



REPORT NO. PC-15-034

DATE ISSUED: March 12, 2015

ATTENTION: Planning Commission, Agenda of March 19, 2015

SUBJECT: AC HOTEL (743 FIFTH AND 744 SIXTH AVENUES) – GASLAMP QUARTER DEVELOPMENT PERMIT / PLANNED DEVELOPMENT PERMIT / CONDITIONAL USE PERMIT / NEIGHBORHOOD USE PERMIT NO. 2013-35 – PROCESS FOUR

**OWNER/
APPLICANT:** Majestic Empire Holdings, LLC
Briad Development East, LLC

SUMMARY

Issue(s): Should the Planning Commission (“Commission”) approve Gaslamp Quarter Development Permit / Planned Development Permit / Conditional Use Permit / Neighborhood Use Permit (GQDP/PDP/CUP/NUP) No. 2013-35 for the AC Hotel (“Project”)?

Staff Recommendation: That the Commission approve GQDP/PDP/CUP/NUP No. 2013-35.

Historical Resources Board Recommendation: On January 22, 2015, the City of San Diego (“City”) Historical Resources Board (HRB) voted 8-1 on consent to recommend that the Commission grant GQDP/PDP/CUP/NUP No. 2013-35.

Community Planning Group: On December 10, 2014, Downtown Community Planning Council (DCPC) reviewed this Project and voted to bifurcate the recommendation vote between the GQDP/PDP and the CUP/NUP. DCPC voted 17-0 to recommend approval of the CUP/NUP as recommended by CivicSD staff (including denial of the proposed outdoor live entertainment), but requested that the Applicant return to the Pre-Design Subcommittee for further design review prior to taking action on a recommendation for the GQDP/PDP.

On February 18, 2015, the DCPC voted 20-0 to support the GQDP/PDP portions of the Project and recommended that the Commission grant GQDP/PDP/CUP/NUP No. 2013-35 for the Project, denying the request for outdoor live entertainment.

Other Recommendations: The Gaslamp Quarter Historical Foundation’s (GQHF) Land Use and Planning (LUP) Committee recommended approval of this Project at a joint meeting with the DCPC Pre-Design Subcommittee on January 12, 2015.

The Downtown San Diego Partnership voted on February 12, 2015 to support this Project as presented.

The Downtown Parking Management Group (DPMG) voted on February 12, 2015 to support the removal of two metered parking spaces to be replaced with a 10 minute passenger loading zone on Fifth Avenue and a 10 minute shared commercial and passenger loading zone at the current commercial loading zone on Sixth Avenue.

Environmental Review: Development within the Downtown Community Plan (DCP) area is covered under the Final Environmental Impact Report (FEIR) for the San Diego DCP, Centre City Planned District Ordinance (CCPDO), and 10th Amendment to the Centre City Redevelopment Plan, certified by the former Redevelopment Agency (“Former Agency”) and 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 and Gaslamp Quarter Planned District Ordinance (GQPDO) do not regulate density or Floor Area Ratio (FAR). This Project is not residential and therefore has no direct housing impact.

BACKGROUND

Briad Development East, LLC (“Applicant”) is requesting approval of GQDP/PDP/CUP/NUP No. 2013-35 for the construction of a seven-story (maximum 75 feet tall), full-service hotel and entertainment development located on an approximately 11,500 square-foot (“sq.ft.”) premises located on the east side of Fifth Avenue and west side of Sixth Avenue between F and G streets in the Gaslamp Quarter neighborhood of the DCP area. This Project is comprised of 119 guest rooms, approximately 5,000 sq.ft. of commercial restaurant space on the ground level facing Fifth Avenue, an approximately 5,000 sq.ft. nightclub and lounge in a below-grade basement, an approximately 3,500 sq.ft. roof-top pool deck and lounge, an approximately 315 square foot

sidewalk cafe, and 36 valet parking spaces in one level of subterranean parking accessed via a vehicle elevator from Sixth Avenue through a doorway in the facade of a contributing resource to the Gaslamp Historic District.

Neighborhood Context

The Gaslamp Quarter was downtown's first commercial and business center, linking to the original waterfront at the southern end of 5th Avenue. After progressing through times of ill-repute and abandonment, revitalization efforts began in the late 1970s and early 1980s, and were aided by Horton Plaza's success. Today, the Gaslamp Quarter has emerged as San Diego's prime entertainment and celebration destination. Conventioneers, baseball fans, and weekend diners congregate here for its lively mixture of restaurants, cafés, nightclubs, and bars. Streets are sometimes closed for special events, making this a haven for festive crowds. The entertainment uses are served well by the neighborhood's historic buildings, which provide a fine-grained, pedestrian-scaled environment and recall the district's colorful past.

In the 1980's the Gaslamp Quarter was listed as a historical district on the National Register of Historic Places. The Gaslamp Quarter extends from the south side of Broadway to Harbor Drive and from the east side of Fourth Avenue to the west side of Sixth Avenue. Also included is the west side of Fourth Avenue (to the mid-block property line) between Market and Island Avenue. The Gaslamp Quarter contains the highest concentration of historically significant commercial structures in the City of San Diego. Therefore, in order to ensure that the historical character of the Gaslamp Quarter is retained, development proposals are subject to the design and development criteria of the GQPDO and the Gaslamp Quarter Planned District Design Guidelines ("Guidelines").

Development Team

ROLE	FIRM / CONTACT	OWNERSHIP
Applicant	Briad Development East, LLC Jim Ardizzone, Senior Vice President of Development	Brad Hongfeld, CEO/Owner (Privately Owned)
Property Owner	Majestic Empire Holdings, LLC Jim Ardizzone, Senior Vice President of Development	Brad Hongfeld, CEO/Owner (Privately Owned)
Architect	Awbrey Cook Rogers McGill Architects Dennis Rogers, Design Principal	Tom Awbrey, Principal Clifford Cook, Vice President Dennis Rogers, Design Principal Scott McGill, Vice President Tim Fleming, Associate Principal Ricardo Garcia, Associate (Privately Owned)

DISCUSSION

This Project proposes the construction of a seven-story (approximately 75 feet tall), full-service 119 guest room hotel development with approximately 5,000 sq.ft. of commercial restaurant space on the ground level facing Fifth Avenue, an approximately 5,000 sq.ft. nightclub and lounge in a below-grade basement, an approximately 3,500 sq.ft. roof-top pool deck and lounge, and 36 valet-service on-site parking spaces in the second level of the basement.

Project Description

The following is a summary of the Project based on drawings dated February 3, 2015:

Site Area	11,500 sq.ft. (approximate)		
Base Minimum Floor Area Ratio (FAR)	N/A		
Base Maximum FAR	N/A		
Maximum FAR with Amenity Bonuses	N/A		
Maximum FAR with Affordable Housing Bonus	N/A		
FAR Bonuses Proposed	N/A		
Proposed FAR	5.72		
Density	N/A		
Total Above Grade Gross Floor Area	65,876 sq.ft.		
Stories / Height	7 stories / 75 feet		
Amount of Commercial Space	13,500 sq.ft.		
Amount of Office Space	N/A		
Housing Unit Summary	#	Range	Average
Total Number of Housing Units	N/A	N/A	N/A
Number of Units to be Demolished	0		
Number of Buildings over 45 Years Old	1 (facade to be incorporated into development)		
Inclusionary Affordable Housing Compliance	N/A		
Automobile Parking			
Hotel (Required / Proposed)	36 (0.3 per guest room) / 36		
Commercial (Required / Proposed)	0 (exempt < 30,000 sq.ft.) / 0		
Motorcycle Parking (Required / Proposed)	N/A / N/A		
Bicycle Parking (Required / Proposed)	N/A / N/A		
Common Indoor Space			
Required	N/A		
Proposed	N/A		
Common Outdoor Open Space			
Required	N/A		
Proposed	N/A		
Private Open Space (Balconies and Decks)			
Required	N/A		
Proposed	N/A		

Pet Open Space Required Proposed	N/A N/A
Residential Storage	N/A
Assessor's Parcel Nos.	535-093-17-00
Sustainability	Not participating in recognized program ¹

1. Project specific sustainable measures are being proposed as identified under "Sustainability"

Permits Required

- GQDP review and a recommendation from the HRB
- PDP is required for deviations from the Land Development Code (LDC) to provide flexibility in the application of development regulations for projects where strict application of the development regulations would restrict design options and result in a less desirable project. Proposed deviations are from LDC parking standards for 36 valet parking spaces:
 - tandem parking;
 - smaller than required parking spaces;
 - narrower than standard drive aisles; and,
 - parking in the drive aisles.
- CUP is required for establishments providing live music, entertainment, and/or dancing
- NUP is required for sidewalk cafes in the Public Right-Of-Way (ROW) in the Gaslamp Quarter or any other public outdoor use area for eating or drinking on private property used in conjunction with a commercial establishment, including the proposed rooftop pool deck lounge

Per San Diego Municipal Code (SDMC) Section 112.0103, when an Applicant applies for more than one permit for a single development, the applications shall be consolidated for processing and shall be reviewed by a single decision maker. The decision maker shall act on the consolidated application at the highest level of authority for that development, and the findings required for approval of each permit shall be considered individually. The decision-maker for this Project is the Commission in accordance with Process Four, and is appealable to the City Council.

DCP Analysis

The DCP envisions downtown as a multi-use regional center, with strong employment and residential components; targeting a residential buildout population of approximately 90,000 people with a market for a broad array of supporting stores and services with opportunities to live close to jobs and transit. The DCP envisions downtown as a quilt of distinctive, walkable neighborhoods with unique identities. Diversity in scale, design, texture, and light will help build complexity and an engaging human experience. Urban design strategies identified in the DCP seek to maximize the advantage of San Diego's climate, foster vital and active streetlife, ensure that development is designated with a pedestrian orientation, promote fine-grain development

where appropriate, and is sustainable. Sustainable planning entails promoting infill, adaptive reuse, and redevelopment; at the building level it encourages daylighting, cross ventilation, building re-use, building heat island reduction, and techniques to reduce stormwater surface runoff; and in non-design and construction-related activities it encourages waste reduction and recycling. The DCP implements the City of Villages strategies of the City's General Plan by directing growth in limited areas served by transit as an efficient use of urban land that reduces the need to develop outlying areas while creating opportunities for realistic alternatives to automobile travel.

The Gaslamp Quarter was downtown's first commercial and business center. There is no separate Neighborhood Center with the Gaslamp Quarter, as the entire area is teeming with activity and amenities. It has emerged as San Diego's prime entertainment and celebration destination. Conventioneers, baseball fans, and weekend diners congregate here for its lively mixture of restaurants, cafés, nightclubs, and bars. Streets are sometimes closed for special events, making this a haven for festive crowds. The entertainment uses are served well by the neighborhood's historic buildings, which provide a fine-grained, pedestrian-scaled environment and recall the district's colorful past. Yet building intensities are low compared to other areas of downtown, reflecting limitations imposed to protect the Gaslamp Quarter's historic character.

The Gaslamp Quarter will continue to serve both downtown residents and employees; the region at large, as well as downtown's significant numbers of tourists and conventioneers, through both the popular outdoor mall and nearby historic walking streets. Petco Park and the Convention Center provide another visitor stream, for the southern Gaslamp Quarter in particular. The Gaslamp Quarter is also a center for local employment, with employment opportunities are expected to reach 16,000 jobs upon build-out with only a 2,000 resident population.

Applicable DCP Goals and Policies

- 3.1-G-2 Provide for an overall balance of uses – employment, residential, cultural, government, and destination – as well as a full compendium of amenities and services
- 3.5-G-2 Foster a rich mix of uses in all neighborhoods, while allowing differences in emphasis on uses to distinguish between them
- 5.8-G-1 Promote sustainable development and design downtown
- 5.8-P-2 Maintain building volume standards that allow sunlight to reach streets and public spaces
- 6.4-G-1 Maintain the Gaslamp Quarter as an entertainment and shopping district, with broad mix of uses, high activity, and wide-ranging appeal
- 9.1-G-1 Protect historic resources to communicate downtown's heritage
- 9.1-G-2 Encourage the rehabilitation and reuse of historical resources

DESIGN REVIEW

The concept for this Project is a blend of contemporary styles while respecting the Gaslamp Quarter development regulations. The facades are designed to complement the scale and historic

quality of the area. Columns, pilasters and textured materials would be used to offer relief in a contemporary manner. With an average of twenty-two guestrooms per floor for the five primary guestroom floors, both the Fifth and Sixth avenue elevations of these floors present a similar repetitive pattern emphasizing vertical design elements as desired in the Gaslamp Quarter. Above these typical guestroom floors the building steps back from both street frontages respecting the dominant 60 foot street wall height limit in the Gaslamp Quarter. Within this step back is the rooftop pool and event deck along Fifth Avenue and an “exit patio” used by a guest suite at the Sixth Avenue street wall. Within the Gaslamp Quarter, the maximum height for buildings is 60 feet; however, overall building height may be increased to 75 feet as currently proposed in accordance with Process Two and upon review and recommendation from the Historical Resources Board.

The Project site is generally flat and is contains a two- story building constructed on the site in 1998 which is currently occupied by the T.G.I. Fridays and McFaddens restaurants. This building is proposed to be demolished to accommodate the proposed Project. The northern boundary of the site is adjacent to the historic Pierce-Field building and the southern boundary is adjacent to the Gaslamp Reading Theaters building. The remainder of the block contains a variety of mid- to low-scale commercial/retail buildings.

This Project was reviewed by the Design Assistance Subcommittee (“Subcommittee”) of the HRB with the Applicant seeking direction specifically on the proposed facade rehabilitation along Sixth Avenue. The Subcommittee made several recommendations regarding treatment of the Sixth Avenue facade which were incorporated into the Project’s design. The Subcommittee also recommended the inclusion of a wall mural on the north side of the Fifth Avenue elevation, which has also been incorporated into the Project’s design.

Contributing Resource

As part of this Project, the Applicant is proposing a partial rehabilitation of the historical “Gaslamp Galleria Building” facade along 6th Avenue. This facade is the only portion of the existing building that is historic and is considered to be a contributor to the Gaslamp Quarter. Therefore, any proposed alterations to the facade are required to follow the appropriate Secretary of the Interior Standards for the Treatment of Historic Properties (“The Standards”). As currently proposed, the Applicant is proposing to remove the existing storefront system and replace it with a new storefront system more closely aligned to the historic design. This will involve replacing the existing doors with a glass and metal overhead door mimicking the historic storefront design to accommodate the vehicular entrance to a vehicle elevator accessing the subterranean parking; plus replacement of awnings; new paint; and, the removal and infill of the existing vertical window at the south end of the facade.

Parking

The GQPDO requires 0.3 parking spaces per hotel room for hotel developments containing more than 25 guest rooms. This Project is required to provide 36 parking spaces and will provide the

required spaces on-site within a valet parking garage located on the second level below grade. Access to the parking structure is provided via the driveway and car elevator on Sixth Avenue which will transport the vehicle to the enclosed parking structure for storage. The Applicant intends to operate parking through a valet service accessed from a proposed primary passenger loading zone on Fifth Avenue that will be available 24 hours for hotel guests, and from a secondary passenger loading zone on Sixth Avenue that will be available when Fifth Avenue is closed for events.

The GQPDO exempts commercial developments and the commercial portion of mixed-use developments from being required to provide off-street parking when the area of commercial use is less than 30,000 sq.ft.

Sustainability

While not participating in any recognized sustainable or green building program such as Leadership in Energy and Environmental Design (LEED) or Centre City Green, this Project will deploy a number of measures to increase its sustainability beyond the already stringent California Energy Code and California Green Building Standards Code (also known as CalGreen) minimum measures requiring reduced energy and water consumption. In addition to passive building design strategies to reduce solar heat gain this Project includes: schedule time for deconstruction and recycling of existing building materials, implementation of a drought-tolerant vegetated eco-roof above the rooftop bar, providing non-required on-site secured bicycle parking, and including operable doors and window in the guestrooms to provide fresh air.

Relevant City General Plan Conservation Element goals being met by this Project include water pollution reduction with the vegetated eco-roof to preserve the water quality of San Diego Bay, increasing local energy independence with electrical energy conservation through energy efficient mechanical and lighting equipment and the expansion of a sustainable urban forest by requiring installation and maintenance of street trees along the sidewalk bounding the Project site. Also, through implementation of the FEIR's Mitigation Monitoring and Reporting Program (MMRP) Green House Gas (GHG) levels associated with new development are evaluated and reduced to below Business As Usual (BAU) standards through a number of means unique and shared by each development project. The MMRP applies many of the other policies, strategies, and goals outlined in the Conservation Element to reduce the effects of climate change.

GQDP

CivicSD is responsible for the administration of planning and zoning for the City within the Gaslamp Quarter Planned District (GQPD). A GQDP is required for construction involving 1,000 square feet or more of gross floor area (GFA) not within an existing building envelope. A GQDP may be granted for building heights from 61 feet to 75 feet according to GQPDO section 157.0203(a)(2) after the HRB reviews and makes a recommendation to the decision maker, and the decision maker finds the development is consistent with the GQPDO, the Centre City Redevelopment Plan, the DCP, the Guidelines, the SDMC, and any other adopted plans or

policies of the City applicable to the GQPD. A GQDP may be denied based upon written findings that the project is not consistent with the GQPDO, the Centre City Redevelopment Plan, the DCP, the Guidelines, the SDMC, and any other adopted plans or policies of the City applicable to the GQPD.

PDP

The purpose of PDP regulations is to provide flexibility in the application of development regulations for projects where strict application of the base zone development regulations would restrict design options and result in a less desirable project. The intent of PDP regulations is to accommodate, to the greatest extent possible, an equitable balance of development types, intensities, styles, site constraints, project amenities, public improvements, and community and City benefits. This Project as proposed requires a Process Four PDP as a commercial development requesting deviations from applicable zone regulations. The findings for approval of a PDP are evaluated to determine if the proposed deviations facilitate development that is beneficial to the community and results in a more desirable project than could otherwise be achieved if the project were required to rigorously adhere to the development regulations.

Four deviations from the LDC have been identified:

1. Permitting tandem parking to meet the minimum required parking for commercial uses other than for employee parking, valet parking associated with restaurant use, and for bed and breakfast establishments [LDC 142.0555(b)]. Although hotel is not a specifically listed use under tandem parking for commercial uses, it is similar to the uses listed and in this instance permits this creative parking solution to fully park the hotel on this small and oddly shaped site. The use of valet parking will eliminate any concern for access to individual vehicles as vehicles will be able to be delivered curbside to the owners upon request.
2. Some parking spaces are smaller than the minimum size [LDC 142.0560(b) and Table 142-05K]. The LDC requires parking spaces to be of a minimum width for several conditions depending upon use. Standard parking spaces are to be eight feet wide and eighteen feet long and standard tandem parking spaces are to be eight feet wide and 36 feet long. Parking spaces abutting an obstacle on one side are to be nine feet wide and eighteen feet long, and tandem parking spaces abutting an obstacle on one side are to be nine feet wide and 36 feet long. This Project proposes six tandem parking spaces adjacent to structure with a width less than nine feet, and two standard parking spaces adjacent to structure with less than nine feet of width; representing 14 of 36 parking spaces, or 39 percent of the total parking required. This is an acceptable deviation that permits adequate on-site parking on a tight urban lot within a Historic District with sole use of professional valet parking service and no access to the parking lot by hotel guests or restaurant, nightclub, and lounge patrons.

3. Drive aisles in the subterranean parking facility are narrower than the minimum width [LDC 142.0560(c) and Table 142-05L]. Minimum drive aisle width is 24 feet for two-way traffic. This Project proposes drive aisle width of 16 feet. By utilizing valet parking exclusively there is not the concern of the general public attempting tight maneuvering into a parking space as all parking will be performed by professional valet drivers.
4. Parking in the drive aisles is not permitted by definition [LDC 142.0560]. However, utilizing professional valet parking to permit an additional eight automobile and two motorcycle parking spaces in the drive aisle will allow this narrow and oddly-shaped lot to support the required 36 parking spaces on-site and concealed in a subterranean garage in the Historic District. Vehicle owners will be able to access their vehicles curbside.

Staff has reviewed the Applicant's request for deviations from the LDC regarding Parking Facilities Development and Design Regulations, and has considered any potential impacts that could result from allowing the proposed deviations to these regulations. It is precisely these deviations from the regulations that permit a hotel with parking requirements, in compliance with the DCP goals, on a small infill site to be possible; and with properly managed valet parking there will be no adverse affect on public health, safety, and welfare.

CUP

Under the GQPDO, establishments proposing to incorporate live entertainment are required to obtain approval of a CUP. The CUP procedures establish a review process for the development of uses that may be desirable under appropriate circumstances, but are not permitted by right. The intent of the procedures is to review these uses, on a case-by-case basis, to determine whether the proposed use will be appropriate at a given site.

Additionally, the GQPDO requires establishments proposing live entertainment within the same building as, or immediately adjacent to, residential uses, to conduct an acoustical analysis in order to evaluate potential impacts to residential occupants resulting from the proposed entertainment. The use subject to the CUP will be located within a new hotel building which is not directly adjacent to any residential zone or use; and therefore did not require the preparation of an acoustic analysis for this purpose. However, the Applicant's request for outdoor live entertainment does require an acoustical analysis, which has been provided to CivicSD for review.

Staff has reviewed the Applicant's request to provide live entertainment indoors in the basement lounge nightclub, as well as has considered any potential impacts that could result from allowing the proposed live entertainment. Overall, the proposed use is consistent with the goals and the policies of the DCP for the Gaslamp Quarter. Staff is recommending approval of live entertainment in the basement lounge nightclub subject to the conditions listed in the draft CUP to ensure that the establishment does not become a nuisance and is consistent with other live entertainment venues in the Gaslamp Quarter.

In addition, staff has reviewed the Applicant's request to provide live entertainment outdoors on the rooftop pool deck and bar, and has considered any potential impacts that could result from allowing the proposed outdoor live entertainment. Staff has concluded that outdoor live entertainment is not consistent with the goals and the policies of the DCP for the Gaslamp Quarter. At this time due to complaints received regarding other live entertainment venues, at least until the City updates its noise ordinance to more adequately address potential noise impacts and allow for proper enforcement, staff is not recommending approval of outdoor live entertainment for this Project.

NUP

The Applicant is proposing a rooftop outdoor use area associated with a poolside bar and restaurant, as well as a sidewalk cafe along the Fifth Avenue street frontage. Within the GQPD establishments with outdoor areas for eating or drinking located either on private property or in the ROW in connection with a commercial establishment shall be required to obtain a NUP. Sidewalk cafes in the ROW or any other outdoor area for eating or drinking on private property used in connection with a commercial establishment require approval of an 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.

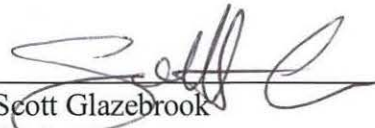
Staff has reviewed the Applicant's request for a rooftop outdoor use area associated with a poolside bar and restaurant, as well as a sidewalk cafe, and has considered any potential impacts that could result from allowing the proposed uses. Overall, the proposed use is consistent with the goals and the policies of the DCP for the Gaslamp Quarter. Staff is recommending approval of the rooftop outdoor use area associated with a poolside bar and restaurant and the sidewalk cafe subject to the conditions listed in the draft NUP to ensure that the establishment does not become a nuisance and is consistent with other similar venues in the Gaslamp Quarter.

CONCLUSION

Staff recommends that the Commission grants GQDP/PDP/CUP/NUP No. 2013-35, subject to the conditions identified in the Draft Permit, denying the proposed outdoor live entertainment.

Respectfully submitted:


Concurred by:



Scott Glazebrook
Senior Planner



Reese A. Jarrett
President



Brad Richter
Assistant Vice President, Planning

Attachments: A – Project Data Sheet
B – Applicant's Architectural Narrative
C – Rooftop Pool and Bar / Basement Lounge Nightclub Operational Narrative
D – Ownership Disclosure Statements
E – PDP Supplemental Application
F – CUP Supplemental Application
G – Draft GQDP/PDP/CUP/NUP No. 2013-35
H – Draft Planning Commission Resolution
I – Final Environmental Impact Report Consistency Evaluation
J – Basic Concept/Schematic Drawings dated February 3, 2015

PROJECT DATA SHEET

PROJECT NAME	AC Hotel	
PROJECT DESCRIPTION	Full-service hotel and entertainment development located on an approximately 11,500 square-foot premises located on the east side of Fifth Avenue and west side of Sixth Avenue between F and G streets in the Gaslamp Quarter (743 Fifth and 744 Sixth avenues). This seven story Project is comprised of 119 guest rooms, approximately 5,000 square feet of commercial restaurant space, an approximately 5,000 square-foot nightclub and lounge, an approximately 3,500 square-foot roof-top pool deck and lounge, and 36 valet parking spaces in one level of subterranean parking.	
COMMUNITY PLAN	Downtown Community Plan	
COMMUNITY PLAN LAND USE DESIGNATION	Gaslamp Planned District Ordinance	
	ZONING INFORMATION	
ZONE:	Gaslamp Planned District Ordinance (This ordinance establishes design and development criteria to ensure that the development and redevelopment of the Gaslamp Quarter Planned District and Gaslamp Quarter Historical District implement the goals of the Downtown Community Plan.)	
HEIGHT LIMIT:	500 Feet Above Mean Sea Level	
LOT SIZE:	11,500 Square Feet	
FRONT SETBACK:	0 Feet	
SIDE SETBACK:	0 Feet	
REAR SETBACK:	0 Feet	
PARKING:	36 Required / 36 Provided	
ADJACENT PROPERTIES	LAND USE DESIGNATION	EXISTING LAND USE
NORTH	Gaslamp Planned District Ordinance	Commercial
SOUTH	Gaslamp Planned District Ordinance	Commercial
EAST	Gaslamp Planned District Ordinance	Mixed-Use
WEST	Gaslamp Planned District Ordinance	Commercial
DEVIATIONS OR VARIANCES REQUESTED	Deviations: 1. Tandem Parking 2. Smaller Than Required Parking Spaces 3. Narrower Than Standard Drive Aisles 4. Parking In The Drive Aisles	
COMMUNITY PLANNING GROUP RECOMMENDATION	On February 18, 2015, the Downtown Community Planning Council voted 20-0 to recommend that the Commission grant GQDP/PDP/CUP/NUP No. 2013-35, excepting the proposed outdoor live entertainment.	

S:\Glazebrook\DEVREV\PDPS\2013-35 PDP AC Hotel\Review Meetings\Planning Commission\2013-35_150319_PDP_PC_ACHotel_ProjectDataSheet.docx



AWBREY COOK ROGERS MCGILL
ARCHITECTS + INTERIORS

Wednesday, August 06, 2014

Re: Gaslamp AC Hotel
San Diego, CA 92101
ACRMA Project No: 13-7901

Tom Awbrey RA, Principal Architect
Clifford Cook RA, Vice President
Scot McGill RA, Vice President
Dennis Rogers RA, Design Principal
Tim Fleming RA, Senior Associate
Walter Rubio RA, Senior Associate
Kevin Terra, Senior Associate
Nick Fotias RA, Associate
Ricardo Garcia, Associate
Maria Ruiz-Ostmeyer RA, Associate
Renee Jones

Architectural Narrative

AC Hotel by Marriott, 743 Fifth Avenue, San Diego

The AC Hotel is located in the historic Gaslamp Quarter on the east side of Fifth Avenue mid-block between F and G streets. A multiplex theater is located to the south and a one story historical building to the north. The site is a thru block site stretching from Fifth to Sixth Avenue.

The AC Hotel brand has its roots in Spain. The brand originated in 1998 to cater mainly to generation Y. To maintain the Spanish origins the Fifth Avenue façade was designed with clues from traditional Spanish architecture while maintaining the historical feel of the block. The facade on Fifth Avenue is divided into three main elements: A base, middle and top.

The base extends up approximately 25 feet and contains the ground level entrances to the hotel, restaurant and basement nightclub. There are two horizontal balconies with decorative metal railings at the second and third floors to define the base zone. The two main uses at the street level, the hotel and restaurant are designed using traditional doors with the hotel entrance defined by a steel canopy and hotel signage over an operable metal storefront system which provides a unique indoor / outdoor experience to the lobby. The restaurant has a similar operable window system and entry doors set into a wood and steel framed opening with canvas awnings over the indoor/outdoor bar and a canvas awning defining the main entrance to the restaurant. The proposed base material and finish is a pre manufactured simulated stone material attached to the exterior without grout joints. The cladding will consist of random horizontal banding with different heights and lengths playing with both scale and texture. The stone has a unique look reminiscent of traditional stone but with a smooth texture and tone on tone color effect. There will also be a 30 inch stone base of black granite installed at the base of the columns to ground the building and contrast the stone cladding.

1045 14th, Suite 100, San Diego, CA 92101-5701 Ph: 619.398.3480 Fax: 619.398.3488

The middle section of the façade has vertical pilasters with smooth plaster finish and floor to ceiling glass windows with black frames spanning from the third to the sixth floor.

A third horizontal balcony with decorative metal railing at the sixth floor defines the top of the façade along with a simple contemporary cornice at the parapet which creates a separation and defines the setback of the seventh floor.

The selected colors for the middle portion of the façade are mainly whites with warm gray accents contrasted with black railings and window frames.

The design approach for the Sixth Avenue side requires the reuse of an existing two story façade that is constructed of brick with existing recessed storefront at the ground floor and random window openings at the second level.

The ground level will allow access to the underground valet parking through the use of a car lift which will have a roll up door with translucent glass. The remainder of the storefront is a secondary hotel lobby and service entry. The storefront system will be constructed of translucent glass with black metal frames. The existing upper portion windows of the façade will be reconfigured to accommodate guestrooms windows and balconies for the second and third level of the hotel. Four new guestroom levels will be constructed above the existing façade; each guestroom facing Sixth Avenue will have a private French balcony with decorative metal railing and operable doors. The seventh floor has a luxury suite that will have an exterior metal stair leading up to a private roof top pool deck. The stair design recalls past fire escapes on historical buildings in the Gaslamp Quarter.

The AC Hotel is designed with respect to the historical context of the Gaslamp Quarter but it also incorporates a fresh modern take on traditional building elements and materials.



AWBREY COOK ROGERS MCGILL
ARCHITECTS + INTERIORS

Wednesday, August 06, 2014

Re: Gaslamp AC Hotel
San Diego, CA 92101
ACRMA Project No: 13-7901

Tom Awbrey RA, Principal Architect
Clifford Cook RA, Vice President
Scot McGill RA, Vice President
Dennis Rogers RA, Design Principal
Tim Fleming RA, Senior Associate
Walter Rubio RA, Senior Associate
Kevin Terra, Senior Associate
Nick Fotias RA, Associate
Ricardo Garcia, Associate
Maria Ruiz-Ostmeyer RA, Associate
Renee Jones

Roof Top Pool and Bar Operation Narrative

The roof top pool and bar will serve multiple functions throughout the day. It is intended that the pool deck area will serve a continental breakfast in the morning for hotel guests. The hours are to be seven days a week from 6:00am to 11:00am.

In the afternoon the pool and bar will open to hotel guests with food and beverages to be served from throughout the day. There would be live entertainment Friday through Sunday 12:00pm to 6:00pm.

At night the pool and bar will be open to hotel guests and the general public. Food and beverages will be served. There will be live entertainment seven days a week 6:00pm to 2:00am.

Basement Lounge Nightclub Operation Narrative

The basement lounge will be accessed from a stair and an elevator with the entrances located at the southwest corner of the hotel on Fifth Avenue. The proposed use and operation would be for live music seven days a week in the evening from 6:00pm to 2:00am. The lounge would be open to hotel guests as well as the general public.

The lounge will be open to hotel guests as well as the general public.



Ownership Disclosure Statement

Approval Type: Check appropriate boxes for type of approval(s) requested:

- | | | |
|--|--|---|
| <input type="checkbox"/> Limited Use Approval | <input type="checkbox"/> Neighborhood Development Permit | <input type="checkbox"/> Centre City Development Permit |
| <input type="checkbox"/> Temporary Use Permit | <input type="checkbox"/> Planned Development Permit | <input type="checkbox"/> Gaslamp Quarter Development Permit |
| <input type="checkbox"/> Neighborhood Use Permit | <input type="checkbox"/> Site Development Permit | <input type="checkbox"/> Marina Development Permit |
| <input checked="" type="checkbox"/> Conditional Use Permit | <input type="checkbox"/> Coastal Development Permit | <input type="checkbox"/> Other: _____ |

Project Title: AC HOTEL GASLAMP

Project Address: 743 FIFTH AVE

Assessor Parcel Number(s): 5350931700

Part 1 – To be completed by property owner when property is held by individual(s)

By signing this Ownership Disclosure Statement, the property owner(s) acknowledges that an application for a permit, map, or other matter, as identified above, will be filed with Civic San Diego on the premises that is the subject of the application, with the intent to record an encumbrance against the property or properties. List below the owner(s) and tenant(s) (if applicable) of the above referenced property or properties; all subject properties must be included. The list must include the names and addresses of all persons who have an interest in the property or properties, 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 or properties). Original signatures are required from at least one property owner for each subject property. Attach additional pages if needed. Note: The Applicant is responsible for notifying the Project Planner 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 Planner at least thirty days prior to any public hearing on the subject property or properties. 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):

Assessor Parcel Number(s):

Street Address:

City/State/Zip Code:

Phone Number:

E-mail:

Signature:

Date:

Name of Individual (type or print):

Assessor Parcel Number(s):

Street Address:

City/State/Zip Code:

Phone Number:

E-mail:

Signature:

Date:

Project Title: AC HOTEL GASLAMP

Part 2 – To be completed by property owner when property is held by a corporation or partnership
 By signing this Ownership Disclosure Statement, the property owner(s) acknowledges that an application for a permit, map, or other matter, as identified above, will be filed with Civic San Diego on the premises that is the subject of the application, with the intent to record an encumbrance against the property or properties. List below the names, titles, and addresses of all persons who have an interest in the property or properties, recorded or otherwise, and state the type of property interest (e.g., tenants who will benefit from the permit, all corporate officers, and/or all partners in a partnership who own the property or properties). Original signatures are required from at least one corporate officer or partner who own the property for each subject property. Attach additional pages if needed. Provide the articles of incorporation, articles of organization, or partnership agreement identifying all members of the corporation or partnership. Note: The applicant is responsible for notifying the Project Planner 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 Planner at least thirty days prior to any public hearing on the subject property or properties. Failure to provide accurate and current ownership information could result in a delay in the hearing process.

Additional pages attached: ☐ Yes ☒ No**Corporation/Partnership Name (type or print):**MAJESTIC EMPIRE HOLDINGS LLC☐ Corporation ☒ LLC ☐ Partnership

Assessor Parcel Number(s):

5350931700

Street Address:

78 OKNER PKWY

City/State/Zip Code:

LIVINGSTON, NJ 07039

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

BRAD HOWIGFELD

Title:

MANAGING MEMBER

Phone Number:

973-597-6433

E-mail:

jtaleric@briad.com

Signature:

Date:

3/2/15**Corporation/Partnership Name (type or print):**☐ Corporation ☐ LLC ☐ Partnership

Assessor Parcel Number(s):

Street Address:

City/State/Zip Code:

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

Title:

Phone Number:

E-mail:

Signature:

Date:

Project Title: AC HOTEL - GASLAMP

Part 2 – To be completed by property owner when property is held by a corporation or partnership
 By signing this Ownership Disclosure Statement, the property owner(s) acknowledges that an application for a permit, map, or other matter, as identified above, will be filed with Civic San Diego on the premises that is the subject of the application, with the intent to record an encumbrance against the property or properties. List below the names, titles, and addresses of all persons who have an interest in the property or properties, recorded or otherwise, and state the type of property interest (e.g., tenants who will benefit from the permit, all corporate officers, and/or all partners in a partnership who own the property or properties). Original signatures are required from at least one corporate officer or partner who own the property for each subject property. Attach additional pages if needed. Provide the articles of incorporation, articles or organization, or partnership agreement identifying all members of the corporation or partnership. Note: The applicant is responsible for notifying the Project Planner 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 Planner at least thirty days prior to any public hearing on the subject property or properties. Failure to provide accurate and current ownership information could result in a delay in the hearing process.

Additional pages attached: ☐ Yes ☒ No

Corporation/Partnership Name (type or print):

BRIAD DEVELOPMENT, LLC☐ Corporation ☒ LLC ☐ Partnership

Assessor Parcel Number(s):

5350931700

Street Address:

78 OKNER PARKWAY

City/State/Zip Code:

LIVINGSTON, NJ 07039

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

BRAD HOWIGFELD

Title:

MANAGING MEMBER

Phone Number:

973-597-6433

E-mail:

jtalorico@briad.com

Signature:

Date:

3/10/15

Corporation/Partnership Name (type or print):

☐ Corporation ☐ LLC ☐ Partnership

Assessor Parcel Number(s):

Street Address:

City/State/Zip Code:

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

Title:

Phone Number:

E-mail:

Signature:

Date:

Project Title: AC HOTEL GASLAMP**Part 3 – To be completed by all other financially interested parties**

List below the names, titles, and addresses of all financially interested parties and state the type of financial interest (e.g., applicant, architect, lead design/engineering professional). Original signatures are required from at least one individual, corporate officer, and/or partner with a financial interest in the application for a permit, map, or other matter, as identified above. Attach additional pages if needed. Note: The applicant is responsible for notifying the Project Planner 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 Planner at least thirty days prior to any public hearing on the subject property or properties. 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):**☐ Applicant ☐ Architect ☐ Other _____

Street Address: _____

City/State/Zip Code: _____

Phone Number: _____

E-mail: _____

Signature: _____ Date: _____

Corporation/Partnership Name (type or print):AMBREY COOK ROGERS MCGILL ARCHITECTS☐ Corporation ☐ LLC ☐ Partnership☐ Applicant ☒ Architect ☐ Other _____

Street Address: _____

1045 14TH ST. #100

City/State/Zip Code: _____

SAN DIEGO, CA 92101

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

DENNIS ROGERS

Title: _____

DESIGN PRINCIPAL

Phone Number: _____

619-398-3480

E-mail: _____

DENNIS@ACRMA.COM

Signature: _____ Date: _____



Tuesday, March 10, 2015

Project title: AC Hotel Gaslamp

Attachment to Part 3.

Tom Awbrey RA, Principal Architect
Clifford Cook RA, Vice President
Scot McGill RA, Vice President
Dennis Rogers RA, Design Principal
Tim Fleming RA, Associate Principal
Walter Rubio RA, Associate Principal
Kevin Terra, Associate Principal
Ricardo Garcia, Associate
Maria Ruiz-Ostmeyer RA, Associate
Leonard Brinkers RA, Associate
David Semon RA, Associate

Ownership Disclosure Statement

List of Financially Interested Parties

Tom Awbrey RA , Principal Architect

Clifford Cook RA , Vice President

Scot McGill RA , Vice President

Dennis Rogers RA, Design Principal

Tim Fleming RA , Associate Principal

Ricardo Garcia, Associate

**CIVIC SAN DIEGO
PLANNED DEVELOPMENT PERMIT
SUPPLEMENTAL APPLICATION**

The purpose of a Centre City Planned Development Permit (CCPDP) is to provide flexibility in the application of development regulations for projects where the strict application of the development regulations would restrict design options and results in a less desirable project. CCPDP's may be approved or denied by the Civic San Diego (CSD) Board of Directors at a publicly noticed hearing as part of the Design Review process. The CSD Board of Directors decision is appealable to the City of San Diego Planning Commission.

Project Name: AC HOTEL - GASLAMP

Address/Location: 743 5TH AVE. / 744 6TH AVE.

List **ALL** CCPDO development regulations (include relevant CCPDO sections) for which the project is seeking a deviation. Provide a separate sheet if necessary.

EXAMPLE: CCPDO Section 156.0310(a) - Minimum Lot Size and Minimum Lot Coverage

1. 156.0311(d)(1) URBAN DESIGN REGULATIONS - TRANSPARENCY
2. 156.0311(j) HISTORICAL RESOURCES
3. TABLE 156-0313 B NON RESIDENTIAL OFF STREET PARKING SPACE REQ.
4. TABLE 142-05K MINIMUM OFF STREET PARKING SPACE DIMENSIONS
5. TABLE 142-05L AISLE DIMENSIONS
6. _____

Provide a brief description of reasons for requested deviations listed above. How will the strict application of development regulation(s) result in a less desirable project?

THE PROPOSED PROJECT IS RESTRICTED FROM HAVING A GARAGE ENTRY ON 5TH AVE. SIDE. DUE TO THE AMOUNT OF GLAZING REQUIRED AND THE REQUEST THAT WE RECREATE THE EXISTING FACADE STOREFRONT, AND THE TOTAL PROPERTY LINE WIDTH (40'-0") ON 6TH AVE. WE WERE UNABLE TO INCORPORATE A RAMP TO THE PARKING GARAGE ON THIS SIDE, WHICH IS WHY A CAR LIFT WAS INCORPORATED. IN ORDER TO COMPLY WITH THE PARKING RATIO PRESCRIBED BY THE CODE THE DRIVING ISLES HAD TO BE REDUCED AND PARKING STALLS HAD TO BE STACKED AND WILL BE OPERATED BY VALET SERVICE.

PLANNED DEVELOPMENT PERMIT FINDINGS

Under the CCPDO the following four findings must be made in order to approve a CCPDP. For each finding listed below, please explain how the application meets these findings:

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

THE PROPOSED HOTEL AS DESIGNED WITH A CAR LIFT, TANDEM PARKING AND VALET SERVICE WILL NOT AFFECT THE APPLICABLE LAND USE PLAN.

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

THE PROPOSED HOTEL AS DESIGNED WILL NOT BE DETRIMENTAL TO THE PUBLIC HEALTH, SAFETY OR WELFARE IF THE CAR LIFT, PARKING LAYOUT AND THE VALET SERVICE IS APPROVED.

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

THE PROPOSED HOTEL AS DESIGNED WILL COMPLY WITH THE
REGULATIONS OF THE CCPDO, AND WITH GRANTING THE DEVIATION
WILL RESULT IN A MORE DESIREABLE PROJECT.

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

THE INCORPORATION OF AN OVERHEAD DOOR WITH ARCHITECTURAL
GLASS WILL BE MORE DESIREABLE AND LESS OF AN EYE SORE THAN
AN OPEN GARAGE AND RAMP WITH A GATE.
T

PRINT



Conditional Use Permit Supplemental Application

Name of Business or Facility: **SEE NEXT PAGE FOR ANSWERS**

Summary of Request (description of proposed use):

REQUIRED INFORMATION

Under Section 126.0305 of the San Diego Municipal Code, four findings must be made in order to approve a conditional use permit. Please explain how the application meets these findings:

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

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

3. The proposed use or development will comply to the maximum extent feasible with the regulations of the Land Development Code; and

4. The proposed use is appropriate at the proposed location.

Civic San Diego

Conditional Use Permit Supplemental Application

Name of Business or Facility: AC Hotel Gaslamp

Summary of Request (description of proposed use): Nigh club with live entertainment in basement level of a 7 story hotel

- 1.** The proposed project is consistent with the objectives of the DCP, GQPDO, and the Design Guidelines in that the project provides a balance of uses appropriate for the Gaslamp Quarter, including employment and destination with amenities and services to residents and guests; and maintain the Gaslamp Quarter as an entertainment district with a broad mix of uses, high activity, and wide-ranging appeal. The basement night club will meet the objectives above to provide the Gaslamp Quarter with an entertainment venue and will have a negligible impact on the surrounding neighborhood.
- 2.** The granting of the Conditional Use Permit will not negatively impact the public health, safety and general welfare. The proposed night club is consistent with other venues in the Gaslamp Quarter and will contribute to the vitality of the district and neighborhood.
- 3.** The proposed use will comply to the maximum extent feasible with the regulations of the Land Development Code and GQPDO.
- 4.** The night club is an appropriate use for this location and maintains the Gaslamp Quarter as an entertainment district.

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*

**GASLAMP QUARTER PLANNED DISTRICT
DRAFT GASLAMP QUARTER DEVELOPMENT PERMIT / PLANNED
DEVELOPMENT PERMIT / CONDITIONAL USE PERMIT /
NEIGHBORHOOD USE PERMIT
NO. 2013-35**

**AC HOTEL
ASSESSOR PARCEL NUMBER 535-093-17-00**

**GASLAMP QUARTER PLANNED DISTRICT
DRAFT GASLAMP QUARTER DEVELOPMENT PERMIT / PLANNED
DEVELOPMENT PERMIT / CONDITIONAL USE PERMIT / NEIGHBORHOOD USE
PERMIT NO. 2013-35**

**AC HOTEL
ASSESSOR PARCEL NUMBER 535-093-17-00**

This Gaslamp Quarter Development Permit / Planned Development Permit / Conditional Use Permit / Neighborhood Use Permit (GQDP/PDP/CUP/NUP) No. 2013-35 is granted by the City of San Diego Planning Commission to Majestic Empire Holdings, LLC, Owner, and Briad Development East, LLC, Permittee, for construction of a full-service hotel and entertainment development known as AC Hotel (“Project”) on the 11,500 square foot (“sq.ft.”) premises located on the east side of Fifth Avenue between F and G streets in the Gaslamp Quarter neighborhood of the Downtown Community Plan (DCP) area and within the Gaslamp Quarter Planned District (GQPD); and more particularly described as Lot C, the North half of Lot D, and Lot J except the South 10 feet, in Block 70 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 February 3, 2015, on file at Civic San Diego (“CivicSD”).

1. General

The Owner and/or Permittee shall construct, or cause to be constructed on the site, a development consisting of a 7-story (approximately 75 feet tall) full-service hotel development located on an 11,500 square-foot parcel located on the east side of Fifth Avenue between F and G streets in the Gaslamp Quarter. This Project is comprised of 119 hotel rooms and 36 valet parking spaces in one level of subterranean parking accessed via a vehicle elevator from Sixth Avenue through a historic building facade. This Project also includes a restaurant on the ground floor with sidewalk cafe, a basement-level nightclub and lounge with live entertainment, and rooftop pool deck and lounge. The development shall not exceed a height of 75 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 Gaslamp Quarter Planned District Ordinance (GQPDO).

2. Sustainability

This Project shall comply the California Energy Code and the California Green Building Standards Code (also known as CalGreen). In addition, this Project shall employ the

following additional sustainable development standards to the satisfaction of CivicSD prior to issuance of building Permit(s):

- a. Deconstruct and recycle the existing structures onsite
- b. Implement drought-tolerant vegetated eco-roof above the rooftop bar
- c. Provide onsite secure bicycle storage for employees and guests
- d. Provide operable windows and doors at guestrooms to provide fresh air

3. PDP

The City of San Diego Planning Commission hereby grants a PDP allowing deviations from the Land Development Code (LDC) Parking Facilities Development and Design Regulations with valet parking for:

- a. Permitting tandem parking to meet the minimum required parking for commercial uses other than for employee parking, valet parking associated with restaurant use, and for bed and breakfast establishments [LDC 142.0555(b)]
- b. Parking spaces smaller than the minimum size [LDC 142.0560(b) and Table 142-05K]
- c. Narrower than the minimum width drive aisles in the subterranean parking facility [LDC 142.0560(c) and Table 142-05L]
- d. Parking in the drive aisles [LDC 142.0560]

4. CUP

The development shall include an approximately 5,000 sq.ft. nightclub and lounge in a below-grade basement with live entertainment. The intended use must be in conformance with permitted uses outlined in the GQPDO and all other relevant regulations in the LDC. Any proposed change in use or expansion shall be reviewed and approved by CivicSD prior to initiating such changes.

Conditions

- a. The business shall maintain a valid State Department of Alcohol Beverage Control (ABC) liquor license. The business shall be in compliance with all conditions of said license at all times.
- b. The type of live entertainment permitted on the premises shall consist of acoustic performers, amplified live bands, disc jockeys, and ambient amplified recorded music; and shall include dancing.

- c. Hours of live entertainment shall be limited to 6:00 p.m. to 2:00 a.m. seven days a week.
- d. Live music and entertainment shall be permitted only within the confines of the building. All doors and windows shall remain closed whenever live entertainment or music, acoustic or amplified, is played in the establishment.
- e. All live music and entertainment must be conducted in compliance with all applicable San Diego Municipal Code (SDMC) permits and regulations. San Diego Police Department regulatory permits shall be obtained.
- f. Sound and amplification equipment shall be monitored during and after business hours to ensure that audible noise remains at acceptable levels. Noise levels shall be in conformance with the Noise Abatement Standards of the SDMC and the City of San Diego Noise Ordinance. In the event that a noise or vibration 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 revoke or modify this Permit.
- g. An automatic noise-limiter or automatic volume control device or devices shall be permanently installed in the business's audio amplification system and set by the Owner and/or Permittee to maintain volume levels consistent with the Noise Abatement Standards of the SDMC and the City of San Diego Noise Ordinance. In the event such device or devices are removed or disabled, a duly noticed hearing shall be scheduled. After receiving public testimony, the Hearing Officer may revoke or modify this Permit.
- h. During the hours of live entertainment the Owner and/or Permittee shall employ one security officer for every 50 patrons in the premise. The security officers shall wear clothing that identified them as security officers and shall be on duty from the time live entertainment begins until one-half hour after the live entertainment ceases. Their primary duty shall be to patrol the interior and the exterior of the premises in order to alleviate police problems, excessive noise, abusive behavior, disturbances, and any other violations of law that occur on or about the licensed premises.
- i. Any queuing of patrons outside of the establishment shall be maintained in an orderly manner and shall be so situated as to allow a clear pedestrian path of at least eight feet on all sidewalk areas. Any queuing may not obstruct access to any other business.
- j. Patrons awaiting entrance as well as those leaving the establishment shall be monitored so as to not create a nuisance by obstructing the sidewalk in the area of the business or adjacent business or by being publicly inebriated, noisy, or rowdy.
- k. No patron shall be permitted to remove a partially consumed bottle or drink of any type of alcoholic beverage from the premises.
- l. Adult entertainment is strictly prohibited on the premises; this prohibition extends to fashion shows. Per Section 33.2802 of the SDMC, an adult entertainment establishment

includes any business that is characterized by an emphasis on depicting, describing or showing specified sexual activities, or specified anatomical areas, which includes any establishment regulated in Section 141.0601 of the LDC.

- m. All servers, security, and employees of Owner and/or Permittee shall be trained and certified in responsible alcoholic beverage service policies and practices. This is to include: strong I.D checking procedures, not serving intoxicated patrons, and responsible beverage pricing.
- n. A point of contact from the Owner and/or Permittee shall be kept on file with CivicSD in case any complaints arise. Complaints shall be responded to by Owner and/or Permittee within 24 hours.
- o. No live entertainment shall be permitted in any outdoor venue or space.

5. NUP

Rooftop Pool and Bar

The development shall include an approximately 3,500 sq.ft. rooftop pool bar and lounge outdoor use area on private property. This use is consistent with the permitted uses outlined in the GQPDO and all other relevant regulations in the LDC. Any proposed change in use or expansion shall be reviewed and approved by CivicSD prior to initiating such changes.

Conditions

- a. 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 use area is occupied.
- b. The occupancy of the outdoor use area shall be limited to no later than 1:30 a.m. seven days a week.
- c. No live entertainment or dancing shall be allowed on the rooftop at anytime.
- d. There may be low-level ambient music in the outdoor use area, but it shall not be audible 50 feet from the property line.
- e. No video devices (televisions, projectors, etc.) may be used at any time within the outdoor use area.
- f. 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.
- g. Noise shall be monitored during and after business hours 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 the Permit.

- h. No smoking shall be allowed in the outdoor use area.
- i. The outdoor use area shall meet all applicable accessibility codes and regulations.
- j. A point of contact from the Owner and/or Permittee shall be kept on file with CivicSD in case any complaints arise. Complaints shall be responded to by the Owner and/or Permittee within 48 hours.

Sidewalk Cafe

The development shall include an approximately 315 square foot sidewalk cafe encroaching into the Public Right-Of-Way (ROW) along Fifth Avenue. The intended uses must be in conformance with permitted uses outlined in the GQPDO and all other relevant regulations in the LDC. Any proposed change in use or expansion shall be reviewed and approved by CivicSD prior to initiating such changes.

Conditions

- a. The sidewalk cafe shall be surrounded by a black wrought iron barrier not to exceed three feet in height as shown in the approved drawings. A clear path shall be maintained of no less than eight feet from the cafe barrier to the edge of any obstruction (including the edge of the tree grate). Any proposed change or expansion of the sidewalk cafe shall be reviewed by CivicSD to determine the appropriate process for approval.
- b. The sidewalk cafe may exist only in conjunction with the adjacent street level eating and drinking establishment at 743 Fifth Avenue. The sidewalk cafe shall only be used for dining, drinking, and circulation, and utilized by patrons during the hours allowed under this Permit. Any change in utilization and/or hours of operation shall be reviewed by CivicSD to determine the appropriate process for approval.
- c. The hours of operation for the sidewalk cafe shall be limited to no later than 12:00 a.m. (midnight) seven days a week.
- d. Smoking shall not be permitted within the sidewalk cafe at any time.
- e. The Owner and/or Permittee shall be responsible for maintaining the sidewalk within, and adjacent to, the sidewalk cafe enclosure clean and free of litter at all times.
- f. No live entertainment, musical instruments, or sound reproduction devices shall be allowed within the sidewalk cafe.

- g. The Owner and/or Permittee shall obtain and provide CivicSD with an approved copy of an Encroachment Maintenance and Removal Agreement (EMRA) and a Building Permit from the City of San Diego Development Services Department prior to the installation of the sidewalk cafe.
- h. No tables, chairs, A-frame signs, or any other furnishings or decorative displays shall be located in the ROW in front of or adjacent to the sidewalk cafe.
- i. The sidewalk cafe shall meet all applicable disable-accessibility codes.
- j. No signs (including banners and/or pennants, and/or off-site advertising signs) are permitted on or within the sidewalk cafe.
- k. A point of contact from the Owner and/or Permittee shall be kept on file with CivicSD in case any complaints arise. Complaints shall be responded to by the Owner and/or Permittee within 48 hours.

6. Parking

The development includes 36 automobile parking spaces. A minimum of 36 parking spaces will be provided on-site within a valet parking garage located on the second level below grade. Access to the parking structure is provided via the driveway and car elevator on Sixth Avenue which will transport the vehicle to the enclosed parking structure for storage. The Applicant will operate parking through a valet service accessed from passenger loading zones on Fifth and Sixth avenues that will be available 24 hours for hotel guests. Any subterranean parking facilities encroaching into the 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 the garage into the ROW.

PLANNING AND DESIGN REQUIREMENTS

7. Urban Design Standards

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

- a. Architectural Standards – The architecture of the development shall establish a high quality of design and complement the design and character of the Gaslamp Quarter neighborhood as shown in the approved Basic Concept/Schematic Drawings on file with CivicSD. The development shall utilize a coordinated color scheme consistent with the approved Basic Concept/Schematic Drawings.

- b. Form and Scale – The development shall consist of a seven story hotel development (approximately 75 feet tall) measured to the top of the roofline, with roof equipment enclosures, elevator penthouses, and mechanical screening above this height permitted per the GQPDO and the Federal Aviation Administration (FAA). All building elements shall be complementary in form, scale, and architectural style.
- c. Building Materials – All building materials shall be of a high quality as shown in the Basic Concept/Schematic Drawings and approved materials board. All materials and installation shall exhibit high-quality design, detailing, and construction execution to create a durable and high quality finish. The base of the buildings shall be clad in upgraded materials and carry down to within 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.

- d. 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.

- e. 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 SDMC

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.

- f. 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 and 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. 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.
- g. Access – Vehicular access to the development's parking shall be limited to one driveway on Sixth Avenue with a curb cut not to exceed 12 feet in width.
- h. 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 Department, Fire Department and City Engineer. All parking shall be mechanically ventilated. The exhaust system for mechanically ventilated structures shall be located to mitigate noise and exhaust impacts on guest rooms, adjoining properties, and the ROW.

- i. 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.
- j. 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.
- k. Signage – All signs shall comply with the City of San Diego Sign Regulations and the GQPDO.
- l. 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.
- m. Noise Control – All mechanical equipment, including but not limited to, air conditioning, heating and exhaust systems, shall comply with the City of San Diego Noise Ordinance and California Noise Insulation Standards as set forth in Title 24 of the California Code

of Regulations. All mechanical equipment shall be located to mitigate noise and exhaust impacts on adjoining development, particularly residential. Owner and/or Permittee shall provide evidence of compliance at 100% Construction Drawings.

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

8. 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

9. Off-Site Improvements

The following public improvements shall be installed in accordance with the Centre City Streetscape Manual (CCSM). The CCSM 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:

- a. Street Trees – Street tree selections shall be made according to the CCSM. All trees shall be planted at a minimum 36-inch box size with tree grates provided as specified in the CCSM, and shall meet the requirements of Title 24. Tree spacing shall be accommodated after street lights have been sited, and generally spaced 20 to 25 feet on center. All landscaping shall be irrigated with private water service from the subject development.

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 City of San Diego Development Services Department per City Council Policy 200-05.

- b. 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.
- c. Sidewalk Paving – Any specialized paving materials shall be approved through the execution of an Encroachment Removal and Maintenance Agreement (EMRA) with the City of San Diego.

- d. Litter Containers – The development shall provide a minimum of three litter receptacles and shall be located as specified in the CCSM.
- e. 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.
- f. 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.
- g. On-Street Parking – The Owner and/or Permittee shall maximize the on-street parking wherever feasible.
- h. 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 (LDC).

- i. 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.
- j. 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.
- k. 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 Title 24.

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

- a. 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:
 - i. Remove (and dispose of) and/or treat any contaminated soil and/or water on the site (and encountered during installation of improvements in the adjacent Public Rights-Of-Way which the Owner and/or Permittee is to install) as necessary to comply with applicable governmental standards and requirements.
 - ii. 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.

- iii. 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.
- iv. 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.
- v. 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

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

The development shall comply with all applicable MMRP measures from the 2006 Final Environmental Impact Report (FEIR) for the DCP as applicable:

- a. Air Quality – Mitigation Measure AQ-B.1-1
- b. Historical Resources – Mitigation Measures HIST-A.1-2
- c. Paleontological Resources – Mitigation Measure PAL-A.1-1
- d. Noise – Mitigation Measures NOI-B.1-1

12. 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.

13. 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.

14. 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.

15. 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.

16. 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.

17. 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.

18. 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.

19. 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 Permittee and any successor(s) in interest.
20. 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.
21. 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.
22. 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.

AC HOTEL

GQDP/PDP/CUP/NUP No. 2013-35

This GQDP/PDP/CUP/NUP No. 2013-35 is granted by City of San Diego Planning Commission on _____.

CIVIC SAN DIEGO:

OWNER:

Scott Glazebrook
Senior Planner

Jim Ardizzone
Majestic Empire Holdings, LLC

Date

PERMITTEE:

Jim Ardizzone
Briad Development East, LLC

Date

S:\Glazebrook\DEVREV\PDPs\2013-35 PDP AC Hotel\Permit\2013-35_150319_PDP_DraftPermit_ACHotel.docx

**DRAFT PLANNING COMMISSION RESOLUTION NO. ____-PC
GASLAMP QUARTER DEVELOPMENT PERMIT / PLANNED DEVELOPMENT
PERMIT / CONDITIONAL USE PERMIT / NEIGHBORHOOD USE PERMIT
NO. 2013-35**

WHEREAS, Majestic Empire Holdings, LLC, Owner, and Briad Development East, LLC, Permittee, filed an application with Civic San Diego (“CivicSD”) for Gaslamp Quarter Development Permit / Planned Development Permit / Conditional Use Permit / Neighborhood Use Permit (GQDP/PDP/CUP/NUP) No. 2013-35 to allow the construction of a full-service hotel and entertainment development comprised of 119 guest rooms, approximately 5,000 square feet (“sq.ft.”) of commercial restaurant space on the ground level facing Fifth Avenue, an approximately 5,000 sq.ft. nightclub and lounge in a below-grade basement, an approximately 3,500 sq.ft. roof-top pool deck and lounge, an approximately 315 square foot sidewalk cafe, and 36 valet parking spaces in one level of subterranean parking accessed via a vehicle elevator from Sixth Avenue through a doorway in the facade of a contributing resource to the Gaslamp Historic District, known as AC Hotel (“Project”);

WHEREAS, the Project site is located on a 11,500 sq.ft. premises located on the east side of Fifth Avenue between F and G streets in the Gaslamp Quarter neighborhood of the Downtown Community Plan (DCP) area and within the Gaslamp Quarter Planned District (GQPD);

WHEREAS, the site is legally described as Lot C, the North half of Lot D, and Lot J except the South 10 feet, in Block 70 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 GQDP/PDP/CUP/NUP No. 2013-35, including a staff report and recommendation, and public testimony, pursuant to the Gaslamp Quarter Planned District Ordinance (GQPDO) 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

GASLAMP QUARTER DEVELOPMENT PERMIT FINDINGS

- 1. The proposed development is consistent with the GQPDO, Centre City Redevelopment Plan, DCP, GQPD Guidelines, the San Diego Municipal Code (SDMC), and all other adopted plans and policies of the City of San Diego pertaining to the GQPD.*

The proposed development is consistent with the GQPDO, Centre City Redevelopment Plan, DCP, Gaslamp Quarter Planned District Guidelines, the San Diego Municipal Code (SDMC), and all other adopted plans and policies of the City of San Diego pertaining to the GQPD as the development advances the goals and objectives of the DCP and GQPDO by:

- Providing for an overall balance of uses – employment, residential, cultural, government, and destination – as well as a full compendium of amenities and services
- Fostering a rich mix of uses in all neighborhoods, while allowing differences in emphasis on uses to distinguish between them
- Promoting sustainable development and design downtown
- Maintaining building volume standards that allow sunlight to reach streets and public spaces
- Maintaining the Gaslamp Quarter as an entertainment and shopping district, with broad mix of uses, high activity, and wide-ranging appeal
- Protecting historic resources to communicate downtown's heritage
- Encouraging the rehabilitation and reuse of historical resources

In addition, with approval of GQDP/PDP/CUP/NUP No. 2013-35, this Project will be consistent with the requirements of the SDMC and GQPDO.

PLANNED DEVELOPMENT PERMIT FINDINGS

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

The proposed Project is consistent with the objectives of the DCP, GQPDO, and the Design Guidelines in that the Project provides a balance of uses appropriate for the Gaslamp Quarter, including employment and destination with amenities and services to residents and guests; and maintain the Gaslamp Quarter as an entertainment district with a broad mix of uses, high activity, and wide-ranging appeal. The requested parking standards deviations from restrictions on tandem parking, minimum parking space size, minimum drive aisle width, and prohibiting parking in drive aisles will provide relief from the strict application of the development standards in order to permit the efficient use of professionally managed valet parking serving the visiting hotel guests on a narrow site that otherwise would not be able to provide parking conforming to the applicable regulations. The requested deviations meet the intent of the regulations when all

guest parking is provided through valet service where there would be no anticipated negative effect on guests and only a negligible impact on the surrounding neighborhood by providing appropriate curbside passenger loading zones.

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

The granting of the deviations and approval of the Project will not negatively impact the public health, safety, and general welfare by providing the required number of parking spaces onsite and off of the Public Right-Of-Way. Utilizing an automobile lift concealed behind a lift door manufactured to emulate the historical window pattern of the facade is the most efficient use of limited space on a narrow lot and more appropriately conceals the parking function of the Project in the Gaslamp Quarter than a traditional parking garage entrance. Overall, the proposed development is consistent with the plans for this neighborhood and will contribute to its vitality by providing an attractive development and enhanced pedestrian experience on both street frontages.

3. *The proposed development will comply with the regulations of the Land Development Code including any proposed deviations pursuant to Section 126.0602(b)(1) that are appropriate for this location and will result in a more desirable project than would be achieved if designed in strict conformance with the development regulations of the applicable zone, and any allowable deviations that are otherwise authorized pursuant to the Land Development Code.*

The proposed development will meet all of the requirements of the LDC (part of the SDMC) and GQPDO with approval of the parking regulation deviations, which are allowable under a PDP. The deviations only affect the internal operations of the hotel and will not directly affect the public. These deviations permit the hotel use on this relatively small site would otherwise not be feasible with strict compliance to the parking standards of the LDC. With approval of the PDP, the Project will comply to the maximum extent feasible with all applicable regulations and be a more desirable development than if designed in strict conformance with these specific development regulations.

CONDITIONAL USE PERMIT FINDINGS

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

Restaurant and entertainment uses are allowed within the Gaslamp Quarter Planned District. This district is San Diego's prime entertainment and celebration destination and is intended to provide for a variety of uses including restaurants, retail shops, cafes and nightclubs as well as uses that support business, professional and personal needs. Therefore, the proposed indoor live entertainment for the AC Hotel will not adversely affect the applicable land use plan.

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

The proposed indoor live entertainment will not be detrimental to the public health, safety, and welfare of the community when operated with the recommended conditions of approval, which include ensuring noise is not audible beyond the premise, monitoring patrons, and prohibiting the removal of alcohol from the premises.

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

The proposed use will comply to the maximum extent feasible with the regulations of the GQPDO and LDC with approval of a CUP. The use will be subject to specific conditions of approval and will be required to comply with all applicable regulations of the City's Noise Ordinance and conditions to be imposed by San Diego Police Department (SDPD) Entertainment Permit and the California Department of Alcoholic Beverage Control (ABC) license.

- 4. The proposed use is appropriate at the proposed location.*

The proposed use is appropriate at the proposed location, as the property is located in the Gaslamp Quarter and is surrounded by a variety of similar uses, including other live entertainment venues. The GQPDO and the DCP calls for a wide range of uses with daytime and nighttime entertainment uses focused primarily in the Gaslamp Quarter. The live entertainment proposed for the basement lounge nightclub will add to the variety of establishments in the vicinity for residents, visitors, and employees.

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 at the seventh floor of the proposed hotel. This space will be used for continental breakfast in the morning and food and beverage service throughout the day. The outdoor use area will be open to both hotel guests and the general public. Outdoor use areas associated with eating and drinking establishments are an allowed use in the GQPD.

- 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 Owner and Permittee adheres to the standard and Project-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.

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 are permitted uses in the GQPDO and LDC with approval of a NUP, and will comply to the maximum extent feasible with the regulations of LDC and the GQPDO with approval of a NUP.

BE IT FURTHER RESOLVED that, based on the findings, hereinbefore adopted by the Planning Commission, GQDP/PDP/CUP/NUP No. 2013-35 is hereby **GRANTED** by the Planning Commission to the referenced Owner and Permittee, in the form, exhibits, terms and conditions set forth in the GQDP/PDP/CUP/NUP No. 2013-35, a copy of which is attached hereto and made part hereof.

Scott Glazebrook
Senior Planner

Date

Adopted on: _____

**DOWNTOWN
FINAL ENVIRONMENTAL IMPACT REPORT (DOWNTOWN FEIR)
CONSISTENCY EVALUATION
FOR THE
AC HOTEL PROJECT**

MARCH 2, 2015

Prepared for: Briad Development East, LLC.
78 Okner Parkway
Livingston, New Jersey 07039

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

DRAFT Downtown FEIR Consistency Evaluation

1. PROJECT TITLE: AC Hotel ("Project")

2. DEVELOPER: Briad Development East, LLC.

3. PROJECT LOCATION: The Project site is a 11,500 square-foot parcel located mid-block on the east side of Fifth Avenue between F and G streets in the Gaslamp Quarter 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, Greater 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 Downtown Community Plan, 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 Gaslamp Quarter. This description is hereby incorporated by reference.

The Project site is an 11,500 square-foot parcel located on the block bounded by Fifth and Sixth avenues, F and G streets in the Gaslamp Quarter. The site is generally flat and is contains a two-story building constructed on the site in 1998 which is currently occupied by the T.G.I. Fridays and McFaddens restaurants. This building is proposed to be demolished to accommodate the proposed project. The northern boundary of the site is adjacent to the historic Pierce-Field building and the southern boundary is adjacent to the Gaslamp Reading Theaters building. The remainder of the block contains a variety of mid- to low-scale commercial/retail buildings.

Uses surrounding the site include the USA Hostels and a variety of restaurant, retail, and nightclub uses located directly across the street to the west; the Lofts at 777 Sixth Avenue, a mixed-use residential development to the east along Sixth Avenue; the William Penn and Keating hotels to the south; and, Urban Outfitters, the Old City Hall building and a various small scale buildings containing restaurant and retail uses to the north.

The Project site is located within the Gaslamp Quarter, a designated National Register Historic District, which is also considered San Diego's premier entertainment destination. The Gaslamp Quarter is primarily a mixed-use neighborhood and allows a variety of land uses including hotel

and visitor accommodations, active commercial uses on the ground floor and office and residential uses in the upper floors of buildings. The Gaslamp Quarter permits 100 percent commercial projects, including hotels as proposed for this Project.

Surrounding land uses:

- North: hotels, restaurants, and nightclubs
- West: restaurants and nightclubs
- South: movie theater, restaurants, and nightclubs
- East: mixed-use residential

5. PROJECT DESCRIPTION: This Project proposes the construction of a seven-story (approximately 75 feet tall), full-service 119 guest room hotel development with approximately 5,000 sq.ft. of commercial restaurant space on the ground level facing Fifth Avenue, an approximately 5,000 sq.ft. nightclub and lounge in a below-grade basement, an approximately 3,500 sq.ft. roof-top pool deck and lounge, and 36 valet-service on-site parking spaces in the second level of the basement.

There is no base maximum Floor Area Ratio (FAR) for the Project site. The Applicant is proposing an FAR of 5.7

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; PAL-A.1-1; NOI-B.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).

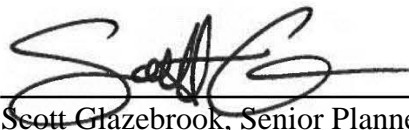
SUMMARY OF FINDINGS: In accordance with Public Resources Code Sections 21166, 21083.3, and CEQA Guidelines Sections 15168 and 15183, the following findings are derived from the environmental review documented by this Evaluation and the Downtown FEIR as amended:

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

March 2, 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 GQPDO. Therefore, significant impacts associated with these issues could not occur.</p> <p>The Project would result in the construction of a 7-story mid-rise building (75 feet tall) in the Gaslamp Quarter. 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 Gaslamp Quarter neighborhood. Development of the site would improve the area by providing a new, modern building on a currently underutilized site. The</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						
Project would 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 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 GQPDO; 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:						
<p>(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.</p>					X	X
<p>(b) <i>Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified</i></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						
<i>in local or regional plans, policies, and regulations by local, state or federal agencies?</i> As identified in the FEIR, the DCP 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 are no known active or potentially active faults located on the Project site. However, 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 exceeds the screening criteria identified in the memorandum and, therefore, a GHG technical analysis was prepared for the Project by Rincon Consultants, Inc. 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 1,381 mtCO₂E per year, while the BAU scenario would generate a net increase of 2,686 mtCO₂E per year. Thus, the Project would result in a 51 percent reduction in GHG emissions when compared to the BAU scenario. The Project, by providing a 51 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 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.</p> <p>Given the above analysis, the Project would not result in significant impacts on the environment. Project emissions would be approximately 51 percent below BAU levels. The Project would result in a decrease in emissions, compared to BAU conditions, at a level exceeding what is necessary on a state level to meet AB 32 goals and would thus not result in significant GHG emissions. Therefore, this impact is considered not significant.</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						
<i>(b) Conflict with any applicable plan, policy, or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gas? 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.</i>					X	X
7. HAZARDS AND HAZARDOUS MATERIALS:						
<i>(a) Substantial health and safety risk related to onsite hazardous materials? 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 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</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						
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 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.					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						
(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 Gaslamp Galleria Building located at 744 Sixth Avenue and designated as local historical district contributor No. 127-075. The proposed Project would result in the incorporation of this designated historic resource's facade into the Project.</p> <p>Any proposed alterations to the facade are required to follow the appropriate Secretary of the Interior Standards for the Treatment of Historic Properties unless approval of a Site Development Permit (SDP) pursuant to Municipal Code Section 143.0251 is obtained. 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 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</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						
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 incorporation of the Gaslamp Galleria Building if the Planning Commission makes the required findings and approves the Project and conditions of the project with Mitigation Measures HIST-A.1-1 and HIST-A.1- 2 (See Attachment A).						
(a) <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 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	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 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.						
(b) <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 the same measures that mitigate direct impacts would also mitigate for any cumulative impacts.			X	X		
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		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>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.</p> <p>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.</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						
(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 Downtown Community Plan 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 quality of urban runoff are analyzed in Section 9a.)					X	X
(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>					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 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.						
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, Downtown Community Plan or other applicable land use plan, policy, or regulation?</i> The Land Use District for the site is Gaslamp Quarter Planned District, the purpose which is to establish design and development criteria to ensure that the development and redevelopment of the Gaslamp Quarter Planned District (District) and Gaslamp Quarter Historical District implement the goals of the Downtown Community Plan. A variety of uses are permitted in this district, including retail, residential, hotel, entertainment establishments, and restaurants. This proposed hotel Project is consistent with the allowed uses in the Gaslamp Quarter Planned District. 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 GQPDO and San Diego Municipal Code Land Development Code. Therefore, no significant direct or					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						
cumulative impacts associated with an adopted land use plan would occur.						
<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 are evaluated elsewhere in this evaluation).</p> <p>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.</p>					X	X
<p>(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</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						
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.						
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 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 street. The FIER identified nine street segments in the downtown area that would be significantly impacted as a result of traffic generation; however, none of these identified segments are in the direct vicinity of the Project site. 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		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						
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 dBA CNEL)?</i></p> <p>The Project is a hotel development containing approximately 65,876 square feet of hotel square footage. The GQPDO does not require outdoor open spaces for non-residential projects; therefore, no outdoor open spaces are required. Therefore, substantial exposure of required residential open spaces to noise levels exceeding the 65dB(A) standard would not occur. As such, direct and cumulative impacts associated with this issue are not significant.</p>					X	X
<p>(c) <i>Substantial interior noise within habitable rooms (e.g. levels in excess of 45 dBA CNEL)?</i></p> <p>The road segment of Fifth Avenue between F and G streets is identified with 10,500 ADT and the Sixth Avenue segment is identified at 7,600 ADT in the FEIR as existing conditions. As these two roadway segments directly adjacent to the Project site exceed 7,000 ADT, implementation of Mitigation Measure NOI-B.1-1-1 is required as habitable rooms facing all adjacent streets could experience interior noise levels in excess of 45 dB (A) CNEL (the standard set forth in the FEIR). However, adherence to Title 24 of the California Building Code and implementation of Mitigation Measure NOI-B.1-1 would 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.</p>			X			X
13. POPULATION AND HOUSING:						
<p>(a) <i>Substantially induce population growth in an area?</i></p> <p>The FEIR concludes that build-out of the DCP would 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</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						
analyzed throughout the FEIR. Therefore, project-level and cumulative impacts associated with this issue are not significant.						
(b) <i>Substantial displacement of existing housing units or people?</i> The Project site is currently occupied by two eating and drinking establishments. 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:						
(a) <i>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. Environmental documentation prepared pursuant to CEQA would identify potentially significant impacts and appropriate mitigation measures. Therefore, implementation of the Project would not result 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						
direct or cumulative impacts associated with this issue.						
<p>(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.</p>					X	X
<p>(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 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),</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						
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 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					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>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 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.</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						
(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 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					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. 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 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		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>1,503 Average Daily Trips (ADT) based on a trip generation rate of 9 trips per guest room for hotel with convention facilities and restaurant and 32 trips per 1,000 square feet of quality restaurant. 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; however, none of the impacted intersections are 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>						
<p>(b) <i>Cause the LOS on a freeway segment to drop below LOS E or cause a ramp delay in excess of 15 minutes?</i> 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</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>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 GQPDO requires a minimum of 0.3 parking spaces per guest room.</p> <p>The Project consists of approximately 119 guest rooms resulting in the need for a minimum of 36 standard parking spaces pursuant to the requirements of the GQPDO. The Project design includes 36 parking spaces in one underground parking level accessed via a vehicular lift from Sixth Avenue, services solely through a valet service. Since this meets 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 development would exceed the amount of parking provided by such development in accordance with the GQPDO. Implementation of FEIR Mitigation Measure TRF-D.1-1 would reduce, but not fully mitigate, the significant cumulative impact of</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						
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 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					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						
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? (“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)?</i> 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 identified in the FEIR would mitigate many, but not all, of the significant impacts.	X	X				

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:</p> <p>Future development in downtown could impact significant architectural structures. (Direct and Cumulative)</p>	<p><i>Mitigation Measure HIST-A.1-1:</i> For construction or development permits that may impact potentially historical resources which are 45 years of age or older and which have not been evaluated for local, state and federal historic significance, a site specific survey shall be required in accordance with the Historical Resources Regulations in the Land Development Code. Based on the survey and the best information available, City Staff to the Historical Resources Board (HRB) shall determine whether historical resources exist, whether potential historical resource(s) is/are eligible for designation as designated historical resource(s) by the HRB, and the precise location of the resource(s). The identified historical resource(s) may be nominated for HRB designation as a result of the survey pursuant to Chapter 12, Article 3, Division 2, Designation of Historical Resource procedures, of the Land Development Code.</p> <p>All applications for construction and development permits where historical resources are present on the site shall be evaluated by City Staff to the HRB pursuant to Chapter 14, Article 3, Division 2, Historical Resources Regulations of the Land Development Code.</p> <ul style="list-style-type: none"> • National Register-Listed/Eligible, California Register-Listed/Eligible Resources: Resources listed in or formally determined eligible for the National Register or California Register and resources identified as contributing within a National or California Register District, shall be retained onsite and any improvements, renovation, rehabilitation and/or adaptive reuse of the property shall ensure its preservation and be 	<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
	<p>consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties (1995) and the associated Guidelines.</p> <ul style="list-style-type: none"> San Diego Register-Listed Resources: Resources listed in the San Diego Register of historical Resources, or determined to be a contributor to a San Diego Register District, shall, whenever possible, be retained on-site. Partial retention, relocation, or demolition of a resource shall only be permitted according to Chapter 14, Article 3, Division 2, Historical Resources Regulations of the Land Development Code. 			
	<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> <ol style="list-style-type: none"> 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. <ol style="list-style-type: none"> Stabilization work can not begin until a Precon Meeting has been held at least one week prior to issuance of appropriate permits. Physical description, including the year and type of historical resource, and extent of stabilization shall be noted on the plans. 			

SIGNIFICANT IMPACT(S)	MITIGATION MEASURE(S)	IMPLEMENTATION TIME FRAME	IMPLEMENTATION RESPONSIBILITY	VERIFICATION RESPONSIBILITY
	<p>B. Submittal of Treatment Plan for Retained Historical Resources</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 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 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-historic 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). <p>C. 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 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. <p>II. Prior to Start of Construction</p> <p>A. Documentation Program (DP)</p> <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: 			

SIGNIFICANT IMPACT(S)	MITIGATION MEASURE(S)	IMPLEMENTATION TIME FRAME	IMPLEMENTATION RESPONSIBILITY	VERIFICATION RESPONSIBILITY
	<ul style="list-style-type: none">(a) Photo Documentation<ul style="list-style-type: none">(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.(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).(b) Required drawings<ul style="list-style-type: none">(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.			

SIGNIFICANT IMPACT(S)	MITIGATION MEASURE(S)	IMPLEMENTATION TIME FRAME	IMPLEMENTATION RESPONSIBILITY	VERIFICATION RESPONSIBILITY
	<p>(2) One set of measured drawings shall be submitted for 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</p>			

SIGNIFICANT IMPACT(S)	MITIGATION MEASURE(S)	IMPLEMENTATION TIME FRAME	IMPLEMENTATION RESPONSIBILITY	VERIFICATION RESPONSIBILITY
	<p>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 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 (CSVVR). The CSVVR'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 			

SIGNIFICANT IMPACT(S)	MITIGATION MEASURE(S)	IMPLEMENTATION TIME FRAME	IMPLEMENTATION RESPONSIBILITY	VERIFICATION RESPONSIBILITY
	<p>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.</p> <p>5. City Staff will provide written verification to the RE or BI 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> <p>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.</p> <p>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.</p> <p>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> <p>B. Notification Process</p> <p>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).</p>			

SIGNIFICANT IMPACT(S)	MITIGATION MEASURE(S)	IMPLEMENTATION TIME FRAME	IMPLEMENTATION RESPONSIBILITY	VERIFICATION RESPONSIBILITY
	<p>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 resource in context, if possible.</p> <p>C. Determination/Evaluation of Impacts to a Historical Resource</p> <p>1. The PI shall evaluate the incident relative to the historical resource.</p> <p>(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.</p> <p>(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.</p> <p>(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> <p>IV. Night Work</p> <p>A. If night and/or weekend work is included in the contract</p> <p>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.</p>			

SIGNIFICANT IMPACT(S)	MITIGATION MEASURE(S)	IMPLEMENTATION TIME FRAME	IMPLEMENTATION RESPONSIBILITY	VERIFICATION RESPONSIBILITY
	<p>2. The following procedures shall be followed.</p> <p>(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.</p> <p>(b) Potentially Significant Impacts If the PI determines that a potentially significant impact has occurred to a historical resource, the procedures 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> <p>1. The Construction Manager shall notify the RE, or BI, as appropriate, a minimum of 24 hours before the work is to begin.</p> <p>2. The RE, or BI, as appropriate, shall notify City Staff immediately.</p> <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> <p>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,</p>			

SIGNIFICANT IMPACT(S)	MITIGATION MEASURE(S)	IMPLEMENTATION TIME FRAME	IMPLEMENTATION RESPONSIBILITY	VERIFICATION RESPONSIBILITY
	<ul style="list-style-type: none"> (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. 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. B. Final Monitoring Report(s) <ul 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. 			

SIGNIFICANT IMPACT(S)	MITIGATION MEASURE(S)	IMPLEMENTATION TIME FRAME	IMPLEMENTATION RESPONSIBILITY	VERIFICATION RESPONSIBILITY
	<p>Mitigation Measure HIST-A.1-3: If a designated or potential historical resource ("historical resource") as defined in the Land Development Code would be demolished, the following measure shall be implemented in accordance with Chapter 14, Article 3, Division 2, Historical Resources Regulations of the Land Development Code.</p> <p>I. Prior to Issuance of a Demolition Permit</p> <p>A. A Documentation Program (DP) shall be submitted to City Staff to the Historic Resources Board (HRB) ("City Staff") for review and approval and shall include the following:</p> <ol style="list-style-type: none"> 1. Photo Documentation <ol style="list-style-type: none"> (a) Documentation shall include professional quality photo documentation of the structure prior to demolition 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, decorative hardware. Photographs shall be of archival quality and easily reproducible. (b) 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). 2. Required drawings <ol style="list-style-type: none"> (a) 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. 			

SIGNIFICANT IMPACT(S)	MITIGATION MEASURE(S)	IMPLEMENTATION TIME FRAME	IMPLEMENTATION RESPONSIBILITY	VERIFICATION RESPONSIBILITY
	<p>(b) One set of measured drawings shall be submitted for 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>B. Prior to the first Precon Meeting City Staff shall verify that the DP has been approved.</p> <p>C. In addition to the Documentation Program, the Applicant shall comply with any other conditions contained in the Site Development Permit pursuant to Chapter 14, Article 3, Division 2, Historical Resources Regulations of the Land Development Code.</p>			
<p>Impact HIST-B.1: Development in downtown could impact significant buried archaeological resources. (Direct and Cumulative)</p>	<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 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 in accordance with the following evaluation procedures and applicable mitigation program:</p>	<p>Prior to Demolition or Grading Permit (Design)</p> <p>Prior to Certificate of Occupancy (Implementation)</p>	<p>Developer</p>	<p>City Staff</p>

SIGNIFICANT IMPACT(S)	MITIGATION MEASURE(S)	IMPLEMENTATION TIME FRAME	IMPLEMENTATION RESPONSIBILITY	VERIFICATION RESPONSIBILITY
	<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 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>			

SIGNIFICANT IMPACT(S)	MITIGATION MEASURE(S)	IMPLEMENTATION TIME FRAME	IMPLEMENTATION RESPONSIBILITY	VERIFICATION RESPONSIBILITY
	<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 that exposed features be covered with steel plates or fill dirt when not being investigated.</p>			

SIGNIFICANT IMPACT(S)	MITIGATION MEASURE(S)	IMPLEMENTATION TIME FRAME	IMPLEMENTATION RESPONSIBILITY	VERIFICATION RESPONSIBILITY
	<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 (RDDRP) 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 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>			

SIGNIFICANT IMPACT(S)	MITIGATION MEASURE(S)	IMPLEMENTATION TIME FRAME	IMPLEMENTATION RESPONSIBILITY	VERIFICATION RESPONSIBILITY
	<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, 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</p>			

SIGNIFICANT IMPACT(S)	MITIGATION MEASURE(S)	IMPLEMENTATION TIME FRAME	IMPLEMENTATION RESPONSIBILITY	VERIFICATION RESPONSIBILITY
	<p>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 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 			

SIGNIFICANT IMPACT(S)	MITIGATION MEASURE(S)	IMPLEMENTATION TIME FRAME	IMPLEMENTATION RESPONSIBILITY	VERIFICATION RESPONSIBILITY
	<p>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 to bedrock, etc., which may reduce or increase the potential for resources to be present.</p>			

SIGNIFICANT IMPACT(S)	MITIGATION MEASURE(S)	IMPLEMENTATION TIME FRAME	IMPLEMENTATION RESPONSIBILITY	VERIFICATION RESPONSIBILITY
	<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 (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 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 immediately notify the RE or BI, as appropriate. 2. The Monitor shall immediately notify the PI (unless Monitor is the PI) of the discovery. 			

SIGNIFICANT IMPACT(S)	MITIGATION MEASURE(S)	IMPLEMENTATION TIME FRAME	IMPLEMENTATION RESPONSIBILITY	VERIFICATION RESPONSIBILITY
	<p>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.</p> <p>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> <p>C. Determination of Significance</p> <p>1. The PI and Native American consultant/monitor, where Native American resources are discovered, shall evaluate the significance of the resource.</p> <p>If Human Remains are involved, follow protocol in Section IV below.</p> <p>(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.</p> <p>(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.</p> <p>(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> <p>IV. Discovery of Human Remains</p> <p>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 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>			

SIGNIFICANT IMPACT(S)	MITIGATION MEASURE(S)	IMPLEMENTATION TIME FRAME	IMPLEMENTATION RESPONSIBILITY	VERIFICATION RESPONSIBILITY
	<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 with proper dignity, of the human remains and associated grave goods. 			

SIGNIFICANT IMPACT(S)	MITIGATION MEASURE(S)	IMPLEMENTATION TIME FRAME	IMPLEMENTATION RESPONSIBILITY	VERIFICATION RESPONSIBILITY
	<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 applicant/landowner and the San Diego Museum of Man. 			

SIGNIFICANT IMPACT(S)	MITIGATION MEASURE(S)	IMPLEMENTATION TIME FRAME	IMPLEMENTATION RESPONSIBILITY	VERIFICATION RESPONSIBILITY
	<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>			

SIGNIFICANT IMPACT(S)	MITIGATION MEASURE(S)	IMPLEMENTATION TIME FRAME	IMPLEMENTATION RESPONSIBILITY	VERIFICATION RESPONSIBILITY
	<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 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. 			

SIGNIFICANT IMPACT(S)	MITIGATION MEASURE(S)	IMPLEMENTATION TIME FRAME	IMPLEMENTATION RESPONSIBILITY	VERIFICATION RESPONSIBILITY
	<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>			

SIGNIFICANT IMPACT(S)	MITIGATION MEASURE(S)	IMPLEMENTATION TIME FRAME	IMPLEMENTATION RESPONSIBILITY	VERIFICATION RESPONSIBILITY
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
Impact LU-B.2: Noise generated by I-5 and highly traveled grid streets could cause noise levels in noise-sensitive uses not governed by Title 24 to exceed 45 dB(A). (Direct)	Mitigation Measures NOI-B.1-1 and NOI-C.1.1, as described below.	Prior to Building Permit (Design) Prior to Certificate of Occupancy (Implementation)	Developer	CCDC/City
Impact LU-B.3: Noise levels in downtown areas within the 65 CNEL contour of SDIA could exceed 45 dB(A) for noise sensitive uses not covered by Title 24. (Direct)	Mitigation Measures NOI-B.1-1, as described below.	Prior to Building Permit (Design) Prior to Certificate of Occupancy (Implementation)	Developer	City/City
Impact LU-B.4: Noise generated by train horns, engines and wheels as well as bells at crossing gates would significantly disrupt sleep of residents along the railroad tracks. (Direct)	Mitigation Measure LU-B.4-1: Prior to approval of a Building Permit which would expose habitable rooms to disruptive railroad noise, an acoustical analysis shall be performed. The analysis shall determine the expected exterior and interior noise levels related to railroad activity. As feasible, noise attenuation measures shall be identified which would reduce noise levels to 45 dB(A) CNEL or less in habitable rooms. Recommended measures shall be incorporated into building plans before approval of a Building Permit.	Prior to Building Permit (Design) Prior to Certificate of Occupancy (Implementation)	Developer	City
Impact LU-B.5: Ballpark lighting would interrupt sleep in residences and hotels within two blocks of the ballpark. (Direct)	Mitigation Measure LU-B.5.1: Prior to approval of a Building Permit which would result in a light sensitive use within a two-block radius of Petco Park, the applicant shall provide a lighting study that demonstrates to the satisfaction of CCDC that habitable rooms would be equipped with light attenuation measures which would allow occupants to reduce night-time light levels to 2.0 foot-candles or less.	Prior to Building Permit (Design) Prior to Certificate of Occupancy (Implementation)	Developer	CCDC/City

SIGNIFICANT IMPACT(S)	MITIGATION MEASURE(S)	IMPLEMENTATION TIME FRAME	IMPLEMENTATION RESPONSIBILITY	VERIFICATION RESPONSIBILITY
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

SIGNIFICANT IMPACT(S)	MITIGATION MEASURE(S)	IMPLEMENTATION TIME FRAME	IMPLEMENTATION RESPONSIBILITY	VERIFICATION RESPONSIBILITY
Impact NOI-D.1: Recreation areas within public parks and plazas may experience traffic noise levels in excess 65 dB(A) CNEL. (Direct)	<i>Mitigation Measure NOI-D.1-1:</i> Prior to approval of a Development Permit for any public park or plaza 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 recreation areas would be exposed to noise levels in excess of 65 dB(A) CNEL. Provided noise attenuation would not interfere with the intended recreational use or park design intent, measures shall be included, to the extent feasible.	Prior to Development Permit (Design) Prior to Certificate of Occupancy (Implementation)	CCDC/Developer	City
PALEONTOLOGICAL RESOURCES (PAL)				
Impact PAL-A.1: Excavation in geologic formations with a moderate to high potential for paleontological resources could have a significant impact on these resources, if present. (Direct)	<p><i>Mitigation Measure PAL-A.1-1:</i> 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. 			

SIGNIFICANT IMPACT(S)	MITIGATION MEASURE(S)	IMPLEMENTATION TIME FRAME	IMPLEMENTATION RESPONSIBILITY	VERIFICATION RESPONSIBILITY
	<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 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. <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 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. <ol style="list-style-type: none"> 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. 2. Identify Areas to be Monitored <ol style="list-style-type: none"> 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). 			

SIGNIFICANT IMPACT(S)	MITIGATION MEASURE(S)	IMPLEMENTATION TIME FRAME	IMPLEMENTATION RESPONSIBILITY	VERIFICATION RESPONSIBILITY
	<p>3. When Monitoring Will Occur</p> <ol style="list-style-type: none"> 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. The PI may submit a detailed letter to CCDC 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 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>III. During Construction</p> <ol style="list-style-type: none"> Monitor Shall be Present During Grading/Excavation/Trenching <ol style="list-style-type: none"> 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. The 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 CCDC. 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. Discovery Notification Process <ol style="list-style-type: none"> 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. 			

SIGNIFICANT IMPACT(S)	MITIGATION MEASURE(S)	IMPLEMENTATION TIME FRAME	IMPLEMENTATION RESPONSIBILITY	VERIFICATION RESPONSIBILITY
	<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 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 resource in context, if possible. <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. 			

SIGNIFICANT IMPACT(S)	MITIGATION MEASURE(S)	IMPLEMENTATION TIME FRAME	IMPLEMENTATION RESPONSIBILITY	VERIFICATION RESPONSIBILITY
	<p>2. The following procedures shall be followed.</p> <p>a. No Discoveries (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.</p> <p>b. Discoveries (1) All discoveries shall be processed and documented using the existing procedures detailed in Sections III - During Construction.</p> <p>c. Potentially Significant Discoveries (1) If the PI determines that a potentially significant discovery has been made, the procedures detailed under Section III - During Construction shall be followed.</p> <p>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.</p> <p>B. If night work becomes necessary during the course of construction</p> <p>1. The Construction Manager shall notify the RE, or BI, as appropriate, a minimum of 24 hours before the work is to begin.</p> <p>2. The RE, or BI, as appropriate, shall notify CCDC immediately.</p> <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> <p>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,</p> <p>a. For significant paleontological resources encountered during monitoring, the Paleontological Recovery Program shall be included in the Draft Monitoring Report.</p>			

SIGNIFICANT IMPACT(S)	MITIGATION MEASURE(S)	IMPLEMENTATION TIME FRAME	IMPLEMENTATION RESPONSIBILITY	VERIFICATION RESPONSIBILITY
	<ul style="list-style-type: none"> 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 the City's Paleontological Guidelines, and submittal of such forms to the San Diego Natural History Museum with the Final Monitoring Report. 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. B. Handling of Fossil Remains <ul 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 C. Curation of fossil remains: Deed of Gift and Acceptance Verification <ul 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. D. Final Monitoring Report(s) <ul 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. 			

SIGNIFICANT IMPACT(S)	MITIGATION MEASURE(S)	IMPLEMENTATION TIME FRAME	IMPLEMENTATION RESPONSIBILITY	VERIFICATION RESPONSIBILITY
	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.			
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>	Every five years	CCDC/City	CCDC/City

SIGNIFICANT IMPACT(S)	MITIGATION MEASURE(S)	IMPLEMENTATION TIME FRAME	IMPLEMENTATION RESPONSIBILITY	VERIFICATION RESPONSIBILITY
	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 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).			
	Mitigation Measure TRF-A.1.1-2: Prior to approval of any development which would generate a sufficient number of trips to qualify as a large project under the Congestion Management Program (i.e. more than 2,400 daily trips, or 200 trips during a peak hour period), a traffic study shall be completed as part of the Secondary Study process. The traffic study shall be prepared in accordance with City's Traffic Impact Study Manual. If the traffic study indicates that roadways substantially affected by the project would operate at LOS F with the addition of project traffic, the traffic study shall identify improvements to grid street segments and/or intersections which would be required within the next five years to achieve an acceptable LOS or reduce congestion, to the extent feasible. If the needed improvements are already included in CCDC's CIP, or the equivalent, no further action shall be required. If the any of the required improvements are not included in the CIP, or not expected within five years of project completion, CCDC shall amend the CIP, within one year of project approval, to include the required improvements and assure that they will be implemented within five years of project completion. At CCDC's discretion, the developer may be assessed a pro-rated share of the cost of improvements.	Prior to Development Permit (Design)	Developer	CCDC/City
	Mitigation Measure TRF-A.1.1-3: Upon adoption of the Community Plan, CCDC and the City shall update the Centre City Public Facilities Financing Plan (PFFP) to include a transportation element to be completed within six (6) months. The update to the Centre City PFFP required by this mitigation measure shall include the following: a) The responsible entities [the Entities] included in this effort will include, but may not be limited to, the City of San Diego, CCDC, SANDAG, and the Metropolitan Transit System. Other entities may be included upon the concurrence of the foregoing Entities;	Upon Plan Adoption	CCDC/City	CCDC/City

SIGNIFICANT IMPACT(S)	MITIGATION MEASURE(S)	IMPLEMENTATION TIME FRAME	IMPLEMENTATION RESPONSIBILITY	VERIFICATION RESPONSIBILITY
	<p>b) The PFFP update will specify transportation improvements as identified on Figure 7.2 of the Community Plan and further described on Table 5.2-21 and Figure 5.2-8 of this FEIR;</p> <p>c) The PFFP update will specifically include capital improvements to the downtown transit network as identified on page 7-10 and Figure 7-4 of the Community Plan and further described in Table 5.2-22 of this FEIR;</p> <p>d) For this mitigation measure, the PFFP update will not include freeway improvements, freeway ramps and will not now or in the future include transit operation or maintenance improvements as these are specifically prohibited in Government Code 66000, which are addressed in Mitigation Measure TRF-A.2.1-2 below;</p> <p>e) The PFFP update will set forth a timeline and other agreed-upon relevant criteria for implementation of each improvement identified in items (b) and (c) above;</p> <p>f) The PFFP update will identify the total estimated costs for each improvement in items (b) and (c) above as provided for by CCDC and reviewed and confirmed by the City's Transportation Planning and Facilities Financing Section of the Planning Department;</p> <p>g) The PFFP update will include the establishment of a fair-share contribution from downtown development for improvement in items b) and c) above, through a Developer Impact Fee or secure, local alternative funding sources, in a manner that will comply with applicable law;</p> <p>h) Prior to adoption by the City of San Diego Council, the PFFP will be sent to the Entities for their review and comment;</p> <p>i) CCDC and the Facilities Financing Section of the Planning Department shall seek adoption of the PFFP update at a public hearing before the San Diego City Council within six months after adoption of the Community Plan Update. As extension not to exceed three (3) months shall be granted upon mutual consent of the Entities.</p> <p>The failure or refusal of any Entity other than CCDC or the City, to cooperate in the implementation of this mitigation measure, shall not constitute a failure of CCDC or the City to implement this mitigation measure; however, the City and CCDC shall each use its best efforts to obtain the cooperation of all responsible Entities to fully participate, in order to achieve the goals of the mitigation measure.</p>			

SIGNIFICANT IMPACT(S)	MITIGATION MEASURE(S)	IMPLEMENTATION TIME FRAME	IMPLEMENTATION RESPONSIBILITY	VERIFICATION RESPONSIBILITY
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
Impact TRF-A.2.1: Additional traffic on freeway segments and ramps serving downtown associated with future downtown development would result in unacceptable delays and level of service. (Direct and Cumulative)	<p><i>Mitigation Measure TRF-A.2.1-1:</i> Upon adoption of the Community Plan, CCDC shall initiate a multi-jurisdictional effort to develop a detailed, enforceable plan [the Plan] that will identify transportation improvements that would reduce congestion on I-5 through downtown, as well as identify funding sources including federal, state, regional and local funding and which may also include fair share contributions by development as well as other mechanisms based on a nexus study. The process and Plan required by this mitigation measure shall include the following.</p> <ul style="list-style-type: none"> a) The responsible entities [the Entities] included in this effort will include, but may not be limited to, the City of San Diego, CCDC, SANDAG, Caltrans, and the Metropolitan Transit System. Other entities may be included upon the concurrence of the foregoing Entities. b) The Plan will specifically identify physical and operational improvements to I-5, other freeways, relevant arterial roads and transit facilities [the Improvements], that are focused on specific transportation impacts created by downtown development, and will also identify the specific responsibilities of each Entity for the construction, maintenance and financing for each Improvement. The Plan may also identify other improvements necessary to address regional transportation needs, but for purposes of this mitigation measure, the Improvements included in the Plan need only be designed to mitigate the impacts created by downtown development. c) The Plan will set forth a timeline and other agreed-upon relevant criteria for implementation of each Improvement. d) The Plan will identify the total estimated costs for each such Improvement, including construction, maintenance and operational costs [the Total Costs], and the responsibility of each Entity for both implementation and funding for such Total Costs. 	Upon Plan Adoption	CCDC	CCDC/City

SIGNIFICANT IMPACT(S)	MITIGATION MEASURE(S)	IMPLEMENTATION TIME FRAME	IMPLEMENTATION RESPONSIBILITY	VERIFICATION RESPONSIBILITY
	<p>e) The Plan will include the parameters for any fair-share or development impact fee programs (or the like) to be implemented, that would require private and/or public developers to contribute to the Total Costs, in a manner that will comply with applicable law.</p> <p>f) In developing the Plan, the Entities shall also consider ways in which the Improvements can be coordinated with existing local and regional transportation and facilities financing plans and programs, in order to avoid duplication of effort and expenditure; however, the existence of such other plans and programs shall not relieve the Entities of their collective obligation to develop and implement the Plan as set forth in this mitigation measure. Nothing in the Plan shall be construed as relieving any Entity (or any other entity) from its independent responsibility (if any) for the planning, funding, construction, maintenance or operation of any transportation improvement.</p> <p>g) Upon adoption of the Plan by the City Council, SANDAG, MTS and Caltrans will also seek endorsement of same through their government structures.</p> <p>h) CCDC shall seek adoption of the Plan at a public hearing before the City Council within one year of the initiation of the multi-jurisdictional effort to develop the Plan. CCDC shall report in writing, and at a public hearing before the City Council and SANDAG (if SANDAG agrees to place such a report on its agenda), regarding the progress made to develop the Plan, within six months of the first meeting of the entities. Thereafter, CCDC shall report to the City Council at least annually regarding the progress of the Plan, for a period of not less than five years, which may be extended at the request of the City Council.</p> <p>i) The Plan shall also expressly include each Entity's pledge that it will cooperate with CCDC in making the required reports to the Agency, including the presence and participation of a responsible representative of the Entity at all public hearings called for the purpose of reviewing the progress of development and implementation of the Plan.</p>			

SIGNIFICANT IMPACT(S)	MITIGATION MEASURE(S)	IMPLEMENTATION TIME FRAME	IMPLEMENTATION RESPONSIBILITY	VERIFICATION RESPONSIBILITY
	<p>j) The PFFP shall be amended to include any projects in the Plan that CCDC and the City Council determine are appropriate for inclusion in the PFFP. The amendment to the PFFP to accommodate such appropriate improvements shall be processed for adoption at the time the Plan is submitted for adoption to the City Council.</p> <p>The failure or refusal of any Entity other than CCDC or the City to cooperate in the implementation of this mitigation measure shall not constitute a failure of CCDC or the City to implement this mitigation measure; however, the CCDC and City shall each use its best efforts to obtain the cooperation of all responsible Entities to fully participate, in order to achieve the goals of the mitigation measure.</p> <p>Further, if the City Council or Redevelopment Agency finds that (1) any of the Entities fails or has failed to cooperate in the development or implementation of this Plan, or (2) there is insufficient funding for implementation of the improvements in accord with the Plan, or (3) development downtown has significantly outpaced the development of infrastructure needed to support the development, the Council/Agency shall thereafter review the status of the Plan and its improvements, to determine whether substantial evidence shows that any of the conditions listed in Public Resources Code section 21166 and Guidelines section 15162 exist, so that additional environmental documentation would be required. In any event, the annual progress report delivered by CCDC pursuant to this mitigation measure shall include an evaluation of whether any of these conditions exist.</p>			
<p>Impact TRF-A.2.2: Elimination of Cedar St. off-ramp would impact other freeway ramps by redirecting traffic to other off ramps serving downtown. (Direct)</p>	<p>Mitigation Measure TRF A.2.2-1: Prior to elimination of the Cedar Street off-ramp from I-5, a traffic study shall be done by CCDC in consultation with the City of San Diego and Caltrans to determine the potential effects associated with elimination of the off-ramp and the conversion of Cedar Street from one- to two-way. The report shall also identify roadway modifications that would minimize potential impacts on local surface streets and I-5.</p>	<p>Prior to elimination of Cedar Street offramp (Design/ Implementation)</p>	<p>CCDC/City</p>	<p>CCDC/City</p>

SIGNIFICANT IMPACT(S)	MITIGATION MEASURE(S)	IMPLEMENTATION TIME FRAME	IMPLEMENTATION RESPONSIBILITY	VERIFICATION RESPONSIBILITY
Impact TRF-D.1: Parking demand would exceed the supply generated by proposed parking requirements which could increase parking demand in areas surrounding downtown. (Direct and Cumulative)	<i>Mitigation Measure TRF-D.1-I:</i> At five-year intervals, commencing upon adoption of the proposed Community Plan, CCDC shall evaluate the parking supply and demand within the downtown area as well as assess the amount of parking generated by downtown development in residential areas within a quarter-mile radius of downtown. The evaluations will include an inventory of the number of public and private parking spaces available for public parking within downtown and the residential neighborhoods within a quarter-mile radius of downtown. The evaluation shall determine the current as well as anticipated parking supply and demand during the ensuing five-year period. Based on the evaluation, CCDC shall determine if the discrepancy between demand and supply warrant ameliorative actions which may include but not be limited to: (1) constructing new public parking, (2) implementing specific shared parking programs with private parking facilities, (3) implementing parking meter programs that respond to changes in the parking demand which occur during a 24-hour period and/or (4) implementing residential permit parking programs. Any actions identified during the parking evaluation shall be incorporated into CCDC's Capital Improvement Program, if appropriate, or carried out through some other form of enforcement such as amending Planned District Ordinances or other regulatory programs dealing with parking.	Every five years	CCDC/City	CCDC/City



DEVELOPER



HOTEL GROUPS



PROJECT

CONCEPT DESIGN
AC HOTEL- GASLAMP
SAN DIEGO, CALIFORNIA, 92101

SHEET

COVER SHEET

SHEET NO.

1

CSD SUBMITTAL	10.30.13
CSD RE-SUBMITTAL	02.03.14
CSD RE-SUBMITTAL	08.12.14
CSD RE-SUBMITTAL	08.29.14
CSD RE-SUBMITTAL	09.18.14
CSD RE-SUBMITTAL	10.22.14
CSD RE-SUBMITTAL	11.06.14
CSD RE-SUBMITTAL	12.08.14
CSD RE-SUBMITTAL	02.03.15
PLANNING COMMISSION-SUBMITTAL	03.05.15



AWBREY
COOK
MCGILL

architects



PROJECT DESCRIPTION

THIS PROJECT PROPOSES TO DEMOLISH AN EXISTING STRUCTURE WHILE MAINTAINING AN EXISTING HISTORICAL WALL ON THE EAST SIDE OF THE PROPERTY. THE NEW BUILDING WILL BE A 119 ROOM HOTEL WITH A RESTAURANT ON THE FIRST FLOOR AND A NIGHTCLUB ON THE BASEMENT LEVEL.

PROJECT DATA

ZONE: GASLAMP QUARTER
OVERLAYS:

FAR CALCULATIONS:

SITE AREA: 11,500 S.F.
BASE F.A.R.: x6
F.A.R.: 69,000 S.F.

AREA CALCULATIONS

LEVEL	GROSS AREA (SF)
LOWER BASEMENT	11,530 (EXCLUDED FROM F.A.R.)
UPPER BASEMENT	11,529 (EXCLUDED FROM F.A.R.)
GROUND LEVEL	
HOTEL LOBBY	2,102
HOTEL SERVICES	361
HOTEL BACK OF HOUSE	198
RESTAURANT	4,995
RESTROOM	388
CIRCULATION (HORIZONTAL AND VERTICAL)	3,003

GROUND LEVEL (TOTAL)	11,047
LEVEL 2	9,486
LEVEL 3	9,451
LEVEL 4	9,394
LEVEL 5	9,394
LEVEL 6	9,394
LEVEL 7	7,167
LEVEL 8	543
(INCLUDES ONLY LAUNDRY CHUTE ROOM, STAIR 2, AND POOL EQUIPMENT ROOM)	

TOTAL GROSS AREA: 88,935 SF

TOTAL AREA INCLUDED IN FAR: 65,876 SF

PARKING

.3 SPACES PER ROOM REQUIRED

119 X .3 = 35.7, 36 REQUIRED 36 PROVIDED

MOTORCYCLES

1:20 (35/20)= 2 REQUIRED, 2 PROVIDED

BICYCLES

1:20 (35/20)= 2 REQUIRED, 3 PROVIDED

GUESTROOM MATRIX

FLOOR LEVEL	KING (K)	DOUBLE DOUBLE (DD)	DOUBLE DOUBLE SUITE (DDS)	KING SUITE (KS)	SUB-TOTAL
LEVEL 2	15	4	1	0	20
LEVEL 3	15	4	1	0	23
LEVEL 4	17	5	1	0	23
LEVEL 5	17	5	1	0	23
LEVEL 6	17	5	1	0	23
LEVEL 7	6	0	0	1	7
TOTAL					119

PROPERTY DESCRIPTION

LEGAL DESCRIPTION

PARCEL 1:
LOT C IN BLOCK 70 OF HORTON'S ADDITION, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF, ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY

PARCEL 2:
LOT J IN BLOCK 70 OF HORTON'S ADDITION, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF, ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY

PARCEL 3:
THE NORTH HALF OF LOT D IN BLOCK 70 OF HORTON'S ADDITION, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF MADE BY L.L. LOCKING, ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY

PARCEL NUMBER:

5350931700

CONTACT INFORMATION

DEVELOPER

THE BRIAD GROUP
78 OKNER PARKWAY, LIVINGSTON, NJ 07039
ATTN:
T: 973.597.6433
EMAIL ADDRESS

ARCHITECT

AWBREY COOK MCGILL ARCHITECTS
1045 14TH ST., SAN DIEGO CA 92101
ATTN: DENNIS ROGERS
T: 619.398.3480
F: 619.398.3480
DENNIS@ACM-ARCHITECTS.COM

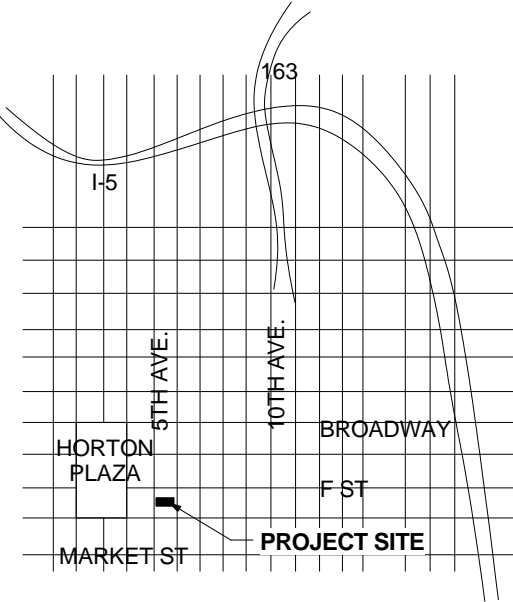
PERMITTING AND PLANNING AGENCY

CIVIC SAN DIEGO
401 'B' STREET, SAN DIEGO, CA 92101
ATTN:
P: 619.235.2200
F: 619.236.9148

SHEET INDEX

NUMBER	SHEET TITLE
1	COVER SHEET
2	TITLE PROJECT DATA
3	VACINITY MAP
4	SITE PLAN
5	LOWER BASEMENT LEVEL PLAN
6	UPPER BASEMENT LEVEL PLAN
7	CLUB LEVEL ENTRY FLOOR PLAN
8	LOBBY LEVEL FLOOR PLAN
9	2ND LEVEL FLOOR PLAN
10	3RD LEVEL FLOOR PLAN
11	4TH LEVEL FLOOR PLAN
12	5TH LEVEL FLOOR PLAN
13	6TH LEVEL FLOOR PLAN
14	7TH LEVEL, MAIN POOL AND UPPER LEVEL SUITE FLOOR PLAN
15	ROOF PLAN
16	5TH AVENUE EXTERIOR ELEVATION
17	6TH AVENUE EXTERIOR ELEVATION
18	SOUTH EXTERIOR ELEVATION
19A	NORTH EXTERIOR ELEVATION
19B	NORTH EXTERIOR ELEVATION
20	ENLARGED 5TH AVENUE EXTERIOR ELEVATION
21	ENLARGED 6TH AVENUE EXTERIOR ELEVATION
22	5TH AVENUE PERSPECTIVE
23	5TH AVENUE PERSPECTIVE
24	6TH AVENUE PERSPECTIVE
25	6TH AVENUE PERSPECTIVE
26	DISTANCE VIEWS
27	SECTIONS
28	SECTIONS
29	VACINITY ELEVATIONS
30	MATERIAL BOARD

VACINITY MAP



DEVELOPER



HOTEL GROUPS



PROJECT

CONCEPT DESIGN

AC HOTEL- GASLAMP

SAN DIEGO, CALIFORNIA, 92101

SHEET

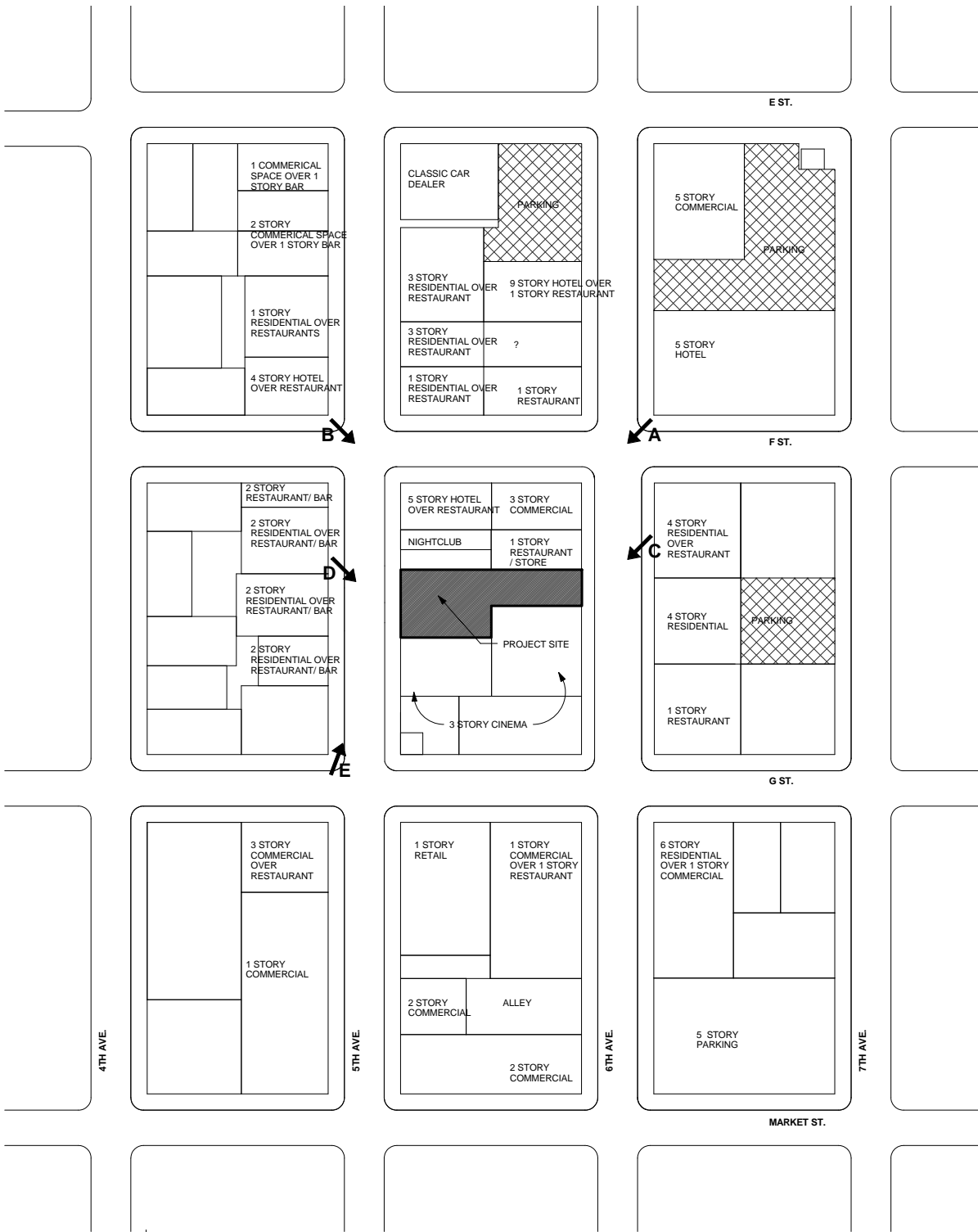
TITLE PROJECT DATA

SHEET NO.

2



AWBREY
COOK
MCGILL



VACINITY MAP AND PHOTO KEYPLAN



PHOTO KEY AND VACINITY MAP LEGEND



ARROW INDICATES DESIGNATION AND THE DIRECTION THE PHOTO WAS TAKEN



INDICATES THE PROJECT SITE



INDICATES PARKING



A. 6TH AVE. AND F ST. VIEW FACING SOUTHWEST



C. 6TH AVE. VIEW FACING WEST



B. 5TH AVE. AND F ST. VIEW FACING SOUTHEAST



D. 5TH AVE. VIEW FACING EAST



E. 5TH AVE. AND G ST. VIEW FACING NORTHEAST

ISSUED FOR:	DATE:
CSD SUBMITTAL	10.30.13
CSD RE-SUBMITTAL	02.03.14
CSD RE-SUBMITTAL	08.12.14
CSD RE-SUBMITTAL	08.29.14
CSD RE-SUBMITTAL	09.18.14
CSD RE-SUBMITTAL	10.22.14
CSD RE-SUBMITTAL	11.06.14
CSD RE-SUBMITTAL	12.08.14
CSD RE-SUBMITTAL	02.03.15
PLANNING COMMISSION-SUBMITTAL	03.05.15

DEVELOPER



HOTEL GROUPS



PROJECT

CONCEPT DESIGN

AC HOTEL- GASLAMP

SAN DIEGO, CALIFORNIA, 92101

SHEET

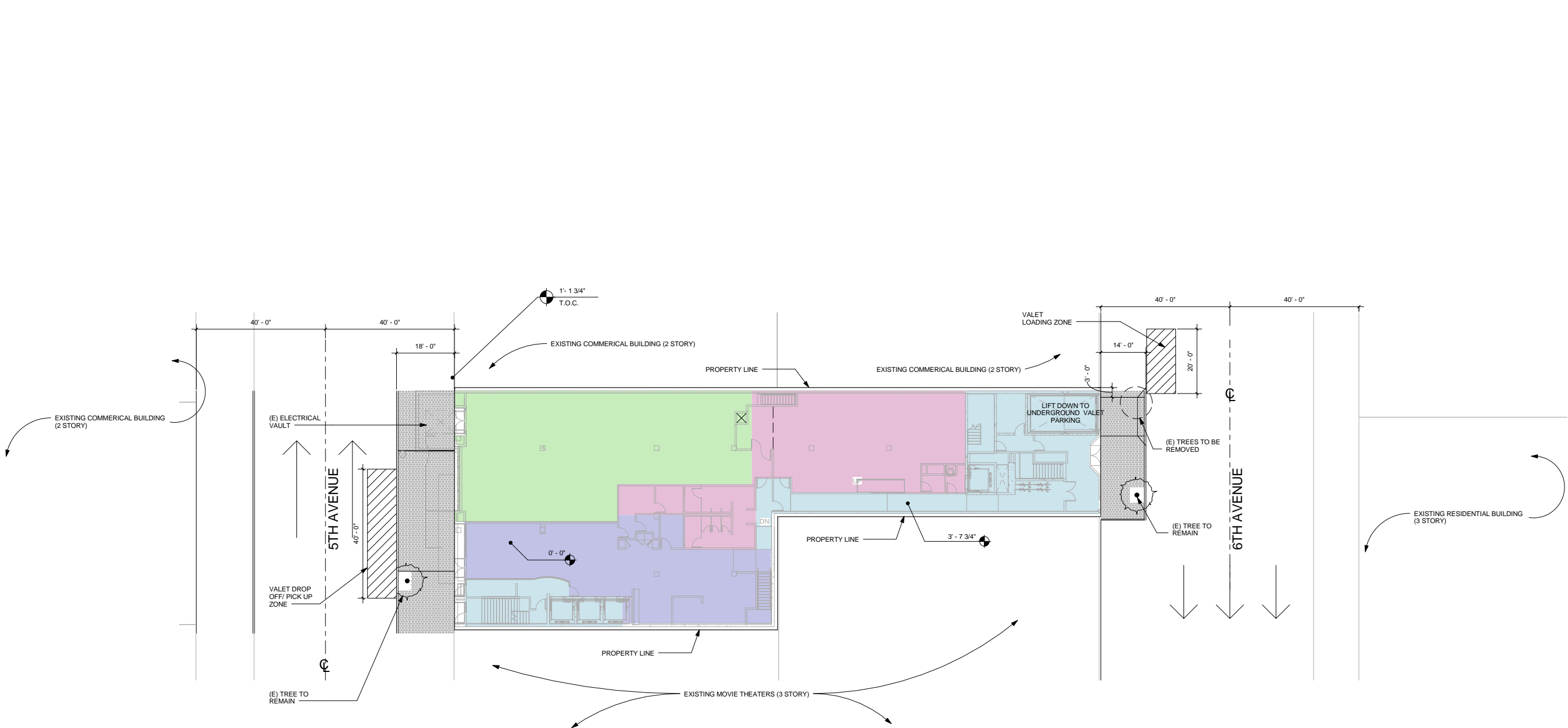
VACINITY MAP

SHEET NO.

3



AWBREY
COOK
MCGILL



GROUND FLOOR AREAS

- HOTEL LOBBY
- RESTAURANT
- VERTICAL AND HORIZONTAL CIRCULATION/ EGRESS
- SERVICE AREAS



PROPOSED SITE PLAN



ISSUED FOR:	DATE:
CSD SUBMITTAL	10.30.13
CSD RE-SUBMITTAL	02.03.14
CSD RE-SUBMITTAL	08.12.14
CSD RE-SUBMITTAL	08.29.14
CSD RE-SUBMITTAL	09.18.14
CSD RE-SUBMITTAL	10.22.14
CSD RE-SUBMITTAL	11.06.14
CSD RE-SUBMITTAL	12.08.14
CSD RE-SUBMITTAL	02.03.15
PLANNING COMMISSION-SUBMITTAL	03.05.15

DEVELOPER



HOTEL GROUPS



PROJECT

CONCEPT DESIGN
AC HOTEL- GASLAMP

SAN DIEGO, CALIFORNIA, 92101

SHEET

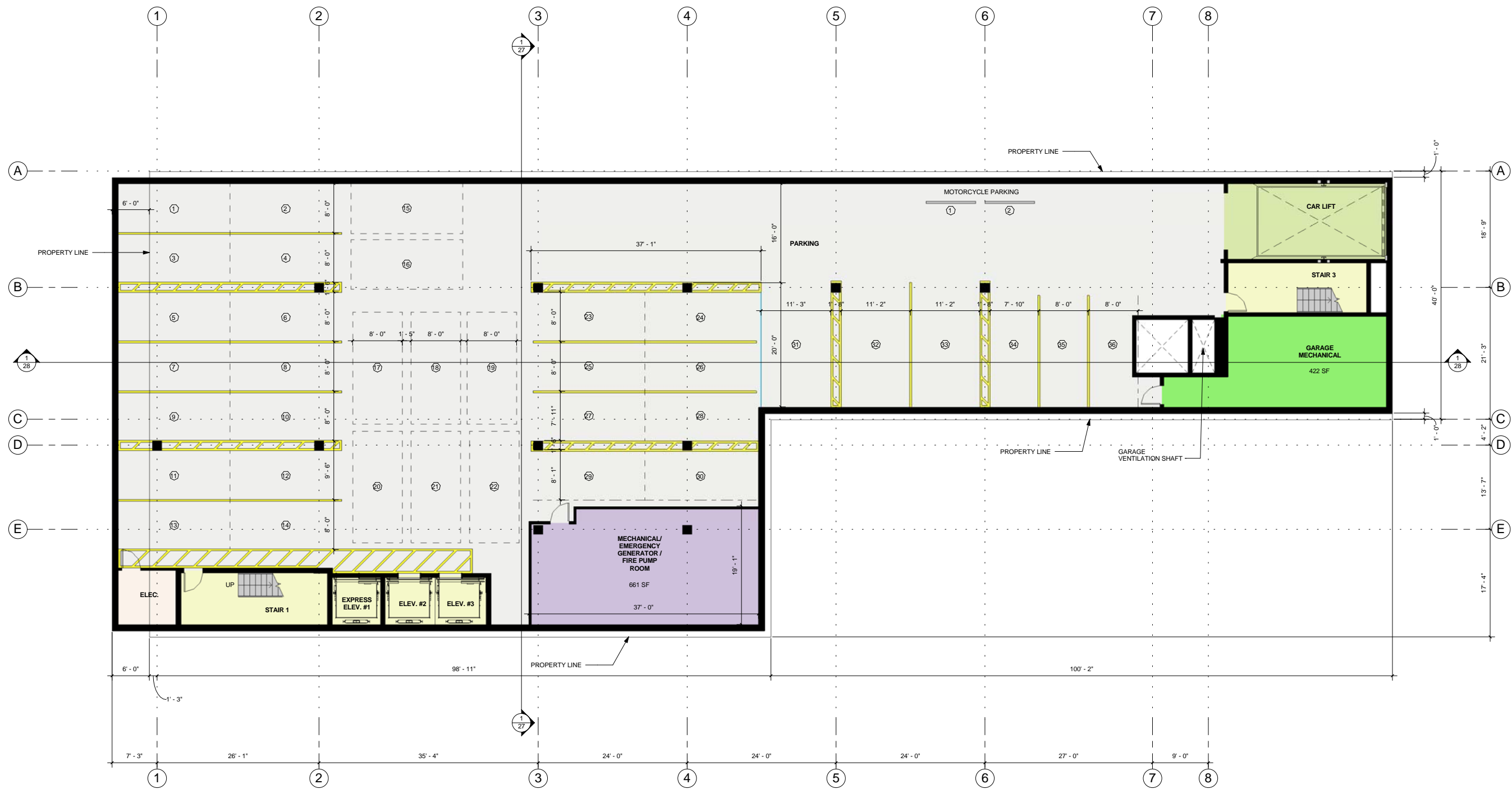
SITE PLAN

SHEET NO.

4



AWBREY
COOK
MCGILL



LOWER BASEMENT LEVEL FLOOR PLAN



ISSUED FOR:	DATE:
CSD SUBMITTAL	10.30.13
CSD RE-SUBMITTAL	02.03.14
CSD RE-SUBMITTAL	08.12.14
CSD RE-SUBMITTAL	08.29.14
CSD RE-SUBMITTAL	09.18.14
CSD RE-SUBMITTAL	10.22.14
CSD RE-SUBMITTAL	11.06.14
CSD RE-SUBMITTAL	12.08.14
CSD RE-SUBMITTAL	02.03.15
PLANNING COMMISSION-SUBMITTAL	03.05.15

DEVELOPER



HOTEL GROUPS



PROJECT

CONCEPT DESIGN

AC HOTEL- GASLAMP

SAN DIEGO, CALIFORNIA, 92101

SHEET

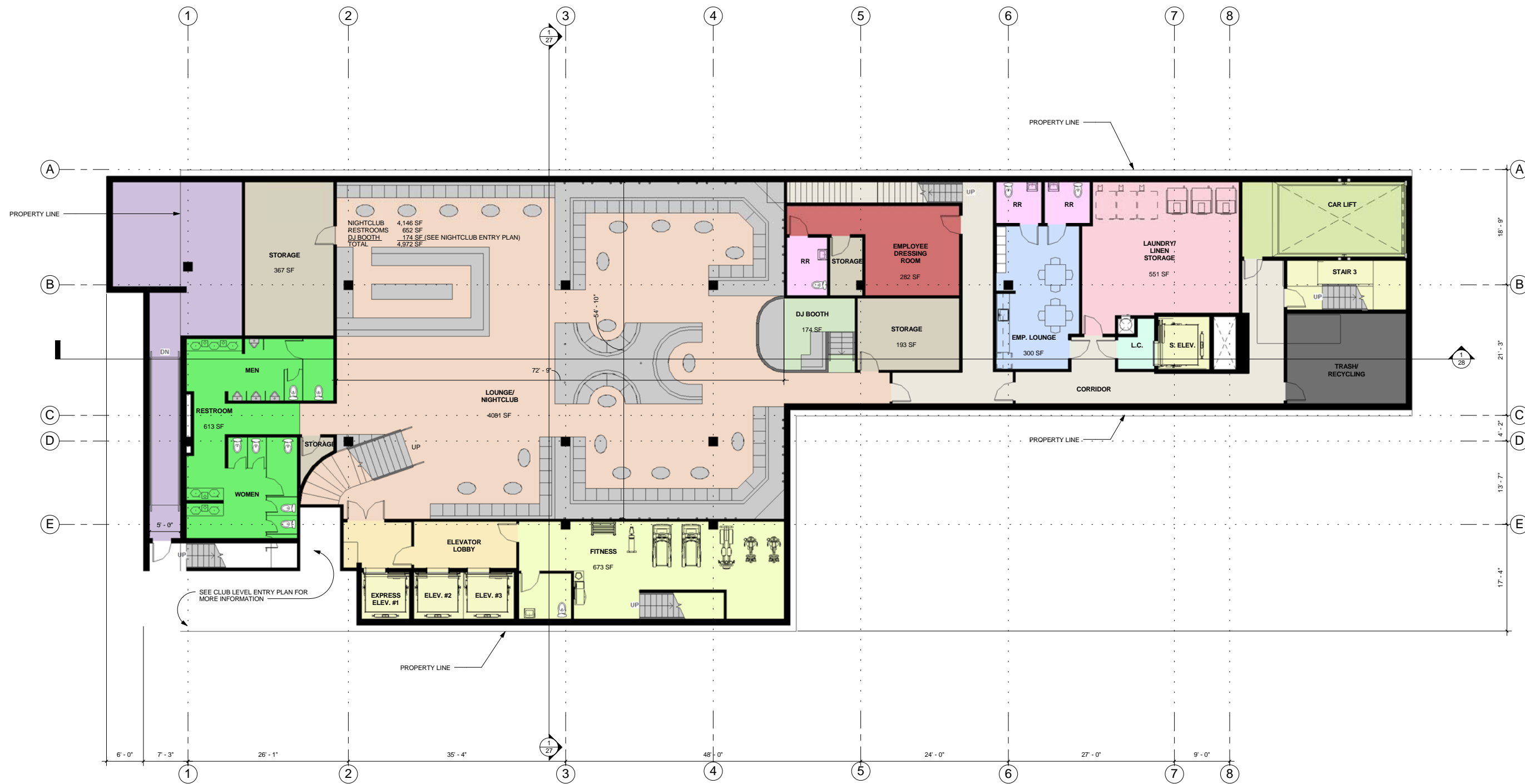
LOWER BASEMENT LEVEL PLAN

SHEET NO.

5



AWBREY
COOK
MCGILL



DEVELOPER



HOTEL GROUPS



PROJECT

CONCEPT DESIGN
AC HOTEL- GASLAMP

SAN DIEGO, CALIFORNIA, 92101

SHEET

UPPER BASEMENT LEVEL PLAN

SHEET NO.

6



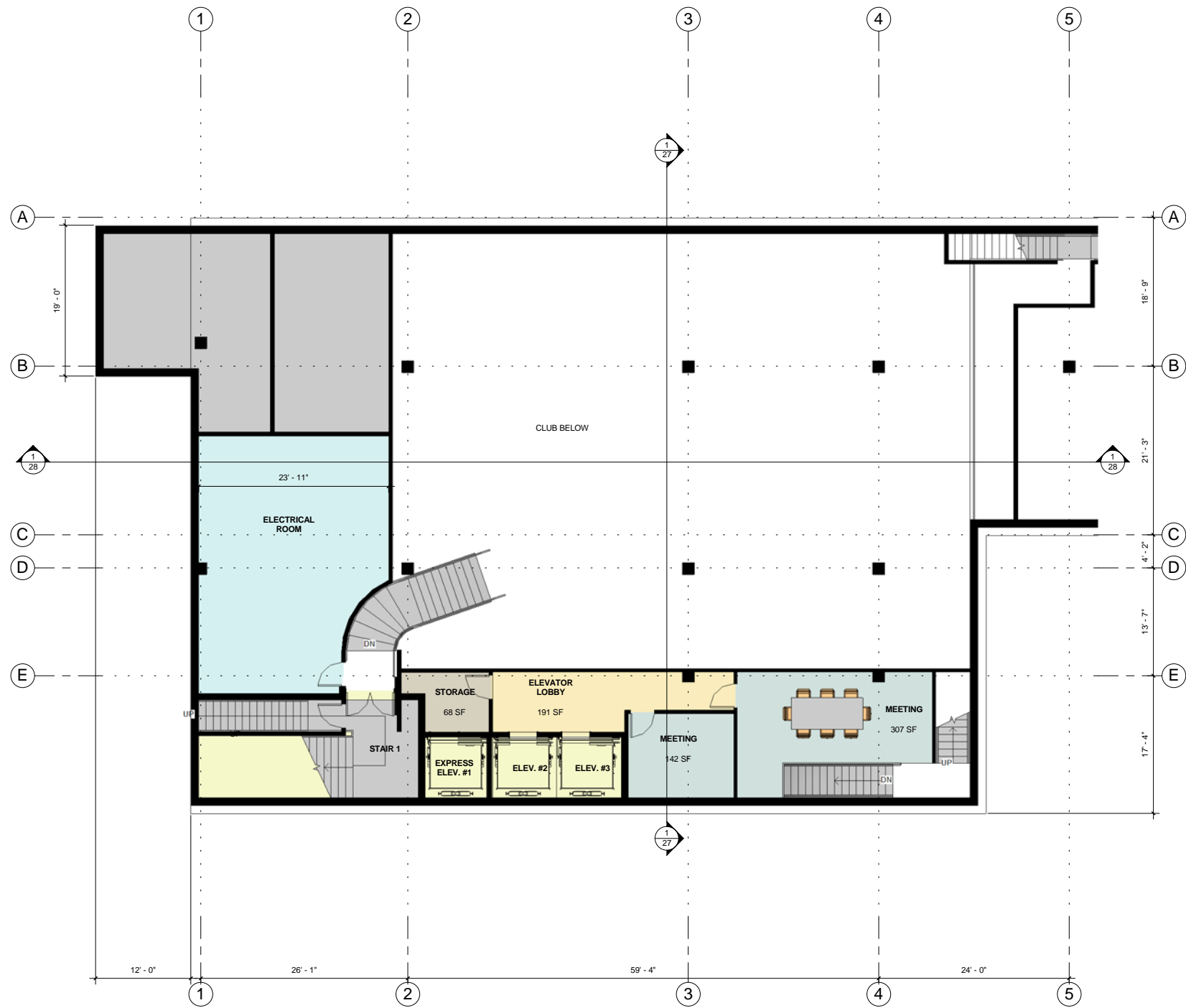
UPPER BASEMENT LEVEL FLOOR PLAN



ISSUED FOR:	DATE:
CSD SUBMITTAL	10.30.13
CSD RE-SUBMITTAL	02.03.14
CSD RE-SUBMITTAL	08.12.14
CSD RE-SUBMITTAL	08.29.14
CSD RE-SUBMITTAL	09.18.14
CSD RE-SUBMITTAL	10.22.14
CSD RE-SUBMITTAL	11.06.14
CSD RE-SUBMITTAL	12.08.14
CSD RE-SUBMITTAL	02.03.15
PLANNING COMMISSION-SUBMITTAL	03.05.15



AWBREY
COOK
MCGILL



BASEMENT CLUB LEVEL ENTRY PLAN



ISSUED FOR:	DATE:
CSD SUBMITTAL	10.30.13
CSD RE-SUBMITTAL	02.03.14
CSD RE-SUBMITTAL	08.12.14
CSD RE-SUBMITTAL	08.29.14
CSD RE-SUBMITTAL	09.18.14
CSD RE-SUBMITTAL	10.22.14
CSD RE-SUBMITTAL	11.06.14
CSD RE-SUBMITTAL	12.08.14
CSD RE-SUBMITTAL	02.03.15
PLANNING COMMISSION-SUBMITTAL	03.05.15

DEVELOPER



HOTEL GROUPS



PROJECT

CONCEPT DESIGN
AC HOTEL- GASLAMP
SAN DIEGO, CALIFORNIA, 92101

SHEET

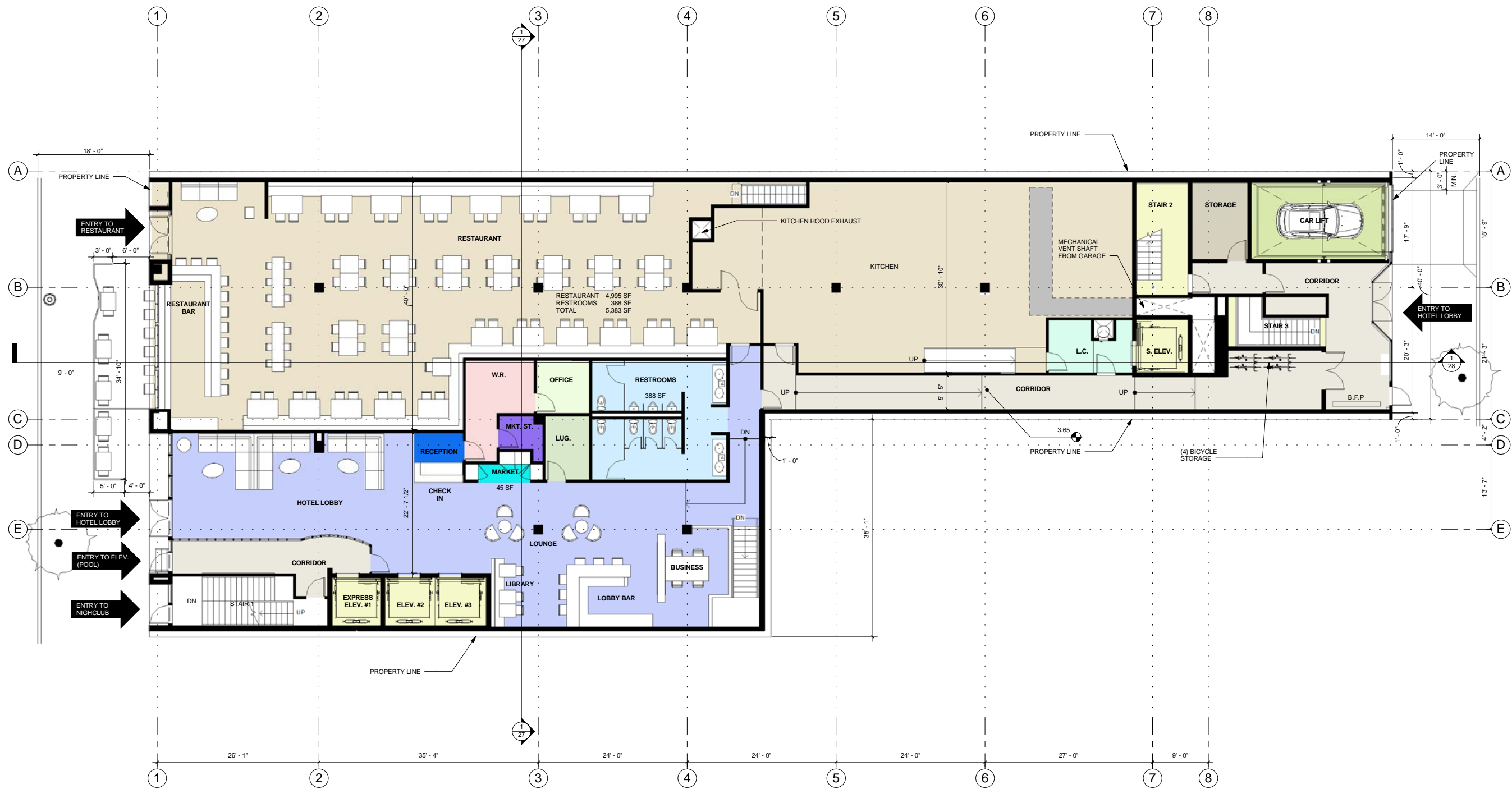
CLUB LEVEL ENTRY FLOOR PLAN

SHEET NO.

7



AWBREY
COOK
MCGILL



DEVELOPER



HOTEL GROUPS



PROJECT

CONCEPT DESIGN
AC HOTEL- GASLAMP
SAN DIEGO, CALIFORNIA, 92101

SHEET

LOBBY LEVEL FLOOR PLAN

SHEET NO.

8



LOBBY LEVEL FLOOR PLAN



ISSUED FOR:	DATE:
CSD SUBMITTAL	10.30.13
CSD RE-SUBMITTAL	02.03.14
CSD RE-SUBMITTAL	08.12.14
CSD RE-SUBMITTAL	08.29.14
CSD RE-SUBMITTAL	09.18.14
CSD RE-SUBMITTAL	10.22.14
CSD RE-SUBMITTAL	11.06.14
CSD RE-SUBMITTAL	12.08.14
CSD RE-SUBMITTAL	02.03.15
PLANNING COMMISSION-SUBMITTAL	03.05.15



AWBREY
COOK
MCGILL



2ND LEVEL FLOOR PLAN



ISSUED FOR:	DATE:
CSD SUBMITTAL	10.30.13
CSD RE-SUBMITTAL	02.03.14
CSD RE-SUBMITTAL	08.12.14
CSD RE-SUBMITTAL	08.29.14
CSD RE-SUBMITTAL	09.18.14
CSD RE-SUBMITTAL	10.22.14
CSD RE-SUBMITTAL	11.06.14
CSD RE-SUBMITTAL	12.08.14
CSD RE-SUBMITTAL	02.03.15
PLANNING COMMISSION-SUBMITTAL	03.05.15

DEVELOPER



HOTEL GROUPS



PROJECT

CONCEPT DESIGN
AC HOTEL- GASLAMP

SAN DIEGO, CALIFORNIA, 92101

SHEET

2ND LEVEL FLOOR PLAN

SHEET NO.

9



AWBREY
COOK
MCGILL



3RD LEVEL FLOOR PLAN



ISSUED FOR:	DATE:
CSD SUBMITTAL	10.30.13
CSD RE-SUBMITTAL	02.03.14
CSD RE-SUBMITTAL	08.12.14
CSD RE-SUBMITTAL	08.29.14
CSD RE-SUBMITTAL	09.18.14
CSD RE-SUBMITTAL	10.22.14
CSD RE-SUBMITTAL	11.06.14
CSD RE-SUBMITTAL	12.08.14
CSD RE-SUBMITTAL	02.03.15
PLANNING COMMISSION-SUBMITTAL	03.05.15

DEVELOPER



HOTEL GROUPS



PROJECT

CONCEPT DESIGN
AC HOTEL- GASLAMP
SAN DIEGO, CALIFORNIA, 92101

SHEET

3RD LEVEL FLOOR PLAN

SHEET NO.

10



AWBREY
COOK
MCGILL



4TH LEVEL FLOOR PLAN



ISSUED FOR:	DATE:
CSD SUBMITTAL	10.30.13
CSD RE-SUBMITTAL	02.03.14
CSD RE-SUBMITTAL	08.12.14
CSD RE-SUBMITTAL	08.29.14
CSD RE-SUBMITTAL	09.18.14
CSD RE-SUBMITTAL	10.22.14
CSD RE-SUBMITTAL	11.06.14
CSD RE-SUBMITTAL	12.08.14
CSD RE-SUBMITTAL	02.03.15
PLANNING COMMISSION-SUBMITTAL	03.05.15

DEVELOPER



HOTEL GROUPS



PROJECT

CONCEPT DESIGN
AC HOTEL- GASLAMP

SAN DIEGO, CALIFORNIA, 92101

SHEET

4TH LEVEL FLOOR PLAN

SHEET NO.

11



AWBREY
COOK
MCGILL



5TH LEVEL FLOOR PLAN



ISSUED FOR:	DATE:
CSD SUBMITTAL	10.30.13
CSD RE-SUBMITTAL	02.03.14
CSD RE-SUBMITTAL	08.12.14
CSD RE-SUBMITTAL	08.29.14
CSD RE-SUBMITTAL	09.18.14
CSD RE-SUBMITTAL	10.22.14
CSD RE-SUBMITTAL	11.06.14
CSD RE-SUBMITTAL	12.08.14
CSD RE-SUBMITTAL	02.03.15
PLANNING COMMISSION-SUBMITTAL	03.05.15

DEVELOPER



HOTEL GROUPS



PROJECT

CONCEPT DESIGN
AC HOTEL- GASLAMP
SAN DIEGO, CALIFORNIA, 92101

SHEET

5TH LEVEL FLOOR PLAN

SHEET NO.

12



AWBREY
COOK
MCGILL



6TH LEVEL FLOOR PLAN



ISSUED FOR:	DATE:
CSD SUBMITTAL	10.30.13
CSD RE-SUBMITTAL	02.03.14
CSD RE-SUBMITTAL	08.12.14
CSD RE-SUBMITTAL	08.29.14
CSD RE-SUBMITTAL	09.18.14
CSD RE-SUBMITTAL	10.22.14
CSD RE-SUBMITTAL	11.06.14
CSD RE-SUBMITTAL	12.08.14
CSD RE-SUBMITTAL	02.03.15
PLANNING COMMISSION-SUBMITTAL	03.05.15

DEVELOPER



HOTEL GROUPS



PROJECT

CONCEPT DESIGN
AC HOTEL- GASLAMP

SAN DIEGO, CALIFORNIA, 92101

SHEET

6TH LEVEL FLOOR PLAN

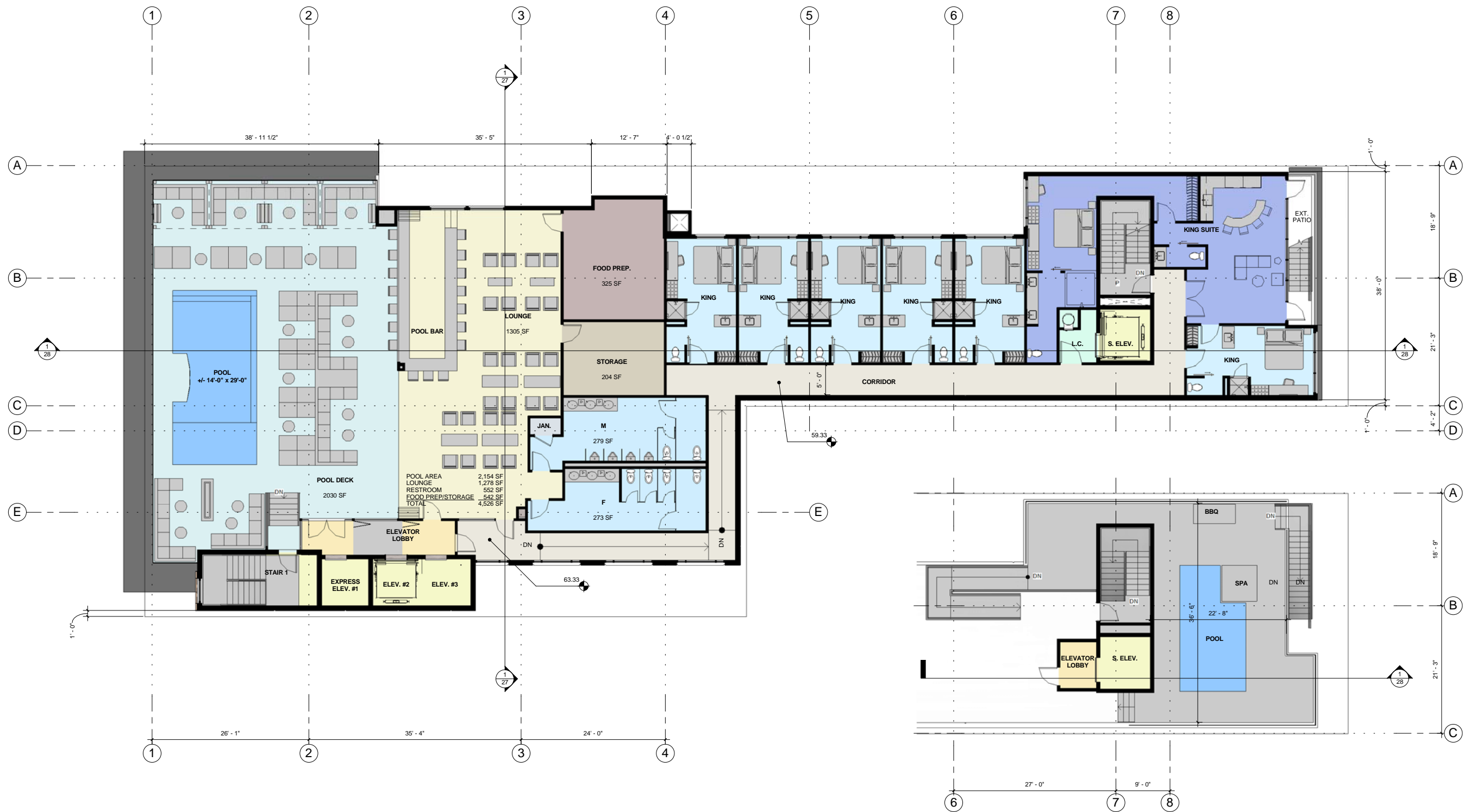
SHEET NO.

13



AWBREY
COOK
MCGILL

architects



LEVEL 7 AND MAIN POOL FLOOR PLAN



UPPER LEVEL SUITE FLOOR PLAN



ISSUED FOR:	DATE:
CSD SUBMITTAL	10.30.13
CSD RE-SUBMITTAL	02.03.14
CSD RE-SUBMITTAL	08.12.14
CSD RE-SUBMITTAL	08.29.14
CSD RE-SUBMITTAL	09.18.14
CSD RE-SUBMITTAL	10.22.14
CSD RE-SUBMITTAL	11.06.14
CSD RE-SUBMITTAL	12.08.14
CSD RE-SUBMITTAL	02.03.15
PLANNING COMMISSION-SUBMITTAL	03.05.15

DEVELOPER



HOTEL GROUPS



PROJECT

CONCEPT DESIGN
AC HOTEL- GASLAMP

SAN DIEGO, CALIFORNIA, 92101

SHEET

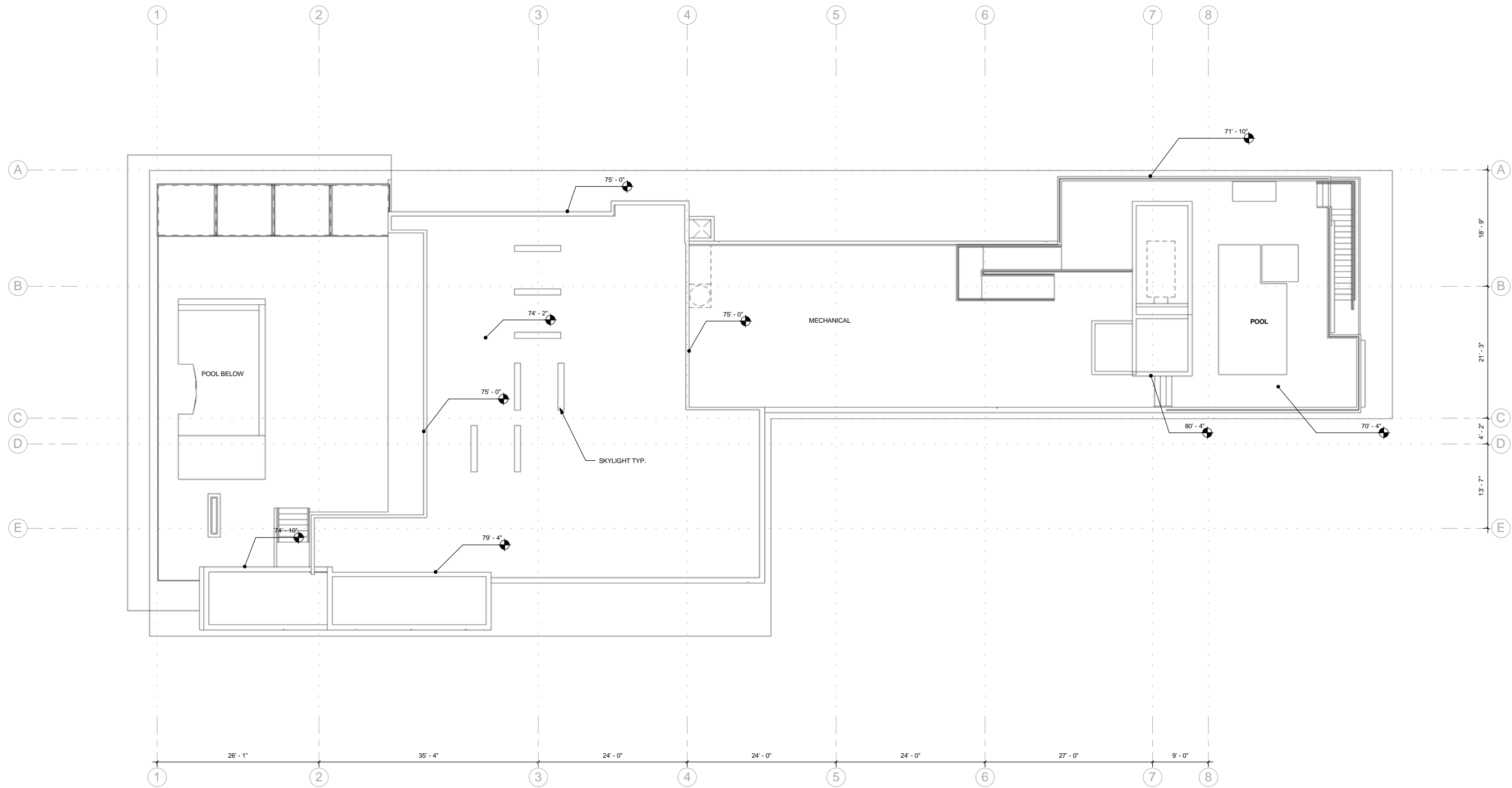
7TH LEVEL, MAIN POOL AND UPPER
LEVEL SUITE FLOOR PLAN

SHEET NO.

14



AWBREY
COOK
MCGILL



DEVELOPER



HOTEL GROUPS



PROJECT

CONCEPT DESIGN
AC HOTEL- GASLAMP
SAN DIEGO, CALIFORNIA, 92101

SHEET

ROOF PLAN

SHEET NO.

15

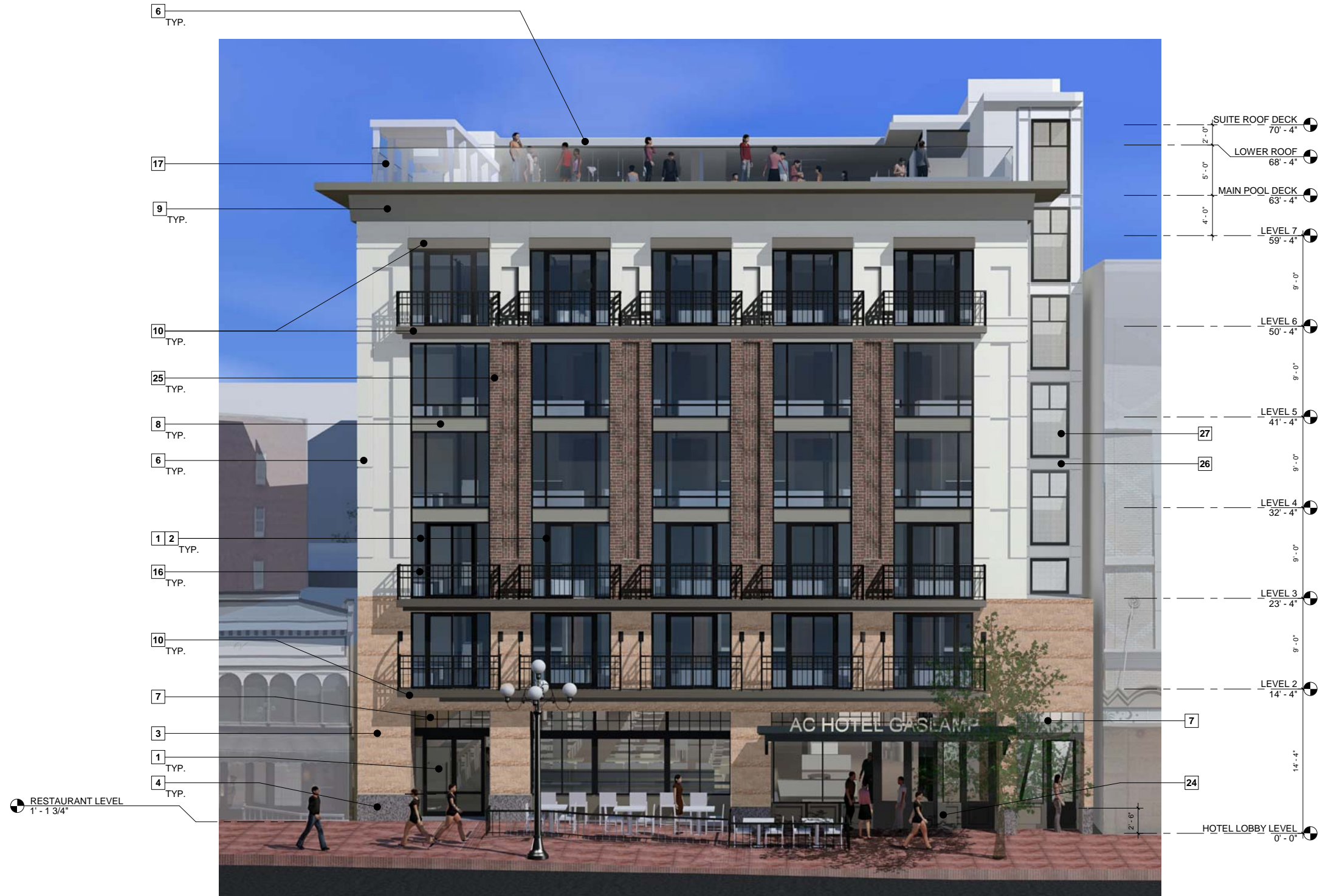
ISSUED FOR:	DATE:
CSD SUBMITTAL	10.30.13
CSD RE-SUBMITTAL	02.03.14
CSD RE-SUBMITTAL	08.12.14
CSD RE-SUBMITTAL	08.29.14
CSD RE-SUBMITTAL	09.18.14
CSD RE-SUBMITTAL	10.22.14
CSD RE-SUBMITTAL	11.06.14
CSD RE-SUBMITTAL	12.08.14
CSD RE-SUBMITTAL	02.03.15
PLANNING COMMISSION-SUBMITTAL	03.05.15



ROOF PLAN



AWBREY
COOK
MCGILL



KEYNOTES

- 1

PAINTED ALUMINUM STOREFRONT
COLOR: BLACK (STEEL AT 5TH AVENUE
STOREFRONT)
- 2

1" CLEAR INSULATED GLAZING
- 3

NATURAL SMOOTH & ROCKED FINISH STONE
CLADDING. ARRISCRAFT, COLOR: GINGER,
- 4

LOCALLY SOURCED FLAMED GRANITE BASE
- 5

STEEL CANOPY PAINTED
ATAS STEEL, COLOR: HARTFORD GREEN
- 6

SMOOTH PLASTER PAINTED
COLOR: SW0050 CLASSIC LIGHT BUFF
- 7

NON OPERABLE TRANSOM WINDOWS
- 8

SMOOTH PLASTER PAINTED
COLOR: SW2822 DOWNING SAND
- 9

SMOOTH PLASTER CORNICE PAINTED
COLOR: SW0023 PEWTER TANKARD
- 10

SMOOTH PLASTER PAINTED
COLOR: SW0038 LIBRARY PEWTER
- 11

NOT USED
- 12

EXISTING BRICK FACADE PAINTED
COLOR: SW2853 COLONIAL YELLOW
- 13

EXISTING BRICK FACADE PAINTED
COLOR: SW2813 DOWNING STRAW
- 14

CANVAS AWNING
SUNBRELLA, COLOR: HAMLOCK TWEED
- 15

NOT USED
- 16

METAL GUARDRAIL PAINTED, TO MATCH 1
- 17

BUTT JOINTED CLEAR GLASS
GUARDRAIL
- 18

ROLL-UP PAINTED METAL DOOR WITH
FROSTED GLASS WINDOWS TO LOOK
LIKE STOREFRONT
- 19

FROSTED GLASS
- 20

(E) WINDOW AND SILL TO BE REFURBISHED,
RESTORED AND REPAINTED TO LIKE NEW CONDITION
- 21

(E) BRICK AND MORTAR TO BE REPAIRED PRIOR TO
PAINTING
- 22

BRICK INFILL, ENDICOTT
COLOR: DESERT LIGHT, WIRECUT
- 23

ARTWORK PAINTED OR ATTACHED TO BUILDING
(CURRENT ARTWORK FOR REFERENCE ONLY)
- 24

RECESSED STYLE BULKHEAD
- 25

THIN BRICK VENEER BY CORONADO STONE
COLOR: RICHLAND
- 26

PAINTED STEEL
COLOR: SW0023 PEWTER TANKARD
- 27

CLEAR FRITTED GLASS WITH 60% SCREENING

5TH AVENUE ELEVATION (WEST)



ISSUED FOR:	DATE:
CSD SUBMITTAL	10.30.13
CSD RE-SUBMITTAL	02.03.14
CSD RE-SUBMITTAL	08.12.14
CSD RE-SUBMITTAL	08.29.14
CSD RE-SUBMITTAL	09.18.14
CSD RE-SUBMITTAL	10.22.14
CSD RE-SUBMITTAL	11.06.14
CSD RE-SUBMITTAL	12.08.14
CSD RE-SUBMITTAL	02.03.15
PLANNING COMMISSION-SUBMITTAL	03.05.15

NOTE:
ALL WINDOWS SHALL BE RECESSED
MINIMUM 4 INCHES.

DEVELOPER



HOTEL GROUPS



PROJECT

CONCEPT DESIGN
AC HOTEL- GASLAMP
SAN DIEGO, CALIFORNIA, 92101

SHEET

5TH AVENUE EXTERIOR ELEVATION

SHEET NO.

16



AWBREY
COOK
MCGILL



EXISTING FACADE



PROPOSED FACADE

KEYNOTES

- 1

PAINTED ALUMINUM STOREFRONT
COLOR: BLACK (STEEL AT 5TH AVENUE
STOREFRONT)
- 2

1" CLEAR INSULATED GLAZING
- 3

NATURAL SMOOTH & ROCKED FINISH STONE
CLADDING. ARRISCRAFT, COLOR: GINGER,
- 4

LOCALLY SOURCED FLAMED GRANITE BASE
- 5

STEEL CANOPY PAINTED
ATAS STEEL, COLOR: HARTFORD GREEN
- 6

SMOOTH PLASTER PAINTED
COLOR: SW0050 CLASSIC LIGHT BUFF
- 7

NON OPERABLE TRANSOM WINDOWS
- 8

SMOOTH PLASTER PAINTED
COLOR: SW2822 DOWNING SAND
- 9

SMOOTH PLASTER CORNICE PAINTED
COLOR: SW0023 PEWTER TANKARD
- 10

SMOOTH PLASTER PAINTED
COLOR: SW0038 LIBRARY PEWTER
- 11

NOT USED
- 12

EXISTING BRICK FACADE PAINTED
COLOR: SW2853 COLONIAL YELLOW
- 13

EXISTING BRICK FACADE PAINTED
COLOR: SW2813 DOWNING STRAW
- 14

CANVAS AWNING
SUNBRELLA, COLOR: HAMLOCK TWEED
- 15

NOT USED
- 16

METAL GUARDRAIL PAINTED, TO MATCH 1
- 17

BUTT JOINTED CLEAR GLASS
GUARDRAIL
- 18

ROLL-UP PAINTED METAL DOOR WITH
FROSTED GLASS WINDOWS TO LOOK
LIKE STOREFRONT
- 19

FROSTED GLASS
- 20

(E) WINDOW AND SILL TO BE REFURBISHED,
RESTORED AND REPAINTED TO LIKE NEW CONDITION
- 21

(E) BRICK AND MORTAR TO BE REPAIRED PRIOR TO
PAINTING
- 22

BRICK INFILL, ENDICOTT
COLOR: DESERT LIGHT, WIRECUT
- 23

ARTWORK PAINTED OR ATTACHED TO BUILDING
(CURRENT ARTWORK FOR REFERENCE ONLY)
- 24

RECESSED STYLE BULKHEAD

6TH AVENUE ELEVATION (EAST)



- 25

THIN BRICK VENEER BY CORONADO STONE
COLOR: RICHLAND
- 26

PAINTED STEEL
COLOR: SW0023 PEWTER TANKARD
- 27

CLEAR FRITTED GLASS WITH 60% SCREENING

NOTE:
ALL WINDOWS SHALL BE RECESSED
MINIMUM 4 INCHES.

ISSUED FOR:	DATE:
CSD SUBMITTAL	10.30.13
CSD RE-SUBMITTAL	02.03.14
CSD RE-SUBMITTAL	08.12.14
CSD RE-SUBMITTAL	08.29.14
CSD RE-SUBMITTAL	09.18.14
CSD RE-SUBMITTAL	10.22.14
CSD RE-SUBMITTAL	11.06.14
CSD RE-SUBMITTAL	12.08.14
CSD RE-SUBMITTAL	02.03.15
PLANNING COMMISSION-SUBMITTAL	03.05.15

DEVELOPER



HOTEL GROUPS



PROJECT

CONCEPT DESIGN
AC HOTEL- GASLAMP

SAN DIEGO, CALIFORNIA, 92101

SHEET

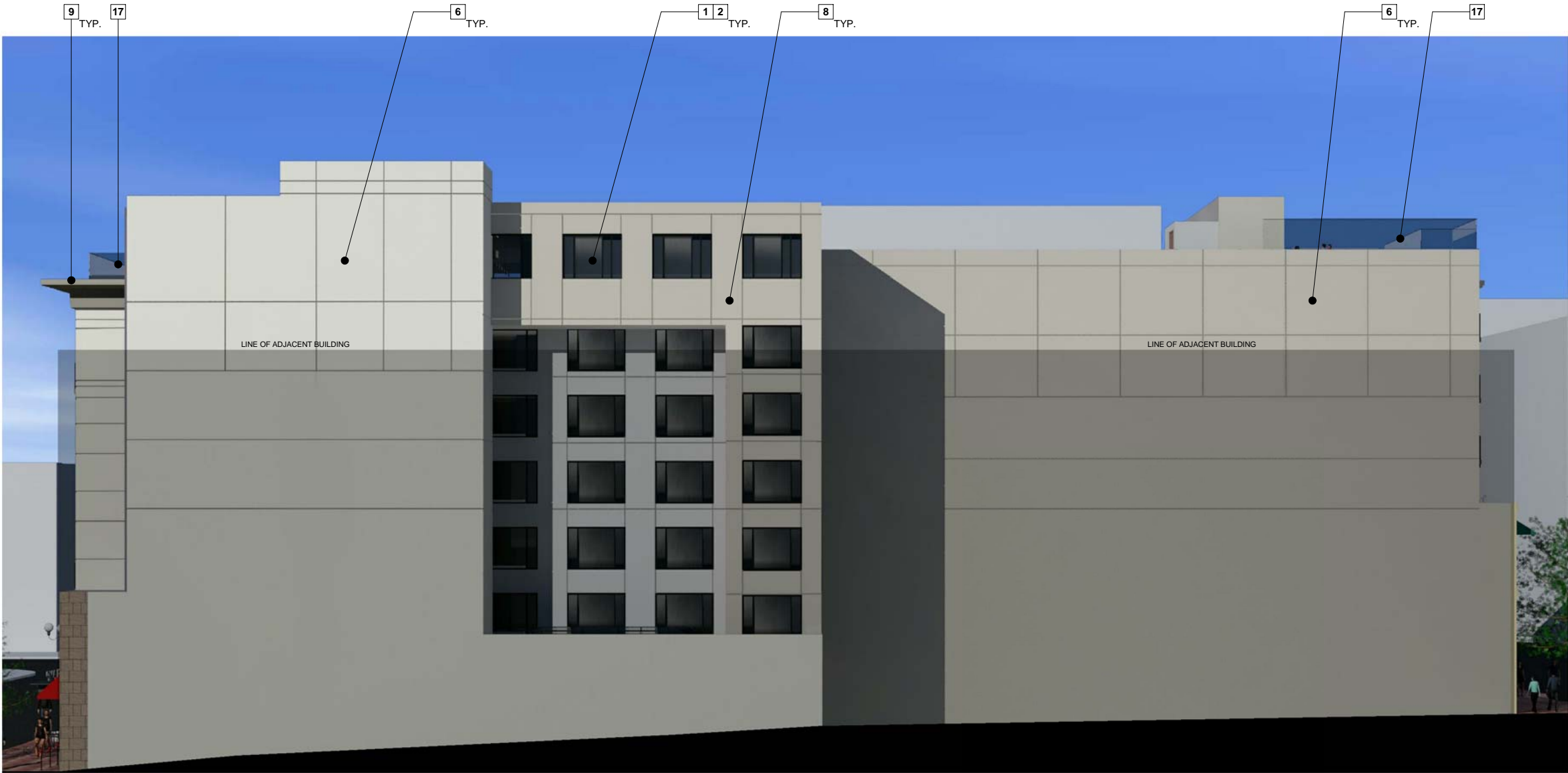
6TH AVENUE EXTERIOR ELEVATION

SHEET NO.

17



AWBREY
COOK
MCGILL



KEYNOTES

- | | | | |
|--|--|---|--|
| 1 PAINTED ALUMINUM STOREFRONT
COLOR: BLACK (STEEL AT 5TH AVENUE
STOREFRONT) | 7 NON OPERABLE TRANSOM WINDOWS | 13 EXISTING BRICK FACADE PAINTED
COLOR: SW2813 DOWNING STRAW | 19 FROSTED GLASS |
| 2 1" CLEAR INSULATED GLAZING | 8 SMOOTH PLASTER PAINTED
COLOR: SW2822 DOWNING SAND | 14 CANVAS AWNING
SUNBRELLA, COLOR: HAMLOCK TWEED | 20 (E) WINDOW AND SILL TO BE REFURBISHED,
RESTORED AND REPAINTED TO LIKE NEW CONDITION |
| 3 NATURAL SMOOTH & ROCKED FINISH STONE
CLADDING. ARRISCRAFT, COLOR: GINGER, | 9 SMOOTH PLASTER CORNICE PAINTED
COLOR: SW0023 PEWTER TANKARD | 15 NOT USED | 21 (E) BRICK AND MORTAR TO BE REPAIRED PRIOR TO
PAINTING |
| 4 LOCALLY SOURCED FLAMED GRANITE BASE | 10 SMOOTH PLASTER PAINTED
COLOR: SW0038 LIBRARY PEWTER | 16 METAL GUARDRAIL PAINTED, TO MATCH 1 | 22 BRICK INFILL, ENDICOTT
COLOR: DESERT LIGHT, WIRECUT |
| 5 STEEL CANOPY PAINTED
ATAS STEEL, COLOR: HARTFORD GREEN | 11 NOT USED | 17 BUTT JOINTED CLEAR GLASS
GUARDRAIL | 23 ARTWORK PAINTED OR ATTACHED TO BUILDING
(CURRENT ARTWORK FOR REFERENCE ONLY) |
| 6 SMOOTH PLASTER PAINTED
COLOR: SW0050 CLASSIC LIGHT BUFF | 12 EXISTING BRICK FACADE PAINTED
COLOR: SW2853 COLONIAL YELLOW | 18 ROLL-UP PAINTED METAL DOOR WITH
FROSTED GLASS WINDOWS TO LOOK
LIKE STOREFRONT | 24 RECESSED STYLE BULKHEAD |

SOUTH ELEVATION



- | |
|--|
| 25 THIN BRICK VENEER BY CORONADO STONE
COLOR: RICHLAND |
| 26 PAINTED STEEL
COLOR: SW0023 PEWTER TANKARD |
| 27 CLEAR FRITTED GLASS WITH 60% SCREENING |

NOTE:
ALL WINDOWS SHALL BE RECESSED
MINIMUM 4 INCHES.

ISSUED FOR:	DATE:
CSD SUBMITTAL	10.30.13
CSD RE-SUBMITTAL	02.03.14
CSD RE-SUBMITTAL	08.12.14
CSD RE-SUBMITTAL	08.29.14
CSD RE-SUBMITTAL	09.18.14
CSD RE-SUBMITTAL	10.22.14
CSD RE-SUBMITTAL	11.06.14
CSD RE-SUBMITTAL	12.08.14
CSD RE-SUBMITTAL	02.03.15
PLANNING COMMISSION-SUBMITTAL	03.05.15

DEVELOPER



HOTEL GROUPS



PROJECT

CONCEPT DESIGN
AC HOTEL- GASLAMP
SAN DIEGO, CALIFORNIA, 92101

SHEET

SOUTH EXTERIOR ELEVATION

SHEET NO.

18



AWBREY
COOK
MCGILL



13
PAINT ONLY

LINE OF ADJACENT BUILDING

LINE OF ADJACENT BUILDING

SUITE ROOF DECK
70' - 4"
LOWER ROOF
68' - 4"
MAIN POOL DECK
63' - 4"
LEVEL 7
59' - 4"
LEVEL 6
50' - 4"
LEVEL 5
41' - 4"
LEVEL 4
32' - 4"
LEVEL 3
23' - 4"
LEVEL 2
14' - 4"
HOTEL LOBBY LEVEL
0' - 0"

KEYNOTES

- | | | | |
|---|---|--|---|
| 1 PAINTED ALUMINUM STOREFRONT
COLOR: BLACK (STEEL AT 5TH AVENUE
STOREFRONT) | 7 NON OPERABLE TRANSOM WINDOWS | 13 EXISTING BRICK FACADE PAINTED
COLOR: SW2813 DOWNING STRAW | 19 FROSTED GLASS |
| 2 1" CLEAR INSULATED GLAZING | 8 SMOOTH PLASTER PAINTED
COLOR: SW2822 DOWNING SAND | 14 CANVAS AWNING
SUNBRELLA, COLOR: HAMLOCK TWEED | 20 (E) WINDOW AND SILL TO BE REFURBISHED,
RESTORED AND REPAINTED TO LIKE NEW CONDITION |
| 3 NATURAL SMOOTH & ROCKED FINISH STONE
CLADDING. ARRISCRAFT, COLOR: GINGER, | 9 SMOOTH PLASTER CORNICE PAINTED
COLOR: SW0023 PEWTER TANKARD | 15 NOT USED | 21 (E) BRICK AND MORTAR TO BE REPAIRED PRIOR TO
PAINTING |
| 4 LOCALLY SOURCED FLAMED GRANITE BASE | 10 SMOOTH PLASTER PAINTED
COLOR: SW0038 LIBRARY PEWTER | 16 METAL GUARDRAIL PAINTED, TO MATCH 1 | 22 BRICK INFILL, ENDICOTT
COLOR: DESERT LIGHT, WIRECUT |
| 5 STEEL CANOPY PAINTED
ATAS STEEL, COLOR: HARTFORD GREEN | 11 NOT USED | 17 BUTT JOINTED CLEAR GLASS
GUARDRAIL | 23 ARTWORK PAINTED OR ATTACHED TO BUILDING
(CURRENT ARTWORK FOR REFERENCE ONLY) |
| 6 SMOOTH PLASTER PAINTED
COLOR: SW0050 CLASSIC LIGHT BUFF | 12 EXISTING BRICK FACADE PAINTED
COLOR: SW2853 COLONIAL YELLOW | 18 ROLL-UP PAINTED METAL DOOR WITH
FROSTED GLASS WINDOWS TO LOOK
LIKE STOREFRONT | 24 RECESSED STYLE BULKHEAD |

NORTH ELEVATION



- 25 THIN BRICK VENEER BY CORONADO STONE
COLOR: RICHLAND
- 26 PAINTED STEEL
COLOR: SW0023 PEWTER TANKARD
- 27 CLEAR FRITTED GLASS WITH 60% SCREENING

NOTE:
ALL WINDOWS SHALL BE RECESSED
MINIMUM 4 INCHES.

ISSUED FOR:	DATE:
CSD SUBMITTAL	10.30.13
CSD RE-SUBMITTAL	02.03.14
CSD RE-SUBMITTAL	08.12.14
CSD RE-SUBMITTAL	08.29.14
CSD RE-SUBMITTAL	09.18.14
CSD RE-SUBMITTAL	10.22.14
CSD RE-SUBMITTAL	11.06.14
CSD RE-SUBMITTAL	12.08.14
CSD RE-SUBMITTAL	02.03.15
PLANNING COMMISSION-SUBMITTAL	03.05.15

DEVELOPER



HOTEL GROUPS



PROJECT

CONCEPT DESIGN
AC HOTEL- GASLAMP

SAN DIEGO, CALIFORNIA, 92101

SHEET

NORTH EXTERIOR ELEVATION

SHEET NO.

19A



AWBREY
COOK
MCGILL



SUITE ROOF DECK
70' - 4"

LOWER ROOF
68' - 4"

MAIN POOL DECK
63' - 4"

LEVEL 7
59' - 4"

LEVEL 6
50' - 4"

LEVEL 5
41' - 4"

LEVEL 4
32' - 4"

LEVEL 3
23' - 4"

LEVEL 2
14' - 4"

HOTEL LOBBY LEVEL
0' - 0"

NORTH ELEVATION - ARTWORK OPTION 2



SUITE ROOF DECK
70' - 4"

LOWER ROOF
68' - 4"

MAIN POOL DECK
63' - 4"

LEVEL 7
59' - 4"

LEVEL 6
50' - 4"

LEVEL 5
41' - 4"

LEVEL 4
32' - 4"

LEVEL 3
23' - 4"

LEVEL 2
14' - 4"

HOTEL LOBBY LEVEL
0' - 0"

NORTH ELEVATION - ARTWORK OPTION 3

ISSUED FOR:	DATE:
CSD SUBMITTAL	10.30.13
CSD RE-SUBMITTAL	02.03.14
CSD RE-SUBMITTAL	08.12.14
CSD RE-SUBMITTAL	08.29.14
CSD RE-SUBMITTAL	09.18.14
CSD RE-SUBMITTAL	10.22.14
CSD RE-SUBMITTAL	11.06.14
CSD RE-SUBMITTAL	12.08.14
CSD RE-SUBMITTAL	02.03.15
PLANNING COMMISSION-SUBMITTAL	03.05.15

DEVELOPER



HOTEL GROUPS



PROJECT

CONCEPT DESIGN

AC HOTEL- GASLAMP

SAN DIEGO, CALIFORNIA, 92101

SHEET

NORTH EXTERIOR ELEVATION

SHEET NO.

19B



AWBREY
COOK
MCGILL

DEVELOPER



HOTEL GROUPS



PROJECT

CONCEPT DESIGN
AC HOTEL- GASLAMP
SAN DIEGO, CALIFORNIA, 92101

SHEET

ENLARGED 5TH AVENUE EXTERIOR
ELEVATION

SHEET NO.

20



AWBREY
COOK
MCGILL



KEYNOTES

- 1 PAINTED ALUMINUM STOREFRONT
COLOR: BLACK (STEEL AT 5TH AVENUE
STOREFRONT)
- 2 1" CLEAR INSULATED GLAZING
- 3 NATURAL SMOOTH & ROCKED FINISH STONE
CLADDING. ARRISCRAFT, COLOR: GINGER,
- 4 LOCALLY SOURCED FLAMED GRANITE BASE
- 5 STEEL CANOPY PAINTED
ATAS STEEL, COLOR: HARTFORD GREEN
- 6 SMOOTH PLASTER PAINTED
COLOR: SW0050 CLASSIC LIGHT BUFF

- 7 NON OPERABLE TRANSOM WINDOWS
- 8 SMOOTH PLASTER PAINTED
COLOR: SW2822 DOWNING SAND
- 9 SMOOTH PLASTER CORNICE PAINTED
COLOR: SW0023 PEWTER TANKARD
- 10 SMOOTH PLASTER PAINTED
COLOR: SW0038 LIBRARY PEWTER
- 11 NOT USED
- 12 EXISTING BRICK FACADE PAINTED
COLOR: SW2853 COLONIAL YELLOW

- 13 EXISTING BRICK FACADE PAINTED
COLOR: SW2813 DOWNING STRAW
- 14 CANVAS AWNING
SUNBRELLA, COLOR: HAMLOCK TWEED
- 15 NOT USED
- 16 METAL GUARDRAIL PAINTED, TO MATCH 1
- 17 BUTT JOINTED CLEAR GLASS
GUARDRAIL
- 18 ROLL-UP PAINTED METAL DOOR WITH
FROSTED GLASS WINDOWS TO LOOK
LIKE STOREFRONT

- 19 FROSTED GLASS
- 20 (E) WINDOW AND SILL TO BE REFURBISHED,
RESTORED AND REPAINTED TO LIKE NEW CONDITION
- 21 (E) BRICK AND MORTAR TO BE REPAIRED PRIOR TO
PAINTING
- 22 BRICK INFILL, ENDICOTT
COLOR: DESERT LIGHT, WIRECUT
- 23 ARTWORK PAINTED OR ATTACHED TO BUILDING
(CURRENT ARTWORK FOR REFERENCE ONLY)
- 24 RECESSED STYLE BULKHEAD

5TH AVENUE ELEVATION (WEST)



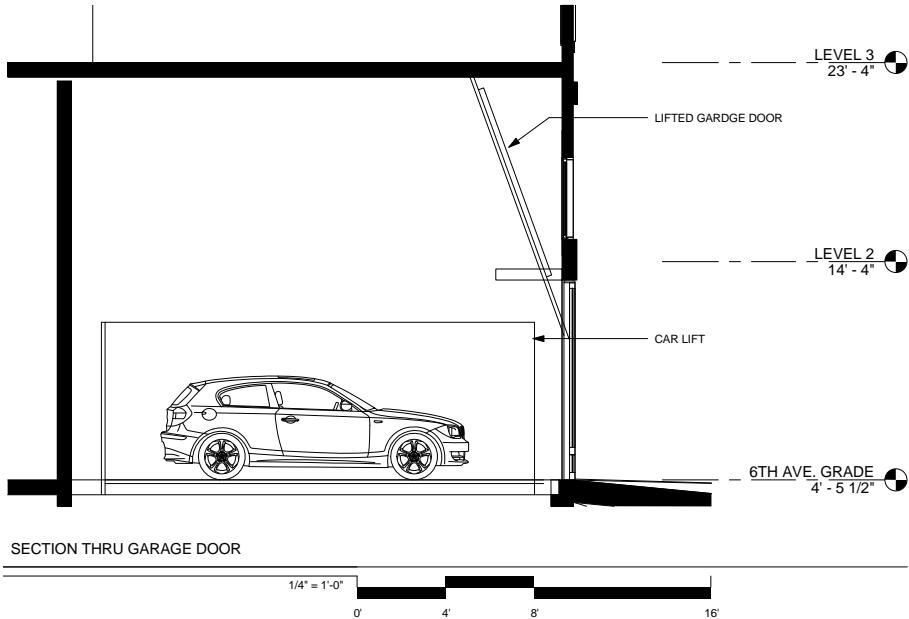
- 25 THIN BRICK VENEER BY CORONADO STONE
COLOR: RICHLAND
- 26 PAINTED STEEL
COLOR: SW0023 PEWTER TANKARD
- 27 CLEAR FRITTED GLASS WITH 60% SCREENING

NOTE:
ALL WINDOWS SHALL BE RECESSED
MINIMUM 4 INCHES.

ISSUED FOR:	DATE:
CSD SUBMITTAL	10.30.13
CSD RE-SUBMITTAL	02.03.14
CSD RE-SUBMITTAL	08.12.14
CSD RE-SUBMITTAL	08.29.14
CSD RE-SUBMITTAL	09.18.14
CSD RE-SUBMITTAL	10.22.14
CSD RE-SUBMITTAL	11.06.14
CSD RE-SUBMITTAL	12.08.14
CSD RE-SUBMITTAL	02.03.15
PLANNING COMMISSION-SUBMITTAL	03.05.15



EXAMPLE OF PROPOSED OPERATION FOR GARAGE DOOR



KEYNOTES

- 1 PAINTED ALUMINUM STOREFRONT
COLOR: BLACK (STEEL AT 5TH AVENUE
STOREFRONT)
- 2 1" CLEAR INSULATED GLAZING
- 3 NATURAL SMOOTH & ROCKED FINISH STONE
CLADDING. ARRISCRAFT, COLOR: GINGER,
- 4 LOCALLY SOURCED FLAMED GRANITE BASE
- 5 STEEL CANOPY PAINTED
ATAS STEEL, COLOR: HARTFORD GREEN
- 6 SMOOTH PLASTER PAINTED
COLOR: SW0050 CLASSIC LIGHT BUFF

- 7 NON OPERABLE TRANSOM WINDOWS
- 8 SMOOTH PLASTER PAINTED
COLOR: SW2822 DOWNING SAND
- 9 SMOOTH PLASTER CORNICE PAINTED
COLOR: SW0023 PEWTER TANKARD
- 10 SMOOTH PLASTER PAINTED
COLOR: SW0038 LIBRARY PEWTER
- 11 NOT USED
- 12 EXISTING BRICK FACADE PAINTED
COLOR: SW2853 COLONIAL YELLOW

- 13 EXISTING BRICK FACADE PAINTED
COLOR: SW2813 DOWNING STRAW
- 14 CANVAS AWNING
SUNBRELLA, COLOR: HAMLOCK TWEED
- 15 NOT USED
- 16 METAL GUARDRAIL PAINTED, TO MATCH 1
- 17 BUTT JOINTED CLEAR GLASS
GUARDRAIL
- 18 ROLL-UP PAINTED METAL DOOR WITH
FROSTED GLASS WINDOWS TO LOOK
LIKE STOREFRONT

- 19 FROSTED GLASS
- 20 (E) WINDOW AND SILL TO BE REFURBISHED,
RESTORED AND REPAINTED TO LIKE NEW CONDITION
- 21 (E) BRICK AND MORTAR TO BE REPAIRED PRIOR TO
PAINTING
- 22 BRICK INFILL, ENDICOTT
COLOR: DESERT LIGHT, WIRECUT
- 23 ARTWORK PAINTED OR ATTACHED TO BUILDING
(CURRENT ARTWORK FOR REFERENCE ONLY)
- 24 RECESSED STYLE BULKHEAD

6TH AVENUE ELEVATION (EAST)



- 25 THIN BRICK VENEER BY CORONADO STONE
COLOR: RICHLAND
- 26 PAINTED STEEL
COLOR: SW0023 PEWTER TANKARD
- 27 CLEAR FRITTED GLASS WITH 60% SCREENING

NOTE:
ALL WINDOWS SHALL BE RECESSED
MINIMUM 4 INCHES.

ISSUED FOR:	DATE:
CSD SUBMITTAL	10.30.13
CSD RE-SUBMITTAL	02.03.14
CSD RE-SUBMITTAL	08.12.14
CSD RE-SUBMITTAL	08.29.14
CSD RE-SUBMITTAL	09.18.14
CSD RE-SUBMITTAL	10.22.14
CSD RE-SUBMITTAL	11.06.14
CSD RE-SUBMITTAL	12.08.14
CSD RE-SUBMITTAL	02.03.15
PLANNING COMMISSION-SUBMITTAL	03.05.15

DEVELOPER



HOTEL GROUPS



PROJECT

CONCEPT DESIGN
AC HOTEL- GASLAMP

SAN DIEGO, CALIFORNIA, 92101

SHEET

ENLARGED 6TH AVENUE EXTERIOR
ELEVATION

SHEET NO.

21



AWBREY
COOK
MCGILL



DEVELOPER



HOTEL GROUPS



PROJECT

CONCEPT DESIGN
AC HOTEL- GASLAMP
SAN DIEGO, CALIFORNIA, 92101

SHEET

5TH AVENUE PERSPECTIVE

SHEET NO.

22

ISSUED FOR:	DATE:
CSD SUBMITTAL	10.30.13
CSD RE-SUBMITTAL	02.03.14
CSD RE-SUBMITTAL	08.12.14
CSD RE-SUBMITTAL	08.29.14
CSD RE-SUBMITTAL	09.18.14
CSD RE-SUBMITTAL	10.22.14
CSD RE-SUBMITTAL	11.06.14
CSD RE-SUBMITTAL	12.08.14
CSD RE-SUBMITTAL	02.03.15
PLANNING COMMISSION-SUBMITTAL	03.05.15



AWBREY
COOK
MCGILL



DEVELOPER



HOTEL GROUPS



PROJECT

CONCEPT DESIGN
AC HOTEL- GASLAMP
SAN DIEGO, CALIFORNIA, 92101

SHEET

5TH AVENUE PERSPECTIVE

SHEET NO.

23

ISSUED FOR:	DATE:
CSD SUBMITTAL	10.30.13
CSD RE-SUBMITTAL	02.03.14
CSD RE-SUBMITTAL	08.12.14
CSD RE-SUBMITTAL	08.29.14
CSD RE-SUBMITTAL	09.18.14
CSD RE-SUBMITTAL	10.22.14
CSD RE-SUBMITTAL	11.06.14
CSD RE-SUBMITTAL	12.08.14
CSD RE-SUBMITTAL	02.03.15
PLANNING COMMISSION-SUBMITTAL	03.05.15



AWBREY
COOK
MCGILL



DEVELOPER



HOTEL GROUPS



PROJECT

CONCEPT DESIGN
AC HOTEL- GASLAMP
SAN DIEGO, CALIFORNIA, 92101

SHEET

6TH AVENUE PERSPECTIVE

SHEET NO.

24

ISSUED FOR:	DATE:
CSD SUBMITTAL	10.30.13
CSD RE-SUBMITTAL	02.03.14
CSD RE-SUBMITTAL	08.12.14
CSD RE-SUBMITTAL	08.29.14
CSD RE-SUBMITTAL	09.18.14
CSD RE-SUBMITTAL	10.22.14
CSD RE-SUBMITTAL	11.06.14
CSD RE-SUBMITTAL	12.08.14
CSD RE-SUBMITTAL	02.03.15
PLANNING COMMISSION-SUBMITTAL	03.05.15



AWBREY
COOK
MCGILL



DEVELOPER



HOTEL GROUPS



PROJECT

CONCEPT DESIGN
AC HOTEL- GASLAMP
SAN DIEGO, CALIFORNIA, 92101

SHEET

6TH AVENUE PERSPECTIVE

SHEET NO.

25

ISSUED FOR:	DATE:
CSD SUBMITTAL	10.30.13
CSD RE-SUBMITTAL	02.03.14
CSD RE-SUBMITTAL	08.12.14
CSD RE-SUBMITTAL	08.29.14
CSD RE-SUBMITTAL	09.18.14
CSD RE-SUBMITTAL	10.22.14
CSD RE-SUBMITTAL	11.06.14
CSD RE-SUBMITTAL	12.08.14
CSD RE-SUBMITTAL	02.03.15
PLANNING COMMISSION-SUBMITTAL	03.05.15



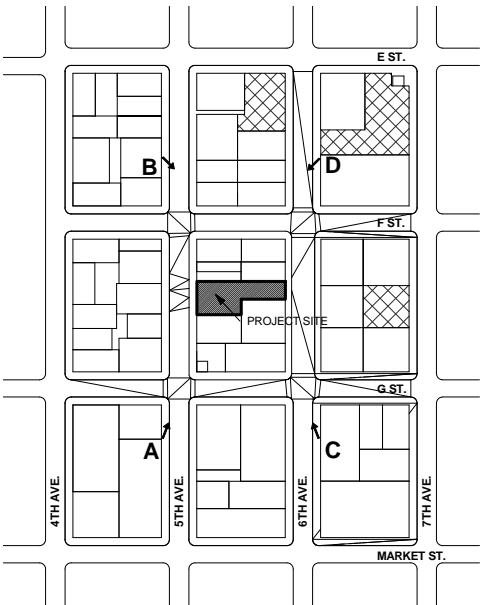
AWBREY
COOK
MCGILL



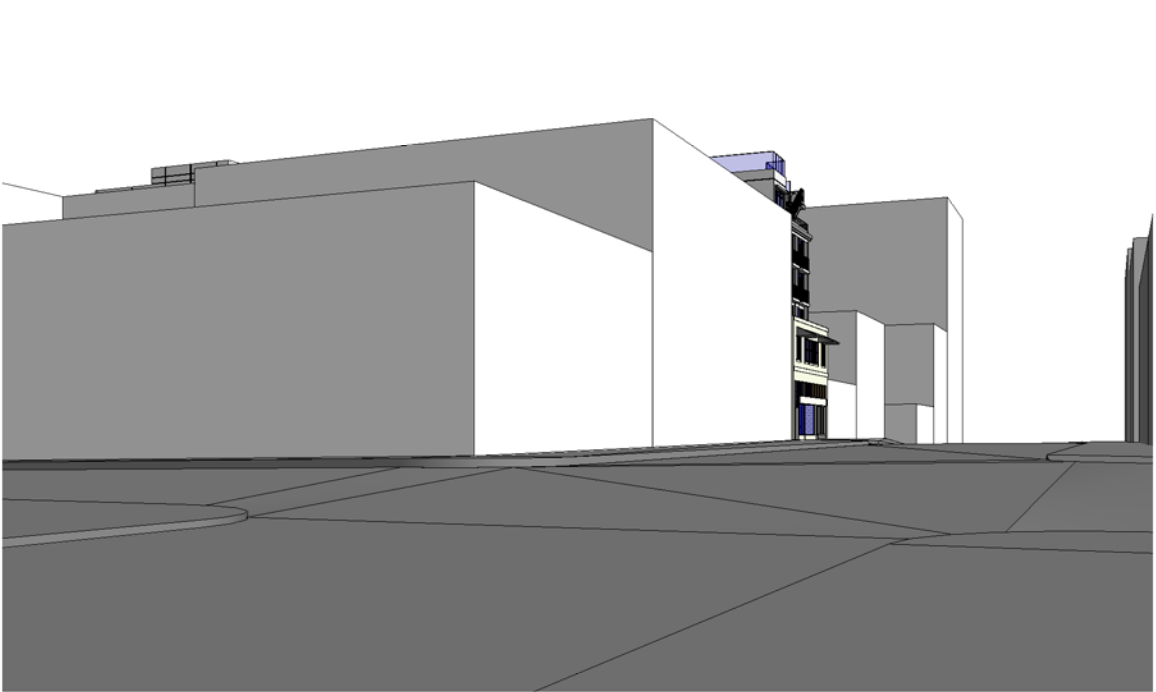
A - NORTH EAST VIEW - 5TH AVENUE



B - SOUTH EAST VIEW - 5TH AVENUE



KEYPLAN



C - NORTH WEST VIEW - 6TH AVENUE



D - SOUTH WEST VIEW - 6TH AVENUE

ISSUED FOR:	DATE:
CSD SUBMITTAL	10.30.13
CSD RE-SUBMITTAL	02.03.14
CSD RE-SUBMITTAL	08.12.14
CSD RE-SUBMITTAL	08.29.14
CSD RE-SUBMITTAL	09.18.14
CSD RE-SUBMITTAL	10.22.14
CSD RE-SUBMITTAL	11.06.14
CSD RE-SUBMITTAL	12.08.14
CSD RE-SUBMITTAL	02.03.15
PLANNING COMMISSION-SUBMITTAL	03.05.15

DEVELOPER



HOTEL GROUPS



PROJECT

CONCEPT DESIGN
AC HOTEL- GASLAMP
SAN DIEGO, CALIFORNIA, 92101

SHEET

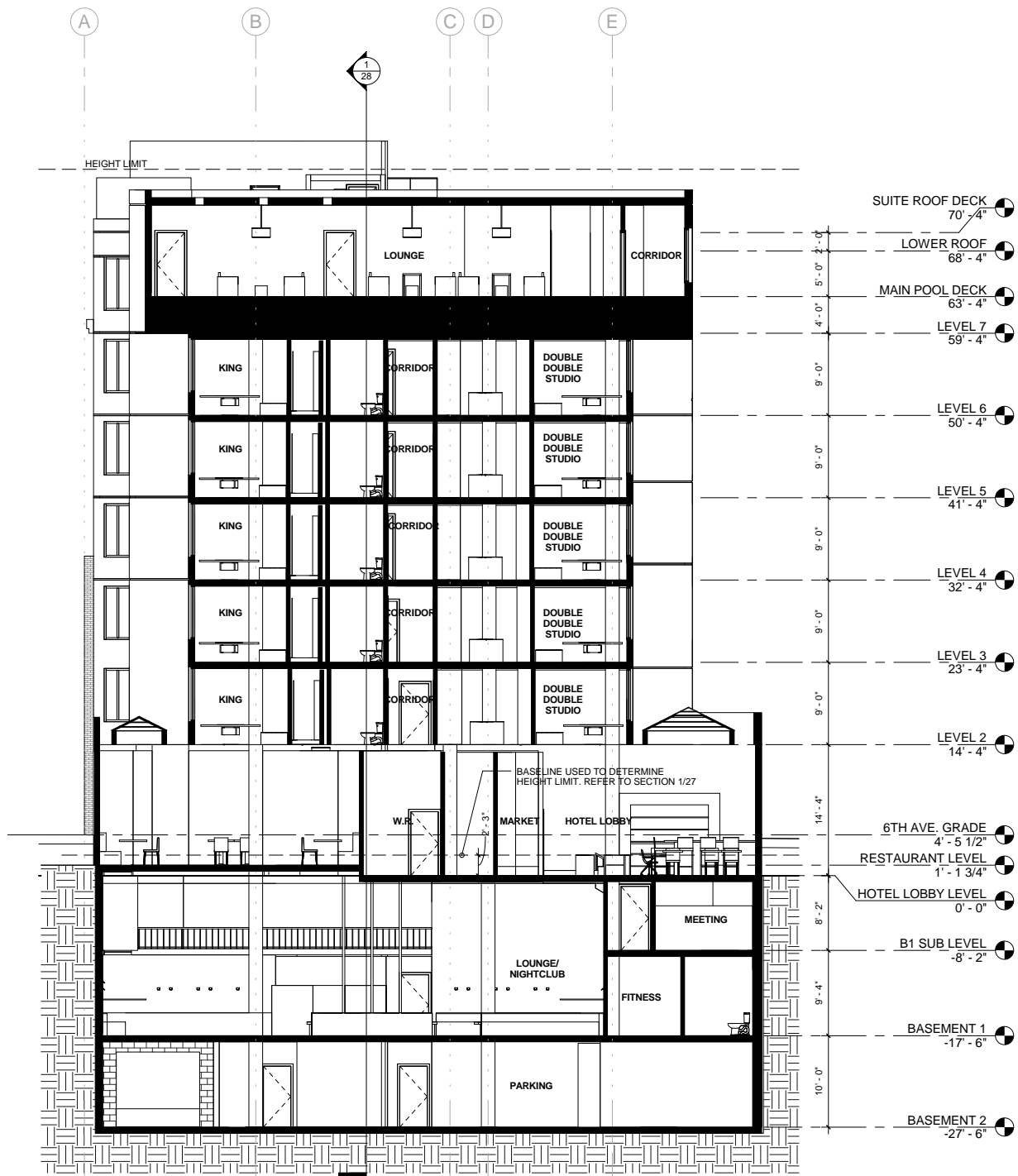
DISTANCE VIEWS

SHEET NO.

26



AWBREY
COOK
MCGILL



SECTION



ISSUED FOR:	DATE:
CSD SUBMITTAL	10.30.13
CSD RE-SUBMITTAL	02.03.14
CSD RE-SUBMITTAL	08.12.14
CSD RE-SUBMITTAL	08.29.14
CSD RE-SUBMITTAL	09.18.14
CSD RE-SUBMITTAL	10.22.14
CSD RE-SUBMITTAL	11.06.14
CSD RE-SUBMITTAL	12.08.14
CSD RE-SUBMITTAL	02.03.15
PLANNING COMMISSION-SUBMITTAL	03.05.15

DEVELOPER



HOTEL GROUPS



PROJECT

CONCEPT DESIGN
AC HOTEL- GASLAMP

SAN DIEGO, CALIFORNIA, 92101

SHEET

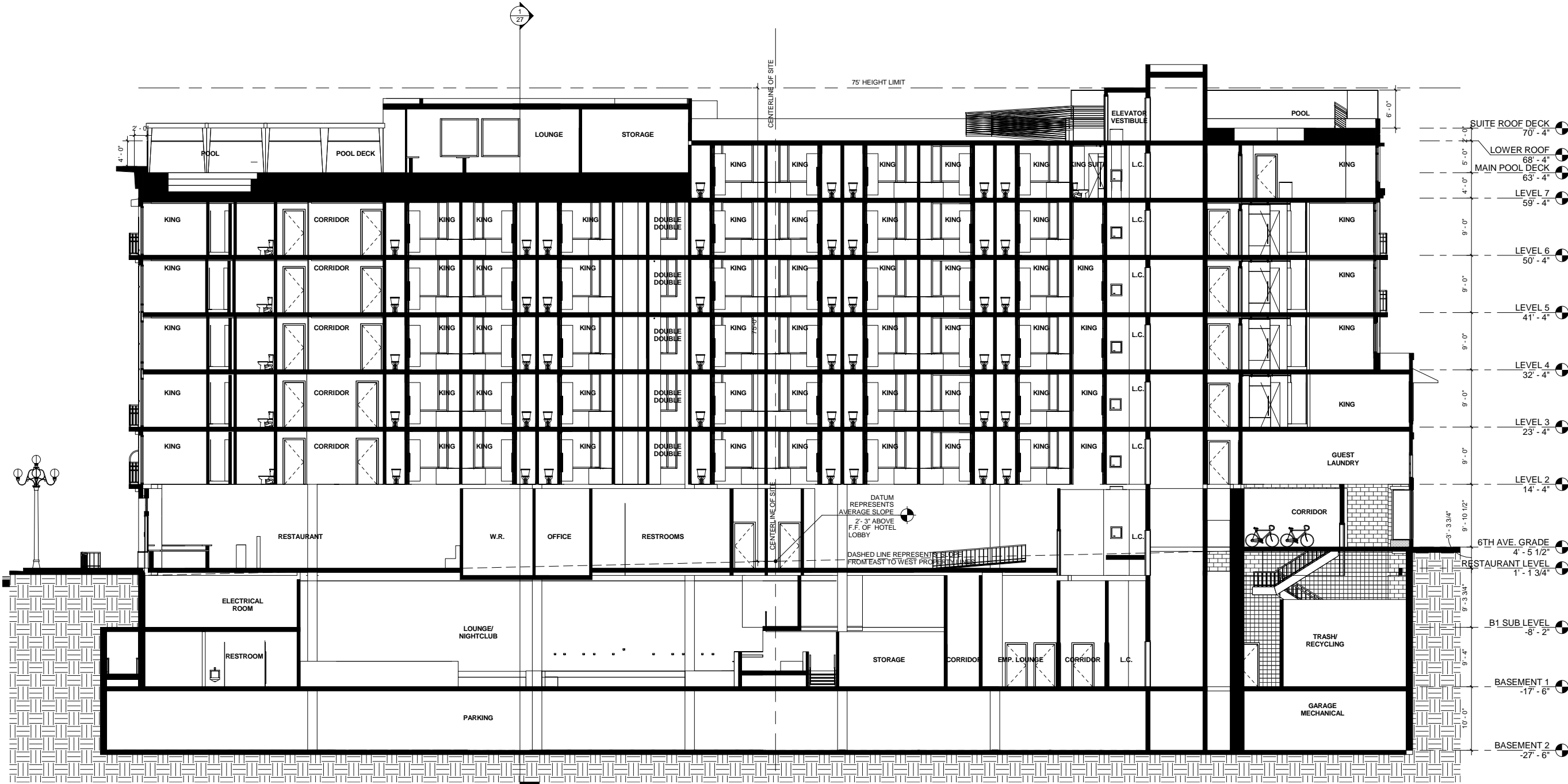
SECTIONS

SHEET NO.

27



AWBREY
COOK
MCGILL



DEVELOPER



HOTEL GROUPS



PROJECT

CONCEPT DESIGN
AC HOTEL - GASLAMP
SAN DIEGO, CALIFORNIA, 92101

SHEET

SECTIONS

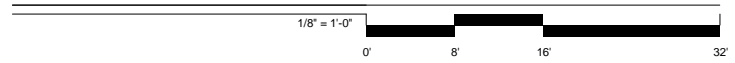
SHEET NO.

28



AWBREY
COOK
MCGILL
architects

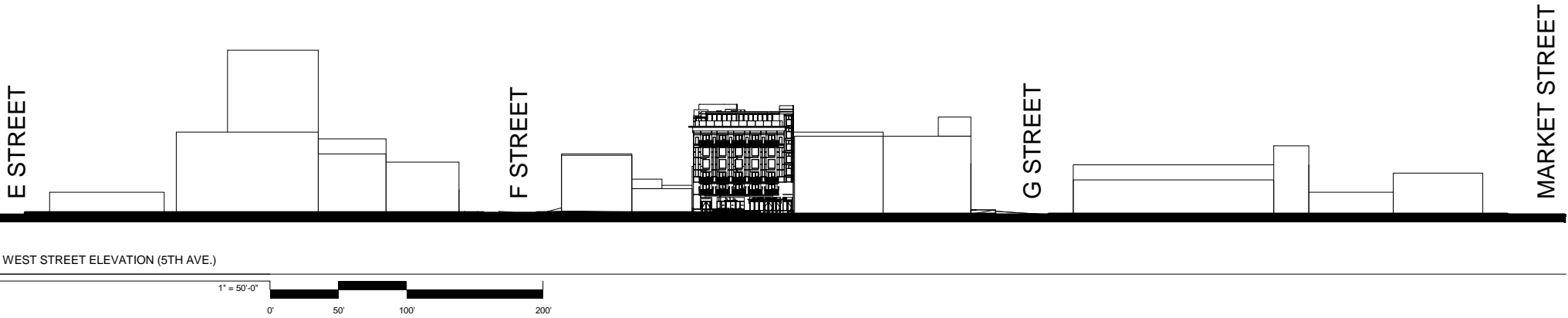
SECTION



ISSUED FOR:	DATE:
CSD SUBMITTAL	10.30.13
CSD RE-SUBMITTAL	02.03.14
CSD RE-SUBMITTAL	08.12.14
CSD RE-SUBMITTAL	08.29.14
CSD RE-SUBMITTAL	09.18.14
CSD RE-SUBMITTAL	10.22.14
CSD RE-SUBMITTAL	11.06.14
CSD RE-SUBMITTAL	12.08.14
CSD RE-SUBMITTAL	02.03.15
PLANNING COMMISSION-SUBMITTAL	03.05.15

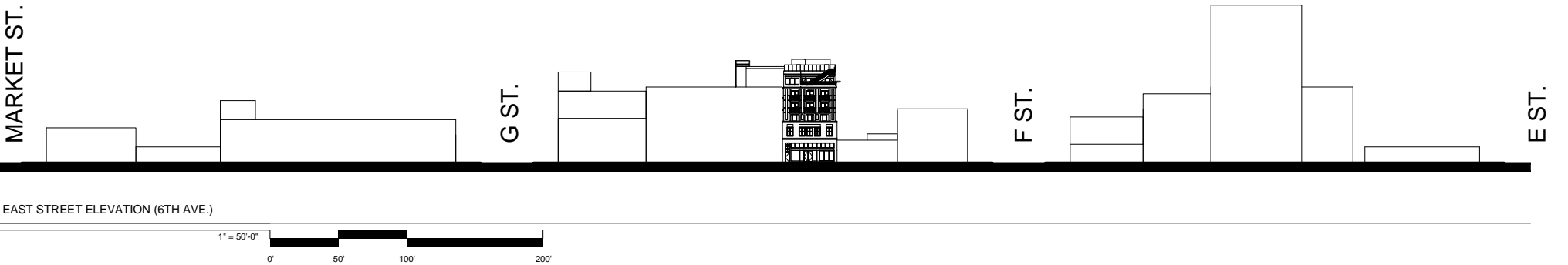
1

WEST STREET ELEVATION (5TH AVE.)



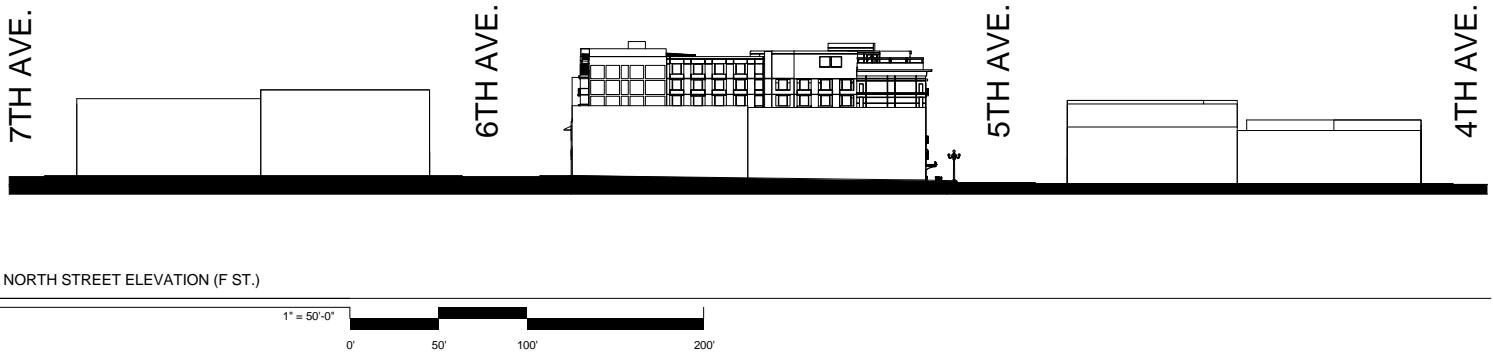
2

EAST STREET ELEVATION (6TH AVE.)



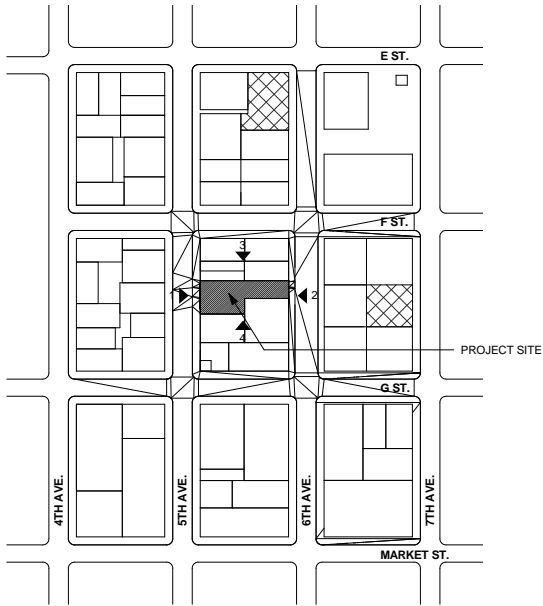
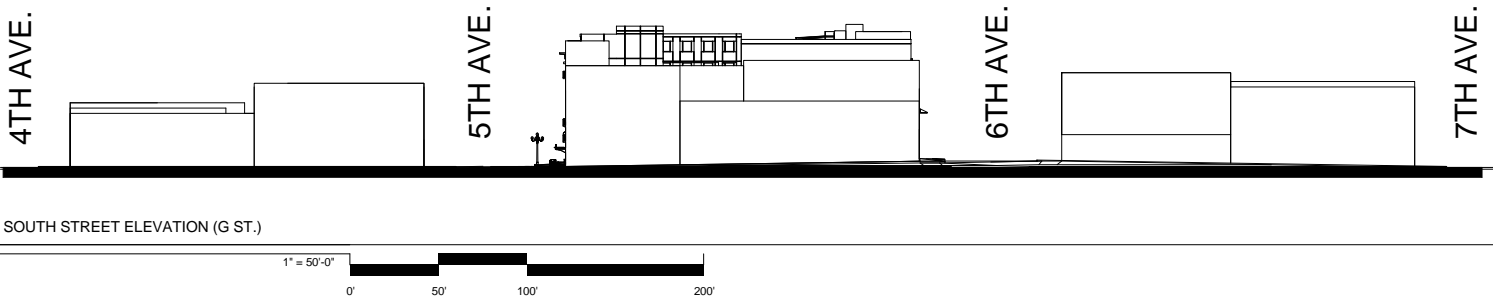
3

NORTH STREET ELEVATION (F ST.)



4

SOUTH STREET ELEVATION (G ST.)



VACINITY KEYPLAN

ISSUED FOR:	DATE:
CSD SUBMITTAL	10.30.13
CSD RE-SUBMITTAL	02.03.14
CSD RE-SUBMITTAL	08.12.14
CSD RE-SUBMITTAL	08.29.14
CSD RE-SUBMITTAL	09.18.14
CSD RE-SUBMITTAL	10.22.14
CSD RE-SUBMITTAL	11.06.14
CSD RE-SUBMITTAL	12.08.14
CSD RE-SUBMITTAL	02.03.15
PLANNING COMMISSION-SUBMITTAL	03.05.15

DEVELOPER



HOTEL GROUPS



PROJECT

CONCEPT DESIGN
AC HOTEL- GASLAMP
SAN DIEGO, CALIFORNIA, 92101

SHEET

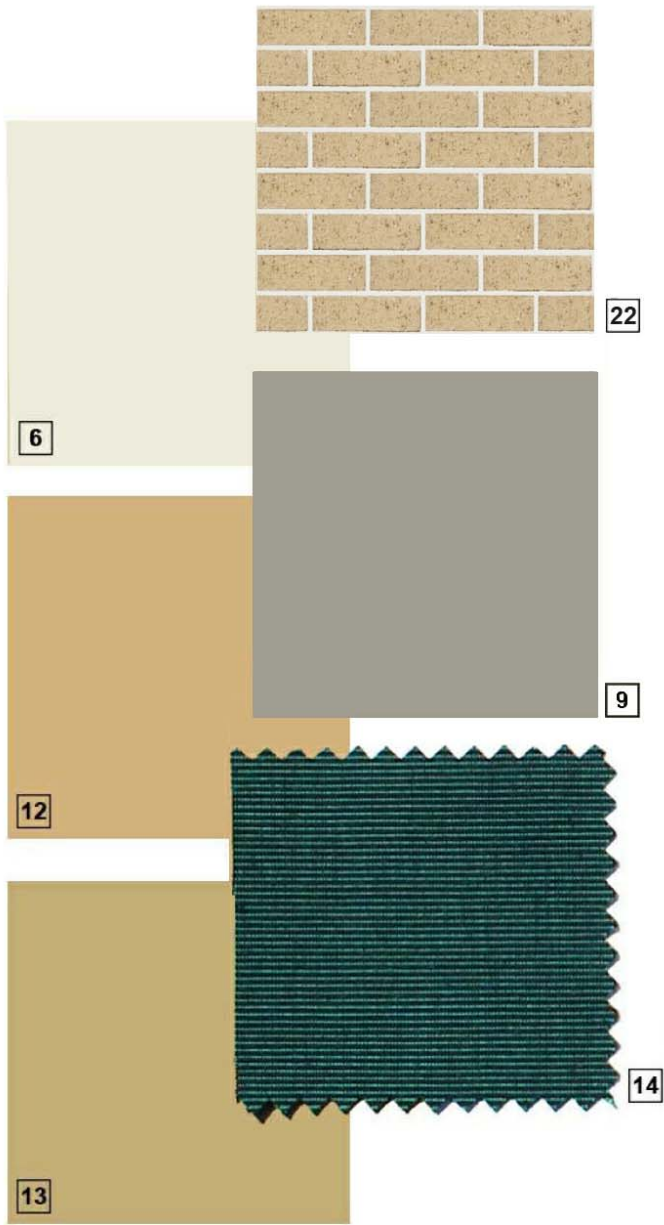
VACINITY ELEVATIONS

SHEET NO.

29



AWBREY
COOK
MCGILL



6TH AVENUE FINISHES



COMMON FINISHES



5TH AVENUE FINISHES

- 1

PAINTED ALUMINUM STOREFRONT
COLOR: BLACK (STEEL AT 5TH AVENUE
STOREFRONT)
- 2

1" CLEAR INSULATED GLAZING
- 3

NATURAL SMOOTH & ROCKED FINISH STONE
CLADDING. ARRISCRAFT, COLOR: GINGER,
- 4

LOCALLY SOURCED FLAMED GRANITE BASE
- 5

STEEL CANOPY PAINTED
ATAS STEEL, COLOR: HARTFORD GREEN
- 6

SMOOTH PLASTER PAINTED
COLOR: SW0050 CLASSIC LIGHT BUFF
- 7

NON OPERABLE TRANSOM WINDOWS
- 8

SMOOTH PLASTER PAINTED
COLOR: SW2822 DOWNING SAND
- 9

SMOOTH PLASTER CORNICE PAINTED
COLOR: SW0023 PEWTER TANKARD
- 10

SMOOTH PLASTER PAINTED
COLOR: SW0038 LIBRARY PEWTER
- 11

NOT USED
- 12

EXISTING BRICK FACADE PAINTED
COLOR: SW2853 COLONIAL YELLOW
- 13

EXISTING BRICK FACADE PAINTED
COLOR: SW2813 DOWNING STRAW
- 14

CANVAS AWNING
SUNBRELLA, COLOR: HAMLOCK TWEED
- 15

NOT USED
- 16

METAL GUARDRAIL PAINTED, TO MATCH 1
- 17

BUTT JOINTED CLEAR GLASS
GUARDRAIL
- 18

ROLL-UP PAINTED METAL DOOR WITH
FROSTED GLASS WINDOWS TO LOOK
LIKE STOREFRONT
- 19

FROSTED GLASS
- 20

(E) WINDOW AND SILL TO BE REFURBISHED,
RESTORED AND REPAINTED TO LIKE NEW CONDITION
- 21

(E) BRICK AND MORTAR TO BE REPAIRED PRIOR TO
PAINTING
- 22

BRICK INFILL, ENDICOTT
COLOR: DESERT LIGHT, WIRECUT
- 23

ARTWORK PAINTED OR ATTACHED TO BUILDING
(CURRENT ARTWORK FOR REFERENCE ONLY)
- 24

RECESSED STYLE BULKHEAD
- 25

THIN BRICK VENEER BY CORONADO STONE
COLOR: RICHLAND
- 26

PAINTED STEEL
COLOR: SW0023 PEWTER TANKARD
- 27

CLEAR FRITTED GLASS WITH 60% SCREENING

NOTE:
ALL WINDOWS SHALL BE RECESSED
MINIMUM 4 INCHES.

ISSUED FOR:	DATE:
CSD SUBMITTAL	10.30.13
CSD RE-SUBMITTAL	02.03.14
CSD RE-SUBMITTAL	08.12.14
CSD RE-SUBMITTAL	08.29.14
CSD RE-SUBMITTAL	09.18.14
CSD RE-SUBMITTAL	10.22.14
CSD RE-SUBMITTAL	11.06.14
CSD RE-SUBMITTAL	12.08.14
CSD RE-SUBMITTAL	02.03.15
PLANNING COMMISSION-SUBMITTAL	03.05.15

DEVELOPER



HOTEL GROUPS



PROJECT

CONCEPT DESIGN
AC HOTEL- GASLAMP
SAN DIEGO, CALIFORNIA, 92101

SHEET

MATERIAL BOARD

SHEET NO.

30



AWBREY
COOK
MCGILL