to carry CUP conditions with the business license as they are responsible for good or bad practices. DCPC should consider a subcommittee to study this possibility.

Miscellaneous

14. Potential Agenda items and Member Comments

- All should stop by recently opened County Waterfront Park on Harbor Drive.
- Washington Elementary School 100th anniversary fair this Saturday
- San Diego Repertory Theatre, in partnership with La Jolla Playhouse, is presenting "El Henry" at SILO in Maker's Quarter (753 15th Street) within East Village June 14 – June 29, 2014

Adjournment:

- Meeting adjourned at 6:37 pm.

Ownership Disclosure Statement
Sempra Energy Tentative Map
Project No. 361889

Cisterra SE HQ LLC, A Delaware Limited Liability Company

Sole Member: Steven L. Black

DOC # 2013-0249044



RECORDING REQUESTED BY:

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

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APR 22, 2013 3:53 PM

OFFICIAL RECORDS
SAN DIEGO COUNTY RECORDER'S OFFICE
Ernest J. Dronenburg, Jr., COUNTY RECORDER
FEES: 117.00

PAGES: 21

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**NOTE: COUNTY RECORDER, PLEASE
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PROPERTY AFFECTING THE TITLE
TO OR POSSESSION THEREOF**

**CENTRE CITY DEVELOPMENT PERMIT AND
PLANNED DEVELOPMENT PERMIT/COMPREHENSIVE SIGN PLAN
NO. 2013-02**

**SDG - LEFT FIELD OFFICE DEVELOPMENT
(APN#'s 535-115-01 through 08)**

**SDG – LEFT FIELD OFFICE DEVELOPMENT
CCDP/PDP/CSP No. 2013-02**

This Centre City Development Permit/Planned Development Permit/Comprehensive Sign Plan (CCDP/PDP/CSP) No. 2013-02 is granted by the Civic San Diego (“CivicSD”) Board of Directors to SDG - Left Field, LLC (Owner/Permittee), pursuant to Centre City Planned District Ordinance (CCPDO) Sections 156.0304(e) and (f) for the 55,000 square-foot site bounded by J Street and Island, Seventh and Eighth avenues in the East Village neighborhood of the Downtown Community Plan (DCP) area in the City of San Diego, State of California, and more particularly described in “Exhibit A”; and,

Subject to the terms and conditions set forth in this Permit, permission is granted to the Owner/Permittee to construct and operate uses as described and identified by size, dimension, quantity, type and location as follows and on the approved exhibits dated March 20, 2013, on file in the CivicSD Planning Department.

1. General

The Owner/Permittee shall construct, or cause to be constructed on the site, a single 14 to 16-story (approximately 233 to 261 feet tall) development comprised of approximately 280,475 to 323,075 square feet of office, ranging from 6,500 square feet to 14,394 square feet of retail space, 10,000 square feet of private/public open space and approximately 490 parking spaces in three above-grade levels of parking (including roof-top parking) and four levels of below grade parking.

2. Historical Resources

The project includes two designated historical resources; the Pack Loft Building (Historical Resources Board (HRB) Site No. 716) located on the northwest corner of the site and the Unicorn Building (HRB Site No. 717) located on the southwest corner of the site. Both buildings are to be retained on site and rehabilitated in accordance with the Secretary of the Interior Standards as shown in the approved Basic/Concept Schematic Drawings. The Pack Loft building shall be permitted to be converted to residential uses on the upper floors with active commercial uses at the ground level. A Historical Treatment Plan, including a Historical Monitoring Plan, for the resources shall be provided to, and approved by, the City of San (“City”) Diego Historical Resources Department prior to work commencing on the site.

3. Centre City Planned Development Permit

The CivicSD Board of Directors hereby grants a Centre City Planned Development Permit pursuant to San Diego Municipal Code (SDMC) Chapter 12, Article 6 Division 6 and Section 156.0304(f) for deviations to the following section of the CCPDO:

- a. *§156.0310 (d)(1)(B) Street Wall Requirements* – The development may provide private/public open space in lieu of a street wall containing habitable space along the northeast corner of the site at Eighth and Island avenues and at mid-block on Eighth Avenue as shown in the approved Basic/Concept Schematic Drawings.
- b. *§156.0310 (d)(1)(C) Street Wall Requirements* – The Eighth Avenue street wall maximum setback may be increased from 5'-0" to 10'-6" as shown in the approved Basic Concept/Schematic Drawings.

4. Comprehensive Sign Plan

The CivicSD Board of Directors hereby grants a Comprehensive Sign Plan pursuant to San Diego Municipal Code (SDMC) Chapter 14, Article 1 Division 11 and Section 156.0314 (a)(4) of the CCPDO subject to the following criteria:

CSP High-Rise Signage Criteria	
Location	North and South Facades
Overall Size	Not to Exceed 200 sq. ft. (per facade)
Logo Height	Maximum 10' wide x 10' high
Letter Height	Maximum 5' tall letters
Materials	Painted Metal or Plexiglass Face, No Box Signs Permitted
Lighting	Remotely Illuminated, Halo-Lit or Backlit

- a. All other signs on the site and building shall comply with the City Signage Regulations outlined in Chapter 14 of the SDMC and the CCPDO.
- b. Before issuance of any sign permits, the signage plans shall be submitted to Civic SD for approval. Plans shall be in substantial conformity to the approved Basic/Concept Plans for the project.

5. Parking

The development includes approximately 490 parking spaces of which 51 may be designed in the tandem configuration. The development shall operate an active parking management program which ensures that tandem spaces are fully accessible to ensure that a minimum of 453 parking spaces are available at all times by building tenants and guests. Any subterranean parking facilities encroaching into the public right-of-way shall be located a minimum of six feet back from the face of curb to a depth of eight feet below sidewalk grade, measured to the outside of any shoring. An Encroachment Removal and Maintenance Agreement shall be obtained from the City to allow any encroachment of the garage into the public right-of-way.

6. Transportation Demand Management (TDM)

The project is required to implement measures to reduce single-occupant vehicle trips for the project, per Table 0313-D of Section 156.0313(o) of the CCPDO, achieving a minimum of 25 points, for the life of the project. Such measures shall be demonstrated prior to issuance of Building Permits for the project.

7. Floor Area Ratio (FAR) Bonuses/Exemptions

The total Floor Area Ratio for the development for all uses above ground ranges from 6.0-8.0. The project qualifies for the following FAR Bonuses/Exemptions:

- a. Employment Use – The project qualifies for a Bonus of up to 2.0 FAR (110,000 square feet) under Section 156.0309(e)(5) of the CCPDO for the provision of a minimum of 50 percent employment uses. The final Employment Use Bonus FAR to be utilized for the project shall be determined prior to issuance of building permits but shall in no case exceed a total of 8.0 FAR.
- b. Historical Resource FAR Exemption – The project qualifies for an FAR exemption of 0.36 FAR (20,000 square feet) for the floor area of the designated historical resources under Section 156.0309(f)(1) of the CCPDO.

8. Public Art

The Owner/Permittee shall comply with public art requirements of San Diego Municipal Code Chapter 2, Article 6, Division 7 Art in Private Development Ordinance and shall provide confirmation of compliance from the City of San Diego Commission for Arts and Culture prior to issuance of Building Permits.

AIRPORT REQUIREMENTS

9. Airport Approach Overlay Zone

The Owner/Permittee shall comply with the procedures established by the City of San Diego Airport Approach Overlay Zone (and any successor or amendment thereto) for structures which exceed 30 feet in height (Chapter 13, Article 2, Division 2 of the San Diego Municipal Code) and shall be required to obtain a valid Federal Aviation Administration (FAA) "Determination of No Hazard to Air Navigation" or a No FAA Notification Self-Certification Agreement under City Information Bulletin No. 503 prior to issuance of any building permits.

PLANNING AND DESIGN REQUIREMENTS

10. Urban Design Standards

The proposed development, including its architectural design concepts and off-site improvements, shall be consistent with the CCPDO and Centre City Streetscape Manual. These standards, together with the following specific conditions, will be used as a basis for evaluating the development through all stages of the development process.

- a. Architectural Standards – The architecture of the development shall establish a high quality of design and complement the design and character of the East Village neighborhood as shown in the approved Basic Concept/Schematic Drawings on file with CivicSD. The development shall utilize a coordinated color scheme consistent with the approved Basic Concept/Schematic Drawings.
- b. Form and Scale – The development shall consist of a single 14 to 16 story tower with a maximum building height ranging from 233 to 261 feet measured to the top of the roofline, with roof equipment enclosures, elevator penthouses, and mechanical screening above this height permitted per the CCPDP and the FAA. All building elements shall be complementary in form, scale, and architectural style.
- c. Building Materials – All building materials shall be of a high quality as shown in the Basic Concept/Schematic Drawings and approved materials board. All materials and installation shall exhibit high-quality design, detailing, and construction execution to create a durable and high quality finish. The base of the buildings shall be clad in upgraded materials and carry down to within 1 (one) inch of finish sidewalk grade, as illustrated in the approved Basic Concept/Schematic Drawings. Any 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 down-spouts, exhaust caps, and other additive elements shall be superior grade for urban locations, carefully composed to reinforce the architectural design.

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

- d. Tower Glazing - The final curtain wall glass selection shall be submitted with 100% Construction Drawings. The selected glass shall be evaluated for consistency with the Light and Glare Study dated March 14, 2013. A report confirming that the selected glass is consistent with the findings and recommendations of the study shall be prepared by the consultant and submitted to Civic SD for review and approval prior to Building Permit issuance.
- e. 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/motor-court entrances shall provide a finished appearance to the street with street level exterior finishes wrapping into any exposed openings a minimum of ten feet.

All exhaust caps, lighting, sprinkler heads, and other elements on the undersides of all balconies and projection 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.

- f. Private/Public Open Spaces – The plazas proposed on-site shall be subject to the following:

Northeast Corner Plaza

- i. A minimum of 2,000 square feet shall generally be open for public access and not enclosed by fencing.
- ii. The minimum depth of the plaza shall be no less than 25 feet.
- iii. The plaza shall have pedestrian access from both Island and Eight avenues.

Eighth Avenue Plaza

- i. A minimum of 1,000 square feet shall generally be open for public access and not enclosed by fencing.
- ii. The minimum depth of the plaza shall be no less than 25 feet.

- g. Utilitarian Areas – Areas housing trash, storage, or other utility services shall be located in the garage or otherwise completely concealed from view of the public right-of-way and adjoining developments, except for utilities required to be exposed by the City or utility company. The development shall provide trash and recyclable material storage areas per Municipal Code Sections 142.0810 and

142.0820. Such areas shall be provided within an enclosed building/garage area and shall be kept clean and orderly at all times. The development shall implement a recycling program to provide for the separation of recyclable materials from the non-recyclable trash materials.

- h. Mail/Delivery Locations – It is the Owner/Permittee’s responsibility to coordinate mail service and mailbox locations with the United States Postal Service and to minimize curb spaces devoted to postal/loading use. The Owner/Permittee shall locate all mailboxes and parcel lockers outside of the public right-of-way, either within the building or recessed into a building wall. A single, centralized interior mail area in a common lobby area is encouraged for all residential units within a development, including associated townhouses with individual street entrances. Individual commercial spaces shall utilize a centralized delivery stations within the building or recessed into a building wall, which may be shared with residential uses sharing a common street frontage address.
- i. Access – Vehicular access to the development's parking shall be limited to the driveways on Seventh Avenue. Garage entry doors in the Unicorn Building shall be solid metal doors located within the building façade.
- j. Circulation and Parking – The Owner/Permittee shall prepare a plan which identifies the location of curbside parking control zones, parking meters, fire hydrants, trees, and street lights. Such plan shall be submitted in conjunction with 100% Construction Drawings.

All rooftop parking spaces excluding drive aisles shall be covered with a roof or trellis structure as shown in the approved Basic/Concept Schematic Drawings.

All subterranean parking shall meet the requirements of the Building Department, Fire Department and City Engineer. All parking shall be mechanically ventilated. The exhaust system for mechanically ventilated structures shall be located to mitigate noise and exhaust impacts on the public right-of-way.

- k. Open Space/Development Amenities – A landscape plan that illustrates the relationship of the proposed on and off-site improvements and the location of water, and electrical hookups shall be submitted with 100% Construction Drawings.
- l. Roof Tops – A rooftop equipment and appurtenance location and screening plan shall be prepared and submitted with 100% Construction Drawings. Any roof-top mechanical equipment must be grouped, enclosed, and screened from surrounding views (including views from above).
- m. Lighting – A lighting plan which highlights the architectural qualities of the proposed development and also enhances the lighting of the public right-of-way

shall be submitted with 100% Construction Drawings. All lighting shall be designed to avoid illumination of adjoining properties.

- n. Noise Control – All mechanical equipment, including but not limited to, air conditioning, heating and exhaust systems, shall comply with the City of San Diego Noise Ordinance and California Noise Insulation Standards as set forth in Title 24 of the California Code of Regulations. All mechanical equipment shall be located to mitigate noise and exhaust impacts on adjoining development, particularly residential. Owner/Permittee shall provide evidence of compliance at 100% Construction Drawings.
- o. Energy Considerations – The design of the improvements should include, where feasible, energy conservation construction techniques and design, including cogeneration facilities, and active and passive solar energy design.
- p. Street Address – Building address numbers shall be provided that are visible and legible from the public right-of-way.

11. On-Site Improvements

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

PUBLIC IMPROVEMENTS, LANDSCAPING AND UTILITY REQUIREMENTS

12. Off-Site Improvements

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

	Island Avenue	J Street	Seventh /Eighth avenues
Paving	Island Avenue Paving	Ballpark Paving	Ballpark Paving
Street Trees	Chinese Evergreen Elm	Ravenwood Ash	Brisbane Box
Street Lights	CCDC Standard	CCDC Gateway	CCDC Standard

All trees shall be planted at a minimum 36-inch box size with tree grates provided as specified in the Centre City Streetscape Manual, and shall meet the requirements of Title

24. Tree spacing shall be accommodated after street lights have been sited, and generally spaced 20 to 25 feet on center. All landscaping shall be irrigated with private water service from the subject property.

The Owner/Permittee will be responsible for evaluating, with consultation with the CivicSD, whether any existing trees within the right-of-way shall be maintained and preserved. No trees shall be removed prior to obtaining a Tree Removal Permit from the Development Services Department per City Council Policy 200-05.

- a. Street Lights – All existing lights shall be evaluated to determine if they meet current CivicSD and City requirements, and shall be modified or replaced if necessary.
- b. Sidewalk Paving – All specialized paving materials shall be approved through the execution of an Encroachment Removal and Maintenance Agreement with the City.
- c. Litter Containers – Three (3) Centre City public trash receptacles shall be provided (one at each corner of the block) except at J Street and Eighth Avenues.
- d. Landscaping – All required landscaping shall be maintained in a disease, weed and litter free condition at all times. If any required landscaping (including existing or new plantings, hardscape, landscape features, etc.) indicated on the approved construction documents is damaged or removed during demolition or construction, it shall be repaired and/or replaced in kind and equivalent in size per the approved documents and to the satisfaction of CivicSD within 30 days of damage or Certificate of Occupancy.
- e. On-Street Parking – The Owner/Permittee shall maximize the amount of on-street parking wherever feasible.
- f. Public Utilities – The Owner/Permittee shall be responsible for the connection of on-site sewer, water and storm drain systems from the development to the City Utilities located in the public right-of-way. Sewer, water, and roof drain laterals shall be connected to the appropriate utility mains within the street and beneath the sidewalk. The Owner/Permittee may use existing laterals if acceptable to the City, and if not, Owner/Permittee shall cut and plug existing laterals at such places and in the manner required by the City, and install new laterals. Private sewer laterals require an Encroachment Maintenance and Removal Agreement.

If it is determined that existing water and sewer services are not of adequate size to serve the proposed development, the Owner/Permittee will be required to abandon (kill) any unused water and sewer services and install new services and meters. Service kills require an engineering permit and must be shown on a public improvement plan. All proposed public water and sewer facilities, including

services and meters, must be designed and constructed in accordance with established criteria in the most current edition of City Water and Sewer Facility Design Guidelines and City regulations standards and practices pertaining thereto.

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

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

- g. Franchise Public Utilities – The Owner/Permittee shall be responsible for the installation or relocation of franchise utility connections including, but not limited to, gas, electric, telephone and cable, to the development and all extensions of those utilities in public streets. Existing franchised utilities located above grade serving the property and in the sidewalk right-of-way shall be removed and incorporated into the adjoining development where feasible.
- h. Fire Hydrants – If required, the Owner/Permittee shall install fire hydrants at locations satisfactory to the City Fire Department and Development Services Department.
- i. Water Meters and Backflow Preventers – The Owner/Permittee shall locate all water meters and backflow preventers in locations satisfactory to the Public Utilities Department and CivicSD. Backflow preventers shall be located outside of the public right-of-way adjacent to the development's water meters, either within the building, a recessed alcove area, or within a plaza or landscaping area. The devices shall be screened from view from the public right-of-way.

All items of improvement shall be performed in accordance with the technical specifications, standards, and practices of the City's Engineering, Public Utilities and Building Inspection Departments and shall be subject to their review and approval. Improvements shall meet the requirements of Title 24 of the State Building Code.

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

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

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

STANDARD REQUIREMENTS

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

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

15. Development Impact Fees

The development will be subject to Centre City Development Impact Fees. For developments containing commercial space(s) the Owner/Permittee shall provide to the City's Facilities Financing Department the following information at the time of application for building permit plan check: 1) total square footage for commercial lease spaces and all areas within the building dedicated to support those commercial spaces including, but not limited to: loading areas, service areas and corridors, utility rooms, and commercial parking areas; and, 2) applicable floor plans showing those areas outlined for verification. In addition, it shall be responsibility of the Owner/Permittee to provide all necessary documentation for receiving any "credit" for existing buildings to be removed.

16. Model

Prior to obtaining a Building Permit, the Permittee shall provide a one-inch (1") to fifty-foot (50') scale block building model, which illustrates the true scale of the buildings on the site based on the building facade and the floor plate of the structure from the ground floor to and including the rooftop. No base is required. Landscaping at the ground level shall also be shown. Architectural detail such as windows, door, and balconies shall not be shown. Other building elements and articulation less than three feet in scaled dimension need not be shown.

The model shall be made of solid acrylic plastic (e.g., Lucite, Plexiglas), be colored solid white and be compatible with the scale and contours of CivicSD's scale model of downtown. Upon acceptance by CivicSD, the model shall be installed by the Owner/Permittee or his designated representative on the model of downtown and the model shall become the property of CivicSD for its use.

17. Construction Fence

Owner/Permittee shall install a construction fence pursuant to specifications of, and a permit from, the City Engineer. The fence shall be solid plywood with wood framing, painted a consistent color with the development's design, and shall contain a pedestrian passageway, signs, and lighting as required by the City Engineer. The fencing shall be maintained in good condition and free of graffiti at all times.

18. Development Identification Signs

Prior to commencement of construction on the Site, the Owner/Permittee shall prepare and install, at its cost and expense, two signs on the barricade around the site which identifies the development. The sign shall be at least four (4) feet by six (6) feet and be visible to passing pedestrian and vehicular traffic. The signs shall at a minimum include:

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

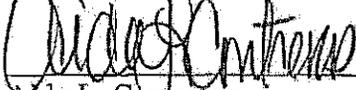
Additional development signs may be provided around the perimeter of the site. All signs shall be limited to a maximum of 160 square feet per street frontage. Graphics may also be painted on any barricades surrounding the site. All signs and graphics shall be submitted to CivicSD for approval prior to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

19. This Permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this Permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36 month period, this permit shall be void unless an Extension of Time (EOT) has been granted. Any such EOT must meet all SDMC and CCPDO requirements in effect at the time of extension are considered by the appropriate decision maker.
20. Issuance of this Permit by CivicSD does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies.
21. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.
22. This development shall comply with the standards, policies, and requirements in effect at the time of approval of this development, including any successor(s) or new policies, financing mechanisms, phasing schedules, plans and ordinances adopted by the City of San Diego.
23. No permit for construction, operation, or occupancy of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until this Permit is recorded in the Office of the San Diego County Recorder.
24. The Owner/Permittee shall defend, indemnify, and hold harmless the City/CivicSD, its agents, officers, and employees from any and all claims, actions, proceedings, damages, judgments, or costs, including attorney's fees, against the City/CivicSD or its agents, officers, or employees, relating to the issuance of this permit including, but not limited to, any action to attack, set aside, void, challenge, or annul this development approval and any environmental document or decision. The City/CivicSD will promptly notify Owner/Permittee of any claim, action, or proceeding and, if the City should fail to cooperate fully in the defense, the Owner/Permittee shall not thereafter be responsible to defend, indemnify, and hold harmless the City or its agents, officers, and employees. The City/CivicSD may elect to conduct its own defense, participate in its own defense, or

obtain independent legal counsel in defense of any claim related to this indemnification. In the event of such election, Owner/Permittee shall pay all of the costs related thereto, including without limitation reasonable attorney's fees and costs. In the event of a disagreement between the City/CivicSD and Owner/Permittee regarding litigation issues, the City/CivicSD shall have the authority to control the litigation and make litigation related decisions, including, but not limited to, settlement or other disposition of the matter. However, the Owner/Permittee shall not be required to pay or perform any settlement unless such settlement is approved by Owner/Permittee.

This CCDP/PDP/CSP is granted by the CivicSD Board of Directors on April 10, 2013.

CIVIC SAN DIEGO


Aida L. Contreras
Senior Planner

4/19/13
Date

PERMITTEE SIGNATURE


Steven L. Black
Manager
SDG - Left Field, LLC

4.22.13
Date

A.K.A. STEVE LYLE BLACK

- Attachments: 1. Exhibit "A" - Legal Description
2. Resolution of the CivicSD Board of Directors

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of San Diego

On 22nd of April 2013 before me, Katie McQueen Notary Public
Date Here Insert Name and Title of the Officer

personally appeared Steve Lyle Black
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: Katie McQueen
Signature of Notary Public

Place Notary Seal and/or Stamp Above

OPTIONAL

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

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____ Signer's Name: _____

- | | | | |
|---|--|---|--|
| <input type="checkbox"/> Corporate Officer — Title(s): _____
<input type="checkbox"/> Individual
<input type="checkbox"/> Partner — <input type="checkbox"/> Limited <input type="checkbox"/> General
<input type="checkbox"/> Attorney in Fact
<input type="checkbox"/> Trustee
<input type="checkbox"/> Guardian or Conservator
<input type="checkbox"/> Other: _____ | <div style="border: 1px solid black; padding: 2px; width: fit-content; margin: 0 auto;"> RIGHT THUMBPRINT OF SIGNER
 Top of thumb here </div> | <input type="checkbox"/> Corporate Officer — Title(s): _____
<input type="checkbox"/> Individual
<input type="checkbox"/> Partner — <input type="checkbox"/> Limited <input type="checkbox"/> General
<input type="checkbox"/> Attorney in Fact
<input type="checkbox"/> Trustee
<input type="checkbox"/> Guardian or Conservator
<input type="checkbox"/> Other: _____ | <div style="border: 1px solid black; padding: 2px; width: fit-content; margin: 0 auto;"> RIGHT THUMBPRINT OF SIGNER
 Top of thumb here </div> |
|---|--|---|--|

Signer Is Representing: _____ Signer Is Representing: _____

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

State of California

County of San Diego

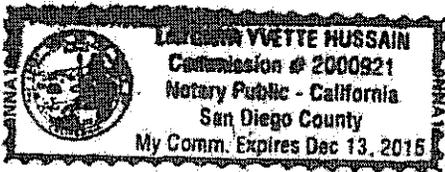
On April 19, 2013 before me, LaTonya Yvette Hussain, Notary Public

personally appeared Aida Contreras

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

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

WITNESS my hand and official seal.



Signature: LaTonya Hussain

Place Notary Seal Above

OPTIONAL

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

Description of Attached Document

Title or Type of Document:

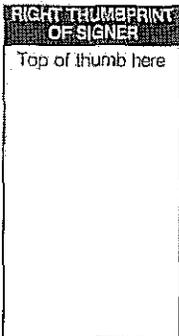
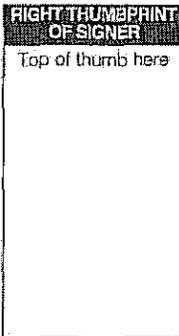
Document Date: Number of Pages:

Signer(s) Other Than Named Above:

Capacity(ies) Claimed by Signer(s)

Signer's Name: Signer's Name:

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



Signer Is Representing:

Signer Is Representing:

NOTARY SEAL CERTIFICATION

(Government Code 27361.7)

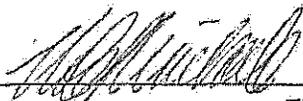
I CERTIFY UNDER PENALTY OF PERJURY THAT THE NOTARY SEAL ON THE DOCUMENT TO WHICH THIS STATEMENT IS ATTACHED READS AS FOLLOWS:

Name of the Notary: LATONYA YVETTE HUSSAIN

Commission Number: 2000921 Date Commission Expires: 12/13/16

County Where Bond is Filed: SAN DIEGO

Manufacturer or Vendor Number: NNA1
(Located on both sides of the notary seal border)

Signature: 
Firm Name (if applicable)

Place of Execution: San Diego Date: 4 / 22 / 13

**CIVIC SAN DIEGO
RESOLUTION #2013-07**

**Centre City Development Permit/Planned Development Permit/Comprehensive Sign Plan
No. 2013-02**

WHEREAS, SDG-Left Field (Owner/Permittee) filed an application for Centre City Development Permit (CCDP)/Planned Development Permit (PDP)/Comprehensive Sign Plan (CSP) No. 2013-02 to allow for the construction of a 14-to-16-story office development ("Project") on a 55,000 square foot site located on the block bounded by J Street, Island, Seventh and Eighth avenues in the East Village neighborhood of the Downtown Community Plan (DCP) area; and

WHEREAS, on April 10, 2013 the Civic San Diego ("CivicSD") Board of Directors ("Board") held a duly noticed public hearing and considered CCDP/PDP/CSP No. 2013-02, including a staff report, recommendation, and public testimony, and granted CCDP/PDP/CSP No. 2013-02 pursuant to San Diego Municipal Code Chapter 15, Article 6, Division 3 of the Municipal Code of the City of San Diego; and,

WHEREAS, the Project is covered under the Final Environmental Impact Report (FEIR) for the San Diego DCP, Centre City Planned District Ordinance (CCPDO), and 10th Amendment to the Centre City Redevelopment Plan, certified by the Former Redevelopment Agency ("Former Agency") and City Council ("Council") on March 14, 2006 (Resolutions R-04001 and R-301265, respectively) and subsequent addenda to the FEIR certified by the Former Agency on August 3, 2007 (Former Agency Resolution R-04193), April 21, 2010 (Former Agency Resolutions R-04508 and R-04510), and August 3, 2010 (Former Agency Resolution R-04544). The FEIR is a "Program EIR" prepared in compliance with the State of California Environmental Quality Act (CEQA) Guidelines Section 15168. The Project is within the scope of the development program described in the FEIR and the potential environmental impacts of the Project were adequately addressed in the FEIR; therefore, no further environmental documentation will be required under CEQA.

NOW, THEREFORE, BE IT RESOLVED that the Board hereby finds and determines the following:

DEVELOPMENT PERMIT FINDINGS

1. The proposed development is consistent with the DCP, CCPDO, San Diego Land Development Code, and all other adopted plans and policies of the City of San Diego pertaining to the Centre City Planned District.

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

- Providing for an overall balance of uses - employment, residential, cultural, government, destination as well as a full compendium of amenities and services;
- Guiding the ballpark's evolution into a multi-use district; and,
- Developing adjacent to historical resources respectful of context and heritage while utilizing contemporary design solutions that do not adversely affect historical resources.

In addition, with approval of the PDP and CSP, the development will be consistent with the requirements of the Land Development Code and CCPDO.

CENTRE CITY PLANNED DEVELOPMENT PERMIT FINDINGS

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

The proposed Project is consistent with the objectives of the DCP, CCPDO and the Downtown Design Guidelines. The requested deviations will provide relief from the strict application of the development standards in order to allow for more efficient use of the site. The requested deviations meet the intent of the regulations and will have a negligible impact on the surrounding neighborhood.

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

The granting of the deviations and approval of the Project will not negatively impact the public health, safety, and general welfare. Overall, the proposed development is consistent with the plans for this neighborhood and will contribute to its vitality by providing an attractive streetscape and development.

3. *The proposed development will comply to the maximum extent feasible with the regulations of the CCPDO; except for any proposed deviations which are appropriate for this location and will result in a more desirable project than would be achieved if designed in conformance with the strict regulations of the CCPDO; and,*

The proposed development will meet all of the requirements of the Land Development Code and CCPDO with approval of the deviations, which are allowable under a PDP. With approval of the PDP, the Project will comply to the maximum extent feasible with all applicable regulations. The widened pedestrian path along Eighth Avenue and the open space plazas add visual relief to the urban environment resulting in an improved overall design.

4. *The proposed deviations will result in a development exhibiting superior architectural design.*

Approval of the requested deviations will result in the development of a high-density office project exhibiting superior architectural design. The proposed deviations requested will make it possible for the developer to construct a high-quality office development that "lands" onto an urban plaza rather than podium, provides separation from historical resources, and provides a well-designed building meeting the ground plane with appropriate design elements. The Project

will result in a unique design, compatible with the surrounding neighborhood while furthering the ability to meet employment and residential targets as anticipated in the DCP.

COMPREHENSIVE SIGN PLAN FINDINGS

1. *All signs shall be sized to be complementary to, and in scale with, the buildings on which they are placed. The design of the signs should reflect and complement the use of the building to the extent possible.*

The 200 square-foot per high-rise sign fits proportionately on the Project's curtain wall system. The width of the building and the maximum width for lettering are comparable to the maximum width and height permitted for other signs previously approved within the Ballpark District through a CSP.

2. *All signs shall be designed to be visible mainly from the immediate neighborhood, with an exception for high-rise building identification signs.*

The building-top signs are sized to be visible from Petco Park to the south and the Core district to the north without being overbearing on the building architecture and are consistent in size and scale with other high-rise buildings in the surrounding neighborhood.

3. *Signs shall not unreasonably impact surrounding residential neighborhoods.*

The proposed signs are compatible with the theme, visual quality, and overall character of the surrounding neighborhood and therefore will not unreasonably impact the surrounding residential uses.

4. *Signs shall not be designed or placed to create a visual distraction to patrons within the ballpark or detract from the image of San Diego.*

The design and location of the proposed high-rise signs are appropriate and have been designed to be compatible with the surrounding neighborhood and are consistent with previously approved high-rise signs in the area. Additionally, the recommended criteria for approval will ensure that the signs do not create a visual distraction to patrons within the Ballpark or detract from the overall image of San Diego.

NOW, THEREFORE, BE IT FURTHER RESOLVED that based on the findings, hereinbefore adopted by CivicSD, CCDP/PDP/CSP No. 2013-02 is hereby **GRANTED** to the referenced Owner/Permittee, subject to the terms and conditions set forth in the Permit a copy of which is attached hereto and made part hereof.

AYES: 7

NOES: 0

ABSTENTIONS: 0

EXHIBIT A

LEGAL DESCRIPTION

REF. NO. CA-BWL-071346

PARCEL 1: (APN: 535-115-02)

LOT C, IN BLOCK 111 OF HORTON'S ADDITION, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF MADE BY L.L. LOCKLING ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY.

PARCEL 2: (APN 535-115-07 & 535-115-08)

LOTS J, K AND L, IN BLOCK 111 OF HORTON'S ADDITION, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF MADE BY L.L. LOCKLING ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY*

PARCEL 3: (APN: 535-115-03 AND 06)

LOTS D, H AND I, IN BLOCK 111 OF HORTON'S ADDITION, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF MADE BY L.L. LOCKLING ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY.

PARCEL 4: (APN 535-115-04)

LOTS E AND F, IN BLOCK 111 OF HORTON'S ADDITION, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF MADE BY L.L. LOCKLING ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY

PARCEL 5: (APN 535-115-01)

LOTS A AND B, IN BLOCK 111 OF HORTON'S ADDITION, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF MADE BY L.L. LOCKLING ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY.



THE CITY OF SAN DIEGO

M E M O R A N D U M

DATE: January 28, 2015

TO: Renee Mezo, Project Manager - Development Services Department

FROM: Myra Herrmann, Senior Planner, Planning Department

SUBJECT: Sempra Energy Tentative Map (Project No. 361889), California Environmental Quality Act - Section 15162 Evaluation

The Planning Department has completed a California Environmental Quality Act (CEQA) Section 15162 consistency evaluation for the requested action associated with the Sempra Energy Map Waiver.

This evaluation was conducted to provide supporting documentation that none of the conditions specified in the State CEQA Guidelines Section 15162 exist that require the preparation of a new environmental document. This evaluation is intended to demonstrate that no new impacts would occur as a result of the Sempra Energy Tentative Map. The review was limited to consideration of CEQA issues evaluated in the previously certified FEIR and subsequent Addenda for the Centre City Redevelopment Plan (now referred to as the Downtown Community Plan) & Planned District Ordinance (PDO) and the Consistency Evaluation prepared by Civic San Diego for the Cisterra Office Development Project (CCDP and PDP/CSP No 2013-02).

The following environmental documents were reviewed for the requested actions:

- FEIR for the Centre City Redevelopment Plan (now referred to as the Downtown Community Plan) & Planned District Ordinance (PDO) certified 03/14/06 (Agency Resolution R-04001), subsequent addenda to the FEIR certified 08/03/07 (Agency Resolution R-04193), 04/21/10 (Resolutions R-04508 & R-04510), and 08/03/10 (Resolution R-04544);
- Downtown FEIR Consistency Evaluation (April 13, 2013, R-2013-07)

BACKGROUND INFORMATION

The Project site is located on a 55,000 square-foot parcel located on the block bounded by J Street and Island, Seventh and Eighth Avenues directly north of PETCO Park, Outfield Park and East Village Square. Prior to the start of construction the block consisted of a surface parking lot and two locally designated historical resources; the Pack Loft Building (Historical Resources Board (HRB) Site No. 716) located on the northwest corner of the site and the Unicorn Building

(HRB Site No.717) located on the southwest corner of the site. Both historic buildings have been retained on site and are being rehabilitated in accordance with the Secretary of the Interior Standards (“Standards”). The historical Fire Station No. 4 (HRB Site No. 326) is also located on the southeast corner of the block, but is not part of the development. The project site has been graded and mitigation implemented in accordance with the Downtown Community Plan FEIR Mitigation, Monitoring and Reporting Program. The new 15-story office tower is under construction and final historical rehabilitation components are near completion on the two historic buildings.

Uses surrounding the site include the Park Loft condominiums and TR Produce office Project to the east, the Legend mixed-use residential Project to the south, Hotel Solamar and a self-storage facility to the west, and the Claremont Hotel and a Successor Housing Agency owned 55,000-square-foot surface parking lot directly across the street to the north.

The site is split-zoned, with the southern half of the block lying within the Ballpark Mixed Use (BP) District and the northern half of the block lying within the Employment/Residential Mixed-Use (ER) District. Both land use districts are intended to accommodate mixed-use developments as well as a variety of other uses including, office, residential and hotel uses. The southern half of the site, located within the BP District, requires a minimum of 40 percent of the ground floor street frontage to contain active commercial uses.

CEQA 15162 CONSISTENCY EVALUATION

Environmental staff from the Planning Department reviewed the requested action before the Hearing Officer and conducted a 15162 consistency evaluation with the previously certified environmental documents which substantiate the conclusion that supports a determination that no subsequent document is required. The FEIR for the Downtown Community Plan FEIR and subsequent addenda concluded that development would result in significant impacts as detailed below:

Significant but Mitigated Impacts

- Air Quality: Construction Emissions
- Paleontology: Impacts to Significant Paleontological Resources
- Noise: Interior Traffic Level Increase on Grid Streets

Significant and Not Mitigated Impacts

- Air Quality: Mobile Source Emissions
- Historical Resources: Archeological
- Water Quality: Urban Runoff
- Land Use: Physical Changes Related to Transient Activity
- Noise: Exterior Traffic Level Increase on Grid Streets
- Noise: Exterior Traffic Noise in Residential Development
- Traffic: Impact on Surrounding Streets
- Traffic: Impact on Freeway Ramps and Segments
- Parking: Excessive Parking Demand

In certifying the FEIR and approving the DCP, CCPDO, and 10th Amendment to the Redevelopment Plan, the City Council and Redevelopment Agency adopted a Statement of Overriding Considerations which determined that the unmitigated impacts were acceptable in light of economic, legal, social, technological or other factors including the following.

Overriding Considerations

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

Although the FEIR identified significant unmitigated impacts, a Mitigation, Monitoring and Reporting Program was adopted which reduces some impacts, but not to below a level of significance. All relevant mitigation measures (Historical Resources –Archaeology and the Built Environment, Paleontology, Air Quality, Land Use, Noise and Traffic) have been incorporated into the project and are being implemented during construction.

ENVIRONMENTAL CONCLUSIONS

Overall, it is not anticipated that the requested actions associated with the Sempra Energy Tentative Map would result in any significant direct, indirect or cumulative impacts over and above those disclosed in the previously certified/adopted environmental documents. The requested actions would not result in new impacts or changed circumstances that would require preparation of a new environmental document.

Section 15162 of the CEQA Guidelines states:

When an EIR has been certified or a negative declaration adopted for a project, no subsequent EIR shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in the light of the whole record, one or more of the following:

- (1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;

- (2) Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or
- (3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any of the following:
 - (A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;
 - (B) Significant effects previously examined will be substantially more severe than shown in the previous EIR;
 - (C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or
 - (D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

The Planning Department finds that none of the three criteria listed above has occurred. In addition, this evaluation supports the use of the previously certified/adopted FEIR, subsequent addenda and FEIR Consistency Evaluation for the proposed action pursuant to CEQA Guidelines Section 15162. Therefore, the environmental documents as described above adequately cover the actions associated with the Sempra Energy Tentative Map.

This Memorandum reflects the Lead Agency's independent judgment and analysis, and can be used by the City Decision-Maker or Mayor-Appointed Designee when approving the project.



Myra Herrmann
Senior Planner