PROJECT TEAM
OWNER:
HG FENTON COMPANY
7577 MISSION VALLEY ROAD, STE 200, SAN DIEGO, CA 92108
(619) 400-0134
ATTN: JOHN LARAIA

ARCHITECTS:
ARCHITECTS ORANGE
144 NORTH ORANGE STREET, ORANGE, CA 92866
(714) 639-9860
ATTN: DAVID HO

MARTINEZ + CUTRI CORPORATION
402 WEST BROADWAY, STE 2600, SAN DIEGO, CA 92101
(619) 233-4857
ATTN: TONY CUTRI

LANDSCAPE:
GILLESPIE MOODY PATTENSON, INC
4125 SORRENTO VALLEY BLVD, STE D, SAN DIEGO, CA 92121
(858) 559-9377
ATTN: MARC MOODY

CIVIL ENGINEER:
STUART ENGINEERING
7525 METROPOLITAN DR, STE 308, SAN DIEGO, CA 92108
(619) 296-1010
ATTN: STU PEACE

PROJECT SUMMARY
LOT AREA:
NORTH  0.55 AC  SOUTH  0.229 AC  PIAZZA  0.45 AC  TOTAL  1.23 AC
UNIT COUNT:
97 DU  28 DU  125 DU
STUDIO:
20  12  32
1 BEDROOM:
37  12  49
2 BEDROOM:
40  4  44
FAR:
5.60  2.80  3.05
COMMERCIAL:
NEW: 14,730 GSF  EXISTING: 4,000 GSF  17,820 GSF
PARKING COUNT:
225 SP (15T)*
*53 SPACES THAT AVAILABLE TO THE PUBLIC ON A PAID BASIS / 172 PRIVATE SPACES

PROJECT LEGAL DESCRIPTIONS & DEVIATIONS:
NORTH SITE:
LOTS 8-12 IN BLOCK 38 OF MIDDLETOWN, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF MADE BY J. E. JACKSON, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, CALIFORNIA.
APN: 533-233-09, 10, 11 AND 12

DEVIATIONS REQUESTED:
1.0 SUN ACCESS ENVELOPE ENCROACHMENT AT SPECIFIC AREAS
2.0 HEIGHT OF GROUND FLOOR ALONG COLUMBIA STREET DUE TO SIGNIFICANT GRADE CHANGE
3.0 MAXIMUM HEIGHT OF ORIEL WINDOWS EXCEEDED 50' VERTICAL LENGTH AT ONE LOCATION

SOUTH SITE:
LOTS 1 AND 12 IN BLOCK 31 OF MIDDLETOWN, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF MADE BY J. E. JACKSON, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, CALIFORNIA.
APN: 533-351-01-00 AND 533-351-08-00

DEVIATION REQUESTED:
1.0 SUN ACCESS ENVELOPE ENCROACHMENT AT SPECIFIC AREAS

COMBINED SITES DEVIATION REQUESTED:
1.0 LOADING DOCK REQUIREMENT
LEVEL S1: 53 SPACES THAT AVAILABLE TO THE PUBLIC ON A PAID BASIS
13 PRIVATE SPACES

LEVEL S2: 94 PRIVATE SPACES (2T)
LEVEL S3: 65 PRIVATE SPACES (13T)

GRAND TOTAL: 225 SPACES
(53 SPACES THAT AVAILABLE TO THE PUBLIC ON A PAID BASIS
AND 172 PRIVATE SPACES (15 TANDEM)

115,300+ GROSS SQ FT TOTAL ALL LEVELS

BICYCLE PARKING: 1 PER 5 DU = 20 SPACES REQ'D;
20 SPACES PROVIDED

NOTE:
ALL STORAGE UNITS TO BE 240 CU. FT W/ ONE HORIZONTAL DIM TO BE 7' MIN.
PER CITY CODE, BELOW GRADE PARKING MAY EXTEND PAST THE PROPERTY LINE
BELOW THE ADJACENT PUBLIC SIDEWALK
This entitlement package is intended as a amendment to the already entitled Little Italy north Piazza mixed use residential project - adding Piazza Famiglia and south Piazza mixed use residential project.

Piazza Famiglia - An urban plaza, 80 ft by 250 ft, approximately 20,000sf on a proposed vacated portion of Date Street between India St & Columbia St in Little Italy, San Diego. The Piazza will mark the core of Little Italy - connecting India St. up Date St. past Our Lady of the Rosary to Amici Park. The Piazza is bounded on the north by a newly entitled mixed use residential project of 87 units with retail on the ground level and 2nd level dining terraces; to the south by a currently being reviewed for entitlement mixed use/mixed income residential project of 28 units with retail on the ground floor. The Piazza and both residential projects have 2-3 levels of parking below grade providing spaces for both residential developments plus public parking. This below grade garage is accessed from the northeast side of the project on Columbia St. The Piazza has unobstructed views to San Diego Bay, the historical heart blood of Little Italy and is across the street from Our Lady of the Rosary Church, the spiritual and cultural center of Little Italy and the Italian Community of San Diego. Like most traditional Italian plazze the make up of Piazza Famiglia is relatively sparse with a rich paving pattern, simple historical acorn street lights, a fountain on the east end, chalk drawings squares in the paving, four trees, the traditional Christmas tree, some planters and generous sidewalk café seating on the north and south sides fronting the metrauristic site. There is possibility for a bike station and banner cables from the top of each light post. The intention is that the Piazza will continue to be used on Saturday mornings for the Mercato Aperto and also for special host with the stage location of choice in front of the new fountain.

Piazza South Side Apartments - On the south side of Piazza Famiglia a newly herein reviewed for entitlement mixed use/mixed income residential project of 28 units with retail on the ground floor. The project is made up of four stories of residential apartments over 1 story of retail & lobby entry on the Piazza. The units range from studios to 2 bedroom units. There is a large commons roof deck looking down to the Piazza and across to the bay for use of the entire building. All 4 units will have individual views down the Piazza to the bay. A number of the units will be designated as affordable rental units.

Project Data in addition to North Side Apartments

**Architectural Narrative**

Client: H. G. Fenton  
Architects: Martinez & Cutri

**Project Description**

Lot 1 in Block 31 of Middletown, in the City of San Diego, County of San Diego, State of California, according to the Map thereof by J. S. Jackson on file in the Office of the County Clerk of San Diego County.

APN: 533-351-01-00

Lot 2 in Block 31 of Middletown, in the City of San Diego, County of San Diego, State of California, according to the Map thereof by J. S. Jackson on file in the Office of the County Clerk of San Diego County.

APN: 533-351-08

**Deviations**

1. Sun Access Envelope encroachment (see building sections)

**Zoning**

NC - Neighborhood Mixed Use  
Wax: single family residential  
Final: Multi-family with retail below

**Construction Type**

Type 5 construction over type 1 construction

**Project Data Sheet**

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<th>RESIDENTIAL SITE</th>
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<th>FLOOR GROSS sf</th>
<th>TOTAL GROSS sf</th>
<th>PIAZZA FAMILIA</th>
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<tr>
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**Project Data**

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</table>

**Architects:** Martinez & Cutri

Little Italy, San Diego, California

1-8-14
MATERIALS

1. CEMENT PLASTER 1 (30 SAND FINISH)
2. CEMENT PLASTER 2 (SANTA BARBARA FINISH)
3. CEMENT BOARD
4. TILE MOLDING
5. COLD FRAME WINDOW SYSTEM
6. GLASS GUARDIAN SYSTEM WITH MULL ARMS
7. METAL GUARDIAN SYSTEM
8. ENHANCED STONE FINISH
9. LIGHT SHELF/CANOPY

FENTON LITTLE ITALY
LITTLE ITALY, SAN DIEGO, CALIFORNIA

INDIA STREET - WEST ELEVATION

ARCHITECTS ORANGE

2010 EDA
12/8/2015
MATERIALS

1. CEMENT PLASTER 1 (30 SAND FINISH)
2. CEMENT PLASTER 2 (SANTA BARBARA FINISH)
3. CEMENT BOARD
4. TILE FAÇADE
5. POLYASTRUM SYSTEM/SUPPORTS
6. METAL CANADIAN SYSTEM/VELCACO UPTAKE
7. METAL CANADIAN SYSTEM
8. PANELED STEEL, ARMING
9. ENHANCED STONE FINISH
10. ALUMINUM STOREFRONT SYSTEM
11. LIGHT SHELF/CANOPY

FENTON LITTLE ITALY
LITTLE ITALY, SAN DIEGO, CALIFORNIA

ENLARGED STREET LEVEL ELEVATION- DATE STREET

ARCHITECTS ORANGE

SECTION 2
PROGRESS
10.1
12/09/2013

10.1
SECTION 2

BUILDING SECTIONS A-A

NOTE: GARAGE DIMENSIONS VARY DUE TO SLOPING PIAZZA HEIGHTS & GARAGE SLAB ELEVATION HEIGHTS
Piazza Design Concept:
Piazza Famiglia is a public plaza that is intended to create a new pedestrian friendly corridor in what is now a public roadway. The plaza has been designed to be a new focal piece of the Little Italy community, near downtown San Diego. The centrally located project is meant for multiple uses for both visitors and residents of the location. Such activities will include farmer’s markets, performances, and special events. The design is open, well-lit, and linear to allow pedestrians to move comfortably throughout the space as well as allow the markets to be set up without blocking the passerby’s experience. Ample seating areas have been provided for public use, along with designated spaces for movable mercato stalls and stage areas. A re-located specimen tree has been designed to fit in with additional low water use plant material. A large fountain on the east side of the site will be a primary focal point for the project entrance as well as being visible throughout the site.
Piazza Design Concept:
Piazza Famiglia is a public plaza that is intended to create a new pedestrian friendly corridor in what is now a public roadway. The plaza has been designed to be a new focal piece of the Little Italy community, near downtown San Diego. The centrally located project is meant for multiple uses for both visitors and residents of the location. Such activities will include farmer’s markets, performances, and special events. The design is open, well-lit, and linear to allow pedestrians to move comfortably throughout the space as well as allow the markets to be set up without blocking the passerby’s experience. Ample seating areas have been provided for public use, along with designated spaces for movable mercato stalls and stage areas. A re-located specimen tree has been designed to fit in with additional low water use plant material. A large fountain on the east side of the site will be a primary focal point for the project entrance as well as being visible throughout the site.

PIAZZA FAMIGLIA LITTLE ITALY, SAN DIEGO, CALIFORNIA
SEATING AREA FURNISHINGS

- FMJ Sales: 11' Aluminum Umbrella with Crank. Color: Blue or Red
- Fermob 4102 Armchair in Cedar Green
- Fermob 4134 Table 32x32 in Black
- Quickcrete Cascade Planter QS-CE244830P

ON-SITE PLANTERS

- Custom Manhole Cover
- Piazza fountain example
- Proposed pole base - Oxford Style
- Example fixture with radial shade option
- Oxford base with Planters
- Fixture with radial shade

SITE FOCAL ELEMENTS

- Rosmarinus officinalis 'Tuscan Blue'
- Upright Rosemary
- Laurus nobilis (standard)
- Sweet Bay

SITE PLANTING

- Rosmarinus officinalis 'Tuscan Blue'
- Upright Rosemary
- Re-located Christmas Tree
- Laurus nobilis (standard) Sweet Bay

SITE LIGHTING ELEMENTS

- Fermob 4102 Armchair in Cedar Green
- Fermob 4134 Table 32x32 in Black

ON-SITE PAVERS

- Belgard Mega-Lafitt Grana Pavers
- Belgard Mega-Lafitt Grana Pavers
- 75% Bella Blend
- 25% Montecito Blend

SITE FURNISHINGS + PLANTING

PIAZZA FAMIGLIA LITTLE ITALY, SAN DIEGO, CALIFORNIA
HG FENTON COMPANY
2977 MISSION VALLEY ROAD #320, SAN DIEGO, CA 92108-8116 404-9134

GILLESPIE MOODY PATERSON
4120 SORRENTO VALLEY BLVD #30, SAN DIEGO, CALIFORNIA 92121 (858) 695-8877
The subject property is a designated historical resource of the City of San Diego. Within the Copley-North Redevelopment Project area, a Mitigation Monitoring and Reporting Plan has been adopted for dealing with properties that contain historical resources. Mitigation measures are specified in Chapter 18, Article 1, Division 1, Historical Resource Regulations of the Land Development Code. (Mitigation Measure HIST-A-1-1).

§ 126.0504 (i) provides for a deviation from the Historical Regulations for substantial alteration or demolition of a designated historical resource. This deviation can be permitted if the Planning Commission can make the following findings:

1. There are no feasible measures, including a less environmentally damaging alternative, that can further minimize the potential adverse effects on the designated historical resource;
2. The deviation is the minimum necessary to allow a reasonable beneficial use of a property and it is not feasible to derive a reasonable economic return from the property.

The intention of HG Fenton Company is to provide documentation to support the above findings to allow relocation of the building.