



THE CITY OF SAN DIEGO

## Report to the Planning Commission

DATE ISSUED: March 9, 2017 REPORT NO. PC-17-021

HEARING DATE: March 16, 2017

SUBJECT: Ballpark Village TM, Process Four Decision

PROJECT NUMBER: [535409](#)

OWNER/APPLICANT: GDCV II Village C-2 REIT, LLC. / Lisa Leweck

### SUMMARY:

Issue: Should the Planning Commission approve a Tentative Map to create 720 residential condominium units and six commercial condominiums (under construction) on a site located at 100-101 Park Plaza and 189-201 Park Boulevard in the Downtown Community Plan area?

Staff Recommendation: APPROVE Tentative Map No. 1882605.

Community Planning Group Recommendation: At time this report was written, the Planning Group minutes were not available. The minutes will be provided to the Planning Commission when they are available.

Civic San Diego: On March 25, 2015, Centre City Development Permit and Planned Development Permit No. 2013-21 (Attachment 5) was approved for the construction of a residential mixed-use project containing 720 dwelling units and approximately 57,000 square feet of commercial use.

Environmental Review: Civic San Diego prepared a CEQA consistency evaluation (15162) for the mixed-use building for which the Tentative Map is being processed. The Consistency Evaluation determined that potential project impacts were addressed by the Downtown Community Plan Environmental Impact Report (EIR) and identified the applicable mitigation measures to be implemented prior to and during project construction (Air Quality, Historic, Land Use, Noise, Paleontology, and Traffic). The previously prepared Downtown EIR Consistency Evaluation for the Ballpark Village Parcel C Project determined that the project was adequately addressed in the environmental documents noted above and there was no change in circumstance, substantial additional information, or substantial project changes to warrant additional environmental review. This 15162 Consistency Evaluation for the Ballpark

Village Tentative Map relies upon both the city project review and the Ballpark Village Parcel C Project Consistency Evaluation; the evaluation reaches the same conclusion because the project under review is a map action to implement the previously approved project. Development Services staff concurs that no further environmental review is required.

Housing Impact Statement: The subdivision has been conditioned to enter into an affordable housing agreement with the San Diego Housing Commission to provide affordable housing units in compliance with the City's Inclusionary Affordable Housing Regulations (San Diego Municipal Code Section [142.1301](#) et seq.).

## BACKGROUND

The 3.99-acre project site is located at 100-101 Park Plaza and 189-201 Park Boulevard in the CCPD-BP (Centre City Planned District Ballpark Mixed-Use) zone within the Downtown Community Plan area. The site is directly west of Petco Park and multi-family residential development. To the south is the 12<sup>th</sup> and Imperial Transit Center with a surface parking lot to the east.

On March 25, 2015, Centre City Development Permit and Planned Development Permit No. 2013-21 (Attachment 5) was approved by Civic San Diego for the construction of a residential mixed-use project containing 720 dwelling units, approximately 57,000 square feet of commercial use and a minimum of 986 parking spaces.

On August 25, 2016, Planning Commission approved a Tentative Map for the creation of 713 residential condominium units and six commercial condominiums within a mixed-use building at 100-101 Park Plaza and 189-201 Park Boulevard.

## DISCUSSION

### Project Description:

The project requires a Tentative Map in accordance with San Diego Municipal Code Section [144.0220](#) to create an additional seven residential condominium units for a total of 720 residential condominium units and six commercial condominiums (all under construction). The commercial units consist of approximately 50,000 square feet and the residential units are approximately 700,000 square feet. The project proposes a three level, below grade parking structure for a total of 1,216 parking spaces. Currently the site is under construction with building permits approved in July 2016, via Project No. 462384. The project proposes to create the units to condominiums for home ownership opportunities and does not affect the previously approved building permits.

The CCPD-BP zone accommodates mixed-use development that supports major sporting facilities and visitor attractions. A broad array of other uses are also permitted, including eating and drinking establishments, hotels, offices, research and development for office and retail use. The proposed project complies with the policies, goals and objectives of the applicable land use plan and underlying zones and no deviations are being requested.

The project as proposed requires a Process Four, Planning Commission decision with appeal rights to the City Council. According to SDMC Section 125.0440, Findings for a Tentative Map, the decision maker may approve a Tentative Map if the decision maker finds that the proposed subdivision complies with the requirements of the Subdivision Map Act and the SDMC. Staff has reviewed the proposed subdivision and determined that it complies with both the Subdivision Map Act and the SDMC in regards to the development standards for the underlying zone.

Conclusion:

Staff has reviewed the proposed Project and all issues identified through the review process have been resolved in conformance with adopted City Council policies and regulations of the Land Development Code. Staff has provided draft findings to support approval of the Project (Attachments 4) and draft conditions of approval (Attachment 3). Staff recommends the Planning Commission approve the Project as proposed.

ALTERNATIVES

1. Approve Tentative Map No. 1882605, with modifications.
2. Deny Tentative Map No. 1882605, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,



Elyse Lowe  
Deputy Director  
Development Services Department



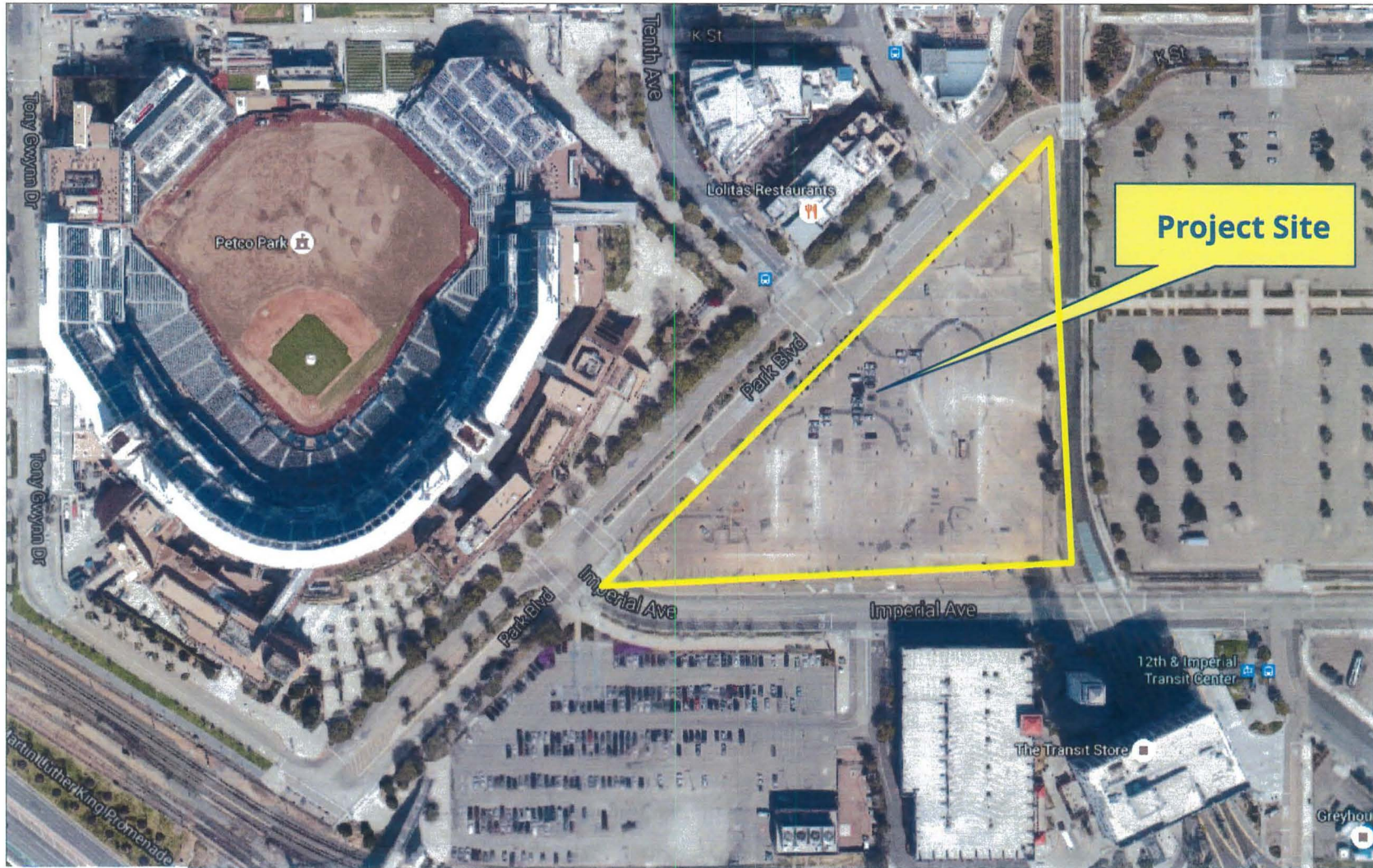
Renee Mezo  
Development Project Manager  
Development Services Department

PF/RDM

Attachments:

1. Aerial Photograph
2. Community Plan Land Use Map
3. Draft Map Resolution with Findings
4. Draft Map Conditions
5. Copy of Recorded (existing) Permits
6. Tentative Map Exhibit
7. Ownership Disclosure Statement



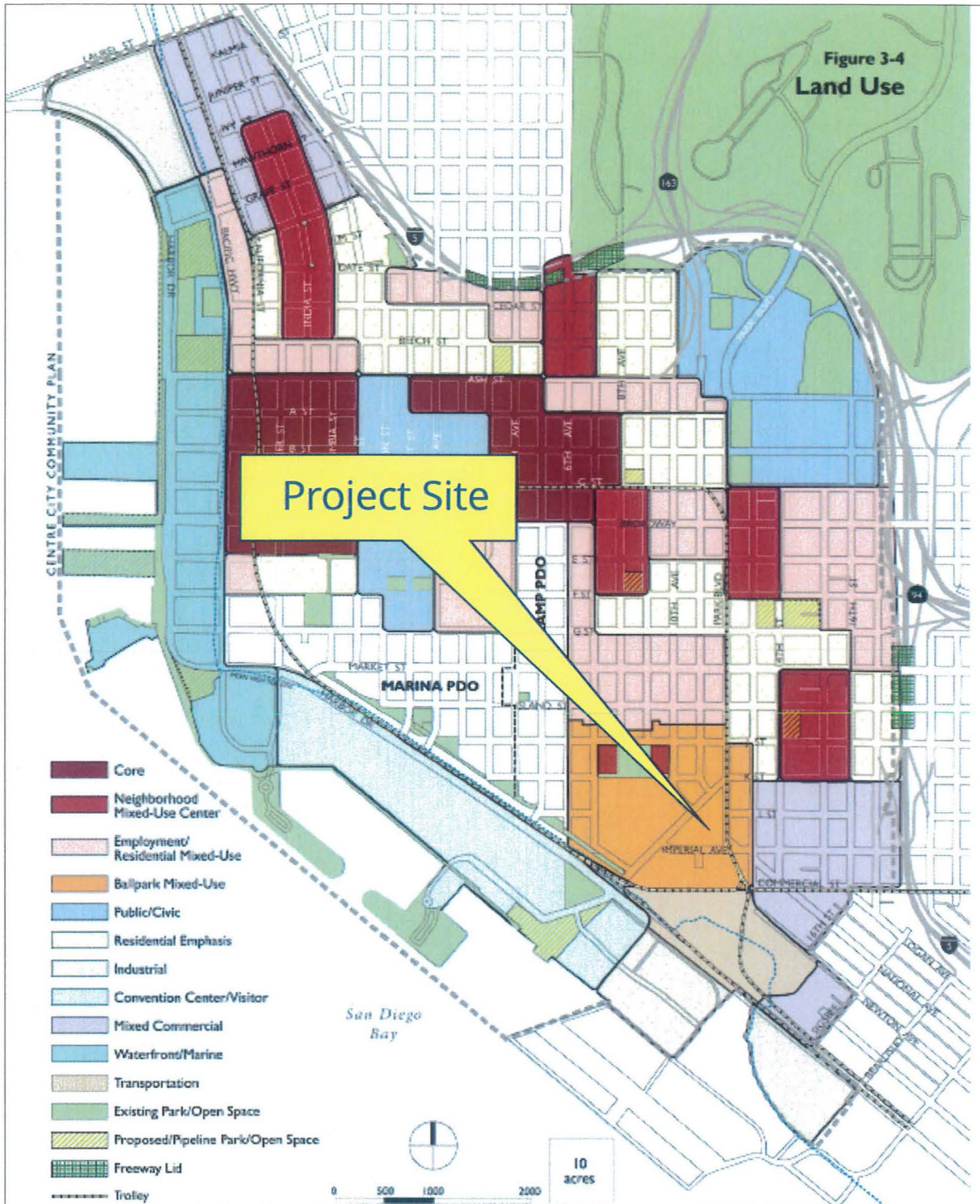


## Location Aerial Photo

**BALLPARK VILLAGE TM - 100-101 PARK PLAZA AND 189-201 PARK BOULEVARD**  
**PROJECT NO. 535409**







## Land Use Map

**BALLPARK VILLAGE TM – 100-101 PARK PLAZA AND  
189-201 PARK BOULEVARD**  
**PROJECT NO. 535409**



PLANNING COMMISSION RESOLUTION NUMBER R-\_\_\_\_\_

TENTATIVE MAP NO. 1882605, BALLPARK VILLAGE TM  
PROJECT NO. 535409  
DRAFT

WHEREAS, GDCV II Village C-2 REIT, LLC., a Delaware Limited Liability Company, Subdivider, and Kettler and Leweck, Engineer submitted an application to the City of San Diego for Tentative Map No. 1882605 for the creation of 720 residential condominium units and six (6) commercial condominiums (under construction) within a mixed use building. The 3.99-acre project site is located at 100-101 Park Plaza and 189-201 Park Boulevard in the CCPD-BP (Centre City Planned District Ballpark Mixed-Use) zone within the Downtown Community Plan Area. The property is legally described as Parcels 1-4 of Parcel Map No. 20943; and

WHEREAS, the Map proposes the subdivision of a 3.99-acre site into one (1) lot for a 720 unit residential condominium development and a six (6) unit commercial condominium development and;

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

WHEREAS, the subdivision is a condominium project as defined in California Civil Code section 4125 and filed pursuant to the Subdivision Map Act. The total number of residential condominium units is 720 with six (6) commercial condominium units; and

WHEREAS, on March 16, 2017, the Planning Commission of the City of San Diego considered Tentative Map No. 1882605, and pursuant to San Diego Municipal Code section 125.0440 and Subdivision Map Act section 66428, received for its consideration written and oral presentations, evidence having been submitted, and testimony having been heard from all interested parties at the



public hearing, and the Planning Commission having fully considered the matter and being fully advised concerning the same; NOW THEREFORE,

BE IT RESOLVED by the Planning Commission of the City of San Diego, that it adopts the following findings with respect to Tentative Map No. 1882605:

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

The project proposes the creation of 720 residential condominium units and six commercial condominiums (under construction) within a mixed use building. The 3.99-acre project site is located at 100-101 Park Plaza and 189-201 Park Boulevard in the CCPD-BP (Centre City Planned District Ballpark Mixed-Use) zone within the Downtown Community Plan. On March 25, 2015, Centre City Development Permit and Planned Development Permit No. 2013-21 was approved for the construction of a residential mixed-use project containing 720 dwelling units and approximately 50,000 square feet of commercial use.

The CCPD-BP zone accommodates mixed-use development that supports major sporting facilities and visitor attractions. A broad array of other uses are also permitted, including eating and drinking establishments, hotels, offices, research and development for office and retail use complies with the policies, goals and objectives of the applicable land use plan and underlying zones.

The proposed project site is located within the Downtown Community Plan area and is designated for mixed-use. The subdivision of land for residential and commercial development complies with the policies, goals and objectives of the applicable land use plan and underlying zone.

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

The proposed subdivision is consistent with the development regulations of the underlying zone and complies with setbacks, floor area ratio and landscaping and no deviations to the Land Development Code are requested with this action. The structures under construction were previously approved under a ministerial building permit and found to be in conformance with the approved Centre City Development Permit and Planned Development Permit No. 2013-21.

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

The project proposes the creation of 720 residential condominium units and six commercial condominiums (under construction) within a mixed-use building. The 3.99-acre project site is located at 100-101 Park Plaza and 189-201 Park Boulevard in the CCPD-BP (Centre City Planned District Ballpark Mixed-Use) zone within the Downtown Community Plan Area. On March 25, 2015, Centre City Development Permit and Planned Development Permit No. 2013-21 was approved for the construction of a residential mixed-use project containing 720 dwelling units and approximately 50,000 square feet of commercial use.

The proposed site is flat and the development is being constructed in compliance with all geologic and engineering requirements including applicable building code requirements. Utility services would be provided through existing utility infrastructure in the surrounding area. The structures under construction were previously approved under a ministerial building permit and found to be in conformance with the approved entitlements as referenced above in regards to density.

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

The project proposes the creation of 720 residential condominium units and six commercial condominiums (under construction) within a mixed-use building. The 3.99-acre project site is located at 100-101 Park Plaza and 189-201 Park Boulevard in the CCPD-BP (Centre City Planned District Ballpark Mixed-Use) zone within the Downtown Community Plan Area. The site is within an existing, developed, in-fill area and does not contain nor is adjacent to any fish or wildlife habitats, environmentally sensitive lands or Multiple Habitat Planning Area lands.

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

The project has been reviewed and is in compliance with the San Diego Municipal Code (SDMC) and the Subdivision Map Act. The Tentative Map includes conditions and corresponding exhibits of approvals relevant to adequate parking, public improvements, and paying applicable fees in order to achieve compliance with the regulations of the SDMC. On March 25, 2015, Centre City Development Permit and Planned Development Permit No. 2013-21 was approved for the construction of a residential mixed-use project containing 720 dwelling units and approximately 57,000 square feet of commercial use. Currently, the site is under construction under a ministerial building permit and found to be in conformance with the approved entitlements as referenced above. The proposed subdivision is consistent with all Uniform Building, Fire, Plumbing, Electrical and Mechanical Code regulations and permitting requirements continue to govern this project. Therefore, the design of the subdivision or the type of improvements will not be detrimental to the public, health, safety, and welfare.

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

Other than the subdivision to allow condominiums ownership, no other changes are requested and the project does not include additional development of the property. Existing public easements for public-rights of way, drainage and utility purposes will remain and the associate improvements will not conflict with easements acquired by the public at large for access through or use of the property within the proposed subdivision.

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

The project proposes the creation of 720 residential condominium units and six commercial condominiums (under construction) within a mixed-use building and will not impede or inhibit any



future passive or natural heating and cooling opportunities. On March 25, 2015, Centre City Development Permit and Planned Development Permit No. 2013-21 was approved for the construction of a residential mixed-use project containing 720 dwelling units and approximately 50,000 square feet of commercial retail. The design of the subdivision has taken into account the best use of the land to minimize grading. Conditions of the above referenced development permit have been adopted and the opportunity through building materials, site orientation, architectural treatments, placement and selection of plant materials provide to the extent feasible, for future passive or natural heating and cooling opportunities.

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

Other than the subdivision to allow condominiums ownership, no other changes are requested and the project does not include additional development of the property. The subdivision has been conditioned to comply with the City-wide Affordable Housing Regulations and is providing 23 affordable units on site. The decision maker has reviewed the administrative record including the project plans, environmental documentation and public testimony to determine the effects of the proposed subdivision on the housing needs of the region. Those needs were balanced against the needs for public services and the available fiscal and environmental resources and found that the proposed subdivision will not adversely impact the housing needs of the Downtown Community Plan area.

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

BE IT FURTHER RESOLVED, that based on the Findings hereinbefore adopted by the Planning Commission, Tentative Map No. 1882605, is hereby granted to GDCV II Village C-2 REIT, LLC., a Delaware Limited Liability Company, Incorporated subject to the attached conditions which are made a part of this resolution by this reference.

By \_\_\_\_\_  
Renee Mezo  
Development Project Manager  
Development Services Department

ATTACHMENT: Tentative Map Conditions

Internal Order No. 24007180

PLANNING COMMISSION  
CONDITIONS FOR TENTATIVE MAP NO. 1882605

BALLPARK VILLAGE TM - PROJECT NO. 535409

ADOPTED BY RESOLUTION NO. R-\_\_\_\_\_ ON MARCH 16, 2017  
DRAFT

**GENERAL**

1. This Tentative Map will expire March 30, 2020.
2. Compliance with all of the following conditions shall be completed and/or assured, to the satisfaction of the City Engineer, prior to the recordation of the Final Map, unless otherwise noted.
3. Prior to the recordation of the Final Map taxes must be paid on this property pursuant to Subdivision Map Act section 66492. To satisfy this condition, a tax certificate stating that there are no unpaid lien conditions against the subdivision must be recorded in the Office of the San Diego County Recorder.
4. The Final Map shall conform to the provisions of the Civic San Diego Permit No. 2013-21.
5. The Subdivider shall defend, indemnify, and hold the City (including its agents, officers, and employees [together, "Indemnified Parties"]) harmless from any claim, action, or proceeding, against the City and/or any Indemnified Parties to attack, set aside, void, or annul City's approval of this project, which action is brought within the time period provided for in Government Code section 66499.37. City shall promptly notify Subdivider of any claim, action, or proceeding and shall cooperate fully in the defense. If City fails to promptly notify Subdivider of any claim, action, or proceeding, or if City fails to cooperate fully in the defense, Subdivider shall not thereafter be responsible to defend, indemnify, or hold City and/or any Indemnified Parties harmless. City may participate in the defense of any claim, action, or proceeding if City both bears its own attorney's fees and costs, City defends the action in good faith, and Subdivider is not required to pay or perform any settlement unless such settlement is approved by the Subdivider.

**AFFORDABLE HOUSING**

6. Prior to the recordation of the Final Map, the Subdivider shall enter into an affordable housing agreement with the San Diego Housing Commission to provide affordable housing units in compliance with the City's Inclusionary Affordable Housing Regulations (San Diego Municipal Code §§ 143.0301 et seq.).

**ENGINEERING**

7. The Subdivider shall grant Easements to the City of San Diego for water and sewer purposes.



8. The Subdivider shall obtain an Encroachment Maintenance Removal Agreement, from the City Engineer, for the private encroachments into the Park Boulevard and 12<sup>th</sup> Avenue right-of-way.
9. The Subdivider shall construct current City Standard street improvements adjacent to the site on Park Boulevard and 12<sup>th</sup> Avenue per the approved Improvement Plan 38153-D and PTS 374481.
10. The Subdivider shall install current City Standard street lights adjacent to the site on Park Boulevard and 12<sup>th</sup> Avenue per approved Improvement Plan 38153-D and PTS 374481.
11. The Subdivider shall apply for a plumbing permit for the installation of appropriate private back flow prevention device(s) (BFPD), on each water service (domestic, fire and irrigation), in a manner satisfactory to the Public Utilities Director and the City Engineer. BFPD's shall be located above ground on private property, in line with the service and immediately adjacent to the right-of-way.
12. The Subdivider shall provide a letter, agreeing to prepare CC&Rs for the operation and maintenance of all private water and sewer facilities that serve or traverse more than a single condominium unit or lot.
13. Conformance with the "General Conditions for Tentative Subdivision Maps," filed in the Office of the City Clerk under Document No. 767688 on May 7, 1980, is required. Only those exceptions to the General Conditions which are shown on the Tentative Map and covered in these special conditions will be authorized. All public improvements and incidental facilities shall be designed in accordance with criteria established in the Street Design Manual, filed with the City Clerk as Document No. RR-297376.

#### **MAPPING**

14. All subdivision maps in the City of San Diego are required to be tied to the California Coordinate System of 1983 (CCS83), Zone 6 pursuant to section 8801 through 8819 of the California Public Resources Code.
15. "Basis of Bearings" means the source of uniform orientation of all measured bearings shown on the map. Unless otherwise approved, this source shall be the California Coordinate System, Zone 6, North American Datum of 1983 [NAD 83].
16. "California Coordinate System" means the coordinate system as defined in Section 8801 through 8819 of the California Public Resources Code. The specified zone for San Diego County is "Zone 6," and the official datum is the "North American Datum of 1983."
17. The Final Map shall:
  - a. Use the California Coordinate System for its "Basis of Bearing" and express all measured and calculated bearing values in terms of said system. The angle of grid divergence from a true median (theta or mapping angle) and the north point of said

map shall appear on each sheet thereof. Establishment of said Basis of Bearings may be by use of existing Horizontal Control stations or astronomic observations.

- b. Show two measured ties from the boundary of the map to existing Horizontal Control stations having California Coordinate values of First Order accuracy. These tie lines to the existing control shall be shown in relation to the California Coordinate System (i.e., grid bearings and grid distances). All other distances shown on the map are to be shown as ground distances. A combined factor for conversion of grid-to-ground distances shall be shown on the map.

**INFORMATION:**

- The approval of this Tentative Map Waiver by the Planning Commission of the City of San Diego does not authorize the subdivider to violate any Federal, State, or City laws, ordinances, regulations, or policies including but not limited to, the Federal Endangered Species Act of 1973 and any amendments thereto (16 USC § 1531 et seq.).
- If the Subdivider makes any request for new water and sewer facilities (including services, fire hydrants, and laterals), the Subdivider shall design and construct such facilities in accordance with established criteria in the most current editions of the City of San Diego water and sewer design guides and City regulations, standards and practices pertaining thereto. Off-site improvements may be required to provide adequate and acceptable levels of service and will be determined at final engineering.
- Subsequent applications related to this Tentative Map Waiver will be subject to fees and charges based on the rate and calculation method in effect at the time of payment.
- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of the Tentative Map Waiver, may protest the imposition within ninety days of the approval of this Tentative Map Waiver by filing a written protest with the San Diego City Clerk pursuant to Government Code sections 66020 and/or 66021.
- Where in the course of development of private property, public facilities are damaged or removed, the Subdivider shall at no cost to the City, obtain the required permits for work in the public right-of-way, and repair or replace the public facility to the satisfaction of the City Engineer (San Diego Municipal Code § 142.0607).

Internal Order No. 24007180



DOC# 2015-0260174



May 21, 2015 03:43 PM

OFFICIAL RECORDS

Ernest J. Dronenburg, Jr.,

SAN DIEGO COUNTY RECORDER

FEES: \$74.00

**RECORDING REQUESTED BY:**

Civic San Diego

Planning Department

401 B Street, Suite 400

San Diego, CA 92101

**WHEN RECORDED MAIL TO:**

Civic San Diego

401 B Street, Suite 400

San Diego, CA 92101

**THIS SPACE FOR RECORDER'S USE ONLY**

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

**AMENDED CENTRE CITY DEVELOPMENT PERMIT AND  
PLANNED DEVELOPMENT PERMIT NO. 2013-21**

**BALLPARK VILLAGE PARCEL C  
(APN#535-563-38 THROUGH -41)**

Ballpark Village Parcel C  
CCDP/PDP No. 2013-21

## **BALLPARK VILLAGE PARCEL C CCDP/PDP No. 2013-21**

This Centre City Development Permit/Planned Development Permit (CCDP/PDP) No. 2013-21 ("Permit") is granted by Civic San Diego to Ballpark Village LLC (Owner/Permittee), pursuant to Centre City Planned District Ordinance (CCPDO) Section 156.0304, for the Ballpark Village Parcel C project ("Project") located on the 3.48 acre site ("Site") bounded by Park Boulevard, Imperial Avenue, and Twelfth Avenue in the East Village neighborhood of the Downtown Community Plan (DCP) area in the City of San Diego, State of California, and more particularly described in "Exhibit A"; and,

Subject to the terms and conditions set forth in this Permit, permission is granted to the Owner/Permittee to construct and operate uses as described and identified by size, dimension, quantity, type and location as follows and on the approved exhibits dated March 16, 2015, on file in the CivicSD Planning Department.

### **1. General**

The Owner/Permittee shall construct, or cause to be constructed on the site, a residential mixed-use project consisting of three 6-7 story podium buildings (approximately 70-91 feet tall) with a single 37-story residential tower (approximately 400 feet tall) containing up to 720 dwelling units within approximately 846,641 sq. ft. of residential space. The Project will also contain approximately 57,516 gross square feet of retail floor area (approximately 46,324 square feet net leasable).

### **2. Centre City Planned Development Permit**

The CivicSD Board of Directors hereby grants a Centre City Planned Development Permit pursuant to San Diego Municipal Code (SDMC) Chapter 12, Article 6 Division 6 and Sections 156.0304(d) and (f) for deviations to the following development regulations of the CCPDO and the Ballpark Village Master Plan ("Master Plan") contained in the Ballpark Village Owner Participation Agreement (OPA) as approved by the City of San Diego Redevelopment Agency and City Council on October 18, 2005:

- a. Deviations from the Building Bulk requirements of the 2005 CCPDO.
- b. Elimination of the requirements that each of the three sub-parcels within the site provide a minimum FAR of 6.0 to allow an overall FAR of approximately 6.54 in conformance with the Master Plan;
- c. Elimination of the prohibition of on-street parking along the east side of Park Boulevard;
- d. Increase in the maximum residential tower width from 100 to 130 feet and widening of the "Parcel C2 tower zone" 20 feet to the west;
- e. Reduction in the minimum depth of retail space along Park Boulevard from 30 feet to 23 feet;
- f. Reduction in the Twelfth Avenue sidewalk width from 15 feet to 10 feet;

Ballpark Village Parcel C  
CCDP/PDP No. 2013-21

- g. Elimination of the required 10-foot building setback at a height of 60 feet along both Park Boulevard and Imperial Avenue;
- h. Elimination of the required building setbacks within the L Street and Eleventh Avenue pedestrian mews;
- i. Allowance for the encroachment of architectural features and pedestrian bridges within the pedestrian mews;
- j. Elimination of the primary façade modulation requirements; and,
- k. Reduction in the Master Plan parking requirements for market rate residential units from 1.5 to 1.25 spaces per dwelling unit.

3. Parking

The Project shall include a minimum of 986 parking spaces for the development program described in No. 1 above. The Project must provide parking at the following minimum ratios if the program deviates from that listed in No. 1 above: 1.0 space per each affordable housing unit; 1.25 spaces per each market rate unit; and, 2.0 spaces per every 1,000 square feet of net leasable retail space. Owner/Permittee shall be permitted to provide more parking than required by these ratios, including through the addition or enlargement of subterranean parking levels. All parking required under the ratios above shall remain dedicated to the residential and commercial uses within the Project. All spaces shall be designed to City Standards. Any tandem parking stalls must be assigned to the same residential unit. In addition, a minimum of 36 motorcycle spaces shall be provided along with storage area for a minimum of 144 bicycles. The Project shall provide three off-street loading bays, one in each podium building. The loading areas shall have direct access to the internal circulation system and elevators.

4. Affordable Housing

The Project shall contain a minimum of 35,000 gross square feet of building area for the provision of affordable housing consistent with the Affordable Housing Agreement of the OPA, including any subsequent amendments.

5. Floor Area Ratio (FAR) Transfer

The total FAR for the development for all uses above ground, as calculated under the Centre City PDO and San Diego Municipal Code, shall not exceed 6.53 measured after all proposed public right-of-way dedications. The Project is proposing that 4,175 of building square footage (0.096 FAR) be transferred from the PETCO Park site under Section 156.0309(d) of the CCPDO. CC&Rs shall be recorded to memorialize the reallocation of permitted floor area under the CCPDO.

6. Development Phasing

The overall Project is proposed to be constructed in a single continuous phase in order to build out the entire Parcel C, although some buildings may receive building permits and



Ballpark Village Parcel C  
CCDP/PDP No. 2013-21

final occupancies at different times due to the timing of construction and building plan check and permit issuance.

## AIRPORT REQUIREMENTS

### 7. Airport Approach Overlay Zone

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

## PLANNING AND DESIGN REQUIREMENTS

### 8. Urban Design Standards

The proposed development, including its architectural design concepts and off-site improvements, shall be consistent with the CCPDO, Centre City Streetscape Manual, the Master Plan and the approved Basic Concept/Schematic Drawings dated March 16, 2015. These standards, together with the following specific conditions, will be used as a basis for evaluating the development through all stages of the development process.

- a. Architectural Standards – The architecture of the development shall establish a high quality of design and complement the design and character of the East Village neighborhood as shown in the approved Basic Concept/Schematic Drawings on file with CivicSD.
- b. Form and Scale – The development shall consist of three podium buildings of 6-7 stories (approximately 70-91 feet tall) and a single 37-story tower (approximately 400 feet tall). Roof equipment enclosures, elevator penthouses, and mechanical screening shall be permitted above these heights as permitted under the CCPDO, Master Plan and the FAA. All building elements shall be complementary in form, scale, and architectural style.
- c. Building Materials – All building materials shall be of a high quality. All major elements of the facades facing Park Boulevard, and of the southern façade of Building C2, shall utilize all metal panel or equivalent upgraded non-plaster wall materials. The remaining street facing facades may utilize a mix of plaster and metal panel wall materials. All materials and installation shall exhibit high-quality design, detailing, and construction execution to create a durable and high-quality finish. The base of the buildings shall be clad in upgraded materials and carry down to within 1 (one) inch of finish sidewalk grade, as illustrated in the approved Basic Concept/Schematic Drawings. Any graffiti coatings shall be



Ballpark Village Parcel C  
CCDP/PDP No. 2013-21

extended the full height of the upgraded base materials or up to a natural design break such as a cornice line. All down-spouts, exhaust caps, and other additive elements shall be superior grade for urban locations, carefully composed to reinforce the architectural design. Reflectivity of the glass shall be the minimum reflectivity required by Title 24.

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

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

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

- e. Tenth Avenue Plaza – the plaza shall contain upgraded paving materials and allow public passage through to the L Street and Eleventh Avenue mews (pedestrian movements through this area shall not be prohibited but loitering within the plaza may be prohibited). The plaza may contain sidewalk cafés associated with eating and drinking establishments subject to compliance with land use regulations of the CCPDO.
- f. L Street Mews – the mews shall contain upgraded paving materials and a clear minimum 26-foot wide pedestrian path which shall be open to the public for passing through the site (public pedestrian movements through this area shall not be prohibited but loitering within the mews may be prohibited). Signs visible to pedestrians shall be provided to notify the public that the mews is a public passage way. Such signs shall be approved by Civic San Diego prior to installation. Ballpark paving shall be installed across Twelfth Avenue to connect with the pedestrian passage to Tailgate Park (to the extent permitted by the Metropolitan Transit System). The mews shall contain trees and other



Ballpark Village Parcel C  
CCDP/PDP No. 2013-21

landscaping and may contain outdoor use areas and sidewalk cafes subject to compliance with the land use regulations of the CCPDO.

- g. Eleventh Avenue Mews – the mews shall contain upgraded paving materials and a clear minimum ten-foot wide pedestrian path alongside the vehicular drop-off and garage access area, with a minimum 15-foot wide pedestrian path to the north of the garage access area. To ensure an ADA path of travel between the Tenth Avenue Plaza and Imperial Avenue, Owner/Permittee shall permit access to the lobby and elevator(s) within the C3/C4 building or provide another path of travel reasonably acceptable to Civic San Diego staff or City of San Diego staff, as applicable (public pedestrian movements through this area shall not be prohibited but loitering within the mews or the C3/C4 building may be prohibited). Signs visible to pedestrians shall be provided to notify the public that the mews is a public passage. Such signs shall be approved by Civic San Diego prior to installation. The mews shall contain trees and other landscaping and may contain outdoor use areas and sidewalk cafes subject to compliance with the land use regulations of the CCPDO.
- h. Utilitarian Areas – Areas housing trash, storage, or other utility services shall be located in the garages and shielded from view of the public right-of-way and adjoining developments, except for utilities required to be exposed by the City or utility company. The development shall provide trash and recyclable material storage areas per Municipal Code Sections 142.0810 and 142.0820. Such areas shall be provided within an enclosed building/garage area and shall be kept clean and orderly at all times. The development shall implement a recycling program to provide for the separation of recyclable materials from the non-recyclable trash materials.
- i. Mail/Delivery Locations – It is the Owner/Permittee's responsibility to coordinate mail service and mailbox locations with the United States Postal Service and to minimize curb spaces devoted to postal/loading use. The Owner/Permittee shall locate all mailboxes and parcel lockers outside of the public right-of-way, either within the building or recessed into a building wall. A single, centralized interior mail area in a common lobby area is encouraged for all residential units within a development, including associated townhouses with individual street entrances. Individual commercial spaces shall utilize a centralized delivery stations within the building or recessed into a building wall, which may be shared with residential uses sharing a common street frontage address.
- j. Access – Vehicular access to the development's parking shall be limited to the driveways on Imperial Avenue and Twelfth Avenue.
- k. Circulation and Parking – The Owner/Permittee shall prepare a plan which identifies the location of curbside parking control zones, parking meters, fire

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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 the public right-of-way.

- l. Open Space/Development Amenities – A landscape plan that illustrates the relationship of the proposed on and off-site improvements and the location of water, and electrical hookups shall be submitted with 100% Construction Drawings.
- m. 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 to the extent feasible from surrounding views (including views from above).
- n. Signage – All signs shall comply with the City of San Diego Sign Regulations and the CCPDO.
- o. Lighting – A lighting plan that highlights the architectural qualities of the proposed development and also enhances the lighting of the public right-of-way shall be submitted with 100% Construction Drawings. All lighting shall be designed to avoid illumination of adjoining properties.
- p. Noise Control – All mechanical equipment, including but not limited to, air conditioning, heating and exhaust systems, shall comply with the City of San Diego Noise Ordinance and California Noise Insulation Standards as set forth in Title 24 of the California Code of Regulations. All mechanical equipment shall be located to mitigate noise and exhaust impacts on adjoining development, particularly residential. Owner/Permittee shall provide evidence of compliance at 100% Construction Drawings.
- q. Energy Considerations – The design of the improvements should include, where feasible, energy conservation construction techniques and design, including cogeneration facilities, and active and passive solar energy design.
- r. Street Address – Building address numbers shall be visible and legible from the public right-of-way.

9. 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%



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Construction Drawings. Any on-site landscaping shall establish a high quality of design and be sensitive to landscape materials and design planned for the adjoining public rights-of-way.

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

### **10. Twelfth Avenue Improvements**

The Owner/Permittee shall dedicate necessary public right-of-way for the construction of Twelfth Avenue as shown in the Basic Concept/Schematic Drawings (subject to review and approval of detailed public improvement drawings by the City of San Diego). The Owner/Permittee shall construct Twelfth Avenue west of the Trolley tracks, including the relocation of all Trolley infrastructure or other public utilities, as necessary, from Park Boulevard to Imperial Avenue. Twelfth Avenue shall be designed to be a two-way street with only right-turn in, right-turn out movements allowed at both the northern and southern ends of the street as approved by the City of San Diego. A minimum ten-foot sidewalk shall be installed along the western side of the street including street trees. A pedestrian connection between the Project and Tailgate Park to the east shall be maintained and enhanced Ballpark District paving shall be installed across Twelfth Avenue at the crossing. A lighted "No Right Turn" sign, coordinated with the traffic signal located at Park Boulevard and the Trolley crossing, shall be installed at the northern end of Twelfth Avenue as recommended by the Traffic Analysis prepared for the Project. The existing pedestrian crosswalk across Imperial Avenue shall be relocated to the west side of the new Imperial Avenue/Twelfth Avenue intersection.

### **11. Public Right-of-Way Dedications**

The Owner/Permittee shall dedicate public rights-of-way along Imperial Avenue and Park Boulevard as necessary to accommodate necessary street widening as shown in the Basic Concept/Schematic Drawings, Traffic Analysis prepared for the Project, and public improvement drawings as approved by the City of San Diego.

### **12. Off-Site Improvements**

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



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	Park Boulevard	Imperial Avenue	Twelfth Avenue
Sidewalk Width and Paving	Minimum 20 feet Ballpark District paving	Minimum 15 feet Ballpark District paving	Minimum 10 feet Ballpark District paving
Street Trees	Tipuana	Raywood Ash	Jacaranda
Street Lights	Park Boulevard Teardrop Light	Gateway Light	Centre City Standard
Litter Containers	Five	Three	Two

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

- a. Street Lights – All existing lights shall be evaluated to determine if they meet current CivicSD and City requirements, and shall be modified or replaced if necessary.
- b. Sidewalk Paving - Any specialized paving materials shall be approved through the execution of an Encroachment Removal and Maintenance Agreement with the City. Permeable pavers, or a landscaped parkway, shall be provided along all public street frontages to allow stormwater penetration.
- c. Enhanced paving shall be installed in the pedestrian crosswalks at the following intersections consistent with the Master Plan:  
Park Boulevard at Eleventh Avenue (across both streets).  
Park Boulevard at Tenth Avenue (across both streets)  
Park Boulevard at Imperial Avenue (across Park Boulevard on the north side of Imperial Avenue).  
Twelfth Avenue and the L Street Pedestrian Mews (across Twelfth Avenue).
- d. On-Street Parking – The Owner/Permittee shall maximize the amount of on-street parking wherever feasible.
- e. Public Utilities – The Owner/Permittee shall be responsible for the connection of on-site sewer, water and storm drain systems from the development to the City Utilities located in the public right-of-way. Sewer, water, and roof drain laterals shall be connected to the appropriate utility mains within the street and beneath the sidewalk. The Owner/Permittee may use existing laterals if acceptable to the City, and if not, Owner/Permittee shall cut and plug existing laterals at such

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places and in the manner required by the City, and install new laterals. Private sewer laterals require an Encroachment Maintenance and Removal Agreement.

Prior to the approval of any public improvement drawings, the Owner/Permittee shall provide an acceptable sewer study satisfactory to the Public Utilities Director. All proposed public sewer facilities are to be designed and constructed in accordance with established criteria in the most current City of San Diego Sewer Design Guide. If it is determined that existing water and sewer services are not of adequate size to serve the proposed development, the Owner/Permittee will be required to abandon (kill) any unused water and sewer services and install new services and meters. Service kills require an engineering permit and must be shown on a public improvement plan. All proposed public water and sewer facilities, including services and meters, must be designed and constructed in accordance with established criteria in the most current edition of City 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/Permittee submits for a tentative map or tentative map waiver, the Water Department will require 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 10 feet of water facilities.

All roof drainage and sump drainage, if any, shall be connected to the storm drain system in the public street, or if no system exists, to the street gutters through sidewalk underdrains. Such underdrains shall be approved through an Encroachment Removal Agreement with the City. The Owner/Permittee shall comply with the City 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.

- f. Franchise Public Utilities - The Owner/Permittee shall be responsible for the installation or relocation of franchise utility connections including, but not limited to, gas, electric, telephone and cable, to the development and all extensions of those utilities in public streets. Existing franchised utilities located above grade serving the property and in the sidewalk right-of-way shall be removed and incorporated into the adjoining development where feasible.
- g. Fire Hydrants-- If required, the Owner/Permittee shall install fire hydrants at locations satisfactory to the City of San Diego Fire Department and Development Services Department.



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- h. Water Meters and Backflow Preventers - The Owner/Permittee shall locate all water meters and backflow preventers in locations satisfactory to the Public Utilities Department and CivicSD. Backflow preventers shall be located outside of the public right-of-way adjacent to the development's water meters, either within the building, a recessed alcove area, or within a plaza or landscaping area. The devices shall be screened from view from the public right-of-way.

All items of improvement shall be performed in accordance with the technical specifications, standards, and practices of the City 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 Title 24 of the State Building Code.

13. Public Art Program

The Owner/Permittee shall spend at least an amount equal to one percent (1%) of the building permit value of non-residential development on the Site for public artwork to be located on or adjacent to the Site, in accordance with the Master Plan and public art program plans submitted by Owner/Permittee for approval by Civic San Diego within the time required by the Schedule of Performance of the OPA. A public art plan for the Site shall be submitted for review and approval prior to issuance of full building permits for the Project.

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

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

- a. Remove (and dispose of) and/or treat any contaminated soil and/or water on the site (and encountered during installation of improvements in the adjacent public rights-of-way which the Owner/Permittee is to install) as necessary to comply with applicable governmental standards and requirements.
- b. Design construct all improvements on the site in a manner which will assure protection of occupants and all improvements from any contamination, whether in vapor or other form, and/or from the direct and indirect effects thereof.
- c. Prepare a site safety plan and submit it to the appropriate governmental agency, CivicSD, and other authorities for approval in connection with obtaining a building permit for the construction of improvements on the site. Such site safety plan shall assure workers and other visitors to the site of protection from any health and safety hazards during development and construction of the

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improvements. Such site safety plan shall include monitoring and appropriate protective action against vapors and/or the effect thereof.

- d. Obtain from the County of San Diego and/or California Regional Water Quality Control Board and/or any other authorities required by law any permits or other approvals required in connection with the removal and/or remedy of soil and/or water contamination, in connection with the development and construction on the site.
- e. If required due to the presence of contamination, an impermeable membrane or other acceptable construction alternative shall be installed beneath the foundation of the building. Drawings and specifications for such vapor barrier system shall be submitted for review and approval by the appropriate governmental authorities.

## STANDARD REQUIREMENTS

### 15. Environmental Impact Mitigation Monitoring and Reporting Program (MMRP)

As required by the SDMC Section 156.0304(f), the development shall comply with all applicable MMRP measures from the 2006 Final Environmental Impact Report (FEIR) for the Downtown Community Plan as indicated in the FEIR Consistency Evaluation dated March 10, 2015.

### 16. Development Impact Fees

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

### 17. Construction Fence

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



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18. Development Identification Signs

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

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

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

19. Tentative Map

The Owner/Permittee shall be responsible for obtaining all map approvals required by the City of San Diego prior to any proposal for residential units to be offered for sale.

20. This Permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this Permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36 month period, this permit shall be void unless an Extension of Time (EOT) has been granted. Any such EOT must meet all SDMC and CCPDO requirements in effect at the time of extension are considered by the appropriate decision maker.
21. Issuance of this Permit by CivicSD does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies.
22. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.
23. 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.
24. 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


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conducted on the premises until this Permit is recorded in the Office of the San Diego County Recorder.

25. The Owner/Permittee shall defend, indemnify, and hold harmless the City/CivicSD, its agents, officers, and employees from any and all claims, actions, proceedings, damages, judgments, or costs, including attorney's fees, against the City/CivicSD or its agents, officers, or employees, relating to the issuance of this permit including, but not limited to, any action to attack, set aside, void, challenge, or annul this development approval and any environmental document or decision. The City/CivicSD will promptly notify Owner/Permittee of any claim, action, or proceeding and, if the City should fail to cooperate fully in the defense, the Owner/Permittee shall not thereafter be responsible to defend, indemnify, and hold harmless the City or its agents, officers, and employees. The City/CivicSD may elect to conduct its own defense, participate in its own defense, or obtain independent legal counsel in defense of any claim related to this indemnification. In the event of such election, Owner/Permittee shall pay all of the costs related thereto, including without limitation reasonable attorney's fees and costs. In the event of a disagreement between the City/CivicSD and Owner/Permittee regarding litigation issues, the City/CivicSD shall have the authority to control the litigation and make litigation related decisions, including, but not limited to, settlement or other disposition of the matter. However, the Owner/Permittee shall not be required to pay or perform any settlement unless such settlement is approved by Owner/Permittee.

This CCDP/PDP is granted by the CivicSD Board of Directors on March 25, 2015.


CIVIC SAN DIEGO

 5.19.15  
Brad Richter Date  
Asst. Vice President, Planning  
Civic San Diego

PERMITTEE SIGNATURE

 5/19/15  
Date  
Ballpark Village LLC,  
a Delaware limited liability compa ny

By: JMIR-Ballpark Village LLC,  
a Delaware limited liability company  
Its: Managing Member

By:   
Name: JOHN C. KRAFTER  
Its: PRES-DENI

5/19/15  
Date

Attachments: Exhibit "A" - Legal Description  
Civic San Diego Board of Directors Resolution

Ballpark Village Parcel C  
CCDP/PDP No. 2013-21

**EXHIBIT A**  
**LEGAL DESCRIPTION**

Parcels 1, 2, 3, and 4 of Parcel Map No. 20943, in the City of San Diego, County of San Diego, State of California, according to map thereof filed in the Office of the County Recorder of San Diego County, December 28, 2011 as File No. 2011-0701527, Official Records.



## CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California )

County of San Diego )On May 19, 2015  
Date

before me,

Evelia Castellanos, Notary Public  
Here Insert Name and Title of the Officer

personally appeared

Brad Richter

Name(s) of Signer(s)

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

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

WITNESS my hand and official seal.



Signature

Evelia Castellanos

Signature of Notary Public

Place Notary Seal Above

## OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

## Description of Attached Document

Title or Type of Document: Amended Centre City Dev. Parcel No. 2013-21 Document Date: May 19, 2015Number of Pages: 15 Signer(s) Other Than Named Above: N/A

## Capacity(ies) Claimed by Signer(s)

Signer's Name: Brad Richter☐ Corporate Officer — Title(s): \_\_\_\_\_☐ Partner — ☐ Limited ☐ General☒ Individual ☐ Attorney in Fact☐ Trustee ☐ Guardian or Conservator☐ Other: \_\_\_\_\_Signer Is Representing: SelfSigner's Name: N/A☐ Corporate Officer — Title(s): \_\_\_\_\_☐ Partner — ☐ Limited ☐ General☐ Individual ☐ Attorney in Fact☐ Trustee ☐ Guardian or Conservator☐ Other: \_\_\_\_\_

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



**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT****CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of San DiegoOn May 19, 2015 before me, Megan Kafarey, Notary Public  
Date Here Insert Name and Title of the Officerpersonally appeared John C Kratzer

Name(s) of Signer(s)

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

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

WITNESS my hand and official seal.



Signature

Megan M. Kafarey  
Signature of Notary Public

Place Notary Seal Above

**OPTIONAL**

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

**Description of Attached Document**

Title or Type of Document: PDP No. 2013-21 Document Date: 5/19/15  
Number of Pages: \_\_\_\_\_ Signer(s) Other Than Named Above: \_\_\_\_\_

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: \_\_\_\_\_

☐ Corporate Officer — Title(s): \_\_\_\_\_☐ Partner — ☐ Limited ☐ General☐ Individual ☐ Attorney in Fact☐ Trustee ☐ Guardian or Conservator☐ Other: \_\_\_\_\_

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

Signer's Name: \_\_\_\_\_

☐ Corporate Officer — Title(s): \_\_\_\_\_☐ Partner — ☐ Limited ☐ General☐ Individual ☐ Attorney in Fact☐ Trustee ☐ Guardian or Conservator☐ Other: \_\_\_\_\_

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

**CIVIC SAN DIEGO**  
**RESOLUTION #2015-04**  
**Amended Centre City Development Permit/Planned Development Permit**  
**No. 2013-21**

**WHEREAS**, Ballpark Village LLC (Owner/Permittee) filed an application for an amendment to Centre City Development Permit (CCDP)/Planned Development Permit (PDP) No. 2013-21 for the construction of a mixed-use Project consisting of 720 residential units and 55,516 gross square feet of commercial space located on the 3.48 acre, triangular-shaped site known as Ballpark Village Parcel C ("Site") located along the east side of Park Boulevard north of Imperial Avenue in the East Village Neighborhood of the Downtown Community Plan (DCP) Area; and,

**WHEREAS**, on March 25, 2015, the Civic San Diego Board of Directors ("Board") held a duly noticed public hearing and considered the amended CCDP/PDP No. 2013-21, including a staff report and recommendation and public testimony in consideration of the Project pursuant to the City of San Diego Municipal Code Chapter 15, Article 3, Division 7; and,

**WHEREAS**, the Project is covered under the Final Environmental Impact Report (FEIR) for the San Diego DCP, CCPDO, and 10<sup>th</sup> Amendment to the Centre City Redevelopment Plan, certified by the former Redevelopment Agency ("Former Agency") and the City Council on March 14, 2006 (Resolutions R-04001 and R-301265, respectively) 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) (together the "Downtown FEIR"). The Downtown FEIR is a "Program EIR" prepared in compliance with California Environmental Quality Act (CEQA) Guidelines Section 15168. Consistent with the MMRP for the Downtown FEIR, a Traffic Analysis, WSA and Light and Glare Study were prepared for the amended Project. Consistent with best practices suggested by Section 15168, an FEIR Consistency Evaluation has been completed for the amended Project. The Evaluation concluded that the environmental impacts of the amended Project were adequately addressed in the Downtown FEIR, the amended Project is within the scope of the development program described in the Downtown FEIR, and that none of the conditions listed in Section 15162 exist; therefore, no further environmental documentation is required under CEQA.

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

**DEVELOPMENT PERMIT FINDINGS**

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

The proposed development is consistent with the Centre City Community Plan and CCPDO in effect in 2005 when the Ballpark Village Owner Participation Agreement (OPA) was entered into, as well as the Ballpark Village Master Plan ("Master Plan") contained in the OPA which established development standards, land uses, and other criteria governing the development of the Site. Upon approval of the PDP for deviations to the CCPDO and Master Plan, the Project is consistent with all applicable plans and policies of the City of San Diego.



## CENTRE CITY PLANNED DEVELOPMENT PERMIT FINDINGS

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

The Project is consistent with the objectives of the Master Plan, which provides for the development of a relatively high-density mixed-use Project on the east side of Petco Park. While it does not achieve the permitted density or mix of land uses, it does meet the minimum Floor Area Ratio and land-use requirements of the OPA and Master Plan and is consistent with the vision in the DCP for this neighborhood.

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

The granting of the deviations and approval of the Project will not negatively impact the public health, safety, and general welfare. Overall, the proposed development is consistent with the plans for this neighborhood and will contribute to its vitality by providing an attractive, activated streetscape and public amenities such as significant open-space plazas, public art, and pedestrian mews. In addition, the Project will comply with the Mitigation Monitoring Reporting Program of the Downtown FEIR.

### *3. The proposed development will comply to the maximum extent feasible with the regulations of the OPA and the Master Plan Development Standards; 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 OPA and Development Standards; and,*

The proposed development will meet all of the requirements of the CCPDO and Master Plan Development Standards with approval of the deviations, which are allowable under a PDP. The Project's design is consistent with the Downtown Design Guidelines and modern design practices and is seeking relief from somewhat over-prescriptive standards established in the Master Plan.

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

Approval of the requested deviations will result in the development of a unique mixed-use Project exhibiting superior architectural design. The proposed deviations requested will make it possible for the developer to construct a high-quality development that provides an attractive singular tower that is a signature building for this location and provides a nice addition to the downtown skyline. The development also provides an interesting mix of podium buildings that are differentiated by unique architectural features, color palettes, articulations/massing, and storefront designs. The Project will result in a unique design that anchors the east side of Petco Park and the emerging East Village neighborhood and is compatible with the surrounding neighborhood. The Project will also provide a pleasant streetscape, public plaza, and pedestrian mews.





**GENERAL NOTES**

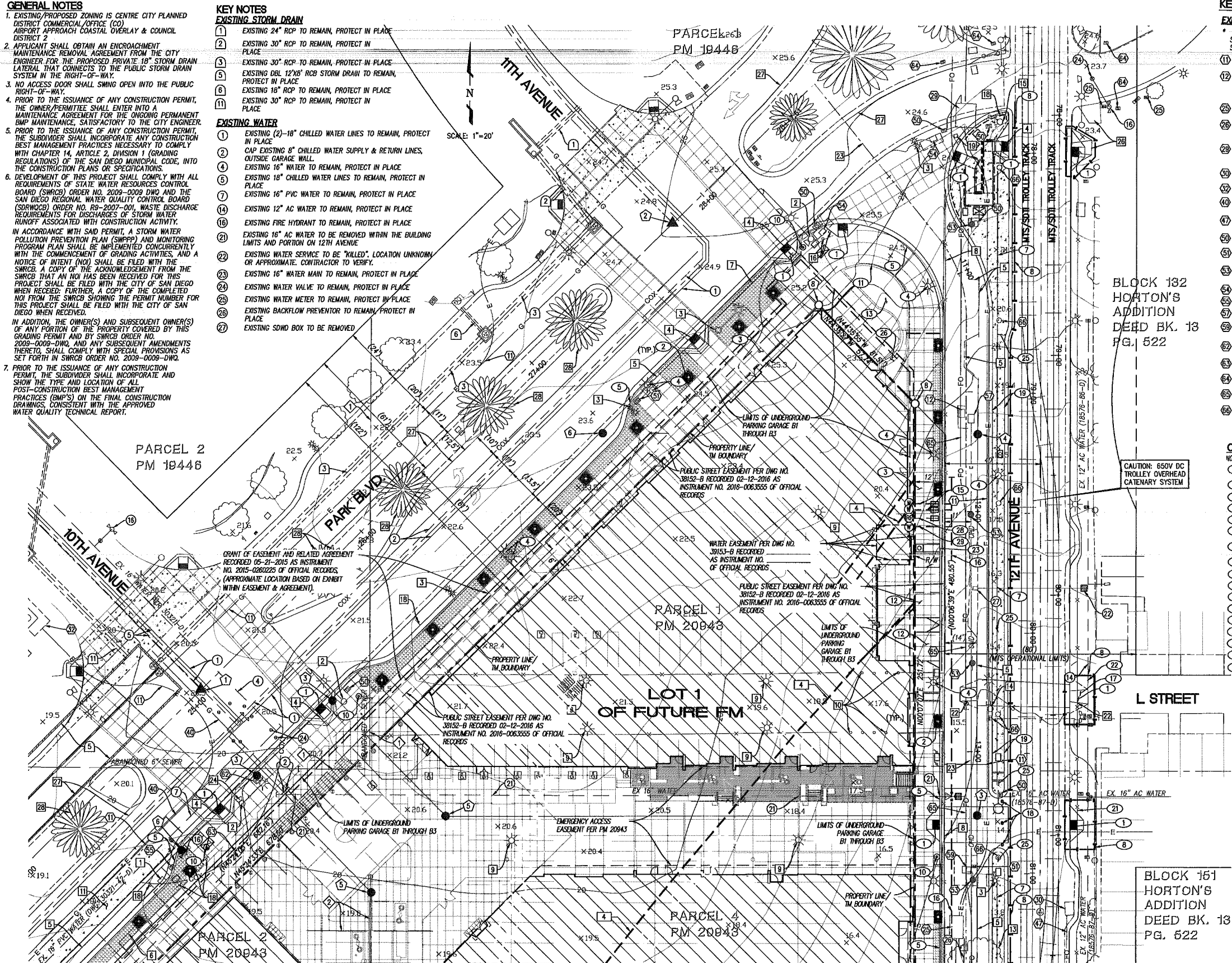
- EXISTING PROPOSED ZONING IS CENTRE CITY PLANNED DISTRICT COMMERCIAL OFFICE (CO) AIRPORT APPROACH COASTAL OVERLAY & COUNCIL DISTRICT 2
  - APPLICANT SHALL OBTAIN AN ENCROACHMENT MAINTENANCE REMOVAL AGREEMENT FROM THE CITY ENGINEER FOR THE PROPOSED PRIVATE 18" STORM DRAIN LATERAL THAT CONNECTS TO THE PUBLIC STORM DRAIN SYSTEM IN THE RIGHT-OF-WAY
  - NO ACCESS DOOR SHALL SWING OPEN INTO THE PUBLIC RIGHT-OF-WAY
  - PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITEE SHALL ENTER INTO A MAINTENANCE AGREEMENT FOR THE ONGOING PERMANENT BMP MAINTENANCE, SATISFACTORY TO THE CITY ENGINEER
  - PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE SUBDIVIDER SHALL INCORPORATE ANY CONSTRUCTION BEST MANAGEMENT PRACTICES NECESSARY TO COMPLY WITH CHAPTER 14, ARTICLE 2, DIVISION 1 (GRADING REGULATIONS) OF THE SAN DIEGO MUNICIPAL CODE, INTO THE CONSTRUCTION PLANS OR SPECIFICATIONS
  - DEVELOPMENT OF THIS PROJECT SHALL COMPLY WITH ALL REQUIREMENTS OF STATE WATER RESOURCES CONTROL BOARD (SWRCB) ORDER NO. 2009-0009 DWO AND THE SAN DIEGO REGIONAL WATER QUALITY CONTROL BOARD (SDRWQCB) ORDER NO. R8-2007-001, WASTE DISCHARGE REQUIREMENTS FOR DISCHARGES OF STORM WATER RUNOFF ASSOCIATED WITH CONSTRUCTION ACTIVITY
- IN ACCORDANCE WITH SAID PERMIT, A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND MONITORING PROGRAM PLAN SHALL BE IMPLEMENTED CONCURRENTLY WITH THE COMMENCEMENT OF GRADING ACTIVITIES, AND A NOTICE OF INTENT (NOI) SHALL BE FILED WITH THE SWRCB. A COPY OF THE ACKNOWLEDGEMENT FROM THE SWRCB THAT AN NOI HAS BEEN RECEIVED FOR THIS PROJECT SHALL BE FILED WITH THE CITY OF SAN DIEGO WHEN RECEIVED. FURTHER, A COPY OF THE COMPLETED NOI FROM THE SWRCB SHOWING THE PERMIT NUMBER FOR THIS PROJECT SHALL BE FILED WITH THE CITY OF SAN DIEGO WHEN RECEIVED.
- IN ADDITION, THE OWNER(S) AND SUBSEQUENT OWNER(S) OF ANY PORTION OF THE PROPERTY COVERED BY THIS GRADING PERMIT AND BY SWRCB ORDER NO. 2009-0009-DWO, AND ANY SUBSEQUENT AMENDMENTS THERETO, SHALL COMPLY WITH SPECIAL PROVISIONS AS SET FORTH IN SWRCB ORDER NO. 2009-0009-DWO.
- PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE SUBDIVIDER SHALL INCORPORATE AND SHOW THE TYPE AND LOCATION OF ALL POST-CONSTRUCTION BEST MANAGEMENT PRACTICES (BMP'S) ON THE FINAL CONSTRUCTION DRAWINGS, CONSISTENT WITH THE APPROVED WATER QUALITY TECHNICAL REPORT.

**KEY NOTES****EXISTING STORM DRAIN**

- EXISTING 24" RCP TO REMAIN, PROTECT IN PLACE
- EXISTING 30" RCP TO REMAIN, PROTECT IN PLACE
- EXISTING 30" RCP TO REMAIN, PROTECT IN PLACE
- EXISTING DBL 12"X8" RCB STORM DRAIN TO REMAIN, PROTECT IN PLACE
- EXISTING 18" RCP TO REMAIN, PROTECT IN PLACE
- EXISTING 30" RCP TO REMAIN, PROTECT IN PLACE

**EXISTING WATER**

- EXISTING (2)-18" CHILLED WATER LINES TO REMAIN, PROTECT IN PLACE
- CAP EXISTING 8" CHILLED WATER SUPPLY & RETURN LINES, OUTSIDE GARAGE WALL
- EXISTING 16" WATER TO REMAIN, PROTECT IN PLACE
- EXISTING 18" CHILLED WATER LINES TO REMAIN, PROTECT IN PLACE
- EXISTING 16" PVC WATER TO REMAIN, PROTECT IN PLACE
- EXISTING 12" AC WATER TO REMAIN, PROTECT IN PLACE
- EXISTING FIRE HYDRANT TO REMAIN, PROTECT IN PLACE
- EXISTING 16" AC WATER TO BE REMOVED WITHIN THE BUILDING LIMITS AND PORTION ON 12TH AVENUE
- EXISTING WATER SERVICE TO BE "KILLED". LOCATION UNKNOWN OR APPROXIMATE. CONTRACTOR TO VERIFY.
- EXISTING 16" WATER MAIN TO REMAIN, PROTECT IN PLACE
- EXISTING WATER VALVE TO REMAIN, PROTECT IN PLACE
- EXISTING WATER METER TO REMAIN, PROTECT IN PLACE
- EXISTING BACKFLOW PREVENTOR TO REMAIN, PROTECT IN PLACE
- EXISTING SMD BOX TO BE REMOVED

**EXISTING SURVEY MONUMENT**

- FOUND STREET SURVEY MONUMENT WITH BRASS DISC TAG STAMPED "LS 5562" PER PM NO. 18855
- FOUND STREET SURVEY MONUMENT WITH BRASS DISC TAG STAMPED "LS 5562" PER PM NO. 19446
- FOUND LEAD AND BRASS DISC TAG STAMPED "LS 7019" IN CONCRETE CURB PER PM NO. 20943
- FOUND LEAD AND DISC STAMPED "LS 5562" IN CONCRETE CURB PER CORNER RECORD 30666 FOR PM NO. 18855
- FOUND 3/4" X 18" IRON PIPE WITH DISC STAMPED "LS 7019" PER PM NO. 20943
- FOUND SURVEY MONUMENT WITH BRASS DISC STAMPED "LS 5562" PER PM NO. 18855 TO BE DESTROYED DURING CONSTRUCTION OF PUBLIC IMPROVEMENT DMC NO. 38153-D

MONUMENT TO BE SET PER FINAL MAP

MATCH LINE SEE SHEET 4

**MISCELLANEOUS**

- POTENTIALLY ACTIVE FAULT PER EXPLORATION LOCATION MAP BY CTE, INC., DATED: 09/02/15.

**PLAN VIEW**

SCALE: 1"=20'

**ENGINEER OF WORK**

303 A STREET SUITE 302  
SAN DIEGO, CA 92101  
PHONE NO. (619) 269-3444

BY: \_\_\_\_\_ DATE: \_\_\_\_\_

**KETTLER LEWICK**

ENGINEERING  
303 A STREET, SUITE 302  
SAN DIEGO, CA 92101  
T: 619 269-3444 | F: 619 269-3459  
www.kettlerlewick.com

**KEY NOTES****EXISTING DRY UTILITIES**

- DRY UTILITY CALLOUTS WERE PROVIDED BY UTILITY SPECIALIST. CONTRACTOR TO COORDINATE WITH UTILITY SPECIALIST FOR ALL WORK ASSOCIATED WITH DRY UTILITIES
- EXISTING SDOGE PRIMARY CONDUITS AND CABLES, PROTECT IN PLACE
- EXISTING MTS CONDUIT & FIBER OPTIC CABLE SPLICE BOX - EITHER ADJUST TO NEW GRADE AND INSTALL TRAFFIC COVER OR RELOCATE AS CONDITIONS REQUIRE, BY OTHERS. CONTRACTOR TO COORDINATE.
- EXISTING SDOGE 3316 HANDHOLE - TO BE RELOCATED BY OTHERS. CONTRACTOR TO COORDINATE.
- EXISTING PRIMARY CABLES AND CONDUITS - PORTIONS OF THE CONDUIT AND CABLES TO BE RELOCATED BY OTHERS. CONTRACTOR TO COORDINATE.
- EXISTING SDOGE 3316 HANDHOLE - ADJUST TO GRADE AS REQUIRED BY OTHERS AND PROTECT IN PLACE. CONTRACTOR TO COORDINATE.
- EXISTING MTS UNKNOWN SPLICE BOX - ADJUST TO GRADE AS REQUIRED OR PROTECT IN PLACE.
- EXISTING SDOGE 3325 MANHOLE, PROTECT IN PLACE.
- EXISTING 4" PE NATURAL GAS MAIN TO REMAIN, PROTECT IN PLACE.
- EXISTING MTS UNSPECIFIED CONDUITS, PROTECT IN PLACE.
- EXISTING SIGNAL PULLBOX TO BE RELOCATED OR ADJUST TO GRADE.
- EXISTING STREET LIGHT PULLBOX TO BE RELOCATED OR ADJUST TO GRADE.
- EXISTING POWER POLE TO BE REMOVED BY OTHERS. CONTRACTOR TO COORDINATE.
- EXISTING TRAFFIC CONTROL CABINET TO BE RELOCATED
- EXISTING TRAFFIC SIGNAL HANDHOLE TO BE RELOCATED
- EXISTING SDOGE 3313 HANDHOLE - RELOCATE BEHIND NEW CURB BY OTHERS. CONTRACTOR TO COORDINATE.
- EXISTING SDOGE 3312 HANDHOLE - RELOCATE BEHIND NEW CURB BY OTHERS. CONTRACTOR TO COORDINATE.
- EXISTING SDOGE ELECTRIC HANDHOLE TO REMAIN, PROTECT IN PLACE AND ADJUST TO GRADE
- EXISTING COX SPLICE BOX TO BE RELOCATED BY OTHERS. CONTRACTOR TO COORDINATE.
- EXISTING TRAFFIC SIGNAL HANDHOLE TO REMAIN, PROTECT IN PLACE.
- EXISTING MTS CONDUIT & FIBER OPTIC CABLE TO REMAIN, PROTECT IN PLACE.
- EXISTING MTS OCS POLES & PULLBOX TO REMAIN, PROTECT IN PLACE.

**EXISTING SURFACE IMPROVEMENT**

- EXISTING TRAFFIC SIGNAL CONTROLLER TO BE RELOCATED
- EXISTING TRAFFIC SIGNAL W/ COBRA STREET LIGHT, ADJUST TO GRADE
- EXISTING STREET LIGHT TO BE REMOVED AND SALVAGE RETURN TO CITY OF SAN DIEGO, PLACE BACK BY CONTRACTOR
- EXISTING PED RAMP TO REMAIN DURING GRADING OPERATION, TO BE REPLACED
- EXISTING CURB, GUTTER AND SIDEWALK TO REMAIN DURING GRADING OPERATIONS, TO BE REMOVED AND REPLACED
- EXISTING BUS SHELTER TO BE TEMPORARILY REMOVED DURING CONSTRUCTION AND PERMANENTLY RELOCATED EXISTING DRIVEWAY TO BE REMOVED
- EXISTING CHAIN LINK FENCE TO BE REMOVED
- EXISTING PARKING LIGHT TO BE REMOVED
- EXISTING BOLLARDS TO BE REMOVED
- EXISTING CONCRETE BUS PAD TO BE RELOCATED
- EXISTING STREET TREE TO BE REMOVED AND RELOCATED
- EXISTING TRAFFIC SIGNAL TO BE RELOCATED
- EXISTING TRAFFIC SIGNAL POLE TO REMAIN
- EXISTING BOLLARDS TO BE REMOVED AND RELOCATED
- EXISTING STREET SIGN TO BE REMOVED AND RELOCATED
- EXISTING METER PED TO BE RELOCATED PER SEPARATE DRAWING. CONTRACTOR TO COORDINATE
- EXISTING PED RAMP TO REMAIN BUT CLOSED TO PUBLIC DURING GRADING OPERATIONS ONLY. TO BE REMOVED PER PUBLIC IMPROVEMENT PLANS
- PROPOSED CENTER LINE
- EXISTING COBRA STREET LIGHT TO REMAIN
- EXISTING PED RAMP TO REMAIN
- EXISTING MEDIAN TO REMAIN
- EXISTING TREES TO REMAIN

**EXISTING SEWER**

- ABANDONED 6" SEWER TO BE REMOVED WITHIN BUILDING LIMITS.
- EXISTING 6" SEWER TO BE REMOVED WITHIN THE BUILDING LIMITS AND CAPPED AND PLUGGED.

**CONSTRUCTION NOTES**

- NOTE: PROPOSED IMPROVEMENTS PER PUBLIC IMPROVEMENT PLAN DMC 38153-D.
- PROPOSED CURB RAMP (TYPE A OR B) WITH TRUNCATED DOME PER DMC 38153-D
  - NEW TREE AND TREE GRATE
  - PROPOSED SIDEWALK (PVT) CDDC PAVING, 'BALLPARK DISTRICT PAVING'
  - PROPOSED STREET LIGHT
  - PROPOSED 6" TYPE 'N' CURB AND GUTTER PER DMC 38153-D FOR PROPOSED OVERHEAD CONTACT SYSTEM (OCS) NEW POLE. LOCATIONS SEE DMC 38153-D & 38153-D BY PDI W&B ENGINEERING.
  - PROPOSED 12" HIGH BLACK WROUGHT IRON FENCE, MATCH EXIST. FENCE ON EAST SIDE OF TROLLEY TO BE MAINTAINED BY MTS.
  - PROPOSED SANCUT LINE
  - PROPOSED SCHEDULE 'I' AC PAVEMENT PER DMC 38153-D
  - PROPOSED LITTER RECEPTACLE PER LANDSCAPE PLANS, SHEET 15
  - PROPOSED CAST-IN-PLACE CONCRETE RETAINING WALL
  - PROPOSED RESIDENTIAL DRIVEWAY PER DMC 38153-D
  - PROPOSED PLANTER PER LANDSCAPE PLANS, SHEET 16
  - PROPOSED TYPE B MEDIAN CURB
  - PROPOSED 2" WATER
  - PROPOSED 12" WATER MAIN
  - REMOVE EX. PED RAMP & REPLACE W/ CURB, GUTTER & SIDEWALK

**CONSTRUCTION NOTES**

- NOTE: PROPOSED IMPROVEMENTS PER PUBLIC IMPROVEMENT PLAN DMC 38153-D.
- PROPOSED DEMOUNTABLE POST PER DMC 38153-D, 9" MIN. CLEARANCE, QUANTITY: 3. SEE DETAIL AT THE OF THIS SHEET.
  - PROPOSED 6" TYPE G CURB & GUTTER PER DMC 38153-D
  - PROPOSED 10" SEWER LATERAL
  - REMOVE APPROX. 20' OF EXIST. FENCE FOR PED. ACCESS, SEE SHEET 4 FOR LIMITS REMOVAL.
  - INSTALL NEW FENCE, MATCH EXISTING FENCE PER MTS
  - PROPOSED CURB OUTLET PER STD DMC 38153-D
  - PROPOSED 6" FIRE SERVICE
  - PROPOSED CONCRETE MEDIAN PER DMC 38153-D
  - PROPOSED STAIRS
  - PROPOSED 6" FIRE HYDRANT
  - PROPOSED IRRIGATION
  - PROPOSED 6" PVC WATER
  - PROPOSED 6" PVC WATER
  - PROPOSED 8" SEWER LATERAL
  - PROPOSED STORM DRAIN TYPE 'A-5' STORM DRAIN CLEANOUT
  - PROPOSED STORM DRAIN TYPE 'B-1' CURB INLET
  - PROPOSED STORM DRAIN FILTER

**PROJECT TEAM:**

CIVIL ENGINEER: KETTLER LEWICK ENGINEERING  
(619) 269-3444  
ARCHITECT: CARRIER JOHNSON + CULTURE  
(619) 239-2353

**GENERAL CONTRACTOR: TURNER CONSTRUCTION****LEGAL DESCRIPTION:**

PARCELS 1, 2, 3 AND 4 OF PARCEL MAP NO. 20943, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, DECEMBER 28, 2011 AS FILE NO. 2011-0701627, OFFICIAL RECORDS.

I.O. NO. = 24006472

P.T.S. NO. = 494621

CSDS COORDINATES = 1836-6281

L.C. COORDINATES = 198-1721

**ZONING DESIGNATION:**

CDD-8P (CENTRE CITY PLANNED DISTRICT - BALLPARK MIXED-USED)  
CDD-PDP NO. 2013-21  
AIRPORT INFLUENCE AREA - SAN DIEGO INTERNATIONAL AIRPORT

**ASSESSOR'S PARCEL NUMBERS:**

539-563-38, 39, 40, 41

**PROJECT INDEX:**

LAMBERT COORDINATES: 196-1721

NAD83 COORDINATES: 1836-6281

**PREPARED BY:**

Name: KETTLER LEWICK ENGINEERING

Address: 303 A STREET SUITE 302

SAN DIEGO, CA 92101

Phone no. (619) 269-3444

**PROJECT ADDRESS:**

BALLPARK VILLAGE, PARCEL C

SAN DIEGO, CA 92101

**PROJECT NAME:**

BALLPARK VILLAGE

**SHEET TITLE:**

TENTATIVE MAP

CITY PROJECT NO. PTS 494621/I.O. NO. 24006472

**EXISTING CONDITIONS:**

COMMERCIAL PARKING LOT  
EXISTING SITE AREA = 3.99 AC  
EXISTING LOTS = 4

**PROPOSED USE:**

NEW SITE AREA: 3.99 AC

PROPOSED LOTS = 1

PARKING: 3 LEVELS BELOW GRADE

STANDARD SPACES = 1097

TANDEN SPACES = 83

RESERVED SPACES = 0

HANDICAP SPACES = 30

COMPACT TANDEN SPACES = 0

COMPACT SPACES = 6

LOADING SPACES = 3

USPS SPACE = 3

TOTAL PARKING = 1216 SPACES

NOTE: COUNT DOES NOT INCLUDE LOADING AND USPS PARKING

COMMERCIAL: 6 UNITS 49,129 SF

RESIDENTIAL: 713 UNITS 700,339 SF

**OWNER/DEVELOPER:**

GREYSTAR  
17885 VON KARMAN AVENUE, SUITE 450  
IRVINE, CA 92614  
TEL: (949) 892-4483

Revision 1: \_\_\_\_\_  
Revision 2: \_\_\_\_\_  
Revision 3: \_\_\_\_\_  
Revision 4: \_\_\_\_\_  
Revision 5: \_\_\_\_\_  
Revision 6: \_\_\_\_\_  
Revision 7: \_\_\_\_\_  
Revision 8: \_\_\_\_\_  
Original Date: \_\_\_\_\_

Sheet **2** of **7**

DEP # \_\_\_\_\_









BUILDING SUMMARY

UNIT MIX - C1, C3	%	C1	C3	TOTAL
LIVE/WORK	2.0%	0	5	5
STUDIOS	23.0%	35	24	59
1 BEDROOM	47.0%	41	75	116
2 BEDROOM	24.3%	13	47	60
2 BEDROOM + DEN	2.0%	5	0	5
3 BEDROOM	0.8%	0	2	2
TOTAL MARKET RATE UNITS	100.0%	94	153	247

INFORMATION SUMMARY PROVIDED BY THE ARCHITECT ON 02-23-16.

UNIT MIX - PROPOSED AFFORDABLE UNITS - C3	%	TOTAL
STUDIOS	7.4%	2
1 BEDROOM	37.0%	10
2 BEDROOM	44.4%	12
3 BEDROOM	11.1%	3
TOTAL AFFORDABLE UNITS AT C3		27

INFORMATION SUMMARY PROVIDED BY THE ARCHITECT ON 02-23-16.

UNIT MIX - C2	%	LOW-RISE	HIGH-RISE	TOTAL
STUDIOS	17.5%	4	73	77
1 BEDROOM	33.9%	25	124	149
1 BEDROOM + DEN	9.8%	0	43	43
2 BEDROOM	33.7%	34	114	148
2 BEDROOM + DEN	4.1%	0	18	18
3 BEDROOM	0.9%	4	0	4
TOTAL MARKET RATE UNITS		67	372	439

INFORMATION SUMMARY PROVIDED BY THE ARCHITECT ON 02-23-16.

PROJECT UNIT SUMMARY	%	AVG SIZE	TOTAL
LIVE/WORK	0.7%	748	5
STUDIOS	19.4%	553	138
1 BEDROOM	38.6%	809	275
1 BEDROOM + DEN	6.0%	1066	43
2 BEDROOM	30.9%	1198	220
2 BEDROOM + DEN	3.2%	1444	23
3 BEDROOM	1.3%	1260	9
TOTAL RESIDENTIAL UNITS			713

INFORMATION SUMMARY PROVIDED BY THE ARCHITECT ON 02-23-16.

PARKING PROVIDED

PARKING LEVEL	CAR SPACES				BICYCLE SPACES STORAGE LOCKERS	MOTORCYCLE SPACES
	STANDARD	COMPACT	TANDEM	HANDICAP		
PARKING LEVEL 1 - COMMERCIAL	48	0	0	3	36	0
PARKING LEVEL 0 - COMMERCIAL AND VISITOR	143	0	0	6	109	0
PARKING LEVEL B1 - RESIDENTIAL	266	2	23	21	0	19
PARKING LEVEL B2 - RESIDENTIAL	314	2	30	0	0	9
PARKING LEVEL B3 - RESIDENTIAL	326	2	30	0	0	9
TOTAL	1097	6	83	30	145	37

INFORMATION IS BASED FROM THE ARCHITECT'S DEVELOPMENT SUMMARY DATED 01-12-16.

NOTE: STANDARD TOTAL INCLUDES COMPACT CAR SPACES

PARKING REQUIRED

TOTAL REQUIRED	NUMBER OF SPACES
RESIDENTIAL PARKING	98
MOTORCYCLE PARKING	36
BICYCLE PARKING	143
RETAIL PARKING	885
ACCESSIBLE PARKING	28

INFORMATION IS BASED ON BLDG. PERMIT #1423706

NOTE: ACCESSIBLE PARKING QUANTITIES ARE INCLUDED WITHIN THE REQUIRED RESIDENTIAL AND RETAIL PARKING

BUILDING HEIGHTS

C1 - 6 STORY BUILDING OVER 4 STORIES OF BELOW GRADE.

C3 - 6 STORY BUILDING OVER 4 STORIES OF BELOW GRADE.

C2 - 36 STORY BUILDING OVER 3 STORIES OF BELOW GRADE. \*

\* = ROOF, OR SERVICE/ELEVATOR MACHINE ROOM ARE NOT COUNTED AS A STORIES.

SECTION 2-2  
NOT TO SCALE

SECTION 1-1  
NOT TO SCALE

NOTE: BUILDING SECTIONS PROVIDED BY  
ARCHITECT DATED 01/12/2016.

ENGINEER OF WORK

303 A STREET SUITE 302  
SAN DIEGO, CA 92101  
PHONE NO. (619) 269-3444

BY: \_\_\_\_\_ DATE \_\_\_\_\_

KETTLER LEWECK

ENGINEERING  
303 A STREET, SUITE 302  
SAN DIEGO, CA 92101  
T: 619 269-3444 | F: 619 269-3459  
www.kettlerleweck.com

PROJECT TEAM:

CIVIL ENGINEER: KETTLER LEWECK ENGINEERING  
(619) 269-3444

ARCHITECT: CARRIER JOHNSON + CULTURE  
(619) 239-2353

GENERAL CONTRACTOR: TURNER CONSTRUCTION

LEGAL DESCRIPTION:

PARCELS 1, 2, 3 AND 4 OF PARCEL MAP NO. 20943, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, DECEMBER 28, 2011 AS FILE NO. 2011-0701627, OFFICIAL RECORDS.

I.O. NO. = 24006472

P.T.S. NO. = 494621

COSSED COORDINATES = 1836-6281

L.O. COORDINATES = 196-1721

ZONING DESIGNATION:

CDP-8P (CENTRE CITY PLANNED DISTRICT - BALLPARK MIXED-USED)  
CDP PDP NO. 2013-21  
AIRPORT INFLUENCE AREA - SAN DIEGO  
INTERNATIONAL AIRPORT

ASSESSOR'S PARCEL NUMBERS:

535-563-38, 39, 40, 41

PROJECT INDEX:

LAMBERT COORDINATES: 196-1721

NAD83 COORDINATES: 1836-6281

PREPARED BY:

Name: KETTLER LEWECK ENGINEERING

Address: 303 A STREET SUITE 302

SAN DIEGO, CA 92101

Phone no. (619) 269-3444

PROJECT ADDRESS:

BALLPARK VILLAGE, PARCEL C

SAN DIEGO, CA 92101

PROJECT NAME:

BALLPARK VILLAGE

SHEET TITLE:

TENTATIVE MAP

CITY PROJECT NO. PTS 494621/I.O. NO. 24006472

EXISTING CONDITIONS:

COMMERCIAL PARKING LOT

EXISTING SITE AREA = 3.99 AC

EXISTING LOTS = 4

PROPOSED USE:

NEW SITE AREA: 3.99 AC

PROPOSED LOTS = 1

PARKING: 3 LEVELS BELOW GRADE

STANDARD SPACES = 1097

TANDEM SPACES = 83

RESERVED SPACES = 0

HANDICAP SPACES = 30

COMPACT TANDEM SPACES = 0

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USPS SPACE = 3

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NOTE: COUNT DOES NOT INCLUDE LOADING AND USPS PARKING

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RESIDENTIAL: 713 UNITS 700,339 SF

OWNER/DEVELOPER:

GREYSTAR

17885 VON KARMAN AVENUE, SUITE 450

IRVINE, CA 92614

TEL: (949) 892-4483

Revision 1: \_\_\_\_\_

Revision 2: \_\_\_\_\_

Revision 3: \_\_\_\_\_

Revision 4: \_\_\_\_\_

Revision 5: \_\_\_\_\_

Revision 6: \_\_\_\_\_

Revision 7: \_\_\_\_\_

Revision 8: \_\_\_\_\_

Original Date: \_\_\_\_\_

Sheet 6 of 7

DEP #



THIS SURVEY IS BASED ON COMMITMENT NO. NCS-789844-M-ONT1 ISSUED BY FIRST AMERICAN TITLE COMPANY DATED MAY 26, 2016.

9. AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT.  
 GRANTED TO: SAN DIEGO UNIFIED PORT DISTRICT  
 PURPOSE: MARINE TERMINAL  
 RECORDED: JUNE 9, 2008 AS FILE NO. 2008-0308924 OF OFFICIAL RECORDS  
 AFFECTS: THE ROUTE THEREAFT AFFECTS A PORTION OF SAID LAND AND IS MORE FULLY DESCRIBED IN SAID DOCUMENT.  
 REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.  
 THE EXACT LOCATION AND EXTENT OF SAID EASEMENT IS NOT SET FORTH IN THE DOCUMENT AND THEREFORE CANNOT BE PLOTTED HEREON.
- (10) AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SHOWN OR AS OFFERED FOR DEDICATION ON THE RECORDED MAP SHOWN BELOW.  
 MAP NO.: PARCEL MAP NO. 20943  
 PURPOSE: EMERGENCY ACCESS  
 AFFECTS: PARCELS 1, 2 AND 4

- 14 AN AGREEMENT BETWEEN THE CITY OF SAN DIEGO AND BALLPARK VILLAGE, LLC, OWNER, RECORDED  
APRIL 10, 2015 AS INSTRUMENT NO. 2015-0170991, OF OFFICIAL RECORDS, RELATING TO THE INSTALLATION,  
MAINTENANCE AND POSSIBLE REMOVAL OF SHORING ELEMENTS INCLUDING TIE BACKS.  
THE EXACT LOCATION AND EXTENT OF SAID AGREEMENT IS NOT SET FORTH IN THE DOCUMENT AND  
THEREFORE CANNOT BE PLOTTED HEREON.

- 15 AN AGREEMENT BETWEEN THE CITY OF SAN DIEGO AND BALLPARK VILLAGE, LLC, OWNER RECORDED  
APRIL 10, 2015 AS INSTRUMENT NO. 2015-0171009 OF OFFICIAL RECORDS, RELATING TO THE INSTALLATION,  
MAINTENANCE AND POSSIBLE REMOVAL OF SUBTERRANEAN PARKING STRUCTURE, GARAGE WALLS,  
THE EXACT LOCATION AND EXTENT OF SAID AGREEMENT IS NOT SET FORTH IN THE DOCUMENT AND  
THEREFORE CANNOT BE PLOTTED HEREON.

- (20) A DOCUMENT ENTITLED "EASEMENT AGREEMENT AND MEMORANDUM OF SERVICE AGREEMENT", DATED, APRIL 20, 2014, EXECUTED BY J&R-CHILLED WATER LLC, A LIMITED LIABILITY COMPANY ORGANIZED UNDER THE LAWS OF THE STATE OF DELAWARE AND GOCV II BP VILLAGE C-2 REIT, LLC, A DELAWARE LIMITED LIABILITY COMPANY, SUBJECT TO ALL THE TERMS, PROVISIONS AND CONDITIONS THEREIN CONTAINED, RECORDED APRIL 23, 2015, AS INSTRUMENT NO. 2015-0198009 OF OFFICIAL RECORDS.
- (24) THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "GRANT OF EASEMENT AND RELATED AGREEMENT" RECORDED MAY 21, 2015 AS INSTRUMENT NO. 2015-0260225 OF OFFICIAL RECORDS.
- (27) AN EASEMENT FOR PUBLIC STREET & INCIDENTAL PURPOSES, RECORDED FEBRUARY 12, 2016 AS INSTRUMENT NO. 2016-0063555 OF OFFICIAL RECORDS.

303 A STREET SUITE 302  
SAN DIEGO, CA 92101  
PHONE NO. (619) 269-3444

BY: \_\_\_\_\_ DATE: \_\_\_\_\_

KETTLER  LEWECK

**ENGINEERING**  
303 A STREET, SUITE 302  
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t: 619 269-3444 | f: 619 269-3459  
[www.kettlerleweck.com](http://www.kettlerleweck.com)

**PROJECT TEAM:**

CIVIL ENGINEER: KETTLER LEWECK ENGINEERING  
(619) 269-3444  
ARCHITECT: CARRIER JOHNSON + CULTURE  
(619) 239-2353

GENERAL CONTRACTOR: TURNER CONSTRUCTION

**LEGAL DESCRIPTION:**

PARCELS 1, 2, 3 AND 4 OF PARCEL MAP NO. 20943, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, DECEMBER 28, 2011 AS FILE NO. 2011-0701527, OFFICIAL RECORDS.

I.O. NO. = 24006472  
P.T.S. NO. = 494621  
CCS83 COORDINATES = 1836-6281  
L.C. COORDINATES = 196-1721

**ZONING DESIGNATION:**

CCPD-BP (CENTRE CITY PLANNED DISTRICT - BALLPARK MIXED-USED)  
CCDP/PDP NO. 2013-21  
AIRPORT INFLUENCE AREA - SAN DIEGO

ASSESSOR'S PARCEL NUMBERS:

535-563-38, 39, 40, 41

**PROJECT INDEX:**

LAMBERT COORDINATES: 196-1721  
 NAD83 COORDINATES: 1836-6281

PREPARED BY:

Name: KETTLER LEWECK ENGINEERING  
Address: 303 A STREET SUITE 302  
SAN DIEGO, CA 92101

## PROJECT ADDRESS:

PROJECT ADDRESS:  
BALLPARK VILLAGE, PARCEL C  
SAN DIEGO, CA 92101

## PROJECT NAME:

PROJECT NAME:  
BALLPARK VILLAGE

**SHEET TITLE:**

TENTATIVE MAP  
CITY PROJECT NO. PTS 494621/I.O. NO. 24006472

EXISTING CONDITIONS:

COMMERCIAL PARKING LOT  
EXISTING SITE AREA = 3.99 AC  
EXISTING LOTS = 4  
PROPOSED USE:

PROPOSED USE:  
NEW SITE AREA: 3.00

NEW SITE AREA: 3.99 AC  
PROPOSED LOTS = 1

STANDARD SPACES = 1097  
TANDEM SPACES = 83  
RESERVED SPACES = 0  
HANDICAP SPACES = 30  
COMPACT TANDEM SPACES = 0  
COMPACT SPACES = 6  
LOADING SPACES = 3  
USPS SPACE = 3

TOTAL PARKING = 1216 SPACES  
NOTE: COUNT DOES NOT INCLUDE LOADING AND  
USPS PARKING

COMMERCIAL:	6	UNITS	49,129	SF
RESIDENTIAL:	713	UNITS	700,339	SF

OWNER/DEVELOPER:

**GREYSTAR**  
17885 VON KARMAN AVENUE, SUITE 450  
IRVINE, CA 92614  
TEL: (949) 892-4483

Revision 1: \_\_\_\_\_  
Revision 2: \_\_\_\_\_  
Revision 3: \_\_\_\_\_  
Revision 4: \_\_\_\_\_  
Revision 5: \_\_\_\_\_  
Revision 6: \_\_\_\_\_  
Revision 7: \_\_\_\_\_  
Revision 8: \_\_\_\_\_  
Original Date: \_\_\_\_\_

Sheet 7 of 7

DEP 4



The City of San Diego

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

## Ownership Disclosure Statement

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

Project Title

Project No. For City Use Only

Ballpark Village Parcel C

Project Address:

The NE block of Park Blvd. and Imperial Avenue

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

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

Additional pages attached ☐ Yes ☐ No

Name of Individual (type or print):

☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature :

Date:

Name of Individual (type or print):

☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature :

Date:

Name of Individual (type or print):

☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature :

Date:

Name of Individual (type or print):

☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature :

Date:



<b>Project Title:</b> Ballpark Village Parcel C	<b>Project No. (For City Use Only)</b>
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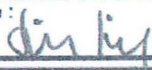
**Part II - To be completed when property is held by a corporation or partnership**

**Legal Status (please check):**

☐ Corporation   
 ☒ Limited Liability -or-   
 ☐ General) What State? DE   
 Corporate Identification No. \_\_\_\_\_

☐ Partnership

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

Corporate/Partnership Name (type or print): <u>GDCV II BP Village C-2 REIT, LLC</u> <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee Street Address: <u>17885 Von Karman Avenue, Ste. 450</u> City/State/Zip: <u>Irvine, CA 92614</u> Phone No: _____ Fax No: _____ <u>949-735-9870</u> Name of Corporate Officer/Partner (type or print): <u>Jim Ivory</u> Title (type or print): <u>Senior Director, Development</u> Signature : <u></u> Date: <u>6/16/16</u>	Corporate/Partnership Name (type or print): _____ <input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee Street Address: _____ City/State/Zip: _____ Phone No: _____ Fax No: _____ _____ Name of Corporate Officer/Partner (type or print): _____ Title (type or print): _____ Signature : _____ Date: _____
Corporate/Partnership Name (type or print): _____ <input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee Street Address: _____ City/State/Zip: _____ Phone No: _____ Fax No: _____ _____ Name of Corporate Officer/Partner (type or print): _____ Title (type or print): _____ Signature : _____ Date: _____	Corporate/Partnership Name (type or print): _____ <input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee Street Address: _____ City/State/Zip: _____ Phone No: _____ Fax No: _____ _____ Name of Corporate Officer/Partner (type or print): _____ Title (type or print): _____ Signature : _____ Date: _____
Corporate/Partnership Name (type or print): _____ <input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee Street Address: _____ City/State/Zip: _____ Phone No: _____ Fax No: _____ _____ Name of Corporate Officer/Partner (type or print): _____ Title (type or print): _____ Signature : _____ Date: _____	Corporate/Partnership Name (type or print): _____ <input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee Street Address: _____ City/State/Zip: _____ Phone No: _____ Fax No: _____ _____ Name of Corporate Officer/Partner (type or print): _____ Title (type or print): _____ Signature : _____ Date: _____