



REPORT NO. PC-15-023

DATE ISSUED: February 5, 2015

ATTENTION: Planning Commission, Agenda of February 12, 2015

SUBJECT: ALEXAN SAN DIEGO – CENTRE CITY DEVELOPMENT PERMIT /
NEIGHBORHOOD USE PERMIT / SITE DEVELOPMENT PERMIT
NO. 2014-30 – PROCESS FOUR

**OWNER/
APPLICANT:** Career Lofts-SD, LLC
Maple Multi-Family Land CA, LP

SUMMARY

Issue(s): Should the Planning Commission (“Commission”) approve Centre City Development Permit / Site Development Permit / Neighborhood Use Permit (CCDP/SDP/NUP) 2014-30 for the Alexan San Diego (“Project”)?

Staff Recommendation: The Commission approve CCDP/SDP/NUP No. 2014-30.

Historical Resources Board Recommendation: On December 4, 2014, the City of San Diego (“City”) Historical Resources Board (HRB) voted 9-0 to recommend that the Commission grant CCDP/SDP/NUP 2014-30.

Civic San Diego Board Recommendation: On October 22, 2014, Civic San Diego (“CivicSD”) voted 8-0 to grant Design Review approval and recommend that the Commission grant CCDP/SDP/NUP 2014-30, with the following conditions:

- Include the energy conservation and green building measures identified and submitted by the Applicant; and,
- Exempt groupings of multiple rooftop individual condenser units located in orderly and linear patterns from overhead screening requirements through the Design Review process outlined in the Centre City Planned District Ordinance (CCPDO).

Community Planning Group Recommendation: On October 15, 2014, the Downtown Community Planning Council (DCPC) voted 20-0 to recommend that CivicSD grants Design Review approval and that the Commission grant CCDP/SDP/NUP 2014-30.

Other Recommendations: The East Village Residents Group (EVRG) voted to support the Project as presented to their group on September 11, 2014.

Environmental Review: Development within the Downtown Community Plan (DCP) area is covered under the Final Environmental Impact Report (FEIR) for the San Diego DCP, CCPDO, and 10th Amendment to the Centre City Redevelopment Plan, certified by

the former Redevelopment Agency (“Former Agency”) and the City Council on March 14, 2006 (Resolutions R-04001 and R-301265, respectively) 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 Resolution R-04510), and August 3, 2010 (Former Agency Resolution R-04544), and certified by the City Council on February 12, 2014 (City Council Resolution R-308724) and July 14, 2014 (City Council Resolution R-309115). The FEIR is a “Program EIR” prepared in compliance with California Environmental Quality Act (CEQA) Guidelines Section 15168. Consistent with best practices suggested by Section 15168, an FEIR Consistency Evaluation has been completed for the project. The Evaluation concluded that the environmental impacts of the Project were adequately addressed in the FEIR, the Project is within the scope of the development program described in the FEIR, and that none of the conditions listed in Section 15162 exist; therefore, no further environmental documentation is required under CEQA.

Fiscal Impact Statement: None.

Code Enforcement Impact: None.

Housing Impact Statement: The DCP area and CCPDO do not regulate density, but do enforce minimum and maximum Floor Area Ratio (FAR). This Project is achieving the base maximum FAR for the site and not any additional FAR available by providing on-site affordable housing. Inclusionary affordable housing compliance is being met by paying the fee, estimated at \$2,535,300; or \$7,923 per dwelling unit (“d.u.”).

BACKGROUND

Maple Multi-Family Land CA, LP (“Applicant”) is requesting approval for CCDP/SDP/NUP No. 2014-30 for the construction of a 5-19 story (approximately 55-210 foot tall) mixed-use development located on an approximately 50,265 square-foot (“sq.ft.”) parcel located on the block bounded by 13th, 14th, J, and K streets in the East Village neighborhood of the DCP area, including the relocation and rehabilitation of a Designated Historical Resource and creation of an outdoor use area associated with a future restaurant space to be located in the relocated and rehabilitated Designated Historical Resource. This Project is comprised of approximately 320 residential apartment d.u., approximately 1,100 sq.ft. of commercial space within the relocated and rehabilitated Designated Historical Resource, and approximately 380 parking spaces in one level of at-grade parking and three levels of subterranean parking.

Neighborhood Context

The East Village neighborhood is anticipated to be a residential and mixed-use community upon build-out. However, large parts currently consist of a mix of commercial, warehouse, light industrial, educational, and residential uses, mostly at low intensities and densities. Ultimately, East Village is projected to contain up to 46,000 residents. The southeast quadrant of East

Village promises to become an eclectic area with a mix of housing types, and the interest and intrigue that accompany diverse environments. Much of this sub-district is intended for a fine grain scale of development with multiple buildings per block, and lower building intensity than in most other neighborhoods.

The southeast sub-district offers several distinct locational advantages being near Petco Park and the Ballpark District, next to the trolley line and trolley transfer station; and directly adjacent to the Main Library site. It is served by the Park-to-Bay Link, and quick freeway access will benefit future residents, businesses, and public activity. Additionally, the southeast provides transitions to the Sherman Heights and Barrio Logan neighborhoods.

The land use district for this Project site as designated in CCPDO is Residential Emphasis (RE) with Fine Grain Development (FG) and Park Sun Access (PSA) zone overlays. The RE district accommodates primarily residential development. Small-scale businesses, offices, services, and ground-floor active commercial uses are allowed, subject to size and area limitations. Within the RE District, at least 80 percent of the gross-floor area must be occupied by residential uses. Non-residential uses may occupy no more than 20 percent of the gross floor area.

The FG overlay and the PSA overlay apply to this site. The FG overlay requires that developments incorporate design standards that exhibit architectural form and variety at a less than full-block scale to ensure pedestrian scale and diverse building designs. The PSA overlay district ensures adequate sunlight to future park sites designated in the DCP by controlling the height of new development to the south and west of public park sites, in this case ensuring adequate sunlight to the 14th and Island Park currently under construction at the corner of Island Avenue and 14th Street

Development Team

ROLE	FIRM/CONTACT	OWNERSHIP
Applicant	Maple Multi-Family Land CA, LP Alec Schiffer	Maple Multi-Family Development (Sole General Partner) See Exhibit B for details
Property Owner	Career Lofts-SD, LLC Paul Roman, Esq.	United American Properties, LLC (Sole Member) See Exhibit B for details
Architect	Joseph Wong Design Associates Joseph Wong	Joseph Wong, Owner (Privately Owned)

DISCUSSION

This Project proposes the construction of a 5-19 story (approximately 55-210 feet tall), mixed-use development containing approximately 320 d.u., approximately 1,100 sq.ft. of commercial space, and approximately 380 automobile parking spaces.

Project Description

The following is a summary of the Project based on drawings dated September 20, 2014:

Site Area	50,265 sq.ft.
Base Minimum FAR	3.5
Base Maximum FAR	6.0
Maximum FAR with Amenity Bonuses	6.0
Maximum FAR with Affordable Housing Bonus	8.1
FAR Bonuses Proposed	N/A
Proposed FAR	6.0
Density	369 d.u. per acre
Total Above-Grade Gross Floor Area	302,598 sq.ft.
Stories / Height	5-19 stories / 55-210 feet
Amount of Commercial Space	1,138 sq.ft.
Amount of Office Space	N/A
Housing Unit Summary	<u>No.</u> <u>Range</u> <u>Average</u>
Total Number of Housing Units	320
Studio	101 505 to 570 sq.ft. 535 sq.ft.
1 Bedroom	123 720 to 800 sq.ft. 750 sq.ft.
1 Bedroom + Den	20 800 to 800 sq.ft. 800 sq.ft.
2 Bedroom	67 1,000 to 1,400 sq.ft. 1,100 sq.ft.
Townhouse/Lofts	9 700 to 1,500 sq.ft. 1,100 sq.ft.
Number of Units Demolished	0
Number of Buildings over 45 Years Old	3 (2 cleared by City Historical Resources staff, 1 cleared by Historical Resources Board)
Inclusionary Affordable Housing Compliance	Payment of Inclusionary Fee (\$8.61 per sq.ft.) Estimated Payment: \$2,535,300(\$7,923 per d.u.)
Automobile Parking	
Residential (Required / Proposed)	331 (1 per d.u. + 1 per 30 d.u. for guests) / 380
Commercial (Required / Proposed)	0 / 0
Motorcycle Parking (Required / Proposed)	16 (1 per 20 d.u.) / 17
Bicycle Parking (required / Proposed)	64 (1 per 5 d.u.) / 100
Common Indoor Space	
Required	500 sq.ft.
Proposed	2,400 sq.ft. (provided in two locations)
Common Outdoor Open Space	
Required	10,053 sq.ft.
Proposed	10,500 sq.ft.
Private Open Space (Balconies and Decks)	
Required	50% of d.u. (with 40 sq.ft. minimum)
Proposed	95%

Pet Open Space Required Proposed	200 sq.ft. 300 sq.ft.
Residential Storage	240 cubic feet per d.u.
Assessor's Parcel Nos.	535-371-01-00 through 535-371-10-00 535-371-16-00
Sustainability	None currently proposed

Permits Required

- CCDP with Design Review approval by the CivicSD Board of Directors
- SDP for significant alteration to a designated historical resource
- NUP for outdoor use area associated with proposed adjacent restaurant

The Project requires review by the Historical Resources Board with ultimate approval by the Commission (Process Four).

No deviations from development standards in the CCPDO or the Land Development Code (LDC) are proposed.

Community Plan Analysis

The DCP envisions a mix of residential, office, commercial, and convention center growth, while retaining light industrial uses and commercial services. New uses will exist in close proximity to existing ones in mixed commercial zones, creating a diverse urban environment, with residential uses throughout. 14th Street has been designated as a “Green Street,” and the 14th Street Promenade Master Plan study is about to commence which will provide preliminary designs for converting the eastern portion of 14th Street into a landscaped pedestrian promenade connecting Barrio Logan to City College. Market and J streets are strong connecting spines in the east-west direction. A fine-grained area, requiring articulation at the ground level and encouraging smaller development parcels, is designated in the central portion of the southeast quadrant; including this Project site.

Applicable DCP Goals

- 3.3-G-1 Provide a range of housing opportunities suitable for urban environments and accommodating a diverse population.
- 6.5-G-3 Foster redevelopment of the southeast with an urban mix of new residents and a variety of housing types, employees, artists, and conventioners, while preserving light industrial and commercial service functions that serve downtown.
- 6.5-G-5 Promote fine-grained development through building articulation, bulk, and scale requirements.

DESIGN REVIEW

The proposed Project consists of a 5-19 story, 55-210 foot tall mixed-use development consisting of mostly non-combustible construction with a portion constructed with a wood-framed structure over a concrete podium. The Project also involves the relocation of the historically-significant “Mexican Presbyterian Church” structure currently facing 13th Street to the J Street edge of the Project site. The Project differentiates in appearance between the two types of construction to truthfully reflect the particular method of construction while maintaining an appealing consistent design theme throughout. Materials for this Project consist mainly of different textures of exposed architectural concrete and exterior plaster with a significant amount of both transparent and spandrel glazing, highlighted with perforated metal, stone tile cladding, and composite siding details and features.

Street Level

The ground floor of the Project places its “front door” to the south along K Street with a floor-to-ceiling glazed lobby, leasing, and amenity uses incorporating a recessed lobby entrance at the corner of K and 14th streets. The remainder of the 14th Street ground-floor facade encloses a “game room” along with the refuse, maintenance utility, and other building services along with the afore-mentioned garage and loading bay entrances. The western portion of the K Street facade and the entirety of the 13th Street facade encloses residential d.u., each with porch/stoop access directly to the sidewalk paired with interior entrances connected to the lobby and Project parking. The northwest corner of the lot has been left primarily open due to the presence of the seismic fault; this area is to be used as a shared public/private urban open space available for the Project residents as well as patrons of the proposed restaurant that is to be situated in the relocated historic church structure. The middle of the block, between the residential high-rise tower and the residential mid-rise structure, is utilized as one of several outdoor common areas. A lush landscaped outdoor courtyard lounge is located directly adjacent to the Project lobby and amenities, as well as private patios for the adjacent ground-floor residential units. The upper portion of this courtyard is a more active patio that includes outdoor kitchens, dining, and an event lawn which connects to 13th Street through the urban open space at the northwest corner of the Project site.

The ground-floor south elevation clearly differentiates between the more “public” uses of the lobby and amenity spaces from the more “private” residential d.u. entrances that wrap around to 13th Street on the west. The material palette for the lobby is an appropriate floor-to-ceiling transparent glazing that offers views through to the lush central courtyard; while the materials and design of the residential d.u. are separated from the sidewalk with planters and recessed entries while preserving the floor-to-ceiling glazing consistency at a smaller fine-grain scale than presented along the lobby and amenity portion of the facade. The materials of the residential portion of the ground-floor facade transition from large-scale assemblies of the lobby such as storefront glazing to more refined and smaller scale materials such as stone tile veneer and composite siding that appears on the 13th Street side. The 14th Street ground-floor facade

continues the appropriate design and material language extended from the K Street lobby facade through the amenity and utility spaces (transparent and opaque, respectively).

The FG overlay of the CCPDO requires that developments incorporate design standards that exhibit architectural form and variety at a less than full-block scale to ensure pedestrian scale and diverse building designs; and the Downtown Design Guidelines (DDG) recommends that street walls incorporate distinct forms and elements that acknowledge the 25 and 50 foot wide historical development pattern plus discourages monolithic treatments that create half- or full-block massing or appearance. The lobby and amenity portion of the K Street ground-floor facade, with consistent floor-to-ceiling glazing stretching approximately 125 feet, does not seem to initially comply with these regulations and goals; however, there will be a significant amount of variety behind the storefront that will be observable from the sidewalk through the clear glazing – views into the residential lobby, residential amenity spaces, and through to the lower central courtyard – that will address and meet this goal.

Mid-Rise and Tower

Above the ground floor, the Project's design morphs into a more typical residential configuration where individual unit stacks and floors are expressed in the facade treatments. As previously mentioned, the exterior treatment of the high-rise tower and the mid-rise portions for the building are differentiated but related, reflecting their methods of construction. The tower portion is a contemporary expression of concrete and floor-to-ceiling window-wall glazing with projecting balconies as the major articulation, changing at the top three floors of the main tower before setting back for the rooftop amenity space. All tower elevations have similar architectural expressions regardless of the orientation except towards the west and south where larger appearances of glazing are expressed at the upper floors, taking advantage of the apparent views, but resulting in a potential for significant interior heat gain and thus greater need for mechanical cooling; deployment of passive solar controls should be considered in the design to mitigate the heat gain, particularly on the south and west elevations. The tower dimension in the north-south orientation is approximately 130 feet in width, which is within the maximum tower dimensions identified in the CCPDO; the DDG recommends that tower elevation dimensions greater than 100 feet in width should consider the use of plane offsets and varied materials. The tower is topped with a 5,000 square-foot roof deck amenity space on the 18th floor and several penthouse d.u. up to the 19th floor; with the roof deck providing residents access to a pool and spa with minimal landscaping, but cabanas for shade with views to the south, east, and west.

Development regulations for a development's tower require the tower to be set back from the property line adjoining a public street by a minimum of 15 feet, with one side of the tower exempted from this setback. In the case of this Project, the 14th Street side of the tower is observing a zero-lot-line setback consistent with the CCPDO, while reinforcing the street corner at the southeastern-facing entrance plaza as recommended in the DDG.

The mid-rise five-story residential portion of the Project is split into two separate segments: one segment along the northern part of 14th Street transitioning to the existing adjacent three-story

hotel; and, the second along the westerly south and west elevations transitioning to the urban open plaza and relocated historic church structure. Both mid-rise sections are designed to look similar to tie the Project together with the use of similar materials and patterning. The western mid-rise structure employs a “shadow box” plaster frame technique to break-up the elevations into smaller, but still larger than individual unit size components with the individual units expressed within via distribution of materials and balconies. This mid-rise section is the location of the third outdoor common area in the form of a small landscaped terrace (Roof Garden) of approximately 750 square feet adjacent to an indoor club room. The primary difference between the mid-rise and the high-rise portion of the Project is the expression of the required shear walls along the exterior elevation of the mid-rise building, honestly expressing the structural system necessary for the building. Within the context of this neighborhood in the southeast quadrant of East Village, directly across 13th Street from the Large Floorplate (LF) overlay zone which allows larger floor plates and bulkier buildings at upper levels to accommodate employment uses, the proposed design is an appropriate response to its context.

Designated Historical Structure

The “Mexican Presbyterian Church”, Historic Resources Site #728, is a historically designated resource under two criteria per the City’s Historic Resources Guidelines. Under Criteria “A” it exemplifies and reflects the neighborhood of the Centre City’s historical, cultural, social, and architectural development. Under Criteria “C” architecture, this resource is an excellent example of the Late Victorian Folk Style architecture with an influence of Gothic Revival Style. The treatment plan is being prepared to move the building from its current location mid-block along the 13th Street frontage to the northeast on this same block, with the new orientation to the north rather than the current west, and then be rehabilitated in place. Although the directional orientation will change, the street elevation will be somewhat similar and the original porch (now removed) may be reconstructed. This historic structure will comprise the proposed Project’s entire commercial component, and is anticipated to be utilized as a restaurant with outdoor seating on the corner of J and 13th streets over the seismic fault zone in the urban open space proposed for this Project that connects to the private common outdoor open space used by the Project’s residents. The incorporation of this historic structure and the use of the unbuildable corner as open space for both the public and residents enlivens this portion of the Project, and when paired with the Mission restaurant diagonally across the intersection of J and 13th streets, is consistent with the goals of the DCP.

CCDP

Civic San Diego is responsible for the administration of planning and zoning for the City of San Diego within the CCPD. A CCDP is required for construction with 1,000 sq.ft. or more of gross floor area not within an existing structure. A CCDP may be granted according to CCPDO section 156.0304(e)(1)(D) if the decision-maker finds that the development is consistent with the DCP, CCPDO, Civic San Diego Land Development Manual, San Diego Municipal Code (SDMC), and all other adopted plans or policies of the City of San Diego pertaining to the CCPD.

Findings

In order to grant approval of a CCDP, the following finding must be made:

1. *The proposed development is consistent with the DCP, CCPDO, LDC, and all other adopted plans and policies of the City of San Diego pertaining to the CCPD.*

The proposed development is consistent with the DCP, CCPDO, LDC, and all other adopted plans and policies of the City of San Diego pertaining to the CCPD as the development advances the goals and objectives of the DCP and CCPD by:

- Providing a range of housing opportunities suitable for urban environments and accommodating a diverse population;
- Contributing to the vision of downtown as a major residential neighborhood;
- Increasing the downtown residential population;
- Protecting historical resources to communicate downtown's heritage;
- Allowing development adjacent to historical resources respectful of context and heritage, while permitting contemporary design solutions that do not adversely impact historical resources;
- Fostering redevelopment of the southeast quadrant of the East Village neighborhood with an urban mix of new residents and a variety of housing types; and,
- Promoting fine-grained development through building articulation, bulk, and scale requirements.

In addition, with approval of CCDP/SDP/NUP No. 2014-30, the Project will be consistent with the requirements of the LDC and CCPDO.

SDP

Under Chapters 11-14 of the LDC, substantial alterations to a designated historical resource require approval of a SDP, a Process Four decision by the Commission after a recommendation by the Historical Resources Board (HRB). The proposed relocation of the "Mexican Presbyterian Church" is considered a substantial alteration; therefore, this Project requires approval of a SDP.

In order to approve a SDP, the Commission must make specific general findings in addition to supplemental findings for substantial alterations to a historical resource. The Applicant's consultants have submitted both a Treatment Plan and Monitoring Plan for the historic structure and an Economic Alternative Analysis detailing the economic alternatives for preserving the historic structure in place and moving it as proposed; all of which forms the basis of the SDP findings.

General SDP Findings – SDMC §126.0504(a)

In order to grant approval of a SDP, the following findings must be made:

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

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

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

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

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

The proposed Project will revitalize this East Village block and the relocated historical resource will welcome the public to an indoor-outdoor dining experience occupying the northwest corner of the block; across the intersection from another dining experience in a relocated historical resource. The Project design brings retail and residential activity to this area of East Village and adds hundreds of residences with their “eyes on the streets” on four street frontages. The proposed Project will comply with the applicable provisions of the LDC for a historical resources deviation for relocation of designated historical resources with approval of the SDP. The proposed relocation and rehabilitation work on the building will be consistent with the US Secretary of the Interior’s Standards for Rehabilitation (“Standards”) and will not create any adverse impacts to the designated building. Impacts related to the proposed relocation would be reduced through implementation of the required mitigation measures found in the FEIR and additional

conditions of approval as required by the Historical Resources Guidelines of the City's LDC. The proposed development complies with SDMC provisions intended to ensure that the public health, safety, and welfare are protected and enhanced by this development.

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

The proposed development will comply with the applicable provisions of the CCPDO in the following manner:

- It is located within the Residential Emphasis land use district that is intended to accommodate primarily residential uses, but permits small scale ground floor active commercial uses
- The development will comply with the established FAR of 6.0 for this area.
- It will comply with the CCPDO Development Regulations pertaining to building street wall requirements (including exceptions for designated historic resources and portions of sites associated with documented active faults, building heights, building bulk, building base, ground floor heights, and residential development regulations.
- It will comply with the CCPDO Urban Design Regulations pertaining to building orientation, facade articulation, street level design, pedestrian entrances, transparency, blank walls, tower design, glass and glazing, exterior projecting balconies, rooftops, encroachments into public rights-of-way, building identification, regulations pertaining to historical resources requiring a SDP, additional standards for residential developments, and urban open space design guidelines.
- It will comply with the CCPDO Off Street Parking and Loading Standards.

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

The relevant LDC regulations for topics not addressed in the CCPDO are contained in LDC Chapter 14 and include: Grading Regulations, Draining Regulations, Landscape Regulations, Parking Regulations, Refuse and Recyclable Materials Storage, Mechanical and Utility Equipment Storage Regulations, Loading Regulations, Building Regulations, Electrical Regulations and Plumbing Regulations. The proposed development will comply with these regulations, as will be required by the building permit to be issued for this Project. Therefore, the proposed development will comply with the applicable provisions of the LDC.

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

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

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

The designated resource was moved to Parcel 535-372-04, Lot C, in 1908 from a lot on 8th Avenue where it was a single story residence. It is not feasible to maintain designated resource on Lot C because that alternative would preclude new above ground construction at that location and would impact the overall development potential of the Project site, making new residential development consistent with the DCP infeasible. It is feasible to maintain the resource 100 feet to the northeast within the Project site without adversely impacting the development potential of the site as identified in the DCP.

Maintaining the resource on Lot C would preclude the construction of approximately 21,620 sq.ft. of above grade construction. The existing recognized seismic fault across the northwest corner of the Project site and the height limits imposed on the property by the required public park sun access overlay eliminates the potential of regaining the lost square footage by adding additional stories to the proposed tower.

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

This deviation from the standard protective historical resource regulations is the minimum necessary to afford relief and accommodate the development of the site in accordance with the density and other provisions of the CCPDO. Feasible measures to mitigate for the Project's short distance relocation of the historical resource will be implemented pursuant to the Centre City Mitigation, Monitoring and Reporting Program (MMRP), which requires the preparation of a Documentation Program consisting of a Historic American Buildings Survey (HABS) for the property prior to the start of construction. This Documentation Program will include professional quality photo documentation with 35mm black and white photographs, 4x6 standard format, of all four elevations with close ups of selected elements, and measured drawings of the exterior elevations.

The Permit requires that the relocated resource be subsequently rehabilitated in accordance with the Standards as part of an approved Treatment Plan under the supervision of appropriate City Staff. Consequently, the proposed relocation will not destroy the historical, cultural, or architectural values of the historical resource and the

relocation is part of a definitive series of actions that will assure the preservation of the resource.

The Historical Resources Regulations of the SDMC are designed to ensure protection of the values of the resource and the implementation of a definitive series of actions that will assure its preservation; these objectives are met through compliance with the SDP conditions.

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

A recognized seismic fault line runs diagonally through the northwest corner of the site making that portion of the Project site unbuildable. Park sun access height limits have been imposed on the Project site, restricting its development potential, in order to preserve daylight in the proposed adjacent park across 13th Street to the west. The combination of the seismic fault and the current location of the historic resource line renders Lot A, B and C (approximately 15,000 sq.ft or approximately 30 percent of the site) unusable for development.

The designated resource occupies most of Lot C, therefore, its retention on Lot C and the development limitations caused by the seismic fault line and the adjacent public park sun access height limits with building envelope restrictions on this site would result in the loss of 21,620 sq.ft. of development causing the Project to sustain a loss in value. Consequently, the strict application of the provisions of the historical resources regulations would deprive the property owner of reasonable use of the land.

The special circumstances pertaining to this land, a seismic fault line and an adjacent public park sun access height limits with building envelope restrictions on this site are not of the applicant's making and the strict application of these regulations would significantly reduce the Project's value, which would deprive the property owner of reasonable use of this land.

NUP

The development includes an outdoor use area associated with the restaurant planned for the historic structure. Under the CCPDO, outdoor use areas are defined as areas within private property but open to the general public. Such areas require approval of a NUP.

The NUP procedures establish a review process for developments that propose new uses, changes to existing uses, or expansions of existing uses that could have limited impacts on the surrounding properties. The intent of these procedures is to determine if the development

complies with all applicable regulations of the zone and any supplemental regulations pertaining to the use, and to apply conditions that may be necessary to help ensure compliance.

Findings

In order to grant approval of a NUP, the following findings must be made:

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

The proposed outdoor use area is to be located over the fault buffer zone where development is not allowed. Use of this buffer zone as an outdoor use area available to the public associated with the adjacent relocated and rehabilitated historic structure activates the corner of the premises that could otherwise become either a passive public open space or private active open space only available to the adjacent development's residents. Outdoor use areas associated with eating and drinking establishments are an allowed use in the RE zone.

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

The proposed uses will not be detrimental to the public health, safety, and welfare provided the Permittee adheres to the standard and permit-specific conditions of approval including, but not limited to, conditions related to hours of operations, activity restrictions, and sound and security measures to ensure that the use is compatible with the surrounding neighborhood. Conditions for the NUP include:

- The outdoor use area shall only be used for dining, drinking, and circulation. Full menu food service shall be available at all times that the outdoor deck is occupied.
- The occupancy of the outdoor use area shall be limited to no later than 10:00 p.m. Sunday through Thursday and 11:00 p.m. Friday and Saturday. The outdoor use area shall be vacated by the specified times.
- No live entertainment or dancing is allowed on the premises at anytime.
- There may be low-level ambient music in the outdoor use area, but it shall not be audible 50 feet from the property line.
- No video devices (televisions, projectors, etc.) may be used at any time within the outdoor use area.

3. *The proposed use or development will comply to the maximum extent feasible with the regulations of the Land Development Code (LDC).*

The proposed uses will comply with the regulations of LDC and the CCPDO with approval of a NUP.

CONCLUSION

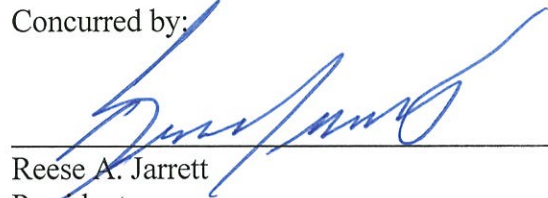
Staff recommends that the Commission grants CCDP/SDP/NUP 2014-30 for the Project.

Respectfully submitted:


Concurred by:



Scott Glazebrook
Senior Planner



Reese A. Jarrett
President



Brad Richter
Assistant Vice President, Planning

Attachments: A – Applicant’s Architectural Narrative
B – Ownership Disclosure Statement
C – Downtown Design Guidelines – FG Overlay
D – Downtown Design Guidelines – Tower Design and Form
E – Site Development Permit Findings (provided by Applicant)
F – Public Correspondence
G – Draft CCDP/SDP/NUP No. 2014-30
H – Draft Planning Commission Findings
I – Final Environmental Impact Report Consistency Evaluation
J – Basic Concept/Schematic Drawings
K – Sustainability: Best Practices (provided by Applicant)

August 28th , 2014

JWDA**ALEXAN – PROJECT DESCRIPTION**

The Alexan project is a 320-unit high-rise market rate rental apartment building to be located at 13th Street and J Street / 14th Street and K Street in the East Village neighborhood of downtown San Diego. The Project will provide a variety of unit types: 101 studio units, 123 one-bedroom units, 20 one-bedroom plus units, 67 two-bedroom units and 9 townhome/loft units. Total building area proposed is 301,460 SF above grade with an additional three levels of subterranean parking at 135,405 SF. Parking is provided for 377 vehicles. The project will contain 7,500 SF of common area on the Ground Floor and a 1,000 SF Clubhouse for residents on the Fifth Level as well as a roof/ pool deck area on the 18th floor.

The site is approximately 50,000 SF. A recognized seismic fault line runs diagonally through the southwest corner of the site. No structures are proposed in the area of influence of the fault line. Park Sun Access Height Limits have been considered in the siting and massing of the building to preserve daylight in the adjacent park across 13th Avenue and to maximize sun exposure to the podium courtyards. In addition the massing addresses adjacencies to the relocated historic structure and the existing 3 story building at the corner of 14th and Island. The small historic structure fronting on 13th Avenue will be relocated to front on J Street, just north of the fault influence zone. The relocation maximizes the development potential of the site and takes advantage of the unbuildable fault area of the site that will be used for a park like outdoor seating area for the converted historic structure that will be used as a restaurant.

The project includes a five-story block of apartments fronting on 13th Avenue and rounding the corner on K Street. Mid-block on K Street and wrapping around the corner to 14th Avenue the building height increases to sixteen stories; floors seventeen and eighteen are set back from the sixteen-story portion below to address the park sun access angle. Townhomes are located on 14th Street. The roof of the highest point of the building will be 210 feet above street level grade. A

ATTACHMENT Awww.jwdainc.com

linear, landscaped courtyard separates the five-story mass on 13th Avenue from the larger mass of the apartment tower on 14th Avenue.

The high-rise portion of the building will be a poured-in-place and post-tensioned concrete structure with a floor-to-ceiling glazing and metal panel skin. The low rise portion of the building is wood frame construction with less glazing and a more solid appearance. The fine grain overlay is addressed mainly through the building massing – two distinctly different façade expression create two different typologies. Individual residential entries along the ground floor of the low rise portion of the development provide a smaller pedestrian oriented scale and use distinct different materials to exhibit diverse street faces. The upper levels of the low rise structure are modulated by projecting frame elements. In order to maintain an appropriate relationship of massing and scale between the high rise tower and the low rise structure additional steps to modulate the five-story portion further didn't feel appropriate. Each unit has access to a private outdoor deck area with clear glass guardrails or perforated metal. Strong vertical elements are used in the tower to break down the scale of the east and west façade and to achieve a vertical appearance and add additional interest to the largely transparent skin of the building.

Ground floor common areas spaces will have high, clear glass storefronts, promoting interaction with street level pedestrian activity and the interior ground floor courtyard space. The interior courtyard provides a common exterior space for residents; courtyard landscaping will be utilized to provide storm water run-off treatment.



THE CITY OF SAN DIEGO

City of San Diego
Development Services
 1222 First Ave., MS-302
 San Diego, CA 92101
 (619) 446-5000

Ownership Disclosure Statement

Approval Type: Check appropriate box for type of approval (s) requested: ☒ Neighborhood Use Permit ☐ Coastal Development Permit
☐ Neighborhood Development Permit ☒ Site Development Permit ☐ Planned Development Permit ☐ Conditional Use Permit
☐ Variance ☐ Tentative Map ☐ Vesting Tentative Map ☐ Map Waiver ☐ Land Use Plan Amendment • ☐ Other _____

Project Title

Project No. *For City Use Only*

ALEXAN SAN DIEGO

Project Address:

340 14th Street, San Diego CA 92101

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

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

Additional pages attached ☐ Yes ☐ No

Name of Individual (type or print):

☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature :

Date:

Name of Individual (type or print):

☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature :

Date:

Name of Individual (type or print):

☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature :

Date:

Name of Individual (type or print):

☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature :

Date:

ATTACHMENT B

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

Legal Status (please check):

☐ Corporation
 ☒ Limited Liability -or-
 ☐ General) What State? CA
 Corporate Identification No. 201103210077
☐ Partnership

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter, as identified above, will be filed with the City of San Diego on the subject property with the intent to record an encumbrance against the property.. Please list below the names, titles and addresses of all persons who have an interest in the property, recorded or otherwise, and state the type of property interest (e.g., tenants who will benefit from the permit, all corporate officers, and all partners in a partnership who own the property). A signature is required of at least one of the corporate officers or partners who own the property. Attach additional pages if needed. **Note:** The applicant is responsible for notifying the Project Manager of any changes in ownership during the time the application is being processed or considered. Changes in ownership are to be given to the Project Manager at least thirty days prior to any public hearing on the subject property. Failure to provide accurate and current ownership information could result in a delay in the hearing process. **Additional pages attached** ☐ Yes ☒ No

Corporate/Partnership Name (type or print):
Career Lofts - SD, LLC

☒ Owner ☐ Tenant/Lessee


Street Address:
4699 Jamboree Rd

City/State/Zip:
Newport Beach, CA 92660

Phone No: Fax No:
(949) 756-8800 (949) 756-8811

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

Title (type or print):
Manager

Signature :  Date: Jul 18, 2014

Corporate/Partnership Name (type or print):

☐ Owner ☐ Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: Fax No:

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

Title (type or print):

Signature : Date:

Corporate/Partnership Name (type or print):

☐ Owner ☐ Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: Fax No:

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

Title (type or print):

Signature : Date:

Corporate/Partnership Name (type or print):

☐ Owner ☐ Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: Fax No:

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

Title (type or print):

Signature : Date:

Corporate/Partnership Name (type or print):

☐ Owner ☐ Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: Fax No:

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

Title (type or print):

Signature : Date:

Corporate/Partnership Name (type or print):

☐ Owner ☐ Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: Fax No:

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

Title (type or print):

Signature : Date:

Corporate/Partnership Name (type or print):

☐ Owner ☐ Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: Fax No:

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

Title (type or print):

Signature : Date:

Project Title:	Project No. (For City Use Only)
-----------------------	--

Part II - To be completed when property is held by a corporation or partnership

Legal Status (please check):

☒ Corporation
 ☐ Limited Liability -or-
 ☐ General) What State? _____ Corporate Identification No. _____
☐ Partnership

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter, as identified above, will be filed with the City of San Diego on the subject property with the intent to record an encumbrance against the property. Please list below the names, titles and addresses of **all** persons who have an interest in the property, recorded or otherwise, and state the type of property interest (e.g., tenants who will benefit from the permit, all corporate officers, and all partners in a partnership who own the property). A signature is required of at least one of the corporate officers or partners who own the property. Attach additional pages if needed. **Note:** The applicant is responsible for notifying the Project Manager of any changes in ownership during the time the application is being processed or considered. Changes in ownership are to be given to the Project Manager at least thirty days prior to any public hearing on the subject property. Failure to provide accurate and current ownership information could result in a delay in the hearing process. **Additional pages attached** ☒ Yes ☐ No

Corporate/Partnership Name (type or print):

☐ Owner
 ☐ Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: _____ Fax No: _____
(_____)

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

Title (type or print):

Signature : _____ Date: _____

Corporate/Partnership Name (type or print):
Joseph Wong Design Associates

☒ Owner
 ☐ Tenant/Lessee


Street Address:
2359 4th Avenue

City/State/Zip:
San Diego, CA 92101

Phone No: _____ Fax No: _____
(619) 233 6777 (619) 233 6777

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

Title (type or print):
Owner

Signature :  Date: 8/29/2014

Corporate/Partnership Name (type or print):

☐ Owner
 ☐ Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: _____ Fax No: _____

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

Title (type or print):

Signature : _____ Date: _____

Corporate/Partnership Name (type or print):

☐ Owner
 ☐ Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: _____ Fax No: _____

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

Title (type or print):

Signature : _____ Date: _____

Corporate/Partnership Name (type or print):

☐ Owner
 ☐ Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: _____ Fax No: _____

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

Title (type or print):

Signature : _____ Date: _____

Corporate/Partnership Name (type or print):

☐ Owner
 ☐ Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: _____ Fax No: _____

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

Title (type or print):

Signature : _____ Date: _____

Project Title: <div style="text-align: center; font-weight: bold;">ALEXAN SAN DIEGO</div>	Project No. (For City Use Only)
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Part II - To be completed when property is held by a corporation or partnership

Legal Status (please check):

☐ Corporation
 ☒ Limited Liability -or-
 ☐ General) What State? CA Corporate Identification No. 61-1577129
☐ Partnership

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter, as identified above, will be filed with the City of San Diego on the subject property with the intent to record an encumbrance against the property. Please list below the names, titles and addresses of **all** persons who have an interest in the property, recorded or otherwise, and state the type of property interest (e.g., tenants who will benefit from the permit, all corporate officers, and all partners in a partnership who own the property). A signature is required of at least one of the corporate officers or partners who own the property. Attach additional pages if needed. **Note:** The applicant is responsible for notifying the Project Manager of any changes in ownership during the time the application is being processed or considered. Changes in ownership are to be given to the Project Manager at least thirty days prior to any public hearing on the subject property. Failure to provide accurate and current ownership information could result in a delay in the hearing process.

Additional pages attached
 ☐ Yes
 ☐ No

Corporate/Partnership Name (type or print):
MAPLE MULTIFAMILY DEVELOPMENT, LLC

☒ Owner
 ☐ Tenant/Lessee


Street Address:
5790 Fleet Street, Suite 140

City/State/Zip:
Carlsbad, CA 92008

Phone No: **790-431-3366** Fax No:

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

Title (type or print):
Managing Director

Signature :  Date: **8/25/14**

Corporate/Partnership Name (type or print):

☐ Owner
 ☐ Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: Fax No:

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

Title (type or print):

Signature : Date:

Corporate/Partnership Name (type or print):

☐ Owner
 ☐ Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: Fax No:

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

Title (type or print):

Signature : Date:

Corporate/Partnership Name (type or print):

☐ Owner
 ☐ Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: Fax No:

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

Title (type or print):

Signature : Date:

Corporate/Partnership Name (type or print):

☐ Owner
 ☐ Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: Fax No:

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

Title (type or print):

Signature : Date:

Corporate/Partnership Name (type or print):

☐ Owner
 ☐ Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: Fax No:

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

Title (type or print):

Signature : Date:

Additional Pages to Ownership Disclosure Statement

Name and Address:

Title:

Maple Multi-Family Land CA, L.P.,
Principal / Legal Address:
3819 Maple Avenue
Dallas, Texas 75219

Applicant / Developer

Local Address in California:
5790 Fleet Street, Suite 140
Carlsbad, CA 92008

Maple Multi-Family Development,
L.L.C., a Texas limited liability company

Sole General Partner of Maple Multi-Family Land CA, L.P.,

Principal / Legal Address:
3819 Maple Avenue
Dallas, Texas 75219

Officers:

Kenneth J. Valach
Alec Schiffer
Anthony Diteaux
Clifford A. Breining
E. Garth Erdossy
Sue O'Bannon
Susan D. Vickery
Timothy J. Hogan
Cheryl Christy
Lee Ann Shamblin
Marcia L. Moody

President
Vice President
Vice President
Vice President
Vice President
Vice President
Vice President
Vice President, Treasurer, Secretary
Assistant Secretary
Assistant Secretary
Assistant Secretary

c/o Maple Multi-Family Land CA, L.P.

Principal / Legal Address:
5790 Fleet Street, Suite 140
Carlsbad, CA 92008

Additional Pages to Ownership Disclosure Statement

Name and Address:

Career Lofts – SD, LLC

Principal / Legal Address:

4699 Jamboree Road
Newport Beach, CA 92660

United American Properties, LLC
4699 Jamboree Road
Newport Beach, CA 92660

Current Property Owner

Sole Member of Career Lofts – SD, LLC

Officers:

John Young
Paul Roman

Managing Member
General Counsel

Title:



Tall storefront with varied building massing. Above, San Diego, CA.



Multiple building treatments within a single development. Above, San Diego, CA.



Multiple facade designs, materials, and colors within a single development. Above, San Diego, CA.

4.5.2

Neighborhood Mixed-Use Centers and Fine Grain Development Overlay District

Guidelines

- **4.5.2.A** Streetwalls should incorporate distinct forms and elements that acknowledge the 50-foot by 100-foot and 25-foot by 100-foot historical lot development pattern. Repetitive elements or monolithic treatments should not create a half- or full-block massing or appearance.
- **4.5.2.B** Different elements should imply distinct architectural treatments (materials, fenestration, heights, window types, etc.) to exhibit incremental, diverse street faces.
- **4.5.2.C** A strong horizontal cornice/canopy, stepback, or parapet should be established between 45 and 85 feet on all street walls, broken and corresponding with the modulated volumes, to maintain an appropriately scaled frame for the public right-of-way. To achieve modulation, primary structural columns should be recessed 3 to 5 feet from street property lines, affording design flexibility for wall planes and volumes.
- **4.5.2.D** Well-detailed, high quality, durable materials such as stone, tile, metal, brick, or limited expanses of architectural concrete should be extended up into upper floors of the structure on Main Streets.
- **4.5.2.E** Main Streets should exhibit tall storefronts with clear glass.

SAN DIEGO DOWNTOWN DESIGN GUIDELINES

4.4.4

Building Massing: Street Wall

Buildings that frame and define the street and express a fine-grain character contribute to the quality of the public realm and the pedestrian experience. Well-articulated and detailed street walls are important to the fabric of the city and help to establish a human-scale urban experience.

Guidelines

- **4.4.4.A** Buildings should incorporate a variety of vertical and horizontal modulations to develop distinct architectural volumes, break up monotonous volumes and create a fine-grain character.
- **4.4.4.B** Buildings along all streets should have a minimum street wall height of 45 feet, consistent with the PDO regulatory requirements.
- **4.4.4.C** For buildings along Main Streets and within the Fine-Grain Overlay District, the street wall building facades should be architecturally modulated to express the rhythm and fine-grain character of downtown's historic core, generally with volumes or architectural bays that are 50-100 feet in width.

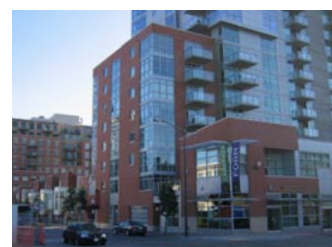
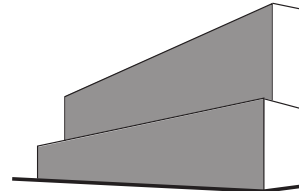


Buildings with a well-composed variety of vertical and horizontal modulations and distinct architectural volumes break up the massing of large projects. Above, San Jose, CA

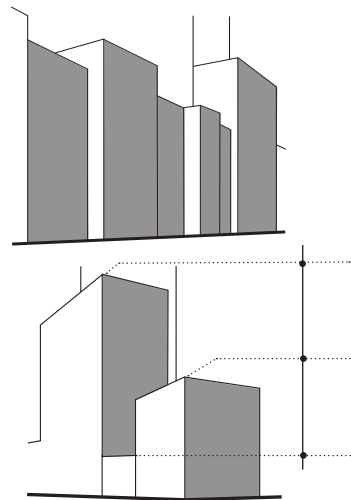
Figure 4.8 Street Wall



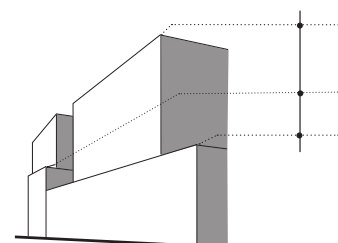
Horizontal Plane Modulation



Vertical Plane Modulation



Vertical + Horizontal Plane Modulation



SAN DIEGO DOWNTOWN DESIGN GUIDELINES

4.4 Block Modulation and Building Massing

The modulation of a block and the massing of buildings significantly impact how the size of the building is perceived by a person at street level. By breaking up a large building into smaller masses, the building's apparent mass can be reduced, forming a more interesting block. Special attention should be paid to buildings that front onto the public realm, and to relationships between buildings.

4.4.1 Block Modulation

Guidelines

- **4.4.1.A** Full-block building developments should be broken up into distinct volumes that are in proportion to one another, while preserving the integrity of the building's design, and create transitions in bulk and scale. Repetitive elements or monolithic treatments that create a half- or full-block massing or appearance should be avoided.
- **4.4.1.B** In general, downtown blocks should be developed as multiple projects to enhance building variety and fine-grain character (special zones for large-footprint buildings are an exception). In the case of a full-block development, multiple architects could be involved to ensure variety of architectural expression.
- **4.4.1.C** To express variety, avoid monotony and distinguish different building volumes, building design should use a variety of color, material and texture.
- **4.4.1.D** Full-block, commercial high-rise development should not be held to the same above-stated policies but should consider the provision of at-grade public open spaces.
- **4.4.1.E** Tower form should be elegant and slender to allow for sunlight access and visibility of the sky from the street level.



Downtown blocks should be developed as multiple projects to enhance building variety and "fine grain" character. Above, San Diego, CA



To express variety, avoid monotony, and distinguish different building volumes, building design should employ a variety of color, material and texture. Above, Berkeley, CA.



Buildings should be elegant and slender in form to allow for sunlight access and visibility of the sky from the street level. Above, Vancouver, BC.



Buildings towers should employ a variation in massing and fenestration and material patterns to create visual interest. Above, San Francisco, CA



Multiple towers in one project should display variation in either form or elevation in order to prevent close similarity. Above, Philadelphia, PA



Building design should incorporate appropriate shading devices, balconies, projections and louvers.

4.5.4

Building Tower Design

Guidelines

- **4.5.4.A** All building façades of towers should include a variety of fenestration and material patterns to create visual interest and avoid the appearance of a repeated single floor extrusion. Building façades more than 100 feet in width should consider the use of plane offsets and material changes to create shadows and relief. Some elements of towers should integrate with, and extend into the building base façades to avoid the appearance of towers isolated both from the street and their own bases.
- **4.5.4.B** Designers should carefully study their tower orientation to maximize energy conservation. Although orienting the tower's longer edge along the east-west axis to maximize northern/southern exposure and minimize western exposure is typically preferred, the use of sun-shading devices should be studied on the western and southern facades where appropriate to reduce heat gain.
- **4.5.4.C** Regardless of height or plan variation, no two towers within a project should exhibit identical, or closely similar, form and/or elevations. No tower should be designed to be identical, or closely similar, to another tower located elsewhere in Centre City.
- **4.5.4.D** To create a graceful transition to the sky and avoid a cut off, flat-top appearance, the upper 20 percent of any tower (measured above the base or midzone) should achieve an articulated form and composition by means of architectural techniques such as layering, material changes, fenestration pattern variation and/or physical step-backs. Actual reductions of floor areas and/or recessed balconies can assist this composition goal, but are not required. Tower top designs should resolve mechanical penthouses and other technical requirements in an integrated, coherent manner consistent with the composition below them.

SAN DIEGO DOWNTOWN DESIGN GUIDELINES

- **4.5.4.E** Façades should have distinct solar orientations with integrated and appropriate shading devices, balconies, projections, louvers and/or window treatments. These treatments will provide desirable elevation and composition variety.
- **4.5.4.F** Towers should be designed with a majority of the facades composed of glazing, including façades facing interior property lines. Large expanses of solid walls should be avoided and should not exceed 20 feet in width. Solid walls should contain enhanced materials, deep reveals and scoring, and other textures.
- **4.5.4.G** Reflective or mirror glass is strongly discouraged, as is heavily tinted bronze, black, or gray glass. Glass color should not be emphasized as a “signature” element, and subtle gray-green or blue-gray tints are encouraged if clear glass is not proposed. Glass materials should exhibit visible light transmittance of a minimum of 60 percent.
- **4.5.4.H** Projecting balconies facing public streets should be an average of no less than 40 percent open or transparent (perforated mesh, 40 percent translucent glass, or open rail) above a height of 18 inches, measured from the balcony walking surface.
- **4.5.4.I** To ensure a cohesive and compatible night skyline, and to mitigate night-sky pollution, tower accent lighting should be modest, restrained and focused on the upper tower. Bright hues and neon outlines are strongly discouraged, and white or warm-color washes are preferred. Any signature lighting, including rooftop lanterns and other lighting effects, should be designed with adjustable intensity controls for subsequent testing and approval as part of the Design Review process.



The upper 20 percent of any tower shall achieve an articulated form and composition through layering, material changes fenestration patterns and/or physical stepbacks. Top, Chicago, IL; bottom left, Philadelphia, PA; bottom right, San Diego, CA.

ALEXAN SAN DIEGO RESIDENTIAL PROJECT



Prepared by:

Marie Burke Lia, Attorney at Law, on behalf of the Project Applicants

September, 2014

FINDINGS

Site Development Permit for Relocation – Section 126.0504 (h)

(a) Findings for all Site Development Permits

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

The proposed project is a 320-unit high-rise market rate rental apartment building in the East Village neighborhood of downtown San Diego. The Project will provide a variety of unit types: 101 studio units, 123 one-bedroom units, 20 one-bedroom plus units, 67 two-bedroom units and 9 townhome/loft units. Total building area proposed is 301,460 square feet above grade with an additional three levels of subterranean parking at 135,405 square feet. Parking is provided for 377 vehicles. The project will contain 7,500 square feet of common area on the Ground Floor and a 1,000 square feet Clubhouse for residents on the Fifth Level as well as a roof/ pool deck area on the 18th floor.

The site is a 50,246 square foot parcel bounded by J Street on the north, 13th Street on the west, K Street on the south and 14th Street on the east. A recognized seismic fault line runs diagonally through the northwest corner of the site. No structures are proposed in the area of influence of the fault line. Park Sun Access Height Limits have been considered in the siting and massing of the building to preserve daylight in the adjacent park across 13th Avenue and to maximize sun exposure to the podium courtyards. In addition the massing addresses adjacencies to the relocated historic structure and the existing 3 story building at the corner of 14th and Island. The small historic structure fronting on 13th Avenue will be relocated to front on J Street, just north of the fault influence zone. The relocation maximizes the development potential of the site and takes advantage of the unbuildable fault area of the site that will be used for a park like outdoor seating area for the converted historic structure that will be used as a restaurant.

The project includes a five-story block of apartments fronting on 13th Avenue and rounding the corner on K Street. Mid-block on K Street and wrapping around the corner to 14th Avenue the building height increases to sixteen stories; floors seventeen and eighteen are set back from the sixteen-story portion below to address the park sun access angle. Townhomes are located on 14th Street. The roof of the highest point of the building will be 210 feet above street level grade. A linear, landscaped courtyard separates the five-story mass on 13th Avenue from the larger mass of the apartment tower on 14th Avenue.

The high-rise portion of the building will be a poured-in-place and post-tensioned concrete structure with a floor-to-ceiling glazing and metal panel skin. The low rise portion of the building is wood frame construction with less glazing and a more solid appearance. The fine grain overlay is addressed mainly through the building massing – two distinctly different façade expressions create two different typologies. Individual residential entries along the ground floor of the low rise portion of the development provide a smaller pedestrian oriented scale and use distinct different materials to exhibit diverse street faces. The upper levels of the low rise structure are modulated by projecting frame elements. Each unit has access to a private outdoor deck area with clear glass guardrails or perforated metal. Strong vertical elements are used in the tower to break down the scale of the east and west façade and to achieve a vertical appearance and add additional interest to the largely transparent skin of the building.

Ground floor common areas spaces will have high, clear glass storefronts, promoting interaction with street level pedestrian activity and the interior ground floor courtyard space. The interior courtyard provides a common exterior space for residents; courtyard landscaping will be utilized to provide storm water run-off treatment.

The proposed project would result in the relocation of the designated historic resource, #728 the Mexican Presbyterian Church, from its current location on Lot C, APN 535-372-04, of Block 130 of Horton's Addition, to its new location on the east one-half of Lots A and B, APN 535-372-02 and APN 535-372-03, to permit new development on Lot C and to retain the historic resource for rehabilitation and reuse 100 feet northeast of its original location. The relocated resource will be oriented to the north, facing J Street, rather than its current orientation facing west on 13th Street. The project block is located in the East Village Subarea of the Centre City Planned District, which is subject to the Downtown Community Plan. The project was initiated by the Maple Multi-Family Land CA, LP, after it entered escrow to acquire the project site, which comprises 50,246 square feet of the existing 60,000 square feet of the block bounded by 13th Street, J Street, 14th Street and K Street.

Land use and housing issues are addressed in Chapter 3 of the Downtown Community Plan. As shown on the Plan's Land Use Map, Figure 3-4, this block is designated for Residential Emphasis land use. According to the Plan, page 3-12, this district will accommodate primarily residential development. Small-scale businesses, offices, and services, and ground floor commercial uses are allowed, provided they do not exceed 20 percent of the overall building area.

The desired development intensity for the area is described on page 3-17 where the Plan establishes intensity standards for various parts of downtown. Intensity is measured as Floor Area Ratio (FAR), obtained by dividing gross floor area by lot area. Figure 3-9 of the Plan shows the allowable minimum and maximum FARs for various sites. The minimum FAR for the subject property is 3.5 and the maximum is 6.0. "Proposed base development intensities in the Community Plan range from 2.0 to 10.0, modulated to provide diversity of scale, as well as high intensities in selected locations." The subject property has a maximum FAR of 6.0, and it is within a selected location for mid-level intensity development. The proposed project's FAR is 6.0.

The Plan contains Goals and Policies to establish Development Intensities, Incentives, and the Plan Build out. Goal 3.2-G-2 is to 'Maintain a range of development intensities to provide diversity, while maintaining high overall intensities to use land efficiently and permit population and employment targets to be met.' The proposed project will comply with Chapter 3 of the Downtown Community Plan and is consistent with the Residential Emphasis land use classification.

Historic Preservation is addressed in Chapter 9 of the Downtown Community Plan. The existing structure on the project site is a locally designated historical resource, the Mexican Presbyterian Church, San Diego Historical Landmark #728. As indicated in Table 9-1 of the Plan, locally designated resources are to be retained on-site whenever possible. "Partial retention, relocation or demolition of a resource shall only be permitted through applicable City procedures." The applicable City procedures are established in San Diego Municipal Code Chapter 14, Article 3, Division 2, entitled "Historical Resources Regulations." §143.0210 (2) (C) requires a Site Development Permit in accordance with Process Four for any development that proposes to deviate from the development regulations for historical resources described in this division. Substantial alteration of a designated

resource by relocation or other means is a deviation from the historical resources regulations and therefore a Site Development Permit, as authorized by Chapter 12, Article 6, Division 5, entitled “Site Development Permit Procedures,” is required. The decision maker, in this instance the Planning Commission, must make all of the Findings in §126.0504(a) and §126.0504(h) before the relocation of a locally designated historical resource can occur. Therefore, the processing of this Site Development Permit application is in compliance with and will not adversely affect this aspect of the applicable land use plan.

The Mitigation Monitoring and Reporting Program (MMRP) for the Downtown Community requires the implementation of Mitigation Measure *HIST- A.1-3* if a designated historical resource would be relocated. That Mitigation Measure requires the submission of a Documentation Program that must include Photo Documentation and Measured Drawings of the resource to the Historical Resources Board Staff for review and approval. Implementation of this Mitigation Measure will be required as a Condition of this Permit.

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

On the south two-thirds, or 50,246 square feet, of the block bounded by 13th and 14th Streets and J and K streets, the proposed project will construct a five to eighteen story market rate rental apartment building of 320 apartments in studio units, one bedroom units, one bedroom plus units, two bedroom units and townhome/loft units, over three levels of subterranean parking. The five-story portion will be located on the southwest portion of the site and the sixteen to eighteen-story portion will be located on the southeast portion of the site.

The building has been designed to meet the Park Sun Access requirements to preserve daylight in the adjacent park across 13th Street. The building has also been designed to meet the requirements of the Fine Grain Development Overlay Zone. The building’s construction is Type I – Type V and fully sprinklered. Its occupancy will include residential, retail, residential amenity space and parking. It will comply with the 2013 California Building Code.

The building’s maximum height will be 210 feet above grade in 19 stories, including a mechanical roof level. The building’s gross floor area will be 439,089 square feet, with 301,460 square feet above grade, which meets the 6.0 FAR for the site. The required off-street parking is 331 total spaces, including 11 guest spaces, but the project will provide 377 spaces, 331 standard and 46 tandem. Motorcycle and bicycle spaces will each total 17. The required common outdoor space for a project of this size is 10,000 square feet, but the project will provide 10,500 square feet. The required personal storage space required of 240 cubic feet per unit is provided at several locations on the levels B1 to B3.

The site is impacted by a recognized seismic fault line running diagonally across the northwest corner of the block on Lots A and B, making approximately 4,000 square feet of the project’s land area unbuildable. The current setting of the historic resource, required building setbacks and left over unusable small areas of “buildable area” render all of Lot A, B and C unusable and increase the site’s unbuildable/ unusable land area to 15,000 square feet. Relocating the historical resource to the east half Lot A minimizes the existing site constraints due to the earthquake fault. This unbuildable land area will be converted into an outdoor seating/dining area for the rehabilitated historical resource that

will serve as a dining establishment. The outdoor area is proportionate to the historical resource. This proposed relocation of the resource will also minimize the deviation from the Centre City Planned District Ordinance provision regarding the required street wall along the public right of way.

The designated historical resource is currently located on Lot C, Parcel 535-372-04, the northernmost parcel and Lot not impacted by the seismic fault line. Maintaining the resource at its current location would triple the unbuildable land area on the site and increase the deviation from the PDO provision regarding the required street wall along the public right of way significantly. There is no feasible or appropriate use for the large unusable/unbuildable area if the resource is kept at its current location. Maintaining the resource at its current location would also create problematic adjacencies in terms of the massing and scale of the new development. The proposed relocation of the resource will result in a vastly improved project in terms of urban design and project design.

The proposed development complies with the Urban Design Regulations of the Planned District Ordinance (§156.0311), the Performance Standards of the Planned District Ordinance (§156.0312) and the Residential Off-Street Parking Space Requirements of the Planned District Ordinance (§156.0313). The proposed development will revitalize this East Village block and the relocated historical resource will welcome the public to an indoor-outdoor dining experience occupying the northwest corner of the block, across the intersection from another dining experience in a relocated historical resource, the Mission Café. The project design brings retail and residential activity to this area of East Village and adds hundreds of residences with their “eyes on the streets” on three-plus street frontages. The proposed development complies with all San Diego Municipal Code and Uniform Building Code provisions intended to ensure that the public health, safety and welfare are protected and enhanced by this construction.

3. The proposed development will comply with the applicable regulations of the Land Development Code.

The proposed project will consist of 320 market rate rental units with a variety of unit types over three levels of subterranean parking, with private outdoor decks for each residential unit. The project will contain 7,500 square feet of common area on the ground floor and a 1,000 square foot clubhouse for residents on the fifth level.

The proposed development will comply with the applicable provisions of the Centre City Planned District Ordinance in the following manner. It is located within the Residential Emphasis land use district that is intended to accommodate primarily residential uses. The development will comply with the established FAR of 6.0 for this area. It will comply with the PDO’s Development Regulations pertaining to lot size, minimum building setbacks, building heights, building bulk, building base, ground floor heights and residential development regulations. It will comply with the PDO’s Urban Design Regulations pertaining to building orientation, façade articulation, street level design, pedestrian entrances, transparency, blank walls, tower design, glass and glazing, exterior projecting balconies, rooftops, encroachments into public rights-of-way, building identification, regulations pertaining to historical resources requiring a Site Development Permit, additional standards for residential developments, additional standards for main streets, and urban open space design guidelines. It will comply with the PDO’s Off Street Parking and Loading Standards.

The relevant Land Development Code's Planning and Development Regulations for topics not addressed in the Centre City Planned District Ordinance are contained in that Code's Chapter 14 and include: Grading Regulations, Draining Regulations, Landscape Regulations, Parking Regulations, Refuse and Recyclable Materials Storage, Mechanical and Utility Equipment Storage Regulations, Loading Regulations, Building Regulations, Electrical Regulations and Plumbing Regulations. The proposed development will comply with all of these regulations, as will be required by the building permit to be issued for this project. Therefore, the proposed development will comply with all applicable regulations of the Land Development Code

(h) Supplemental Findings – Historical Resources Deviation for Relocation of a Designated Historical Resource

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

The designated resource was moved to Parcel 535-372-04, Lot C, in 1908 from a lot on 8th Avenue where it was a single story residence. Because the current site slopes to the east, a lower level was constructed underneath the relocated residence, but this lower level was excluded from the historical designation. The single story residence had been donated to the First Presbyterian Church to serve as “a small mission in this part of town.” It did serve in that capacity from 1908 to 1938, after which it was subdivided into five apartments. The Designation Resolution identifies the exterior of the top floor of the building as the historical resource.

The proposed project would result in the relocation of the top floor designated historic resource from its current location on Lot C of Block 130, to its new location on the east one-half of Lot A of Block 130 to permit new development on Lots B and C and to retain the historic resource for rehabilitation and reuse 100 feet northeast of its original location. The relocated resource will be oriented to the north, facing J Street, rather than its current orientation facing west on 13th Street. The relocated historical resource will welcome the public to an indoor-outdoor dining experience occupying the northwest corner of the block, across the intersection from another dining experience in a relocated historical resource, the Mission Café.

It is not feasible to maintain the top floor designated resource on Lot C because that alternative would preclude new above ground construction at that location and would impact the overall development potential of the project site, making new residential development consistent with the Downtown Community Plan infeasible. It is feasible to maintain the resource 100 feet to the northeast within the project site without adversely impacting the development potential of the site.

Maintaining the resource on Lot C would preclude the construction of approximately 21,620 square feet of above grade construction. The existing recognized seismic fault across the northwest corner of the project site and the height limits imposed on the property by the required public park sun access eliminate the potential of regaining the lost square footage by adding additional stories to the proposed tower. A copy of the current Parcel Map for this block is attached as *Exhibit A*.

Base Project

After an extensive analysis of site constraints imposed by the recognized seismic fault impacting three parcels at the northwest corner of the project site, the height limits imposed on the southwest corner of the project because of the adjacent public park, structural and building code issues and economic feasibility factors, it has been determined that the designated building portion can be removed from Lot C and incorporated into the project site on the east half of Lot A on a new foundation for rehabilitation and reuse as a restaurant that will welcome the public to an indoor-outdoor dining experience occupying the northwest corner of the block, across the intersection from another dining experience in a relocated historical resource, the Mission Café.

Alternative Project

The City's Site Development Permit process and Environmental Review process require the development and analysis of any less environmentally damaging alternatives that could further minimize the potential adverse effects to the designated historical resource that would follow from the Base Project. It has been determined that the only less environmentally damaging Alternative Project would be the temporary relocation of the designated building portion to another site for secure storage while the underground parking and redesigned, reduced size residential project is constructed leaving Lot C vacant for the return of the designated building portion on a new foundation on its post 1908 location. However, this alternative would preclude new above ground construction on Lots B and C. Since a Site Development Permit is required for permanent or temporary relocations of designated historical resources, one would be required for the Alternative Project as well.

The Treatment Plan

Implementation of a Site Development Permit for Relocation requires the development of a detailed, step by step Treatment Plan that will govern what happens to the resource from start to finish, and the approval of this Plan by Historical Resources staff and Development Services and Civic San Diego staff. In this project, the Base Project and the Alternative Project will be subject to the same Treatment Plan, the difference between the two options is where the resource will end up eventually, on the east half of Lot A or on Lot C.

The Treatment Plan must describe in detail how the resource will be prepared for its removal from the current site, how it will be transported to the temporary site if necessary, how the eventual receiving site will be prepared to receive and incorporate the rehabilitated resource into the new development on that site, and how the relocated resource will be ultimately finished on the interior and exterior to serve as a component of the proposed new development or not. The proposed Treatment Plan and its architectural drawings are attached as *Exhibit B*.

The building is not too large to move in one piece, but all footing work must be completed at whichever site is chosen before the move. The Project's Historic Architect and Qualified Architectural Monitor will be responsible for assuring that the rehabilitation will be consistent with the Secretary of the Interior's Standards for Rehabilitation in consultation with the Historical Resources Board Staff. The proposed Monitoring Plan is attached as *Exhibit C*.

The building has been documented, in accordance with the Mitigation Monitoring and Reporting Program (MMRP) by Historic American Building Survey (HABS) drawings, which are attached to these findings as *Exhibit D*.

Development Impacts of the Base Project

Joseph Wong Design Associates serves as the Project Architects for the proposed project. In order to analyze the physical impacts of the Base Project, they have prepared a drawing to illustrate the manner in which the designated building portion would be incorporated into the northwest corner of the project site on the east half of Lot A and how indoor-outdoor dining experience would be installed on the west half of Lot A above the recognized seismic fault line. This drawing illustrates that the Base Project would have no adverse impacts on the development potential of the rest of the project site since 320 units would be constructed. It is attached to these Findings as *Exhibit E*.

Development Impacts of the Alternative Project

In order to analyze the development impacts of the Alternative Project, the architects have prepared a drawing to illustrate the extent that the proposed site development would be reduced by the Alternative Project, which would return the designated building portion to Lot C after the subterranean parking was constructed. This drawing shows the manner in which the potential development of the project site would reduce the number of units to 284. It is attached to these Findings as *Exhibit F*.

Economic Feasibility Analysis of the Base Project

This economic feasibility analysis has been conducted by The London Group, a long-established San Diego real estate consulting and feasibility firm. The Base Project would construct 320 rental units with a total rentable area of 243,050 square feet, which includes 5,000 square feet of retail. At the end of the fifth year of operation, the project is estimated to be valued at \$176,101,231. This Economic Alternative Analysis is attached to these Findings as *Exhibit G*.

Economic Feasibility Analysis of the Alternative Project

The London Group has utilized all of the above reports and relevant information to develop the economic feasibility analysis of this Alternative Project under which the Base Project could not be constructed as designed because Lot C would need to be reserved for the return of the historical resource for rehabilitation as a stand-alone building. This and other factors would result in a loss of 21,620 square feet of development. Under Alternative Project, only 284 rental units could be constructed with a total rentable area of 221,430 square feet, which includes 5,000 square feet of retail. At the end of the fifth year of operation, the project is estimated to be valued at \$154,308,180, or \$15,461,482 less than the Base Project. This Economic Alternative Analysis is also attached to these Findings as *Exhibit G*.

Finding 1 Conclusion: It is not feasible to retain the resource on site because of the loss of new development square footage, permitted by the Downtown Community Plan, which would result. But it is feasible to incorporate the resource into the proposed project a short distance away in a more

desirable location where the resource and its surroundings will be enjoyed by the public.

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

This deviation from the standard protective historical resource regulations is the minimum necessary to afford relief and accommodate the development of the site in accordance with the density and other provisions of the Planned District Ordinance. Feasible measures to mitigate for the Base Project's short distance relocation of the historical resource will be implemented pursuant to the Centre City Mitigation, Monitoring and Reporting Program (MMRP), which requires the preparation of a Documentation Program consisting of a Historic American Buildings Survey (HABS) for the property prior to the start of construction. This Documentation Program will include professional quality photo documentation with 35mm black and white photographs, 4x6 standard format, of all four elevations with close ups of selected elements, and measured drawings of the exterior elevations.

The relocation of a designated historical resource is permitted in the City pursuant to SDMC - §126.0504(h), which requires a discretionary Site Development Permit for that purpose. Such a Permit also requires that the relocated resource be subsequently rehabilitated in accordance with the Secretary of the Interior's Standards for Rehabilitation as part of an approved Treatment Plan under the supervision of appropriate City Staff. Consequently, the proposed relocation will not destroy the historical, cultural, or architectural values of the historical resource and the relocation is part of a definitive series of actions that will assure the preservation of the resource. Since 1972, fifteen designated San Diego historical resources have been relocated pursuant to this SDMC section or its predecessors and two other resources have recently been approved for relocation within Centre City.

Finding 2 Conclusion: This Finding calls for the protection of the values of the resource and the implementation of a definitive series of actions that will assure its preservation. The Historical Resources Regulations of the San Diego Municipal Code are designed to ensure that these objectives are met and compliance with the Site Development Permit provisions, as proposed in this project, will accomplish that.

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

SDMC §156.0311 (j) of the Centre City Planned District Ordinance (CCPDO) provides that historical resources should be retained and integrated into larger development projects, with adaptive reuse, where feasible. If a proposed development may have a significant impact on a historical resource and the City determines that no feasible alternative exists that would preserve the historical resource on its existing site, the City will determine if relocation of the historical resource to a site within the Centre City Planned District is feasible. In this instance, the relocation of the historical resource 100 feet northeast from Lot C to the east half of Lots A and B on the same block is feasible.

The Mitigation Monitoring and Reporting Program (MMRP) for the Downtown Community Plan

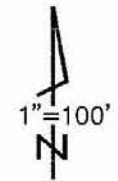
acknowledges that local historical resources should be retained on-site whenever possible and that partial retention, relocation or demolition of a resource shall only be permitted according to Chapter 14, Article 3, Division 2 of the historical resources regulations of the Land Development Code. The instant proceedings are in accordance with those Land Development Code regulations.

The third finding for this Site Development Permit for Relocation requires a determination that there are special circumstances or conditions apart from the existence of the historical resource, applying to the land that are peculiar to the land and are not of the applicant's making, whereby the strict application of the provisions of the historical resources regulations would deprive the property owner of reasonable use of the land.

The special circumstances pertaining to this project are as follows. A recognized seismic fault line runs diagonally through the northwest corner of the site making that portion of the project site unbuildable. Park sun access height limits have been imposed on the project site, restricting its development potential, in order to preserve daylight in the proposed adjacent park across 13th Street to the west. The combination of the seismic fault and the current location of the historic resource line renders Lot A, B and C (approximately 15,000 square feet) unusable for development.

The designated resource occupies most of Lot C, therefore, its retention on Lot C and the development limitations caused by the seismic fault line, the Park sun access height limits and building setback requirements would result in the loss of 21,620 square feet of development causing the project to sustain a \$15,461,482 loss in value. Consequently, the strict application of the provisions of the historical resources regulations would deprive the property owner of reasonable use of the land as addressed by this Finding.

Finding 3 Conclusion: The special circumstances pertaining to this land, a seismic fault line and an adjacent public park, are not of the applicant's making and the strict application of these regulations would reduce the project's value by more than \$15,000,000, which would deprive the property owner of reasonable use of this land.



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SAN DIEGO COUNTY
ASSESSOR'S MAP
BOOK 535 PAGE 37

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES.

UNION ARCHITECTURE INC.

1530 BROOKES AVE. SAN DIEGO, CA. 92103 619-269-4941

TREATMENT PLAN

DATE: August 26, 2014
PROJECT: Mexican Presbyterian Church
at 341-343 13th Street San Diego, CA 92101
APN: # 535-372-04
HRB Site # 728
Year built: 1906
Period of Significance: 1906-1938
SUBJECT: Treatment Plan for relocation, future rehabilitation

PROJECT TEAM:

Developer: Lawrence Howard, Maple Multi-family Development
Project Architect: Joseph Wong, J.W.D.A.
Historic Architect & Monitor: John Eisenhart, Union Architecture Inc.
Principal Investigator: Marie Burke Lia, Attorney at Law
General Contractor: T.B.D.
House Mover: Joe Hansen, John T. Hansen Enterprises

PROPERTY DESCRIPTION:

The Mexican Presbyterian Church is a historically designated resource under two criteria per City of San Diego Historic guidelines. Under criteria "A" it exemplifies and reflects the neighborhood of Centre City's historical, cultural, social and architectural development. Under criteria "C" architecture, the resource is an excellent example of the Late Victorian Folk Style architecture with a influence of Gothic Revival Style.

Built in 1906 at Eighth Avenue location in San Diego, the church was moved to its present location in 1908. The structure is rectangular 40 feet in length and 30 feet in width with a simple gable roof of approximately 7/12 slope. A non-historical designated lower level, also 40 feet by 30 feet has three sides wood framed with the West elevation having a concrete retaining wall. The original roofing was wood shake which has been roofed over with new composition roofing. The exterior is horizontal 1x4 wood siding, ship lap type with "v" groove. There are 8 identical window openings with lower section sash at 4'-0" x 4'-0" and an upper hopper sash in a Gothic arch form 4'-0" x 2'-5". Three windows are located on each of the South and North elevations with the remaining two flanking the center door opening on the West elevation (entry elevation). A small original addition at the upper level, approximately 4 feet by 10 feet, is cantilevered from the main East elevation. It has a separate hipped roof form.

The treatment plan is being prepared to move the upper level of the building (historic designated section) from its current location at 341-43 13th street 100 feet to the northeast on the same block. The orientation will be to the North (entry elevation). The structure is to be rehabilitated at this new location.

INTRODUCTION:

The implementation of the treatment plan for the relocation and transportation of the Mexican Presbyterian Church will be facilitated by a qualified historic structure mover, under the supervision of the Project Architect and Historic Architect / Monitor in a manner consistent with the mitigation, monitoring, and reporting program for this project. This treatment plan is accompanied by a copy of HABS drawings of the property prepared by the Historic Architect / Monitor, drawings that outline the proposed stabilization and preparation of the structure for relocation and drawings of the proposed rehabilitation of the structure at the new location. This treatment plan and its related drawings will be included in all subsequent plans for the discretionary permit processing and construction documents.

PREPARATION / RELOCATION OF STRUCTURE:

1. Preparation of the structure prior to move.

The entire structure is to be stabilized, braced, and secured. Specific procedures to be determined by qualified historic structure mover. The implementation of these procedures will occur only after review from Monitor. Mover to outline points of entry of steel beams through structure. Exterior siding or trim pieces affected by this shall be removed prior to damage. These pieces are to be stored and refastened during rehabilitation.

Structural framing members at non-visible areas may be braced with sheathing / blocking, etc., as required. The 8 historic window openings and upper vent opening at west elevation to be protected. Fenestration openings to be covered with $\frac{3}{4}$ " plywood. The present system may be acceptable per monitor's approval. If not acceptable, see City of San Diego Standard drawing for protection of abandoned structures. This method of protection uses *2x4 cross bracing across interior and exterior of opening. Fasten interior 2x4 to interior king stud. Use carriage bolts at exterior 2x4's with nut washer fastener at interior.* Provide west elevation door opening with temporary lockable plywood door with hinges. All other openings may be protected with $\frac{3}{4}$ " plywood nailed to exterior casing.

Exterior plumbing pipes shall be removed and site utilities to be disconnected. The concrete front porch steps to be removed along with the concrete steps at the north elevation. The 1X8 shiplap siding of the lower level should be salvaged. The lower level is non-historic. All walls, concrete floor, retaining wall may be removed. Contractor may choose to have these items remain for support and to be removed later, after upper level structure is moved off the site. The 2x10 floor joists for the upper level floor are historic and need to be moved with the structure. The north section of the floor joists have been damaged by fire. These joists are to be replaced prior to move. Rough sawn old growth douglas fir lumber to match historic width and length dimensions.

The 2x stud wall is balloon framed and the studs terminate at mud sill just below floor joists. Care should be taken include the full stud including perimeter mud sill. The entire upper level structure (including addition at east elevation) to be moved as a whole. Monitor to be notified prior to modification of structure required for move. Consistent with Standards #6, 7, 9 and 10.

2. Movement of structure.

The structure will be moved approximately 100 feet northeast on the same parcel of land. The orientation of the Mexican Presbyterian Church shall be turned 90 degree with the current west elevation becoming the north elevation. The new orientation of the "front doors" toward Island Avenue is consistent with previous orientation of the "front doors" toward 13th street. So although the directional orientation has changed, the street elevation is somewhat similar. New

footings and foundation structural system to be designed to accommodate historic structure. Any temporary bracing will be removed and any required rehabilitation of the structure will commence. Consistent with Standards #1, 9, 10.

3. Moving.

Mover to outline path of move, sequence of move, and means in which the Mexican Presbyterian Church is secured for move. Monitor and City Staff to approve plan prior to moving date. Consistent with Standards #1.

4. Partial demolition / removal of interior of structure.

Prior to the start of the demolition / removal process Project Architect and Historic Monitor to do walk-through with Contractor. The upper level interior partitions are not historic. The gypsum board finish may be removed. The stud walls should be left in place to aid in bracing and stabilization. The lower level is non-historic and all partitions may be removed or left on site as long as structural integrity for building is kept. The Contractor and Monitor will meet on site to review the scope of demolition / removal work. During demolition / removal, Contractor to inform Monitor of discovery of any architectural elements (brackets, casing, doors, windows, etc...) on site. Monitor to evaluate relevance of such materials. Consistent with Standards #6, 7, and 9.

EXISTING FOUNDATION / LOWER LEVEL:

The Mexican Presbyterian Church 1906 site foundation is unknown. The current site of the Mexican Presbyterian Church has three wood stud perimeter walls and one concrete retaining wall at the lower level. The existing wood frame has stucco over existing 1x8 shiplap siding. All structural members below the bottom of floor joists and perimeter mud sill may be removed as required for the move off site. Consistent with Standards #9 and 10.

NEW FOUNDATION:

All footing work shall be completed prior to move. Foundation work may be completed before or after move, depending on contractor's choice. The finish floor shall be a minimum of 2'-0" above grade. Perimeter foundation to be concrete, concrete block, or wood framed pony wall. Finish to be salvaged 1x8 shiplap siding per 1908 - 1938 building or exposed concrete or stucco per 1906 building. Detailing to be determined by Historic Architect per further research and construction design detail. Consistent with Standards #9 and 10.

EXISTING FRAMING:

Horizontal members:

Upper level floor framing is original douglas fir 1x 4 plank on 2x10 floor joists at 16" o.c.

Roof framing is original except for addition of plywood roof sheathing over wood skip sheathing.

Vertical members: Exterior wall framing is assumed to be balloon framing with 2x4's at 16" o.c. This will be left in place. Interior wall framing dates to multifamily adaptive reuse in 1938. The interior walls may be removed and the interior space to return to open assembly space of original church.

Roof members: Roof framing system consists of 1x4 skip sheathing @12" o.c., on 2x4 roof rafters @ 32" o.c. with 1x collar ties and 1x bracing to 2x6 ceiling joists @ 16" o.c. Framing is in good conditions, however connection between wall and roof should be improved to tie elements

together. 2x8 rafter tails @ 32" o.c. are separate from roof framing structural system and extend inward from wall approx. 32".

The framing members are all old growth and should remain in place with allowance for new interior design / planning and structural improvements as required for adaptive reuse and safety concerns. Complete demolition / removal of structural joists, roof rafters, plank members is not acceptable. Also, the interior stud walls from the multifamily improvement of 1940 contains old growth studs which should be salvaged for future use. Consistent with Standards #2, 9 and 10.

ROOF:

Roof consists of two areas. A small hipped roof at the East elevation altar area and the main gable roofed area. The main roofed area is presently composed of non-original composition shingles with plywood sheathing. These are to be removed. Original roof was wood shake and is present in most of the south sloped roof area. The original wood shake roof to be salvaged and used as a template for new roofing. New roof for entire building should be class "A" rated redwood or cedar shake to match original on skip sheathing. Exact wood roofing material profile to be determined once roof work is begun. There are no gutters or downspouts on the building and it appears to be original intent. If the use of gutters and downspouts is preferred it should be a half round type gutter with the location of downspouts occurring at inconspicuous areas on elevation. Consistent with Standards #6, 9 and 10.

EXTERIOR FINISHES:

The existing 1x4 horizontal ship lap siding from skirt board to soffit will remain as is. The corners are mitered. The existing condition of the wood is generally very good. Sand, repair, finish. If board has minor cracks, repair with wood epoxy filler. If the entire board is damaged, an existing ship lap board taken from a non-visible area shall replace it. If this is not possible, a new ship lap board of the same profile may be used as a replacement. Existing soffit boards are 1x6 with center groove will remain. Wood fenestration casings (head, jamb, sill and apron) will remain and be repaired as necessary. Missing pieces to be replicated from existing. Consistent with Standards #2, 6, 7, 9, and 10.

EXTERIOR DOORS AND WINDOWS:

The existing (8) original upper sash "Gothic type" hopper windows are presently stored inside the building. These sashes shall be repaired and installed in former locations. New hardware to be used. Repaired for smooth operation. The (8) lower sash square windows are not present. The type of unit at the lower sash may change if more information (historic photos or field research) can determine window type. With the present information, these sashes were originally either fixed or hopper type. The new units should match the profile of the existing original rail and style of the upper hopper sash. Fixed or hopper unit are most appropriate. Another option would be to have one casement type unit in the lower unit. All of these options would be consistent with the standards.

The two main entry doors are non-original. Field research shows framing for a 5'-4" opening most likely consisting of two 2'-8" x 8'-6" doors. This feature should be reconstructed. A rectangular wood panel door is most likely appropriate replacement. One could also use two Gothic arch doors if additional research confirms this type. Period appropriate hardware to be installed. Consistent with Standards #2, 6, 7, 9 and 10.

EXTERIOR PORCH:

At the main entry of the west elevation, a shadow line shows the former porch roof location. Along with field evidence, the photograph from 1975 Primary Record gives enough information for a reconstruction of this roof with post location. However the City of San Diego Historic Planning staff report from June 6th, 2005 (based on oral history from historic report) states the entry roof did not exist at the original 8th Ave. location. Given that the period of significance is from 1906-1938, this roof element may be reconstructed and be consistent with the Standards. It may also be left off the rehabilitation plan and be consistent.

The existing concrete porch and steps may be demolished. A new concrete porch and steps may be used on new move on site but a more appropriate wood porch is preferred and more in keeping with the Victorian Folk Style. If wood should be similar in dimension to the existing concrete porch and consist of 1x4 tongue and groove plank flooring with wood steps. Consistent with Standards # 6, 9 and 10.

ELECTRICAL & LIGHTING:

The existing electrical and lighting system will be upgraded to conform to current code. Electrical meter shall be located discretely away from public view. Exterior lighting fixtures to be surface mounted or pendant type sympathetic to Victorian Style. Consistent with Standards #9 and 10.

PLUMBING:

All exterior plumbing and vent pipe to be dismantled. New interior plumbing and vents to be installed as required. Areas in exterior siding where old pipes have been removed to be repaired with "Dutchman" from salvaged siding from building. The plumbing system will be upgraded to conform to current code. Consistent with Standards #9 and 10.

HEATING:

New HVAC units may be installed in the attic space or inside the structure. The structure to be modified at a minimum to accommodate these units. HVAC to conform to current code. Consistent with Standards #9 and 10.

PAINTING:

Paint scheme on the exterior of the building shall be in Victorian Era colors. Existing structure to be tested for lead paint and if detected, follow current laws for careful removal. Monitor and City Staff to approve final paint scheme. Consistent with Standards #6.

LANDSCAPING:

The new site will be landscaped and hardscaped in accordance with all relevant regulations of the Land Development Code for the relocation, rehabilitation, and reuse of historic resources. Consistent with Standards #9 and 10.

RECONSTRUCTION/REHABILITATION:

The cleaning of all historic material / fabric shall occur through using the gentlest means possible. An appropriate means of control and disposal of lead or other chemicals shall be provided. Historic fabric shall be retained as much as possible. Do not sandblast or water power wash materials.

The character defining massing / form of the structure is a one story wood building , gable roof form with (8) Gothic type window openings and main entry doors.

The character defining material elements are: ship lap siding, wood windows, casing and trim boards, wood roof, and roof brackets. Attachment of materials shall be similar to the original, historic method. Should damage occur to the resource, it shall be repaired in conformance with the Secretary of the Interior's Standards for Rehabilitation or Reconstruction. Consistent with Standards #2, 6, 9, and 10.

ATTACHMENTS:

Treatment Drawings: HABS documents

UNION ARCHITECTURE INC.

1530 BROOKES AVE. SAN DIEGO, CA. 92103 619-269-4941

MONITORING PLAN

DATE: August 26, 2014
PROJECT: Mexican Presbyterian Church
at 341-343 13th Street San Diego, CA 92101
APN: # 535-372-04
HRB Site # 728
Year built. 1906
Period of Significance: 1906-1938

SUBJECT: Monitoring Plan for historic resource

PROJECT TEAM:

D (Developer):	Lawrence Howard, Maple Multi-family Development
PA (Project Architect):	Joseph Wong, J.W.D.A. . (responsibility is limited to new project at site)
HAM (Historic Architect Monitor):	John Eisenhart, Union Architecture Inc.
HA (Historic Architect):	John Eisenhart, Union Architecture Inc.
PI (Principal Investigator):	Marie Burke Lia, Attorney at Law
CM (Construction Manager):	TBD
HM (House Mover):	Joe Hansen, John T. Hansen Enterprises
RE (Resident Engineer):	TBD.
BI (Building Inspector):	City of San Diego Development Services: Environmental and Historical staff.

LOCATIONS: Move-off: Site A., 341-343 13th St., San Diego, Ca.
Move-on: Site B., 1300 "J" St., San Diego, Ca.

PROPERTY DESCRIPTION:

The Mexican Presbyterian Church is historically designated under two criteria per City of San Diego Historic guidelines. Under criteria "A" it exemplifies and reflects the neighborhood of Centre City's historical, cultural, social and architectural development. Under criteria "C" architecture, the resource is an excellent example of the Late Victorian Folk Style architecture with a influence of Gothic Revival Style.

This monitoring plan will follow the treatment plan and supporting architectural documents prepared to move this historic structure from its current location at **Site "A" 341-343 13th Street** to **Site "B" 1300 "J" Street**. The structure will be rehabilitated at Site "B". Treatment Plan documents shall be used by monitor as guidelines.

Following below are the monitoring actions.

Monitoring at Move - Off. Site "A": 341-343 13th Street

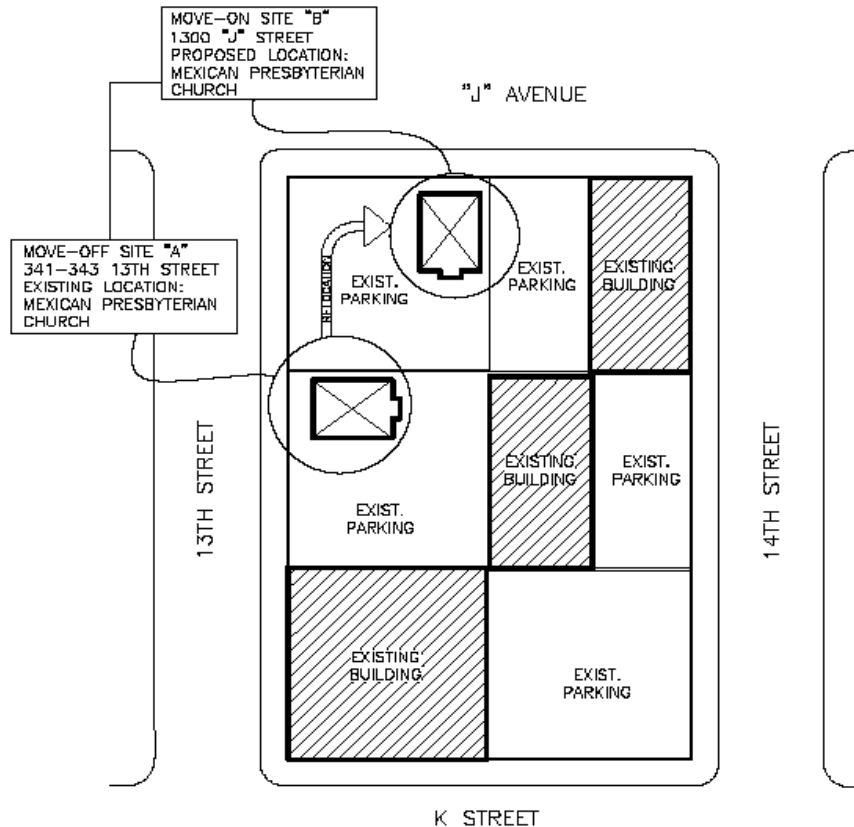
1. Pre-construction meeting (HAM, HA, PI, PA, CM, BI, D, HM)
Issue: a. Overview of Treatment Plan and Monitoring Plan as related to historic resource on move-off site. Also visit of move-on site.

2. Preparation of structure for moving. (HAM, HA, CM)

- Issue: a. Monitor to be present prior to removal of lower level portion of structure. Other activity required for moving structure such as: removal of exterior, plumbing, electrical lines, existing concrete porch at West elevation of structure and general activities to prepare for moving shall be completed.

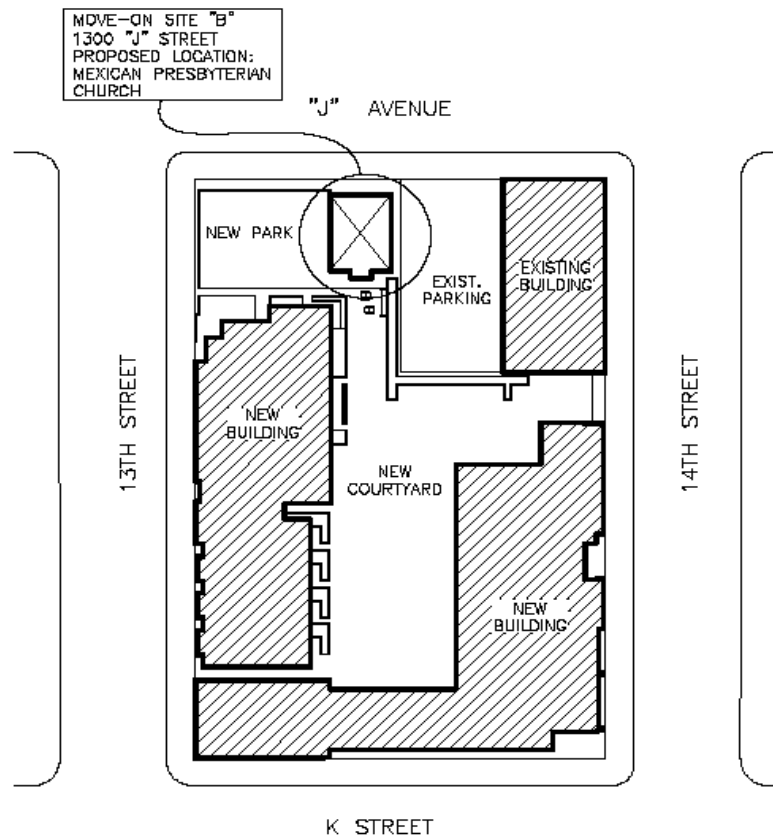
3. Pre-Move. (HAM, HA, CM, HM)

- Issue: a. Review work involved by CM and HM to brace and protect structure prior to move off date.
b. Monitor to approve structure is ready to move.



Existing site condition: **Move Off Site "A" 341-343 13th Street to Move-On Site "B" 1300 "J" Street .**

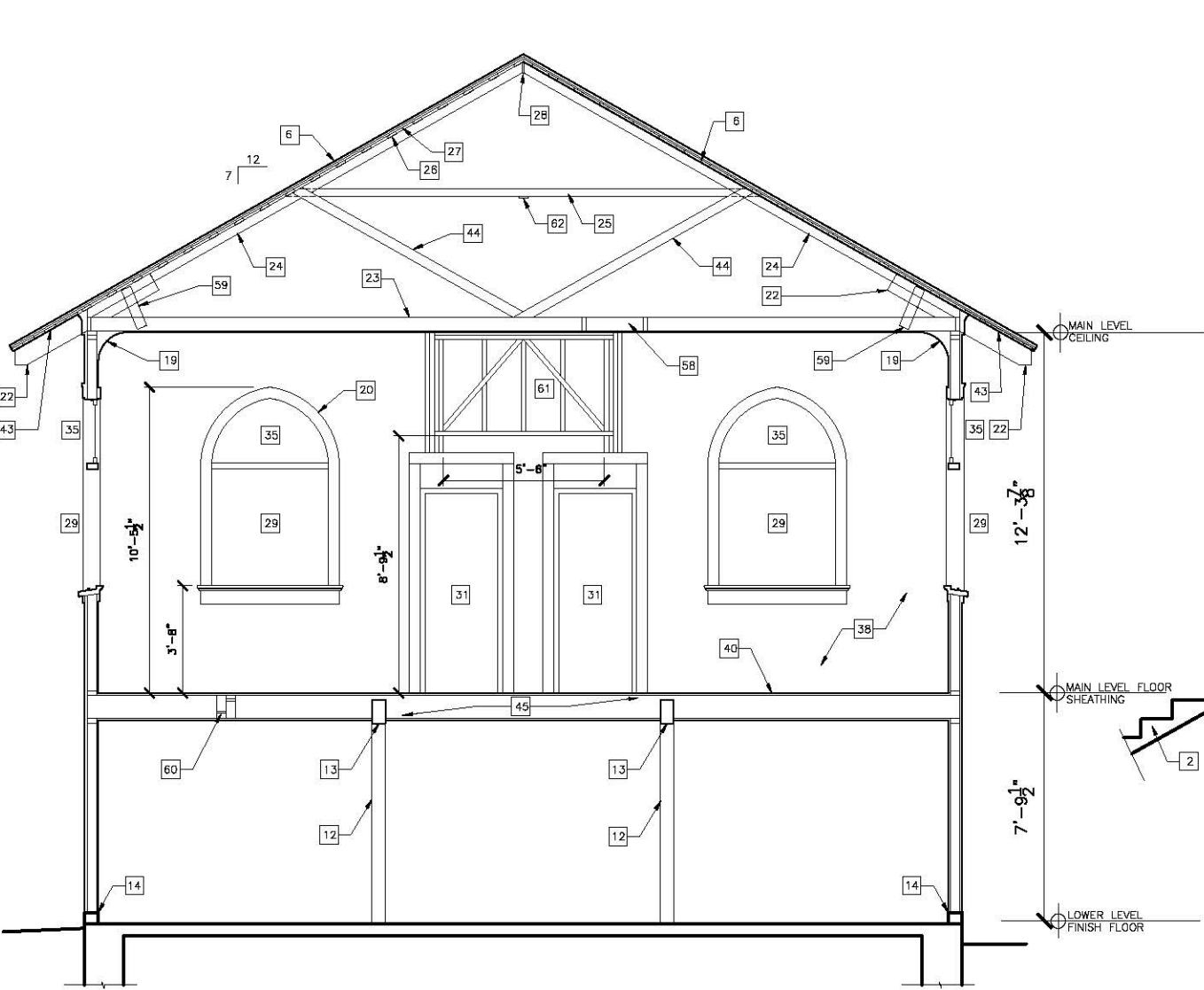
4. Pre-construction meeting move-on site. (HAM, HA, PI, CM, BI, D)
 - Issue: a. Overview of Treatment Plan, Architectural, Landscaping and Engineering Documents as related to move-on site. Review work involved by CM to prepare site for arrival of structure.
5. New footings, foundation, utilities, site preparation for move on (HAM, HA, CM, HM)
 - Issue: a. Review of preparation work at move-on site prior to resource move.
6. Move -on site (HAM, HA, CM, BI)
 - Issue: a. Review move-on of structure. Review of overall Treatment Plan for rehabilitation of resource, Architectural, Landscaping and Engineering Documents.



Move-On Site: **"B" 1300 "J" Street in relationship to proposed new development**

7. Continuing Monitoring of Rehabilitation of structure:
Monthly or as required by construction activity. (HAM, HA, CM)
Issue: a. Review rehabilitation of resource in accordance with Treatment Plan and Architectural, Landscaping and Engineering Documents.
8. Final Monitoring. (HAM, HA, CM, D)
Issue: a. Final punch list of items to complete according Treatment Plan and Architectural, Landscaping and Engineering Documents.
9. Draft Report. (HAM, BI)
Issue: a. Draft report of monitor process to be submitted to BI for review.
10. Final Report (HAM, BI, PI, D)
Issue: a. Final report of monitor process, review updating of HABS documents to be submitted to PI for distribution to Developmental Services, San Diego History Center for archives.

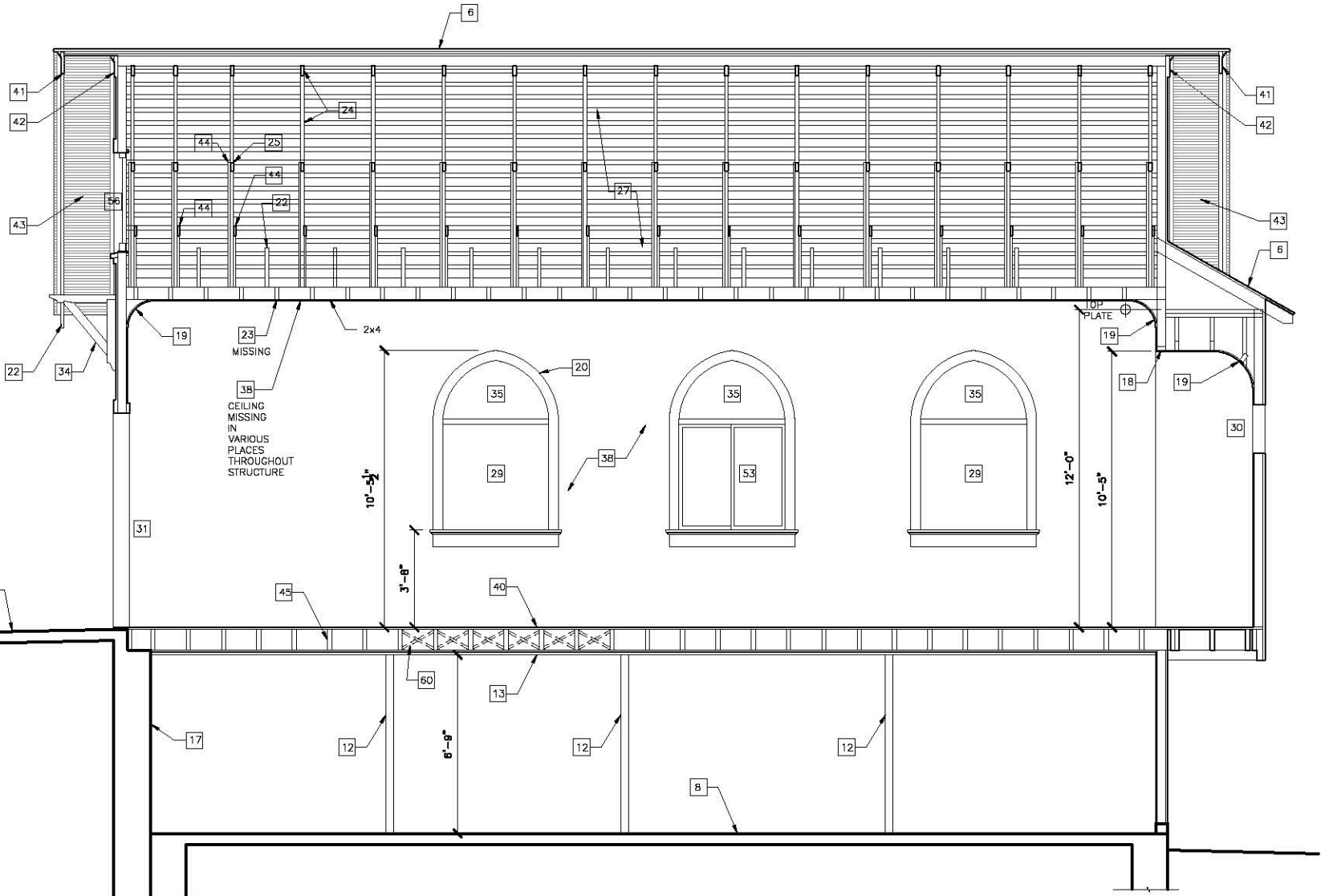
End of Monitoring



2
HA-5

SECTION B-B

3/8" = 1'-0"



1
HA-5

SECTION A-A

3/8" = 1'-0"

- | | | | | | | | |
|---|--|---|--|---|---|---|---|
| 1 CONCRETE PORCH | 9 NON-ORIGINAL JALOUSIE WINDOW UNIT. | 17 CONCRETE RETAINING WALL (1908). | 25 1X4 COLLAR TIES @ 2'-8" o.c. (1906) | 33 SPLICES AND DIFFERENT COLORATION IN SIDING INDICATING FORMER LOCATION OF A PORCH ROOF | 39 NON-ORIGINAL PIPING / CONDUIT. | 48 GATE IN CHAINLINK FENCE. | 56 1906 VENT OPENING, VENT/LOUVERS MISSING. |
| 2 CONCRETE STEPS | 10 NON-ORIGINAL 2X4 OPEN STUD WALL. | 18 2X4 HEADER. | 26 1X4 SKIP SHEATHING @ 12" o.c. (1906) | 34 WOOD ROOF BRACKET (1906), DTL.9/HA-1. | 40 1X4 T&G FLOOR SHEATHING (1906). | 49 WASTELINE FOR TOILET. | 57 NON-ORIGINAL KITCHEN CABINETRY AND SINK. |
| 3 CONCRETE WALL | 11 DASHED LINE REPRESENTS FACE OF WALL BELOW. | 19 RADIUSED CEILING CORNER (1906). | 27 ROOFING VISIBLE: WOOD SHAKE SHINGLES (1906) | 35 1906 OPENING FOR HOPPER WINDOW SASH, ORIG. WINDOWS FOUND ON SITE. NUMBERS CORRESPOND TO LABELS ON WINDOWS. | 41 2X8 FLY RAFTER W/ TRIM (1906). | 50 SHOWER AREA. | 58 ATTIC ACCESS OPENING. |
| 4 FORMER LOCATION OF 4X4 WOOD POST. | 12 4 X 6 WOOD COLUMN. | 20 WOOD WINDOW CASING (1906). | 28 1X6 RIDGE BOARD (1906) | 36 RESIDUE AND DISCOLORATION AT ORIGINAL SIDING INDICATE FORMER SHED ROOF. | 42 1X10 FREEZE BOARD W/ FREEZE BOARD TRIM (1906). | 51 WINDOW OPENING, SLIDER PARTIALLY MISSING. | 59 1X4 WOOD BRACE @ 32" o.c. |
| 5 NON-ORIGINAL METAL RAILING. | 13 6 X 10 WOOD BEAM (1906) | 21 SPlicing IN SIDING OUTLINES LOCATION OF FORMER WINDOW OPENING. | 29 1906 WINDOW OPENING, 4'X4' WINDOW MISSING. | 37 LOCATION OF REMAINDER OF ORIGINAL PORCH ROOF BRACKET. | 43 6" SOFFIT BOARD W/ CTR. GROOVE. | 52 THIS AREA 1X4 T&G FLOORING MISSING. | 60 1X4 CROSS BLOCKING |
| 6 NON-ORIGINAL COMPOSITION ROOFING. | 14 CONCRETE CURB. | 22 2X8 RAFTER TAILS @ 2'-8" O.C. (1906) | 30 WINDOW OPENING, WINDOW MISSING. | 38 STUCCO ON WOOD LATH (1906) | 44 1X4 WD. BRACES @ 2'-8" ON CENTER. | 53 WINDOW OPENING, 1906 WINDOW MISSING. ALUMINUM SLIDER IN OPENING. | 61 TRUSS FRAMING ABOVE 1906 OPENING. |
| 7 1X4 WOOD SHIPLAP SIDING W/ MITRED CORNERS (1906), SEE DETAIL 8A/HA-1. | 15 2X10 SKIRT BOARD (1906) | 23 2X6 CEILING JOISTS @ 16" O.C. (1906) | 31 DOOR OPENING, DOOR MISSING. | | 45 2X10 @ 16" o.c. FLOOR JOISTS (1906). | 54 8'-0" HGT. FRAMED CLOSED SPACE. | 62 1X4 WOOD MEMBER. |
| 8 NON-ORIGINAL TILE ON CONCRETE SLAB. | 16 STUCCO OVER 1X8 SHIPLAP SIDING W/ 6" EXPOSURE (1908), SEE DETAIL 8B/HA-1. | 24 2X4 ROOF RAFTERS @ 2'-8" O.C. (1906) | 32 WATER SUPPLY / WASTELINE FOR LAVATORY. | | 46 6' FENCE ON 10" CONCRETE WALL. | 55 NON-ORIGINAL DOOR. | |

ARCHITECT:

U N I O N

1530 BROOKES AVE., SAN DIEGO, CA. 92103
JOHN H. EISENHART ARCHITECT

PROJECT :

MEXICAN PRESBYTERIAN CHURCH
341 - 343 13TH ST., SAN DIEGO, CA.

CITY OF SAN DIEGO HISTORIC RESOURCE #728

OWNER:

MAPLE MULTI-FAMILY DEVELOPMENT, LLC
5790 FLEET ST., STE. 140, CARLSBAD, CA. 92008

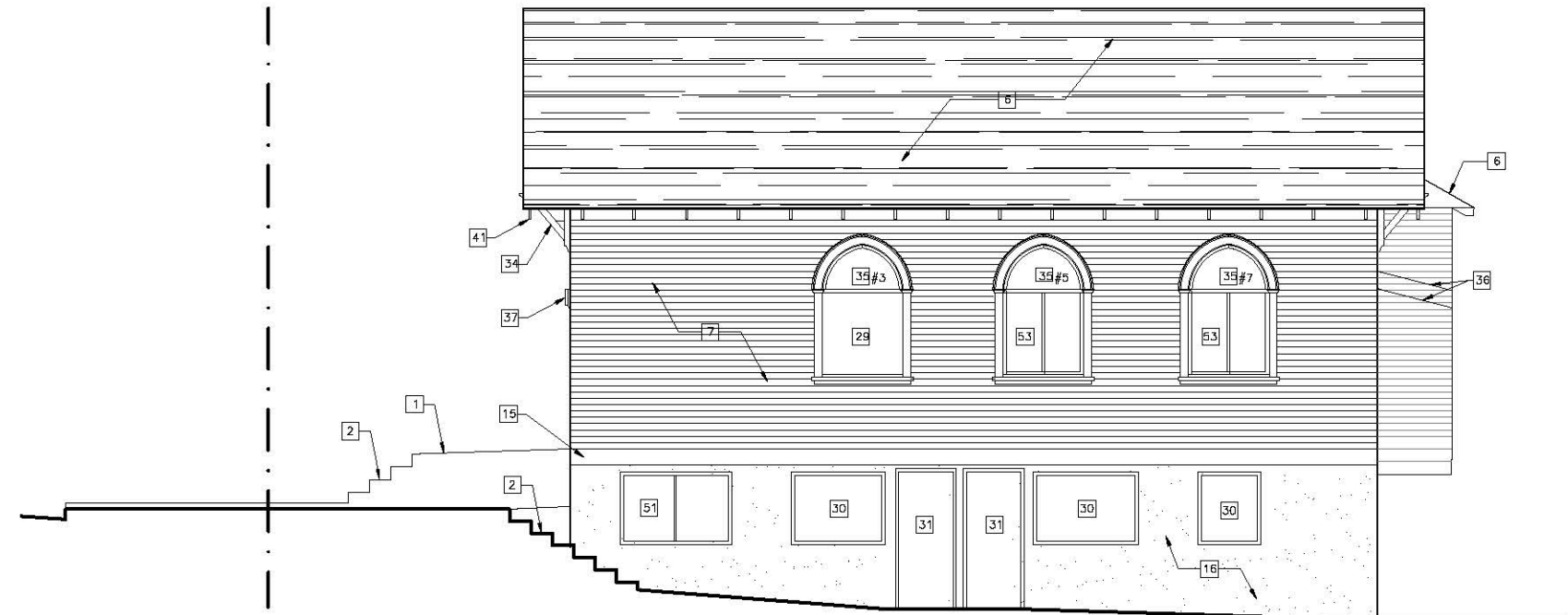
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HISTORICAL AMERICAN BUILDING SURVEY

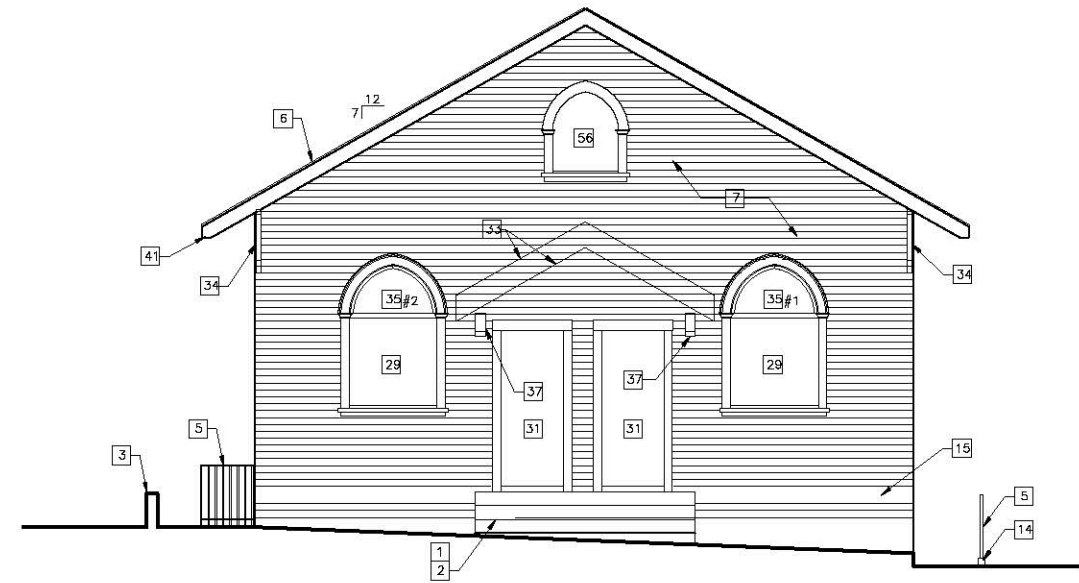
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HA-5

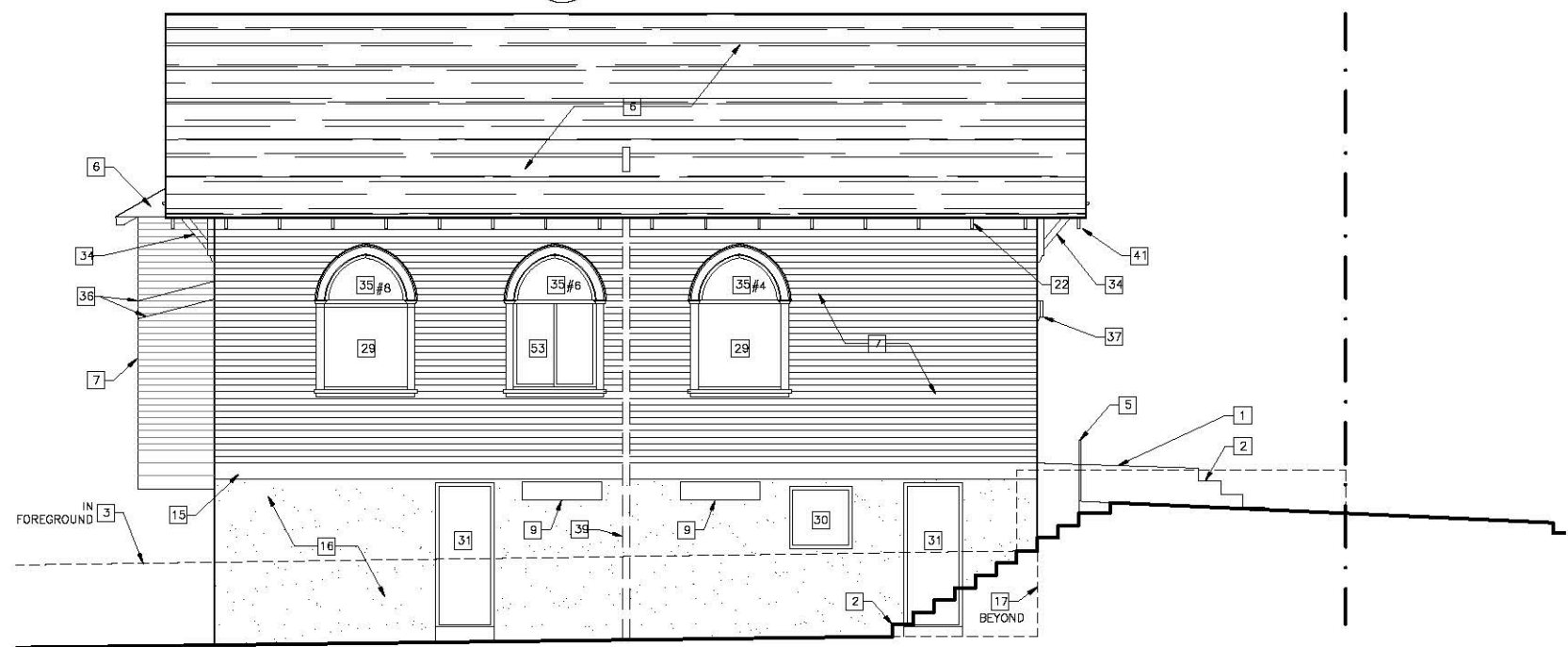
SHEET 5 OF 5



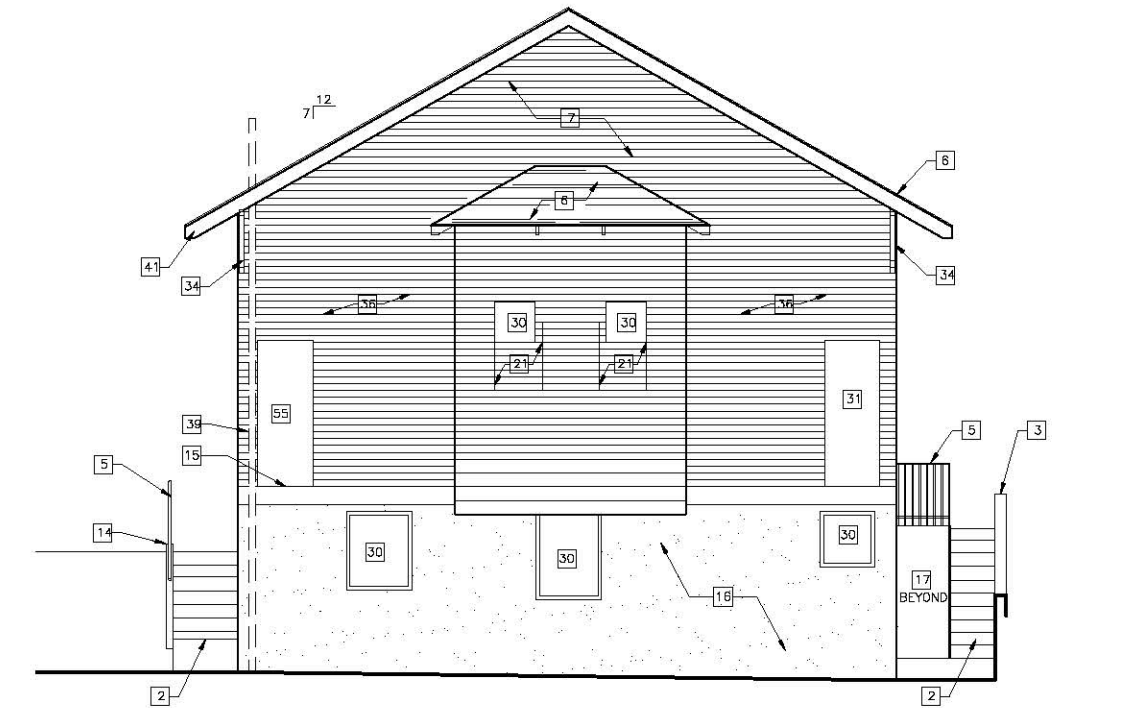
2 SOUTH ELEVATION
A-4
1/4" = 1'-0"



1 WEST ELEVATION
A-4
1/4" = 1'-0"



4 NORTH ELEVATION
A-4
1/4" = 1'-0"



3 EAST ELEVATION
A-4
1/4" = 1'-0"

- | | | | | | | | |
|---|--|---|--|---|---|---|---|
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MEXICAN PRESBYTERIAN CHURCH

TREATMENT PLAN

341-343 13TH STREET, SAN DIEGO, CA.
CITY OF SAN DIEGO HISTORIC RESOURCE # 728
ERECTED 1906. PERIOD OF SIGNIFICANCE 1906-1938



6 PHOTO: WEST ELEVATION (2014)
TP1



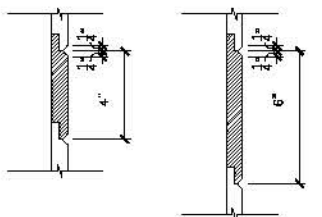
5 PHOTO: EAST ELEVATION (2014)
TP1



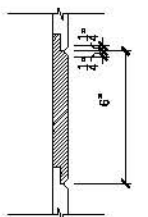
4 PHOTO: SOUTH ELEVATION (2014)
TP1



7 PHOTO: ROOF BRACKET (2014)
TP1

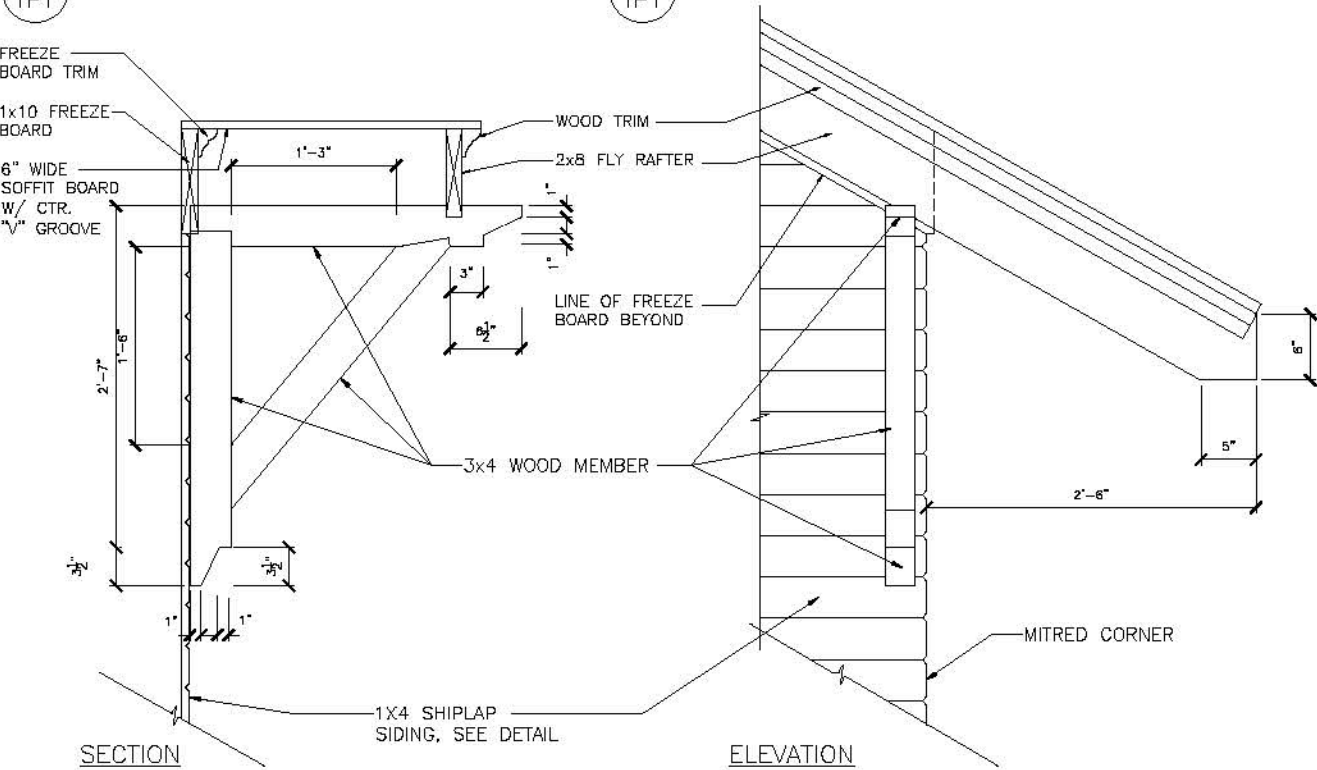


DETAIL A:
1 X WOOD
SHIPLAP SIDING
WITH 4" EXPOSURE



DETAIL B:
1 X WOOD
SHIPLAP SIDING
WITH 6" EXPOSURE

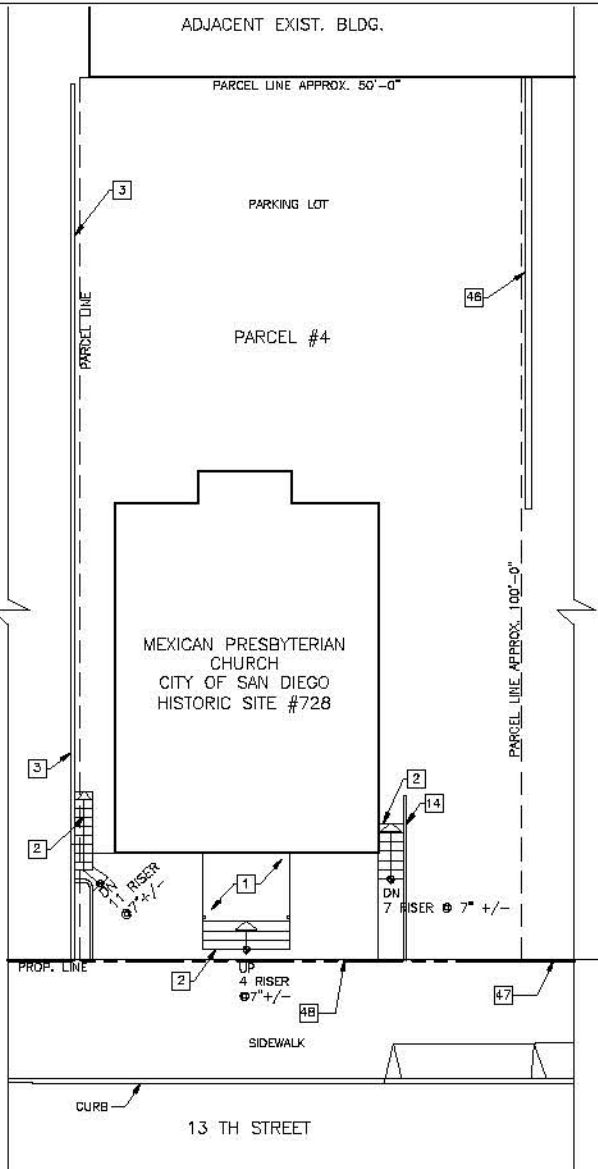
8 SIDING
TP1
3"=1'-0"



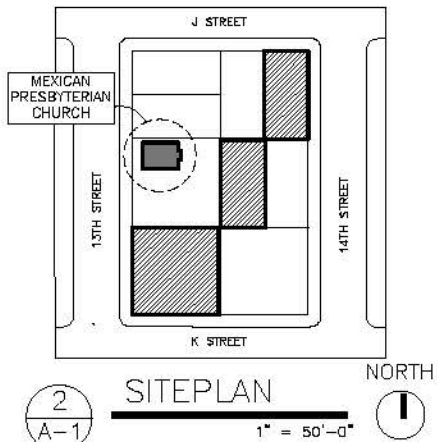
SECTION

ELEVATION

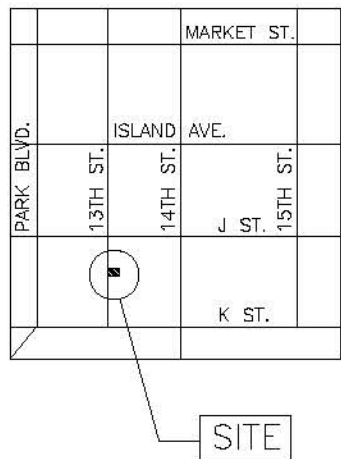
9 TYP. ROOF BRACE
TP1
1 1/2" = 1'-0"



3 SITE PLAN
TP1
1" = 10'-0"



2 SITEPLAN
A-1



1 VICINITY MAP
TP1
NO SCALE

- | | | | | | | | |
|---|--|---|---|---|---|---|---|
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| 8 NON-ORIGINAL TILE ON CONCRETE SLAB. | 16 STUCCO OVER 1X8 SHIPLAP SIDING W/ 6" EXPOSURE (1906), SEE DETAIL 8B/TP-1. | 24 2X4 ROOF RAFTERS @ 2'-6" O.C. (1906) | | | 48 6' FENCE ON 10" CONCRETE WALL. | 56 NON-ORIGINAL DOOR. | |

ARCHITECT:
UNION
1530 BROOKES AVE., SAN DIEGO, CA. 92103
JOHN H. EISENHART ARCHITECT

PROJECT : MEXICAN PRESBYTERIAN CHURCH
341 - 343 13TH ST., SAN DIEGO, CA. CITY OF SAN DIEGO HISTORIC RESOURCE
OWNER: MAPLE MULTI-FAMILY DEVELOPMENT, LLC
5790 FLEET ST., STE. 140, CARLSBAD, CA. 92008

TITLE: TREATMENT PLAN FOR MEXICAN PRESBYTRIAN CHURCH
DATE: 08-27-2014
REV.
REV.

TP.1
SHEET 1 OF 7

this is not possible, a new ship lap board of the same profile may be used as a replacement. Wood fenestration casings (head, jamb, sill and apron) will remain and be repaired as necessary. Missing pieces to be replicated from existing. Consistent with Standards #2, 6, 7, 9, and 10.

EXTERIOR DOORS AND WINDOWS:

The existing (8) original upper sash "Gothic type" hopper windows are presently stored inside the building. These sashes shall be repaired and installed in former locations. New hardware to be used. Repaired for smooth operation. The (8) lower sash square windows are not present. The type of unit at the lower sash may change if more information (historic photos or field research) can determine window type. With the present information, these sashes were originally either fixed or hopper type. The new units should match the profile of the existing original rail and style of the upper hopper sash. Again, fixed or hopper unit are most appropriate. Another option would be to have one casement type unit in the lower unit. All of these options would be consistent with the standards. The two main entry doors are non-original. Field research shows framing for a 5'-4" opening most likely consisting of two 2'-8" x 8'-6" doors. This feature should be reconstructed. A rectangular wood panel door is most likely appropriate replacement. One could also use two Gothic arch doors if additional research confirms this type. Period appropriate hardware to be installed. Consistent with Standards #2, 6, 7, 9 and 10.

EXTERIOR PORCH:

At the main entry of the west elevation, a shadow line shows the former porch roof location. Along with field evidence, the photograph from 1975 Primary Record gives enough information for a reconstruction of this roof with post location. However the City of San Diego Historic Planning staff report from June 6th, 2005 (based on oral history from historic report) states the entry roof did not exist at the original 8th Ave. location. Given that the period of significance is from 1906-1938, this roof element may be reconstructed and be consistent with the Standards. It may also be left off the rehabilitation plan and be consistent. The existing concrete porch and steps may be demolished. A new concrete porch and steps may be used on new move on site but a more appropriate wood porch is preferred and more in keeping with the Victorian Folk Style. If wood should be similar in dimension to the existing concrete porch and consist of 1x4 tongue and groove plank flooring with wood steps. Consistent with Standards #6, 9 and 10.

ELECTRICAL & LIGHTING:

The existing electrical and lighting system will be upgraded to conform to current code. Electrical meter shall be located discretely away from public view. Exterior lighting fixtures to be surface mounted or pendant type sympathetic to Victorian Style. Consistent with Standards #9 and 10.

PLUMBING:

All exterior plumbing and vent pipe to be dismantled. New interior plumbing and vents to be installed as required. Areas in exterior siding where old pipes have been removed to be repaired with "Dutchman" from salvaged siding from building. The plumbing system will be upgraded to conform to current code. Consistent with Standards #9 and 10.

HEATING:

New HVAC units may be installed in the attic space or inside the structure. The structure to be modified at a minimum to accommodate these units. HVAC to conform to current code. Consistent with Standards #9 and 10.

PAINTING:

Paint scheme on the exterior of the building shall be in Victorian Era colors. Existing structure to be tested for lead paint and if detected, follow current laws for careful removal. Monitor and City Staff to approve final paint scheme. Consistent with Standards #6.

LANDSCAPING:

The new site will be landscaped and hardscaped in accordance with all relevant regulations of the Land Development Code for the relocation, rehabilitation, and reuse of historic resources. Consistent with Standards #9 and 10.

RECONSTRUCTION/REHABILITATION:

The cleaning of all historic material/fabric shall occur through using the gentlest means possible. An appropriate means of control and disposal of lead or other chemicals shall be provided. Historic fabric shall be retained as much as possible. Do not sandblast or water power wash materials. The character defining massing/form of the structure is a one story wood building, gable roof form with (8) Gothic type window openings and main entry doors. The character defining material elements are: ship lap siding, wood windows, casing and trim boards, wood roof, and roof brackets. Attachment of materials shall be similar to the original, historic method. Should damage occur to the resource, it shall be repaired in conformance with the Secretary of the Interior's Standards for Rehabilitation or Reconstruction. Consistent with Standards #2, 6, 9, and 10.

ATTACHMENTS:

Treatment Drawings: HABS documents

prior to move. Rough sawen old growth douglas fir lumber to match historic width and length dimensions. The 2x stud wall is balloon framed and the studs terminate at mud sill just below floor joists. Care should be taken include the full stud including perimeter mud sill. The entire upper level structure (including addition at east elevation to be moved as a whole. Monitor to be notified prior to modification of structure required for move. Consistent with Standards #6, 7, 9 and 10.

2. Movement of structure. The structure will be moved approximately 100 feet northeast on the same parcel of land. The orientation of the Mexican Presbyterian Church shall be turned 90 degree with the current west elevation becoming the north elevation. The new orientation of the "front doors" toward the Island Avenue is consistent with previous orientation of the "front doors" toward 13th street. So although the directional orientation has changed, the street elevation is somewhat similar. New footings and foundation structural system to be designed to accommodate historic structure. Any temporary bracing will be removed and any required rehabilitation of the structure will commence. Consistent with Standards #1, 9, 10.

3. Moving. Mover to outline path of move, sequence of move, and means in which the Mexican Presbyterian Church is secured for move. Monitor and City Staff to approve plan prior to moving date. Consistent with Standards #1

4. Partial demolition/ removal of interior of structure. Prior to the start of the demolition/ removal process. The upper level interior partitions are not historic. The gypsum board finish may be removed. The stud walls should be left in place to aid in bracing and stabilization. The lower level is non-historic and all partitions may be removed or left on site as long as structural integrity for building is kept. The Contractor and Monitor will meet on site to review the scope of demolition/removal work. During demolition/removal, Contractor to inform Monitor of discovery of any architectural elements (brackets, casing, doors, windows, etc...) on site. Monitor to evaluate relevance of such materials. Consistent with Standards #6, 7, and 9.

EXISTING FOUNDATION:

The Mexican Presbyterian Church has three wood stud perimeter walls and one concrete retaining wall at the lower level. All structural members below the bottom of floor joists and perimeter mud sill may be removed as required for the move off site. Consistent with Standards #9 and 10.

NEW FOUNDATION:

All footing work shall be completed prior to move. Foundation work may be completed before or after move, depending on contractor's choice. The finish floor shall be a

minimum of 2'-0" above grade. Perimeter foundation finish to be finish grade poured concrete, light sand stucco or wood siding. The later two finishes to be applied over concrete block or poured concrete. Consistent with Standards #9 and 10

EXISTING FRAMING

Horizontal members: Upper level floor framing is original Douglas Fir 1x4 plank on 2x10 floor joists at 16" o.c. Roof framing is original except for addition of plywood roof sheathing over wood skip sheathing. Vertical members: Exterior wall framing is assumed to be balloon framing with 2x4's at 16" o.c. This will be left in place. Interior wall framing dates to multifamily adaptive reuse in the 1938. The interior walls may be removed and the interior space to return to open assembly space of original church. Roof members: Roof framing system consists of 1x4 skip sheathing @12" o.c., on 2x4 roof rafters @ 32" o.c. with 1x collar ties and 1x bracing to 2x6 ceiling joists @ 16" o.c. Framing is in good conditions, however connection between wall and roof should be improved to tie elements together. 2x8 after tails @ 32" o.c. are separate from roof framing structural system and extend inward from wall approx. 32".

The framing members are all old growth and should remain in place with allowance for new interior design/ planning and structural improvements as required for adaptive reuse and safety concerns. Complete demolition/removal of structural joists, roof rafters, plank members is not acceptable. Also, the interior stud walls from the multifamily improvement of 1940 contains old growth studs which should be salvaged for future use. Consistent with Standards #2, 9 and 10.

ROOF:

Roof consists of two areas. A small hipped roof at the East elevation alter area and the main gable roofed area. The main roofed area presently composed of non-original composition shingles with plywood sheathing. These are to be removed. Original roof was wood shake and is present in most of the south sloped roof area. The original wood shake roof to be salvaged and used as a template for new roofing. New roof for entire building should be class "A" rated redwood or cedar shake to match original on skip sheathing. Exact wood roofing material profile to be determined once roof work is begun. There are no gutters or downspouts on the building and it appears to be original intent. If the use of gutters and downspouts is preferred it should be a half round type gutter with the location of downspouts occurring at inconspicuous areas on elevation. However the Consistent with Standards #6, 9 and 10.

EXTERIOR FINISHES:

The existing 1x4 horizontal ship lap siding from skirt board to soffit will remain as is. The corners are mitered. The existing condition of the wood is generally very good. Sand, repair, finish. If board has minor cracks, repair with wood epoxy filler. If the entire board is damaged, an existing ship lap board taken from a non-visible area shall replace it. If

UNION ARCHITECTURE INC.

1530 BROOKES AVE. SAN DIEGO, CA. 92103 619-269-4941

TREATMENT PLAN

DATE: August 26, 2014
PROJECT: Located at 341-343 13th Street San Diego, CA 92101
APN: # 535-372-04
HRB Site # 728
Year built, 1906
Period of Significance: 1906-1938
SUBJECT: Treatment Plan for relocation, future rehabilitation
PROJECT TEAM:
Developer: Lawrence Howard, Maple Multi-family Development
Project Architect: Joseph Wong, J.W.D.A.
Historic Architect & Monitor: John Eisenhart, Union Architecture Inc.
Principal Investigator: Marie Burke Lia, Attorney at Law
General Contractor: T.B.D.
House Mover: Joe Hansen, John T. Hansen Enterprises

PROPERTY DESCRIPTION:

The Mexican Presbyterian Church is a historically designated under two criteria under City of San Diego Historic guidelines. Under criteria "A" it exemplifies and reflects the neighborhood of Centre City's historical, cultural, social and architectural development. Under criteria "C" architecture, the resource is an excellent example of the Late Victorian Folk Style architecture with a influence of Gothic Revival Style. Built in 1906 at Eighth Avenue location in San Diego, the church was moved to its present location in 1908. The structure is rectangular 40 foot in length and 30 feet in width with a simple gable roof approximately 7/12 slope. A non-historical designated lower level, also 40 foot by 30 foot has three sides wood framed with the West elevation having a concrete retaining wall. The original roofing was wood shake which has been roofed over with new composition roofing. The exterior is horizontal 1x8 wood siding, ship lap type with "v" groove. There are 8 identical window openings with lower section sash at 4'-0" x 4'-0" and an upper hopper sash in a Gothic arch form 4'-0" x 2'-5". Three windows are located on each of the South and North elevations with the remaining two flanking the center door opening on the West elevation (entry elevation). A small original addition at the upper level, approximately 4 foot by 10 foot, is cantilevered from the main East elevation. It has a separate hipped roof form.

The treatment plan is being prepared to move the upper level of the building (historic designated section) from its current location at 341-43 13th street 100 feet to the northeast on the same block. The orientation will be the the north (entry elevation). The structure is to be rehabilitated at this new location.

INTRODUCTION:

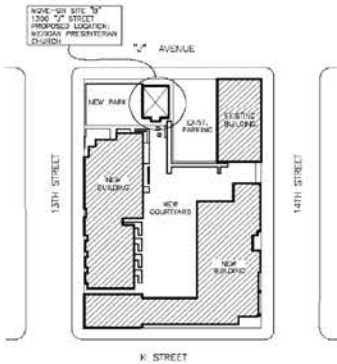
The implementation of the Treatment Plan for the relocation and transportation of the Mexican Presbyterian Church will be facilitated by a qualified historic structure mover, under the supervision of the Project Architect and Historic Architect/Monitor in a manner consistent with the mitigation, monitoring, and reporting program for this project. This Treatment Plan is accompanied by a copy of HABS drawings of the property prepared by the Historic Architect/ Monitor, drawings that outline the proposed stabilization and preparation of the structure for relocation and drawings of the proposed rehabilitation of the structure at the new location. This Treatment Plan and its related drawings will be included in all subsequent plans for the discretionary permit processing and construction documents.

PREPARATION / RELOCATION OF STRUCTURE:

1. Preparation of the structure prior to move.

The entire structure is to be stabilized, braced, and secured. Specific procedures to be determined by qualified historic structure mover. The implementation of these procedures will occur only after review from Monitor. Mover to outline points of entry of steel beams through structure. Exterior siding or trim pieces affected by this shall be removed prior to damage. These pieces to be stored and refastened during rehabilitation. Structural framing members at non-visible areas may be braced with sheathing/blocking, etc., as required. The 8 historic window openings and upper vent opening at west elevation to be protected. Fenestration openings to be covered with 3/4" plywood. The present system may be acceptable per monitor's approval. If not acceptable, see City of San Diego Standard drawing for protection of abandon structures. This method of protection uses 2x4 cross bracing across interior and exterior of opening. Fasten interior 2x4 to interior king stud. Use carriage bolts at exterior 2x4's with nut washer fastener at interior. Provide west elevation door opening with temporary lockable plywood door with hinges. All other openings may be protected with 3/4" plywood nailed to exterior casing. Exterior plumbing pipes shall be removed along and site utilities to be disconnected. The concrete front porch steps to be removed along with the concrete steps at the north elevation. The lower level is non-historic. All walls, concrete floor, retaining wall may be removed. Contractor may choose to have these items remain for support and later to be removed after upper level structure is moved off the site. The 2x10 floor joists for the upper level floor are historic and need to be moved with the structure. The north section of the floor joist have been damaged by fire. These joists are to be replaced

4. Pre-construction meeting move-on site. (HAM, HA, PI, CM, BI, D)
Issue: a. Overview of Treatment Plan, Architectural, Landscaping and Engineering Documents as related to move-on site. Review work involved by CM to prepare site for arrival of structure.
5. New footings, foundation, utilities, site preparation for move on (HAM, HA, CM, HM)
Issue: a. Review of preparation work at move-on site prior to resource move.
6. Move -on site (HAM, HA, CM, BI)
Issue: a. Review move-on of structure. Review of overall Treatment Plan for rehabilitation of resource. Architectural, Landscaping and Engineering Documents.



Move-On Site: "B" 1300 "J" Street in relationship to proposed new development

UNION ARCHITECTURE INC.
1530 BROOKES AVE. SAN DIEGO, CA. 92103 619-269-4941

MONITORING PLAN

DATE: August 26, 2014
PROJECT: Mexican Presbyterian Church at 341-343 13th Street San Diego, CA 92101
APN # 535-372-04
HRB Site # 726
Year built. 1906
Period of Significance: 1906-1938

SUBJECT: Monitoring Plan for historic resource

PROJECT TEAM:
D (Developer): Lawrence Howard, Maple Multi-family Development
PA (Project Architect): Joseph Wong, J.W.D.A. (responsibility is limited to new project at site)
HAM (Historic Architect Monitor): John Eisenhart, Union Architecture Inc.
HA (Historic Architect): John Eisenhart, Union Architecture Inc.
PI (Principal Investigator): Marie Burke Lia, Attorney at Law
CM (Construction Manager): TBD
HM (House Mover): Joe Hansen, John T. Hansen Enterprises
RE (Resident Engineer): TBD
BI (Building Inspector): City of San Diego Development Services: Environmental and Historical staff.

LOCATIONS: Move-off: Site A., 341-343 13th St., San Diego, Ca
Move-on: Site B., 1300 "J" St. San Diego, Ca.

PROPERTY DESCRIPTION:
The Mexican Presbyterian Church is historically designated under two criteria per City of San Diego Historic guidelines. Under criteria "A" it exemplifies and reflects the neighborhood of Centre City's historical, cultural, social and architectural development. Under criteria "C" architecture, the resource is an excellent example of the Late Victorian Folk Style architecture with a influence of Gothic Revival Style.
This monitoring plan will follow the treatment plan and supporting architectural documents prepared to move this historic structure from its current location at Site "A" 341-343 13th Street to Site "B" 1300 "J" Street. The structure will be rehabilitated at Site "B". Treatment Plan documents shall be used by monitor as guidelines.

Following below are the monitoring actions.

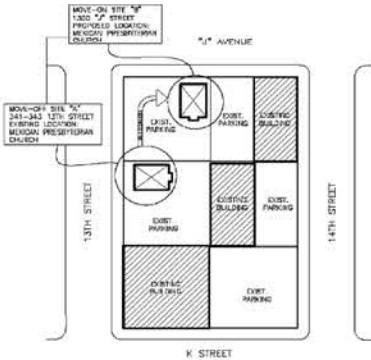
Monitoring at Move - Off. Site "A": 341-343 13th Street

1. Pre-construction meeting (HAM, HA, PI, PA, CM, BI, D, HM)
Issue: a. Overview of Treatment Plan and Monitoring Plan as related to historic resource on move-off site. Also visit of move-on site.

7. Continuing Monitoring of Rehabilitation of structure:
Monthly or as required by construction activity. (HAM, HA, CM)
Issue: a. Review rehabilitation of resource in accordance with Treatment Plan and Architectural, Landscaping and Engineering Documents.
8. Final Monitoring. (HAM, HA, CM, D)
Issue: a. Final punch list of items to complete according Treatment Plan and Architectural, Landscaping and Engineering Documents.
9. Draft Report. (HAM, BI)
Issue: a. Draft report of monitor process to be submitted to BI for review.
10. Final Report (HAM, BI, PI, D)
Issue: a. Final report of monitor process, review updating of HABS documents to be submitted to PI for distribution to Developmental Services, San Diego History Center for archives.

End of Monitoring

2. Preparation of structure for moving. (HAM, HA, CM)
Issue: a. Monitor to be present prior to removal of lower level portion of structure. Other activity required for moving structure such as: removal of exterior, plumbing, electrical lines, existing concrete porch at West elevation of structure and general activities to prepare for moving shall be completed.
3. Pre-Move (HAM, HA, CM, HM)
Issue: a. Review work involved by CM and HM to brace and protect structure prior to move off date.
b. Monitor to approve structure is ready to move.



Existing site condition: Move Off Site "A" 341-343 13th Street to Move-On Site "B" 1300 "J" Street.

ARCHITECT:
UNION
1530 BROOKES AVE., SAN DIEGO, CA. 92103
JOHN H. EISENHART ARCHITECT

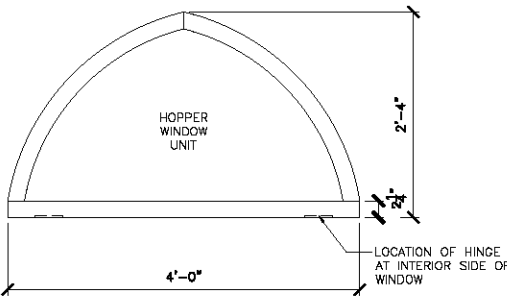
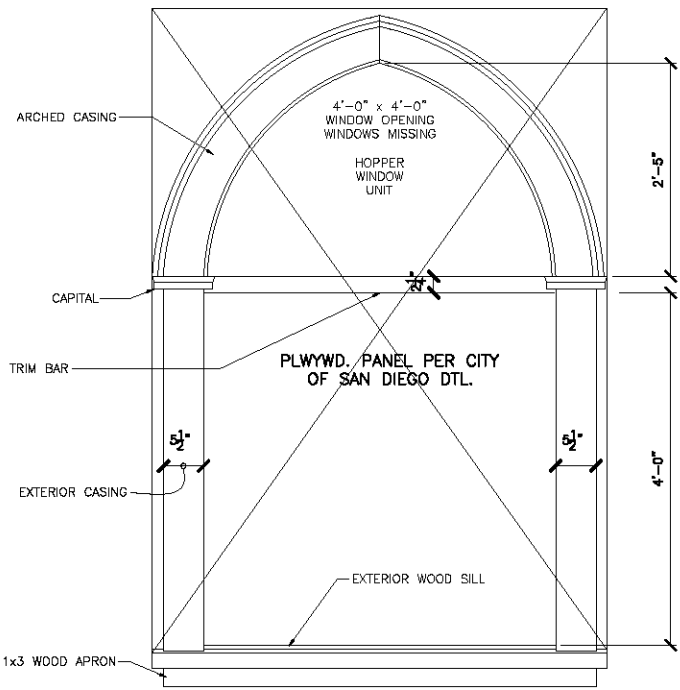
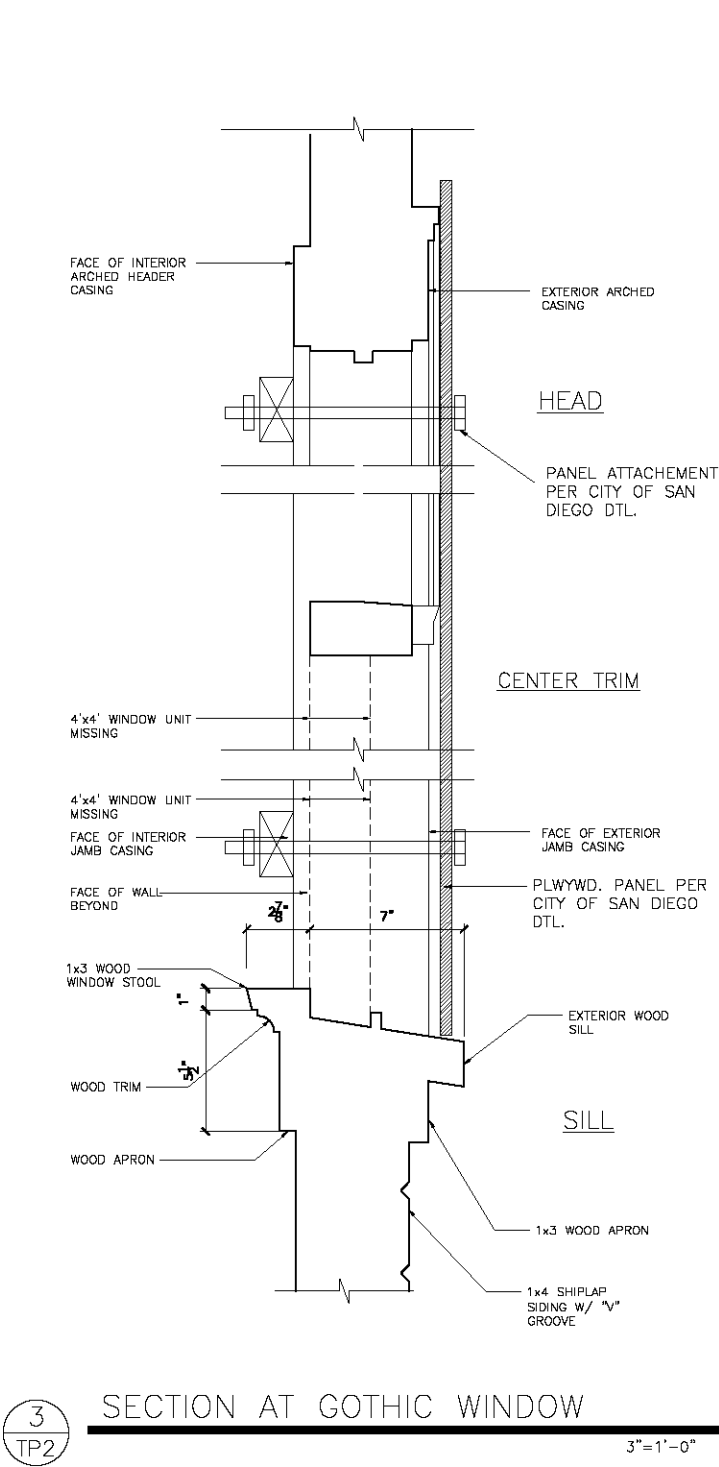
PROJECT : MEXICAN PRESBYTERIAN CHURCH
341 - 343 13TH ST., SAN DIEGO, CA. CITY OF SAN DIEGO HISTORIC RESOURCE

OWNER: MAPLE MULTI-FAMILY DEVELOPMENT, LLC
5790 FLEET ST., STE. 140, CARLSBAD, CA. 92008

TITLE: TREATMENT PLAN FOR MEXICAN PRESBYTRIAN CHURCH

DATE: 08-27-2014
REV.
REV.

TP1.2
SHEET 3 OF 7



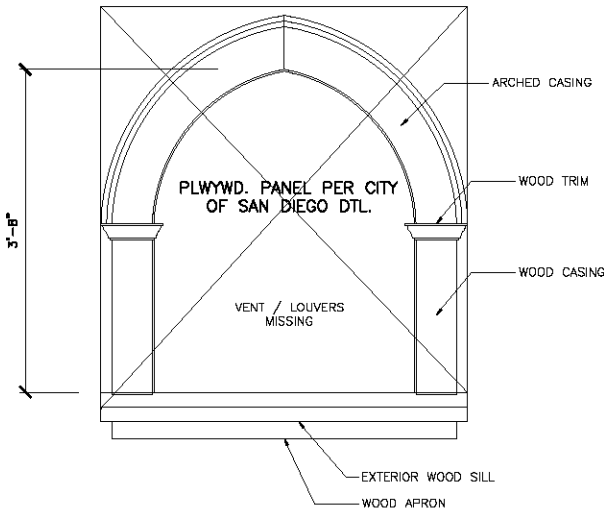
ELEVATION OF HOPPER WINDOW UNIT

NOTE:
HOPPER WINDOWS WERE NOT INSTALLED AT TIME OF SITE
VISIT. THEY WERE FOUND STORED ON THE FIRST FLOOR
DURING SITE VISIT.
THE NUMBERS NOTED ON THE FLOOR PLAN 2 / TP-3
CORRESPOND TO LABELS WRITTEN ON WINDOWS AND AT
OPENINGS OBSERVED AT SITE VISIT.

1
TP2

GOTHIC WINDOW (EXTERIOR ELEVATION)

1"=1'-0"



2
TP2

EXTERIOR ELEVATION AT ATTIC VENT

1"=1'-0"

ARCHITECT:
U N I O N
1530 BROOKES AVE., SAN DIEGO, CA. 92103
JOHN H. EISENHART ARCHITECT

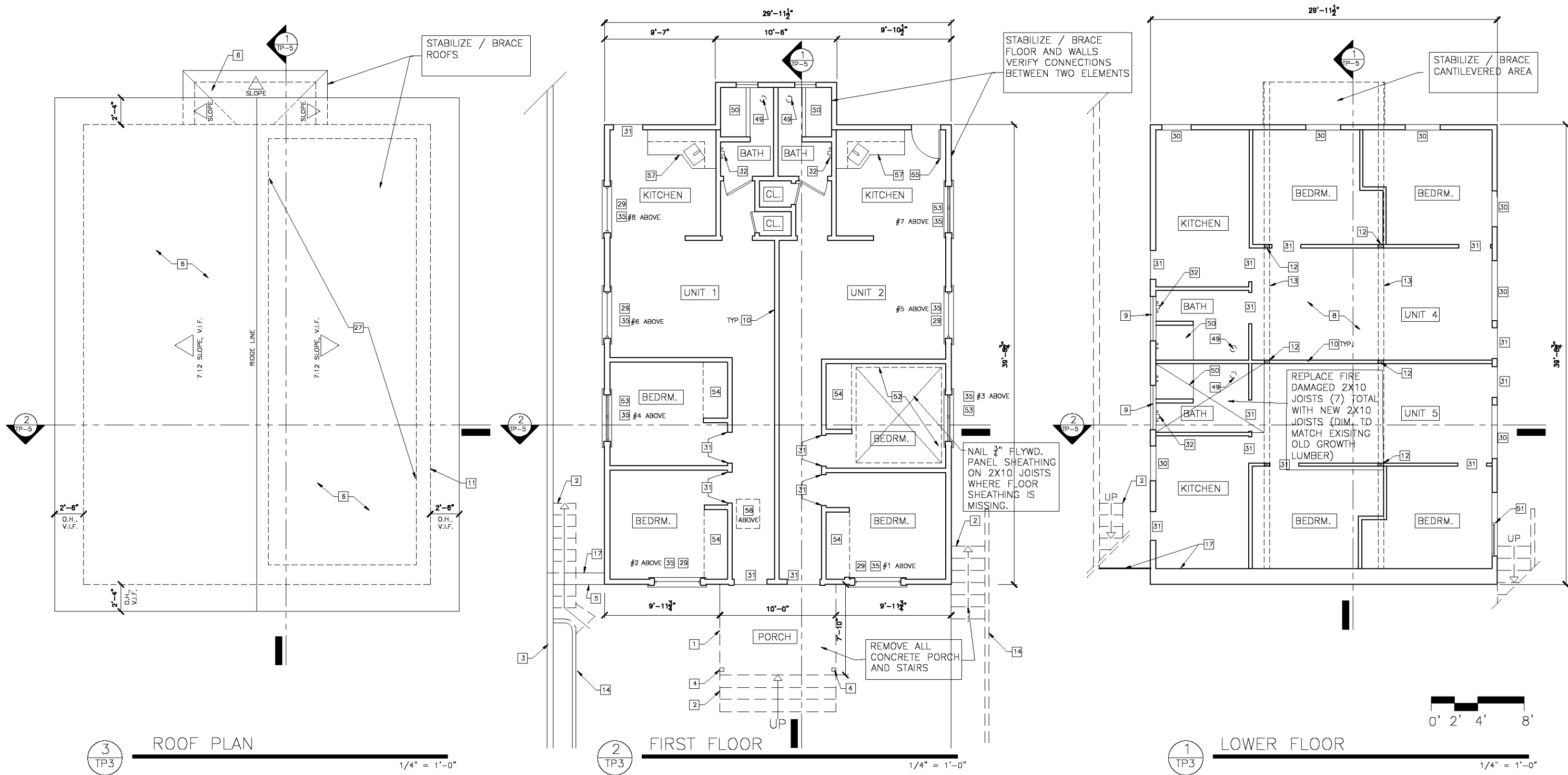
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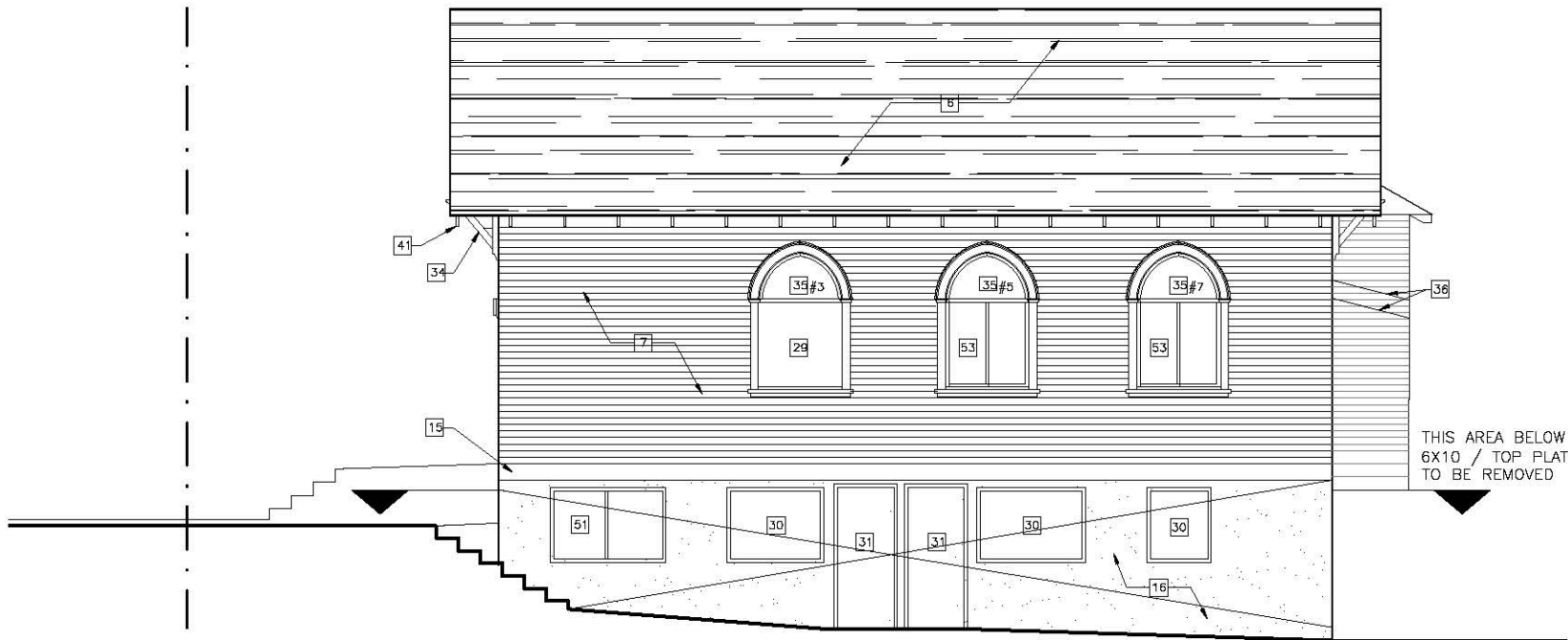
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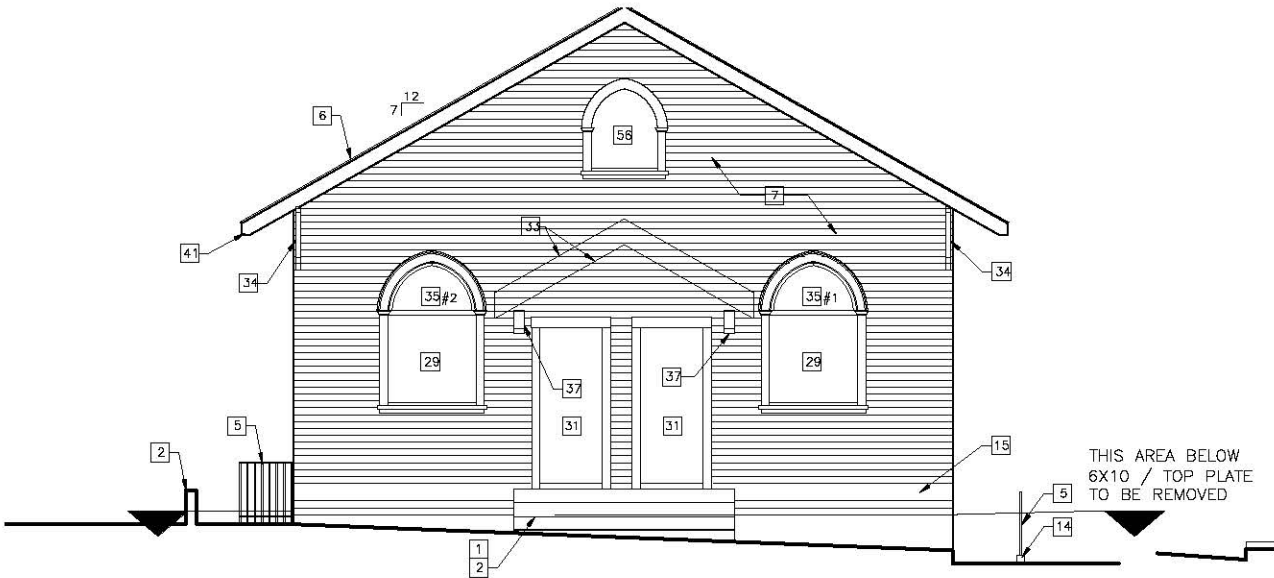
TP2
SHEET 4 OF 7



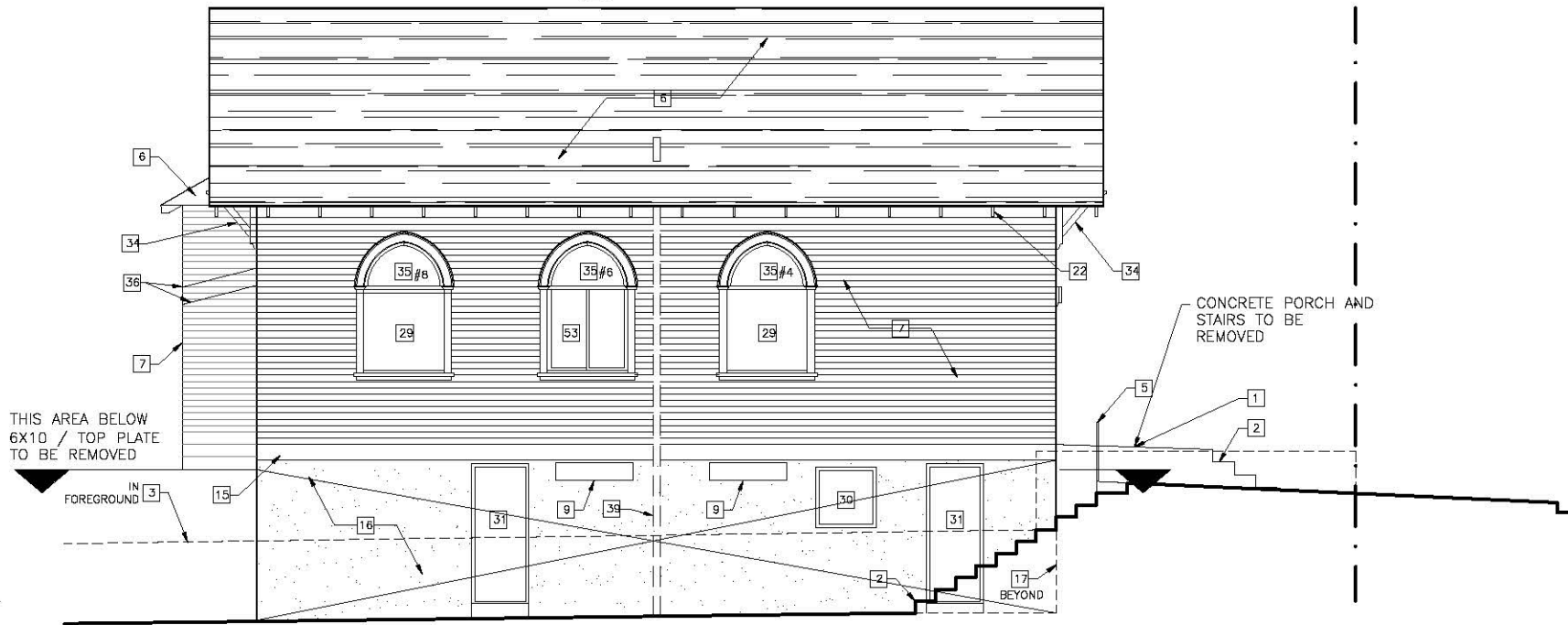
1 CONCRETE PORCH	9 NON-ORIGINAL JALOUSIE WINDOW UNIT.	17 CONCRETE RETAINING WALL (1908).	25 1X4 COLLAR TIES @ 2'-8" o.c. (1906)	33 SPLICES AND DIFFERENT COLORATION IN SIDING INDICATING FORMER LOCATION OF A PORCH ROOF	39 NON-ORIGINAL PIPING / CONDUIT.	48 GATE IN CHAINLINK FENCE.	56 1906 VENT OPENING, VENT/LOUVERS MISSING.
2 CONCRETE STEPS	10 NON-ORIGINAL 2X4 OPEN STUD WALL.	18 2X4 HEADER.	26 1X4 SKIP SHEATHING @ 12" o.c. (1906)	34 WOOD ROOF BRACKET (1906), DTL.9/TP-1.	40 1X4 T&G FLOOR SHEATHING (1906).	49 WASTELINE FOR TOILET.	57 NON-ORIGINAL KITCHEN CABINETRY AND SINK.
3 CONCRETE WALL	11 DASHED LINE REPRESENTS FACE OF WALL BELOW.	19 RADIUSED CEILING CORNER (1906).	27 ROOFING VISIBILE:WOOD SHAKE SHINGLES (1906)	35 1906 OPENING FOR HOPPER WINDOW SASH, ORIG. WINDOWS FOUND ON SITE. NUMBERS CORRESPOND TO LABELS ON WINDOWS.	41 2x8 FLY RAFTER W/ TRIM (1906).	50 SHOWER AREA.	58 ATTIC ACCESS OPENING.
4 FORMER LOCATION OF 4X4 WOOD POST.	12 4 X 6 WOOD COLUMN.	20 WOOD WINDOW CASING (1906).	28 1X6 RIDGE BOARD (1906)	36 RESIDUE AND DISCOLORATION AT ORIGINAL SIDING INDICATE FORMER SHED ROOF.	42 1X10 FREEZE BOARD W/ FREEZE BOARD TRIM (1906).	51 WINDOW OPENING, SLIDER PARTIALLY MISSING.	59 1X4 WOOD BRACE @ 32" o.c.
5 NON-ORIGINAL METAL RAILING.	13 6 X 10 WOOD BEAM (1906)	21 SPlicing IN SIDING OUTLINES LOCATION OF FORMER WINDOW OPENING.	29 1906 WINDOW OPENING, 4'X4' WINDOW MISSING.	37 LOCATION OF REMAINDER OF ORIGINAL PORCH ROOF BRACKET.	43 6" SOFFIT BOARD W/ CTR. GROOVE.	52 THIS AREA 1x4 T&G FLOORING MISSING.	60 1X4 CROSS BLOCKING
6 NON-ORIGINAL COMPOSITION ROOFING.	14 CONCRETE CURB.	22 2X8 RAFTER TAILS @ 2'-8" O.C. (1906)	30 WINDOW OPENING, WINDOW MISSING.	38 STUCCO ON WOOD LATH (1906)	44 1X4 WD. BRACES @ 2'-8" ON CENTER.	53 WINDOW OPENING, 1906 WINDOW MISSING. ALUMINUM SLIDER IN OPENING.	61 TRUSS FRAMING ABOVE 1906 OPENING.
7 1X4 WOOD SHIPLAP SIDING W/ MITRED CORNERS (1906), SEE DETAIL 8A/TP-1.	15 2X10 SKIRT BOARD (1906)	23 2X6 CEILING JOISTS @ 16" O.C. (1906)	31 DOOR OPENING, DOOR MISSING.		45 2x10 @ 16" o.c. FLOOR JOISTS (1906).	54 8'-0" HGT. FRAMED CLOSED SPACE.	62 1X4 WOOD MEMBER.
8 NON-ORIGINAL TILE ON CONCRETE SLAB.	16 STUCCO OVER 1X8 SHIPLAP SIDING W/ 6" EXPOSURE (1908), SEE DETAIL 8B/TP-1.	24 2X4 ROOF RAFTERS @ 2'-8" O.C. (1906)	32 WATER SUPPLY / WASTELINE FOR LAVATORY.		46 6' FENCE ON 10" CONCRETE WALL.	55 NON-ORIGINAL DOOR.	



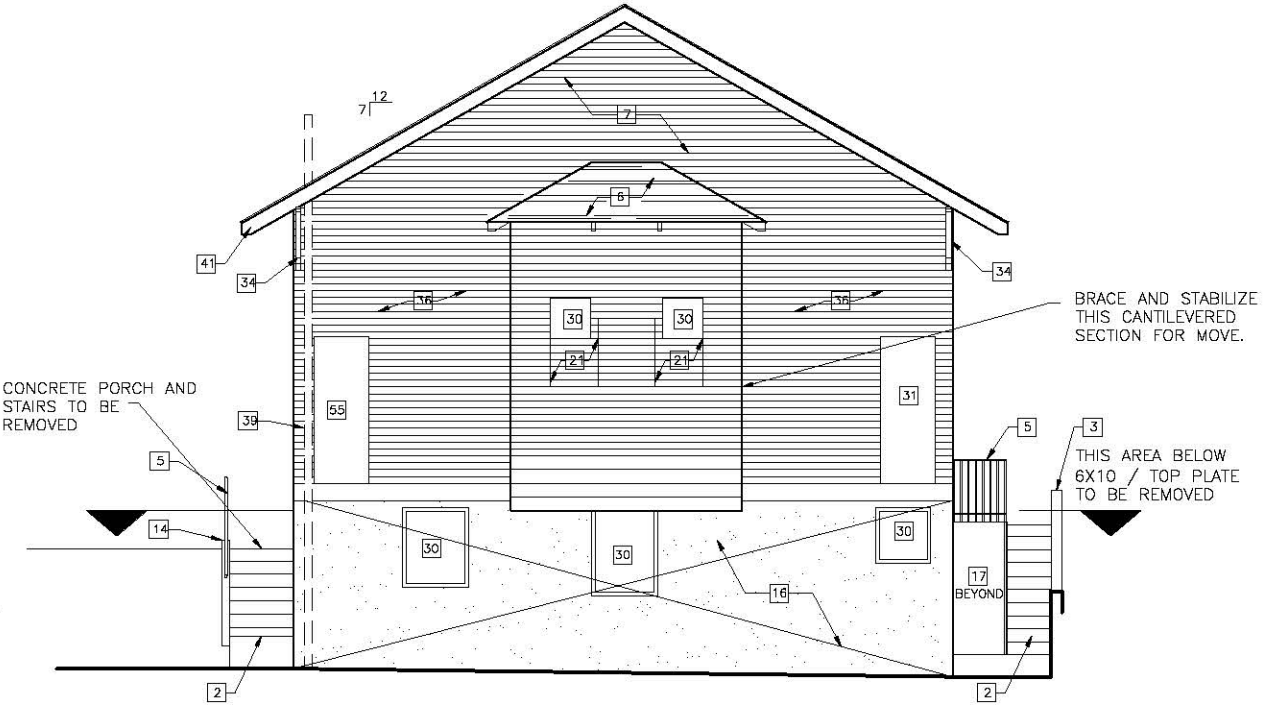
2 SOUTH ELEVATION
TP4
1/4" = 1'-0"



1 WEST ELEVATION
TP4
1/4" = 1'-0"



4 NORTH ELEVATION
TP4
1/4" = 1'-0"



3 EAST ELEVATION
TP4
1/4" = 1'-0"

- | | | | | | | | |
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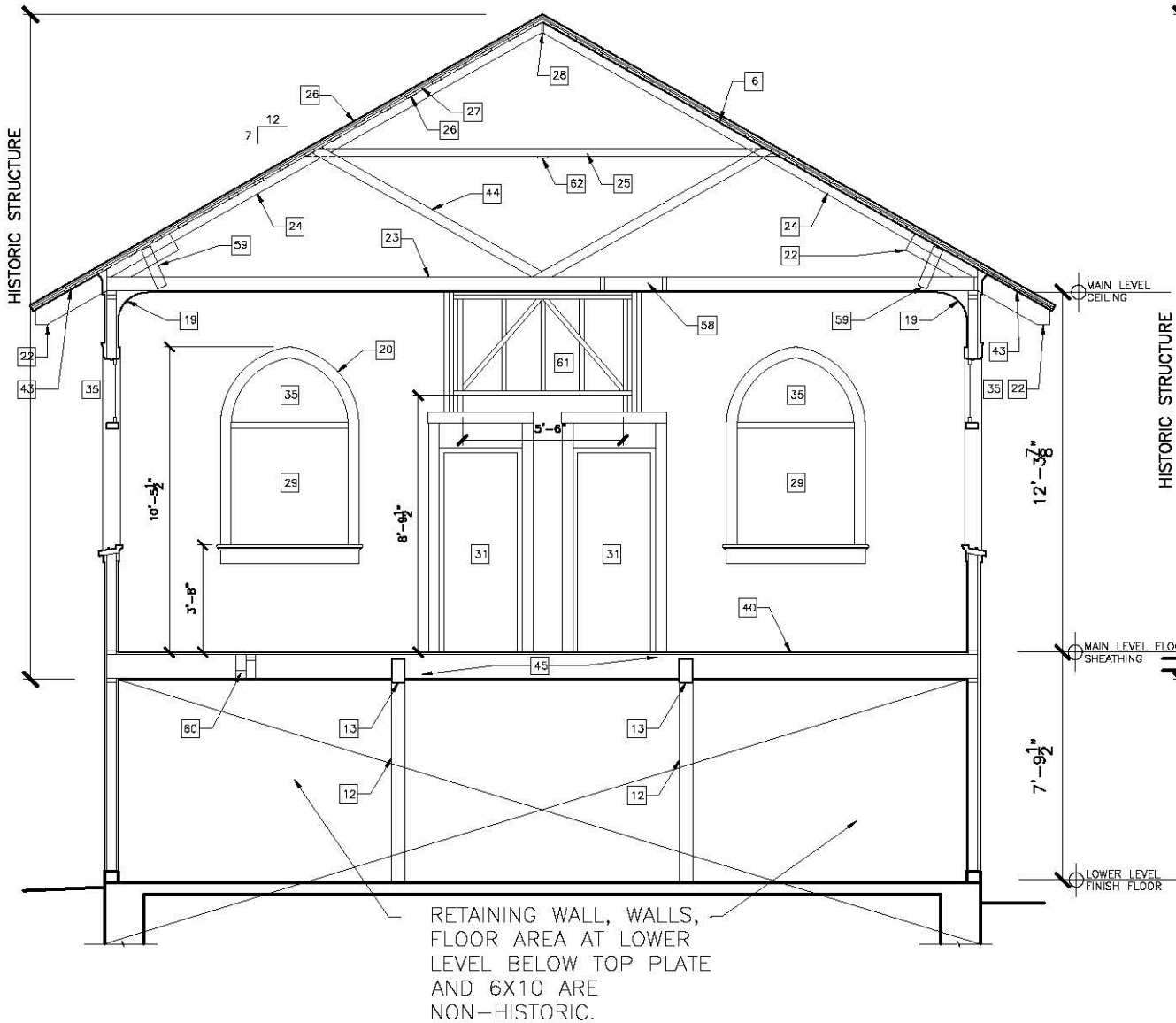
OWNER: MAPLE MULTI-FAMILY DEVELOPMENT, LLC
5790 FLEET ST., STE. 140, CARLSBAD, CA. 92008

TITLE: TREATMENT PLAN FOR MEXICAN PRESBYTERIAN CHURCH

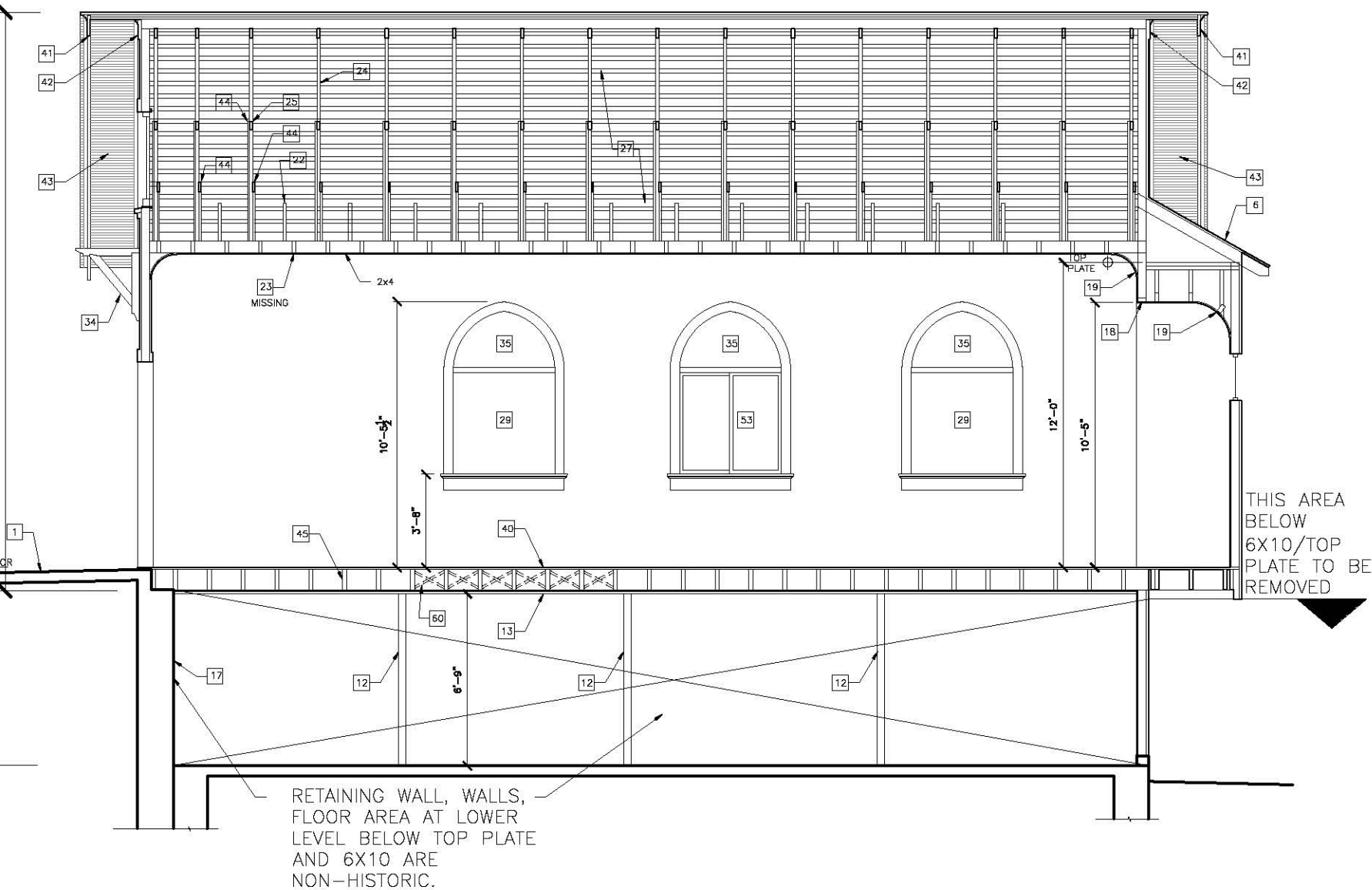
DATE: 08-27-2014
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TP4
SHEET 6 OF 7

VERIFY CONNECTION BETWEEN ROOF, WALLS AND FLOOR ARE SECURE TO STABIZE AND KEEP THE STRUCUTRE WHOLE AND WITHOUT DAMAMGE FOR MOVE AND STORAGE



2 SECTION B-B
TP5 3/8" = 1'-0"



1 SECTION A-A
TP5 3/8" = 1'-0"

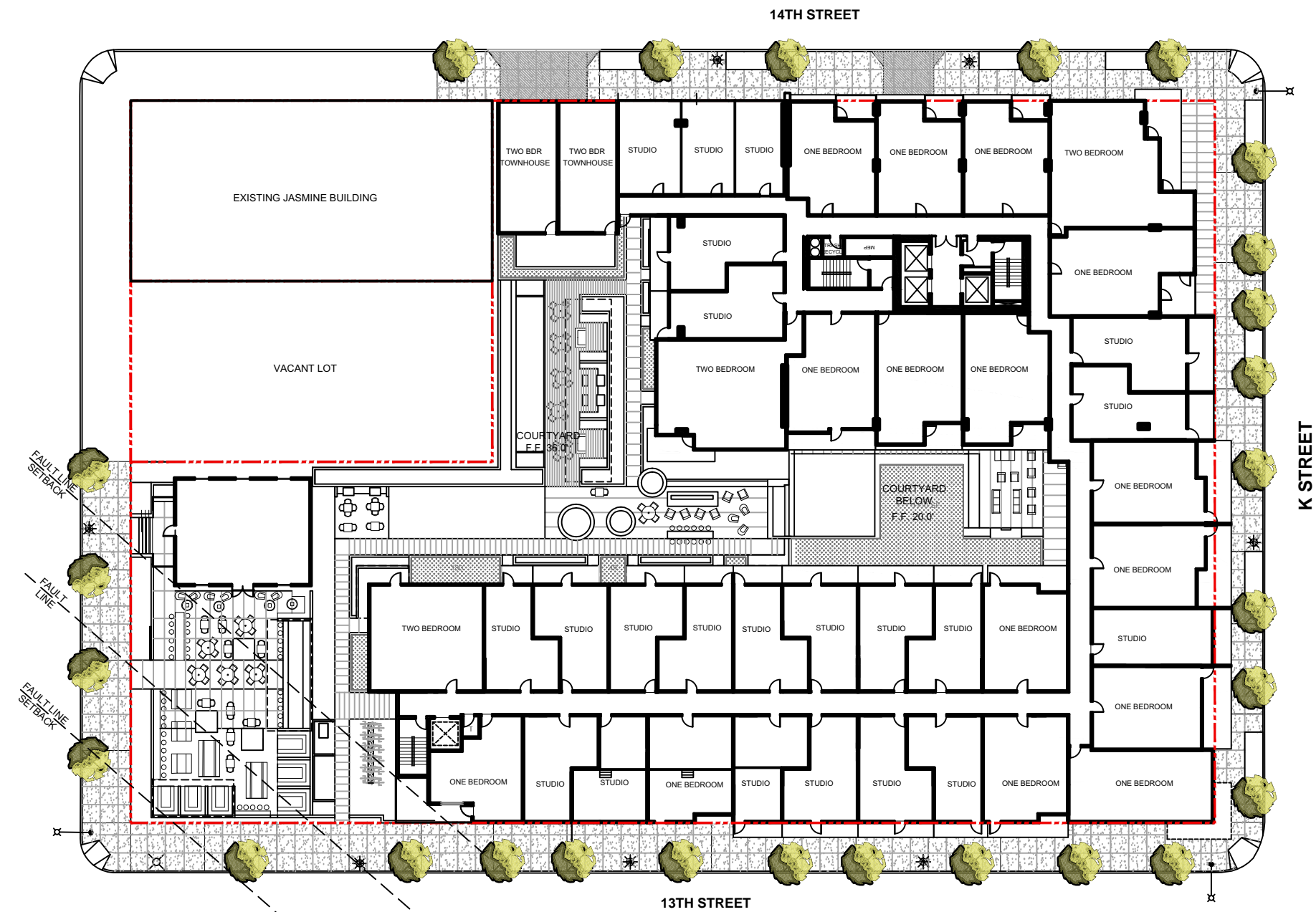
- | | | | | | | | |
|---|--|---|--|---|---|---|---|
| 1 CONCRETE PORCH | 9 NON-ORIGINAL JALOUSIE WINDOW UNIT. | 17 CONCRETE RETAINING WALL (1908). | 25 1X4 COLLAR TIES @ 2'-8" o.c. (1906) | 33 SPLICES AND DIFFERENT COLORATION IN SIDING INDICATING FORMER LOACTION OF A PORCH ROOF | 39 NON-ORIGINAL PIPING / CONDUIT. | 48 GATE IN CHAINLINK FENCE. | 56 1906 VENT OPENING, VENT/LOUVERS MISSING. |
| 2 CONCRETE STEPS | 10 NON-ORIGINAL 2X4 OPEN STUD WALL. | 18 2X4 HEADER. | 26 1X4 SKIP SHEATHING @ 12" o.c. (1906) | 34 WOOD ROOF BRACKET (1906), DTL.9/TP-1. | 40 1X4 T&G FLOOR SHEATHING (1906). | 49 WASTELINE FOR TOILET. | 57 NON-ORIGINAL KITCHEN CABINETRY AND SINK. |
| 3 CONCRETE WALL | 11 DASHED LINE REPRESENTS FACE OF WALL BELOW. | 19 RADIUSED CEILING CORNER (1906). | 27 ROOFING VISIBILE:WOOD SHAKE SHINGLES (1906) | 35 1906 OPENING FOR HOPPER WINDOW SASH, ORIG. WINDOWS FOUND ON SITE. NUMBERS CORRESPOND TO LABELS ON WINDOWS. | 41 2x8 FLY RAFTER W/ TRIM (1906). | 50 SHOWER AREA. | 58 ATTIC ACCESS OPENING. |
| 4 FORMER LOCATION OF 4X4 WOOD POST. | 12 4 X 6 WOOD COLUMN. | 20 WOOD WINDOW CASING (1906). | 28 1X6 RIDGE BOARD (1906) | 36 RESIDUE AND DISCOLORATION AT ORIGINAL SIDING INDICATE FORMER SHED ROOF. | 42 1X10 FREEZE BOARD W/ FREEZE BOARD TRIM (1906). | 51 WINDOW OPENING, SLIDER PARTIALLY MISSING. | 59 1X4 WOOD BRACE @ 32" o.c. |
| 5 NON-ORIGINAL METAL RAILING. | 13 6 X 10 WOOD BEAM (1906) | 21 SPlicing IN SIDING OUTLINES LOCATION OF FORMER WINDOW OPENING. | 29 1906 WINDOW OPENING, 4'X4' WINDOW MISSING. | 37 LOCATION OF REMAINDER OF ORIGINAL PORCH ROOF BRACKET. | 43 6" SOFFIT BOARD W/ CTR. GROOVE. | 52 THIS AREA 1x4 T&G FLOORING MISSING. | 60 1X4 CROSS BLOCKING |
| 6 NON-ORIGINAL COMPOSITION ROOFING. | 14 CONCRETE CURB. | 22 2X8 RAFTER TAILS @ 2'-8" O.C. (1906) | 30 WINDOW OPENING, WINDOW MISSING. | 38 STUCCO ON WOOD LATH (1906) | 44 1X4 WD. BRACES @ 2'-8" ON CENTER. | 53 WINDOW OPENING, 1906 WINDOW MISSING. ALUMINUM SLIDER IN OPENING. | 61 TRUSS FRAMING ABOVE 1906 OPENING. |
| 7 1X4 WOOD SHIPLAP SIDING W/ MITRED CORNERS (1906), SEE DETAIL 8A/TP-1. | 15 2X10 SKIRT BOARD (1906) | 23 2X6 CEILING JOISTS @ 16" O.C. (1906) | 31 DOOR OPENING, DOOR MISSING. | | 45 2x10 @ 16" o.c. FLOOR JOISTS (1906). | 54 8'-0" HGT. FRAMED CLOSED SPACE. | 62 1X4 WOOD MEMBER. |
| 8 NON-ORIGINAL TILE ON CONCRETE SLAB. | 16 STUCCO OVER 1X8 SHIPLAP SIDING W/ 6" EXPOSURE (1908), SEE DETAIL 8B/TP-1. | 24 2X4 ROOF RAFTERS @ 2'-8" O.C. (1906) | 32 WATER SUPPLY / WASTELINE FOR LAVATORY. | | 46 6' FENCE ON 10" CONCRETE WALL. | 55 NON-ORIGINAL DOOR. | |

ARCHITECT:
UNION
1530 BROOKES AVE., SAN DIEGO, CA. 92103
JOHN H. EISENHART ARCHITECT

PROJECT : MEXICAN PRESBYTERIAN CHURCH
341 - 343 13TH ST., SAN DIEGO, CA. CITY OF SAN DIEGO HISTORIC RESOURCE
OWNER: MAPLE MULTI-FAMILY DEVELOPMENT, LLC
5790 FLEET ST., STE. 140, CARLSBAD, CA. 92008

TITLE: TREATMENT PLAN FOR MEXICAN PRESBYTRIAN CHURCH
DATE: 08-27-2014
REV.
REV.

TP5
SHEET 7 OF 7



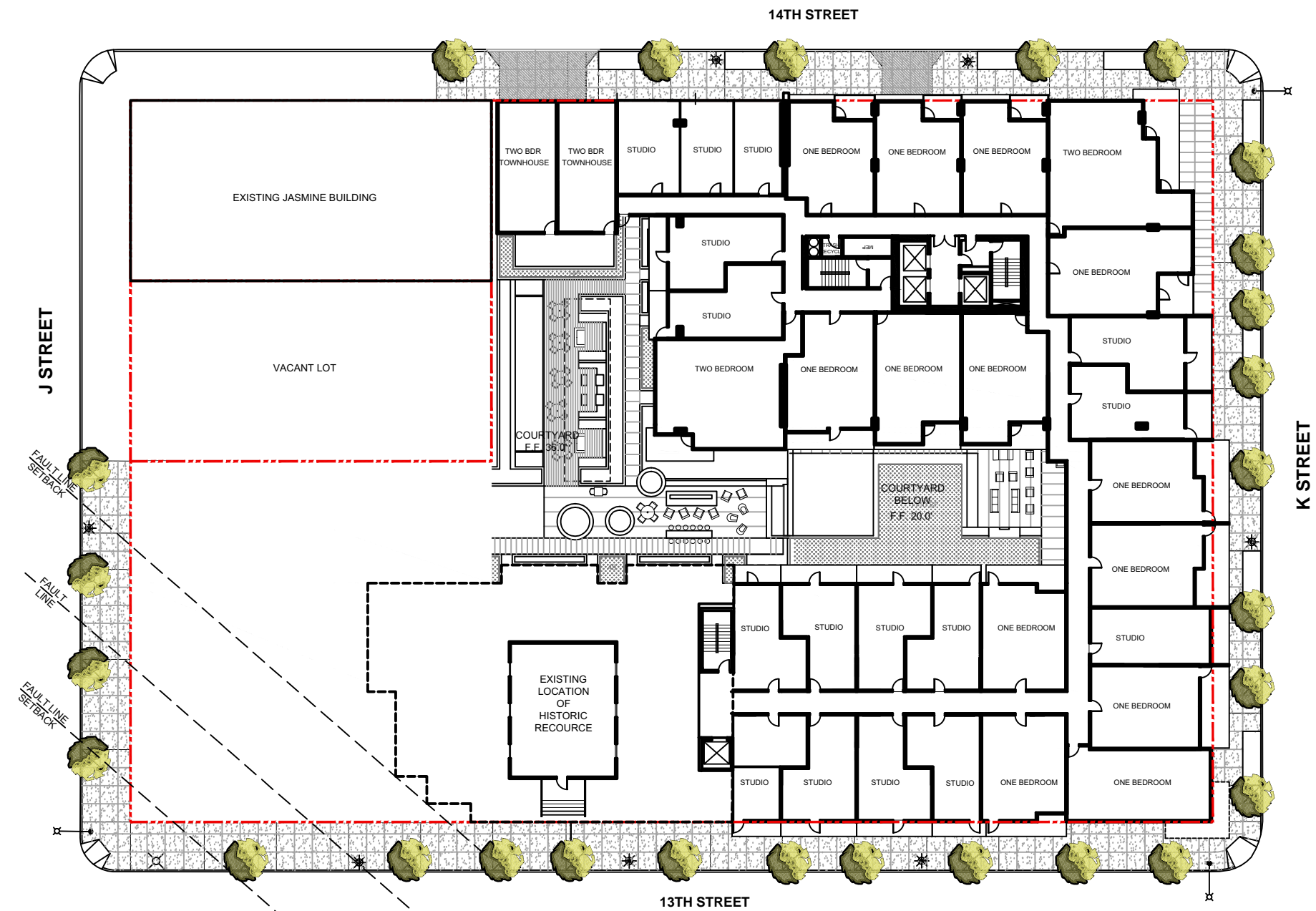
2nd LEVEL FLOOR PLAN



FLOOR AREAS					
LEVEL	APARTMENT NET	APARTMENT GROSS	PARKING	COMMON	TOTAL FOR F.A.R.
P3			(43,000)		
P2			(43,000)		
P1			(43,000)		
1st	6,500	15,500	(14,000)	7,500	24,500
2nd	26,700	30,980			30,980
3rd	26,700	30,980			30,980
4th	25,700	29,816			29,816
5th	25,100	29,216			29,216
6th	9,200	12,300		1,000	12,300
7th	10,250	12,300			12,300
8th	10,250	12,300			12,300
9th	10,250	12,300			12,300
10th	10,250	12,300			12,300
11th	10,250	12,300			12,300
12th	10,250	12,300			12,300
13th	10,250	12,300			12,300
14th	10,250	12,300			12,300
15th	9,570	11,500			11,500
16th	9,570	11,500			11,500
17th	9,570	11,500			11,500
18th	4,800	6,500			6,500
Mezzanine	3,600	4,200			4,200
TOTALS	239,010	292,392	(143,000) - 360 SPACES		301392

APARTMENT COUNT AND TYPES						
LEVEL	STUDIO	1-BDR	1-BDR +	2-BDR	TOWNHOUSE/ LOFT	TOTAL
1st	0				7	7
2nd	22	10	5	3	2	42
3rd	19	10	5	4		38
4th	19	10	5	4		38
5th	19	10	5	4		38
6th	2	7		3		12
7th	2	7		4		13
8th	2	7		4		13
9th	2	7		4		13
10th	2	7		4		13
11th	2	7		4		13
12th	2	7		4		13
13th	2	7		4		13
14th	2	7		4		13
15th	2	7		4		13
16th	2	7		4		13
17th	0	6		4		10
18th		0		5		5
TOTALS	101	123	20	67	9	320

MAPLE MULTI-FAMILY LAND CA, LP	REVISIONS	
	NO.	DESCRIPTION
<div><div><div>JWDA</div><div>ARCHITECTURE/PLANNING/INTERIOR DESIGN</div><div>Joseph Young Design Associates</div><div>8858 Powert Ave. San Diego, CA 92161-1808</div><div>Phone (619) 595-8777 Fax (619) 597-0541</div></div></div>	1	
	2	
	3	
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	11	
PROJECT NAME:	ALEXAN SAN DIEGO	
PROJECT ADDRESS:	13TH AND J STREET SAN DIEGO, CA	
SHEET TITLE:	RELOCATION OF HISTORIC STRUCTURE	
DATE:		08-22-2014
SHEET:		EXHIBIT D



2nd LEVEL FLOOR PLAN

FLOOR AREAS					
LEVEL	APARTMENT NET	APARTMENT GROSS	PARKING	COMMON	TOTAL FOR F.A.R.
P3			(43,000)		
P2			(43,000)		
P1			(43,000)		
1st	6,500	15,500	(14,000)	7,500	24,500
2nd	21,500	24,980			24,980
3rd	21,500	24,980			24,980
4th	20,500	23,816			23,816
5th	19,900	23,216			23,216
6th	9,200	12,300		1,000	12,300
7th	10,250	12,300			12,300
8th	10,250	12,300			12,300
9th	10,250	12,300			12,300
10th	10,250	12,300			12,300
11th	10,250	12,300			12,300
12th	10,250	12,300			12,300
13th	10,250	12,300			12,300
14th	10,250	12,300			12,300
15th	9,570	11,500			11,500
16th	9,570	11,500			11,500
17th	9,570	11,500			11,500
18th	4,800	6,500			6,500
Mezzanine	3,600	4,200			4,200
TOTALS	218,210	268,392	(143,000) - 360 SPACES		277392

APARTMENT COUNT AND TYPES						
LEVEL	STUDIO	1-BDR	1-BDR +	2-BDR	TOWNHOUSE/ LOFT	TOTAL
1st	0				7	7
2nd	16	8	5	2	2	33
3rd	13	8	5	3		29
4th	13	8	5	3		29
5th	13	8	5	3		29
6th	2	7		3		12
7th	2	7		4		13
8th	2	7		4		13
9th	2	7		4		13
10th	2	7		4		13
11th	2	7		4		13
12th	2	7		4		13
13th	2	7		4		13
14th	2	7		4		13
15th	2	7		4		13
16th	2	7		4		13
17th	0	6		4		10
18th		0		5		5
TOTALS	77	115	20	63	9	284

MAPLE MULTI-FAMILY LAND CA, LP

JWDA

ARCHITECTURE/PLANNING/INTERIOR DESIGN

Joseph Young Design Associates

8858 Powert Ave. San Diego, CA 92161-1808

Phone (619) 595-0777 Fax (619) 597-0541

PROJECT NAME:

ALEXAN
SAN DIEGO

PROJECT ADDRESS:

13TH AND J STREET
SAN DIEGO, CA

SHEET TITLE:

NO RELOCATION
OF HISTORIC STRUCTURE

REVISIONS

NO.	DESCRIPTION
1	
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DATE:

08-22-2014

SHEET:

EXHIBIT E



THE LONDON GROUP
Realty Advisors

August 25, 2014

Mr. Alec Schiffer
Trammell Crow Residential
5790 Fleet Street #140
Carlsbad, CA 92008

Via email: aschiffer@tcresidential.com

RE: Economic Alternative Analysis for Alexan – 13th & J

The London Group Realty Advisors has completed an economic analysis of the two development options prepared by Joseph Wong Design Associates pertaining to the Alexan development at 13th & J Streets. The purpose of this analysis is to analyze the impact on project value and how each alternative impacts the reasonable use of land.

We have analyzed the two alternatives for the development of the property, which includes:

- The Base project: Historic Structure is relocated with frontage along J Street.
- Alternative: Historic Structure stays in current location fronting 13th Street.

Conclusions of Economic Alternatives

We analyzed the project performance of the Base Project that is proposed for the subject property. The Base Project assumes that the Historic Structure is relocated with frontage now along J Street. By relocating the Historic Structure a total of 320 rental units can be constructed. The total net rentable area of the Base Project is 243,050 square feet, which includes 5,000 square feet of retail.

We have assumed a two-year construction period and that the apartment asset is refinanced at the end of Year 3 (first year of operations). At the time of refinance, the asset is forecasted to achieve a value of \$169,769,661. If the project is held and sold at the end of the fifth year of operations, the project is estimated to be valued at \$176,101,231.



The following table demonstrates the impact to project under each of the two alternatives:

Alexan - 13th & J Summary of Scenarios			
Base Project: Structure Relocated		Alternative: Structure Remains in Original Location	
# Units:	320	# Units:	284
Rentable:		Rentable:	
Residential	238,050	Residential	216,430
Retail	5,000	Retail	5,000
Total Net Useable	243,050	Total Net Useable	221,430
		Difference From Base Project (S.F.)	(21,620)
		Difference From Base Project (%)	-8.9%
Value at Refinance	\$169,769,661	Value at Refinance	\$154,308,180
		Difference From Base Project (\$)	-\$15,461,482
		Difference From Base Project (%)	-9.1%
Value at Disposition	\$176,101,231	Value at Disposition	\$160,420,417
		Difference From Base Project (\$)	-\$15,680,814
		Difference From Base Project (%)	-8.9%

Source: The London Group Realty Advisors

Approach to Analysis

To determine the impact to the project, we prepared a financial proforma for the Alternative and compared the performance to the Base Project proforma. In each proforma, we assumed the following:

- 2 year construction period
- 5 year asset holding period after project completion
- Asset is refinanced after stabilization (end of Year 4)
- Asset is sold at the end of Year 7
- All cost factors related to the temporary relocation and/or rehabilitation of the Historic Structure were excluded



The following summarizes the financial proformas we have prepared for analyzing the project, which are included in the [Appendix](#).

Base Project

The Base Project assumes that the Historic Structure will be relocated with frontage now along J Street for rehabilitation and reuse as the retail component of the project. Therefore, it will not impact the Base Project which will include 320 rental apartments and 5,000 square feet of retail. The net rentable area of the project is 243,050.

The 320 rental apartments average 744 square feet in size with an average initial rental rate of \$2,808 per month (in 2014 dollars).

At the time of refinance, the project is forecasted to achieve at value of \$169,769,661. When the project is sold after 5 years of operations, the project is forecasted to achieve a sale price estimated at \$176,101,231.

Alternative: Historic Structure Stays in Current Location

The Alternative assumes that the historic resource will be returned to its original site after the underground parking is constructed and it will be rehabilitated retail and residential amenity use. As a result, the future development must be built around the structure, which results in less developable square footage for the project.

The future development would result in 284 units. The total net rentable area of the project would be 221,430, which includes 5,000 square feet of retail. **In total, the project is reduced by 21,620 square feet or approximately 8.9%.**

The 284 rental apartments would average 762 square feet in size with an average initial rental rate of \$2,876 per month (in 2014 dollars).

At the time of refinance, the project is forecasted to achieve at value of \$154,308,180. **Compared to the Base Project, this represents a valuation decrease of \$15,461,482 or 9.1% at the time of refinance.**

When the project is sold after 5 years of operations, the project is forecasted to achieve a sale price estimated at \$160,420,417. **Compared to the Base Project, this represents a valuation decrease of \$15,680,814 or 8.9% when the project is sold.**



Should you have any questions regarding this analysis, please contact us.

Sincerely,

Gary H. London

Nathan Moeder



APPENDIX

Alexan - 13th & J (320 units)**Base Project***Assumptions & Results***HOLDING & DISPOSITION**

Holding Period:	7
Cap Rate On Sale (Residential):	5.50%
Cap Rate On Sale (Retail):	10.00%
Commissions & Closing Costs:	0.75%
Value at Time of Sale (Year 7)	\$177,527,653
Asset Value PSF	\$730

FINANCING

<u>Construction Financing:</u>	
Loan Amount	\$99,263,327
Loan to Cost	75%
Interest Rate	6.0%
Term (Months)	24
<u>Refinance:</u>	YES
Refinance at End of Year:	4
Next Year NOI	\$8,488,483
Cap Rate	5.0%
Project Value	\$169,769,661
Permanent Loan Amount	\$129,024,942
Less: Construction Loan	(\$99,263,327)
<u>Less: Loan Fees</u>	<u>0.5%</u> (\$645,124.71)
Net Proceeds From Refinance	\$29,116,491
<u>Permanent Loan Info:</u>	
Loan Amount	\$129,024,942
LTV	76%
Amortization	30
Interest Rate	4.0%
Annual Debt Service	\$7,391,818
Debt Coverage Ratio	1.15

PROJECT SUMMARY

	Average Unit Size	# of Units	Total Net Rentable	Monthly Rent	\$/S.F. Rent
Market Rate Units	744	320	238,050	\$2,808	\$3.77
Affordable Units	0	0	0	\$0	\$0.00
Total/Av. Wt.	744	320	238,050		
Retail S.F.	5,000				
Total Project Net S.F.	243,050				

CONSTRUCTION COSTS

	Total Cost	Cost Per Unit	Cost Per Net S.F.
Land Cost	\$20,000,000	\$62,500	\$82.29
Hard Costs	\$85,200,000	\$266,250	\$350.55
Soft Costs	\$22,655,109	\$70,797	\$93.21
<u>Financing</u>	<u>\$4,495,993</u>	<u>\$14,050</u>	<u>\$18.50</u>
Total Project Costs	\$132,351,102	\$413,597	\$544.54
Less: Loan Amount	<u>\$99,263,327</u>	<u>\$310,198</u>	<u>\$408.41</u>
Initial Investment:	\$33,087,776	\$103,399	\$136.14
Total Cost Per Net SF	\$544.54		
Permanent Loan Per Net SF	\$542.01		
Stabilized Value Per Net SF	\$713.17		

Alexan - 13th & J (320 units)

Base Project

Construction Costs

Units	320
Net Rentable SF (Residential)	238,050
Net Rentable SF (Res. + Retail)	243,050

	<u>Costs</u>	<u>\$/Unit</u>	<u>\$/SF</u>
Land + Related Costs	\$20,000,000	\$62,500	\$82.29
<u>Hard Costs</u>			
Construction Hard Costs	\$83,000,000	\$259,375	\$341.49
General Contractor (GC) Fee	\$2,075,000	\$6,484	\$8.54
Commercial TI Allowance	\$125,000	\$391	\$0.51
<u>Contingency</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0.00</u>
Subtotal Hard Costs	\$85,200,000	\$266,250	\$350.55
<u>Soft Costs</u>			
Taxes	\$758,085	\$2,369	\$3.12
Legal	\$800,000	\$2,500	\$3.29
Closing Cost + Insurance	\$800,000	\$2,500	\$3.29
Municipal Fees	\$8,320,000	\$26,000	\$34.23
Architect	\$2,000,000	\$6,250	\$8.23
Engineering & Surveying	\$1,500,000	\$4,688	\$6.17
Marketing & FF&E	\$2,000,000	\$6,250	\$8.23
Preleasing	\$300,000	\$938	\$1.23
Leaseup Operating Deficit	\$254,461	\$795	\$1.05
Overhead	\$3,854,886	\$12,047	\$15.86
<u>Contingency</u>	<u>\$2,067,677</u>	<u>\$6,461</u>	<u>\$8.51</u>
Subtotal Soft Costs	\$22,655,109	\$70,797	\$93.21
<u>Financing Costs</u>			
Construction Loan Interest	\$3,860,708	\$12,065	\$15.88
<u>Financing</u>	<u>\$635,285</u>	<u>\$1,985</u>	<u>\$2.61</u>
Subtotal Financing Costs	\$4,495,993	\$14,050	\$18.50
Total Construction Costs	\$132,351,102	\$413,597	\$544.54

Alexan - 13th & J (320 units)
Base Project
Unit Mix and Rental Rates

Market Rate Units

Floor Plan	Average Unit Size	# of Units	Total Net Rentable	Monthly Rent	\$/S.F. Rent
Floors 1-5					
Studio	500	7	3,500	\$2,000	\$4.00
Studio	505	40	20,200	\$2,025	\$4.01
Studio	525	32	16,800	\$2,050	\$3.90
1 Bedroom	700	12	8,400	\$2,500	\$3.57
1 Bedroom	710	24	17,040	\$2,500	\$3.52
1 Bedroom	760	4	3,040	\$2,525	\$3.32
1 Bedroom +	775	4	3,100	\$2,725	\$3.52
1 Bedroom +	825	8	6,600	\$2,900	\$3.52
1 Bedroom +	850	8	6,800	\$3,000	\$3.53
2 Bedroom	1,000	7	7,000	\$3,250	\$3.25
2 Bedroom	1,050	8	8,400	\$3,250	\$3.10
2 Bedroom	1,200	0	0	\$3,450	\$2.88
2 Bedroom Loft	1,200	7	8,400	\$3,500	\$2.92
2 Bedroom Tow	1,300	2	2,600	\$3,700	\$2.85
Floors 6-10					
Studio	525	10	5,250	\$2,250	\$4.29
1 Bedroom	710	35	24,850	\$2,750	\$3.87
2 Bedroom	1,000	19	19,000	\$3,500	\$3.50
Floors 11-14					
Studio	525	8	4,200	\$2,475	\$4.71
1 Bedroom	710	20	14,200	\$2,975	\$4.19
1 Bedroom	740	8	5,920	\$3,000	\$4.05
2 Bedroom	990	16	15,840	\$3,725	\$3.76
Floor 15					
Studio	505	3	1,515	\$2,200	\$4.36
1 Bedroom	710	6	4,260	\$3,200	\$4.51
2 Bedroom	1,250	4	5,000	\$4,150	\$3.32
Floor 16					
Studio	505	3	1,515	\$2,250	\$4.46
1 Bedroom	710	6	4,260	\$3,250	\$4.58
2 Bedroom	1,250	4	5,000	\$4,250	\$3.40
Floor 17					
1 Bedroom	710	6	4,260	\$3,300	\$4.65
2 Bedroom	1,250	4	5,000	\$4,250	\$3.40
Floor 18					
2 Bedroom	1,250	2	2,500	\$4,800	\$3.84
2-Story Penthou	1,100	2	2,200	\$6,100	\$5.55
2-Story Penthou	1,400	1	1,400	\$6,600	\$4.71
Total/Av. Wt.	744	320	238,050	\$2,808	\$3.77

Affordable Units

Floor Plan	Average Unit Size	# of Units	Total Net Rentable	Monthly Rent 50% AMI	\$/S.F. Rent
1-BR	0	0	0	\$0	\$0.00
2-BR	0	0	0	\$0	\$0.00
3-BR	0	0	0	\$0	\$0.00
Total/Av. Wt.	0	0	0	\$0	\$0.00

Total	744	320	238,050
--------------	------------	------------	----------------

Retail S.F.	5,000
Monthly Rent (NNN) \$/S.F.	\$2.00

Alexan - 13th & J (320 units)

Base Project

Cash Flow Forecast

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7
Total Units			320	320	320	320	320
Units Leased (Market Rate)			150	304	304	304	304
Units Leased (Affordable)			0	0	0	0	0
Units Vacant	Construction	Construction	170	16	16	16	16
Occupancy Rate			46.9%	95.0%	95.0%	95.0%	95.0%
Vacancy Rate			53.1%	5.0%	5.0%	5.0%	5.0%

Monthly Rent (Market Rate)	\$2,808	\$2,878	\$2,950	\$3,024	\$3,099	\$3,177	\$3,256
Monthly Rent Per S.F. (Market Rate)	\$3.77	\$3.87	\$3.97	\$4.06	\$4.17	\$4.27	\$4.38
Annual Increase In Rent (Market Rate)		2.5%	2.5%	2.5%	2.5%	2.5%	2.5%
Gross Rental Income (Market Rate Units)	\$0	\$0	\$11,327,208	\$11,610,389	\$11,900,648	\$12,198,165	\$12,503,119
Gross Rental Income (Affordable Units)	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Retail Income (NNN)	\$0	\$0	\$126,075	\$129,227	\$132,458	\$135,769	\$139,163
Less: Vacancy & Credit Loss (Residential)	\$0	\$0	(\$6,017,579)	(\$580,519)	(\$595,032)	(\$609,908)	(\$625,156)
Net Rental Income	\$0	\$0	\$5,435,704	\$11,159,096	\$11,438,073	\$11,724,025	\$12,017,126
	Per Unit	% Increase					
Less: Operating Expenses ¹	(\$4,800)	2.0%	\$0	\$0	(\$749,088)	(\$1,548,515)	(\$1,579,485)
Less: Property Taxes ²	(\$3,956)	2.0%	\$0	\$0	(\$1,316,903)	(\$1,343,241)	(\$1,370,105)
Operating Expenses Per Unit	(\$8,756)		\$0	\$0	(\$2,065,991)	(\$2,891,755)	(\$2,949,590)
Operating Expense Ratio			39%	26%	26%	26%	26%
Net Operating Income	\$0	\$0	\$3,369,713	\$8,267,341	\$8,488,483	\$8,715,443	\$8,948,372

Disposition

<u>Residential</u>							
Cap Rate							5.50%
Next Year NOI							\$9,685,568
Asset Value							\$176,101,231
Asset Value PSF							\$740
Asset Value Per Unit							\$550,316
<u>Retail</u>							
Cap Rate							10.00%
Asset Value							\$142,642
Asset Value PSF							\$285

Notes:

¹ \$400 per unit per month² 1.1% of 90% of construction costs

Alexan - 13th & J (284 units)

Alternative

Assumptions & Results

HOLDING & DISPOSITION

Holding Period:	7
Cap Rate On Sale (Residential):	5.50%
Cap Rate On Sale (Retail):	10.00%
Commissions & Closing Costs:	0.75%
Value at Time of Sale (Year 7)	\$161,846,840
Asset Value PSF	\$731

FINANCING

<u>Construction Financing:</u>	
Loan Amount	\$91,709,101
Loan to Cost	75%
Interest Rate	6.0%
Term (Months)	24
<u>Refinance:</u> YES	
Refinance at End of Year:	4
Next Year NOI	\$7,715,409
Cap Rate	5.0%
Project Value	\$154,308,180
Permanent Loan Amount	\$117,274,216
Less: Construction Loan	(\$91,709,101)
Less: Loan Fees	0.5% (\$586,371.08)
Net Proceeds From Refinance	\$24,978,745
<u>Permanent Loan Info:</u>	
Loan Amount	\$117,274,216
LTV	76%
Amortization	30
Interest Rate	4.0%
Annual Debt Service	\$6,718,621
Debt Coverage Ratio	1.15

PROJECT SUMMARY

	Average Unit Size	# of Units	Total Net Rentable	Monthly Rent	\$/S.F. Rent
Market Rate Units	762	284	216,430	\$2,876	\$3.77
Affordable Units	0	0	0	\$0	\$0.00
Total/Av. Wt.	762	284	216,430		
Retail S.F.	5,000				
Total Project Net S.F.	221,430				

CONSTRUCTION COSTS

	Total Cost	Cost Per Unit	Cost Per Net S.F.
Land Cost	\$20,000,000	\$70,423	\$90.32
Hard Costs	\$76,885,200	\$270,723	\$347.22
Soft Costs	\$21,300,221	\$75,001	\$96.19
Financing	\$4,093,380	\$14,413	\$18.49
Total Project Costs	\$122,278,801	\$430,559	\$552.22
Less: Loan Amount	\$91,709,101	\$322,919	\$414.17
Initial Investment:	\$30,569,700	\$107,640	\$138.06
Total Cost Per Net SF	\$552.22		
Permanent Loan Per Net SF	\$541.86		
Stabilized Value Per Net SF	\$712.97		

Alexan - 13th & J (284 units)**Alternative**
Construction Costs

Units	284
Net Rentable SF (Residential)	216,430
Net Rentable SF (Res. + Retail)	221,430

	<u>Costs</u>	<u>\$/Unit</u>	<u>\$/SF</u>
Land + Related Costs	\$20,000,000	\$70,423	\$90.32
<u>Hard Costs</u>			
Construction Hard Costs	\$74,888,000	\$263,690	\$338.20
General Contractor (GC) Fee	\$1,872,200	\$6,592	\$8.46
Commercial TI Allowance	\$125,000	\$440	\$0.56
<u>Contingency</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0.00</u>
Subtotal Hard Costs	\$76,885,200	\$270,723	\$347.22
<u>Soft Costs</u>			
Taxes	\$734,793	\$2,587	\$3.32
Legal	\$800,000	\$2,817	\$3.61
Closing Cost + Insurance	\$800,000	\$2,817	\$3.61
Municipal Fees	\$7,384,000	\$26,000	\$33.35
Architect	\$2,000,000	\$7,042	\$9.03
Engineering & Surveying	\$1,500,000	\$5,282	\$6.77
Marketing & FF&E	\$2,000,000	\$7,042	\$9.03
Preleasing	\$300,000	\$1,056	\$1.35
Leaseup Operating Deficit	\$221,954	\$782	\$1.00
Overhead	\$3,561,518	\$12,541	\$16.08
<u>Contingency</u>	<u>\$1,997,956</u>	<u>\$7,035</u>	<u>\$9.02</u>
Subtotal Soft Costs	\$21,300,221	\$75,001	\$96.19
<u>Financing Costs</u>			
Construction Loan Interest	\$3,506,442	\$12,347	\$15.84
<u>Financing</u>	<u>\$586,938</u>	<u>\$2,067</u>	<u>\$2.65</u>
Subtotal Financing Costs	\$4,093,380	\$14,413	\$18.49
Total Construction Costs	\$122,278,801	\$430,559	\$552.22

Alexan - 13th & J (284 units)
Alternative
Unit Mix and Rental Rates

Market Rate Units

Floor Plan	Average Unit Size	# of Units	Total Net Rentable	Monthly Rent	\$/S.F. Rent
Floors 1-5					
Studio	500	8	4,000	\$2,000	\$4.00
Studio	505	16	8,080	\$2,025	\$4.01
Studio	525	32	16,800	\$2,050	\$3.90
1 Bedroom	700	8	5,600	\$2,500	\$3.57
1 Bedroom	710	24	17,040	\$2,500	\$3.52
1 Bedroom	760	4	3,040	\$2,525	\$3.32
1 Bedroom +	825	8	6,600	\$2,725	\$3.30
1 Bedroom +	850	4	3,400	\$2,900	\$3.41
1 Bedroom +	875	8	7,000	\$3,000	\$3.43
1 Bedroom Loft	940	4	3,760	\$3,200	\$3.40
2 Bedroom	1,000	4	4,000	\$3,250	\$3.25
2 Bedroom	1,050	7	7,350	\$3,250	\$3.10
2 Bedroom Townhouse	1,300	4	5,200	\$3,700	\$2.85
Floors 6-10			0		
Studio	525	10	5,250	\$2,250	\$4.29
1 Bedroom	710	35	24,850	\$2,750	\$3.87
2 Bedroom	1,000	19	19,000	\$3,500	\$3.50
Floors 11-14			0		
Studio	525	8	4,200	\$2,475	\$4.71
1 Bedroom	710	20	14,200	\$2,975	\$4.19
1 Bedroom	740	8	5,920	\$3,000	\$4.05
2 Bedroom	990	16	15,840	\$3,725	\$3.76
Floor 15			0		
1 Bedroom	710	7	4,970	\$3,200	\$4.51
2 Bedroom	1,250	4	5,000	\$4,150	\$3.32
Floor 16			0		
1 Bedroom	710	7	4,970	\$3,250	\$4.58
2 Bedroom	1,250	4	5,000	\$4,200	\$3.36
Floor 17			0		
1 Bedroom	710	6	4,260	\$3,300	\$4.65
2 Bedroom	1,250	4	5,000	\$4,250	\$3.40
Floor 18			0		
2 Bedroom	1,250	2	2,500	\$4,800	\$3.84
2-Story Penthouse	1,100	2	2,200	\$6,100	\$5.55
2-Story Penthouse	1,400	1	1,400	\$6,600	\$4.71
Total/Av. Wt.	762	284	216,430	\$2,876	\$3.77

Affordable Units

Floor Plan	Average Unit Size	# of Units	Total Net Rentable	Monthly Rent 50% AMI	\$/S.F. Rent
1-BR	0	0	0	\$0	\$0.00
2-BR	0	0	0	\$0	\$0.00
3-BR	0	0	0	\$0	\$0.00
Total/Av. Wt.	0	0	0	\$0	\$0.00

Total	762	284	216,430
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Retail S.F.	5,000
Monthly Rent (NNN) \$/S.F.	\$2.00

Alexan - 13th & J (284 units)

Alternative

Cash Flow Forecast

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7		
Total Units	Construction	Construction	284	284	284	284	284		
Units Leased (Market Rate)			150	269	269	269	269		
Units Leased (Affordable)			0	0	0	0	0		
Units Vacant			134	15	15	15	15		
Occupancy Rate			52.8%	94.7%	94.7%	94.7%	94.7%		
Vacancy Rate			47.2%	5.3%	5.3%	5.3%	5.3%		
Monthly Rent (Market Rate)	\$2,876	\$2,948	\$3,021	\$3,097	\$3,174	\$3,254	\$3,335		
Monthly Rent Per S.F. (Market Rate)	\$3.77	\$3.87	\$3.96	\$4.06	\$4.17	\$4.27	\$4.38		
Annual Increase In Rent (Market Rate)		2.5%	2.5%	2.5%	2.5%	2.5%	2.5%		
Gross Rental Income (Market Rate Units)	\$0	\$0	\$10,297,176	\$10,554,605	\$10,818,470	\$11,088,932	\$11,366,155		
Gross Rental Income (Affordable Units)	\$0	\$0	\$0	\$0	\$0	\$0	\$0		
Retail Income (NNN)	\$0	\$0	\$126,075	\$129,227	\$132,458	\$135,769	\$139,163		
Less: Vacancy & Credit Loss (Residential)	\$0	\$0	(\$4,858,527)	(\$557,462)	(\$571,398)	(\$585,683)	(\$600,325)		
Net Rental Income	\$0	\$0	\$5,564,724	\$10,126,370	\$10,379,530	\$10,639,018	\$10,904,993		
	Per Unit	% Increase							
Less: Operating Expenses ¹	(\$4,800)	2.0%	\$0	\$0	(\$749,088)	(\$1,370,232)	(\$1,397,636)	(\$1,425,589)	(\$1,454,101)
Less: Property Taxes ²	(\$4,120)	2.0%	\$0	\$0	(\$1,217,305)	(\$1,241,651)	(\$1,266,484)	(\$1,291,814)	(\$1,317,650)
Operating Expenses Per Unit	(\$8,920)		\$0	\$0	(\$1,966,393)	(\$2,611,883)	(\$2,664,121)	(\$2,717,403)	(\$2,771,751)
Operating Expense Ratio			36%	26%	26%	26%	26%	26%	
Net Operating Income	\$0	\$0	\$3,598,331	\$7,514,487	\$7,715,409	\$7,921,615	\$8,133,242		

Disposition

<u>Residential</u>							
Cap Rate							5.50%
Next Year NOI							\$8,823,123
Asset Value							\$160,420,417
Asset Value PSF							\$741
Asset Value Per Unit							\$564,861
<u>Retail</u>							
Cap Rate							10.00%
Asset Value							\$142,642
Asset Value PSF							\$1,426,423
							\$285

Notes:

¹ \$400 per unit per month² 1.1% of 90% of construction costs



CORPORATE PROFILE

THE LONDON GROUP
Realty Advisors

REPRESENTATIVE SERVICES

Market and Feasibility Studies	Development Services	Litigation Consulting
Financial Structuring	Fiscal Impact	Workout Projects
Asset Disposition	Strategic Planning	Valuation
Government Processing	Capital Access	Economic Analysis

The London Group is a full service real estate investment and development consulting, capital access and publishing firm. We determine the answers to the questions: Should I purchase the property? If so, how much should I pay and what is my potential rate of return? What type of project should I invest in or develop? What type of deal should I structure?

To answer these questions we conduct market analysis, feasibility studies, provide financial structuring advice and general economic consulting. Often we 'package' the deal and provide access to capital sources. We also have capabilities in pre-development consulting including asset management and disposition and in providing team coordination, processing and disposition services (packaging and promotion).

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East Village Association Pre-Design Committee Meeting Notes

September 18, 2014 3:30 p.m. EcoVerse Jing Si Café, 302 11th Ave.

1. Meeting called to order at 3:34 p.m.

Self-introductions. Committee members: Present: 1. Simon Andrews 2. Mike Madigan 3. Sam Patella 4. David Thompson 5. Eric Davy. David Hazan arrived at 3:50.

2. Public comment – none

3. Alec Schiffer presented information on the Alexan project on 14th and J St. Bounded by K, 13th, 14th and J Streets. There is an earthquake fault line.

These are apartments. Pool deck on the top of the building, 19 stories.

M. Madigan asked about the type of glass on the ground floor. They are using clear glazing glass, 320 units. Ground Floor units may be gated later. No bonuses for the site.

S. Patella asked about the size of the pet area. The minimum will not be enough.

Rooms devoted for dogs. Pet area is 120 square feet but not adequate. Devote more square footage or consider two areas for pets.

M. Madigan mentioned securing bikes through a bike cage. There will be electronic cameras.

Discussion of treatment of historic building, which is relocated to the corner of the site.

380 parking spaces, tandem units, one car per bedroom

Motion: M. Madigan made a motion to recommend to the EVA board to support the project with the proviso to add additional space for dog relief.

S. Patella seconded. Committee unanimously approves.

4. Claudia Escala, Carrier Johnson presented information on Airborne America, an indoor sky diving venue to be located at 14th and Imperial Ave. It will be 21,000 square feet. Target markets are professionals, military, and tourism. About \$69 for two minute flight rotations. There will be retail operations, corporate events, etc.

M. Madigan mentioned that the project needs to think about parking for employees and visitors.

Motion: M. Madigan made a motion to recommend to the EVA board to support the project with the proviso to add employee and minimal visitor parking. S. Andrews seconded. Committee unanimously approves.

4b. Claudia Escala, Carrier Johnson gave a presentation on an affordable housing project at 1435 Imperial.

Lindsay Quackenbush with Affinity Housing also presented.

There will be 63 units. Seven parking spaces and bike storage.

S. Patella mentioned that they need to think of a pet area for service dogs

275 square feet to 295 square feet per unit

Concept of having an art piece on ground level

Two deviations. At ground level 60% is clear glass due to the artistic component of the fence.

The criteria to get into this affordable housing project will be established. No kids.

M. Madigan asked about the use of triage beds. There are only 25 downtown. Consider a small part of the project for five extra triage beds.

Affinity Housing is a permanent housing partner with PATH.

Madigan says he had no problem with the deviations but they need to think of the area for service dogs.

Motion: M. Madigan made a motion to recommend to the EVA board to provide a support letter for the project with above proviso. R. Davy seconded. Unanimously approved.

Meeting adjourned at 4:52 p.m.

From the East Village Residents Group (EVRG) and EVRG Projects Committee.

Re: Support for The Alexan Residential Project proposed at 14th and K Street in the East Village.

To Whom It May Concern:

The East Village Residents Group (EVRG) represents over ten thousand (10,000) residents who live in the East Village District of Downtown San Diego. EVRG's mission is to promote a better quality of life and family environment for every resident in our district. We are encouraged by the proposed development in this portion of the neighborhood.

As representatives of the residents of East Village, the EVRG Projects Committee met with the applicant team on September 11, 2014 to discuss the proposed project. The Committee primarily reviews projects from two baseline perspectives: deviations sought on the project and the related justifications, and how the project meets the ground plane and interfaces with the public realm.

The Projects Committee was pleased with the project presentation and discussion with the development team. We are also very excited with how the project proposes the relocation of the historic structure on the site and incorporates it in with the site plan and the rest of the community, as well as providing an up-scale project with quality materials and contemporary design.

The EVRG Board of Directors has voted to support the project and we urge all civic leaders to support the project as proposed.

Sincerely,

Kyle Peterson
Projects Committee, Chair
East Village Residents Group (EVRG)

RECORDING REQUESTED BY:

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

AND WHEN RECORDED MAIL TO:

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

THIS SPACE FOR RECORDER'S USE ONLY

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

**CENTRE CITY PLANNED DISTRICT
DRAFT CENTRE CITY DEVELOPMENT PERMIT / SITE
DEVELOPMENT PERMIT / NEIGHBORHOOD USE PERMIT
NO. 2014-30**

**ALEXAN SAN DIEGO
ASSESSOR PARCEL NUMBERS
535-372-01-00 THROUGH 535-372-10-00 & 535-372-16-00**

**CENTRE CITY PLANNED DISTRICT
DRAFT CENTRE CITY DEVELOPMENT PERMIT / SITE
DEVELOPMENT PERMIT / NEIGHBORHOOD USE PERMIT
NO. 2014-30**

**ALEXAN SAN DIEGO
ASSESSOR PARCEL NUMBERS
535-372-01-00 THROUGH 535-372-10-00 & 535-372-16-00**

This Centre City Development Permit / Site Development Permit / Neighborhood Use Permit (CCDP/SDP/NUP) No. 2014-30 is granted by the City of San Diego Planning Commission to Career Lofts-SD, LLC, Owner, and Maple Multi-Family Land CA, LP, Permittee, to allow: 1) the relocation and rehabilitation of Historical Resources Board (HRB) Site No. 728, as shown in the Treatment Plan dated August 26, 2014 and, 2) the construction of a mixed-use development containing one tower of 19 stories (approximately 210 feet tall), comprised of approximately 320 residential apartment dwelling units (“d.u.”) including indoor and outdoor amenity space, approximately 1,100 square feet (“sq.ft.”) of street-level commercial space to be located in the rehabilitated historical resource, and approximately 380 parking spaces in one level of at grade parking and three levels of below-grade parking, known as Alexan San Diego (“Project”), on the 50,265 sq.ft. premises located on the block bound by 13th, 14th, J, and K streets in the East Village neighborhood of the Downtown Community Plan (DCP) area and within the Centre City Planned District (CCPD); and more particularly described as Lots A, B, D, E, F, G, H, I, and J of Block 130 of Horton's Addition, in the City of San Diego, County of San Diego, State of California, according to partition map thereof on file in the office of the county recorder of San Diego County.

Subject to the terms and conditions set forth in this Permit, permission is granted to the Owner and/or Permittee to construct and operate a development and uses as described and identified by size, dimension, quantity, type and location as follows and on the approved Basic Concept/Schematic Drawings and associated Color and Materials Boards dated September 20, 2014, on file at Civic San Diego (“CivicSD”).

A. General

The Owner and/or Permittee shall construct, or cause to be constructed on the site, a development consisting of a 5-19 story (approximately 55-210 feet tall), mixed-use development containing approximately 320 d.u., approximately 1,100 sq.ft. of commercial space, and approximately 380 automobile parking spaces. The total Floor Area Ratio (FAR) of the development for all uses above ground shall not exceed 6.0 (including all FAR Bonuses). The development shall not exceed a height of 230 feet above grade level, measured to the top of the parapet of the uppermost floor, with roof equipment enclosures, elevator penthouses, mechanical screening and architectural elements above this height permitted per the Centre City Planned District Ordinance CCPDO.

B. Rooftop Mechanical Equipment

Multiple individual rooftop mechanical equipment/condensers located in an orderly and linear pattern shall be exempted from overhead screening requirements.

C. Sustainability

This Project shall comply with Permittee's "Sustainability: Best Practices" dated October 22, 2014, on file at CivicSD.

D. SDP

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

1. City of San Diego HRB Site No. 728, the Mexican Presbyterian Church located at 341-343 13th Street will be relocated from its current location approximately 100 feet to the northeast on the same premises, then rehabilitated according to US Secretary of the Interiors Standards for Rehabilitation of Historic Structures ("Standards"), City of San Diego Historical Resources Guidelines ("Guidelines"), and incorporated into the this Project as shown in the Treatment Plan as shown in the Treatment Plan dated August 26, 2014 and the Basic Concept Drawings dated September 20, 2014.

All modifications to, and rehabilitation of, the Mexican Presbyterian Church, shall be performed in accordance with the National Park Service Standards for Relocation, the Standards, the Guidelines, and the Treatment Plan required under the 2006 Final Environmental Impact Report (FEIR) Mitigation, Monitoring, and Reporting Program (MMRP) Measures HIST A.1-2 and HIST B.1. In addition, the following conditions apply:

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

E. NUP

The development shall include an approximately 2,800 sq.ft. at grade outdoor use area on private property at the northwest corner of this premises. This use is consistent with the permitted uses outlined in the CCPDO. Any proposed change or expansion of this use shall be reviewed by CivicSD to determine the appropriate process for approval.

Conditions

1. The outdoor use area shall only be used for dining, drinking, and circulation. Full menu food service shall be available at all times that the outdoor deck is occupied.
2. Occupancy of the outdoor use area shall be limited to no later than 10:00 p.m. Sunday through Thursday and 11:00 p.m. Friday and Saturday. The outdoor use area shall be vacated by the specified times.
3. No live entertainment or dancing shall be allowed on the rooftop at anytime.
4. The design of all furniture, awnings, umbrellas and heaters for the outdoor use area shall be approved by CivicSD prior to installation, shall be consistent with those shown in the approved drawings on file with the Planning Department of CivicSD, and shall be maintained in good condition at all times. Heaters shall also be approved by the San Diego Fire Department.
5. The outdoor use area shall be located entirely within the property boundaries and will not interfere with the ROW or sidewalk.
6. The outdoor use area shall be surrounded by the approved screen fencing/railing as shown in the approved drawings. Any proposed modifications shall be reviewed and approved by CivicSD prior to installation.
7. No outdoor live entertainment or dancing shall be permitted at any time.
8. Low-level ambient recorded music is permitted on the outdoor use area conditioned that it shall not be audible 50 feet from the property line, including the boundary between the outdoor use area and the adjacent properties.
9. No video devices (televisions, projectors, etc.) may be used at any time within the outdoor use area.
10. Patrons leaving the establishment shall be monitored as to not create a nuisance by obstructing the sidewalk in the area of the business or adjacent businesses or being publicly inebriated, noisy, or rowdy.

11. Noise shall be monitored during and after hours of occupancy to ensure that audible noise remains at acceptable levels in conformance with the Noise Abatement Standards of the SDMC and the City of San Diego Noise Ordinance. In the event that a noise complaint is filed, CivicSD shall evaluate the complaints and if it is determined that the business is potentially creating a nuisance to the neighborhood, a duly noticed hearing shall be scheduled. After receiving public testimony, the Hearing Officer may modify or revoke this Permit.
12. No smoking shall be allowed in the outdoor use area.
13. The outdoor use area shall meet all applicable accessibility codes and regulations.
14. The Owner and/or Permittee shall respond to complaints pertaining to this Permit by members of the community within 24 hours of receiving the complaint.
15. This Permit does not provide approval of an associated restaurant or bar at this location.

F. Parking

The development includes approximately 380 parking spaces. A minimum of 320 spaces (or an equivalent number based on the exact number of d.u.) shall be dedicated to the development's residential component and 11 spaces (or an equivalent number based on the exact number of d.u.) shall be dedicated to visitors and guests of the residents; and all shall be designed to meet City Standards. These parking spaces shall be allocated to the development's residential units. If any additional residential parking spaces are designed with dimensions less than the City Standards, future buyers (if converted to condominium) of the residential units shall be informed of the dimensional size of their parking spaces prior to the sale of such units. In addition, a minimum of 17 motorcycle parking spaces and secured storage space for a minimum of 17 bicycles shall be provided. Any subterranean parking facilities encroaching into the Public Right-Of-Way (ROW) 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 Maintenance Agreement (EMA) shall be obtained from the City to allow any encroachment of a subterranean garage into the ROW.

PLANNING AND DESIGN REQUIREMENTS

G. Residential Amenities and Facilities

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

1. Pet Open Space – A minimum of 200 sq.ft. of contiguous area for use by pets and clearly marked for such exclusive use. The pet open space must contain permeable surface of gravel, sand, grass or similar, or a concrete surface connected to a drain in proximity to an outside faucet for washing down the surface. The development shall be responsible for

daily cleaning and regular maintenance of this space. This open space shall be located within the interior of the development and shall not be located adjacent to ROW areas.

2. Common Outdoor Open Space – 10,500 sq.ft. of common outdoor space. The dimensions of the common outdoor open space(s) must not be reduced for the life of the development. A minimum of ten percent of each common outdoor open space area must be planted area and each area must be accessible to all residents of the development through a common accessway.
3. Common Indoor Space – 2,400 sq.ft. of common indoor amenity space. The space(s) shall be maintained for use by residents of the development and must be accessible through a common corridor. The area may contain active or passive recreational facilities, meeting space, computer terminals, or other activity space.
4. Off-Street Loading Bay – The development shall provide and maintain an off-street loading bay for use by the residents of the development. Loading bay dimensions shall be a minimum of 35 feet deep, 13 feet wide, and 13 feet tall. The loading area shall have direct access to the internal circulation system and elevators.

H. 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.

1. 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.
2. Form and Scale – The development shall consist of a mixed-use development containing one tower of 19 stories (approximately 210 feet tall) measured to the top of the roofline, with roof equipment enclosures, elevator penthouses, and mechanical screening above this height permitted per the CCPDO and the Federal Aviation Administration (FAA). All building elements shall be complementary in form, scale, and architectural style.
3. Building Materials – All building materials shall be of a high quality as shown in the Basic Concept/Schematic Drawings and approved materials board. All materials and installation shall exhibit high-quality design, detailing, and construction execution to create a durable and high quality finish. The base of the buildings shall be clad in upgraded materials and carry down to within one inch of finish sidewalk grade, as illustrated in the approved Basic Concept/Schematic Drawings. Any plaster materials shall consist of a hard troweled, or equivalent, smooth finish. Any stone materials shall employ larger modules and full-corner profiles to create a substantial and non-veneer

appearance. Any graffiti coatings shall be extended the full height of the upgraded base materials or up to a natural design break such a cornice line. All downspouts, exhaust caps, and other additive elements shall be superior grade for urban locations, carefully composed to reinforce the architectural design. Reflectivity of the glass shall be the minimum reflectivity required by Title 24 of the California Code of Regulations (“Title 24”).

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

4. Street Level Design – Architectural features such as awnings and other design features which add human scale to the streetscape are encouraged where they are consistent with the design theme of the structure. Exit corridors including garage/motor-court entrances shall provide a finished appearance to the street with street level exterior finishes wrapping into the openings a minimum of ten feet.

All exhaust caps, lighting, sprinkler heads, and other elements on the undersides of all balconies and surfaces shall be logically composed and placed to minimize their visibility, while meeting code requirements. All soffit materials shall be high quality and consistent with adjacent elevation materials (no stucco or other inconsistent material), and incorporate drip edges and other details to minimize staining and ensure long-term durability.

5. Utilitarian Areas – Areas housing trash, storage, or other utility services shall be located in the garage or otherwise completely concealed from view of the ROW and adjoining developments, except for utilities required to be exposed by the City or utility company. The development shall provide trash and recyclable material storage areas per 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.
6. Mail and Delivery Locations – It is the Owner’s and/or 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 and/or Permittee shall locate all mailboxes and parcel lockers outside of the ROW, 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.

7. Access – Vehicular access to the development's parking shall be limited to one driveway on 14th Street with a curb cut not exceed 24 feet in width. Access to the development's off-street loading bay shall be limited to a single driveway on 14th Street with a curb cut not to exceed 12 feet in width. The total permitted driveway width is 36 feet.
8. Circulation and Parking – The Owner and/or Permittee shall prepare a plan which identifies the location of curbside parking control zones, parking meters, fire hydrants, trees, and street lights. Such plan shall be submitted in conjunction with 100% Construction Drawings.

All subterranean parking shall meet the requirements of the Building Official, Fire Department and City Engineer. All parking shall be mechanically ventilated. The exhaust system for mechanically ventilated structures shall be located to mitigate noise and exhaust impacts on residential units, adjoining properties and the ROW

9. Open Space and Development Amenities – A landscape plan that illustrates the relationship of the proposed on and off-site improvements and the location of water, and electrical hookups shall be submitted with 100% Construction Drawings.
10. 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); except where exempted by this Permit.
11. Signage – All signs shall comply with the City of San Diego Sign Regulations and the CCPDO.
12. Lighting – A lighting plan which highlights the architectural qualities of the proposed development and also enhances the lighting of the ROW shall be submitted with 100% Construction Drawings. All lighting shall be designed to avoid illumination of adjoining properties.
13. 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. All mechanical equipment shall be located to mitigate noise and exhaust impacts on adjoining development, particularly residential. Owner and/or Permittee shall provide evidence of compliance at 100% Construction Drawings.
14. Energy Considerations – The design of the improvements shall include, where feasible, energy conservation construction techniques and design, including cogeneration facilities, and active and passive solar energy design. The Owner and/or Permittee shall demonstrate consideration of such energy features during the review of the 100% Construction Drawings.

Permittee's "Sustainability: Best Practices" dated October 22, 2014, on file at CivicSD, shall be included within the development and compliance demonstrated upon review of the 100% Construction Drawings.

15. Street Address – Building address numbers shall be provided that are visible and legible from the ROW.

I. 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 ROW.

PUBLIC IMPROVEMENTS, LANDSCAPING AND UTILITY REQUIREMENTS

J. 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 and/or Permittee shall install the appropriate improvements according to the latest requirements at the time of Building Permit issuance:

1. Street Trees – Street tree selections shall be made according to the Centre City Streetscape Manual. 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 development.

The Owner and/or 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.

2. 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.
3. Sidewalk Paving – Any specialized paving materials shall be approved through the execution of an Encroachment Removal and Maintenance Agreement with the City.
4. Litter Containers – The development shall provide a minimum of three liter receptacles and shall be located as specified in Figure 7 of the Centre City Streetscape Manual.
5. Landscaping – All required landscaping shall be maintained in a disease, weed and litter free condition at all times. If any required landscaping (including existing or new

plantings, hardscape, landscape features, etc.) indicated on the approved construction documents is damaged or removed during demolition or construction, it shall be repaired and/or replaced in kind and equivalent in size per the approved documents and to the satisfaction of the CivicSD within 30 days of damage or Certificate of Occupancy.

6. Planters – Planters shall be permitted to encroach into the ROW a maximum of two feet for sidewalk areas measuring at least twelve feet and less than fourteen feet in width. For sidewalk areas fourteen feet or wider, the maximum permitted planter encroachment shall be three feet. The planter encroachment shall be measured from the property line to the face of the curb to the wall surrounding the planter. A minimum six foot clear path shall be maintained between the face of the planter and the edge of any tree grate or other obstruction in the ROW.
7. On-Street Parking – The Owner and/or Permittee shall maximize the on-street parking wherever feasible.
8. Public Utilities – The Owner and/or 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 ROW. Sewer, water, and roof drain laterals shall be connected to the appropriate utility mains within the street and beneath the sidewalk. The Owner and/or Permittee may use existing laterals if acceptable to the City, and if not, Owner and/or 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 EMA.

If it is determined that existing water and sewer services are not of adequate size to serve the proposed development, the Owner and/or Permittee will be required to abandon any unused water and sewer services and install new services and meters. Service abandonments require an engineering permit and must be shown on a public improvement plan. All proposed public water and sewer facilities, including services and meters, must be designed and constructed in accordance with established criteria in the most current edition of City of San Diego Water and Sewer Facility Design Guidelines and City regulations standards and practices pertaining thereto.

Proposed private underground sewer facilities located within a single lot shall be designed to meet the requirements of the California Uniform Plumbing Code and shall be reviewed as part of the Building Permit plan check. If and when the Owner and/or Permittee submits for a tentative map or tentative map waiver, the Water Department will require Covenants, Conditions, and Restrictions (“CC&Rs”) to address the operation and maintenance of the private on-site water system serving the development. No structures or landscaping of any kind shall be installed within ten 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 and/or Permittee shall comply with the City of San Diego Storm Water Management and Discharge Control Ordinance and the storm water

pollution prevention requirements of Chapter 14, Article 2, Division 1 and Chapter 14, Article 2, Division 2 of the Land Development Code.

9. Franchise Public Utilities – The Owner and/or 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 franchise utilities located above grade serving the property and in the sidewalk ROW shall be removed and incorporated into the adjoining development where feasible. All franchise utilities shall be installed as identified in the Basic Concept Drawings. Any above grade devices shall be screened from view from the ROW.
10. Fire Hydrants – If required, the Owner and/or Permittee shall install fire hydrants at locations satisfactory to the City of San Diego Fire Department and Development Services Department.
11. Water Meters and Backflow Preventers – The Owner and/or 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 ROW 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 ROW. All items of improvement shall be performed in accordance with the technical specifications, standards, and practices of the City of San Diego's Engineering, Public Utilities, and Building Inspection Departments and shall be subject to their review and approval. Improvements shall meet the requirements of the California Building Code.

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

1. The Owner and/or Permittee shall (at its own cost and expense) remove and/or otherwise remedy as provided by law and implementing rules and regulations, and as required by appropriate governmental authorities, any contaminated or hazardous soil and/or water conditions on the Site. Such work may include without limitation the following:
 - a. Remove (and dispose of) and/or treat any contaminated soil and/or water on the site (and encountered during installation of improvements in the adjacent ROW which the Owner and/or Permittee is to install) as necessary to comply with applicable governmental standards and requirements.
 - b. Design construct all improvements on the site in a manner which will assure protection of occupants and all improvements from any contamination, whether in vapor or other form, and/or from the direct and indirect effects thereof.
 - c. Prepare a site safety plan and submit it to the appropriate governmental agency, 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

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

As required by the San Diego Municipal Code (SDMC) Section 156.0304(f), the development shall comply with all applicable MMRP measures from the FEIR for the DCP as applicable:

- 1. Air Quality – Mitigation Measure AQ-B.1
- 2. Historical Resources – Mitigation Measures HIST-A.1-2 and HIST-B.1
- 3. Land Use – Mitigation Measure LU-B.1
- 4. Paleontological Resources – Mitigation Measure PAL-A.1
- 5. Noise – Mitigation Measures NOI-B.1 and NOI-B.2, and NOI-C.1-1
- 6. Traffic – Mitigation Measure TRF-A.1-1

M. Development Impact Fees

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

N. Inclusionary Affordable Housing Ordinance

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

O. Construction Fence

Owner and/or 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.

P. Development Identification Signs

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

- 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 sq.ft. per street frontage. Graphics may also be painted on any barricades surrounding the site. All signs and graphics shall be submitted to the CivicSD for approval prior to installation.

Q. Tentative Map

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

- R. This Permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this Permit is not utilized in accordance with Section 126.0108 of the SDMC within the 36 month period, this permit shall be void unless an Extension of Time (EOT) has been granted pursuant to Section 126.0111 of the SDMC.
- S. Issuance of this Permit by CivicSD does not authorize the Owner and/or Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies.
- T. 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 and Permittee and any successor(s) in interest.

- U. 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.
- V. 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.
- W. The Owner and/or Permittee shall defend, indemnify, and hold harmless the CivicSD and the City, its agents, officers, and employees from any and all claims, actions, proceedings, damages, judgments, or costs, including attorney's fees, against the City or its agents, officers, or employees, relating to the issuance of this permit including, but not limited to, any action to attack, set aside, void, challenge, or annul this development approval and any environmental document or decision. The CivicSD will promptly notify the Owner and/or Permittee of any claim, action, or proceeding and, if CivicSD should fail to cooperate fully in the defense, the Owner and/or Permittee shall not thereafter be responsible to defend, indemnify, and hold harmless the City or its agents, officers, and employees. CivicSD may elect to conduct its own defense, participate in its own defense, or obtain independent legal counsel in defense of any claim related to this indemnification. In the event of such election, the Owner and/or 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 CivicSD and the Owner and/or Permittee regarding litigation issues, the 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 and/or Permittee shall not be required to pay or perform any settlement unless such settlement is approved by Owner and/or Permittee.

This CCDP/SDP/NUP is granted by City of San Diego Planning Commission on _____.

CIVIC SAN DIEGO:

OWNER:

Scott Glazebrook
Senior Planner

Date

John Young
United American Properties, LLC
Career Lofts-SD, LLC

Date

PERMITTEE:

Alec Schiffer
Maple Multi-Family Land CA, LP

Date

**DRAFT PLANNING COMMISSION RESOLUTION NO. _____-PC
CENTRE CITY DEVELOPMENT PERMIT / SITE DEVELOPMENT PERMIT /
NEIGHBORHOOD USE PERMIT NO. 2014-30**

WHEREAS, Career Lofts-SD, LLC, Owner, and Maple Multi-Family Land CA, LP, Permittee, filed an application with Civic San Diego (“CivicSD”) for Centre City Development Permit / Site Development Permit / Neighborhood Use Permit (CCDP/SDP/NUP) No. 2014-30 to allow: 1) the relocation and rehabilitation of Historical Resources Board (HRB) Site No. 728, as shown in the Treatment Plan dated August 26, 2014 and, 2) the construction of a mixed-use development containing one tower of 19 stories (approximately 210 feet tall) with lower podium of 5 stories (approximately 55 feet tall), comprised of approximately 320 residential units including indoor and outdoor amenity space, approximately 1,100 square feet (“sq.ft.”) of street-level commercial space to be located in the rehabilitated historical resource, and 380 parking spaces in one level of at grade parking and three levels of below-grade parking; known as Alexan San Diego (“Project”).

WHEREAS, the Project site is located on a 50,265 sq.ft. premises located on the block bound by 13th, 14th, J, and K streets in the East Village neighborhood of the Downtown Community Plan (DCP) area and within the Centre City Planned District (CCPD);

WHEREAS, the site is legally described as Lots A, B, D, E, F, G, H, I, and J of Block 130 of Horton's Addition, in the City of San Diego, County of San Diego, State of California, according to partition map thereof on file in the office of the county recorder of San Diego County;

WHEREAS, on _____, the City of San Diego Planning Commission considered CCDP/SDP/NUP No. 2014-30, including a staff report and recommendation, and public testimony, pursuant to the Centre City Planned District Ordinance (CCPDO) and the Land Development Code (LDC) of the City of San Diego;

WHEREAS, Development within the DCP area is covered under the Final Environmental Impact Report (FEIR) for the San Diego DCP, CCPDO, and 10th Amendment to the Centre City Redevelopment Plan, certified by the former Redevelopment Agency (“Former Agency”) and the City Council on March 14, 2006 (Resolutions R-04001 and R-301265, respectively) 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 Resolution R-04510), and August 3, 2010 (Former Agency Resolution R-04544), and certified by the City Council on February 12, 2014 (City Council Resolution R-308724) and July 14, 2014 (City Council Resolution R-309115). The FEIR is a “Program EIR” prepared in compliance with California Environmental Quality Act (CEQA) Guidelines Section 15168. Consistent with best practices suggested by Section 15168, an FEIR Consistency Evaluation has been completed for the Project. The Evaluation concluded that the environmental impacts of the Project were adequately addressed in the FEIR, the Project is within the scope of the development program

described in the FEIR, and that none of the conditions listed in Section 15162 exist; therefore, no further environmental documentation is required under CEQA.

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

The Planning Commission adopts the following written findings dated _____.

FINDINGS

CENTRE CITY DEVELOPMENT PERMIT FINDINGS

1. *The proposed development is consistent with the DCP, CCPDO, LDC, and all other adopted plans and policies of the City of San Diego pertaining to the CCPD.*

The proposed development is consistent with the DCP, CCPDO, LDC, and all other adopted plans and policies of the City of San Diego pertaining to the CCPD as the development advances the goals and objectives of the DCP and CCPD by:

- Providing a range of housing opportunities suitable for urban environments and accommodating a diverse population;
- Contributing to the vision of downtown as a major residential neighborhood;
- Increasing the downtown residential population;
- Protecting historical resources to communicate downtown's heritage;
- Allowing development adjacent to historical resources respectful of context and heritage, while permitting contemporary design solutions that do not adversely impact historical resources;
- Fostering redevelopment of the southeast quadrant of the East Village neighborhood with an urban mix of new residents and a variety of housing types; and,
- Promoting fine-grained development through building articulation, bulk, and scale requirements.

In addition, with approval of CCDP/SDP/NUP No. 2014-30, the Project will be consistent with the requirements of the LDC and CCPDO.

SITE DEVELOPMENT PERMIT FINDINGS

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

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

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

- For locally designated historical resources, “Whenever possible, retain resource on-site. Partial retention, relocation, or demolition of a resource shall only be permitted through applicable City procedures.”
- Protect historical resources to communicate downtown's heritage.

- Encourage the rehabilitation and reuse of historical resources.
- Allow development adjacent to historical resources respectful of context and heritage, while permitting contemporary design solutions that do not adversely impact historical resources.
- Encourage the retention of historical resources on-site with new development. If retention of the historical resource on-site is found to be infeasible under appropriate City review procedures, the potential relocation of the historical resource to another location within downtown shall be explored and, if feasible, adopted as a condition of a SDP.

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

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

The proposed Project will revitalize this East Village block and the relocated historical resource will welcome the public to an indoor-outdoor dining experience occupying the northwest corner of the block; across the intersection from another dining experience in a relocated historical resource. The Project design brings retail and residential activity to this area of East Village and adds hundreds of residences with their “eyes on the streets” on four street frontages. The proposed Project will comply with the applicable provisions of the LDC for a historical resources deviation for relocation of designated historical resources with approval of the SDP. The proposed relocation and rehabilitation work on the building will be consistent with the US Secretary of the Interior’s Standards for Rehabilitation (“Standards”) and will not create any adverse impacts to the designated building. Impacts related to the proposed relocation would be reduced through implementation of the required mitigation measures found in the FEIR and additional conditions of approval as required by the Historical Resources Guidelines of the City’s LDC. The proposed development complies with SDMC provisions intended to ensure that the public health, safety, and welfare are protected and enhanced by this development.

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

The proposed development will comply with the applicable provisions of the CCPDO in the following manner:

- It is located within the Residential Emphasis land use district that is intended to accommodate primarily residential uses, but permits small scale ground floor active commercial uses
- The development will comply with the established FAR of 6.0 for this area.
- It will comply with the CCPDO Development Regulations pertaining to building street wall requirements (including exceptions for designated historic resources and portions of sites associated with documented active faults, building heights, building bulk, building base, ground floor heights, and residential development regulations).

- It will comply with the CCPDO Urban Design Regulations pertaining to building orientation, facade articulation, street level design, pedestrian entrances, transparency, blank walls, tower design, glass and glazing, exterior projecting balconies, rooftops, encroachments into public rights-of-way, building identification, regulations pertaining to historical resources requiring a SDP, additional standards for residential developments, and urban open space design guidelines.
- It will comply with the CCPDO Off Street Parking and Loading Standards.

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

The relevant LDC regulations for topics not addressed in the CCPDO are contained in LDC Chapter 14 and include: Grading Regulations, Draining Regulations, Landscape Regulations, Parking Regulations, Refuse and Recyclable Materials Storage, Mechanical and Utility Equipment Storage Regulations, Loading Regulations, Building Regulations, Electrical Regulations and Plumbing Regulations. The proposed development will comply with these regulations, as will be required by the building permit to be issued for this Project. Therefore, the proposed development will comply with the applicable provisions of the LDC.

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

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

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

The designated resource was moved to Parcel 535-372-04, Lot C, in 1908 from a lot on 8th Avenue where it was a single story residence. It is not feasible to maintain designated resource on Lot C because that alternative would preclude new above ground construction at that location and would impact the overall development potential of the Project site, making new residential development consistent with the DCP infeasible. It is feasible to maintain the resource 100 feet to the northeast within the Project site without adversely impacting the development potential of the site as identified in the DCP.

Maintaining the resource on Lot C would preclude the construction of approximately 21,620 sq.ft. of above grade construction. The existing recognized seismic fault across the northwest corner of the Project site and the height limits imposed on the property by the required public park sun access overlay eliminates the potential of regaining the lost square footage by adding additional stories to the proposed tower.

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

This deviation from the standard protective historical resource regulations is the minimum necessary to afford relief and accommodate the development of the site in accordance with the density and other provisions of the CCPDO. Feasible measures to mitigate for the Project's short distance relocation of the historical resource will be implemented pursuant to the Centre City Mitigation, Monitoring and Reporting Program (MMRP), which requires the preparation of a Documentation Program consisting of a Historic American Buildings Survey (HABS) for the property prior to the start of construction. This Documentation Program will include professional quality photo documentation with 35mm black and white photographs, 4x6 standard format, of all four elevations with close ups of selected elements, and measured drawings of the exterior elevations.

The Permit requires that the relocated resource be subsequently rehabilitated in accordance with the Standards as part of an approved Treatment Plan under the supervision of appropriate City Staff. Consequently, the proposed relocation will not destroy the historical, cultural, or architectural values of the historical resource and the relocation is part of a definitive series of actions that will assure the preservation of the resource.

The Historical Resources Regulations of the SDMC are designed to ensure protection of the values of the resource and the implementation of a definitive series of actions that will assure its preservation; these objectives are met through compliance with the SDP conditions.

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

A recognized seismic fault line runs diagonally through the northwest corner of the site making that portion of the Project site unbuildable. Park sun access height limits have been imposed on the Project site, restricting its development potential, in order to preserve daylight in the proposed adjacent park across 13th Street to the west. The combination of the seismic fault and the current location of the historic resource line renders Lot A, B and C (approximately 15,000 sq.ft or approximately 30 percent of the site) unusable for development.

The designated resource occupies most of Lot C, therefore, its retention on Lot C and the development limitations caused by the seismic fault line and the adjacent public park sun access height limits with building envelope restrictions on this site would result in the loss of 21,620 sq.ft. of development causing the Project to sustain a loss in value. Consequently, the strict application of the provisions of the historical resources regulations would deprive the property owner of reasonable use of the land.

The special circumstances pertaining to this land, a seismic fault line and an adjacent public park

sun access height limits with building envelope restrictions on this site are not of the applicant's making and the strict application of these regulations would significantly reduce the Project's value, which would deprive the property owner of reasonable use of this land.

NEIGHBORHOOD USE PERMIT FINDINGS

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

The proposed outdoor use area is to be located over the fault buffer zone where development is not allowed. Use of this buffer zone as an outdoor use area available to the public associated with the adjacent relocated and rehabilitated historic structure activates the corner of the premises that could otherwise become either a passive public open space or private active open space only available to the adjacent development's residents. Outdoor use areas associated with eating and drinking establishments are an allowed use in the RE zone.

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

The proposed uses will not be detrimental to the public health, safety, and welfare provided the Permittee adheres to the standard and permit-specific conditions of approval including, but not limited to, conditions related to hours of operations, activity restrictions, and sound and security measures to ensure that the use is compatible with the surrounding neighborhood. Conditions for the NUP include:

- The outdoor use area shall only be used for dining, drinking, and circulation. Full menu food service shall be available at all times that the outdoor deck is occupied.
- The occupancy of the outdoor use area shall be limited to no later than 10:00 p.m. Sunday through Thursday and 11:00 p.m. Friday and Saturday. The outdoor use area shall be vacated by the specified times.
- No live entertainment or dancing is allowed on the premises at anytime.
- There may be low-level ambient music in the outdoor use area, but it shall not be audible 50 feet from the property line.
- No video devices (televisions, projectors, etc.) may be used at any time within the outdoor use area.

3. *The proposed use or development will comply to the maximum extent feasible with the regulations of the Land Development Code (LDC).*

The proposed uses will comply with the regulations of LDC and the CCPDO with approval of a NUP.

BE IT FURTHER RESOLVED that, based on the findings, hereinbefore adopted by the Planning Commission, CCDP/SDP/NUP No. 2014-30 is hereby **GRANTED** by the Planning Commission to the referenced Owner and Permittee, in the form, exhibits, terms and conditions set forth in the CCDP/SDP/NUP No. 2014-30, a copy of which is attached hereto and made part hereof.

Scott Glazebrook
Senior Planner
Civic San Diego

Adopted on: _____

**DOWNTOWN
FINAL ENVIRONMENTAL IMPACT REPORT (DOWNTOWN FEIR)
CONSISTENCY EVALUATION
FOR THE
ALEXAN SAN DIEGO PROJECT**

January 30, 2015

Prepared for: Maple Multi-Family Land CA, LP.
5790 Fleet Street, Suite 1400
Carlsbad, California 92008

Prepared by: Civic San Diego
401 B Street, Suite 400
San Diego, California 92101

Downtown FEIR Consistency Evaluation

1. PROJECT TITLE: Alexan San Diego ("Project")

2. DEVELOPER: Maple Multi-Family Land CA, LP

3. PROJECT LOCATION: The Project site is a 50,265 square-foot parcel located on an almost full block bounded by 13th, 14th, J, and K streets in the East Village neighborhood of the Downtown Community Plan (DCP) area. The DCP area includes approximately 1,500 acres within the metropolitan core of the City of San Diego, bounded by Laurel Street and Interstate 5 on the north; Interstate 5, Commercial Street, 16th Street, Sigsbee Street, Newton Avenue, Harbor Drive, and the extension of Beardsley Street on the east and southeast; and San Diego Bay on the south and west and southwest. The major north-south access routes to downtown are Interstate 5, State Route 163, and Pacific Highway. The major east-west access route to downtown is State Route 94. Surrounding areas include the community of Uptown and Balboa Park to the north, Golden Hill and Sherman Heights to the east, Barrio Logan and Logan Heights to the South and the City of Coronado to the west across San Diego Bay.

4. PROJECT SETTING: 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 Redevelopment Agency ("Former Agency") and City Council ("Council") on March 14, 2006 (Resolutions R-04001 and R-301265, respectively) and subsequent addenda to the FEIR certified by the Former Agency on August 3, 2007 (Former Agency Resolution R-04193), April 21, 2010 (Former Agency Resolutions R-04508 and R-04510), August 3, 2010 (Former Agency Resolution R-04544) and certified by City Council on February 12, 2014 (Resolution R-308724) and July 14, 2014 (Resolution R-309115) describes the setting of the DCP area including the East Village. This description is hereby incorporated by reference.

The Project site is a 50,265 square-foot premises located on an almost full block bounded by 13th, 14th, J, and K streets in the East Village neighborhood of the DCP area. The northeastern corner lot of approximately 10,000 square feet is not included in this Project. The site slopes down north to south and is crossed diagonally on the northwest quadrant by an active seismic fault. The site currently has three inhabited warehouse structures, two of which are over 45 years old and have been cleared of historic significance by City of San Diego ("City") Historical Resources staff; all are proposed to be demolished as part of this Project. This site also contains an uninhabited Designated Historical Resource known as the "Mexican Presbyterian Church" that is proposed to be relocated, rehabilitated, and put into active commercial/restaurant use on the same block. The predominant height of other existing structures in the immediate vicinity are two to four stories, with the exception of the high-rise 45-story Pinnacle Apartment tower under construction at 15th and J streets. The 14th and Island park is currently under construction to the northeast of the Project.

The land use district for this Project site, as designated in the CCPDO, is Residential Emphasis (RE) with FG Development and Park Sun Access (PSA) zone overlays. The RE district

accommodates primarily residential development. Small-scale businesses, offices, services, and ground-floor active commercial uses are allowed, subject to size and area limitations. Within the RE District, at least 80 percent of the gross-floor area must be occupied by residential uses. Non-residential uses may occupy no more than 20 percent of the gross floor area.

The FG overlay and the PSA overlay apply to this site. The FG overlay requires that developments incorporate design standards that exhibit architectural form and variety at a less than full-block scale to ensure pedestrian scale and diverse building designs. The PSA overlay district ensures adequate sunlight to future park sites designated in the DCP by controlling the height of new development to the south and west of public park sites, in this case ensuring adequate sunlight to the 14th and Island Park currently under construction at the corner of Island Avenue and 14th Street.

Surrounding land uses:

- North: low-rise commercial
- West: mostly vacant block with some commercial uses on the north edge facing J street
- South: Tailgate Park
- East: midrise residential

5. PROJECT DESCRIPTION: This Project proposes the construction of a 5-19 story (approximately 55-210 feet tall), mixed-use development containing approximately 320 residential apartment units (“d.u.”), approximately 1,100 square feet of commercial space, and approximately 380 automobile parking spaces.

The base maximum Floor Area Ratio (FAR) for the Project site is 3.5, with a maximum base allowable FAR of 6.0. No additional FAR bonuses can be achieved except through providing on-site affordable housing which can increase the total maximum FAR to 8.1. The Developer is proposing an FAR of 6.0.

6. CEQA COMPLIANCE: The DCP, CCPDO, Redevelopment Plan for the Centre City Redevelopment Project and related activities have been addressed by the following environmental documents, which were prepared prior to this Consistency Evaluation and are hereby incorporated by reference:

FEIR for the DCP, CCPDO, and 10th Amendment to the Redevelopment Plan for the Centre City Project (State Clearinghouse Number 2003041001, certified by the Redevelopment Agency (Resolution No. R-04001) and the San Diego City Council (City Council) (Resolution No. R-301265), with date of final passage on March 14, 2006.

Addendum to the Downtown FEIR for the 11th Amendment to the Redevelopment Plan for the Centre City Redevelopment Project, Amendments to the DCP, CCPDO, Marina Planned District Ordinance, and Mitigation, Monitoring and Reporting Program of the Downtown FEIR for the DCP, CCPDO, and the Redevelopment Plan for the Centre City Redevelopment Project certified by the Redevelopment Agency (Resolution No. R-04193) and by the City Council (Resolution No. R-302932), with date of final passage on July 31, 2007.

Second Addendum to the Downtown FEIR for the proposed amendments to the DCP, CCPDO, Marina Planned District Ordinance, and Mitigation, Monitoring and Reporting Program (MMRP) certified by the Redevelopment Agency (Resolution No. R-04508), with date of final passage on April 21, 2010.

Third Addendum to the Downtown FEIR for the RE District Amendments to the CCPDO certified by the Redevelopment Agency (Resolution No. R-04510), with date of final passage on April 21, 2010.

Fourth Addendum to the Downtown FEIR for the San Diego Civic Center Complex Project certified by the Redevelopment Agency (Resolution No. R-04544) with date of final passage on August 3, 2010.

Fifth Addendum to the Downtown FEIR for the Industrial Buffer Overlay Zone Amendments to the CCPDO certified by the City Council (Resolution No. R-308724) with a date of final passage on February 12, 2014.

Sixth Addendum to the Downtown FEIR for the India and Date Project certified by the City Council (Resolution No. R-309115) with a date of final passage on July 14, 2014.

The Downtown FEIR is a “Program EIR” prepared in compliance with California Environmental Quality Act (CEQA) Guidelines Section 15168. The aforementioned environmental document is the most recent and comprehensive environmental document pertaining to the proposed Project. The FEIR and subsequent addenda are available for review at the offices of the Civic San Diego (“CivicSD”) located at 401 B Street, Suite 400, San Diego, CA 92101.

This Downtown FEIR Consistency Evaluation (“Evaluation”) has been prepared for the Project in compliance with State CEQA and Local Guidelines. Under these Guidelines, environmental review for subsequent proposed actions is accomplished using the Evaluation process, as allowed by Sections 15168 and 15180 of the State CEQA Guidelines. The Evaluation includes the evaluation criteria as defined in Section 15063 of the State CEQA Guidelines.

Under this process, an Evaluation is prepared for each subsequent proposed action to determine whether the potential impacts were anticipated in the Downtown FEIR. No additional documentation is required for subsequent proposed actions if the Evaluation determines that the potential impacts have been adequately addressed in the Downtown FEIR and subsequent proposed actions implement appropriate mitigation measures identified in the MMRP that accompanies the FEIR.

If the Evaluation identifies new impacts or a substantial change in circumstances, additional environmental documentation is required. The form of this documentation depends upon the nature of the impacts of the subsequent proposed action being proposed. Should a proposed action result in: a) new or substantially more severe significant impacts that are not adequately addressed in the Downtown FEIR, or b) there is a substantial change in circumstances that would require major revision to the Downtown FEIR, or c) that any mitigation measures or alternatives

previously found not to be feasible or not previously considered would substantially reduce or lessen any significant effects of the Project on the environment, a Subsequent or Supplemental Environmental Impact Report (EIR) would be prepared in accordance with Sections 15162 or 15163 of the State CEQA Guidelines (CEQA Statutes Section 21166).

If the lead agency under CEQA finds that pursuant to Sections 15162 and 15163, no new significant impacts will occur or no new mitigation will be required, the lead agency can approve the subsequent proposed action to be within the scope of the Project covered by the Downtown FEIR, and no new environmental document is required.

7. PROJECT-SPECIFIC ENVIRONMENTAL ANALYSIS: See attached Environmental Checklist and Section 10 Evaluation of Environmental Impacts.

8. MITIGATION, MONITORING AND REPORTING PROGRAM: As described in the Environmental Checklist and summarized in **Attachment A**, the following mitigation measures included in the MMRP, found in Volume 1.B.2 of the Downtown FEIR, will be implemented by the proposed Project:

AQ-B.1-1; HIST-A.1-2; HIST-B.1; LU-B.1; PAL-A.1-1; NOI-B.1-1; NOI-B.2-1; NOI-C.1-1; TRF-A.1.1-1

9. DETERMINATION: In accordance with Sections 15168 and 15180 of the CEQA Guidelines, the potential impacts associated with future development within the DCP area are addressed in the Downtown FEIR prepared for the DCP, CCPDO, and the six subsequent addenda to the Downtown FEIR listed in Section 6 above. These documents address the potential environmental effects of future development within the Centre City Redevelopment Project based on build out forecasts projected from the land use designations, density bonus, and other policies and regulations governing development intensity and density. Based on this analysis, the Downtown FEIR and its subsequent addenda, as listed in Section 6 above, concluded that development would result in significant impacts related to the following issues (mitigation and type of impact shown in parentheses):

Significant but Mitigated Impacts

- Air Quality: Construction Emissions (AQ-B.1) (D)
- Paleontology: Impacts to Significant Paleontological Resources (PAL-A.1) (D/C)
- Noise: Interior Traffic Level Increase on Grid Streets (NOI-B.1) (D/C)

Significant and Not Mitigated Impacts

- Air Quality: Mobile Source Emissions (AQ-A.1) (C)
- Historical Resources: Archeological (HIST-B.1) (D/C)
- Water Quality: Urban Runoff (WQ-A.1) (C)
- Land Use: Physical Changes Related to Transient Activity (LU-B.6) (C)
- Noise: Exterior Traffic Level Increase on Grid Streets (NOI-A.1) (C)
- Noise: Exterior Traffic Noise in Residential Development (NOI-C.1) (D/C)
- Traffic: Impact on Surrounding Streets (TRF-A.1) (C)
- Traffic: Impact on Freeway Ramps and Segments (TRF-A.2) (C)

- Parking: Excessive Parking Demand (TRF-D.1) (C)

In certifying the Downtown 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

The proposed activity detailed and analyzed in this Evaluation are adequately addressed in the environmental documents noted above and there is no change in circumstance, substantial additional information, or substantial Project changes to warrant additional environmental review. Because the prior environmental documents adequately covered this activity as part of the previously approved Project, this activity is not a separate Project for purposes of review under CEQA pursuant to CEQA Guidelines Sections 15060(c)(3), 15180, and 15378(c).

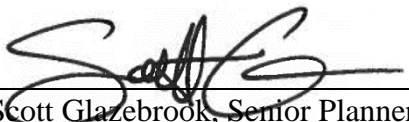
SUMMARY OF FINDINGS: In accordance with Public Resources Code Sections 21166, 21083.3, and CEQA Guidelines Sections 15168 and 15183, the following findings are derived from the environmental review documented by this Evaluation and the Downtown FEIR as amended:

1. No substantial changes are proposed in the Centre City Redevelopment Project, or with respect to the circumstances under which the Centre City Redevelopment Project is to be undertaken as a result of the development of the proposed Project, which will require important or major revisions in the Downtown FEIR and the six subsequent addenda to the FEIR;
2. No new information of substantial importance to the Centre City Redevelopment Project has become available that shows the Project will have any significant effects not discussed previously in the Downtown FEIR or subsequent addenda to the Downtown FEIR; or that any significant effects previously examined will be substantially more severe than shown in the Downtown FEIR or subsequent addenda to the FEIR; or that

any mitigation measures or alternatives previously found not to be feasible or not previously considered would substantially reduce or lessen any significant effects of the Project on the environment;

3. No Negative Declaration, Subsequent EIR, or Supplement or Addendum to the Downtown FEIR, as amended, is necessary or required;
4. The proposed actions will have no significant effect on the environment, except as identified and considered in the Downtown FEIR and subsequent addenda to the Downtown FEIR for the Centre City Redevelopment Project. No new or additional project-specific mitigation measures are required for this Project; and
5. The proposed actions would not have any new effects that were not adequately covered in the Downtown FEIR or addenda to the Downtown FEIR, and therefore, the proposed Project is within the scope of the program approved under the Downtown FEIR and subsequent addenda listed in Section 6 above.

CivicSD, the implementing body for the City of San Diego, administered the preparation of this Evaluation.



Scott Glazebrook, Senior Planner, CivicSD
Lead Agency Representative/Preparer

January 30, 2015
Date

ENVIRONMENTAL CHECKLIST

10. EVALUATION OF ENVIRONMENTAL IMPACTS: This environmental checklist evaluates the potential environmental effects of the proposed Project consistent with the significance thresholds and analysis methods contained in the Downtown FEIR for the DCP, CCPDO, and Redevelopment Plan for the Centre City Project Area. Based on the assumption that the proposed activity is adequately addressed in the Downtown FEIR, the following table indicates how the impacts of the proposed activity relate to the conclusions of the Downtown FEIR. As a result, the impacts are classified into one of the following categories:

- Significant and Not Mitigated (SNM)
- Significant but Mitigated (SM)
- Not Significant (NS)

The checklist identifies each potential environmental effect and provides information supporting the conclusion drawn as to the degree of impact associated with the proposed Project. As applicable, mitigation measures from the Downtown FEIR are identified and are summarized in Attachment A to this Evaluation. Some of the mitigation measures are plan-wide and not within the control of the proposed Project. Other measures, however, are to be specifically implemented by the proposed Project. Consistent with the Downtown FEIR analysis, the following issue areas have been identified as Significant and Not Mitigated even with inclusion of the proposed mitigation measures, where feasible:

- Air Quality: Mobile Source Emissions (AQ-A.1) (C)
- Historical Resources: Archeological (HIST-B.1) (D/C)
- Water Quality: Urban Runoff (WQ-A.1) (C)
- Land Use: Physical Changes Related to Transient Activity (LU-B.6) (C)
- Noise: Exterior Traffic Level Increase on Grid Streets (NOI-A.1) (C)
- Noise: Exterior Traffic Noise in Residential Development (NOI-C.1) (D/C)
- Traffic: Impact on Surrounding Streets (TRF-A.1) (C)
- Traffic: Impact on Freeway Ramps and Segments (TRF-A.2) (C)
- Parking: Excessive Parking Demand (TRF-D.1) (C)

The following Overriding Considerations apply directly to the proposed Project:

- 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
- Relieve Growth Pressure On Outlying Communities

	Significant And Not Mitigated (SNM)		Significant But Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
Issues and Supporting Information						
1. AESTHETICS/VISUAL QUALITY:						
<p>(a) <i>Substantially disturb a scenic resource, vista or view from a public viewing area, including a State scenic highway or view corridor designated by the DCP?</i> Views of scenic resources including San Diego Bay, San Diego-Coronado Bay Bridge, Point Loma, Coronado, Petco Park, and the downtown skyline are afforded by the public viewing areas within and around the downtown and along view corridor streets within the planning area. The proposed Project would not impact scenic resources from a public viewing area as the site is not located on a designated View Corridor established by the DCP and CCPDO. Therefore, significant impacts associated with these issues could not occur.</p> <p>The Project would result in the construction of a 5-19 story mid and high rise building (55-210 feet tall) in the East Village. The architectural features of the proposed Project do not include extreme height, bulk, scale, or site orientation that would substantially disturb views of the San Diego Bay, San Diego-Coronado Bay Bridge, Point Loma, Coronado, Petco Park, and the downtown skyline from public viewing areas. Thus, significant direct impacts associated with this issue would not occur.</p> <p>The Project site itself does not possess any significant scenic resources that could be impacted by the proposed Project. Impacts to on-site scenic resources are not significant.</p>					X	X
<p>(b) <i>Substantially incompatible with the bulk, scale, color and/or design of surrounding development?</i> The bulk, scale, and design of the Project would be compatible with existing and planned developments in the East Village neighborhood. Development of the site would improve the area by providing a new, modern building on a currently underutilized site. The Project would</p>					X	X

	Significant And Not Mitigated (SNM)		Significant But Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
Issues and Supporting Information						
utilize high quality materials and contemporary design sensitive to the character of the surrounding neighborhood. Additionally, a variety of mid, low and high-rise buildings are located and proposed within the vicinity of the Project site and the scale of the proposed Project would be consistent with that of surrounding buildings. Therefore, project-level and cumulative impacts associated with this issue would not occur.						
(c) <i>Substantially affect daytime or nighttime views in the area due to lighting?</i> The proposed Project would not involve a substantial amount of exterior lighting or include materials that would generate substantial glare. Furthermore, outdoor lighting that would be incorporated into the proposed Project would be shielded or directed away so that direct light or glare does not adversely impact adjacent land uses. The City's Light Pollution Law (Municipal Code Section 101.1300 et seq.) also protects nighttime views (e.g., astronomical activities) and light-sensitive land uses from excessive light generated by development in the downtown area. The proposed Project's conformance with these requirements would ensure that direct and cumulative impacts associated with this issue are not significant					X	X
2. AGRICULTURAL RESOURCES:						
(a) <i>Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) to non-agricultural use?</i> The DCP area is an urban downtown environment that does not contain land designated as prime agricultural soil by the Soils Conservation Service. In addition, it does not contain prime farmland designated by the California Department of Conservation. Therefore, no impact to agricultural resources would occur.					X	X
(b) <i>Conflict with existing zoning for agricultural use, or a Williamson Act contract?</i> The DCP area does not contain, nor is it near, land zoned for agricultural use					X	X

	Significant And Not Mitigated (SNM)		Significant But Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
Issues and Supporting Information						
or land subject to a Williamson Act Contract pursuant to Section 512101 of the California Government Code. Therefore, impacts resulting from conflicts with existing zoning for agricultural use or a Williamson Act Contract would not occur.						
3. AIR QUALITY:						
(a) <i>Conflict with or obstruct implementation of an applicable air quality plan, including the County's Regional Air Quality Strategies (RAQS) or the State Implementation Plan?</i> The proposed Project site is located within the San Diego Air Basin, which is under the jurisdiction of the San Diego Air Pollution Control District (SDAPCD). The San Diego Air Basin is designated by state and federal air quality standards as nonattainment for ozone and particulate matter (PM) less than 10 microns (PM10) and less than 2.5 microns (PM 2.5) in equivalent diameter. The SDAPCD has developed a Regional Air Quality Strategy (RAQS) to attain the state air quality standards for ozone. The proposed Project is consistent with the land use and transit-supportive policies and regulations of the DCP and CCPDO; which are in accordance with those of the RAQs. Therefore, the proposed Project would not conflict with, but would help implement, the RAQS with its' compact, high intensity land use and transit-supportive design. Therefore, no impact to the applicable air quality plan would occur.					X	X
(b) <i>Expose sensitive receptors to substantial air contaminants including, but not limited to, criteria pollutants, smoke, soot, grime, toxic fumes and substances, particulate matter, or any other emissions that may endanger human health?</i> The Project could involve the exposure of sensitive receptors to substantial air contaminants during short-term construction activities and over the long-term operation of the Project. Construction activities associated with the Project could result in potentially			X			X

	Significant And Not Mitigated (SNM)		Significant But Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
Issues and Supporting Information						
<p>significant impacts related to the exposure of sensitive receptors to substantial emissions of particulate matter. The potential for impacts to sensitive receptors during construction activities would be mitigated to below a level of significance through compliance with the City's mandatory standard dust control measures and the dust control and construction equipment emission reduction measures required by FEIR Mitigation Measure AQ-B.1-1 (see Attachment A).</p> <p>The Project could also involve the exposure of sensitive receptors to air contaminants over the long-term operation of the Project, such as carbon monoxide exposure (commonly referred to as CO "hot spots") due to traffic congestion near the Project site. However, the FEIR concludes that development within the DCP area would not expose sensitive receptors to significant levels of any of the substantial air contaminants. Since the land use designation of the proposed development does not differ from the land use designation assumed in the FEIR analysis, the Project would not expose sensitive receptors to substantial air contaminants beyond the levels assumed in the FEIR. Additionally, the Project is not located close enough to any industrial activities to be impacted by any emissions potentially associated with such activities. Therefore, impacts associated with this issue would not be significant. Project impacts associated with the generation of substantial air contaminants are discussed below in Section 3.c.</p>						
<p>(c) <i>Generate substantial air contaminants including, but not limited to, criteria pollutants, smoke, soot, grime, toxic fumes and substances, particulate matter, or any other emissions that may endanger human health?</i></p> <p>Implementation of the Project could result in potentially adverse air quality impacts related to the following air emission generators: construction and mobile-sources. Site preparation activities and construction of the Project would involve short-term,</p>		X	X			

	Significant And Not Mitigated (SNM)		Significant But Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
Issues and Supporting Information						
<p>potentially adverse impacts associated with the creation of dust and the generation of construction equipment emissions. The clearing, grading, excavation, and other construction activities associated with the Project would result in dust and equipment emissions that, when considered together, could endanger human health. Implementation of FEIR Mitigation Measure AQ-B.1-1 (see Attachment A) would reduce dust and construction equipment emissions generated during construction of the Project to a level below significance.</p> <p>The air emissions generated by automobile trips associated with the Project would not exceed air quality significance standards established by the San Diego Air Pollution Control District. However, the Project's mobile source emissions, in combination with dust generated during the construction of the Project, would contribute to the significant and unmitigated cumulative impact to air quality identified in the FEIR. No uses are proposed that would significantly increase stationary-source emissions in the DCP area; therefore, impacts from stationary sources would be not significant.</p>						
4. BIOLOGICAL RESOURCES:						
(a) <i>Substantially effect, either directly or through habitat modifications, any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by local, state or federal agencies?</i> Due to the highly urbanized nature of the DCP area, there are no sensitive plants or animal species, habitats, or wildlife migration corridors. In addition, the ornamental trees and landscaping included in the Project are considered of no significant value to the native wildlife in their proposed location. Therefore, no impact associated with this issue could occur.					X	X
(b) <i>Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified</i>					X	X

	Significant And Not Mitigated (SNM)		Significant But Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
Issues and Supporting Information						
<i>in local or regional plans, policies, and regulations by local, state or federal agencies?</i> As identified in the FEIR, the area is not within a sub-region of the San Diego County Multiple Species Conservation Program (MSCP). Therefore, impacts associated with substantial adverse effects on riparian habitat or other sensitive natural communities identified in local or regional plans, policies, and regulations by local, state or federal agencies would not occur.						
5. GEOLOGY AND SOILS:						
<p>(a) <i>Substantial health and safety risk associated with seismic or geologic hazards?</i> The proposed Project site is in a seismically active region. There is an active fault located on the Project site. The Project site is located within the Rose Canyon Fault Zone, which is designated as an Earthquake Fault Zone by the California Department of Mines and Geology. Within this fault zone is the Downtown Graben and San Diego Fault and a seismic event on this fault could cause significant ground shaking on the proposed Project site. Therefore, the potential exists for substantial health and safety risks on the Project site associated with a seismic hazard.</p> <p>Although the potential for geologic hazards (landslides, liquefaction, slope failure, and seismically-induced settlement) is considered low due to the site's moderate to non-expansive geologic structure, such hazards could nevertheless occur. Conformance with, and implementation of, all seismic-safety development requirements, including all applicable requirements of the Alquist-Priolo Zone Act, the seismic design requirements of the International Building Code (IBC), the City of San Diego Notification of Geologic Hazard procedures, and all other applicable requirements would ensure that the potential impacts associated with seismic and</p>					X	X

	Significant And Not Mitigated (SNM)		Significant But Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
Issues and Supporting Information						
geologic hazards are not significant.						
6. GREENHOUSE GAS EMISSIONS:						
<p>(a) <i>Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?</i> California's Assembly Bill 32 (AB 32), the Global Warming Solutions Act of 2006, codified the State's greenhouse gas (GHG) emissions target by requiring the State's GHG emissions to be reduced to 1990 levels by 2020. To achieve these GHG reductions outlined in AB 32, there will have to be widespread reductions of GHG emissions across the California economy. Some of the reductions will come in the form of changes in vehicle emissions and mileage, changes in the sources of electricity, and increases in energy efficiency by existing facilities as well as other measures. The remainder of the necessary GHG reductions will come from requiring new facility development to have lower carbon intensity than "Business-as-Usual" (BAU), or existing, conditions.</p> <p>Neither CivicSD nor the City of San Diego has adopted thresholds of significance for GHG emissions. However, according to the Technical Memorandum entitled "Addressing Greenhouse Gas Emissions from Projects Subject to CEQA" the City is utilizing, for the interim, the 900 metric ton (MT) threshold presented by CAPCOA (CAPCOA 2008). The memorandum identifies Project types and Project sizes that are estimated to emit 900 MT of GHGs per year. Projects that are greater than or equal to the Project sizes listed in the memorandum must perform a GHG analysis. The analysis should include, at a minimum, the five primary sources of GHG emissions: vehicular traffic, generation of electricity, natural gas consumption/combustion, solid waste generation, and water usage.</p>					X	X

	Significant And Not Mitigated (SNM)		Significant But Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
Issues and Supporting Information						
<p>The Project contains 320 dwelling units, approximately 1,100 square feet of commercial space, and approximately 380 parking spaces. As such, the Project exceeds the screening criteria identified in the memorandum and, therefore, a GHG technical analysis was prepared for the Project by FREY Environmental. For the purpose of this evaluation, to reduce potential impacts to below a level of significance, projects must show a 28% reduction to the 2020 BAU model, which is consistent with the state-wide goals of AB 32.</p> <p>As calculated, the Project would generate a net increase of 1,930 MTCO2E per year, while the BAU scenario would generate a net increase of 4,195 MTCO2E per year. Thus, the Project would result in a 54 percent reduction in GHG emissions when compared to the BAU scenario. These reductions would be achieved through state laws and project design features, including compliance with 2013 Title 24, Parts 6 and 11, energy efficiency regulations; compliance with California Green Building Standards Code water use reduction requirements; implementation of the State Renewables Portfolio Standard; implementation of Pavley I; implementation of LEV III; implementation of the Low Carbon Fuel Standards; implementation of the Tire Pressure Program; proximity to downtown amenities; and proximity to a transit station (0.20 mile from 12th and Imperial Transit Center). The Project, by providing a 54 percent reduction in GHG emissions compared to BAU, may be seen to exceed its fair share in achieving the state's reduction target. The Project's energy efficiency reductions are also consistent with state GHG reduction goals and climate change adaptation strategies. The Project is also consistent with green building strategies recommended in the</p>						

	Significant And Not Mitigated (SNM)		Significant But Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
Issues and Supporting Information						
State Climate Change Scoping Plan. The Project would be consistent with the overall goals and strategies of local and state plans, policies, and regulations aimed at reducing GHG emissions from land development.						
(b) <i>Conflict with any applicable plan, policy, or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gas?</i> As stated above in Section 6.a., construction and operation of the proposed Project would not result in a significant impact related to GHG emissions on the environment. The Project complies with the City of San Diego interim reduction thresholds, which are based on the AB 32 reduction threshold, and the Project would also be consistent with the recommendations within Policy CE-A.2 of the City of San Diego's General Plan Conservation Element. Therefore, the Project does not conflict with any applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases. This impact is considered not significant.					X	X
7. HAZARDS AND HAZARDOUS MATERIALS:						
(a) <i>Substantial health and safety risk related to onsite hazardous materials?</i> The FEIR states that contact with, or exposure to, hazardous building materials, soil and ground water contaminated with hazardous materials, or other hazardous materials could adversely affect human health and safety during short-term construction or long term operation of a development. The Project is subject to federal, state, and local agency regulations for the handling of hazardous building materials and waste. Compliance with all applicable requirements of the County of San Diego Department of Environmental Health and federal, state, and local regulations for the handling of hazardous building materials and waste would ensure that potential health and safety impacts caused by exposure to on-site hazardous materials are not					X	X

	Significant And Not Mitigated (SNM)		Significant But Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
Issues and Supporting Information						
significant during short term, construction activities. In addition, herbicides and fertilizers associated with the landscaping of the Project could pose a significant health risk over the long term operation of the Project. However, the Project's adherence to existing mandatory federal, state, and local regulations controlling these materials would ensure that long-term health and safety impacts associated with on-site hazardous materials over the long term operation of the Project are not significant.						
(b) <i>Be located on or within 2,000 feet of a site that is included on a list of hazardous materials sites compiled pursuant to Government Code § 65962.5 and, as a result, would it create a significant hazard to the public or the environment?</i> The Project is not located on or within 2,000 feet of a site on the State of California Hazardous Waste and Substances Sites List; however, there are sites within 2,000 feet of the Project site that are listed on the County of San Diego's Site Assessment Mitigation (SAM) Case Listing. The FEIR states that significant impacts to human health and the environment regarding hazardous waste sites would be avoided through compliance with mandatory federal, state, and local regulations as described in Section 7.a above. Therefore, the FEIR states that no mitigation measures would be required.					X	X
(c) <i>Substantial safety risk to operations at San Diego International Airport?</i> According to the Airport Land Use Compatibility Plan for San Diego International Airport (SDIA), the entire downtown planning area is located within the SDIA Airport Influence Area. The FEIR identifies policies that regulate development within areas affected by Lindbergh Field including building heights, use and intensity limitations, and noise sensitive uses. The Project is does not exceed the intensity of development assumed under the FEIR, nor does it include components that would in any way					X	X

	Significant And Not Mitigated (SNM)		Significant But Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
Issues and Supporting Information						
violate or impede adherence to these policies, impacts related to the creation of substantial safety risks at SDIA would not be significant, consistent with the analysis in the FEIR. Therefore, there are no potential direct or cumulative impacts related to this issue.						
(d) <i>Substantially impair implementation of an adopted emergency response plan or emergency evacuation plan?</i> The Project does not propose any features that would affect an emergency response or evacuation plan. Therefore, no impact associated with this issue is anticipated.					X	X
8. HISTORICAL RESOURCES:						
<p>(a) <i>Substantially impact a significant historical resource, as defined in § 15064.5?</i> The proposed Project site contains the Mexican Presbyterian Church currently located at 341-343 13th Street and designated as local historical resource No. 728. The proposed Project would result in the relocation of this designated historic resource from its current location on Lot C, APN 535-372-04, of Block 129 of Horton's Addition, to its new location on the east one-half of Lots A and B, APN 535-372-02 and APN 535-372-03, to permit new development on Lot C and to retain the historic resource for rehabilitation and reuse 100 feet northeast of its original location.</p> <p>Because the relocation of the Mexican Presbyterian Church is considered a Substantial Alteration and requires approval of a Site Development Permit (SDP) pursuant to Municipal Code Section 143.0251, implementation of Mitigation Measure HIST- A.1-1 (as applicant to San Diego Register Listed Resources and Mitigation Measure HIST-A.1-2 (potential for direct and/or indirect impacts to a retained or relocated local resource) is required. Consistent with the conclusions of the FEIR, implementation of these mitigation measures and any conditions of approval stemming from them (as may be ultimately approved</p>					X	X

	Significant And Not Mitigated (SNM)		Significant But Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
Issues and Supporting Information						
<p>by the Planning Commission), may or may not be sufficient to reduce the impacts below a level of significance. Therefore, consistent with the analysis of the FEIR, the proposed Project would result in significant and unmitigated impacts.</p> <p>The City Council adopted a Statement of Overriding Considerations for this potential significant impact identified in the FEIR, thereby acknowledging that the benefits of implementing the DCP outweigh the potential for impacts resulting from such actions. Because of the adoption of Overriding Considerations for this impact, there is no further environmental review required for the proposed relocation and preservation of the Hamilton Apartments if the Planning Commission makes the required findings and approves the SDP and conditions of the Project with Mitigation Measures HIST-A.1-1 and HIST-A.1-2 (See Attachment A).</p>						
<p>(b) <i>Substantially impact a significant archaeological resource pursuant to § 15064.5, including the disturbance of human remains interred outside of formal cemeteries?</i> According to the FEIR, the likelihood of encountering archaeological resources is greatest for Projects that include grading and/or excavation of areas on which past grading and/or excavation activities have been minimal (e.g., surface parking lots). Since archaeological resources have been found within inches of the ground surface in the DCP area, even minimal grading activities can impact these resources. In addition, the likelihood of encountering subsurface human remains during construction and excavation activities, although considered low, is possible. Thus, the excavation, demolition, and surface clearance activities associated with development of the Project and the two levels of subterranean parking could have potentially adverse impacts to archaeological resources, including buried human remains. Implementation of FEIR Mitigation</p>	X	X				

	Significant And Not Mitigated (SNM)		Significant But Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
Issues and Supporting Information						
Measure HIST-B.1-1, (see Attachment A) would minimize, but not fully mitigate, these potential impacts. Since the potential for archaeological resources and human remains on the Project site cannot be confirmed until grading is conducted, the exact nature and extent of impacts associated with the proposed Project cannot be predicted. Consequently, the required mitigation may or may not be sufficient to reduce these direct project-level impacts to below a level of significance. Therefore, project-level impacts associated with this issue remain potentially significant and not fully mitigated, and consistent with the analysis of the FEIR. Furthermore, project-level significant impacts to important archaeological resources would contribute to the potentially significant and unmitigated cumulative impacts identified in the FEIR.						
(c) <i>Substantially impact a unique paleontological resource or site or unique geologic feature?</i> The Project site is underlain by the San Diego Formation and Bay Point Formation, which has high paleontological resource potential. The FEIR concludes that development would have potentially adverse impacts to paleontological resources if grading and/or excavation activities are conducted beyond a depth of 1-3 feet. The Project's proposal for two levels of subterranean parking would involve excavation beyond the FEIR standard, resulting in potentially significant impacts to paleontological resources. Implementation of FEIR Mitigation Measure PAL-A.1-1 (see Attachment A) would ensure that the Project's potentially direct impacts to paleontological resources are not significant. Furthermore, the Project would not impact any resources outside of the Project site. The mitigation measures for direct impacts fully mitigate for paleontological impacts, therefore, the Project's contribution to cumulative impacts to paleontological resources would be significant but mitigated because			X	X		

	Significant And Not Mitigated (SNM)		Significant But Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
Issues and Supporting Information						
the same measures that mitigate direct impacts would also mitigate for any cumulative impacts.						
9. HYDROLOGY AND WATER QUALITY:						
(a) <i>Substantially degrade groundwater or surface water quality?</i> The Project's construction and grading activities may involve soil excavation at a depth that could surpass known groundwater levels, which would indicate that groundwater dewatering might be required. Compliance with the requirements of either (1) the San Diego Regional Water Quality Control Board under a National Pollution Discharge Elimination system general permit for construction dewatering (if dewatering is discharged to surface waters), or (2) the City of San Diego Metropolitan Wastewater Department (if dewatering is discharged into the City's sanitary sewer system under the Industrial Waste Pretreatment Program), and (3) the mandatory requirements controlling the treatment and disposal of contaminated dewatered groundwater would ensure that potential impacts associated with construction dewatering and the handling of contaminated groundwater are not significant. In addition, Best Management Practices (BMPs) required as part of the local Storm Water Pollution Prevention Plan (SWPPP) would ensure that short-term water quality impacts during construction are not significant. The proposed Project would result in hard structure areas and other impervious surfaces that would generate urban runoff with the potential to degrade groundwater or surface water quality. However, implementation of BMPs required by the local Standard Urban Storm water Mitigation Program (SUSMP) and Storm Water Standards would reduce the Project's long-term impacts. Thus, adherence to the state and local water quality controls would ensure that direct impacts to groundwater and surface water quality would not be significant.		X			X	

	Significant And Not Mitigated (SNM)		Significant But Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
Issues and Supporting Information						
Despite not resulting in direct impacts to water quality, the FEIR found that the urban runoff generated by the cumulative development in the downtown would contribute to the existing significant cumulative impact to the water quality of San Diego Bay. No mitigation other than adherence to existing regulations has been identified in the FEIR to feasibly reduce this cumulative impact to below a level of significance. Consistent with the FEIR, the Project's contribution to the cumulative water quality impact would remain significant and unmitigated.						
(b) <i>Substantially increase impervious surfaces and associated runoff flow rates or volumes?</i> The Project site is currently developed and covered with impervious surfaces. Implementation of the Project would not substantially increase the runoff volume entering the storm drain system. The FEIR found that implementation of the DCP would not result in a substantial increase in impervious surfaces within the downtown planning area because the area is a highly urbanized area paved with pervious surfaces and very little vacant land (approximately 3 percent of the planning area). Redevelopment of downtown is therefore anticipated to replace impervious surfaces that already exist and development of the small number of undeveloped sites would not result in a substantial increase in impermeable surface area or a significant impact on the existing storm drain system. The Project is also required to comply with the City of San Diego Best Management Practices (BMPs) required as part of the local Storm Water Pollution Prevention Plan (SWPPP). The Project incorporates a variety of pervious surfaces (such as landscape areas and open spaces), as well as features designed to utilize storm water. Implementation of these features is encouraged by the DCP as they capture rain water and reduce surface volume entering the storm drain system. Therefore, impacts associated within this issue are not significant. (Impacts associated with the					X	X

	Significant And Not Mitigated (SNM)		Significant But Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
Issues and Supporting Information						
quality of urban runoff are analyzed in Section 9a.)						
(c) <i>Substantially impede or redirect flows within a 100-year flood hazard area?</i> The Project site is not located within a 100-year floodplain. Similarly, the Project would not affect off-site flood hazard areas, as no 100-year floodplains are located downstream. Therefore, impacts associated with these issues are not significant.					X	X
(d) <i>Substantially increase erosion and sedimentation?</i> The potential for <i>erosion</i> and sedimentation could increase during the short-term during site preparation and other construction activities. As discussed in the FEIR, the proposed Project's compliance with regulations mandating the preparation and implementation of a SWPPP would ensure that impacts associated with erosion and sedimentation are not significant.					X	X
10. LAND USE AND PLANNING:						
(a) <i>Physically divide an established community?</i> The Project does not propose any features or structures that would physically divide an established community. Impacts associated with this issue would not occur.					X	X
(b) <i>Substantially conflict with the City's General Plan and Progress Guide, DCP or other applicable land use plan, policy, or regulation?</i> The Land Use District for the site is Residential Emphasis (RE), which is intended to accommodate accommodates primarily residential development. Small-scale businesses, offices, services, and ground-floor active commercial uses are allowed, subject to size and area limitations. Within the RE District, at least 80 percent of the gross-floor area must be occupied by residential uses. Non-residential uses may occupy no more than 20 percent of the gross floor area. The proposed mixed-use Project is consistent with the allowed uses in the RE District.					X	X

	Significant And Not Mitigated (SNM)		Significant But Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
Issues and Supporting Information						
<p>The site is also located within the Fine Grain (FG) requires that developments incorporate design standards that exhibit architectural form and variety at a less than full-block scale to ensure pedestrian scale and diverse building designs, and in the Park Sun Access (PSA) zone overlays which ensures adequate sunlight to future park sites designated in the DCP by controlling the height of new development to the south and west of public park sites, in this case ensuring adequate sunlight to the 14th and Island Park currently under construction at the corner of Island Avenue and 14th Street. This Project complies with the zone overlays.</p> <p>The Project would not conflict with other applicable land use plans, policies, or regulations. The Project complies with the goals and policies of the DCP and the approval of the requested PDP the Project will meet all applicable development standards of the CCPDO and San Diego Municipal Code Land Development Code. Therefore, no significant direct or cumulative impacts associated with an adopted land use plan would occur.</p>						
<p>(c) <i>Substantial incompatibility with surrounding land uses?</i> Sources of land use incompatibility include lighting, industrial activities, shading, and noise. The Project would not result in or be subject to, adverse impacts due to substantially incompatible land uses. Compliance with the City's Light Pollution Ordinance would ensure that land use incompatibility impacts related to the Project's emission of, and exposure to, lighting are not significant. In addition, the FEIR concludes that existing mandatory regulations addressing land use compatibility with industrial activities would ensure that residents of, and visitors to, the Project are not subject to potential land use incompatibilities (potential land use incompatibilities resulting from hazardous materials and air emissions</p>					X	X

	Significant And Not Mitigated (SNM)		Significant But Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
Issues and Supporting Information						
are evaluated elsewhere in this evaluation).						
Potentially significant impacts associated with the Project's incompatibility with traffic noise on adjacent grid streets are discussed in Sections 12.b and 12.c. No impacts associated with incompatibility with surrounding land use would occur.						
(d) <i>Substantially impact surrounding communities due to sanitation and litter problems generated by transients displaced by downtown development?</i> Although not expected to be a substantial direct impact of the Project because substantial numbers of transients are not known to congregate on-site, the Project, in tandem with other downtown development activities, would have a significant cumulative impact on surrounding communities resulting from sanitation problems and litter generation by transients who are displaced from downtown into surrounding canyons and vacant land as discussed in the FEIR. Continued support of Homeless Outreach Teams (HOTs) and similar transient outreach efforts would reduce, but not fully mitigate, the adverse impacts to surrounding neighborhoods caused by the transient relocation. Therefore, the proposed Project would result in cumulatively significant and not fully mitigated impacts to surrounding neighborhoods.		X			X	
11. MINERAL RESOURCES:						
(a) <i>Substantially reduce the availability of important mineral resources?</i> The FEIR states that the viable extraction of mineral resources is limited in the DCP area due to its urban nature and the fact that the area is not recognized for having high mineral resource potential. Therefore, no impact associated with this issue would occur.					X	X
12. NOISE:						
(a) <i>Substantial noise generation?</i> The Project would not result in substantial noise generation from any		X			X	

	Significant And Not Mitigated (SNM)		Significant But Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
Issues and Supporting Information						
stationary sources over the long-term. Short-term construction noise impacts would be avoided by adherence to construction noise limitations imposed by the City's Noise Abatement and Control Ordinance. The FEIR defines a significant long-term traffic noise increase as an increase of at least 3.0 dB(A) CNEL for streets already exceeding 65 dB(A). The FIER identified nine street segments in the downtown area that would be significantly impacted as a result of traffic generation. One of these segments, J Street between 15 th and 16 th streets, is in the vicinity of the Project site; however, not directly adjacent. Nevertheless, automobile trips generated by the Project, would, in combination with other development in downtown significantly increase noise on several street segments resulting in cumulatively significant noise impacts. The FEIR concludes that there are no feasible mitigation measures available to reduce the significant noise increase in noise on affected roadways and this impact remains significant and unavoidable.						
<p>(b) <i>Substantial exposure of required outdoor residential open spaces or public parks and plazas to noise levels (e.g. exposure to levels exceeding 65 dB(A) CNEL)?</i></p> <p>The Project is a residential development containing 320 dwelling units. Under the CCPDO, developments of this size are required to common outdoor open space areas. Additionally, as identified in the FEIR, the Project site is located on street segments that are expected to carry traffic volumes that could create traffic noise in excess of 65 dB(A) CNEL (the FEIR standard). Therefore, substantial exposure of required outdoor open space areas to noise levels exceeding the 65 dB(A) CNEL standard could occur. No public parks and/or plazas are proposed as part of this Project, however, an outdoor eating and drinking establishment is included in the Project.</p> <p>Per FEIR Mitigation Measure NOI-C.1-1, (see</p>					X	X

	Significant And Not Mitigated (SNM)		Significant But Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
Issues and Supporting Information						
Attachment A) an Acoustical Report dated November 2014 was prepared by LSA Associates, Inc. since the required outdoor open space areas could be exposed to noise levels in excess of 65 dB(A) CNEL (the City of San Diego's General Plan Noise Element requirement for outdoor use areas of multi-family land uses). In this case, the Project's required outdoor open space area is located on the Project's ground floors, at the 6 th floor roof deck, and at the 18 th floor roof deck. The Acoustical Report concluded that noise levels at the common outdoor open spaces, and at the outdoor eating and drinking establishment, would not exceed 65 dB(A) CNEL and no additional mitigation would be required for the outdoor common use areas. Therefore, the project-level and cumulative impacts associated with this issue are not significant.						
(c) <i>Substantial interior noise within habitable rooms (e.g. levels in excess of 45 dB(A) CNEL)?</i> The Acoustical Report concluded that there are no significant noise impacts related to airport overflight or ballpark noise; and since the 65 dB(A) CNEL noise contour generated by traffic would remain confined within the roadway right-of-way along 13 th , 14 th , J, and K streets, no frontline area on the Project site would be exposed to traffic noise exceeding 65 dB(A) CNEL. As traffic noise levels would not exceed 65 dB(A) CNEL in the Project area, interior noise levels within habitable rooms facing all adjacent streets could be effectively mitigated by adherence to Title 24 of the California Building Code and implementation of Mitigation Measure NOI-B.1-1 to reduce interior noise levels to below 45 dB(A). Therefore, direct project-level impacts associated with this issue would be mitigated to a level less than significant. Direct and cumulative impacts associated with this issue.			X			X
13. POPULATION AND HOUSING:						
(a) <i>Substantially induce population growth in an area?</i> The FEIR concludes that build-out of the DCP would					X	X

	Significant And Not Mitigated (SNM)		Significant But Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
Issues and Supporting Information						
not induce substantial population growth that results in adverse physical changes. The Project is consistent with the DCP and CCPDO and does not exceed those analyzed throughout the FEIR. Therefore, project-level and cumulative impacts associated with this issue are not significant.						
<i>(b) Substantial displacement of existing housing units or people?</i> The Project site is currently occupied by several warehouse structures, surface parking lots, and a vacant designated historical resource. No existing housing units are on-site or would be affected by the development or operation of the proposed Project. Overall displacement of existing housing units or persons would not occur as a result of the proposed Project, and the construction of replacement housing would not be required. Therefore, no direct or cumulative impacts associated with this issue would occur.					X	X
14. PUBLIC SERVICES AND UTILITIES:						
<i>(a) Substantial adverse physical impacts associated with the provision of new schools?</i> The population of school-aged children attending public schools is dependent on current and future residential development. In and of itself, the Project would not generate a sufficient number of students to warrant construction of a new school facility. However, the FEIR concludes that the additional student population anticipated at build out of the DCP area would require the construction of at least one additional school, and that additional capacity could potentially be accommodated in existing facilities. The specific future location of new facilities is unknown at the present time. Pursuant to Section 15145 of CEQA, analysis of the physical changes in the DCP area, which may occur from future construction of these public facilities, would be speculative and no further analysis of their impacts is required. Construction of any additional schools would be subject to CEQA.					X	X

	Significant And Not Mitigated (SNM)		Significant But Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
Issues and Supporting Information						
Environmental documentation prepared pursuant to CEQA would identify potentially significant impacts and appropriate mitigation measures. Therefore, implementation of the Project would not result in direct or cumulative impacts associated with this issue.						
(b) <i>Substantial adverse physical impacts associated with the provision of new libraries?</i> The FEIR concludes that, cumulatively, development in downtown would generate the need for a new Main Library and possibly several smaller libraries in downtown. In and of itself, the proposed Project would not generate additional demand necessitating the construction of new library facilities. However, according to the analysis in the FEIR, future development projects are considered to contribute to the cumulative need for new library facilities downtown identified in the FEIR. Nevertheless, the specific future location of these facilities (except for the Main Library) is unknown at present. Pursuant to Section 15145 of CEQA, analysis of the physical changes in the downtown planning area, which may occur from future construction of these public facilities, would be speculative and no further analysis of their impacts is required. (The environmental impacts of the Main Library were analyzed in a Secondary Study prepared by Civic SD (formerly CCDC) in 2001.) Construction of any additional library facilities would be subject to CEQA. Environmental documentation prepared pursuant to CEQA would identify potentially significant impacts and appropriate mitigation measures. Therefore, approval of the Project would not result in direct or cumulative impacts associated with this issue.					X	X
(c) <i>Substantial adverse physical impacts associated with the provision of new fire protection/emergency facilities?</i> The Project would not generate a level of demand for fire protection/emergency facilities beyond the level assumed by the FEIR. However, the					X	X

	Significant And Not Mitigated (SNM)		Significant But Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
Issues and Supporting Information						
FEIR reports that the San Diego Fire Department is in the process of securing sites for two new fire stations in the downtown area. Pursuant to Section 15145 of the California Environmental Quality Act (CEQA), analysis of the physical changes in the downtown planning area that may occur from future construction of this fire station facility would be speculative and no further analysis of the impact is required. However, construction of the second new fire protection facility would be subject to CEQA. Environmental documentation prepared pursuant to CEQA would identify significant impacts and appropriate mitigation measures.						
(d) <i>Substantial adverse physical impacts associated with the provision of new law enforcement facilities?</i> The FEIR analyzes impacts to law enforcement service resulting from the cumulative development of the downtown and concludes the construction of new law enforcement facilities would not be required. Since the land use designation of the proposed development is consistent with the land use designation assumed in the FEIR analysis, the Project would not generate a level of demand for law enforcement facilities beyond the level assumed by the FEIR. However, the need for a new facility could be identified in the future. Pursuant to Section 15145 of the California Environmental Quality Act (CEQA), analysis of the physical changes in the downtown planning area that may occur from the future construction of law enforcement facilities would be speculative and no future analysis of their impacts would be required. However, construction of new law enforcement facilities would be subject to CEQA. Environmental documentation prepared pursuant to CEQA would identify potentially significant impacts and appropriate mitigation measures.					X	X
(e) <i>Substantial adverse physical impacts associated with the provision of new water transmission or treatment</i>					X	X

	Significant And Not Mitigated (SNM)		Significant But Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
Issues and Supporting Information						
<p><i>facilities?</i> The Public Utilities Department provides water service to the downtown and delivers more than 200,000 million acre-feet annually to over 1.3 residents. During an average year the Department's water supply is made up of 10 to 20 percent of local rainfall, with the remaining amount imported from regional water suppliers including the San Diego County Water Authority (SDWA) and the Metropolitan Water District (MWD). Potable water pipelines are located underneath the majority of downtown's streets mimicking the above-ground street grid pattern.</p> <p>California Water Code Section 10910 requires projects analyzed under CEQA to assess water demand and compare that finding to the jurisdiction's projected water supply. The proposed Project does not require the preparation of a Water Supply Assessment (WSA) as it does not meet any of the thresholds established by SB 610 or SB 221. According to the FEIR, in the short term, planned water supplies and transmission or treatment facilities are adequate. Water transmission infrastructure necessary to transport water supply to the downtown area is already in place. Potential direct impacts would not be significant. However, buildout of the 2006 DCP would generate 1.4% more water demand than planned for in the adopted 2005 UWMP. This additional demand was not considered in SDCWA's Urban Water Management Plan (UWMP). To supplement this and meet the additional need, SDCWA indicates that it will have a local water supply (from surface water, water recycling, groundwater, and seawater desalination) to meet the additional demand resulting from buildout of the DCP. In accordance with the conclusion in the FEIR, this additional demand would not represent a substantial increase in the challenge of meeting the otherwise anticipated demand for water within the</p>						

	Significant And Not Mitigated (SNM)		Significant But Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
Issues and Supporting Information						
SDCWA service area. Since the proposed Project does not meet the requirements of SB 610 and is consistent with the DCP, direct and cumulative impacts related to water supply would be considered not significant.						
(f) <i>Substantial adverse physical impacts associated with the provision of new storm water facilities?</i> The FEIR concludes that the cumulative development of the downtown would not impact the existing downtown storm drain system. Since implementation of the Project would not result in a significant increase of impervious surfaces, the amount of runoff volume entering the storm drain system would not create demand for new storm water facilities. Direct and cumulative impacts associated with this issue are considered not significant.					X	X
(g) <i>Substantial adverse physical impacts associated with the provision of new wastewater transmission or treatment facilities?</i> The FEIR concludes that new wastewater treatment facilities would not be required to address the cumulative development of the downtown. In addition, sewer improvements that may be needed to serve the Project are categorically exempt from environmental review under CEQA as stated in the FEIR. Therefore, impacts associated with this issue would not be significant.					X	X
(h) <i>Substantial adverse physical impacts associated with the provision of new landfill facilities?</i> The FEIR concludes that cumulative development within the downtown would increase the amount of solid waste to the Miramar Landfill and contribute to the eventual need for an alternative landfill. Although the proposed Project would generate a higher level of solid waste than the existing use of the site, implementation of a mandatory Waste Management Plan and compliance with the applicable provisions of the San Diego Municipal Code would ensure that both short-term and long-term project-level impacts are not significant. However, the Project would contribute, in					X	X

	Significant And Not Mitigated (SNM)		Significant But Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
Issues and Supporting Information						
combination with other development activities in downtown, to the cumulative increase in the generation of solid waste sent to Miramar Landfill and the eventual need for a new landfill as identified in the FEIR. The location and size of a new landfill is unknown at this time. Pursuant to Section 15145 of CEQA, analysis from the physical changes that may occur from future construction of landfills would be speculative and no further analysis of their impacts is required. However, construction or expansion of a landfill would be subject to CEQA. Environmental documentation prepared pursuant to CEQA would identify potentially significant impacts of the proposed Project and appropriate mitigation measures. Therefore, cumulative impacts of the proposed Project are also considered not significant.						
15. PARKS AND RECREATIONAL FACILITIES:						
(a) <i>Substantial increase in the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?</i> The FEIR discusses impacts to parks and other recreational facilities and the maintenance thereof and concludes that build out of the DCP would not result in significant impacts associated with this issue. Since the land use designation of the proposed development does not differ from the land use designation assumed in the FEIR analysis, the Project would not generate a level of demand for parks and recreational facilities beyond the level assumed by the FEIR. Therefore, substantial deterioration of existing neighborhood or regional parks would not occur or be substantially accelerated as a result of the Project. No significant impacts with this issue would occur.					X	X
16. TRANSPORTATION/TRAFFIC:						
(a) <i>Cause the LOS on a roadway segment or intersection to drop below LOS E?</i> Based on Centre City		X	X			

	Significant And Not Mitigated (SNM)		Significant But Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
Issues and Supporting Information						
<p>Cumulative Traffic Generation Rates for residential Projects contained in the May 2003 San Diego Municipal Code Trip Generation Manual, the worst-case scenario for automobile trips by the Project is 1,168 Average Daily Trips (ADT) based on a trip generation rate of four ADT per residential unit and 18 ADT per 1000 square feet of retail space. Since this does not exceed the 2,400 ADT significance threshold established in the FEIR, the Project's impacts on roadway segments or intersections downtown would not be significant.</p> <p>With build out of the DCP, a total of 62 intersections are anticipated to operate at LOS F; including the 13th and K streets intersection (already operating at LOS F in the existing conditions), the 14th and K streets intersection, and the 13th and J streets intersections adjacent to the Project site. Although the Project's direct impacts on downtown roadway segments or intersections would not be significant, the traffic generated by the Project would, in combination with the traffic generated by other downtown development, contribute to the significant cumulative traffic impacts projected in the FEIR to occur on a number of downtown roadway segments and intersections, and streets within neighborhoods surrounding the Plan area at buildout of the downtown. The FEIR includes mitigation measures to address these impacts, but the identified measures may or may not be able to fully mitigate these cumulative impacts due to constraints imposed by bicycle and pedestrian activities and the land uses adjacent to affected roadways. These mitigation measures are not the responsibility of the Project and are; therefore, not included in Attachment A. Thus, consistent with the analysis of the FEIR, the proposed Project would contribute to significant cumulative impacts associated with this issue.</p>						
<i>(b) Cause the LOS on a freeway segment to drop below LOS E or cause a ramp delay in excess of 15 minutes?</i>	X	X				

	Significant And Not Mitigated (SNM)		Significant But Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
Issues and Supporting Information						
<p>The FEIR concludes that development within downtown will result in significant cumulative impacts to freeway segments and ramps serving the downtown planning area. Since the land use designation of the Project is consistent with the land use designation assumed in the FEIR analysis, the Project would contribute on a cumulative-level to the substandard LOS F identified in the FEIR on all freeway segments in the downtown area and several ramps serving the downtown. FEIR Mitigation Measure TRF-A.2.1-1 would reduce these impacts to the extent feasible, but not to below the level of significance. This mitigation measure is not the responsibility of the Project, and therefore is not included in Attachment A. The FEIR concludes that the uncertainty associated with implementing freeway improvements and limitations in increasing ramp capacity limits the feasibility of fully mitigating impacts to these facilities. Thus, the Project's cumulative-level impacts to freeways would remain significant and unavoidable, consistent with the analysis of the FEIR. The Project would not have a direct impact on freeway segments and ramps.</p>						
<p>(c) <i>Create an average demand for parking that would exceed the average available supply?</i> The CCPDO requires a minimum of 1 parking spaces per dwelling unit.</p> <p>The Project consists of approximately 320 dwelling units resulting in the need for a minimum of 320 standard parking spaces pursuant to the requirements of the CCPDO. The Project design includes 380 parking spaces in two underground parking levels and one at grade parking level. Since this exceeds the amount of parking required by the CCPDO, the Project would not have a significant direct impact on downtown parking.</p> <p>However, demand generated by cumulative downtown</p>		X			X	

	Significant And Not Mitigated (SNM)		Significant But Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
Issues and Supporting Information						
development would exceed the amount of parking provided by such development in accordance with the CCPDO. Implementation of FEIR Mitigation Measure TRF-D.1-1 would reduce, but not fully mitigate, the significant cumulative impact of excessive parking demand (this mitigation measure is not the responsibility of the Project, and therefore is not included in Attachment A). Therefore, the proposed Project would contribute to the cumulatively significant and not mitigated shortfall in parking supply anticipated to occur throughout the downtown by the FEIR.						
(d) <i>Substantially discourage the use of alternative modes of transportation or cause transit service capacity to be exceeded?</i> The proposed Project in and of itself does not include any features that would discourage the use of alternative modes of transportation. The Project site is located within one-quarter mile of an existing downtown transit corridor for the San Diego Trolley. The Project's proximity to several other community serving uses, including nearby shopping and recreational activities also encourage walking. Additionally, visitors of the proposed Project would be encouraged to use alternative transportation means through a nearby trolley line and several bus lines within a five-minute walk. Therefore, the Project will cause no significant impacts related to alternative modes of transportation or cause transit service capacity to be exceeded.					X	X
17. MANDATORY FINDINGS OF SIGNIFICANCE:						
(a) <i>Does the Project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California</i>					X	X

	Significant And Not Mitigated (SNM)		Significant But Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
Issues and Supporting Information						
<i>history or prehistory?</i> As indicated in the FEIR, due to the highly urbanized nature of the downtown area, no sensitive plant or animal species, habitats, or wildlife migration corridors are located in the DCP area. Additionally, the Project does not have the potential to eliminate important examples of major periods of California history or pre-history at the Project level. No other aspects of the Project would substantially degrade the environment. Cumulative impacts are described in Section 16.b below.						
(b) <i>Does the Project have impacts that are individually limited, but cumulatively considerable?</i> (“Cumulatively considerable” means that the incremental effects of a Project are considerable when viewed in connection with the effects of past Projects, the effects of other current Projects, and the effects of probable future Projects)? As acknowledged in the FEIR, implementation of the DCP, CCPDO, and Redevelopment Plan would result in cumulative impacts associated with: air quality, historical resources, paleontological resources, physical changes associated with transient activities, noise, parking, traffic, and water quality. This Project would contribute to those impacts. Implementation of the mitigation measures identified in the FEIR would reduce some significant impacts; however, the impacts would remain significant and immitigable. Cumulative impacts would not be greater than those identified in the FEIR.		X				
(c) <i>Does the Project have environmental effects that would cause substantial adverse effects on human beings, either directly or indirectly?</i> As described elsewhere in this study, the Project would result in significant and unmitigated impacts. Those impacts associated with air and noise could have substantial adverse effects on human beings. However, these impacts would be no greater than those assumed in the FEIR. Implementation of the mitigation measures	X	X				

	Significant And Not Mitigated (SNM)		Significant But Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
Issues and Supporting Information						
identified in the FEIR would mitigate many, but not all, of the significant impacts.						

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SIGNIFICANT IMPACT(S)	MITIGATION MEASURE(S)	IMPLEMENTATION TIME FRAME	IMPLEMENTATION RESPONSIBILITY	VERIFICATION RESPONSIBILITY
AIR QUALITY (AQ)				
Impact AQ-B.1: Dust and construction equipment engine emissions generated during grading and demolition would impact local and regional air quality. (Direct and Cumulative)	<p>Mitigation Measure AQ-B.1-1: Prior to approval of a Grading or Demolition Permit, the City shall confirm that the following conditions have been applied, as appropriate:</p> <ol style="list-style-type: none"> Exposed soil areas shall be watered twice per day. On windy days or when fugitive dust can be observed leaving the development site, additional applications of water shall be applied as necessary to prevent visible dust plumes from leaving the development site. When wind velocities are forecast to exceed 25 miles per hour, all ground disturbing activities shall be halted until winds that are forecast to abate below this threshold. Dust suppression techniques shall be implemented including, but not limited to, the following: <ol style="list-style-type: none"> Portions of the construction site to remain inactive longer than a period of three months shall be seeded and watered until grass cover is grown or otherwise stabilized in a manner acceptable to the CCDC. On-site access points shall be paved as soon as feasible or watered periodically or otherwise stabilized. Material transported offsite shall be either sufficiently watered or securely covered to prevent excessive amounts of dust. The area disturbed by clearing, grading, earthmoving, or excavation operations shall be minimized at all times. Vehicles on the construction site shall travel at speeds less than 15 miles per hour. Material stockpiles subject to wind erosion during construction activities, which will not be utilized within three days, shall be covered with plastic, an alternative cover deemed equivalent to plastic, or sprayed with a nontoxic chemical stabilizer. 	Prior to Demolition or Grading Permit (Design)	Developer	City

SIGNIFICANT IMPACT(S)	MITIGATION MEASURE(S)	IMPLEMENTATION TIME FRAME	IMPLEMENTATION RESPONSIBILITY	VERIFICATION RESPONSIBILITY
	<ol style="list-style-type: none"> 5. Where vehicles leave the construction site and enter adjacent public streets, the streets shall be swept daily or washed down at the end of the work day to remove soil tracked onto the paved surface. Any visible track-out extending for more than fifty (50) feet from the access point shall be swept or washed within thirty (30) minutes of deposition. 6. All diesel-powered vehicles and equipment shall be properly operated and maintained. 7. All diesel-powered vehicles and gasoline-powered equipment shall be turned off when not in use for more than five minutes, as required by state law. 8. The construction contractor shall utilize electric or natural gas-powered equipment in lieu of gasoline or diesel-powered engines, where feasible. 9. As much as possible, the construction contractor shall time the construction activities so as not to interfere with peak hour traffic. In order to minimize obstruction of through traffic lanes adjacent to the site, a flag-person shall be retained to maintain safety adjacent to existing roadways, if necessary. 10. The construction contractor shall support and encourage ridesharing and transit incentives for the construction crew. 11. Low VOC coatings shall be used as required by SDAPCD Rule 67. Spray equipment with high transfer efficiency, such as the high volume-low pressure (HPLV) spray method, or manual coatings application such as paint brush hand roller, trowel, spatula, dauber, rag, or sponge, shall be used to reduce VOC emissions, where feasible. 12. If construction equipment powered by alternative fuel sources (LPG/CNG) is available at comparable cost, the developer shall specify that such equipment be used during all construction activities on the development site. 13. The developer shall require the use of particulate filters on diesel construction equipment if use of such filters is demonstrated to be cost-competitive for use on this development. 14. During demolition activities, safety measures as required by City/County/State for removal of toxic or hazardous materials shall be utilized. 			

SIGNIFICANT IMPACT(S)	MITIGATION MEASURE(S)	IMPLEMENTATION TIME FRAME	IMPLEMENTATION RESPONSIBILITY	VERIFICATION RESPONSIBILITY
	<p>15. Rubble piles shall be maintained in a damp state to minimize dust generation.</p> <p>16. During finish work, low-VOC paints and efficient transfer systems shall be utilized, to the extent possible.</p> <p>17. If alternative-fueled and/or particulate filter-equipped construction equipment is not feasible, construction equipment shall use the newest, least-polluting equipment, whenever possible. During finish work, low-VOC paints and efficient transfer systems shall be utilized, to the extent possible.</p>			
HISTORICAL RESOURCES (HIST)				
<p>Impact HIST-A.1: Future development in downtown could impact significant architectural structures. (Direct and Cumulative)</p>	<p>Mitigation Measure HIST-A.1-2: If the potential exists for direct and/or indirect impacts to retained or relocated designated and/or potential historical resources ("historical resources"), the following measures shall be implemented in coordination with a Development Services Department designee and/or City Staff to the Historic Resources Board (HRB) ("City Staff") in accordance with Chapter 14, Article 3, Division 2, Historical Resources Regulations of the Land Development Code.</p> <p>I. Prior to Permit Issuance</p> <p>A. Construction Plan Check</p> <p>1. Prior to Notice to Proceed (NTP) for any construction permits, including but not limited to, the first Grading Permit Building Permits, but prior to the first Preconstruction (Precon) Meeting, whichever is applicable, City Staff shall verify that the requirements for historical monitoring during demolition and/or stabilization have been noted on the appropriate construction documents.</p> <p>(a) Stabilization work can not begin until a Precon Meeting has been held at least one week prior to issuance of appropriate permits.</p> <p>(b) Physical description, including the year and type of historical resource, and extent of stabilization shall be noted on the plans.</p> <p>B. Submittal of Treatment Plan for Retained Historical Resources</p>	<p>Prior to Development Permit (Design)</p> <p>Prior to Demolition, Grading, and/or Building Permit (Design)</p> <p>Prior to Certificate of Occupancy (Implementation)</p>	Developer	CCDC/City

SIGNIFICANT IMPACT(S)	MITIGATION MEASURE(S)	IMPLEMENTATION TIME FRAME	IMPLEMENTATION RESPONSIBILITY	VERIFICATION RESPONSIBILITY
	<ol style="list-style-type: none"> 1. Prior to Notice to Proceed (NTP) for any construction permits, including but not limited to, the first Grading Permit and Building Permits, but prior to the first Precon Meeting, whichever is applicable, the Applicant shall submit a Treatment Plan to City Staff for review and approval in accordance with the Secretary of the Interior's Standards for the Treatment of Historic Properties (1995) and the associated Guidelines. The Treatment Plan shall include measures for protecting any historical resources, as defined in the Land Development Code, during construction related activities (e.g., removal of non-historical features, demolition of adjacent structures, subsurface structural support, etc.). The Treatment Plan shall be shown as notes on all construction documents (i.e., Grading and/or Building Plans). C. Letters of Qualification have been submitted to City Staff <ol style="list-style-type: none"> 1. The applicant shall submit a letter of verification to City Staff identifying the Principal Investigator (PI) for the project and the names of all persons involved in this MMRP (i.e., Architectural Historian, Historic Architect and/or Historian), as defined in the City of San Diego Historical Resources Guidelines (HRG). 2. City Staff will provide a letter to the applicant confirming that the qualifications of the PI and all persons involved in the historical monitoring of the project meet the qualification standards established by the HRG. 3. Prior to the start of work, the applicant must obtain approval from City Staff for any personnel changes associated with the monitoring program. II. Prior to Start of Construction <ol style="list-style-type: none"> A. Documentation Program (DP) <ol style="list-style-type: none"> 1. Prior to the first Precon Meeting and/or issuance of any construction permit, the DP shall be submitted to City Staff for review and approval and shall include the following: <ol style="list-style-type: none"> (a) Photo Documentation 			

SIGNIFICANT IMPACT(S)	MITIGATION MEASURE(S)	IMPLEMENTATION TIME FRAME	IMPLEMENTATION RESPONSIBILITY	VERIFICATION RESPONSIBILITY
	<p>(1) Documentation shall include professional quality photo documentation of the historical resource(s) prior to any construction that may cause direct and/or indirect impacts to the resource(s) with 35mm black and white photographs, 4x6 standard format, taken of all four elevations and close-ups of select architectural elements, such as, but not limited to, roof/wall junctions, window treatments, and decorative hardware. Photographs shall be of archival quality and easily reproducible.</p> <p>(2) Xerox copies or CD of the photographs shall be submitted for archival storage with the City of San Diego Historical Resources Board and the CCDC Project file. One set of original photographs and negatives shall be submitted for archival storage with the California Room of the City of San Diego Public Library, the San Diego Historical Society and/or other relative historical society or group(s).</p> <p>(b) Required drawings</p> <p>(1) Measured drawings of the building's exterior elevations depicting existing conditions or other relevant features shall be produced from recorded, accurate measurements. If portions of the building are not accessible for measurement, or cannot be reproduced from historic sources, they should not be drawn, but clearly labeled as not accessible. Drawings produced in ink on translucent material or archivally stable material (blue-line drawings) are acceptable. Standard drawing sizes are 19" x 24" or 24" x 36", standard scale is 1/4" = 1 foot.</p> <p>(2) One set of measured drawings shall be submitted for</p>			

SIGNIFICANT IMPACT(S)	MITIGATION MEASURE(S)	IMPLEMENTATION TIME FRAME	IMPLEMENTATION RESPONSIBILITY	VERIFICATION RESPONSIBILITY
	<p>archival storage with the City of San Diego Historical Resources Board, the CCDC Project file, the South Coastal Information Center, the California Room of the City of San Diego Public Library, the San Diego Historical Society and/or other historical society or group(s).</p> <p>2. Prior to the first Precon Meeting, City Staff shall verify that the DP has been approved.</p> <p>B. PI Shall Attend Precon Meetings</p> <p>1. Prior to beginning any work that may impact any historical resource(s) which is/are subject to this MMRP, the Applicant shall arrange a Precon Meeting that shall include the PI, Construction Manager (CM) and/or Grading Contractor, Resident Engineer (RE), Historical Monitor(s), Building Inspector (BI), if appropriate, and City Staff. The qualified Historian and/or Architectural Historian shall attend any grading/excavation related Precon Meetings to make comments and/or suggestions concerning the Historical Monitoring program with the Construction Manager and/or Grading Contractor.</p> <p>(a) If the PI is unable to attend the Precon Meeting, the Applicant shall schedule a focused Precon Meeting with City Staff, the PI, RE, CM or BI, if appropriate, prior to the start of any work that requires monitoring.</p> <p>2. Historical Monitoring Plan (HMP)</p> <p>(a) Prior to the start of any work that is subject to an HMP, the PI shall submit an HMP which describes how the monitoring would be accomplished for approval by City Staff. The HMP shall include an Historical Monitoring Exhibit (HME) based on the appropriate construction documents (reduced to 11x17) to City Staff identifying the areas to be monitored including the delineation of grading/excavation limits.</p> <p>(b) Prior to the start of any work, the PI shall also submit a</p>			

SIGNIFICANT IMPACT(S)	MITIGATION MEASURE(S)	IMPLEMENTATION TIME FRAME	IMPLEMENTATION RESPONSIBILITY	VERIFICATION RESPONSIBILITY
	<p>construction schedule to City Staff through the RE indicating when and where monitoring will occur.</p> <p>(c) The PI may submit a detailed letter to City Staff prior to the start of work or during construction requesting a modification to the monitoring program. This request shall be based on relevant information such as review of final construction documents which indicate site conditions such as underpinning, shoring and/or extensive excavation which could result in impacts to, and/or reduce impacts to the on-site or adjacent historical resource.</p> <p>C. Implementation of Approved Treatment Plan for Historical Resources</p> <ol style="list-style-type: none"> 1. Implementation of the approved Treatment Plan for the protection of historical resources within the project site may not begin prior to the completion of the Documentation Program as defined above. 2. The qualified Historical Monitor(s) shall attend weekly jobsite meetings and be on-site daily during the stabilization phase for any retained or adjacent historical resource to photo document the Treatment Plan process. 3. The qualified Historical Monitor(s) shall document activity via the Consultant Site Visit Record (CSV). The CSV's shall be faxed by the CM to the RE the first day and last day (Notification of Monitoring Completion) of the Treatment Plan process and in the case of ANY unanticipated incidents. The RE shall forward copies to City Staff. 4. Prior to the start of any construction related activities, the applicant shall provide verification to City Staff that all historical resources on-site have been adequately stabilized in accordance with the approved Treatment Plan. This may include a site visit with City Staff, the CM, RE or BI, but may also be accomplished through submittal of the draft Treatment Plan photo documentation report. 5. City Staff will provide written verification to the RE or BI 			

SIGNIFICANT IMPACT(S)	MITIGATION MEASURE(S)	IMPLEMENTATION TIME FRAME	IMPLEMENTATION RESPONSIBILITY	VERIFICATION RESPONSIBILITY
	<p>after the site visit or upon approval of draft Treatment Plan report indicating that construction related activities can proceed.</p> <p>III. During Construction</p> <p>A. Qualified Historical Monitor(s) Shall be Present During Grading/Excavation/Trenching</p> <ol style="list-style-type: none"> 1. The Qualified Historical Monitor(s) shall be present full-time during grading/excavation/trenching activities which could result in impacts to historical resources as identified on the HME. The Construction Manager is responsible for notifying the RE, PI, and City Staff of changes to any construction activities. 2. The Qualified Historical Monitor(s) shall document field activity via the Consultant Site Visit Record (CSVR). The CSVR's shall be faxed by the CM to the RE the first day of monitoring, the last day of monitoring, monthly (Notification of Monitoring Completion), and in the case of ANY incidents involving the historical resource. The RE shall forward copies to City Staff. 3. The PI may submit a detailed letter to City Staff during construction requesting a modification to the monitoring program when a field condition arises which could effect the historical resource being retained on-site or adjacent to the construction site. <p>B. Notification Process</p> <ol style="list-style-type: none"> 1. In the event of damage to a historical resource retained on-site or adjacent to the project site, the Qualified Historical Monitor(s) shall direct the contractor to temporarily divert construction activities in the area of historical resource and immediately notify the RE or BI, as appropriate, and the PI (unless Monitor is the PI). 2. The PI shall immediately notify City Staff by phone of the incident, and shall also submit written documentation to City Staff within 24 hours by fax or email with photos of the 			

SIGNIFICANT IMPACT(S)	MITIGATION MEASURE(S)	IMPLEMENTATION TIME FRAME	IMPLEMENTATION RESPONSIBILITY	VERIFICATION RESPONSIBILITY
	<p>resource in context, if possible.</p> <p>C. Determination/Evaluation of Impacts to a Historical Resource</p> <ol style="list-style-type: none"> 1. The PI shall evaluate the incident relative to the historical resource. <ol style="list-style-type: none"> (a) The PI shall immediately notify City Staff by phone to discuss the incident and shall also submit a letter to City Staff indicating whether additional mitigation is required. (b) If impacts to the historical resource are significant, the PI shall submit a proposal for City Staff review and written approval in accordance with Chapter 14, Article 3, Division 2, Historical Resources Regulations of the Land Development Code and the Secretary of the Interior's Standards for the Treatment of Historic Properties (1995) and the associated Guidelines. Direct and/or indirect impacts to historical resources from construction activities must be mitigated before work will be allowed to resume. (c) If impacts to the historical resource are not considered significant, the PI shall submit a letter to City Staff indicating that the incident will be documented in the Final Monitoring Report. The letter shall also indicate that that no further work is required. <p>IV. Night Work</p> <ol style="list-style-type: none"> A. If night and/or weekend work is included in the contract <ol style="list-style-type: none"> 1. When night and/or weekend work is included in the contract package, the extent and timing shall be presented and discussed at the Precon Meeting. 2. The following procedures shall be followed. <ol style="list-style-type: none"> (a) No Impacts/Incidents In the event that no historical resources were impacted during night and/or weekend work, the PI shall record the information on the CSV and submit to City Staff via fax by 8 am of the next business day. (b) Potentially Significant Impacts If the PI determines that a potentially significant impact has occurred to a historical resource, the procedures 			

SIGNIFICANT IMPACT(S)	MITIGATION MEASURE(S)	IMPLEMENTATION TIME FRAME	IMPLEMENTATION RESPONSIBILITY	VERIFICATION RESPONSIBILITY
	<p>detailed under Section III - During Construction shall be followed.</p> <p>(c) The PI shall immediately contact City Staff, or by 8 am of the next business day to report and discuss the findings as indicated in Section III-B, unless other specific arrangements have been made.</p> <p>B. If night and/or weekend work becomes necessary during the course of construction:</p> <ol style="list-style-type: none"> 1. The Construction Manager shall notify the RE, or BI, as appropriate, a minimum of 24 hours before the work is to begin. 2. The RE, or BI, as appropriate, shall notify City Staff immediately. <p>C. All other procedures described above shall apply, as appropriate.</p> <p>V. Post Construction</p> <p>A. Submittal of Draft Monitoring Report</p> <ol style="list-style-type: none"> 1. The PI shall submit two copies of the Draft Monitoring Report (even if negative), prepared in accordance with the Historical Resources Guidelines and Appendices which describes the results, analysis, and conclusions of all phases of the Historical Monitoring Program (with appropriate graphics) to City Staff for review and approval within 90 days following the completion of monitoring. (a) The preconstruction Treatment Plan and Documentation Plan (photos and measured drawings) and Historical Commemorative Program, if applicable, shall be included and/or incorporated into the Draft Monitoring Report. (b) The PI shall be responsible for updating (on the appropriate State of California Department of Park and Recreation forms-DPR 523 A/B) any existing site forms to document the partial and/or complete demolition of the resource. Updated forms shall be submitted to the South Coastal Information Center with the Final Monitoring Report. 			

SIGNIFICANT IMPACT(S)	MITIGATION MEASURE(S)	IMPLEMENTATION TIME FRAME	IMPLEMENTATION RESPONSIBILITY	VERIFICATION RESPONSIBILITY
	<ol style="list-style-type: none"> 2. City Staff shall return the Draft Monitoring Report to the PI for revision or, for preparation of the Final Report. 3. The PI shall submit revised Draft Monitoring Report to City Staff for approval. 4. City Staff shall provide written verification to the PI of the approved report. 5. City Staff shall notify the RE or BI, as appropriate, of receipt of all Draft Monitoring Report submittals and approvals. <p>B. Final Monitoring Report(s)</p> <ol style="list-style-type: none"> 1. The PI shall submit one copy of the approved Final Monitoring Report to the RE or BI as appropriate, and one copy to City Staff (even if negative), within 90 days after notification from City Staff that the draft report has been approved. 2. The RE shall, in no case, issue the Notice of Completion until receiving a copy of the approved Final Monitoring Report from City Staff. 			
Impact HIST-B.1: Development in downtown could impact significant buried archaeological resources. (Direct and Cumulative)	<p>Mitigation Measure HIST-B.1-1: If the potential exists for direct and/or indirect impacts to significant buried archaeological resources, the following measures shall be implemented in coordination with a Development Services Department designee and/or City Staff to the Historic Resources Board (HRB) ("City Staff") in accordance with Chapter 14, Article 3, Division 2, Historical Resources Regulations of the Land Development Code. Prior to issuance of any permit that could directly affect an archaeological resource, City Staff shall assure that all elements of the MMRP are performed in accordance with all applicable City regulations and guidelines by an Archaeologist meeting the qualifications specified in Appendix B of the San Diego Land Development Code, Historical Resources Guidelines. City Staff shall also require that the following steps be taken to determine: (1) the presence of archaeological resources and (2) the appropriate mitigation for any significant resources</p> <p>which may be impacted by a development activity. Sites may include residential and commercial properties, privies, trash pits, building foundations, and industrial features representing the contributions of people from diverse socio-economic and ethnic backgrounds. Sites may also include resources associated with pre-historic Native American activities. Archeological resources which also meet the definition of historical resources or unique archaeological resources under CEQA or the SDMC shall be treated</p>	<p>Prior to Demolition or Grading Permit (Design)</p> <p>Prior to Certificate of Occupancy (Implementation)</p>	Developer	City Staff

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	<p>in accordance with the following evaluation procedures and applicable mitigation program:</p> <p>Step 1-Initial Evaluation</p> <p>An initial evaluation for the potential of significant subsurface archaeological resources shall be prepared to the satisfaction of City Staff as part of an Environmental Secondary Study for any activity which involves excavation or building demolition. The initial evaluation shall be guided by an appropriate level research design in accordance with the City's Land Development Code, Historical Resources Guidelines. The person completing the initial review shall meet the qualification requirements as set forth in the Historical Resources Guidelines and shall be approved by City Staff. The initial evaluation shall consist , at a minimum, of a review of the following historical sources: The 1876 Bird's Eye View of San Diego, all Sanborn Fire Insurance Company maps, appropriate City directories and maps that identify historical properties or archaeological sites, and a records search at the South Coastal Information Center for archaeological resources located within the property boundaries. Historical and existing land uses shall also be reviewed to assess the potential presence of significant prehistoric and historic archaeological resources. The person completing the initial review shall also consult with and consider input from local individuals and groups with expertise in the historical resources of the San Diego area. These experts may include the University of California, San Diego State University, San Diego Museum of Man, Save Our Heritage Organization (SOHO), local historical and archaeological groups, the Native American Heritage Commission (NAHC), designated community planning groups, and other individuals or groups that may have specific knowledge of the area. Consultation with these or other individuals and groups shall occur as early as possible in the evaluation process.</p> <p>When the initial evaluation indicates that important archaeological sites may be present on a project site but their presence cannot be confirmed prior to construction or demolition due to obstructions or spatially limited testing and data recovery, the applicant shall prepare and implement an archaeological monitoring program as a condition of development approval to the satisfaction of City Staff. If the NAHC Sacred Lands File search is positive for Native American resources within the project site, then additional evaluation must</p>			

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	<p>include participation of a local Native American consultant in accordance with CEQA Sections 15064.5(d), 15126.4(b)(3) and Public Resources Code Section 21083.2.</p> <p>No further action is required if the initial evaluation demonstrates there is no potential for subsurface resources. The results of this research shall be summarized in the Secondary Study.</p> <p>Step 2-Testing</p> <p>A testing program is required if the initial evaluation demonstrates that there is a potential for subsurface resources. The testing program shall be conducted during the hazardous materials remediation or following the removal of any structure or surface covering which may be underlain by potential resources. The removal of these structures shall be conducted in a manner which minimizes disturbance of underlying soil. This shall entail a separate phase of investigations from any mitigation monitoring during construction.</p> <p>The testing program shall be performed by a qualified Historical Archaeologist meeting the qualifications specified in Appendix B of the San Diego Land Development Code, Historical Resources Guidelines. The Historical Archaeologist must be approved by City Staff prior to commencement. Before commencing the testing, a treatment plan shall be submitted for City Staff approval that reviews the initial evaluation results and includes a research design. The research design shall be prepared in accordance with the City's Historical Resources Guidelines and include a discussion of field methods, research questions against which discoveries shall be evaluated for significance, collection strategy, laboratory and analytical approaches, and curation arrangements. All tasks shall be in conformity with best practices in the field of historic urban archaeology.</p> <p>A recommended approach for historic urban sites is at a minimum fills and debris along interior lot lines or other areas indicated on Sanborn maps.</p> <p>Security measures such as a locked fence or surveillance shall be taken to prevent looting or vandalism of archaeological resources as soon as demolition is complete or paved surfaces are removed. These measures shall be maintained during archaeological field investigations. It is recommended</p>			

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	<p>that exposed features be covered with steel plates or fill dirt when not being investigated.</p> <p>The results of the testing phase shall be submitted in writing to City Staff and shall include the research design, testing results, significance evaluation, and recommendations for further treatment. Final determination of significance shall be made in consultation with City Staff , and with the Native American community, if the finds are prehistoric. If no significant resources are found and site conditions are such that there is no potential for further discoveries, then no further action is required. If no significant resources are found but results of the initial evaluation and testing phase indicates there is still a potential for resources to be present in portions of the property that could not be tested, then mitigation monitoring is required and shall be conducted in accordance with the provisions set forth in Step 4 - Monitoring. If significant resources are discovered during the testing program, then data recovery in accordance with Step 3 shall be undertaken prior to construction. If the existence or probable likelihood of Native American human remains or associated grave goods area discovered through the testing program, the Qualified Archaeologist shall stop work in the area, notify the City Building Inspector, City staff, and immediately implement the procedures set forth in CEQA Guidelines Section 15064.5 and the California Public Resources Code (PRC) Section 5097.98 for discovery of human remains. This procedure is further detailed in the Mitigation, Monitoring and Reporting Program (Step 4). City Staff must concur with evaluation results before the next steps can proceed.</p> <p>Step 3-Data Recovery</p> <p>For any site determined to be significant, a Research Design and Data Recovery Program (RDDRPP) shall be prepared in accordance with the City's Historical Resources Guidelines, approved by City Staff, and carried out to mitigate impacts before any activity is conducted which could potentially disturb significant resources. The archaeologist shall notify City Staff of the date upon which data recovery will commence ten (10) working days in advance.</p> <p>All cultural materials collected shall be cleaned, catalogued and permanently</p>			

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	<p>curated with an appropriate institution. Native American burial resources shall be treated in the manner agreed to by the Native American representative or be reinterred on the site in an area not subject to further disturbance in</p> <p>accordance with CEQA section 15164.5 and the Public Resources Code section 5097.98. All artifacts shall be analyzed to identify function and chronology as they relate to the history of the area. Faunal material shall be identified as to species and specialty studies shall be completed, as appropriate. All newly discovered archaeological sites shall be recorded with the South Coastal Information Center at San Diego State University. Any human bones and associated grave goods of Native American origin encountered during Step 2-Testing, shall, upon consultation, be turned over to the appropriate Native American representative(s) for treatment in accordance with state regulations as further outlined under Step 4-Monitoring (Section IV. Discovery of Human Remains).</p> <p>A draft Data Recovery Report shall be submitted to City Staff within twelve months of the commencement of the data recovery. Data Recovery Reports shall describe the research design or questions, historic context of the finds, field results, analysis of artifacts, and conclusions. Appropriate figures, maps and tables shall accompany the text. The report shall also include a catalogue of all finds and a description of curation arrangements at an approved facility, and a general statement indicating the disposition of any human remains encountered during the data recovery effort (please note that the location of reinternment and/or repatriation is confidential and not subject to public disclosure in accordance with state law). Finalization of draft reports shall be subject to City Staff review.</p> <p>Step 4 – Monitoring</p> <p>If no significant resources are encountered, but results of the initial evaluation and testing phase indicates there is still a potential for resources to be present in portions of the property that could not be tested, then mitigation monitoring is required and shall be conducted in accordance with the following provisions and components:</p> <p>I. Prior to Permit Issuance</p> <p>A. Construction Plan Check</p> <p>1. Prior to Notice to Proceed (NTP) for any construction permits,</p>			

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	<p>including but not limited to, the first Grading Permit, Demolition Permits and Building Permits, but prior to the first Precon Meeting, whichever is applicable, City Staff shall verify that the requirements for Archaeological Monitoring and Native American monitoring, where the project may impact Native American resources, have been noted on the appropriate construction documents.</p> <p>B. Letters of Qualification have been submitted to City Staff</p> <ol style="list-style-type: none"> 1. The applicant shall submit a letter of verification to City Staff identifying the Principal Investigator (PI) for the project and the names of all persons involved in the archaeological monitoring program, as defined in the City of San Diego Historical Resources Guidelines (HRG). If applicable, individuals involved in the archaeological monitoring program must have completed the 40-hour HAZWOPER training with certification documentation. 2. City Staff will provide a letter to the applicant confirming that the qualifications of the PI and all persons involved in the archaeological monitoring of the project meet the qualifications established in the HRG. 3. Prior to the start of work, the applicant must obtain written approval from City Staff for any personnel changes associated with the monitoring program. <p>II. Prior to Start of Construction</p> <p>A. Verification of Records Search</p> <ol style="list-style-type: none"> 1. The PI shall provide verification to City Staff that a site-specific records search (1/4 mile radius) has been completed. Verification includes, but is not limited to a copy of a confirmation letter from South Coastal Information Center, or, if the search was in-house, a letter of verification from the PI stating that the search was completed. 2. The letter shall introduce any pertinent information concerning expectations and probabilities of discovery during trenching and/or grading activities. 3. The PI may submit a detailed letter to City Staff requesting a reduction to the 1/4 mile radius. <p>B. PI Shall Attend Precon Meetings</p> <ol style="list-style-type: none"> 1. Prior to beginning any work that requires monitoring, the Applicant shall arrange a Precon Meeting that shall include the 			

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	<p>PI, Native American consultant/monitor (where Native American resources may be impacted), Construction Manager (CM) and/or Grading Contractor, Resident Engineer (RE), the Native American representative(s) (where Native American resources may be impacted), Building Inspector (BI), if appropriate, and City Staff. The qualified Archaeologist and the Native American consultant/monitor shall attend any grading/excavation related Precon Meetings to make comments and/or suggestions concerning the Archaeological Monitoring program with the Construction Manager and/or Grading Contractor.</p> <p>(a) If the PI is unable to attend the Precon Meeting, the Applicant shall schedule a focused Precon Meeting with City Staff, the PI, RE, CM or BI, if appropriate, prior to the start of any work that requires monitoring.</p> <p>2. Archaeological Monitoring Plan (AMP)</p> <p>(a) Prior to the start of any work that requires monitoring, the PI shall submit an Archaeological Monitoring Plan (with verification that the AMP has been reviewed and approved by the Native American consultant/monitor when NA resources may be impacted) which describes how the monitoring would be accomplished for approval by City Staff and the Native American monitor. The AMP shall include an Archaeological Monitoring Exhibit (AME) based on the appropriate construction documents (reduced to 11x17) to City Staff identifying the areas to be monitored including the delineation of grading/excavation limits.</p> <p>(b) The AME shall be based on the results of a site-specific records search as well as information regarding existing known soil conditions (native or formation).</p> <p>(c) Prior to the start of any work, the PI shall also submit a construction schedule to City Staff through the RE indicating when and where monitoring will occur.</p> <p>(d) The PI may submit a detailed letter to City Staff prior to the start of work or during construction requesting a modification to the monitoring program. This request shall be based on relevant information such as review of final construction documents which indicate site conditions such as depth of excavation and/or site graded</p>			

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	<p>to bedrock, etc., which may reduce or increase the potential for resources to be present.</p> <p>III. During Construction</p> <p>A. Monitor(s) Shall be Present During Grading/Excavation/Trenching</p> <ol style="list-style-type: none"> 1. The Archaeological monitor shall be present full-time during all soil disturbing and grading/excavation /trenching activities which could result in impacts to archaeological resources as identified on the AME. The Construction Manager is responsible for notifying the RE, PI, and City Staff of changes to any construction activities. 2. The Native American consultant/monitor shall determine the extent of their presence during soil disturbing and grading/excavation/trenching activities based on the AME, and provide that information to the PI and City Staff. If prehistoric resources are encountered during the Native American consultant/monitor's absence, work shall stop and the Discovery Notification Processes detailed in Sections III.B-C, and IVA-D. shall commence. 3. The archeological and Native American consultant/monitor shall document field activity via the Consultant Site Visit Record (CSVR). The CSVR's shall be faxed by the CM to the RE the first day of monitoring, the last day of monitoring, monthly (Notification of Monitoring Completion), and in the case of ANY discoveries. The RE shall forward copies to City Staff. 4. The PI may submit a detailed letter to City Staff during construction requesting a modification to the monitoring program when a field condition such as modern disturbance post-dating the previous grading/trenching activities, presence of fossil formations, or when native soils are encountered that may reduce or increase the potential for resources to be present. <p>B. Discovery Notification Process</p> <ol style="list-style-type: none"> 1. In the event of a discovery, the Archaeological Monitor shall direct the contractor to temporarily divert all soil disturbing activities, including but not limited to, digging, trenching, excavating, or grading activities in the area of discovery and in the area reasonably suspected to overlay adjacent resources and 			

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	<p>immediately notify the RE or BI, as appropriate.</p> <ol style="list-style-type: none"> 2. The Monitor shall immediately notify the PI (unless Monitor is the PI) of the discovery. 3. The PI shall immediately notify City Staff by phone of the discovery, and shall also submit written documentation to City Staff within 24 hours by fax or email with photos of the resource in context, if possible. 4. No soil shall be exported off-site until a determination can be made regarding the significance of the resource specifically if Native American resources are encountered. <p>C. Determination of Significance</p> <ol style="list-style-type: none"> 1. The PI and Native American consultant/monitor, where Native American resources are discovered, shall evaluate the significance of the resource. If Human Remains are involved, follow protocol in Section IV below. <ol style="list-style-type: none"> (a) The PI shall immediately notify City Staff by phone to discuss significance determination and shall also submit a letter to City Staff indicating whether additional mitigation is required. (b) If the resource is significant, the PI shall submit an Archaeological Data Recovery Program (ADRP) which has been reviewed by the Native American consultant/monitor when applicable, and obtain written approval from City Staff and the Native American representative(s), if applicable. Impacts to significant resources must be mitigated before ground disturbing activities in the area of discovery will be allowed to resume. (c) If the resource is not significant, the PI shall submit a letter to City Staff indicating that artifacts will be collected, curated, and documented in the Final Monitoring Report. The letter shall also indicate that that no further work is required. <p>IV. Discovery of Human Remains If human remains are discovered, work shall halt in that area and no soil shall be exported off-site until a determination can be made</p>			

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	<p>regarding the provenance of the human remains; and the following procedures set forth in CEQA Section 15064.5(e), the California Public Resources Code (Sec. 5097.98) and State Health and Safety Code (Sec. 7050.5) shall be undertaken:</p> <p>A. Notification</p> <ol style="list-style-type: none"> 1. Archaeological Monitor shall notify the RE or BI as appropriate, City Staff , and the PI, if the Monitor is not qualified as a PI. City Staff will notify the appropriate Senior Planner in the Environmental Analysis Section (EAS) of the Development Services Department to assist with the discovery process. 2. The PI shall notify the Medical Examiner after consultation with the RE, either in person or via telephone. <p>B. Isolate discovery site</p> <ol style="list-style-type: none"> 1. Work shall be directed away from the location of the discovery and any nearby area reasonably suspected to overlay adjacent human remains until a determination can be made by the Medical Examiner in consultation with the PI concerning the provenance of the remains. 2. The Medical Examiner, in consultation with the PI, will determine the need for a field examination to determine the provenance. 3. If a field examination is not warranted, the Medical Examiner will determine with input from the PI, if the remains are or are most likely to be of Native American origin. <p>C. If Human Remains are determined to be Native American</p> <ol style="list-style-type: none"> 1. The Medical Examiner will notify the Native American Heritage Commission (NAHC) within 24 hours. By law, ONLY the Medical Examiner can make this call. 2. NAHC will immediately identify the person or persons determined to be the Most Likely Descendent (MLD) and provide contact information. 3. The MLD will contact the PI within 24 hours or sooner after the Medical Examiner has completed coordination, to begin the consultation process in accordance with CEQA Section 15064.5(e) and the California Public Resources and Health & Safety Codes. 4. The MLD will have 48 hours to make recommendations to the property owner or representative, for the treatment or disposition 			

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	<p>with proper dignity, of the human remains and associated grave goods.</p> <p>5. Disposition of Native American Human Remains will be determined between the MLD and the PI, and if:</p> <ul style="list-style-type: none"> (a) The NAHC is unable to identify the MLD, OR the MLD failed to make a recommendation within 48 hours after being notified by the Commission; OR; (b) The landowner or authorized representative rejects the recommendation of the MLD and mediation in accordance with PRC 5097.94 (k) by the NAHC fails to provide measures acceptable to the landowner, THEN, (c) In order to protect these sites, the Landowner shall do one or more of the following: <ul style="list-style-type: none"> (1) Record the site with the NAHC; (2) Record an open space or conservation easement on the site; (3) Record a document with the County. <p>6. Upon the discovery of multiple Native American human remains during a ground disturbing land development activity, the landowner may agree that additional conferral with descendants is necessary to consider culturally appropriate treatment of multiple Native American human remains. Culturally appropriate treatment of such a discovery may be ascertained from review of the site utilizing cultural and archaeological standards. Where the parties are unable to agree on the appropriate treatment measures the human remains and buried with Native American human remains shall be reinterred with appropriate dignity, pursuant to Section 5.c., above.</p> <p>D. If Human Remains are not Native American</p> <ul style="list-style-type: none"> 1. The PI shall contact the Medical Examiner and notify them of the historic era context of the burial. 2. The Medical Examiner will determine the appropriate course of action with the PI and City staff (PRC 5097.98). 3. If the remains are of historic origin, they shall be appropriately removed and conveyed to the San Diego Museum of Man for analysis. The decision for internment of the human remains shall be made in consultation with City Staff, the 			

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	<p>applicant/landowner and the San Diego Museum of Man.</p> <p>V. Night and/or Weekend Work</p> <p>A. If night and/or work is included in the contract</p> <ol style="list-style-type: none"> 1. When night and/or weekend work is included in the contract package, the extent and timing shall be presented and discussed at the Precon Meeting. 2. The following procedures shall be followed. <ol style="list-style-type: none"> (a) No Discoveries In the event that no discoveries were encountered during night and/or weekend work, the PI shall record the information on the CSV and submit to City Staff via fax by 8 am of the next business day. (b) Discoveries All discoveries shall be processed and documented using the existing procedures detailed in Sections III - During Construction, and IV – Discovery of Human Remains. Discovery of human remains shall always be treated as a significant discovery. (c) Potentially Significant Discoveries If the PI determines that a potentially significant discovery has been made, the procedures detailed under Section III - During Construction and IV-Discovery of Human Remains shall be followed. (d) The PI shall immediately contact City Staff, or by 8 am of the next business day to report and discuss the findings as indicated in Section III-B, unless other specific arrangements have been made. <p>B. If night and/or weekend work becomes necessary during the course of construction</p> <ol style="list-style-type: none"> 1. The Construction Manager shall notify the RE, or BI, as appropriate, a minimum of 24 hours before the work is to begin. 2. The RE, or BI, as appropriate, shall notify City Staff immediately. <p>C. All other procedures described above shall apply, as appropriate.</p>			

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	<p>VI. Post Construction</p> <p>A. Submittal of Draft Monitoring Report</p> <ol style="list-style-type: none"> 1. The PI shall submit two copies of the Draft Monitoring Report (even if negative) prepared in accordance with the Historical Resources Guidelines and Appendices which describes the results, analysis, and conclusions of all phases of the Archaeological Monitoring Program (with appropriate graphics) to City Staff, for review and approval within 90 days following the completion of monitoring. <ol style="list-style-type: none"> (a) For significant archaeological resources encountered during monitoring, the Archaeological Data Recovery Program shall be included in the Draft Monitoring Report. (b) Recording sites with State of California Department of Parks and Recreation The PI shall be responsible for recording (on the appropriate State of California Department of Park and Recreation forms-DPR 523 A/B) any significant or potentially significant resources encountered during the Archaeological Monitoring Program in accordance with the City's Historical Resources Guidelines, and submittal of such forms to the South Coastal Information Center with the Final Monitoring Report. 2. City Staff shall return the Draft Monitoring Report to the PI for revision or, for preparation of the Final Report. 3. The PI shall submit revised Draft Monitoring Report to City Staff for approval. 4. City Staff shall provide written verification to the PI of the approved report. 5. City Staff shall notify the RE or BI, as appropriate, of receipt of all Draft Monitoring Report submittals and approvals. <p>B. Handling of Artifacts and Submittal of Collections Management Plan, if applicable</p> <ol style="list-style-type: none"> 1. The PI shall be responsible for ensuring that all cultural remains collected are cleaned and catalogued. 2. The PI shall be responsible for ensuring that all artifacts are 			

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	<p>analyzed to identify function and chronology as they relate to the history of the area; that faunal material is identified as to species; and that specialty studies are completed, as appropriate.</p> <p>3. The PI shall submit a Collections Management Plan to City Staff for review and approval for any project which results in a substantial collection of historical artifacts.</p> <p>C. Curation of artifacts: Accession Agreement and Acceptance Verification</p> <p>1. The PI shall be responsible for ensuring that all artifacts associated with the survey, testing and/or data recovery for this project are permanently curated with an appropriate institution. This shall be completed in consultation with City Staff and the Native American representative, as applicable.</p> <p>2. The PI shall include the Acceptance Verification from the curation institution in the Final Monitoring Report submitted to the RE or BI and City Staff.</p> <p>3. When applicable to the situation, the PI shall include written verification from the Native American consultant/monitor indicating that Native American resources were treated in accordance with state law and/or applicable agreements. If the resources were reinterred, verification shall be provided to show what protective measures were taken to ensure no further disturbance in accordance with section IV – Discovery of Human Remains, subsection 5.(d).</p> <p>D. Final Monitoring Report(s)</p> <p>1. The PI shall submit one copy of the approved Final Monitoring Report to the RE or BI as appropriate, and one copy to City Staff (even if negative), within 90 days after notification from City Staff that the draft report has been approved.</p> <p>2. The RE shall, in no case, issue the Notice of Completion until receiving a copy of the approved Final Monitoring Report from City Staff which includes the Acceptance Verification from the curation institution.</p>			

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LAND USE (LND)				
Impact LU-B.1: Noise generated by major ballpark events could cause interior noise levels in noise-sensitive uses (e.g. residential and hotels) within four blocks of the ballpark to exceed the 45 dB(A) limit mandated by Title 24 of the California Code. (Direct)	Implementation of the noise attenuation measures required by Mitigation Measure NOI-B.2-1 would reduce interior noise levels to 45 dB (A) CNEL and reduce potential impacts to below a level of significance.	Prior to Building Permit (Design) Prior to Certificate of Occupancy (Implementation)	Developer	CCDC/City
NOISE (NOI)				
Impact NOI-B.1: Noise generated by I-5 and highly traveled grid streets could cause interior noise levels in noise-sensitive uses (exclusive of residential and hotel uses) to exceed 45 dB(A). (Direct)	Mitigation Measure NOI-B.1-1: Prior to approval of a Building Permit for any residential, hospital, or hotel within 475 feet of the centerline of Interstate 5 or adjacent to a roadway carrying more than 7,000 ADT, an acoustical analysis shall be performed to confirm that architectural or other design features are included which would assure that noise levels within habitable rooms would not exceed 45 dB(A) CNEL.	Prior to Building Permit (Design) Prior to Certificate of Occupancy (Implementation)	Developer	CCDC/City
Impact NOI-B.2: Noise generated by major ballpark events could cause interior noise levels in noise-sensitive uses (e.g. residential and hotels) within four blocks of the ballpark to exceed the 45 dB(A) limit mandated by Title 24 of the California Code. (Direct)	Mitigation Measure NOI-B.2-1: Prior to approval of a Building Permit for any noise-sensitive land uses within four blocks of Petco Park, an acoustical analysis shall be performed. The analysis shall confirm that architectural or other design features are included in the design which would assure that noise levels within habitable rooms would not exceed 45 dB(A) CNEL.	Prior to Building Permit (Design) Prior to Certificate of Occupancy (Implementation)	Developer	City
Impact NOI-C.1: Exterior required outdoor open space in residential could experience traffic noise levels in excess 65 dB(A) CNEL. (Direct)	Mitigation Measure NOI-C.1-1: Prior to approval of a Development Permit for any residential development within 475 feet of the centerline of Interstate 5 or adjacent to a roadway carrying more than 7,000 ADT, an acoustical analysis shall be performed to determine if any required outdoor open space areas would be exposed to noise levels in excess of 65 dB(A) CNEL. Provided noise attenuation would not interfere with the primary purpose or design intent of the exterior use, measures shall be included in building plan, to the extent feasible.	Prior to Development Permit (Design) Prior to Certificate of Occupancy (Implementation)	Developer	City

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PALEONTOLOGICAL RESOURCES (PAL)				
Impact PAL-A.1: Excavation in geologic formations with a moderate to high potential for paleontological resources could have an significant impact on these resources, if present. (Direct)	<p>Mitigation Measure PAL-A.1-1: In the event the Secondary Study indicates the potential for significant paleontological resources, the following measures shall be implemented as determined appropriate by CCDC.</p> <p>I. Prior to Permit Issuance</p> <p>A. Construction Plan Check</p> <ol style="list-style-type: none"> 1. Prior to Notice to Proceed (NTP) for any construction permits, including but not limited to, the first Grading Permit, Demolition Permits and Building Permits, but prior to the first preconstruction meeting, whichever is applicable, Centre City Development Corporation (CCDC) shall verify that the requirements for Paleontological Monitoring have been noted on the appropriate construction documents. <p>B. Letters of Qualification have been submitted to CCDC</p> <ol style="list-style-type: none"> 1. The applicant shall submit a letter of verification to CCDC identifying the Principal Investigator (PI) for the project and the names of all persons involved in the paleontological monitoring program, as defined in the City of San Diego Paleontology Guidelines. 2. CCDC will provide a letter to the applicant confirming the qualifications of the PI and all persons involved in the paleontological monitoring of the project. 3. Prior to the start of work, the applicant shall obtain approval from CCDC for any personnel changes associated with the monitoring program. <p>II. Prior to Start of Construction</p> <p>A. Verification of Records Search</p> <ol style="list-style-type: none"> 1. The PI shall provide verification to CCDC that a site-specific records search has been completed. Verification includes, but is not limited to a copy of a confirmation letter from San Diego Natural History Museum, other institution or, if the search was 			

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	<p>in-house, a letter of verification from the PI stating that the search was completed.</p> <p>2. The letter shall introduce any pertinent information concerning expectations and probabilities of discovery during trenching and/or grading activities.</p> <p>B. PI Shall Attend Precon Meetings</p> <p>1. Prior to beginning any work that requires monitoring, the Applicant shall arrange a Precon Meeting that shall include the PI, Construction Manager (CM) and/or Grading Contractor, Resident Engineer (RE), Building Inspector (BI), if appropriate, and CCDC. The qualified paleontologist shall attend any grading/excavation related Precon Meetings to make comments and/or suggestions concerning the Paleontological Monitoring program with the Construction Manager and/or Grading Contractor.</p> <p>a. If the PI is unable to attend the Precon Meeting, the Applicant shall schedule a focused Precon Meeting with CCDC, the PI, RE, CM or BI, if appropriate, prior to the start of any work that requires monitoring.</p> <p>2. Identify Areas to be Monitored</p> <p>a. Prior to the start of any work that requires monitoring, the PI shall submit a Paleontological Monitoring Exhibit (PME) based on the appropriate construction documents (reduced to 11x17) to CCDC identifying the areas to be monitored including the delineation of grading/excavation limits. The PME shall be based on the results of a site specific records search as well as information regarding existing known soil conditions (native or formation).</p> <p>3. When Monitoring Will Occur</p> <p>a. Prior to the start of any work, the PI shall also submit a construction schedule to CCDC through the RE indicating when and where monitoring will occur.</p> <p>b. The PI may submit a detailed letter to CCDC prior to the start of work or during construction requesting a</p>			

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	<p>modification to the monitoring program. This request shall be based on relevant information such as review of final construction documents which indicate conditions such as depth of excavation and/or site graded to bedrock, presence or absence of fossil resources, etc., which may reduce or increase the potential for resources to be present.</p> <p>III. During Construction</p> <p>A. Monitor Shall be Present During Grading/Excavation/Trenching</p> <ol style="list-style-type: none"> 1. The monitor shall be present full-time during grading/excavation/trenching activities as identified on the PME that could result in impacts to formations with high and moderate resource sensitivity. The Construction Manager is responsible for notifying the RE, PI, and CCDC of changes to any construction activities. 2. The monitor shall document field activity via the Consultant Site Visit Record (CSV). The CSV's shall be faxed by the CM to the RE the first day of monitoring, the last day of monitoring, monthly (Notification of Monitoring Completion), and in the case of any discoveries. The RE shall forward copies to CCDC. 3. The PI may submit a detailed letter to CCDC during construction requesting a modification to the monitoring program when a field condition such as trenching activities that do not encounter formational soils as previously assumed, and/or when unique/unusual fossils are encountered, which may reduce or increase the potential for resources to be present. <p>B. Discovery Notification Process</p> <ol style="list-style-type: none"> 1. In the event of a discovery, the Paleontological Monitor shall direct the contractor to temporarily divert trenching activities in the area of discovery and immediately notify the RE or BI, as appropriate. 2. The Monitor shall immediately notify the PI (unless Monitor is the PI) of the discovery. 3. The PI shall immediately notify CCDC by phone of the discovery, and shall also submit written documentation to CCDC within 24 hours by fax or email with photos of the 			

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	<p>resource in context, if possible.</p> <p>C. Determination of Significance</p> <ol style="list-style-type: none"> 1. The PI shall evaluate the significance of the resource. <ol style="list-style-type: none"> a. The PI shall immediately notify CCDC by phone to discuss significance determination and shall also submit a letter to CCDC indicating whether additional mitigation is required. The determination of significance for fossil discoveries shall be at the discretion of the PI. b. If the resource is significant, the PI shall submit a Paleontological Recovery Program (PRP) and obtain written approval from CCDC. Impacts to significant resources must be mitigated before ground disturbing activities in the area of discovery will be allowed to resume. c. If resource is not significant (e.g., small pieces of broken common shell fragments or other scattered common fossils) the PI shall notify the RE, or BI as appropriate, that a non-significant discovery has been made. The Paleontologist shall continue to monitor the area without notification to CCDC unless a significant resource is encountered. d. The PI shall submit a letter to CCDC indicating that fossil resources will be collected, curated, and documented in the Final Monitoring Report. The letter shall also indicate that no further work is required. <p>IV. Night Work</p> <ol style="list-style-type: none"> A. If night work is included in the contract <ol style="list-style-type: none"> 1. When night work is included in the contract package, the extent and timing shall be presented and discussed at the precon meeting. 2. The following procedures shall be followed. <ol style="list-style-type: none"> a. No Discoveries <ol style="list-style-type: none"> (1) In the event that no discoveries were encountered during night work, The PI shall record the information on the CSV and submit to CCDC via fax by 9am the following morning, if possible. 			

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	<ul style="list-style-type: none"> b. Discoveries <ul style="list-style-type: none"> (1)All discoveries shall be processed and documented using the existing procedures detailed in Sections III - During Construction. c. Potentially Significant Discoveries <ul style="list-style-type: none"> (1)If the PI determines that a potentially significant discovery has been made, the procedures detailed under Section III - During Construction shall be followed. d. The PI shall immediately contact CCDC, or by 8AM the following morning to report and discuss the findings as indicated in Section III-B, unless other specific arrangements have been made. B. If night work becomes necessary during the course of construction <ul style="list-style-type: none"> 1. The Construction Manager shall notify the RE, or BI, as appropriate, a minimum of 24 hours before the work is to begin. 2. The RE, or BI, as appropriate, shall notify CCDC immediately. C. All other procedures described above shall apply, as appropriate. V. Post Construction <ul style="list-style-type: none"> A. Submittal of Draft Monitoring Report <ul style="list-style-type: none"> 1. The PI shall submit two copies of the Draft Monitoring Report (even if negative) which describes the results, analysis, and conclusions of all phases of the Paleontological Monitoring Program (with appropriate graphics) to CCDC for review and approval within 90 days following the completion of monitoring, <ul style="list-style-type: none"> a. For significant paleontological resources encountered during monitoring, the Paleontological Recovery Program shall be included in the Draft Monitoring Report. b. Recording Sites with the San Diego Natural History Museum <ul style="list-style-type: none"> (1)The PI shall be responsible for recording (on the appropriate forms) any significant or potentially significant fossil resources encountered during the Paleontological Monitoring Program in accordance with 			

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	<p>the City's Paleontological Guidelines, and submittal of such forms to the San Diego Natural History Museum with the Final Monitoring Report.</p> <ol style="list-style-type: none"> 2. CCDC shall return the Draft Monitoring Report to the PI for revision or, for preparation of the Final Report. 3. The PI shall submit revised Draft Monitoring Report to CCDC for approval. 4. CCDC shall provide written verification to the PI of the approved report. 5. CCDC shall notify the RE or BI, as appropriate, of receipt of all Draft Monitoring Report submittals and approvals. <p>B. Handling of Fossil Remains</p> <ol style="list-style-type: none"> 1. The PI shall be responsible for ensuring that all fossil remains collected are cleaned and catalogued. 2. The PI shall be responsible for ensuring that all fossil remains are analyzed to identify function and chronology as they relate to the geologic history of the area; that faunal material is identified as to species; and that specialty studies are completed, as appropriate <p>C. Curation of fossil remains: Deed of Gift and Acceptance Verification</p> <ol style="list-style-type: none"> 1. The PI shall be responsible for ensuring that all fossil remains associated with the monitoring for this project are permanently curated with an appropriate institution. 2. The PI shall include the Acceptance Verification from the curation institution in the Final Monitoring Report submitted to the RE or BI and CCDC. <p>D. Final Monitoring Report(s)</p> <ol style="list-style-type: none"> 1. The PI shall submit two copies of the Final Monitoring Report to CCDC (even if negative), within 90 days after notification from CCDC that the draft report has been approved. 2. The RE shall, in no case, issue the Notice of Completion until receiving a copy of the approved Final Monitoring Report from CCDC which includes the Acceptance Verification from the curation institution. 			

SIGNIFICANT IMPACT(S)	MITIGATION MEASURE(S)	IMPLEMENTATION TIME FRAME	IMPLEMENTATION RESPONSIBILITY	VERIFICATION RESPONSIBILITY
TRAFFIC AND CIRCULATION (TRF)				
Impact TRF-A.1.1: Increased traffic on grid streets from downtown development would result in unacceptable levels of service on specific roadway intersections and/or segments within downtown. (Direct)	<p>Mitigation Measure TRF-A.1.1-1: At five-year intervals, commencing upon adoption of the proposed Community Plan, CCDC shall conduct a downtown-wide evaluation of the ability of the grid street system to accommodate traffic within downtown as well as the following roadway segment in the surrounding neighborhood: Imperial Avenue (between 25th Street and of 28th Street). In addition to identifying roadway intersections or segments which may need immediate attention, the evaluation shall identify roadways which may warrant interim observation prior to the next 5-year evaluation. The need for roadway improvements shall be based upon deterioration to Level of Service F and/or other standards established by CCDC, in cooperation with the City Engineer. In completing these studies, the potential improvements identified in Appendix C of the traffic study and Tables 5.2-20 and 21 of the EIR will be reviewed to determine whether these or other actions are required to improve traffic flow along affected roadway corridors. As necessary, potential improvements shall also be determined for the identified roadway segments within the surrounding neighborhoods. In selecting improvements, CCDC shall review the effect the improvement may have on pedestrian or bicycle activities whenever pedestrians must traverse any of the following roadway conditions:</p> <ul style="list-style-type: none"> • Five or more lanes at any intersection (excepting boulevards); • Three or more travel lanes on residential streets, or crossing roadways with four or more lanes; • Four or more travel lanes on multi-function streets, or crossing roadways with four or more travel lanes; or • Dual right-turn lanes. <p>Following the completion of each five-year monitoring event, CCDC shall incorporate needed roadway improvements into its Capital Improvement Program (CIP) or identify another implementation strategy.</p> <p>In order to determine if the roadway improvements included in the current five-year CIP, or the equivalent, are sufficient to accommodate developments, a traffic study would be required for large projects. The threshold to be used for determining the need for a traffic study shall reflect</p>	Every five years	CCDC/City	CCDC/City

SIGNIFICANT IMPACT(S)	MITIGATION MEASURE(S)	IMPLEMENTATION TIME FRAME	IMPLEMENTATION RESPONSIBILITY	VERIFICATION RESPONSIBILITY
	the traffic volume threshold used in the Congestion Management Program (CMP). The CMP stipulates that any activity forecasted to generate 2,400 or more daily trips (200 or more equivalent peak hour trips).			
Impact TRF-A.1.2: Increased traffic from downtown development on certain streets surrounding downtown would result in an unacceptable level of service. (Direct and Cumulative)	Implementation of Mitigation Measure TRF-A.1.1-1 would also reduce impacts on surrounding roadways but not necessarily below a level of significance.	Every five years	CCDC/City	CCDC/City




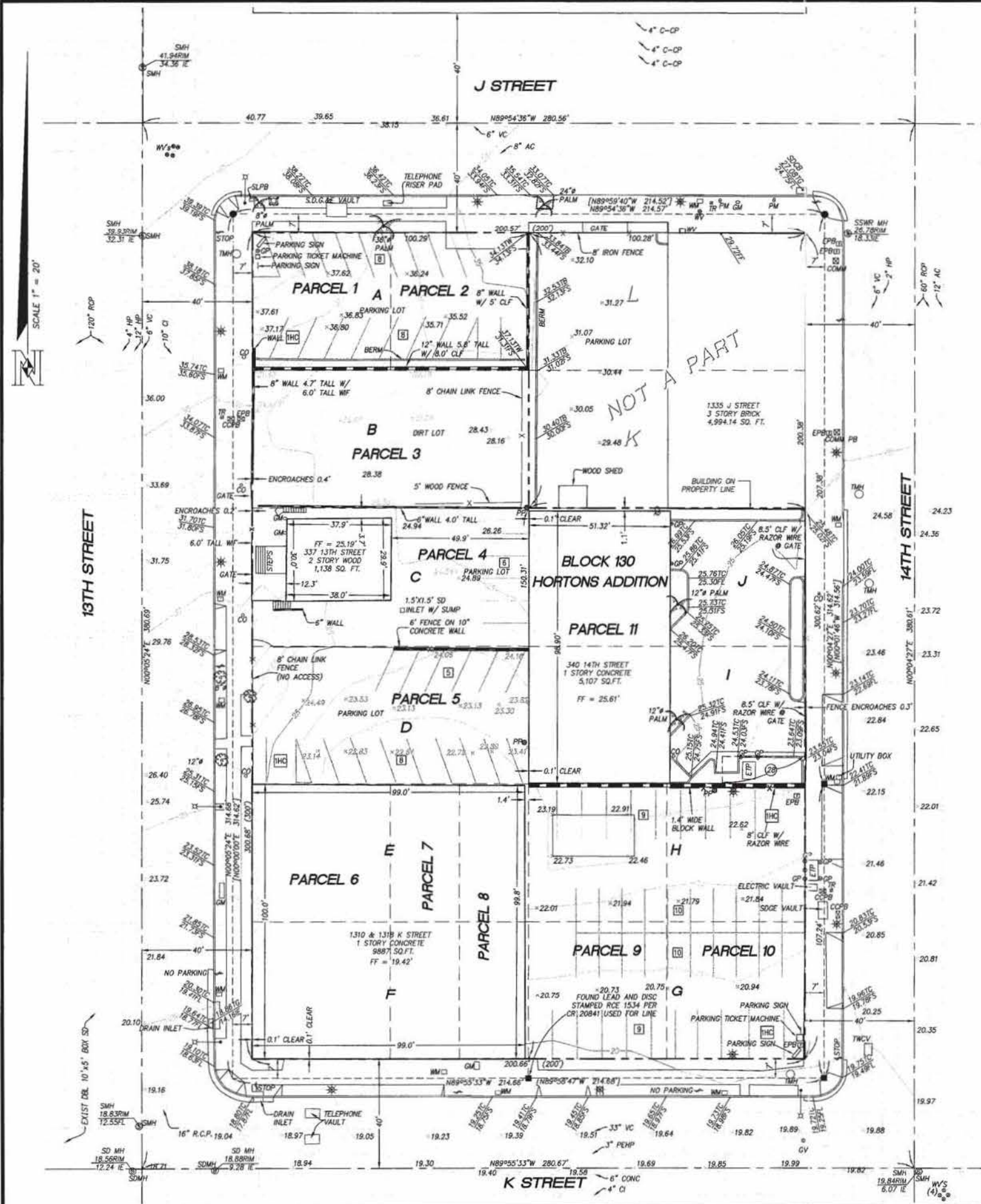
DEVELOPER: TCR (TRAMMELL CROW RESIDENTIAL)
ARCHITECT: JOSEPH WONG DESIGN ASSOCIATES

ALEXAN SAN DIEGO
13TH & J STREET
SAN DIEGO, CA 92101

REVISIONS	
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MAPLE MULTI-FAMILY LAND CA, LP	DATE: 09-20-2014
<div><div><div><div><div><div>JWDA</div></div></div><div><div><div>ARCHITECTURE/PLANNING/INTERIOR DESIGN</div></div></div><div><div><div>Joseph Wong, Principal</div></div></div><div><div><div>1000 Pacific Ave., Suite 2000, San Diego, CA 92101-4470</div></div></div><div><div><div>Phone (619) 594-8777 Fax (619) 594-8844</div></div></div></div></div></div>	SHEET: 00
PROJECT NAME: ALEXAN SAN DIEGO	
PROJECT ADDRESS: 13TH AND J STREET SAN DIEGO, CA	
SHEET TITLE: COVER SHEET	

PROJECT DESCRIPTION	PROJECT DATA		PROJECT TEAM		SHEET INDEX																																																																																																																																																																																																																																																																																																																																	
<p>The Alexan project is a 320-unit high-rise market rate rental apartment building to be located in the East Village neighborhood of downtown San Diego. The Project will provide a variety of unit types: 101 studio units, 123 one-bedroom units, 20 one-bedroom plus units, 67 two-bedroom units and 9 townhome/loft units. Total building area proposed is 301,460 SF above grade with an additional three levels of subterranean parking at 135,405 SF. Parking is provided for 377 vehicles. The project will contain 7,500 SF of common area on the Ground Floor and a 1,000 SF Clubhouse for residents on the Fifth Level as well as a roof/ pool deck area on the 18th floor.</p> <p>The site is a 50,246 square foot parcel bounded by Island Avenue on the north, 13th Street on the west, K- Street on the south and 14th Street on the east. A recognized seismic fault line runs diagonally through the southwest corner of the site. No structures are proposed in the area of influence of the fault line. Park Sun Access Height Limits have been considered in the siting and massing of the building to preserve daylight in the adjacent park across 13th Avenue and to maximize sun exposure to the podium courtyards. In addition the massing addresses adjacencies to the relocated historic structure and the existing 3 story building at the corner of 14th and Island. The small historic structure fronting on 13th Avenue will be relocated to front on J Street, just north of the fault influence zone. The relocation maximizes the development potential of the site and takes advantage of the unbuildable fault area of the site that will be used for a park like outdoor seating area for the converted historic structure that will be used as a restaurant.</p> <p>The project includes a five-story block of apartments fronting on 13th Avenue and rounding the corner on K Street. Mid-block on K Street and wrapping around the corner to 14th Avenue the building height increases to sixteen stories; floors seventeen and eighteen are set back from the sixteen-story portion below to address the park sun access angle. Townhomes are located on 14th Street. The roof of the highest point of the building will be 210 feet above street level grade. A linear, landscaped courtyard separates the five-story mass on 13th Avenue from the larger mass of the apartment tower on 14th Avenue.</p> <p>The high-rise portion of the building will be a poured-in-place and post-tensioned concrete structure with a floor-to-ceiling glazing and metal panel skin. The low rise portion of the building is wood frame construction with less glazing and a more solid appearance. The fine grain overlay is addressed mainly through the building massing - two distinctly different façade expression create two different typologies. Individual residential entries along the ground floor of the low rise portion of the development provide a smaller pedestrian oriented scale and use distinct different materials to exhibit diverse street faces. The upper levels of the low rise structure are modulated by projecting frame elements. In order to maintain an appropriate relationship of massing and scale between the high rise tower and the low rise structure additional steps to modulate the five-story portion further didn't feel appropriate. Each unit has access to a private outdoor deck area with clear glass guardrails or perforated metal. Strong vertical elements are used in the tower to break down the scale of the east and west façade and to achieve a vertical appearance and add additional interest to the largely transparent skin of the building.</p> <p>Ground floor common areas spaces will have high, clear glass storefronts, promoting interaction with street level pedestrian activity and the interior ground floor courtyard space. The interior courtyard provides a common exterior space for residents; courtyard landscaping will be utilized to provide storm water run-off treatment.</p>	<table><tr><td>BUILDING ADDRESS:</td><td>13TH, 14TH, J, & K STREETS SAN DIEGO, CALIFORNIA 92101</td></tr><tr><td>ASSESSOR'S PARCEL NUMBERS:</td><td>535-372-01 TO 535-372-10 AND 535-372-16</td></tr><tr><td>ZONE:</td><td>CENTRE CITY PLANNED DISTRICT RESIDENTIAL EMPHASIS FINE GRAIN DEVELOPMENT OVERLAY PARK SUN ACCESS OVERLAY</td></tr><tr><td>CONSTRUCTION TYPE:</td><td>TYPE 1 - TYPE 5 FULLY SPRINKLERED</td></tr><tr><td>OCCUPANCY:</td><td>R-1 RESIDENTIAL M RETAIL A-3 RESIDENTIAL AMENITY SPACE S-3 PARKING</td></tr><tr><td>APPLICABLE BUILDING CODES:</td><td>CBC-2013</td></tr><tr><td>LOT SIZE:</td><td>50,246 SF</td></tr><tr><td>PROPOSED BUILDING HEIGHT:</td><td>19 STORIES, 210 FEET</td></tr><tr><td colspan="2">BUILDING AREA</td></tr><tr><td>TOTAL GROSS BLDG AREA</td><td>439,089 SF</td></tr><tr><td>ABOVE GRADE (FAR AREA)</td><td>301,460 SF (1,138 SF EXEMPT - HISTORIC BLDG)</td></tr><tr><td colspan="2">F.A.R.:</td></tr><tr><td>MAXIMUM FAR</td><td>6</td></tr><tr><td>PROPOSED FAR:</td><td>6</td></tr><tr><td colspan="2">PARKING:</td></tr><tr><td>REQUIRED</td><td>331 TOTAL 320 + 11 GUEST PARKING (1/30 UNITS)</td></tr><tr><td>PROPOSED</td><td>377 TOTAL 331 STANDARD, 46 TANDEM</td></tr><tr><td>MOTORCYCLE</td><td>17 (1/20 VEHICLE)</td></tr><tr><td>BICYCLE</td><td>17 (1/20 VEHICLE)</td></tr><tr><td colspan="2">COMMON OUTDOOR OPEN SPACE</td></tr><tr><td>REQUIRED</td><td>10,000 SF</td></tr><tr><td>PROPOSED</td><td>10,500 SF</td></tr><tr><td colspan="2">PERSONAL STORAGE</td></tr><tr><td>REQUIRED</td><td>240 CUBIC FEET/ UNIT</td></tr><tr><td>PROPOSED</td><td>76,000 CUBIC FEET - APPROX. 9000 SF</td></tr></table>	BUILDING ADDRESS:	13TH, 14TH, J, & K STREETS SAN DIEGO, CALIFORNIA 92101	ASSESSOR'S PARCEL NUMBERS:	535-372-01 TO 535-372-10 AND 535-372-16	ZONE:	CENTRE CITY PLANNED DISTRICT RESIDENTIAL EMPHASIS FINE GRAIN DEVELOPMENT OVERLAY PARK SUN ACCESS OVERLAY	CONSTRUCTION TYPE:	TYPE 1 - TYPE 5 FULLY SPRINKLERED	OCCUPANCY:	R-1 RESIDENTIAL M RETAIL A-3 RESIDENTIAL AMENITY SPACE S-3 PARKING	APPLICABLE BUILDING CODES:	CBC-2013	LOT SIZE:	50,246 SF	PROPOSED BUILDING HEIGHT:	19 STORIES, 210 FEET	BUILDING AREA		TOTAL GROSS BLDG AREA	439,089 SF	ABOVE GRADE (FAR AREA)	301,460 SF (1,138 SF EXEMPT - HISTORIC BLDG)	F.A.R.:		MAXIMUM FAR	6	PROPOSED FAR:	6	PARKING:		REQUIRED	331 TOTAL 320 + 11 GUEST PARKING (1/30 UNITS)	PROPOSED	377 TOTAL 331 STANDARD, 46 TANDEM	MOTORCYCLE	17 (1/20 VEHICLE)	BICYCLE	17 (1/20 VEHICLE)	COMMON OUTDOOR OPEN SPACE		REQUIRED	10,000 SF	PROPOSED	10,500 SF	PERSONAL STORAGE		REQUIRED	240 CUBIC FEET/ UNIT	PROPOSED	76,000 CUBIC FEET - APPROX. 9000 SF	<table><tr><td>APPLICANT:</td><td>MAPLE MULTI-FAMILY LAND CA, LP 5790 FLEET STREET, SUITE 140 CARLSBAD, CA 92008 TEL: 760.431.3366 CONTACT: ALEC SHIFFER EMAIL: aschiffer@tcreresidential.com</td></tr><tr><td>OWNER:</td><td>CAREER LOFTS - SD, LLC 4699 JAMBOREE RD NEWPORT BEACH, CA 92660 TEL: 949.756.8800 CONTACT: PAUL ROMAN EMAIL: proman@uapcompanies.com</td></tr><tr><td>ARCHITECT:</td><td>JOSEPH WONG DESIGN ASSOCIATES 2359 FOURTH AVENUE SAN DIEGO, CALIFORNIA 92101-1606 TEL.: 619.233.6777 FAX: 619.237.0541 CONTACT: CHRIS FASSLER EMAIL: cfassler@jwdainc.com</td></tr><tr><td>CIVIL ENGINEER/ SURVEY</td><td>NASLAND ENGINEERING 4740 RUFFNER STREET SAN DIEGO, CALIFORNIA 92111 TEL.: 858.292.7770 CONTACT: STEVE NASLAND EMAIL: steve@nasland.com</td></tr><tr><td>LANDSCAPE ARCHITECT:</td><td>LAND-LAB 702 WRELTON DRIVE SAN DIEGO, CALIFORNIA 92109 TEL.: 858.483.9817 CONTACT: NEIL HADLEY EMAIL: nhadley@land-lab.com</td></tr></table>	APPLICANT:	MAPLE MULTI-FAMILY LAND CA, LP 5790 FLEET STREET, SUITE 140 CARLSBAD, CA 92008 TEL: 760.431.3366 CONTACT: ALEC SHIFFER EMAIL: aschiffer@tcreresidential.com	OWNER:	CAREER LOFTS - 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P3			(43,250)		P2			(43,250)		P1			(43,250)		1st	(7,500)	15,500	(14,016)	22,500	2nd		30,998		30,998	3rd		30,880		30,880	4th		29,916		29,916	5th		29,216		29,216	6th	(1,000)	12,450		12,450	7th		12,450		12,450	8th		12,450		12,450	9th		12,450		12,450	10th		12,450		12,450	11th		12,450		12,450	12th		12,450		12,450	13th		12,450		12,450	14th		12,450		12,450	15th		11,650		11,650	16th		11,650		11,650	17th		11,650		11,650	18th		6,750		6,750	Mezzanine		4,200		4,200	TOTALS	(8,500)	294,460	(143,766)	301460	<table><tr><th colspan="7">APARTMENT COUNT AND TYPES</th></tr><tr><th>LEVEL</th><th>STUDIO (535 SF)</th><th>1-BDR (750 SF)</th><th>1-BDR + (800 SF)</th><th>2-BDR (1100 SF)</th><th>TOWNHOUSE/ LOFT(1100 SF)</th><th>TOTAL</th></tr><tr><td>1st</td><td>0</td><td></td><td></td><td></td><td>7</td><td>7</td></tr><tr><td>2nd</td><td>22</td><td>10</td><td>5</td><td>3</td><td>2</td><td>42</td></tr><tr><td>3rd</td><td>19</td><td>10</td><td>5</td><td>4</td><td></td><td>38</td></tr><tr><td>4th</td><td>19</td><td>10</td><td>5</td><td>4</td><td></td><td>38</td></tr><tr><td>5th</td><td>19</td><td>10</td><td>5</td><td>4</td><td></td><td>38</td></tr><tr><td>6th</td><td>2</td><td>7</td><td></td><td>3</td><td></td><td>12</td></tr><tr><td>7th</td><td>2</td><td>7</td><td></td><td>4</td><td></td><td>13</td></tr><tr><td>8th</td><td>2</td><td>7</td><td></td><td>4</td><td></td><td>13</td></tr><tr><td>9th</td><td>2</td><td>7</td><td></td><td>4</td><td></td><td>13</td></tr><tr><td>10th</td><td>2</td><td>7</td><td></td><td>4</td><td></td><td>13</td></tr><tr><td>11th</td><td>2</td><td>7</td><td></td><td>4</td><td></td><td>13</td></tr><tr><td>12th</td><td>2</td><td>7</td><td></td><td>4</td><td></td><td>13</td></tr><tr><td>13th</td><td>2</td><td>7</td><td></td><td>4</td><td></td><td>13</td></tr><tr><td>14th</td><td>2</td><td>7</td><td></td><td>4</td><td></td><td>13</td></tr><tr><td>15th</td><td>2</td><td>7</td><td></td><td>4</td><td></td><td>13</td></tr><tr><td>16th</td><td>2</td><td>7</td><td></td><td>4</td><td></td><td>13</td></tr><tr><td>17th</td><td>0</td><td>6</td><td></td><td>4</td><td></td><td>10</td></tr><tr><td>18th</td><td></td><td>0</td><td></td><td>5</td><td></td><td>5</td></tr><tr><td>TOTALS</td><td>101</td><td>123</td><td>20</td><td>67</td><td>9</td><td>320</td></tr></table>	APARTMENT COUNT AND TYPES							LEVEL	STUDIO (535 SF)	1-BDR (750 SF)	1-BDR + (800 SF)	2-BDR (1100 SF)	TOWNHOUSE/ LOFT(1100 SF)	TOTAL	1st	0				7	7	2nd	22	10	5	3	2	42	3rd	19	10	5	4		38	4th	19	10	5	4		38	5th	19	10	5	4		38	6th	2	7		3		12	7th	2	7		4		13	8th	2	7		4		13	9th	2	7		4		13	10th	2	7		4		13	11th	2	7		4		13	12th	2	7		4		13	13th	2	7		4		13	14th	2	7		4		13	15th	2	7		4		13	16th	2	7		4		13	17th	0	6		4		10	18th		0		5		5	TOTALS	101	123	20	67	9	320	<table><tr><td rowspan="13">MAPLE MULTI-FAMILY LAND CA, LP</td><td colspan="2">REVISIONS</td></tr><tr><td>NO.</td><td>DESCRIPTION</td></tr><tr><td>1</td><td></td></tr><tr><td>2</td><td></td></tr><tr><td>3</td><td></td></tr><tr><td>4</td><td></td></tr><tr><td>5</td><td></td></tr><tr><td>6</td><td></td></tr><tr><td>7</td><td></td></tr><tr><td>8</td><td></td></tr><tr><td>9</td><td></td></tr><tr><td>10</td><td></td></tr><tr><td>11</td><td></td></tr><tr><td colspan="3">PROJECT NAME:</td></tr><tr><td colspan="3">ALEXAN SAN DIEGO</td></tr><tr><td colspan="3">PROJECT ADDRESS:</td></tr><tr><td colspan="3">13TH AND J STREET SAN DIEGO, CA</td></tr><tr><td colspan="3">SHEET TITLE:</td></tr><tr><td colspan="3">PROJECT DATA</td></tr><tr><td colspan="2">DATE: 09-20-2014</td><td rowspan="2">01</td></tr><tr><td colspan="3">SHEET:</td></tr></table>	MAPLE MULTI-FAMILY LAND CA, LP	REVISIONS		NO.	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- LEGEND**
- BUILDING FOOTPRINT
 - ASPHALT PAVING (AC)
 - CCPB COX COMM. PULLBOX
 - CENTERLINE
 - CLF CHAIN LINK FENCE
 - CONCRETE PAVING
 - CONCRETE WALL UNLESS OTHERWISE NOTED
 - COMMUNICATION LINE
 - DIAMETER
 - ELECTRIC LINE
 - ETP ELECTRIC TRANSFORMER PAD
 - FENCE LINE
 - FIBER OPTIC LINE
 - FF FINISH FLOOR
 - FI FIRE HYDRANT
 - GL GAS LINE
 - GM GAS METER
 - GP GUARD POST
 - LS LIGHT STANDARD
 - LOT LINE
 - TR TREE - PALM
 - PM PARKING METER
 - PP POWER POLE
 - PROPERTY LINE
 - CO S SEWER CLEAN OUT
 - SEWER LINE
 - SMH SEWER MANHOLE
 - SD SIGN
 - SDCB STORM DRAIN LINE
 - SDMH STORM DRAIN MANHOLE
 - SLPB STREET LIGHT PULLBOX
 - TMH TELEPHONE MANHOLE
 - TWCV TIME WARNER CABLE VAULT
 - TR TELEPHONE RISER
 - WL WATER LINE
 - WM WATER METER
 - WV WATER VALVE
 - WIF WROUGHT IRON FENCE
 - WPF WOOD PANEL FENCE
 - TR UNKNOWN TYPE UNLESS OTHERWISE NOTED
 - FOUND LEAD & DISC L.S. 4069 ACCEPTED AS 7' X 7' OFFSET PER CORNER RECORD 20841 (UNLESS NOTED OTHERWISE)
 - FOUND LEAD & DISC SDCS ACCEPTED AS 7' X 7' OFFSET PER CORNER RECORD 20841
 - () INDICATES RECORD DATA PER HORTON'S ADDITION
 - [] INDICATES RECORD DATA PER CR 20841

- NOTES**
- THE EASEMENT AND OTHER TITLE DATA SHOWN HEREON CORRESPOND TO ORANGE COAST TITLE COMPANY ORDER NUMBER 1218809-66 DATED DECEMBER 27, 2010, NO RESPONSIBILITY FOR COMPLETENESS, ACCURACY OR CONTENT OF SAID TITLE REPORT IS ASSUMED BY SURVEY.
 - THIS ALTA SURVEY WAS PREPARED AT THE REQUEST OF CAREER LOFTS-SD, LLC, AND ORANGE COAST TITLE COMPANY TO BE UTILIZED FOR THE ISSUANCE OF A POLICY OF TITLE INSURANCE. NO RESPONSIBILITY WILL BE ACCEPTED BY NASLAND ENGINEERING FOR THE SUBSEQUENT UNAUTHORIZED USE OF THE INFORMATION PROVIDED BY THIS SURVEY.
 - LOCATIONS OF EXISTING UNDERGROUND UTILITIES SHOWN ON THIS SURVEY ARE BASED ON AS-BUILT REFERENCE DRAWINGS FOR PUBLIC AND PRIVATE IMPROVEMENTS AND ARE SHOWN FOR INFORMATION ONLY. NASLAND ENGINEERING MAKES NO CLAIM AS TO THE ACCURACY OF THE UNDERGROUND UTILITIES LOCATION.
 - GAS AND ELECTRIC INFORMATION PLOTTED PER SCHEMATIC DRAWINGS PROVIDED BY S.D.C.B.E., ACTUAL LOCATION CAN ONLY BE DETERMINED BY MARK OUT SERVICE AND EXCAVATION.
 - ⊙ DENOTES PLOTTABLE EASEMENTS.
 - ASSESSOR'S PARCEL NUMBER: 535-372-01; 535-372-02; 535-372-03; 535-372-04; 535-372-05; 535-372-06; 535-372-07; 535-372-08; 535-372-09; 575-372-10; 535-372-16.
 - WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.
 - ZONING: CO-P-R RESIDENTIAL EMPHASIS
 - BUILDING SETBACKS: FRONT-NONE SIDE-NONE REAR-NONE MAXIMUM HEIGHT - 50'
 - FLOOD PLAIN: FLOOD ZONE X COMMUNITY-PANEL NO. 060295C1884F DATED JUNE 19, 1997
 - PARCEL AREA: 50,265 SQ.FT. 1.15 ACRES
 - PARKING SPACES - 73 REGULAR 4 HANDICAP

EASEMENTS

⊙ AN EASEMENT FOR THE TRANSMISSION AND DISTRIBUTION OF ELECTRICITY AND INCIDENTAL PURPOSES, RECORDED AUGUST 5, 1988 AS INSTRUMENT NO. 88-330992 OF OFFICIAL RECORDS. IN FAVOR OF: SAN DIEGO GAS & ELECTRIC COMPANY, A CORPORATION AFFECTS: PARCEL 11

BASIS OF BEARINGS

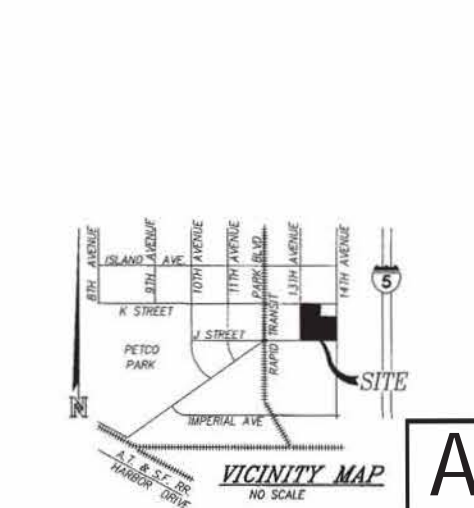
THE BASIS OF BEARINGS FOR THIS MAP IS CALIFORNIA COORDINATE SYSTEM, NAD83, ZONE 6, GRID BEARING BETWEEN STATION SDGPS MONUMENTS 1137 AND 1139 AS SHOWN ON RECORD OF SURVEY MAP 14492.

I.E. N 75°05'17" E

BENCHMARK

CITY OF SAN DIEGO BENCHMARK, BRASS PLUG SET AT THE NORTHWEST CORNER OF THE INTERSECTION OF J STREET AND 14TH STREET.

ELEVATION = 28.82 FEET M.S.L.



- LEGAL DESCRIPTIONS**
- PARCEL 1: THE WEST HALF OF LOT "A", IN BLOCK 130, OF HORTON'S ADDITION, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP MADE BY L.L. LOOKING ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY.
- PARCEL 2: THE EAST HALF OF LOT "A", IN BLOCK 130, OF HORTON'S ADDITION, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP MADE BY L.L. LOOKING ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY.
- PARCEL 3: LOT "B", IN BLOCK 130 OF HORTON'S ADDITION, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 436 MADE BY L.L. LOOKING ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY.
- PARCEL 4: LOT "C", IN BLOCK 130 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. LOOKING ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY.
- PARCEL 5: LOT "D" IN BLOCK 130, OF HORTON'S ADDITION, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF BY L.L. LOOKING ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF SAID SAN DIEGO COUNTY.
- PARCEL 6: THE WEST HALF OF LOTS "E" AND "F" IN BLOCK 130 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. LOOKING ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY.
- PARCEL 7: THE WEST HALF OF THE EAST HALF OF LOTS "E" AND "F" IN BLOCK 130 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. LOOKING ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY.
- PARCEL 8: THE EAST QUARTER OF LOTS "E" AND "F" IN BLOCK 130 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. LOOKING ON FILE IN THE OFFICE OF RECORDER OF SAN DIEGO COUNTY.
- PARCEL 9: THE EAST ONE-HALF OF LOT "G" AND THE EAST ONE-HALF OF LOT "H" IN BLOCK 130 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. LOOKING ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY.
- PARCEL 10: THE WEST ONE-HALF(1/2) OF LOTS "G" & "H" IN BLOCK 130 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. LOOKING ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY.
- PARCEL 11: LOTS "I" AND "J", IN BLOCK 130 OF HORTON'S ADDITION, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP MADE BY L.L. LOOKING ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF SAID SAN DIEGO COUNTY.

SURVEYOR'S STATEMENT

TO CAREER LOFTS-SD, LLC AND ORANGE COAST TITLE COMPANY.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACSM AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 5, 6(A)(B), 7A, 7B(1)(2), 8, 9, 11(A)(B), 16, 17 AND 18 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 02/23/2011

12 J 9-22-2011
D.K. NASLAND, LS 5562 DATE



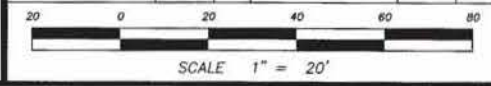
N.E. JOB NO. 111-087.1

ALTA/ACSM LAND TITLE SURVEY
LOTS A - J INCLUSIVE
BLOCK 130 HORTON'S ADDITION
SAN DIEGO, CALIFORNIA

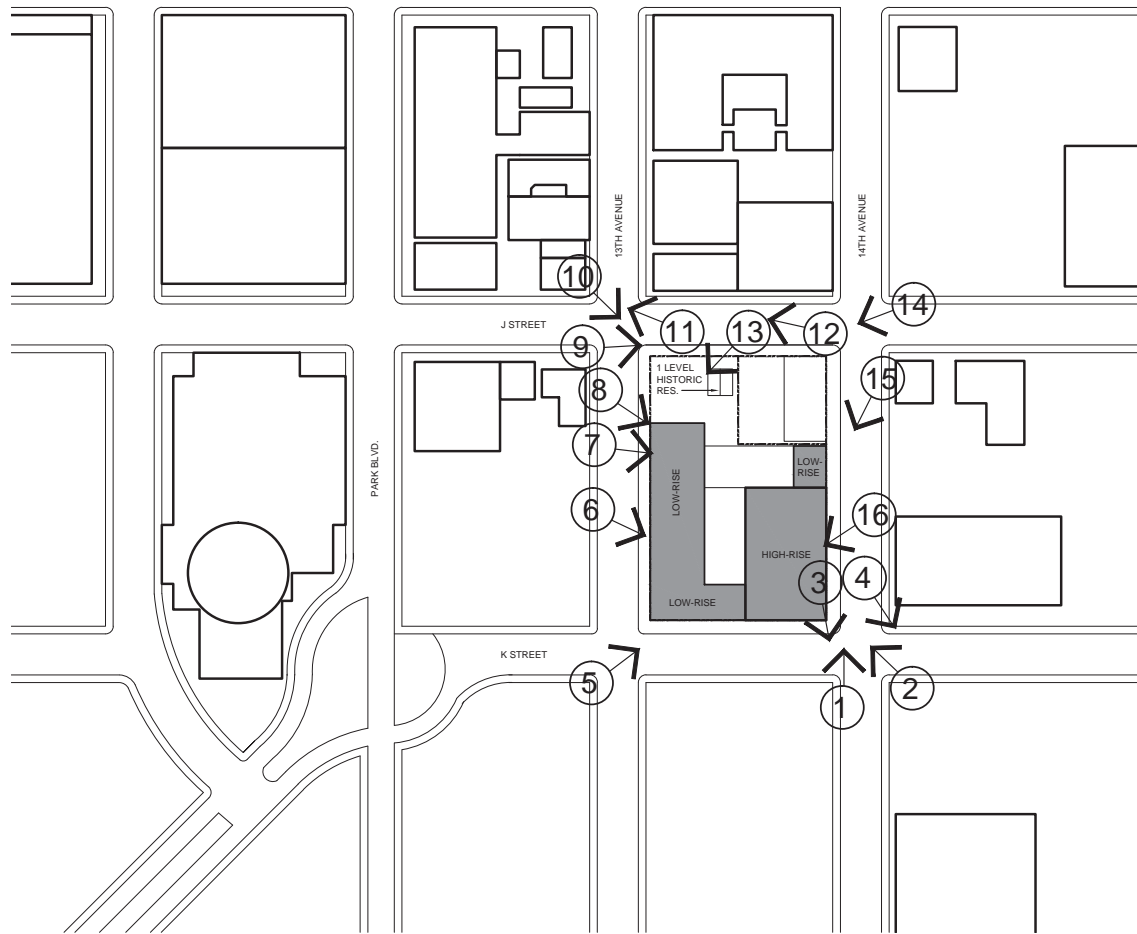
NASLAND ENGINEERING
CIVIL ENGINEERING • SURVEYING • LAND PLANNING
4740 Ruffner Street, San Diego, California, 92111 • 619-292-7770

REVISION	DATE	BY	REVISION	DATE	BY
ORIGINAL	02/23/2011	JRW			
UPDATE-NEW PTR	03/22/2011	WMJ			

A2



SCALE 1" = 20'



EXISTING SITE CONDITIONS

SCALE: 1" = 100'-0"



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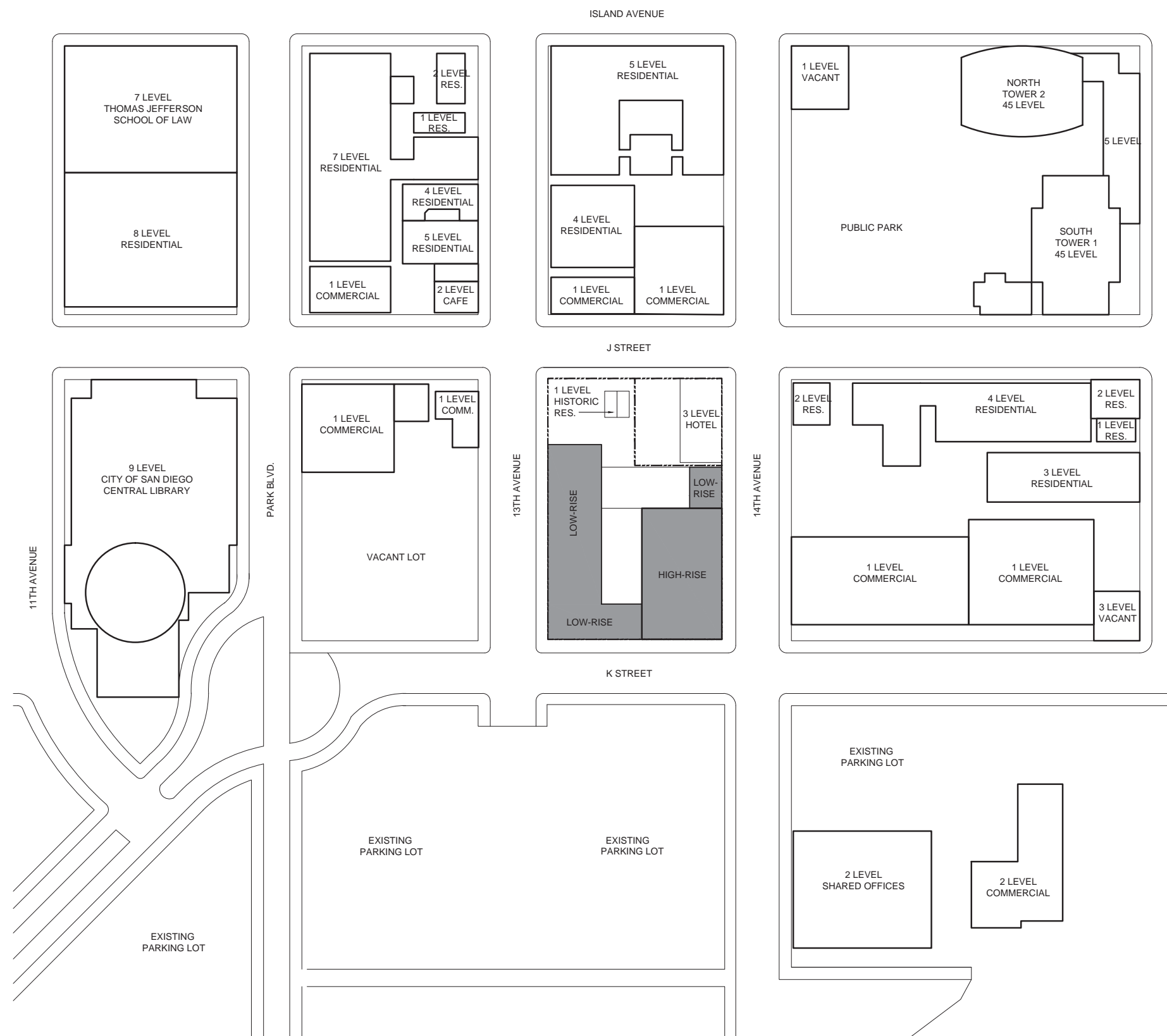
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		REVISIONS	
MAPLE MULTI-FAMILY LAND CA, LP		NO.	DESCRIPTION
<div>JWDA</div> <div>ARCHITECTURE/PLANNING/INTERIOR DESIGN</div> <div>Joseph Wong Design Associates</div> <div>2350 Fourth Ave. San Diego, CA 92101-1000</div> <div>Phone (619) 233-8777 Fax (619) 237-0541</div>		1	
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PROJECT NAME:		DATE:	
ALEXAN SAN DIEGO		09-20-2014	
PROJECT ADDRESS:		SHEET:	
13TH AND J STREET SAN DIEGO, CA		03	
SHEET TITLE:			
EXISTING SITE CONDITIONS			

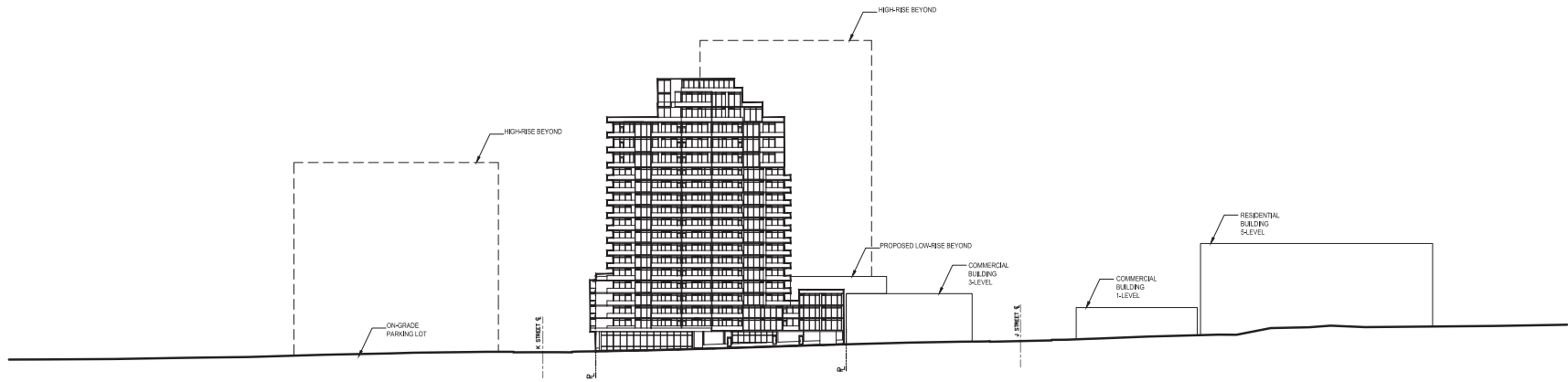


VICINITY SITE PLAN

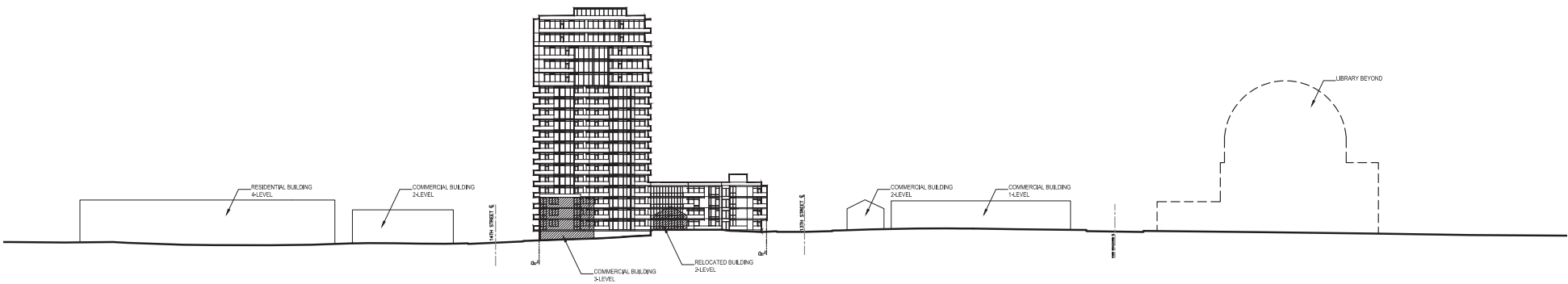
SCALE: 1/64" = 1'-0"



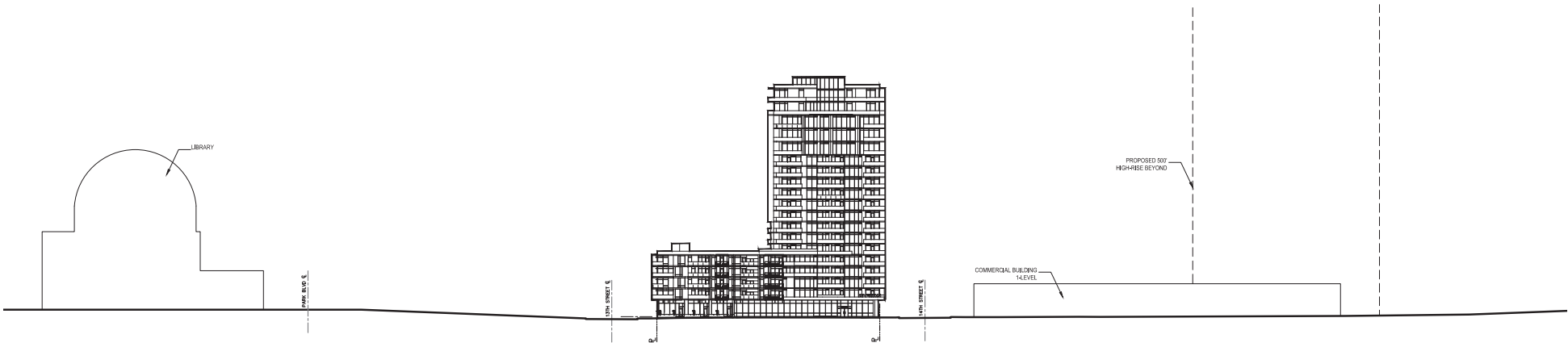
MAPLE MULTI-FAMILY LAND CA, LP		REVISIONS	
<div><div>JWDA</div><div>ARCHITECTURE/PLANNING/INTERIOR DESIGN</div><div>Joseph Wong Design Associates</div><div>2309 Fourth Ave. San Diego, CA 92101-1000</div><div>Phone (619) 233-8777 Fax (619) 237-0541</div></div>		NO.	DESCRIPTION
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PROJECT NAME:		DATE:	
ALEXAN SAN DIEGO		09-20-2014	
PROJECT ADDRESS:		SHEET:	
13TH AND J STREET SAN DIEGO, CA		04	
SHEET TITLE:			
VICINITY SITE PLAN			



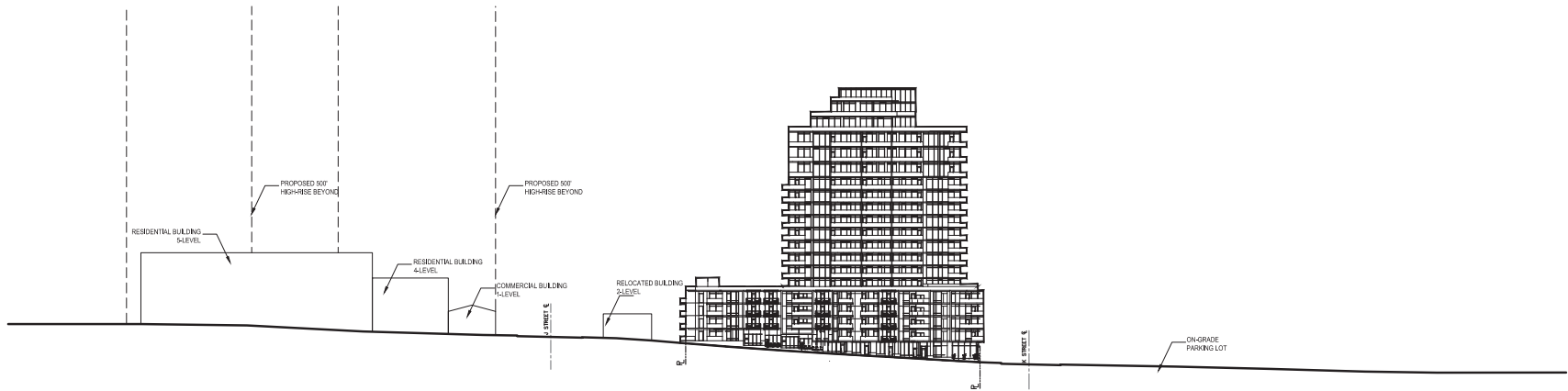
①
VICINITY ELEVATION - (ALONG 14TH STREET)
SCALE: 1/64" = 1'-0"



②
VICINITY ELEVATION - (ALONG J STREET)
SCALE: 1/64" = 1'-0"

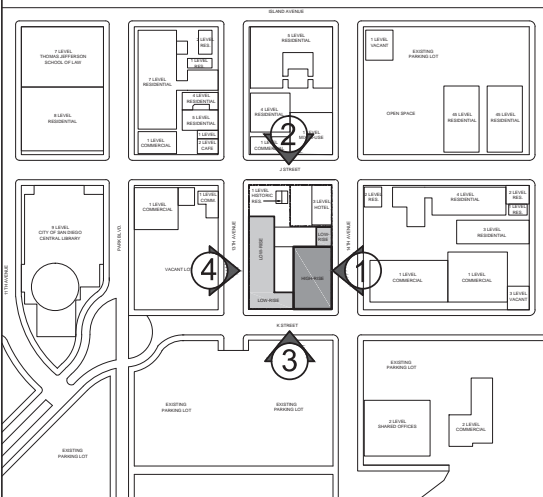


③
VICINITY ELEVATION - (ALONG K STREET)
SCALE: 1/64" = 1'-0"



④
VICINITY ELEVATION - (ALONG 13TH STREET)
SCALE: 1/64" = 1'-0"

KEY PLAN



MAPLE MULTI-FAMILY LAND CA, LP

JWDA

ARCHITECTURE/PLANNING/INTERIOR DESIGN
Joseph Wong Design Associates
2350 Fourth Ave., San Diego, CA 92101-1808
Phone (619) 233-8777 Fax (619) 237-0541

PROJECT NAME:

ALEXAN
SAN DIEGO

PROJECT ADDRESS:

13TH AND J STREET
SAN DIEGO, CA

SHEET TITLE:

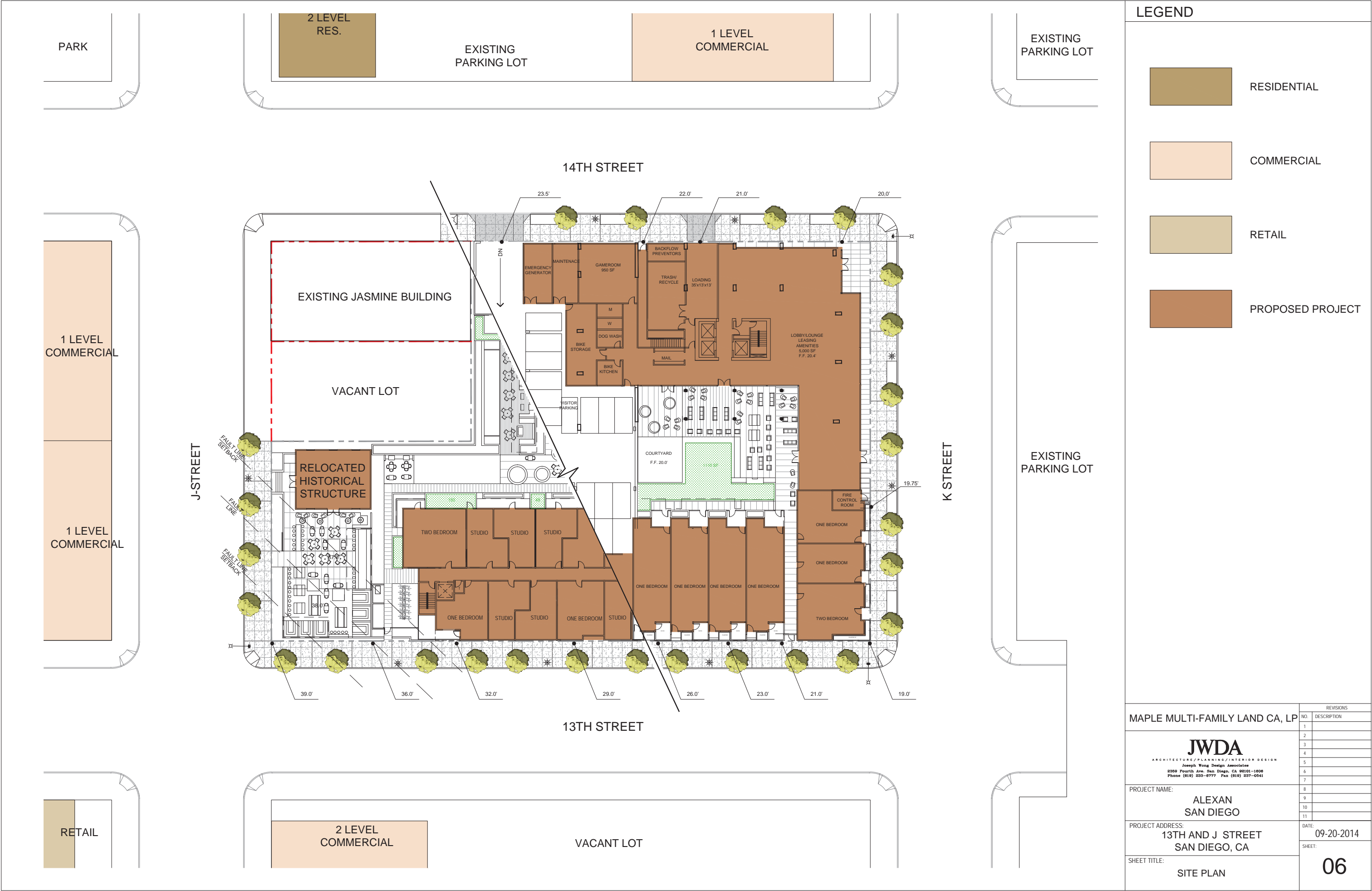
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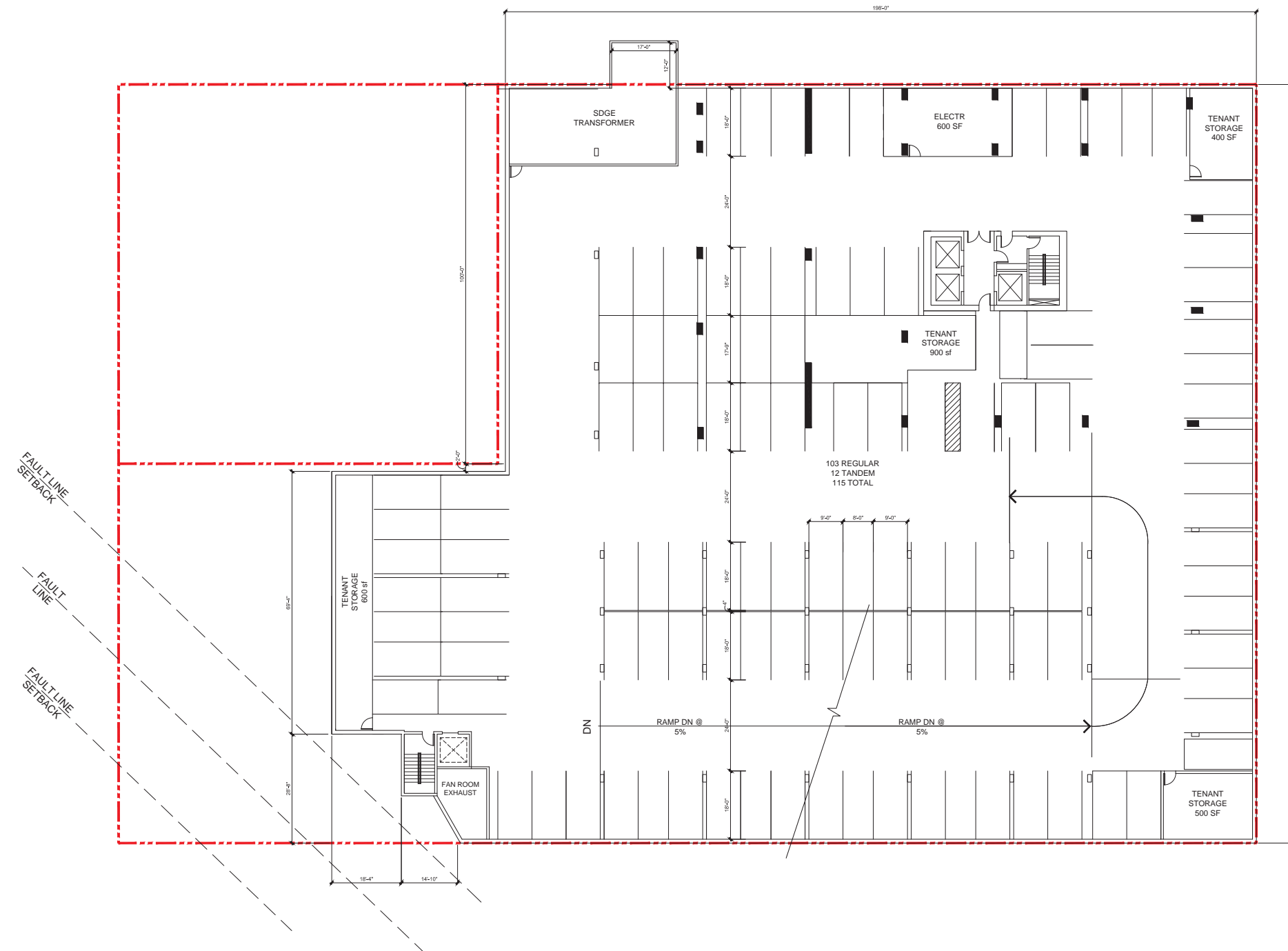
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DATE: 09-20-2014

SHEET:

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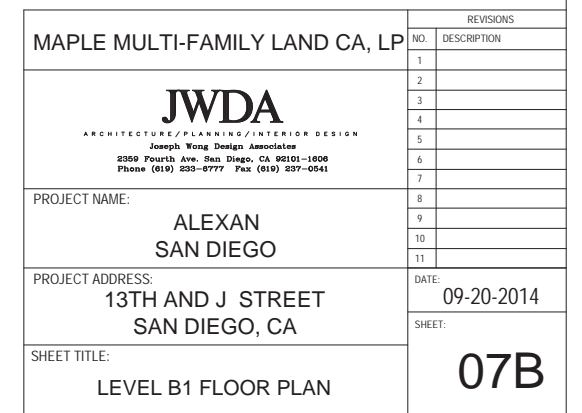


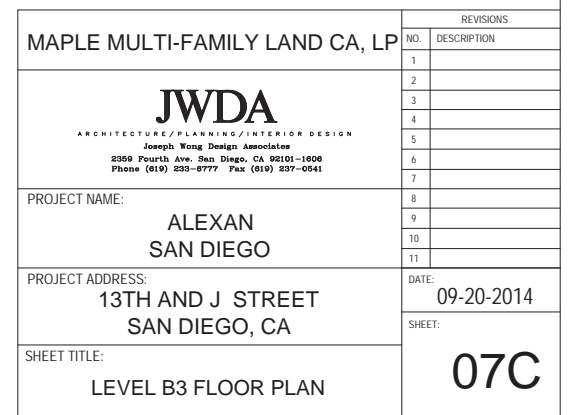


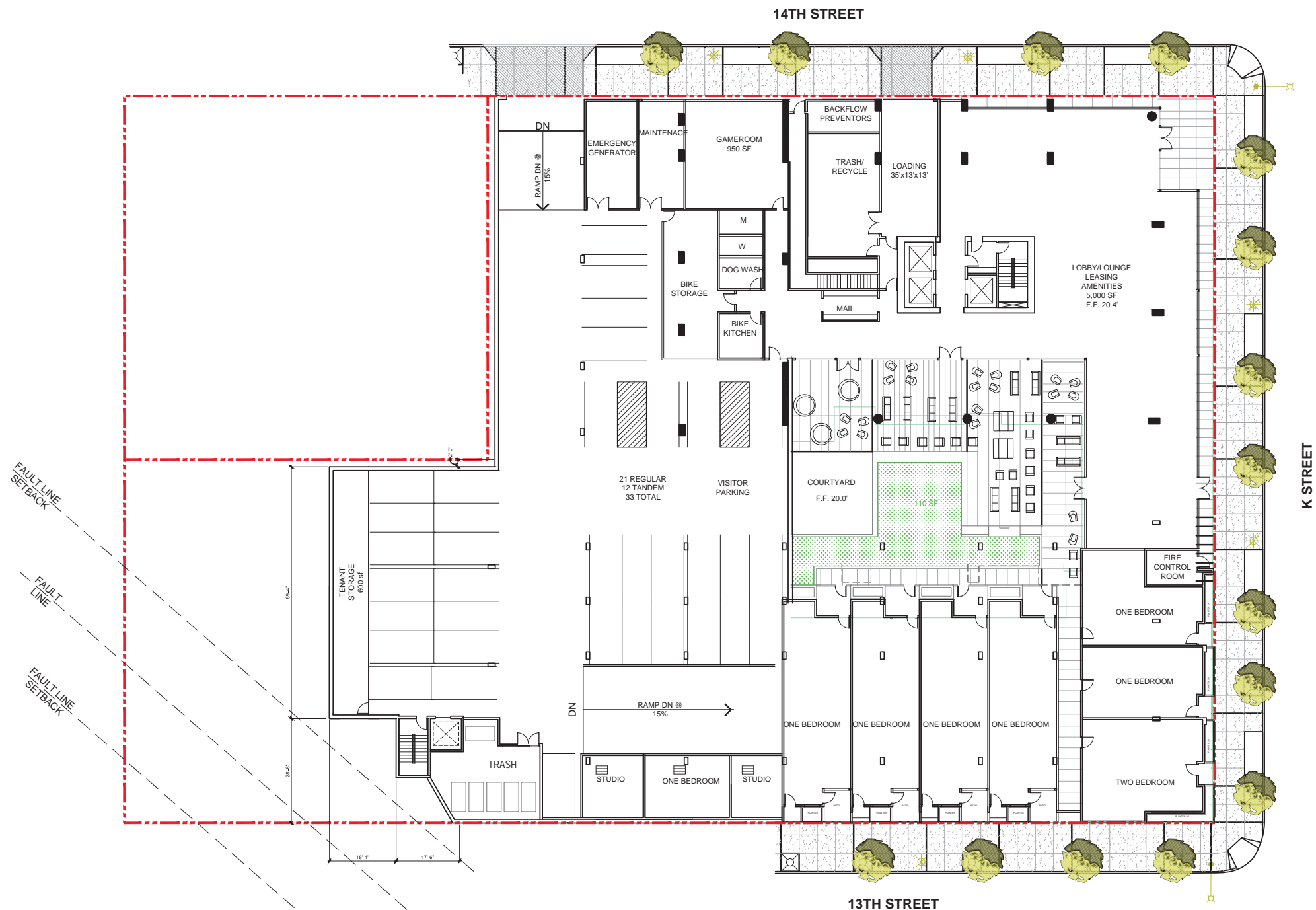
B1 LEVEL FLOOR PLAN



MAPLE MULTI-FAMILY LAND CA, LP	REVISIONS	
	NO.	DESCRIPTION
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	JWDA ARCHITECTURE/PLANNING/INTERIOR DESIGN Joseph Wong Design Associates 2350 Fourth Ave. San Diego, CA 92101-1808 Phone (619) 233-8777 Fax (619) 237-0541	
	PROJECT NAME:	
ALEXAN SAN DIEGO		
PROJECT ADDRESS:		
13TH AND J STREET SAN DIEGO, CA		
SHEET TITLE:		
LEVEL B1 FLOOR PLAN		
DATE:		
09-20-2014		
SHEET:		
07A		

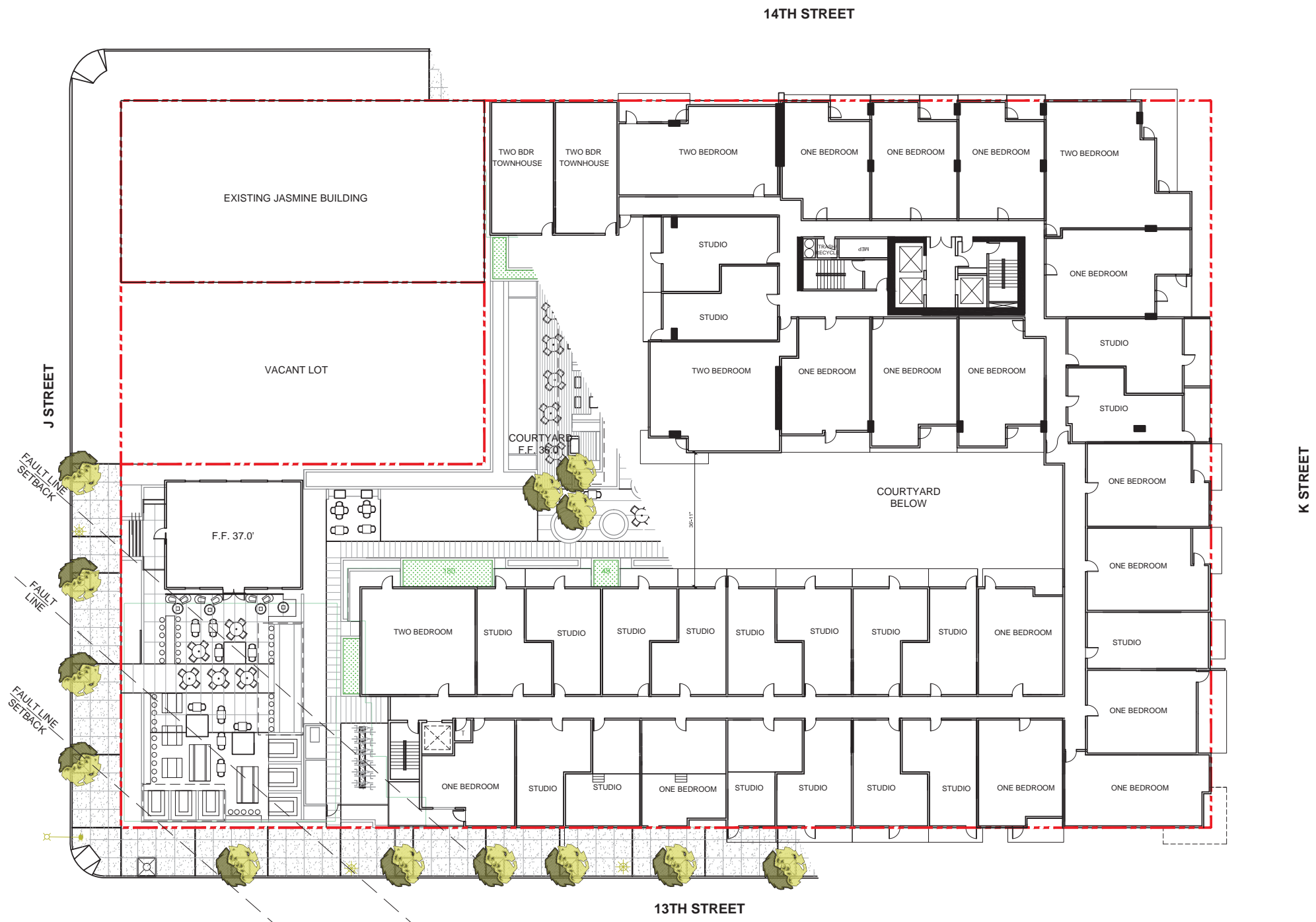




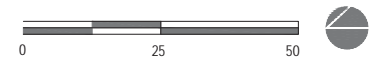


GROUND FLOOR PLAN

MAPLE MULTI-FAMILY LAND CA, LP	REVISIONS	
	NO.	DESCRIPTION
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JWDA ARCHITECTURE/PLANNING/INTERIOR DESIGN Joseph Wong Design Associates 2350 Fourth Ave. San Diego, CA 92101-1000 Phone (619) 233-8777 Fax (619) 237-0541		
PROJECT NAME:	ALEXAN SAN DIEGO	
PROJECT ADDRESS:	13TH AND J STREET SAN DIEGO, CA	
SHEET TITLE:	GROUND FLOOR PLAN	
DATE:		09-20-2014
SHEET:		08

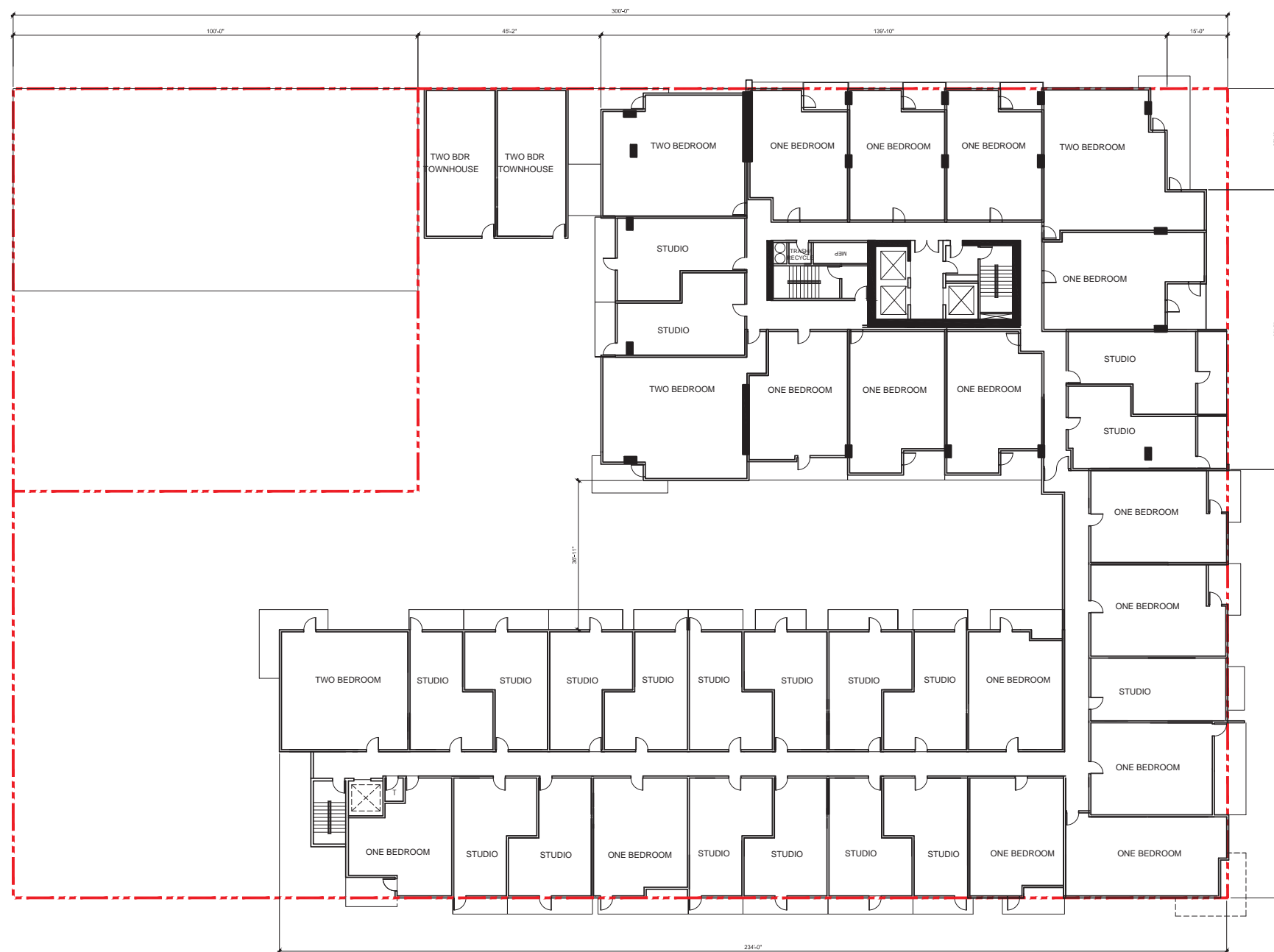


2nd LEVEL FLOOR PLAN 1/32"=1'-0"



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MAPLE MULTI-FAMILY LAND CA, LP	
<div><div>JWDA</div><div>ARCHITECTURE/PLANNING/INTERIOR DESIGN</div><div>Joseph Wong Design Associates</div><div>2350 Fourth Ave. San Diego, CA 92101-1000</div><div>Phone (619) 233-8777 Fax (619) 237-0541</div></div>	
PROJECT NAME:	ALEXAN SAN DIEGO
PROJECT ADDRESS:	13TH AND J STREET SAN DIEGO, CA
SHEET TITLE:	2ND LEVEL FLOOR PLAN
DATE:	09-20-2014
SHEET:	09

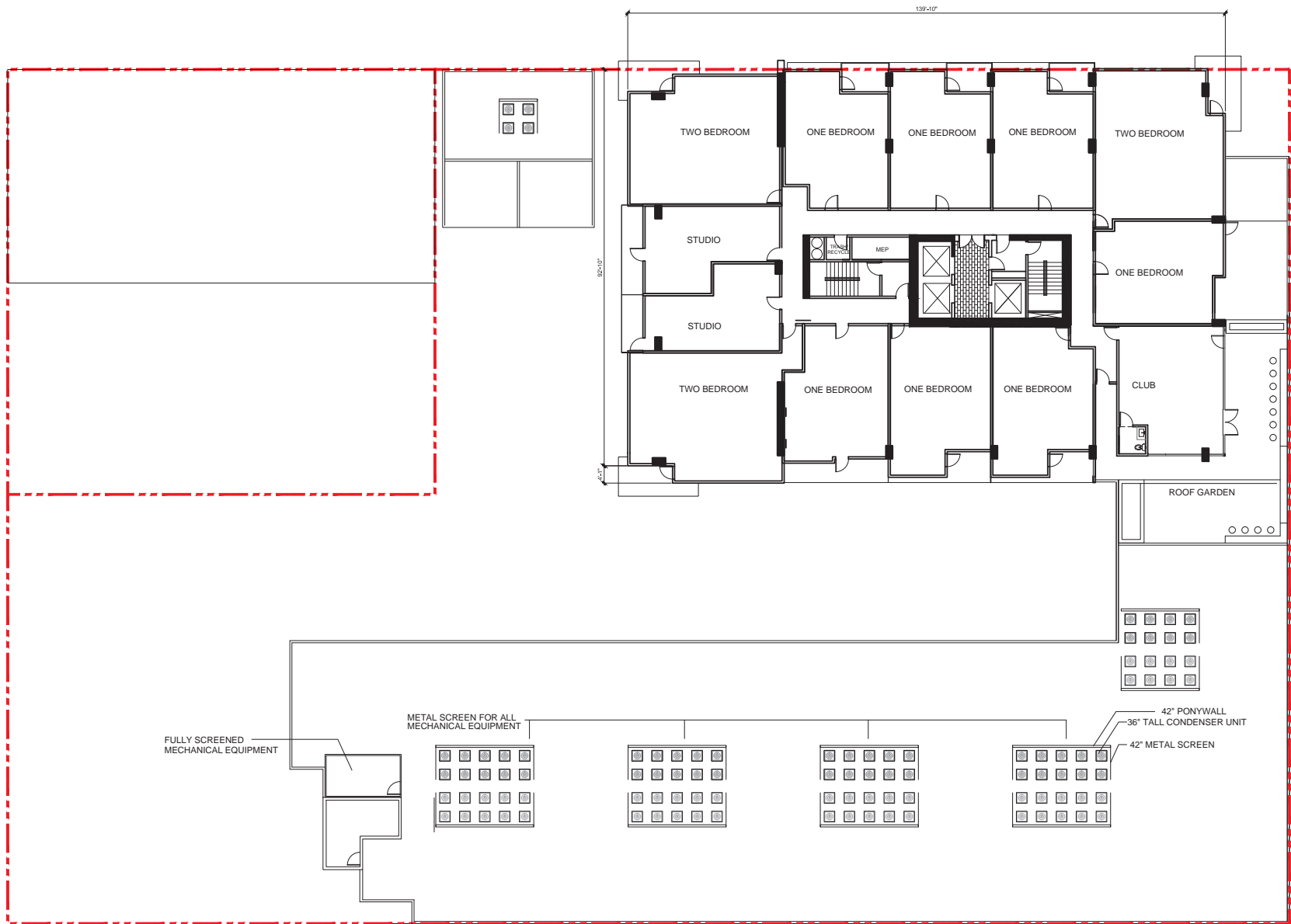


3rd - 5th LEVEL FLOOR PLAN 1/32"=1'-0"



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MAPLE MULTI-FAMILY LAND CA, LP JWDA <small>ARCHITECTURE/PLANNING/INTERIOR DESIGN</small> <small>Joseph Wong Design Associates</small> <small>2350 Fourth Ave., San Diego, CA 92101-1808</small> <small>Phone (619) 233-8777 Fax (619) 237-0541</small>	
PROJECT NAME:	ALEXAN SAN DIEGO
PROJECT ADDRESS:	13TH AND J STREET SAN DIEGO, CA
SHEET TITLE:	3RD - 5TH LEVEL FLOOR PLAN
DATE:	09-20-2014
SHEET:	10

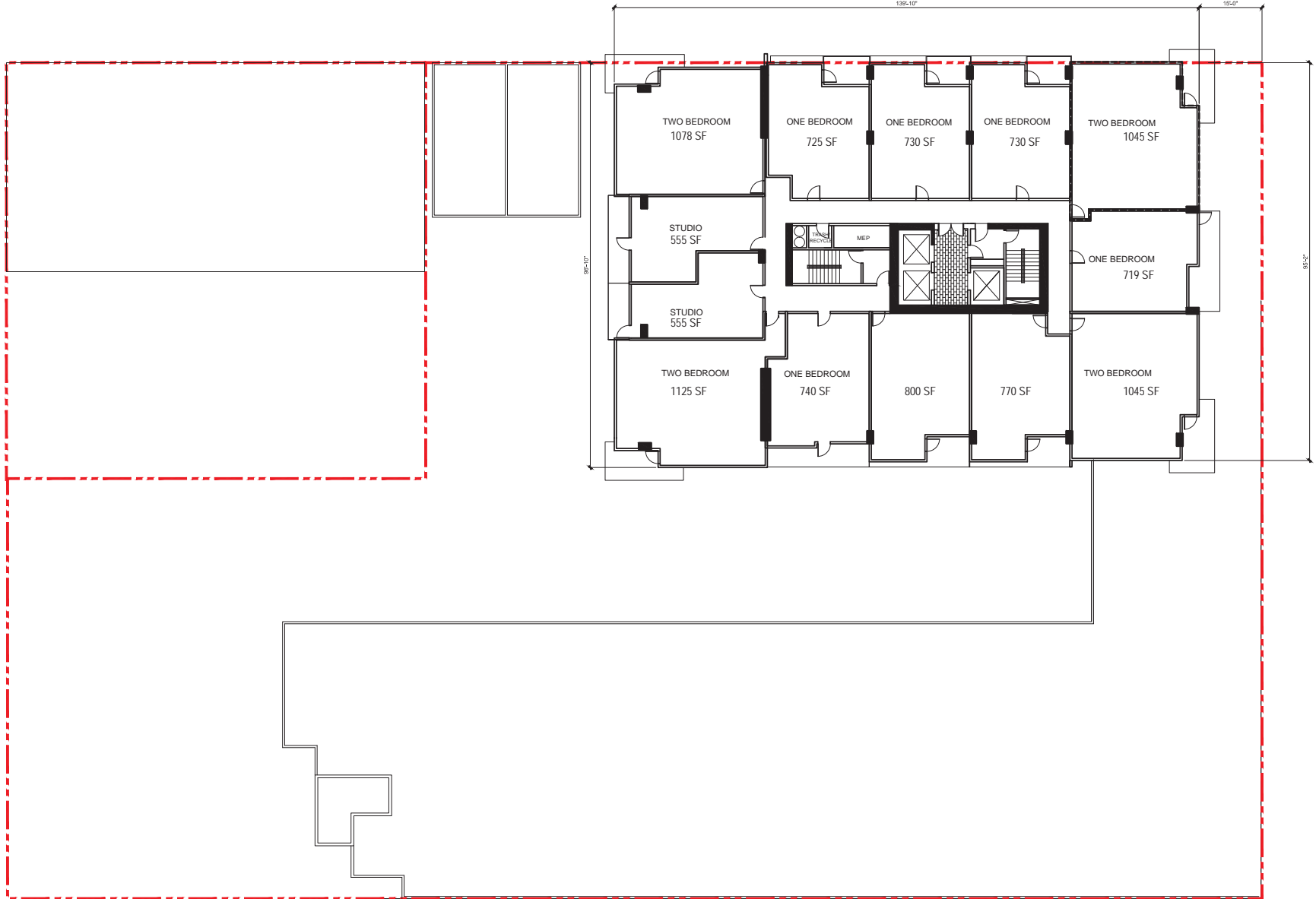


6th LEVEL FLOOR PLAN



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MAPLE MULTI-FAMILY LAND CA, LP	
<div><div>JWDA</div><div>ARCHITECTURE/PLANNING/INTERIOR DESIGN</div><div>Joseph Wong Design Associates</div><div>2350 Fourth Ave., San Diego, CA 92101-1808</div><div>Phone (619) 233-8777 Fax (619) 237-0541</div></div>	
PROJECT NAME:	ALEXAN SAN DIEGO
PROJECT ADDRESS:	13TH AND J STREET SAN DIEGO, CA
SHEET TITLE:	6TH LEVEL FLOOR PLAN
DATE:	09-20-2014
SHEET:	11

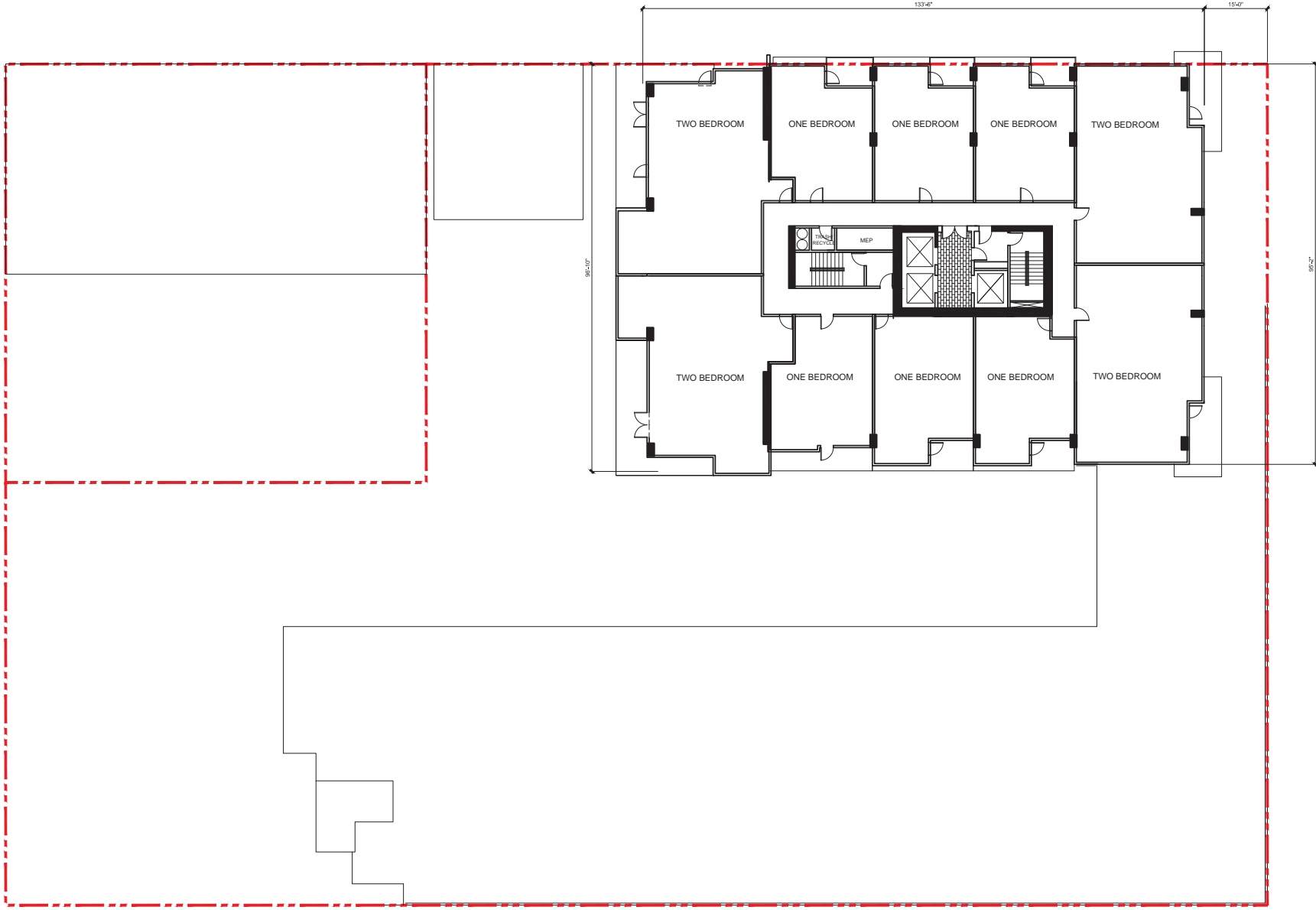


7th -14th LEVEL FLOOR PLAN 1/32"=1'-0"



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MAPLE MULTI-FAMILY LAND CA, LP	DATE: 09-20-2014
JWDA <small>ARCHITECTURE/PLANNING/INTERIOR DESIGN</small> <small>Joseph Wong Design Associates</small> <small>2350 Fourth Ave., San Diego, CA 92101-1808</small> <small>Phone (619) 233-8777 Fax (619) 237-0541</small>	SHEET: 12
PROJECT NAME: ALEXAN SAN DIEGO	
PROJECT ADDRESS: 13TH AND J STREET SAN DIEGO, CA	
SHEET TITLE: 7TH - 14TH LEVEL FLOOR PLAN	

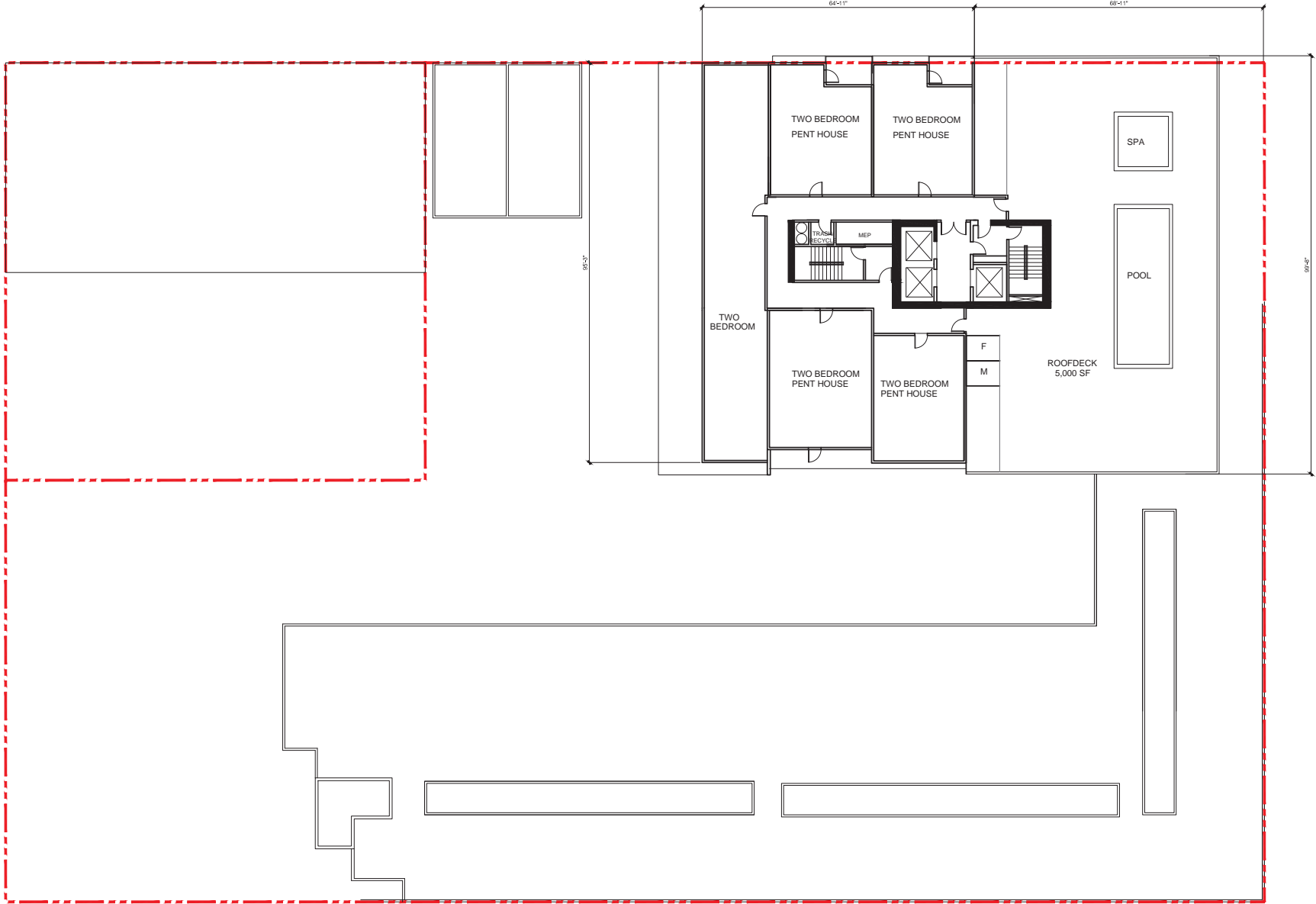


15th -17th LEVEL FLOOR PLAN 1/32"=1'-0"



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MAPLE MULTI-FAMILY LAND CA, LP	
<div><div>JWDA</div><div>ARCHITECTURE/PLANNING/INTERIOR DESIGN</div><div>Joseph Wong Design Associates</div><div>2350 Fourth Ave. San Diego, CA 92101-1000</div><div>Phone (619) 233-8777 Fax (619) 237-0541</div></div>	
PROJECT NAME:	ALEXAN SAN DIEGO
PROJECT ADDRESS:	13TH AND J STREET SAN DIEGO, CA
SHEET TITLE:	15TH - 17TH LEVEL FLOOR PLAN
DATE:	09-20-2014
SHEET:	13

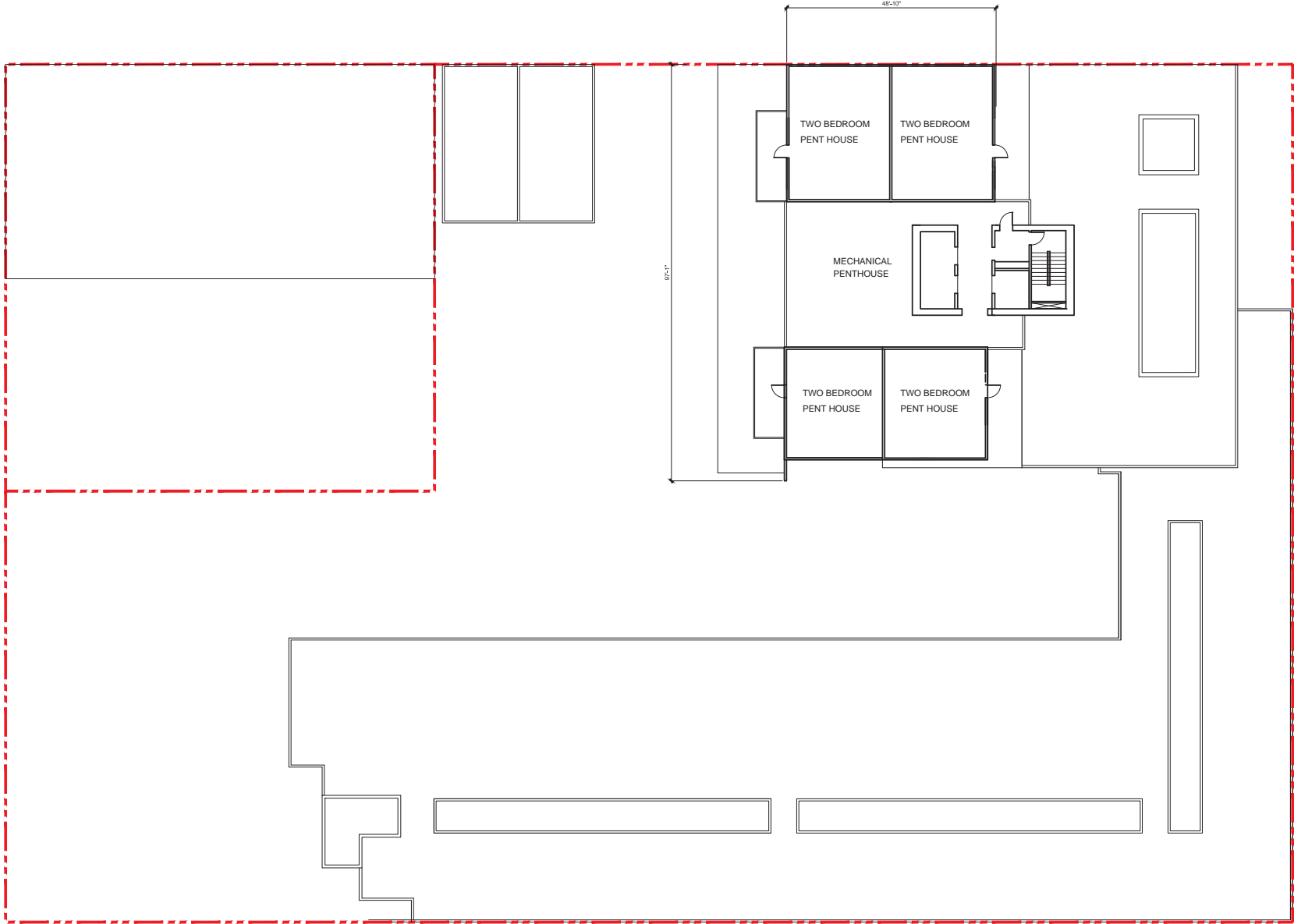


18th LEVEL FLOOR PLAN 1/32"=1'-0"



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MAPLE MULTI-FAMILY LAND CA, LP	DATE: 09-20-2014
<div><div>JWDA</div><div>ARCHITECTURE/PLANNING/INTERIOR DESIGN</div><div>Joseph Wong Design Associates</div><div>2350 Fourth Ave. San Diego, CA 92101-1000</div><div>Phone (619) 233-8777 Fax (619) 237-0541</div></div>	SHEET:
PROJECT NAME: ALEXAN SAN DIEGO	14
PROJECT ADDRESS: 13TH AND J STREET SAN DIEGO, CA	
SHEET TITLE: 18TH LEVEL FLOOR PLAN	

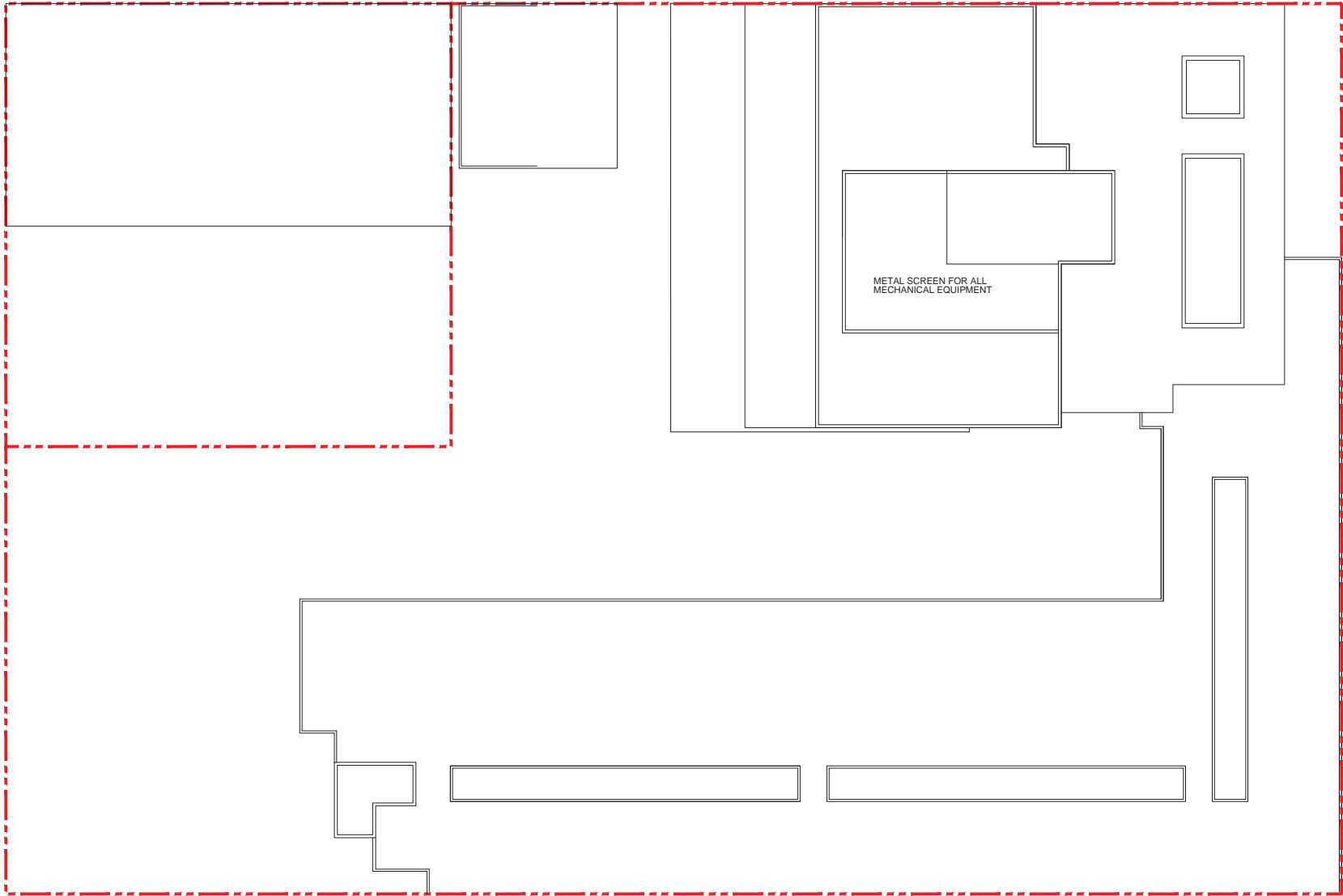


19th LEVEL FLOOR PLAN 1/32"=1'-0"



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MAPLE MULTI-FAMILY LAND CA, LP	DATE: 09-20-2014
<div><div>JWDA</div><div>ARCHITECTURE/PLANNING/INTERIOR DESIGN</div><div>Joseph Wong Design Associates</div><div>2350 Fourth Ave., San Diego, CA 92101-1808</div><div>Phone (619) 233-8777 Fax (619) 237-0541</div></div>	SHEET: 15
PROJECT NAME: ALEXAN SAN DIEGO	
PROJECT ADDRESS: 13TH AND J STREET SAN DIEGO, CA	
SHEET TITLE: 19TH LEVEL FLOOR PLAN	



ROOF PLAN 1/32"=1'-0"



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MAPLE MULTI-FAMILY LAND CA, LP	DATE: 09-20-2014
<div><div><div><div><div><div>JWDA</div></div></div><div><div><div>ARCHITECTURE / PLANNING / INTERIOR DESIGN</div></div><div><div>Joseph Wong Design Associates</div></div><div><div>2350 Fourth Ave., San Diego, CA 92101-1808</div></div><div><div>Phone (619) 233-8777 Fax (619) 237-0541</div></div></div></div></div></div>	SHEET: 16
PROJECT NAME: ALEXAN SAN DIEGO	
PROJECT ADDRESS: 13TH AND J STREET SAN DIEGO, CA	
SHEET TITLE: ROOF PLAN	

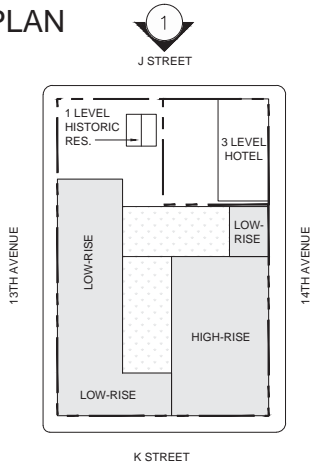


① NORTH ELEVATION
SCALE: 1/16"=1'-0"

ELEVATION KEY NOTES

- 1 WINDOW WALL SYSTEM
- 2 METAL OR COMPOSITE PANELS
- 3 STOREFRONT GLAZING SYSTEM
- 4 GLASS BALCONY RAILING SYSTEM
- 5 METAL ROLL-UP DOOR / GATE
- 6 SPANDREL GLASS
- 7 BALCONY DOOR
- 8 STUCCO
- 9 PAINTED STUCCO / INTEGRAL STUCCO
- 10 PAINTED EXTERIOR CONCRETE WALL
- 11 WOOD SIDING PANEL
- 12 STONE TILE CLADDING
- 13 PREFORATED METAL PANEL HANDRAIL
- 14 TEXTURED CONCRETE
- 15 METAL CADDING

KEY PLAN



MAPLE MULTI-FAMILY LAND CA, LP

JWDA

ARCHITECTURE / PLANNING / INTERIOR DESIGN
Joseph Wong Design Associates
2350 Fourth Ave., San Diego, CA 92101-1808
Phone (619) 233-8777 Fax (619) 237-0541

PROJECT NAME:

ALEXAN
SAN DIEGO

PROJECT ADDRESS:

13TH AND J STREET
SAN DIEGO, CA

SHEET TITLE:

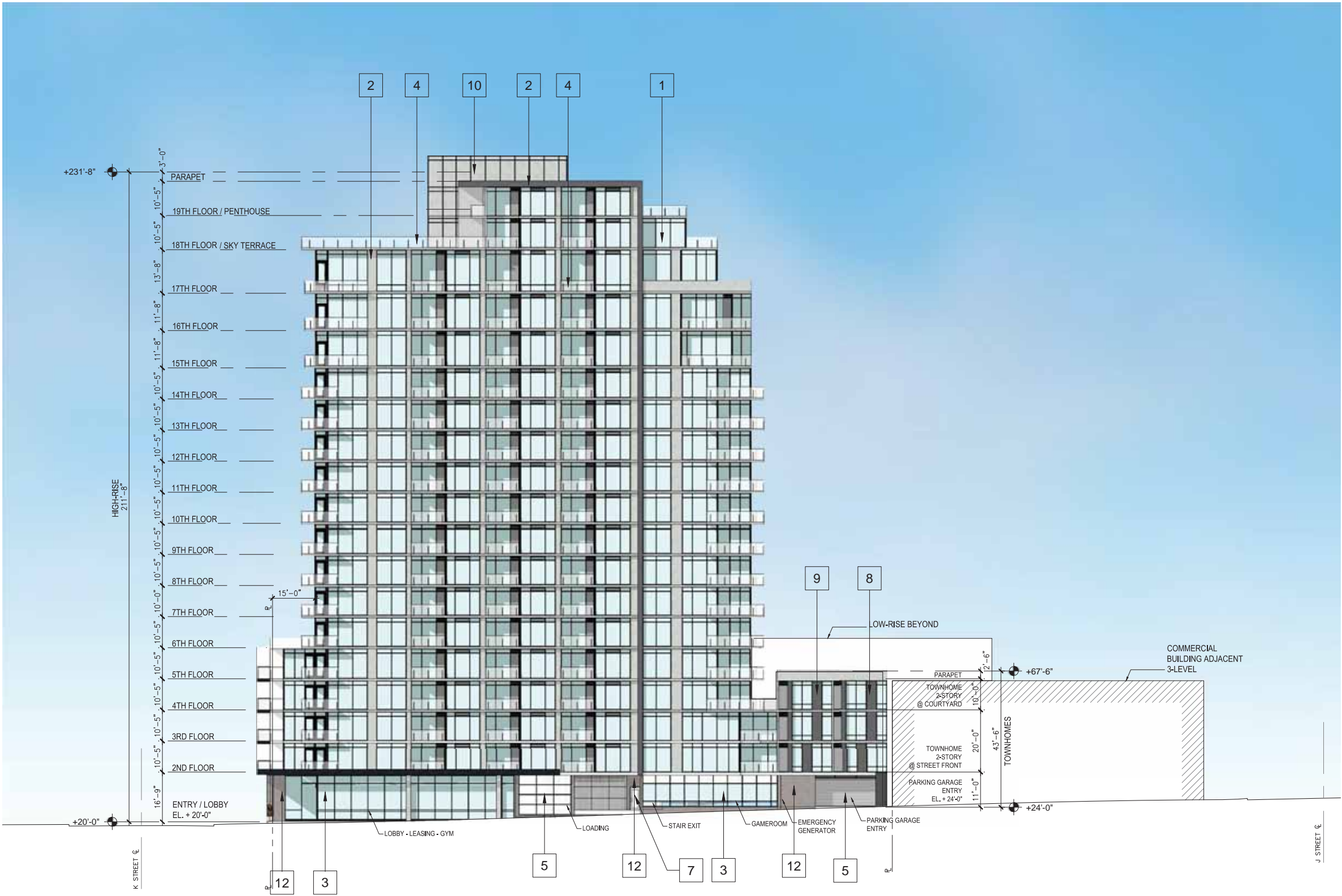
NORTH ELEVATION

REVISIONS	
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DATE: 09-20-2014

SHEET:

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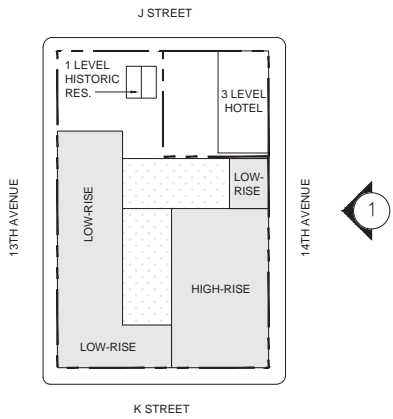


1 EAST ELEVATION
SCALE: 1/16"=1'-0"

ELEVATION KEY NOTES

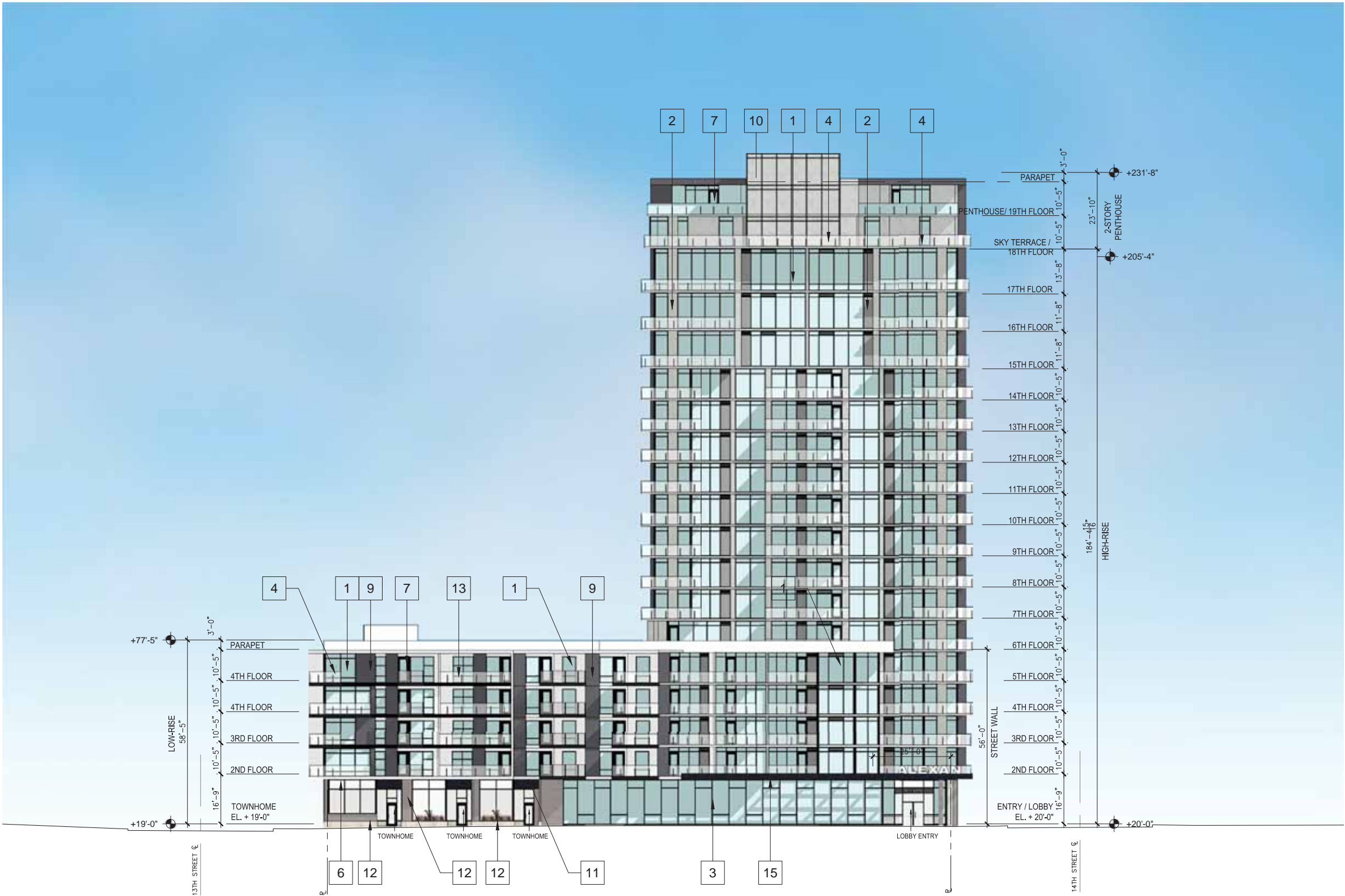
- 1 WINDOW WALL SYSTEM
- 2 METAL OR COMPOSITE PANELS
- 3 STOREFRONT GLAZING SYSTEM
- 4 GLASS BALCONY RAILING SYSTEM
- 5 METAL ROLL-UP DOOR / GATE
- 6 SPANDREL GLASS
- 7 BALCONY DOOR
- 8 STUCCO
- 9 PAINTED STUCCO / INTEGRAL STUCCO
- 10 PAINTED EXTERIOR CONCRETE WALL
- 11 WOOD SIDING PANEL
- 12 STONE TILE CLADDING
- 13 PREFORATED METAL PANEL HANDRAIL
- 14 TEXTURED CONCRETE
- 15 METAL CADDING

KEY PLAN



REVISIONS	
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MAPLE MULTI-FAMILY LAND CA, LP	
JWDA ARCHITECTURE/PLANNING/INTERIOR DESIGN Joseph Wong Design Associates 2350 Fourth Ave., San Diego, CA 92101-1808 Phone (619) 233-8777 Fax (619) 237-0541	
PROJECT NAME:	ALEXAN SAN DIEGO
PROJECT ADDRESS:	13TH AND J STREET SAN DIEGO, CA
SHEET TITLE:	EAST ELEVATION
DATE:	09-20-2014
SHEET:	18

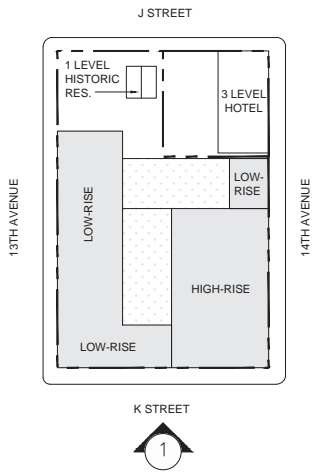


1 SOUTH ELEVATION
SCALE: 1/16"=1'-0"

ELEVATION KEY NOTES

- 1 WINDOW WALL SYSTEM
- 2 METAL OR COMPOSITE PANELS
- 3 STOREFRONT GLAZING SYSTEM
- 4 GLASS BALCONY RAILING SYSTEM
- 5 METAL ROLL-UP DOOR / GATE
- 6 SPANDREL GLASS
- 7 BALCONY DOOR
- 8 STUCCO
- 9 PAINTED STUCCO / INTEGRAL STUCCO
- 10 PAINTED EXTERIOR CONCRETE WALL
- 11 WOOD SIDING PANEL
- 12 STONE TILE CLADDING
- 13 PREFORATED METAL PANEL HANDRAIL
- 14 TEXTURED CONCRETE
- 15 METAL CADDING

KEY PLAN



MAPLE MULTI-FAMILY LAND CA, LP

JWDA

ARCHITECTURE/PLANNING/INTERIOR DESIGN
Joseph Wong Design Associates
2350 Fourth Ave., San Diego, CA 92101-1000
Phone (619) 233-8777 Fax (619) 237-0541

PROJECT NAME:

ALEXAN
SAN DIEGO

PROJECT ADDRESS:

13TH AND J STREET
SAN DIEGO, CA

SHEET TITLE:

SOUTH ELEVATION

REVISIONS	
NO.	DESCRIPTION
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DATE: 09-20-2014

SHEET:

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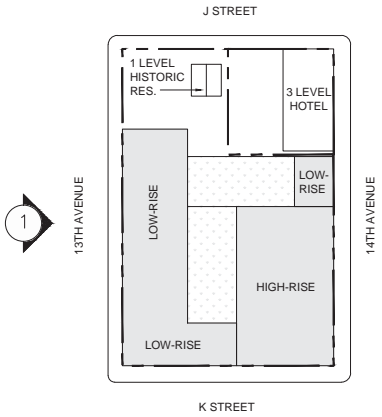


①- WEST ELEVATION
SCALE: 1/16"=1'-0"

ELEVATION KEY NOTES

- 1 WINDOW WALL SYSTEM
- 2 METAL OR COMPOSITE PANELS
- 3 STOREFRONT GLAZING SYSTEM
- 4 GLASS BALCONY RAILING SYSTEM
- 5 METAL ROLL-UP DOOR / GATE
- 6 SPANDREL GLASS
- 7 BALCONY DOOR
- 8 STUCCO
- 9 PAINTED STUCCO / INTEGRAL STUCCO
- 10 PAINTED EXTERIOR CONCRETE WALL
- 11 WOOD SIDING PANEL
- 12 STONE TILE CLADDING
- 13 PREFORATED METAL PANEL HANDRAIL
- 14 TEXTURED CONCRETE
- 15 METAL CADDING

KEY PLAN



MAPLE MULTI-FAMILY LAND CA, LP

JWDA
ARCHITECTURE/PLANNING/INTERIOR DESIGN
Joseph Wong Design Associates
2350 Fourth Ave., San Diego, CA 92101-1808
Phone (619) 233-8777 Fax (619) 237-0541

PROJECT NAME:
**ALEXAN
SAN DIEGO**

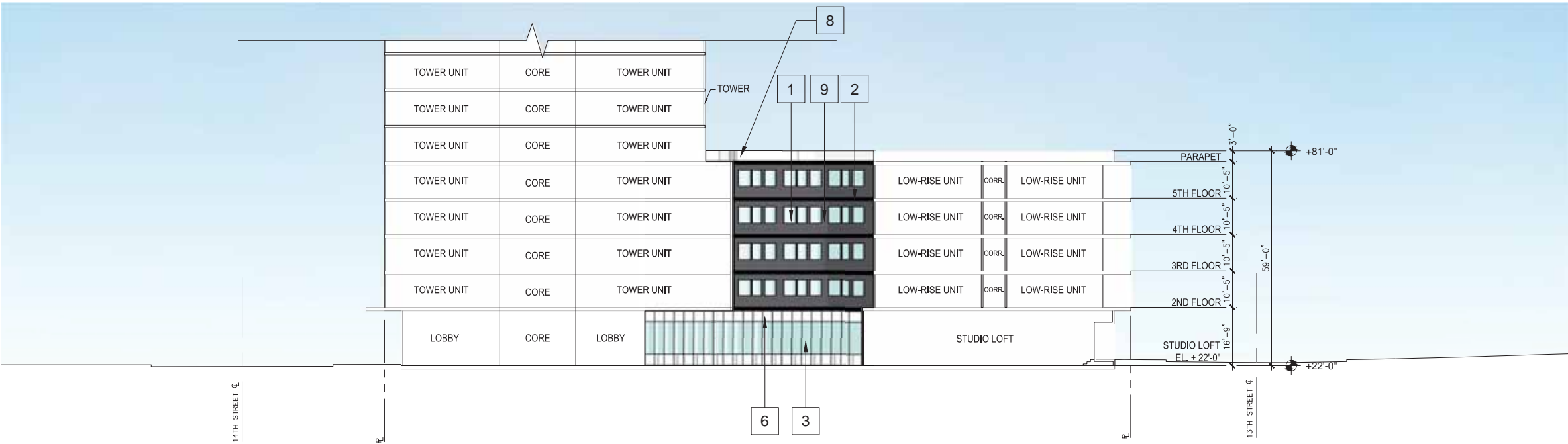
PROJECT ADDRESS:
**13TH AND J STREET
SAN DIEGO, CA**

SHEET TITLE:
WEST ELEVATION

REVISIONS	
NO.	DESCRIPTION
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DATE: 09-20-2014

SHEET:



①- COURTYARD -NORTH ELEVATION

SCALE: 1/16"=1'-0"



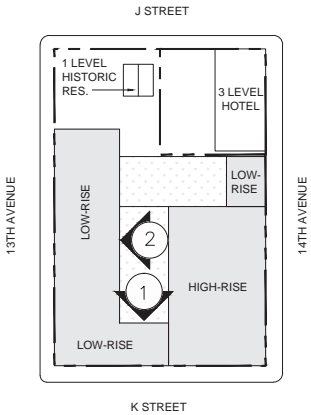
②- COURTYARD -EAST ELEVATION

SCALE: 1/16"=1'-0"

ELEVATION KEY NOTES

- 1 WINDOW WALL SYSTEM
- 2 METAL OR COMPOSITE PANELS
- 3 STOREFRONT GLAZING SYSTEM
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- 12 STONE TILE CLADDING
- 13 PREFORATED METAL PANEL HANDRAIL
- 14 TEXTURED CONCRETE
- 15 METAL CADDING

KEY PLAN



MAPLE MULTI-FAMILY LAND CA, LP

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PROJECT NAME:

ALEXAN
SAN DIEGO

PROJECT ADDRESS:

13TH AND J STREET
SAN DIEGO, CA

SHEET TITLE:

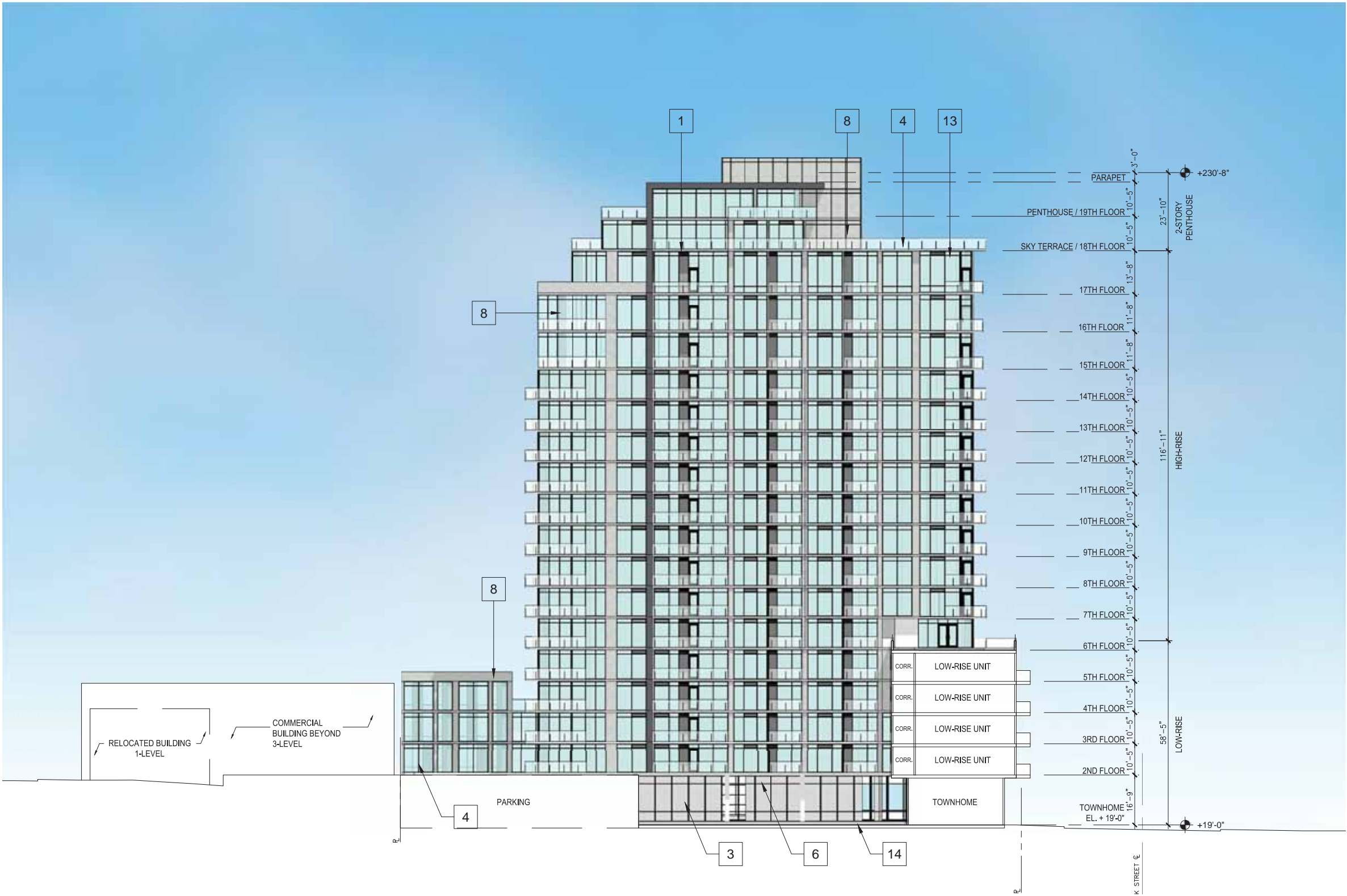
COURTYARD- NORTH & EAST
ELEVATIONS

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DATE: 09-20-2014

SHEET:

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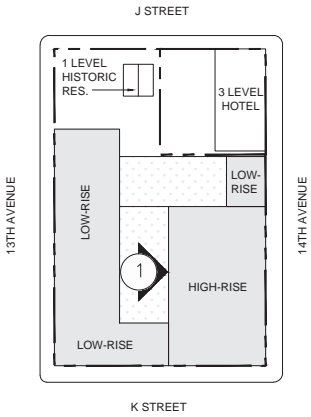


①- COURTYARD -WEST ELEVATION
SCALE: 1/16"=1'-0"

ELEVATION KEY NOTES

- 1 WINDOW WALL SYSTEM
- 2 METAL OR COMPOSITE PANELS
- 3 STOREFRONT GLAZING SYSTEM
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- 15 METAL CADDING

KEY PLAN



MAPLE MULTI-FAMILY LAND CA, LP

JWDA

ARCHITECTURE / PLANNING / INTERIOR DESIGN
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Phone (619) 233-8777 Fax (619) 237-0541

PROJECT NAME:

ALEXAN
SAN DIEGO

PROJECT ADDRESS:

13TH AND J STREET
SAN DIEGO, CA

SHEET TITLE:

COURTYARD- WEST ELEVATION

REVISIONS	
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DATE: 09-20-2014

SHEET:

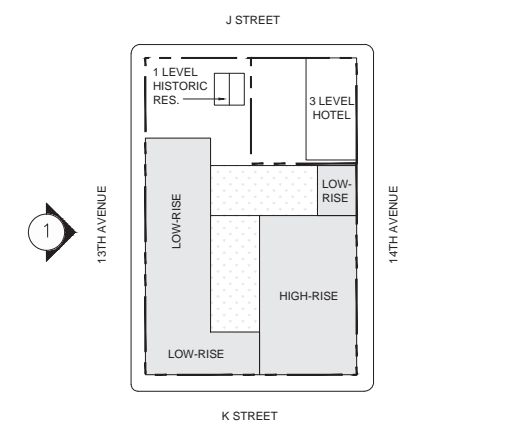
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ELEVATION KEY NOTES

- 1 WINDOW WALL SYSTEM
- 2 METAL OR COMPOSITE PANELS
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- 15 METAL CADDING

KEY PLAN



①- WEST ENLARGED ELEVATION
SCALE: 1/32"=1'-0"

REVISIONS	
NO.	DESCRIPTION
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MAPLE MULTI-FAMILY LAND CA, LP	
JWDA ARCHITECTURE/PLANNING/INTERIOR DESIGN Joseph Wong Design Associates 2350 Fourth Ave. San Diego, CA 92101-1808 Phone (619) 233-8777 Fax (619) 237-0541	
PROJECT NAME: ALEXAN SAN DIEGO	
PROJECT ADDRESS: 13TH AND J STREET SAN DIEGO, CA	
SHEET TITLE: ENLARGED ELEVATION	
DATE: 09-20-2014	
SHEET: 23	



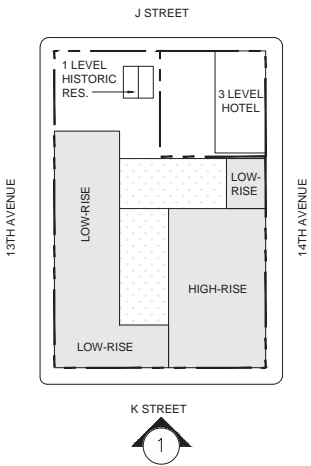
①- SOUTH ENLARGED ELEVATION

SCALE: 3/32"=1'-0"

ELEVATION KEY NOTES

- 1 WINDOW WALL SYSTEM
- 2 METAL OR COMPOSITE PANELS
- 3 STOREFRONT GLAZING SYSTEM
- 4 GLASS BALCONY RAILING SYSTEM
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- 7 BALCONY DOOR
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- 15 METAL CADDING

KEY PLAN



MAPLE MULTI-FAMILY LAND CA, LP

JWDA

ARCHITECTURE/PLANNING/INTERIOR DESIGN
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PROJECT NAME:

ALEXAN
SAN DIEGO

PROJECT ADDRESS:

13TH AND J STREET
SAN DIEGO, CA

SHEET TITLE:

ENLARGED ELEVATION

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DATE: 09-20-2014

SHEET:

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ELEVATION KEY NOTES

- 1 WINDOW WALL SYSTEM
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- 14 TEXTURED CONCRETE
- 15 METAL CADDING

KEY PLAN



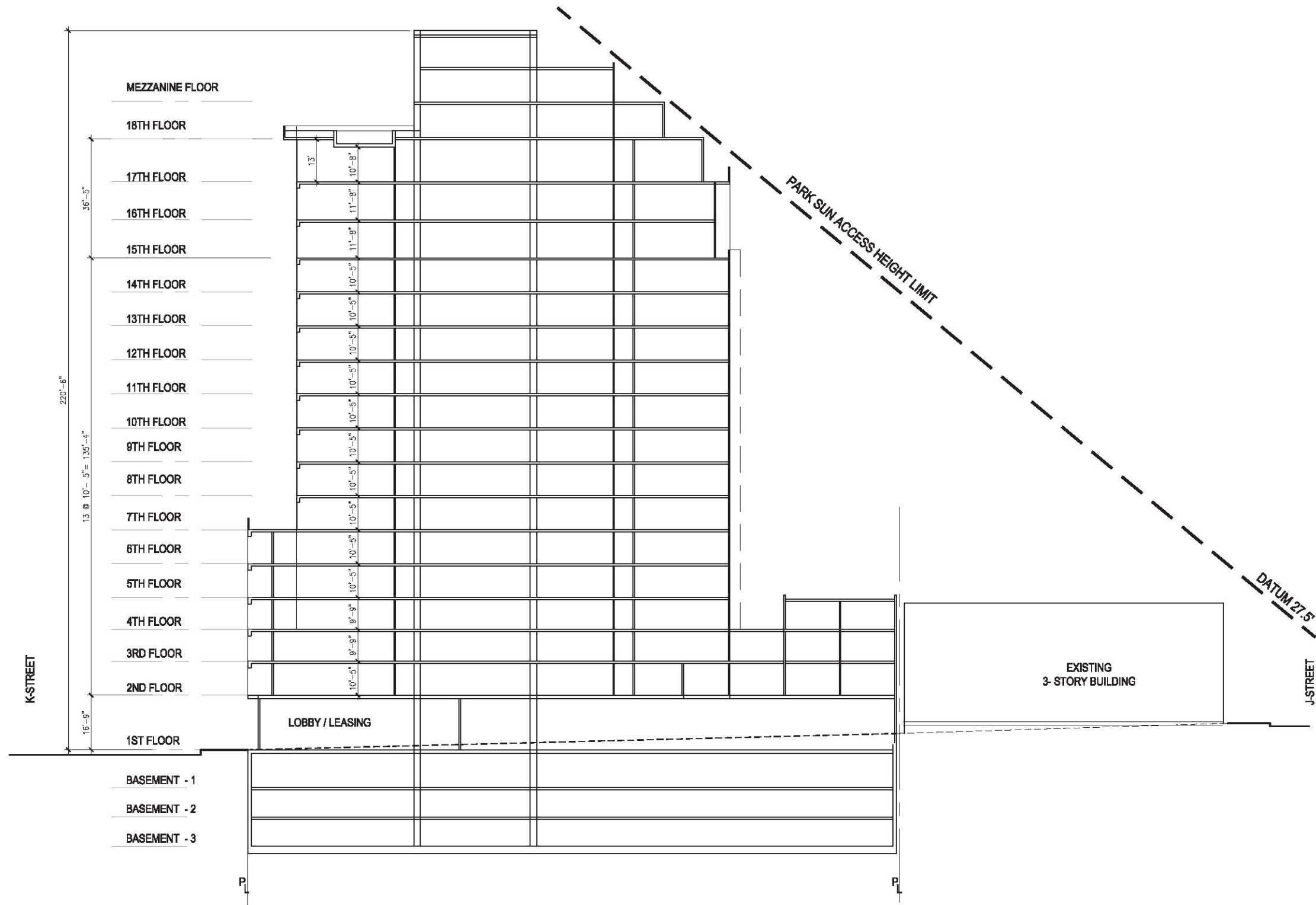
1- EAST ENLARGED ELEVATION

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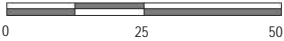
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MAPLE MULTI-FAMILY LAND CA, LP	
JWDA ARCHITECTURE/PLANNING/INTERIOR DESIGN Joseph Wong Design Associates 2350 Fourth Ave. San Diego, CA 92101-1000 Phone (619) 233-8777 Fax (619) 237-0541	
PROJECT NAME:	ALEXAN SAN DIEGO
PROJECT ADDRESS:	13TH AND J STREET SAN DIEGO, CA
SHEET TITLE:	ENLARGED ELEVATION
DATE:	09-20-2014
SHEET:	25

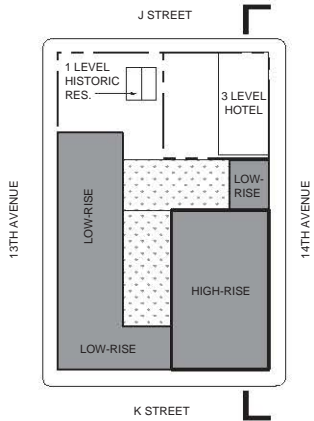




LONGITUDINAL SECTION



KEY PLAN



MAPLE MULTI-FAMILY LAND CA, LP

JWDA

ARCHITECTURE/PLANNING/INTERIOR DESIGN
Joseph F. Wong, Principal
2250 Fourth Ave., San Diego, CA 92101-1000
Phone (619) 233-5777 Fax (619) 237-0641

PROJECT NAME:

ALEXAN
SAN DIEGO

PROJECT ADDRESS:

13TH AND J STREET
SAN DIEGO, CA

SHEET TITLE:

LONGITUDINAL SECTION

REVISIONS	
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DATE: 09-20-2014

SHEET:

27



①- BIRDS EYE VIEW - CORNER OF 13TH & J-STREET

SCALE: N.T.C



②- STREET LEVEL PERSPECTIVE - J-STREET

SCALE: N.T.C

KEY PLAN

1

2

13TH AVENUE

14TH AVENUE

J STREET

K STREET

1 LEVEL HISTORIC RES.

LOW-RISE

LOW-RISE

HIGH-RISE

MAPLE MULTI-FAMILY LAND CA, LP

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Joseph Wong Design Associates
2350 Fourth Ave., San Diego, CA 92101-1808
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PROJECT NAME:
ALEXAN
SAN DIEGO

PROJECT ADDRESS:
13TH AND J STREET
SAN DIEGO, CA

SHEET TITLE:
PERSPECTIVES

REVISIONS	
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DATE: 09-20-2014

SHEET: 28



①- 13th AND J ST CORNER PERSPECTIVE
SCALE: N.T.C

KEY PLAN

1

13TH AVENUE

14TH AVENUE

J STREET

K STREET

1 LEVEL HISTORIC RES.

LOW-RISE

LOW-RISE

HIGH-RISE

MAPLE MULTI-FAMILY LAND CA, LP

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PROJECT NAME:
ALEXAN
SAN DIEGO

PROJECT ADDRESS:
13TH AND J STREET
SAN DIEGO, CA

SHEET TITLE:
PERSPECTIVES

REVISIONS	
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DATE: 09-20-2014

SHEET: 29



STREET LEVEL PERSPECTIVE
SCALE: N.T.C

KEY PLAN

3

2

1

J STREET

K STREET

13TH AVENUE

14TH AVENUE

1 LEVEL HISTORIC RES.

LOW-RISE

HIGH-RISE

LOW-RISE

MAPLE MULTI-FAMILY LAND CA, LP

JWDA

ARCHITECTURE/PLANNING/INTERIOR DESIGN

Joseph Wong Design Associates

2350 Fourth Ave., San Diego, CA 92101-1808

Phone (619) 233-8777 Fax (619) 237-0541

PROJECT NAME:

ALEXAN
SAN DIEGO

PROJECT ADDRESS:

13TH AND J STREET
SAN DIEGO, CA

SHEET TITLE:

PERSPECTIVES

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DATE: 09-20-2014

SHEET: 30



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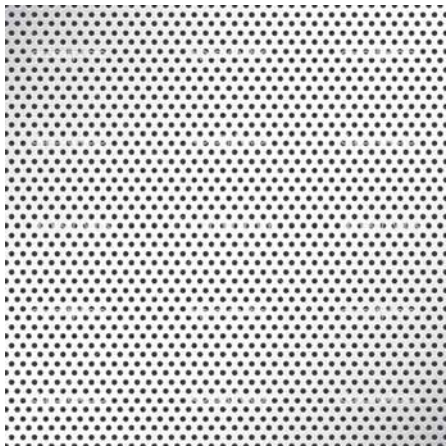
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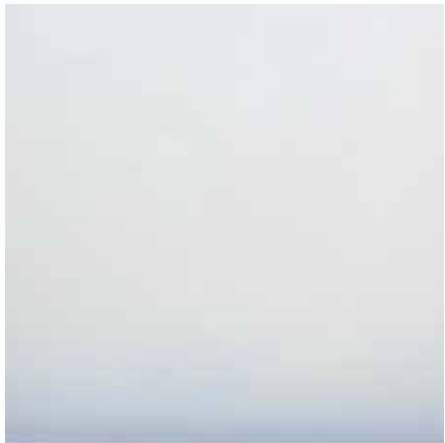
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ELEVATION/MATERIAL KEY NOTES

- 1 WINDOW WALL SYSTEM
- 2 METAL PANELS
- 3 STOREFRONT GLAZING SYSTEM
- 4 GLASS BALCONY RAILING SYSTEM
- 5 METAL ROLL-UP DOOR / GATE
- 6 SPANDREL GLASS
- 7 BALCONY DOOR
- 8 SAND FINISH STUCCO COLOR WHITE
- 9 SMOOTH STUCCO DARK GREYT
- 10 COMPOSITE PANEL
- 11 EXPOSED CONCRETE
- 12 STONE CLADDING
- 13 PERFORATED METAL
- 14 WOOD COMPOSITE SIDING

MAPLE MULTI-FAMILY LAND CA, LP

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2350 Fourth Ave. San Diego, CA 92101-1000
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PROJECT NAME:
**ALEXAN
SAN DIEGO**

PROJECT ADDRESS:
**13TH AND J STREET
SAN DIEGO, CA**

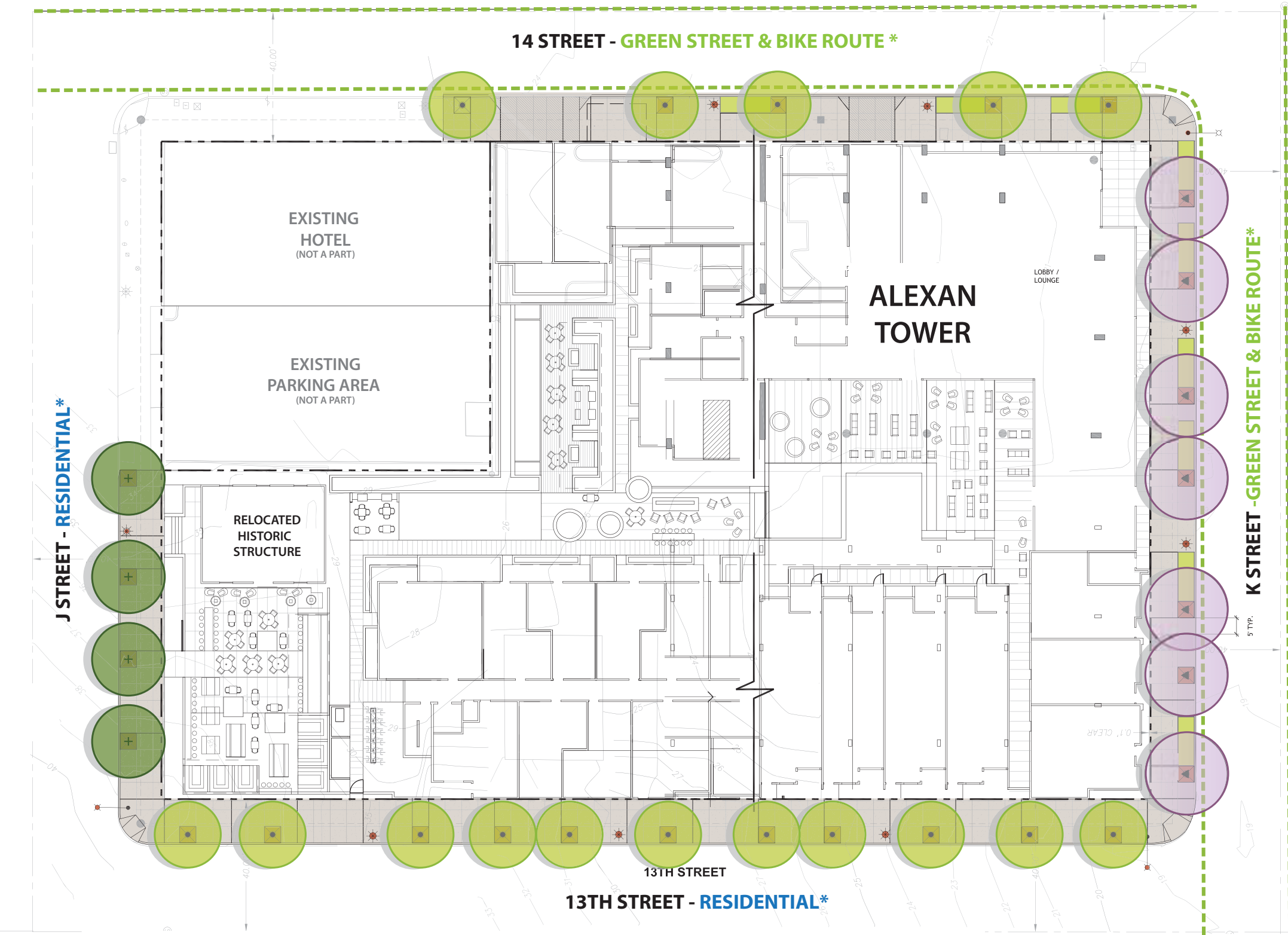
SHEET TITLE:
MATERIAL BOARD

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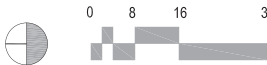
DATE: 09-20-2014

SHEET:

32



- NOTES:
- 1. TREE & PLANTER MAY BE ALTERED BASED ON PROPOSED BUILDING UTILITIES
 - 2. CURB CONFIGURATION MAY CHANGE BASED ON FORTH COMING MOBILITY STUDY
 - 3. * STREET DESIGNATIONS BASED ON SAN DIEGO DOWNTOWN DESIGN GUIDELINES



MATERIALS & PRODUCTS SCHEDULE

SYMBOL	ITEM	DETAIL
	PEDESTRIAN	
	C.I.P. CONCRETE PAVING	
	C1	C.I.P. CONCRETE TYPE 1 - BALL PARK DISTRICT PAVING CARROLL CANYON EXPOSED AGGREGATE
	EJ	C3 1/2" EXPANSION JOINT
	SJ	C4 1/2" SAWCUT JOINT

SITE FURNISHINGS

	F1	5' X 5' TREE GRATE
--	----	--------------------

SITE LIGHTING

	L1	RELOCATED POLE LIGHT
	L2	RELOCATED POLE LIGHT
	L3	RELOCATED CEREMONIAL LIGHT
	L4	RELOCATED COBRA LIGHT

PLANT LEGEND

SYMBOL	BOTANICAL_NAME	COMMON_NAME
	FRAXINUS OXYCARPA	RAYWOOD ASH
	FRAXINUS UHDEI MONUS	EVERGREEN ASH
	JACARANDA MIMOSIFOLIA	JACARANDA
	"GREEN STREET" ENHANCEMENTS	ENHANCEMENTS TBD WITH CIVIC SAN DIEGO. MAY INCLUDE RAIN GARDENS, FILTERRA TREE GRATES OR OTHER SIMILAR SYSTEMS TO IMPROVE STORM WATER QUALITY.

MAPLE MULTI-FAMILY LAND CA, LP	REVISIONS	
	NO.	DESCRIPTION
<div>JWDA ARCHITECTURE/PLANNING/INTERIOR DESIGN Joseph Wong Design Associates 2020 Fourth Ave. San Diego, CA 92101-1000 Phone: (619) 533-0777 Fax: (619) 537-0541</div>	1	
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PROJECT NAME:	ALEXAN SAN DIEGO	
PROJECT ADDRESS:	13TH AND J STREET SAN DIEGO, CA	
SHEET TITLE:	STREET IMPROVEMENT PLAN	
DATE:		09-22-2014
SHEET:		L1.0



landLAB
landscape architecture + environmental design

10000 University Ave., Suite 200, San Diego, CA 92121-1000
Phone: (619) 435-4500 Fax: (619) 435-4501
www.landlab.net



MAPLE MULTI-FAMILY LAND CA, LP		REVISIONS	
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PROJECT NAME:		DATE:	
ALEXAN SAN DIEGO		08-29-2014	
PROJECT ADDRESS:		SHEET:	
13TH AND J STREET SAN DIEGO, CA		L1.1	
SHEET TITLE:			
LANDSCAPE SITE PLAN			



View Into Second Level Courtyard



View Into Second Level Courtyard



View Into Second Level Courtyard



View Into First Level Courtyard



View at Corner of 13th and J St



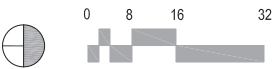
View of J St and 13th St from Above



View from Jst in Restaurant/Bar



Project Entrance at J St.



MAPLE MULTI-FAMILY LAND CA, LP		REVISIONS	
		NO.	DESCRIPTION
<div>JWDA</div> <div>ARCHITECTURE/PLANNING/INTERIOR DESIGN</div> <div>Joseph Wong Design Associates</div> <div>2828 Fourth Ave. San Diego, CA 92101-1808</div> <div>Phone (619) 233-8777 Fax (619) 237-0541</div>		1	
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PROJECT NAME:			
ALEXAN SAN DIEGO			
PROJECT ADDRESS:		DATE:	
13TH AND J STREET		09-22-2014	
SAN DIEGO, CA		SHEET:	
SHEET TITLE:		L1.3	
CONCEPT MODEL VIEWS			

Energy Conservation / Sustainability

LEED Scorecard

- **Sustainable Sites**
 - Open Space
 - Density / Community Connectivity
 - Access to Alternative transportation
 - Storm water Design
- **Water Efficiency**
 - Water efficient landscaping
- **Energy & Atmosphere**
 - On-site renewable energy
 - Optimization of energy performance
- **Materials & Resources**
 - Materials and Building Reuse
 - Construction Waste Management
 - Recycled Content
 - Regional Materials
- **Indoor Environmental Quality**
 - Low – emitting materials

Site Selection

- In-Fill Site In A Redevelopment Area
- Near MTS station / Trolley / Bike Paths
- Walking Distance – LIVE / WORK / PLAY (WALK SCORE 91)
- Re – Use of Historical House
- Large Internal Open Space

Construction

- SDG & E Advanced Home Program
- CALGreen Measures
- LED & Energy Star Lighting
- Energy Star Appliances
- Low VOC Paint
- Low VOC Carpet
- Water Efficient Plumbing Fixtures
- Water Efficient Landscaping
- High efficiency HVAC systems

Management

- Carpool & Ridesharing Programs
- Double Required Bicycle Parking
- Recycling Programs
- Electronic Vehicle Chargers