



THE CITY OF SAN DIEGO

Report to the Planning Commission

DATE ISSUED: September 14, 2017 REPORT NO. PC-17-079

HEARING DATE: September 21, 2017

SUBJECT: ALEXAN FASHION VALLEY. Process Four Decision

PROJECT NUMBER: [474586](#)

OWNER/APPLICANT: Mission Grove Offices, LLC, a California limited liability, Owner, and Maple Multi-Family Land CA, LP, Applicant

SUMMARY

Issue: Should the Planning Commission approve the construction of a new mixed-use residential development with 284 units, 8,150 square feet of commercial office use, and 3,145 square feet of commercial restaurant use on a 4.92-acre site located at 123 Camino de la Reina in the Mission Valley Community Plan area?

Staff Recommendations:

1. **Certify** Environmental Impact Report No. 474586 and **Adopt** Mitigation, Monitoring and Reporting Program; and
2. **Approve** Planned Development Permit No. 1661486 and Site Development Permit No. 1661487.

Community Planning Group Recommendation: On July 12, 2017, the Mission Valley Planning Group voted 19-1-0 to recommend approval of the project subject to the project not having a negative impact on the 163 freeway improvements and that all Design Advisory Board comments are addressed (Attachment 9).

Environmental Review: An [Environmental Impact Report No. 474586, SCH No. 2016071065](#) has been prepared for the project in accordance with the State of California Environmental Quality Act (CEQA) Guidelines. A Mitigation, Monitoring and Reporting Program has been prepared and will be implemented which will reduce, to a level below significance, any potential impacts identified in the environmental review process.

Fiscal Impact Statement: None with this action. All costs associated with the processing of this project are paid from a deposit account maintained by the applicant.

Code Enforcement Impact: None.

Housing Impact Statement: The site is located at 123 Camino De La Reina, north of Interstate 8 and west of State Route 163, within the Mission Valley Community Plan area. The site is currently an office building with surface parking and does not include any residential housing. The project proposes the demolition of the office building and the construction of a new mixed-use development consisting of residential, commercial, and retail uses. The project will provide a total of 284 new residential apartment dwelling units, including 48 units with a home business focus. The development of the proposed project would open a new site for housing development and provide housing stock in a time when the City Council has determined that the City of San Diego is in a housing state of emergency. The project does not include onsite affordable housing, rather the applicant has elected to pay the in-lieu fee.

BACKGROUND

The project site is located at 123 Camino De La Reina, north of the Interstate 8 (I-8)/State Route 163 (SR-163) interchange, south and east of Camino de la Reina, and west of SR-163 (Attachment 1), on three parcel lots with a total 4.92-acres in the predominately MV-CO Zone of the Mission Valley Planned District Ordinance (MVPDO), portions of the OF-1-1 Zone, Tandem and Transit Parking, FAA Part 77 Noticing Area, Airport Influence Area Review Area 2, and the Airport Land Use Compatibility Zone for Montgomery Field within the Mission Valley Community Plan [Community Plan] (Attachment 2). The site has been previously graded and is fully developed in 1973 with 69,651 square feet of commercial office buildings and on-site surface parking. Landscaping includes turf, trees, and non-native ornamental vegetation (Attachment 3). The surrounding development includes the previous Union-Tribune building located west of the project site and to the north is the San Diego River and Fashion Valley Mall, as well as a transit center with bus and Light Rail Transit (LRT) stations. The I-8/SR-163 interchange is located east and south of the project site.

The Community Plan designates this site as Commercial Office. The Commercial Office category generally includes multi-tenant office buildings, single purpose office-administrative facilities, professional-medical buildings, and financial institutions. Although designated for Commercial Office development, the Community Plan also provides an opportunity for Multiple Use Development Option with retail, office, residential, hotel/motel, and/or recreation uses as an alternative land use through the provisions of Planned Development Permit (PDP).

The Alexan Fashion Valley project (Project) proposes redevelopment of the existing commercial office complex with a mixed-use development that would include a mix of residential and commercial retail and office uses. The existing commercial office buildings and associated facilities would be demolished and replaced with up to 284 residential units (including 48 with a home business focus), 8,150 square feet of commercial office use and 3,145 square feet of commercial restaurant use.

The project requires a Site Development Permit (SDP) in accordance with San Diego Municipal Code

Section (SDMC) 1514.0201(d)(1)(A) to allow for the development of a mix of residential, commercial, and retail uses within central Mission Valley where the proposed uses would exceed the Threshold 1 Average Daily Trip (ADT) allocation of the MVPDO. The project also requires a PDP in order to implement the Multiple Use Development Option in the Community Plan and request measurement deviations to SDMC Section 1514.0402(b)(1) which requires pedestrian sidewalks separated from the street by landscaped parkways.

DISCUSSION

Project Description:

The Project involves demolition of the existing commercial structures and on-site surface parking and construction of a mixed-use development consisting of approximately 326,094 gross square feet of residential and approximately 11,295 gross square feet of commercial office and retail uses with a total of 284 residential units, 8,150 square feet of commercial office use, and 3,145 square feet of commercial restaurant use. Two building structures (residential and mixed use) would range in height from five stories to six stories with mezzanines on the seventh, wrapped around a separate, approximately 104,575-square-foot, six-story parking garage structure. The Project's overall building height proposed is not greater than 62.5 feet, which is below the allowed maximum height of 70 feet within River Influence Area per MVPDO Table 1514-03C and far below the allowed maximum of 250 feet for development north of I-8 and south of Friars Road per MVPDO SDMC 1514.0404.

The residential units for the Project will consist of studios, one-bedroom units, and two-bedroom units. Additionally, the Project provides residential-work units designed to accommodate individuals who operate businesses from a home office. Residential-work units would be coupled with shared open-office amenity areas to support a working environment. All units except those facing the freeway would have private outdoor space in the form of balconies totaling 19,408 square feet, with an additional 30,470 square feet in common open area. Additionally, the Project would provide a total of 7,995 square feet of residential amenity space, including 2,188 square feet of fitness center and a 2,865-square foot residential/residential work lobby. In order to support the residential-work units, the Project would provide a total of 2,940 square feet of business center space in three separate business center areas. The remaining amenity space would be distributed throughout the Project site within six focused areas: The Meadow, The Pool, The Oasis, The Nest, Nature Walk and The Perch.

The six different amenity areas would be used by residents, employees, and visitors to the site. Two of these amenity areas would be private and would serve the residents of the Project: The Meadow and The Pool. The Meadow, located in the northeastern portion of the project, would provide for passive recreation and gathering space for project residents. The Meadow would include a BBQ grill and outdoor dining space, as well as lounge seating, a fire pit, and lawn area. The Pool, located in the western portion of the project site, would provide the traditional pool, spa, and BBQ grill amenities of a multi-family development. The Oasis and The Nest are intended to serve both Project residents and employees, as well as patrons of the Project's retail offerings. The Oasis, located between the leasing office, fitness center, and office components in the southern portion of the

Project site, would provide a plaza-like setting with a wood deck, seating, and a bar top counter. The Nest, located in the southwest corner of the Project site, would provide an outdoor dining patio adjacent to the Project's restaurant component. The remaining two amenity areas, Nature Walk and The Perch, are located along the public right-of-way and provide for pedestrian focus at the Project's edge. Nature Walk, located on the northern and western perimeters of the Project site, would provide a landscaped buffer between Camino de la Reina and the Project buildings. Within this landscaped area, Nature Walk would include interpretive signage, a decomposed granite path, and native plants. The Perch, located in the northwest corner of the Project site, would provide a stepped entry to the main Project area with a picnic area, and open lawn, and play elements. The Perch is intended to facilitate active social interaction and activate this corner of the project, which is adjacent to the direct connection leading to the street, Fashion Valley Mall, and Fashion Valley Transit Center.

The Project would provide a total of 469 parking spaces. A 140,575-square-foot total, six-story above-ground and one-story below-ground parking structure would be wrapped by the residential units and situated at the center of the Project site providing a total of 404 parking spaces. The balance of 65 parking spaces would be provided as surface parking. These surface parking spaces would be predominantly for commercial and retail patrons, as well as visitors of the Project. As such, the surface parking would be located internal to the site along the Project's eastern boundary, adjacent to retail and office uses as well as resident entryways. In addition to automobile parking, the Project would provide 140 bicycle parking spaces and 34 motorcycle parking spaces.

Access to the Project site currently occurs from three driveways off of Camino de la Reina. Primary vehicular access to the Project would occur via a driveway located in the central portion of the western frontage along Camino de la Reina. The southwestern driveway would be retained in generally the same location as exists currently. The northern driveway would be shifted to the northeastern corner of the project site. A fire lane would be provided along the eastern boundary of the Project site. Pedestrian movement would be accommodated throughout the Project site, allowing pedestrians to easily move between the commercial and residential elements of the development via accentuated enhanced paving and signage. The Project has been designed with a primary focus on the pedestrian and pedestrian access. The focus of pedestrian access and activity occurs at The Perch, a primary focal point for the project as described above, and the project's main access (The Oasis). Pedestrian access would be provided along sidewalks on the north and west project site perimeters. Internal pedestrian access provides connections to buildings and the external sidewalks. Bicyclists would be able to travel through the site, along the eastern portion of the project site, and along Camino de la Reina.

The proposed landscape plan includes the use of indigenous and/or drought-tolerant plant material, whenever possible. No invasive or potentially invasive species would be utilized. Planting is intended to be a connecting device linking the various pieces of the Project and design style. The landscape plan emphasizes a garden setting, where plant material would be used to help define spaces, encourage circulation paths, highlight entry points, and provide softness and scale to the architecture. Evergreen, deciduous, and flowering material are proposed throughout the project. Street trees are proposed to define vehicle/pedestrian spaces and to provide shade and scale to the street scene. A specimen street within The Nest would create a focal point for this amenity area and

provide a statement accent at this site frontage from the street.

Landscaping throughout the Project site is characterized by a diverse array of trees, shrubs, and accent planting. Trees would be utilized to define spaces and create a sense of place. Street trees along Camino de la Reina would enhance the pedestrian realm, while screening trees along the eastern and southern boundary would help to screen out neighboring highways and provide shade and canopy for surface parking areas. Architectural accent trees and palms would be located throughout the project and within amenity areas. The use of shrubs for screening and demarcation would be utilized, as well as groundcover, succulents, and vines.

Community Plan Analysis:

The project site is within the Mission Valley Community Plan (Community Plan), the City's adopted land use plan for this area. The Community Plan designates the property as Commercial Office. Within the Community Plan is a provision that allows commercial sites to develop through a Planned Development Permit using the "Multiple Use Development Option," where two or more revenue-producing uses are physically integrated to support pedestrian connections and transit ridership. The Project meets these requirements by integrating new residential units with a variety of commercial uses. It includes significant functional and physical integration of project components, including uninterrupted pedestrian connections, both within the project and to the nearby Fashion Valley Transit Center and adjacent developments.

The primary basis for analyzing development intensity according to the Community Plan is trip generation. The Community Plan divides the community plan area into 13 development intensity districts (DIDs) and assigns allowable trip generation rates (in terms of trips/acre) to each DID. The project site is located within the "C" DID, which allows for 417 gross trips per acre. Projects that exceed the threshold of 417 ADT per gross acre are required to be processed as a Community Plan Amendment and are required to submit a traffic study identifying the traffic impacts and mitigation required by the project as well as an environmental study prepared in accordance with the California Environmental Quality Act. The trip generation of the proposed project totals 405 gross trips per acre, therefore the Project is consistent with the development intensity provisions of the Community Plan.

The design of the Project is consistent with the Community Plan because a context-sensitive approach was used to address the relationship between the development, adjacent projects, and natural features. The site is designed around a central amenity area, which provides a convenient connection to the Fashion Valley Transit Center and offers an overlook of the San Diego River. The creation of a mixed-use development also provides the opportunity to reduce over reliance on the automobile by providing new housing in walking distance of shopping, office, and recreation spaces. In addition, the Project provides a new format for employment that is not currently available in Mission Valley. Included in the Project are units designed for home employment with commercial grade internet and communal conference rooms, which can be used for professionals looking for a flexible work-at-home environment. In addition, the project is providing unbundled parking, which will allow a market-based solution to deal with changing parking demands.

Mission Valley Planning Group Recommendation Analysis:

The Mission Valley Planning Group (MVPG) recommended approval of the project subject to the project not having a negative impact on the SR-163 freeway improvements and that all Design Advisory Board (DAB) comments are addressed.

The Project site abuts Caltrans right-of-way, SR-163 to the east and I-8 to the south, with the I-8/SR-163 interchange to the southeast. This interchange is included within the State Route 163/Friars Road Interchange Project funded by the City of San Diego and construction administered by Caltrans ([CIP No. S00851](#)). The project will be constructed in three phases. Phases 1 and 3 will not impact the Project site. However, Phase 2 includes the construction of a new collector ramp from southbound SR-163 to westbound I-8 and may have the potential to impact the Project site with requested additional right-of-way dedications to the State for the project. However, Phases 2 and 3 are currently not funded and the exact right-of-way requirements have not been determined. The Project has been conditioned to require the Owner/Permittee to not oppose for any requested dedications as part of the Interchange Project and should the requested dedications require changes to the Project site, the Owner/Permittee shall submit plans for Process One, Substantial Conformance Review to the City.

The MVPG's DAB recommend action to the full planning group included the applicant addressing all of the outstanding EIR comments and that the mechanical units on the roof be screened from public/resident view in accordance with the municipal code regulations. The applicant has addressed all outstanding draft EIR comments and the City has prepared the final EIR for the Project. The mechanical units on the proposed building structure's roof area comply with the SDMC Chapter 14, Article 2, Division 9, Mechanical and Utility Equipment Screening Regulations.

Environmental Analysis:

[Environmental Impact Report No. 474586, SCH No. 2016071065](#) (EIR) has been prepared for the project in accordance with the State of California Environmental Quality Act (CEQA) Guidelines. The City of San Diego conducted an Initial Study which determined that the proposed project could have significant environmental affects to transportation/traffic circulation/parking (cumulative street segment impacts), geologic conditions (direct impact - liquefaction), historical resources (unknown subsurface archeological resources), and tribal cultural resources (unknown subsurface archeological resources). Specific mitigation is identified in the EIR to address those impacts, and a Mitigation, Monitoring and Reporting Program has been prepared and will be implemented which will reduce, to a level below significance, any potential impacts identified in the environmental review process.

Project-Related Issues:

- Floodplain - The project site is located in Special Flood Zone AE of the San Diego River based on Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM). There are several restrictions regarding floodplain development, including finished floor elevation requirements. The SDMC requires the lowest floor of a habitable structure, including the

basement level, to be two feet above the Base Flood Elevation (BFE) (water surface elevation for a 100-year flood event). The minimum finished floor elevations of buildings proposed for the project will be two feet above the maximum water surface elevation adjacent to the project site. The majority of the project site will be elevated with fill to achieve the two feet above maximum water surface elevation. Because the site is disconnected from the main channel of the San Diego River, placement of fill at the project will not result in an increase to the BFE for the San Diego River.

- Deviations - SDMC Section 1514.0402(b)(1) requires pedestrian sidewalks separated from the street by landscaped parkways shall be provided in relation to the street classification as shown in SDMC Table 1514-04A. SDMC Section 1514.0402(b)(1) allows the decision maker to permit the widths of the parkway and sidewalk to accommodate such features as bus stops, transformer boxes, or other site constraints.

The project would not meet the requirements of SDMC Section 1514.0402(b)(1) for Camino de la Reina, which fronts the project site on the north and west. Camino de la Reina is classified as a four-lane collector. SDMC Table 1514-04A requires an eight-foot wide sidewalk along four-lane collectors, separated from the roadway by a six-foot wide landscaped parkway. The project proposes a 4.5-foot wide contiguous sidewalk along Camino de la Reina and a five- to 5.5-foot wide parkway adjacent to the sidewalk. Street trees consistent with those proposed in the landscape plan for the Union Tribune project, located immediately west of the project, would be provided within the parkway for design continuity.

As a result of portions of the project being located within the floodplain, proposed structures must be raised. Raising the site a minimum of two-feet above the floodplain creates a manufactured slope along Camino de la Reina, transitioning down to the existing sidewalk. The manufactured slope would provide 50 – 61 feet of separation between the public sidewalk and buildings proposed within the project.

- MVPDO Development Intensity Overlay District - The primary basis for analyzing development intensity according to the Community Plan is trip generation. The MVPDO Development Intensity Overlay District covers the entire Community Plan area and this overlay district is composed of three traffic areas (Area 1, Area 2, and Area 3) and thirteen traffic districts (Development Intensity Districts [DIDs] A – M) and assigns allowable trip generation rates (in terms of trips/acre) to each DID. The project site is located within the DID “C”, and MVPDO Table 1514-03A allows for 417 Average Daily Trips (ADT) per gross acre. Projects that exceed the threshold of 417 ADT per gross acre are required to be processed as a community plan amendment and must also submit a traffic study identifying the traffic impacts and mitigation required by the project as well as an environmental study prepared in accordance with the California Environmental Quality Act. As shown below and according to MVPDO Table 1514-03B, the proposed project totals 405 gross trips per acre, which is below the 417 trip threshold. Therefore the project is consistent with the development intensity provisions of the MVPDO.

Project's Average Daily Trips (ADT) Summary for 4.92 Acre Site Per MVPDO Table 1514-03B			
Project Intensity	Use	Rate/Units	Quantity
284 Units	Multi-family (≥30 du/ac)	6 trips/du	1,704
8,150 SF	Offices (<100,000 SF/GFA)	20 trips/1K SF GFA	163
3,145 SF	Restaurants	40 trips/1K SF GFA	125.8
Sub-Total			1992.8
Total	1992.8 ÷ 4.92 ac.		405.04 ADT

- Community Plan Multiple Use Development Option - The project is proposing a Multiple Use Development in accordance with the Community Plan, which allows multiple use development in commercial zones, provided the predominant land use is consistent with the Community Plan land use designation. The objective for the Multiple Use Development option is to provide for new development and redevelopment which integrates various land uses into coordinated multi-use projects. A “multi-use development” means a relatively large-scale real estate project characterized by the following, which are implemented as part of a comprehensive development plan:
 - Two or more significant revenue-producing uses such as restaurant, office, residential (either as rentals or condominiums), hotel/motel, and/or recreation which, in well-planned projects, are financially supportive of the other uses.
 - Significant functional and physical integration of project components including uninterrupted pedestrian connections, if available, to adjacent developments.
 - Development in conformance with a coherent plan (which frequently stipulates the type and scale of uses, permitted densities and related items), and
 - Public transit opportunities and commitments.

Another defining characteristic of multi-use development is a significant physical and functional integration of project components. All project components should be interconnected by pedestrian ways, although (physically) this integration can take many forms:

- Vertical mixing of project components into a single structure, often occupying only one parcel.
- Careful positioning of key project components around centrally located focal points (e.g., a shopping gallery or hotel containing a large central court).
- Interconnection of project components through an elaborate pedestrian circulation network (e.g., subterranean concourses, walkways and plazas at grade, and aerial bridges between buildings), or
- Extensive use of escalators, elevators, moving sidewalks, bridges and other mechanical or structural means of facilitating horizontal and vertical movement by pedestrians, and
- Permanent pedestrian linkages to public transit systems.

The project is consistent with all of these characteristics. The project provides for three

significant revenue-producing uses: residential, restaurant, and office. The project provides for a functional and physical integration of land uses that are tied together by a well-developed pedestrian plan.

Conclusion:

The City staff has completed the review of the requested Planned Development Permit and Site Development Permit application and determined the proposed project would be consistent with the City's General Plan and Community Plan and would comply with all relevant sections of the City of San Diego Municipal Code, including requested deviations. Staff concludes that all of the necessary findings to approve the project can be affirmed and that the conditions applied to the Planned Development Permit and Site Development Permit are sufficient to insure the project would be in harmony with the surrounding Mission Valley community.


ALTERNATIVES

1. Approve Planned Development Permit No. 1661486 and Site Development Permit No. 1661487, with modifications.
2. Deny Planned Development Permit No. 1661486 and Site Development Permit No. 1661487, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,



Elyse W. Lowe
Deputy Director
Development Services Department

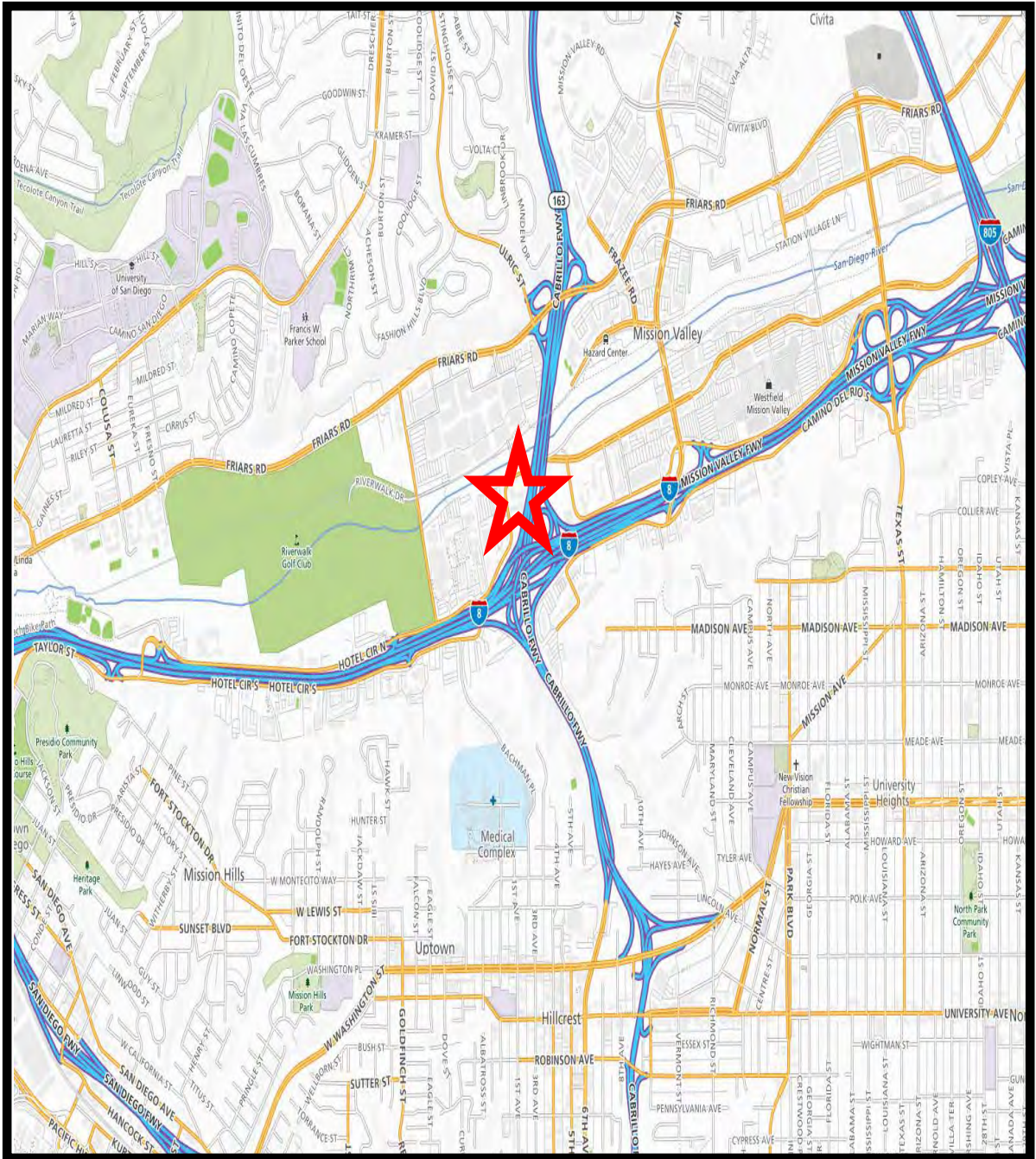


Tim Daly
Development Project Manager
Development Services Department

LOWE/TPD

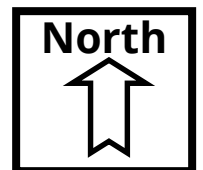
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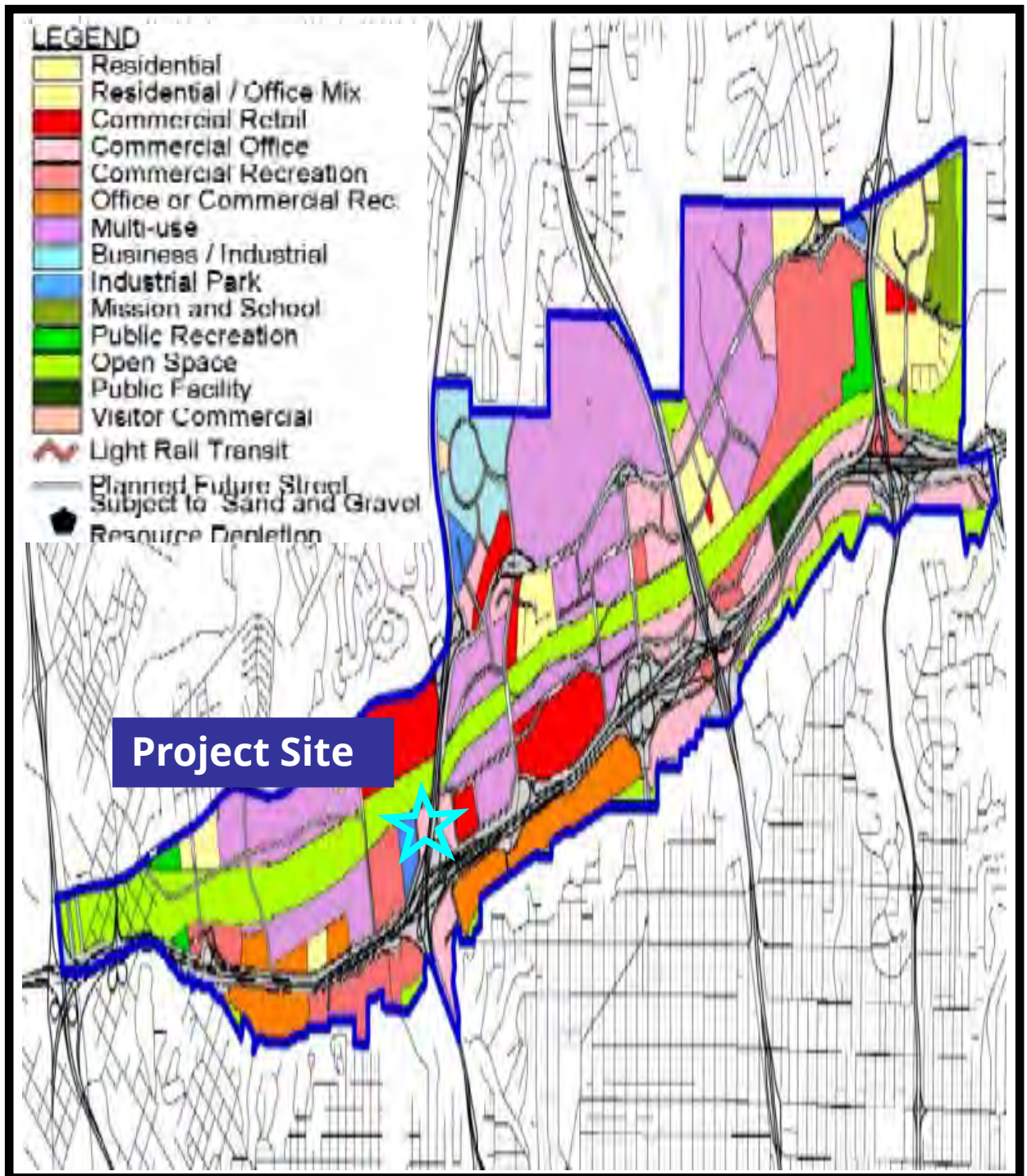
1. Project Location Map
2. Community Plan Land Use Map
3. Aerial Photographs
4. Project Data Sheet
5. Draft Permit Resolution with Findings
6. Draft Permit with Conditions
7. Draft Environmental Resolution with MMRP
8. Project Plans
9. Community Planning Group Recommendation
10. Ownership Disclosure Statement



Location Map

Alexan Fashion Valley, Project No. 474586
123 Camino de la Reina, San Diego CA 92108

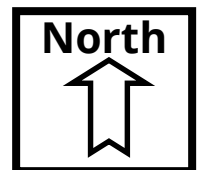






Aerial Photo

Alexan Fashion Valley, Project No. 474586
123 Camino de la Reina, San Diego CA 92108



PROJECT DATA SHEET

PROJECT NAME:	Alexan Fashion Valley	
PROJECT DESCRIPTION:	Construction of a new mixed-use residential development with 284 units, 8,150 square feet of commercial office use, and 3,145 square feet of commercial restaurant use on a 4.92-acre site located at 123 Camino de la Reina	
COMMUNITY PLAN AREA:	Mission Valley	
DISCRETIONARY ACTIONS:	Site Development Permit and Planned Development Permit	
COMMUNITY PLAN LAND USE DESIGNATION:	Commercial-Office	
<u>ZONING INFORMATION:</u>		
<p>ZONES: Mission Valley Planned District (MVPD)-MV-CO, portions of the OF-1-1 Zone, Tandem and Transit Parking, FAA Part 77 Noticing Area, Airport Influence Area Review Area 2, and the Airport Land Use Compatibility Zone for Montgomery Field.</p> <p>HEIGHT LIMIT: 250 feet Max.</p> <p>LOT SIZE: Min. 5,000 s.f.; 214,315 s.f. existing.</p> <p>LOT COVERAGE: 50% Max.; 42% proposed.</p> <p>STREET YARD SETBACK: 15 feet required; 15 feet provided.</p> <p>SIDE SETBACK: 10 feet required; 50 feet provided.</p> <p>REAR SETBACK: 8 feet required; 50 feet provided.</p> <p>PARKING: 468 spaces required; 469 spaces provided.</p>		
<u>ADJACENT PROPERTIES:</u>	LAND USE DESIGNATION & ZONE	EXISTING LAND USE
NORTH:	Open Space; OF-1-1	San Diego River
SOUTH:	Commercial-Visitor; MVPD-MV-CO	CALTRANS Right-of-Way
EAST:	Commercial-Visitor; MVPD-MV-CO	CALTRANS Right-of-Way
WEST:	Industrial Park; MVPD-MV-I	Future Mixed-Use Residential (former SD Union Tribune)
DEVIATIONS REQUESTED:	SDMC Section 1514.0402(b)(1) and SDMC Table 1514-04A along the project frontage requires an eight-foot wide sidewalk along four-lane collectors, separated from the roadway by a six-foot wide landscaped parkway. The project provides a 4.5-foot wide contiguous sidewalk along Camino de la Reina and a five- to 5.5-foot wide parkway adjacent to the sidewalk.	
COMMUNITY PLANNING GROUP RECOMMENDATION:	July 12, 2017, the Mission Valley Community Planning Group voted 19-0-1 to recommend approval with no conditions.	

PLANNING COMMISSION RESOLUTION NO. XXXXXX-PC
PLANNED DEVELOPMENT PERMIT NO. 1661486
SITE DEVELOPMENT PERMIT NO. 1661487
ALEXAN FASHION VALLEY PROJECT NO. 474586 [MMRP]

WHEREAS, MISSION GROVE OFFICES, LLC, a California limited liability, Owner, and MAPLE MULTI-FAMILY LAND CA, LP, Permittee, filed an application with the City of San Diego for a permit to demolish the existing commercial buildings and construct a mixed- use building with 284 residential units, 8,150 square feet of commercial office, 3,145 square feet of restaurant use and attached six-level parking structure (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit Nos. 1661486 and 1661487), on portions of a 4.92-acre site;

WHEREAS, the project site is located at 123 Camino De La Reina in the MV-CO Zone of the Mission Valley Planned District, the OF-1-1 Zone, Tandem and Transit Parking, FAA Part 77 Noticing Area, Airport Influence Area Review Area 2, and the Airport Land Use Compatibility Zone for Montgomery Field within the Mission Valley Community Plan;

WHEREAS, the project site is legally described as Lot 1 of Golden Valley Unit No. 1 in the City of San Diego, County of San Diego, and State of California according to Map No. 6775 filed in the Office of the County Recorder of San Diego County on October 28, 1972;

WHEREAS, on September 21, 2017, the Planning Commission of the City of San Diego considered Planned Development Permit No. 1661486 and Site Development Permit No. 1661487 pursuant to the San Diego Municipal Code of the City of San Diego; NOW, THEREFORE,

BE IT RESOLVED by the Planning Commission of the City of San Diego that it adopts the following written Findings, dated September 21, 2017.

SITE DEVELOPMENT PERMIT [SDMC Section 126.0504]

(a) Findings for all Site Development Permits:

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

The Alexan Fashion Valley Mixed Use project (Project) is located in the Mission Valley Community Plan (Community Plan) area and is governed by the Mission Valley Planned District Ordinance (MVPDO). The Community Plan identifies the project site as a Commercial Office use. The MVPDO identifies the zone for the project site as MV-CO (Commercial Office). The project is proposing a Multiple Use Development in accordance with the MVPDO, which allows multiple use development in commercial zones, provided the predominant land use is consistent with the Community Plan land use designation. According to the Community Plan, the objective for the Multiple Use Development option is to provide for new development and redevelopment which integrates various land uses into coordinated multi-use

projects. A “multi-use development” means a relatively large-scale real estate project characterized by the following, which are implemented as part of a comprehensive development plan:

- Two or more significant revenue-producing uses such as restaurant, office, residential (either as rentals or condominiums), hotel/motel, and/or recreation—which, in well-planned projects, are financially supportive of the other uses.
- Significant functional and physical integration of project components including uninterrupted pedestrian connections, if available, to adjacent developments.
- Development in conformance with a coherent plan (which frequently stipulates the type and scale of uses, permitted densities and related items), and
- Public transit opportunities and commitments.

Another defining characteristic of multi-use development is a significant physical and functional integration of project components. All project components should be interconnected by pedestrian ways, although (physically) this integration can take many forms:

- Vertical mixing of project components into a single structure, often occupying only one parcel.
- Careful positioning of key project components around centrally located focal points (e.g., a shopping gallery or hotel containing a large central court).
- Interconnection of project components through an elaborate pedestrian circulation network (e.g., subterranean concourses, walkways and plazas at grade, and aerial bridges between buildings), or
- Extensive use of escalators, elevators, moving sidewalks, bridges and other mechanical or structural means of facilitating horizontal and vertical movement by pedestrians, and
- Permanent pedestrian linkages to public transit systems.

The project is consistent with all of these characteristics. The project provides for three significant revenue-producing uses: residential, restaurant, and office. The project provides for a functional and physical integration of land uses that are tied together by a well-developed pedestrian plan. The project’s pedestrian plan not only links the mix of land uses within the project but also provides a connection to the project’s various amenity areas, including a large fitness center and six different amenity areas located throughout the project site for use by residents, employees, and visitors. Two of the amenity areas would be private and would serve the residents of the project, while two amenity areas are intended to serve both project residents and employees, as well as patrons of the project’s restaurant. Two additional amenity areas are located along the public right-of-way and provide for pedestrian focus at the project edge to facilitate active social interaction and highlight the project’s direct connection to Camino de la Reina and convenient access to Fashion Valley Mall and Fashion Valley Transit Center.

The project provides for land uses that are not only horizontally mixed but also vertically mixed. Commercial office and restaurant spaces are provided along Camino de la Reina, a heavily travelled local roadway within Mission Valley. The strategic location of this commercial element allows for high visibility and access to the surrounding neighborhood and is connected internally for ease of access to the project's residents. The vertical integration of home-work units adds a live-work element to the project.

According to the Community Plan, the multi-use option is intended to encourage comprehensive developments which will minimize the need for an over-reliance on automobile access and emphasize pedestrian orientation and proximity to public transit. Mixed-use activity centers are encouraged within larger multi-use projects, creating opportunities for villages within the community plan area. Village development is pedestrian-friendly and characterized by inviting, accessible, and attractive streets and public spaces. These spaces may consist of: public park or plazas, community meeting spaces, outdoor gathering spaces, passive or active open space areas that contain desirable landscape and streetscape design amenities, or outdoor dining and market activities. The proposed project also meets this characteristic. A bus stop is located directly in front of the project on Camino de la Reina. The project is also located across from Fashion Valley where a transit station with access to buses and the trolley is located. Residents within the project will be able to walk to a near-by bus or trolley, minimizing the need for automobile use. The proposed project also exceeds the required 130 bicycle parking spaces, providing 140 total while including an amenity 'Bike Kitchen' to provide maintenance to users. The project includes a Transportation Demand Management program to reduce single-occupancy vehicle trips.

While the project is not in itself a village, it does create land uses that contribute to a "village" in this portion of Mission Valley, made up of residential uses on the north side of Camino de la Reina and retail and office uses on the south side of Camino de la Reina, Fashion Valley Mall located a short walking distance north of the project site, and redevelopment of the adjacent Union Tribune and Town and Country Hotel project sites – all within a walkable distance. Adding to these developing village components, the project locates a large pedestrian plaza on Camino de la Reina, providing gathering space adjacent to planned commercial shops and/or restaurants.

The proposed project is also in conformance with the regulations of the MVPDO addressing multiple uses. Consistent with SDMC Section 1514.0307, the project provides for commercial and residential uses. The proposed project contains significant revenue-producing uses that are functionally and physically integrated to minimize vehicular traffic. It emphasize[s] pedestrian orientation with pedestrian connections, people oriented spaces, and commitments to transit improvements. The project separate[s] vehicular access from delivery loading zones and includes a restaurant and residential uses that create 24-hour activity. The project locates its commercial element on Camino de la Reina such that the type and location of commercial uses should not be disruptive to residential uses. The project locates a

moderately high density development near shopping areas and transit corridors. The design of the project allows structures located along major pedestrian paths to utilize the ground floor for retail commercial or residential uses to increase pedestrian activity at street level.

Furthermore, the project is consistent with the traffic allocations of the Community Plan and MVPDO. The project site is located in Development Intensity District "C". SDMC Table 1514-03A of the MVPDO allows for up to 417 daily trips per acre (Threshold 2). According to the Traffic Impact Analysis prepared for the project, the project would generate approximately 405 trips per acre, which is below Threshold 2 of the MVPDO.

The proposed project implements the Community Plan and MVPDO. The project provides for a contemporary, mixed-use development that fulfills smart growth principles. The proposed redevelopment of the project site at this location not only provides the perfect scale of development and mix of uses, but sets a high standard for future redevelopment along this corridor of Mission Valley in a manner that can ultimately create a lively main street, activated by shops, restaurants, and integrated employment and residential uses.

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

Environmental Impact Report No. 474586, SCH No. 2016071065 (EIR) has been prepared for the project in accordance with the State of California Environmental Quality Act (CEQA) Guidelines. The City of San Diego conducted an Initial Study which addresses potential impacts to transportation/traffic circulation/parking (cumulative street segment impacts), geologic conditions (direct impact - liquefaction), historical resources (unknown subsurface archeological resources), and tribal cultural resources (unknown subsurface archeological resources). Specific mitigation is identified in the EIR to address those impacts, and a Mitigation, Monitoring and Reporting Program (MMRP) has been prepared and will be implemented will be implemented with this project, which will reduce the potential impacts to below a level of significance.

The project site is suitable for in-fill mixed-use development, given its location proximate to transit opportunities and in an area where public services and facilities are readily available. The permit for the project includes various conditions and referenced exhibits of approval relevant to achieving project compliance with applicable regulations of the San Diego Municipal Code (SDMC). Such conditions are necessary to avoid adverse impacts to the health, safety and general welfare of persons residing or working in the surrounding area. The project will comply with the development conditions in effect for the subject property as described in Site Development Permit (SDP) No. 1661487 and Planned Development Permit No. 1661486, and other regulations and guidelines pertaining to the subject property per the SDMC. Prior to issuance of any building permits for the proposed development, construction plans will be reviewed for compliance with all Building, Electrical,

Mechanical, Plumbing and Fire Code requirements, and the Owner/Permittee will be required to obtain a grading and public improvement permit. Therefore, the proposed development will not be detrimental to the public health, safety and welfare.

(3) The proposed development will comply with the applicable regulations of the Land Development Code, including any allowable deviations pursuant to the Land Development Code.

The proposed development complies with the regulations of the Land Development Code, including proposed deviations as allowable through the MVPDO landscaping regulations outlined in SDMC Section 1514.0402(b)(1), which allows the decision maker reviewing a project to permit modified widths of the parkway and sidewalk to accommodate such features as bus stops, transformer boxes, or other site constraints. The MVPDO landscaped parkway and sidewalk design regulations state that pedestrian sidewalks separated from the street by landscaped parkways shall be provided in relation to the street classification as shown in Table 1514-04A. The project would not meet these requirements for Camino de la Reina, classified as a four-lane collector, and fronting the project site on the north and west. SDMC Table 1514-04A requires an eight-foot wide sidewalk along four-lane collectors, separated from the roadway by a six-foot wide landscaped parkway. The project proposes a 4.5-foot wide contiguous sidewalk along Camino de la Reina and a five- to 5.5-foot parkway adjacent to the sidewalk. Street trees consistent with those proposed in the landscape plan for the Union Tribune project, located immediately west of the subject project, will be provided within the parkway for design continuity and to create a "Main Street" feel at this gateway to the Mission Valley community.

As a result of portions of the project being located within the floodplain, proposed structures must be raised a minimum of two-feet above the floodplain, resulting in the site being constrained through a created manufactured slope along Camino de la Reina. The manufactured slope would provide 50 – 61 feet of separation between the public sidewalk and buildings proposed within the project, transitioning down to the existing sidewalk, which is contiguous to the street. Although the project will not meet the MVPOD design standards for pedestrian sidewalks separated from the street by landscaped parkways, the project has been designed with a primary focus on the pedestrian, pedestrian access/connectivity, and improving the pedestrian realm. The project proposes amenity features located along the public right-of-way to provide for pedestrian focus at the project edge. "Nature Walk," located on the northern and western perimeters of the project site, would provide a landscaped buffer between Camino de la Reina and the project buildings. Within this landscaped area, which additionally acts as a buffer between pedestrians within Nature Walk and Camino de la Reina, Nature Walk would include interpretive signage, a decomposed granite path, and native plants. Nature Walk has been designed to provide the pedestrian with visual access to the street and the river corridor beyond while removing the pedestrian from the busy street. "The Perch," located in the northwest corner of the project site, would provide a stepped entry to the main project area with a picnic area and open lawn and play elements, such as bocce ball.

The Perch is intended to facilitate active social interaction and activate this corner of the project, which is adjacent to the direct connection leading to the street, Fashion Valley Mall, and Fashion Valley Transit Center. Nature Walk and its decomposed granite path would tie directly in with The Perch. The project's resultant street scene will be attractive, and the project's design features will be inviting to pedestrians and for public gathering.

(b) Supplemental Findings--Environmentally Sensitive Lands:

(1) The site is physically suitable for the design and siting of the proposed development and the development will result in minimum disturbance to environmentally sensitive lands.

The Alexan Fashion Valley Mixed Use Project would redevelop a 4.92-acre property located in the Mission Valley community within a built-out urban community. The project site is a completely developed site; no native habitat or steep slopes occur on the site. Existing urban development, public streets, and a freeway surround the project site. Camino de la Reina forms the project site's northern border. Commercial office and retail developments occur east and west of the project site; and the State Route 163/Interstate 8 freeway ramp occurs east and south of the project site. In this manner, the proposed project functions as development of an in-fill site. The project site has convenient access to an existing network of surface streets, freeways, and transit routes; and all public utilities are in place to allow easy connections to serve the project.

The project site is physically suitable for the proposed development. However, the proposed project would require grading to raise structures out of the flood zone and to minimize effects associated with potential liquefaction during a major seismic event. The project site is located in Special Flood Zone AE of the San Diego River based on Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM). The minimum finished floor elevations of buildings proposed for the project will be two feet above the maximum water surface elevation adjacent to the project site. The majority of the project site will be elevated with fill to achieve the two feet above maximum water surface elevation. Additionally, due to deep, relatively loose alluvial fill soils that occur on the project site, the project site is subject to potential liquefaction during a major seismic event. The project would be built in accordance with the California Building Code, and measures would be implemented that would minimize the effects of potential liquefaction. Earthwork for the project would be localized and only that necessary for flood protection and to minimize effects associated with liquefaction during a seismic event as required by the California Building Code.

(2) The proposed development will minimize the alteration of natural land forms and will not result in undue risk from geologic and erosional forces, flood hazards, or fire hazards.

The proposed project would not result in any alteration of natural landforms. The entire project site has been graded in the past to accommodate the existing development; no natural landforms remain on-site. The project site is located in Special Flood Zone AE of the San Diego River based on Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM). The minimum finished floor elevations of buildings proposed for the project will be two feet above the maximum water surface elevation adjacent to the project site. The majority of the project site will be elevated with fill to achieve the two feet above maximum water surface elevation. Because the site is disconnected from the main channel of the San Diego River, placement of fill at the project will not result in an increase to the base flood elevation for the San Diego River. Due to deep, relatively loose alluvial fill soils that occur on the project site, the project site is subject to potential liquefaction during a major seismic event. The project would be built in accordance with the California Building Code, and measures would be implemented that would minimize the effects of potential liquefaction.

Grading necessary to raise project development out of the flood zone and implementation of measures to account for potential effects of liquefaction associated with a major seismic event will not impact environmentally sensitive lands, due to the developed nature of the entire project site. Because the project would develop the entire disturbed site, including constructing residential buildings and a parking structure and installing landscaping, erosion forces will be minimized. Construction would be in accordance with the California Building Code and would thereby minimize any effects associated with potential liquefaction during a major seismic event. The project is not located in a high fire risk area; development will be designed to meet City standards for fire protection.

(3) The proposed development will be sited and designed to prevent adverse impacts on any adjacent environmentally sensitive lands.

The project site is a completely developed site; no native habitat or steep slopes occur on the site. Additionally, the project site is located in the middle of urban development. No natural areas or environmentally sensitive lands occur proximate to the project site. The proposed development is sited and designed to prevent adverse impacts on any adjacent environmentally sensitive lands.

(4) The proposed development will be consistent with the City of San Diego's Multiple Species Conservation Program (MSCP) Subarea Plan.

The project site is not located within or proximate to an MHPA. No natural habitat or biological resources occur on the project site or adjacent areas. Therefore the proposed development will be consistent with the City of San Diego's Multiple Species Conservation Program (MSCP) Subarea Plan.

(5) The proposed development will not contribute to the erosion of public beaches or adversely impact local shoreline sand supply.

The project site is not located in the coastal areas of the City, being several miles inland from the Pacific Ocean, public beaches and the local shoreline. The project includes Best Management Practices (BMPs) appropriate for the site in compliance with local and state regulations to ensure downstream hydrology quality is not significantly affected. Therefore, redevelopment of the site with a mixed-use project will not contribute to erosion of public beaches or adversely affect local shoreline sand supply.

(6) The nature and extent of mitigation required as a condition of the permit is reasonably related to, and calculated to alleviate, negative impacts created by the proposed development.

Environmental Impact Report No. 474586, SCH No. 2016071065 (EIR) has been prepared for the project in accordance with the State of California Environmental Quality Act (CEQA) Guidelines. The City of San Diego conducted an Initial Study which addresses potential impacts to transportation/traffic circulation/parking (cumulative street segment impacts), geologic conditions (direct impact - liquefaction), historical resources (unknown subsurface archeological resources), and tribal cultural resources (unknown subsurface archeological resources). Best Management Practices and Low Impact Design measures will be implemented during grading, construction, and post development that would avoid impacts to hydrology and water quality. The development will be constructed in accordance with the California Building Code, thereby addressing the potential for impacts associated with potential liquefaction during a major seismic activity. Specific mitigation measures identified in the EIR and adopted per the MMRP are incorporated into development permits SDP No. 1661487/PDP No. 1661486; therefore, the nature and extent of mitigation required as a condition of the permit is reasonably related to, and calculated to alleviate, negative impacts created by the proposed development.

MISSION VALLEY DEVELOPMENT PERMIT [SDMC Section 1514.0201(d)(3)]

(A) The proposed development is consistent with the Mission Valley Community Plan and the Progress Guide and General Plan.

As noted in Site Development Permit Finding (a)(1) above, the proposed Alexan Fashion Valley Mixed Use development project is consistent with the Mission Valley Community Plan and the Progress Guide and General Plan. The proposed project is consistent with its commercial office land use designation and implements the Community Plan and MVPDO, providing for a contemporary, mixed-use development that fulfills smart growth principles. The proposed redevelopment of the project site at this location will provide an appropriate scale of development and mix of uses, and will support redevelopment efforts along this corridor of Mission Valley in a manner to meet MVCP goals to create a lively main street, activated by shops, restaurants, and integrated employment and residential uses. The project is

consistent with the traffic allocations of the MVCP. Located in Development Intensity District (DID) "C", the project site is allotted for up to 417 daily trips per acre (AC) under Threshold 2 per Table 1514-03A of the MVPDO. According to the Traffic Impact Analysis (TIA) prepared for the project, the expected trip generation for the proposed project is approximately 405 trips/AC, falling below the 417 trips/AC allotted for Threshold 2 of the MVPDO.

(B) The proposed development provides the required public facilities and is compatible with adjacent open space areas.

The project involves the redevelopment of an existing office complex with a mixed-use project that will provide housing, office space, and restaurant use. The project site is suitable for in-fill mixed-use development, given its location proximate to transit opportunities and in an area where public services and facilities are readily available. As noted in Finding A(1)(b) above, the project is required to comply with development conditions in effect for the subject property as described in SDP No. 1661487 and PDP No. 1661486, and other regulations and guidelines pertaining to the subject property per the SDMC. The Owner/Permittee will be required to obtain a grading and public improvement permit to the satisfaction of the City Engineer. Prior to issuance of any building permits for the proposed development, construction plans will be reviewed for compliance with all Building, Electrical, Mechanical, Plumbing and Fire Code requirements, and the project will pay any required Development Impact Fees, which contribute toward public facilities and improvements in the community. The project is not adjacent to open space areas.

(C) The proposed development meets the purpose, intent and criteria of the Mission Valley Planned District Ordinance including the applicable "Guidelines for Discretionary Review" adopted as a part of this planned district.

The purpose and intent of the MVPDO regulations is to ensure that redevelopment in Mission Valley is accomplished in a manner that enhances and preserves sensitive resource areas; improves the vehicular, bicycle, pedestrian and public transit circulation network; provides reasonable use of property; contributes to the aesthetic and functional well-being of the community; and implements the Mission Valley Community Plan through special development criteria and regulations which address unique Mission Valley needs.

The project will provide reasonable use of the property and contribute to the aesthetic and functional well-being of the community by redeveloping an existing site with a multiple-use development in accordance with the Mission Valley Community Plan, providing a gradual transition in scale between the San Diego River Corridor on the north side of Camino de la Reina and the urban built environment on the project site and adjacent developed areas. The project's proposed grading and design features provide a street scene that avoids forming view-restricting walls of development.

The proposed mixed-use development will meet the purpose, intent and criteria of the MVPDO by improving the vehicular, bicycle, pedestrian and public transit circulation and providing a Transit Demand Management (TDM) plan.

Site circulation elements of the project's design reduce conflicts between pedestrians, bicycles, transit uses and vehicles. The project includes pedestrian amenities on local streets and provides safe, convenient and pleasant pedestrian passages within, to and from parking areas. A Transportation Demand Management Plan (ref. 15-1 of the TIA) is a requirement of project approval, which will implement transportation demand management techniques. The project provides secure bicycle parking, including bicycle racks and bicycle lockers.

The project provides pedestrian amenities such as public plazas, canopies, patterned sidewalks, information kiosks, benches and adequate lighting along sidewalks and pedestrian paths through and between developments located along transit corridors. The project incorporates employee services, including restaurants, and shower and locker facilities. The proposed project fronts on Camino de la Reina and provides pedestrian access from the street. The project provides safe routes between and through the interior of developments. Pedestrian travel is separated from vehicular traffic, and distinguished by paving, slopes and landscaping. The project includes sitting areas and adequate lighting. All pedestrian routes are ADA accessible.

The project uses the adopted city-wide landscape regulations as a minimum standard for landscaping the project site. The project's landscape plan includes long-term maintenance for all vegetation in accordance with adopted City-wide landscape standards and provides theme street tree plantings. Landscaping for parking areas include long lived, round headed trees that have a mature height and spread of at least 30 feet. Shrubs are included where needed for screening. Turf areas have been minimized and water conservation is promoted through the use of native, drought resistant vegetation. Trees and plants are used as the dominant elements of major project entries.

The project has been designed to buffer residential development from noise. A parking garage is proposed to separate most of the residential units from the SR-163/I-8 freeway interchange. Home-work units located on the freeway side of the project are designed to ensure adequate noise attenuation. The project will install water saving devices. Surface runoff will be controlled by promptly planting disturbed sites with ground cover vegetation and incorporating BMPs and LIDs as storm water runoff control facilities. The project's architecture employs materials and site planning that minimize energy use and maximize use of solar energy. The project would not cast shadows on existing buildings and public plazas.

Guidelines for Discretionary Review has been fulfilled as the project has successfully submitted a deemed complete application for review through the City of San Diego and having been brought forward to a decision maker for decision in accordance to SDMC Section 1514.0201 (Permit Application; Review, and Issuance). Therefore, the

proposed development meets the purpose, intent and criteria of MVPD Ordinance including the application "Guidelines for Discretionary Review" adopted as a part of the Mission Valley Planned District.

(D) The proposed development will comply with all other relevant regulations in the San Diego Municipal Code.

As noted in Site Development Permit Finding (a)(3) above, the proposed development complies with all other relevant regulations in the San Diego Municipal Code, including proposed deviations as allowable through the MVPDO landscaping regulations outlined in SDMC Section 1514.0402(b)(1).

PLANNED DEVELOPMENT PERMIT [SDMC Section 126.0604]

(a) Findings for all Planned Development Permits:

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

As noted previously in Site Development Permit Finding (a)(1) above, the proposed development will not adversely affect the applicable land use plan.

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

As noted previously in Site Development Permit Finding (a)(2) above, the proposed Project will not be detrimental to the public health, safety and welfare.

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

The project site is governed by the MVPDO and is zoned MV-CO (Commercial Office). As noted in Finding A(1)(c) above, the proposed project will comply with the regulations of the Land Development Code, including proposed deviations as allowable through the MVPDO landscaping regulations outlined in SDMC Section 1514.0402(b)(1). The proposed deviations to permit modified widths of the landscaped parkway and sidewalk fronting the project site are appropriate for this location. As a result of portions of the project being located within the floodplain, the site is constrained by the requirement to ensure that proposed structures are raised a minimum of two-feet above the floodplain, resulting in a created manufactured slope along Camino de la Reina transitioning down to the existing sidewalk, which is contiguous to the street. Although the project will not meet the MVPDO design

standards for pedestrian sidewalks separated from the street by landscaped parkways, the project has been designed with a primary focus on the pedestrian, pedestrian access/connectivity, and improving the pedestrian realm. The project proposes amenity features located along the public right-of-way to provide for pedestrian focus at the project edge and will result in a more desirable project than would be achieved if designed in strict conformance with the development regulations of the applicable zone.

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

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Planning Commission, Planned Development Permit No. 1661486 and Site Development Permit No. 1661487 is hereby GRANTED by the Planning Commission to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit Nos. 1661486 and 1661487, a copy of which is attached hereto and made a part hereof.

Tim Daly
Development Project Manager
Development Services

Adopted on: September 21, 2017

Internal Order No. 24006519

RECORDING REQUESTED BY
CITY OF SAN DIEGO
DEVELOPMENT SERVICES
PERMIT INTAKE, MAIL STATION
501

WHEN RECORDED MAIL TO
PROJECT MANAGEMENT
PERMIT CLERK
MAIL STATION 501

INTERNAL ORDER NUMBER: 24006519

SPACE ABOVE THIS LINE FOR RECORDER'S USE

PLANNED DEVELOPMENT PERMIT NO. 1661486

SITE DEVELOPMENT PERMIT NO. 1661487

ALEXAN FASHION VALLEY PROJECT NO. 474586 [MMRP]

PLANNING COMMISSION

This Planned Development Permit No. 1661486 and Site Development Permit No. 1661487 is granted by the Planning Commission of the City of San Diego to Mission Grove Offices, LLC, a California limited liability, Owner, and Maple Multi-Family Land CA, LP, Permittee, pursuant to San Diego Municipal Code [SDMC] section 126.0504, 126.0604, and 1514.0201(d)(3). The 4.92-acre site is located at 123 Camino De La Reina in the MV-CO Zone of the Mission Valley Planned District, the OF-1-1 Zone, Tandem and Transit Parking, FAA Part 77 Noticing Area, Airport Influence Area Review Area 2, and the Airport Land Use Compatibility Zone for Montgomery Field within the Mission Valley Community Plan. The project site is legally described as Lot 1 of Golden Valley Unit No. 1 in the City of San Diego, County of San Diego, and State of California according to Map No. 6775 filed in the Office of the County Recorder of San Diego County on October 28, 1972.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to demolish the existing commercial buildings and construct a mixed- use building with 284 residential units, 8,150 square feet of commercial office, 3,145 square feet of restaurant use and attached six-level parking structure described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated September 21, 2017, on file in the Development Services Department.

The project shall include:

- a. Demolition of the existing commercial buildings and the construction of approximately 326,094 gross square feet of residential and approximately 11,295 gross square feet of commercial office and retail uses with a total of 284 residential units, 8,150 square feet of commercial office use, and 3,145 square feet of commercial restaurant use. Two building structures (residential and mixed use) would range in height from five stories to six stories with mezzanines on the seventh, wrapped around a separate, approximately 104,575-square-foot, six-story parking garage structure;

- b. Deviations to SDMC Section 1514.0402(b)(1) and SDMC Table 1514-04A along the project frontage of Camino de la Reina which requires an eight-foot wide sidewalk along four-lane collectors, separated from the roadway by a six-foot wide landscaped parkway. The project shall provide a 4.5-foot wide contiguous sidewalk along Camino de la Reina and a five- to 5.5-foot wide parkway adjacent to the sidewalk.
- c. Landscaping (planting, irrigation and landscape related improvements);
- d. Off-street parking; and
- e. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act [CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

STANDARD REQUIREMENTS:

1. 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 has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by October XX, 2020.
2. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
 - a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
 - b. The Permit is recorded in the Office of the San Diego County Recorder.
3. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.
4. 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.
5. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.

6. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).

7. The Owner/Permittee shall secure all necessary construction permits. The Owner/Permittee is informed that to secure these permits, substantial building modifications and site improvements may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.

8. Construction plans shall be in substantial conformity to Exhibit "A." Changes, modifications, or alterations to the construction plans are prohibited unless appropriate application(s) or amendment(s) to this Permit have been granted.

9. All of the conditions contained in this Permit have been considered and were determined necessary to make the findings required for approval of this Permit. The Permit holder is required to comply with each and every condition in order to maintain the entitlements that are granted by this Permit.

If any condition of this Permit, on a legal challenge by the Owner/Permittee of this Permit, is found or held by a court of competent jurisdiction to be invalid, unenforceable, or unreasonable, this Permit shall be void. However, in such an event, the Owner/Permittee shall have the right, by paying applicable processing fees, to bring a request for a new permit without the "invalid" condition(s) back to the discretionary body which approved the Permit for a determination by that body as to whether all of the findings necessary for the issuance of the proposed permit can still be made in the absence of the "invalid" condition(s). Such hearing shall be a hearing de novo, and the discretionary body shall have the absolute right to approve, disapprove, or modify the proposed permit and the condition(s) contained therein.

10. The Owner/Permittee shall defend, indemnify, and hold harmless the City, its agents, officers, and employees from any and all claims, actions, proceedings, damages, judgments, or costs, including attorney's fees, against the City or its agents, officers, or employees, relating to the issuance of this permit including, but not limited to, any action to attack, set aside, void, challenge, or annul this development approval and any environmental document or decision. The City 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 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 and Owner/Permittee regarding litigation issues, the City 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.

11. This Permit may be developed in phases. Each phase shall be constructed prior to sale or lease to individual owners or tenants to ensure that all development is consistent with the conditions and exhibits approved for each respective phase per the approved Exhibit "A."

ENVIRONMENTAL/MITIGATION REQUIREMENTS:

12. Mitigation requirements in the Mitigation, Monitoring, and Reporting Program [MMRP] shall apply to this Permit. These MMRP conditions are hereby incorporated into this Permit by reference.

13. The mitigation measures specified in the MMRP and outlined in Environmental Impact Report No. 474586, SCH No. 2016071065, shall be noted on the construction plans and specifications under the heading ENVIRONMENTAL MITIGATION REQUIREMENTS.

14. The Owner/Permittee shall comply with the MMRP as specified in Environmental Impact Report No. 474586, SCH No. 2016071065, to the satisfaction of the Development Services Department and the City Engineer. Prior to issuance of any construction permit, all conditions of the MMRP shall be adhered to, to the satisfaction of the City Engineer. All mitigation measures described in the MMRP shall be implemented for the following issue areas:

- Transportation;
- Geology;
- Historical Resources; and
- Cultural Resources.

CLIMATE ACTION PLAN REQUIREMENTS:

15. Owner/Permittee shall comply with the Climate Action Plan (CAP) Consistency Checklist stamped as Exhibit "A." Prior to issuance of any construction permit for building structure, all CAP strategies shall be noted within the first three (3) sheets of the construction plans under the heading "Climate Action Plan Requirements" and shall be enforced and implemented to the satisfaction of the Development Services Department.

AFFORDABLE HOUSING REQUIREMENTS:

16. Prior to the issuance of any construction permits, the Owner/Permittee shall comply with the affordable housing requirements of the City's Inclusionary Affordable Housing Regulations (SDMC § 142.1301 et seq.).

AIRPORT REQUIREMENTS:

17. Prior to the issuance of any construction permits, the Owner/Permittee shall provide a copy of the signed agreement [DS-503] and show certification on the building plans verifying that the structures do not require Federal Aviation Administration [FAA] notice for Determination of No Hazard to Air Navigation, or provide an FAA Determination of No Hazard to Air Navigation as specified in Information Bulletin 520.

ENGINEERING REQUIREMENTS:

18. This project proposes to construct residential and nonresidential structures within the flood fringe of a Special Flood Hazard Area (SFHA) for the San Diego River as shown on Flood Insurance Rate Map panel 06073C1968 F. No work is allowed within the regulatory floodway. All structures built within the SFHA must be constructed with the lowest floor elevated a minimum of two feet above the base flood elevation (BFE) at that location. Otherwise, the structures must be flood proofed to a minimum of two feet above the BFE, satisfactory to the City Engineer.

19. Fill placed in the SFHA for the purpose of creating a building pad must be compacted to 95% of the maximum density obtainable with the Standard Proctor Test Fill method issued by the American Society for Testing and Materials (ASTM Standard D-698). Granular fill slopes must have adequate protection for a minimum flood water velocity of five feet per second.

20. The Owner/Permittee shall denote on the construction plans "Subject to Inundation" all areas lower than the BFE plus 2 feet.

21. The Owner/Permittee shall enter into an agreement with the City waiving the right to oppose a special assessment initiated for the construction of flood control facilities and their perpetual maintenance.

22. If the structures will be elevated on fill, such that the lowest adjacent grade is at or above the BFE, the Owner/Permittee must obtain a Letter of Map Revision based on Fill (LOMR-F) prior to occupancy of the building. The Owner/Permittee must provide all documentation, engineering calculations, and fees which are required by FEMA to process and approve the LOMR-F.

23. If the nonresidential portions of the structures will be flood proofed, they must be constructed to meet the requirements of the Federal Insurance Administration's Technical Bulletin 3-93. Additionally, a registered civil engineer or architect must certify prior to occupancy that those requirements have been met.

24. The project proposes to import material to the project site. Any excavated material listed to be exported, shall be exported to a legal disposal site in accordance with the Standard Specifications for Public Works Construction (the "Green Book"), 2015 edition and Regional Supplement Amendments adopted by Regional Standards Committee.

25. The drainage system proposed for this development, as shown on the site plan, is Public and private and subject to approval by the City Engineer.

26. Prior to the issuance of any construction permits, the Owner/Permittee shall assure, by permit and bond from California Department of Transportation (CALTRANS), the construction of a current Cal Trans Standard 24-inch diameter RCP storm drain system per Approved Exhibit "A".

27. Prior to the issuance of any construction permits, the Owner/Permittee shall assure, by permit and bond to remove the existing 18-inch diameter CMP storm drain and headwall, satisfactory to the City Engineer.
28. Prior to the issuance of any construction permits, the Owner/Permittee shall obtain a bonded grading permit for the grading proposed for this project. All grading shall conform to the requirements of the City of San Diego Municipal Code in a manner satisfactory to the City Engineer.
29. Prior to the issuance of any construction permits, the Owner/Permittee shall obtain an Encroachment Maintenance Removal Agreement, from the City Engineer, for the curb outlet in the Camino De La Reina Right-of-Way.
30. Prior to the issuance of any construction permits, the Owner/Permittee shall obtain an Encroachment Maintenance Removal Agreement, from the City Engineer, for the private storm drain connections to the Public storm drain system in the Camino De La Reina Right-of-Way.
31. Prior to the issuance of any construction permits, the Owner/Permittee shall assure, by permit and bond, the construction three current City Standard SDG-163 concrete driveways, per approved Exhibit "A", adjacent to the site on Camino De La Reina, satisfactory to the City Engineer.
32. The Owner/Permittee shall not oppose any requested dedications or temporary construction easements for the State Route (SR)-163/Friars Road Interchange Project, Capital Improvement Project (CIP) No. S00851. Should the requested dedications require changes to the project site, including but not limited to building structures, parking facilities, driveways, access roads, landscape, and other site improvements, prior issuance of any construction permits for changes to the project site; the Owner/Permittee shall submit development plans for Process One, Substantial Conformance Review, all satisfactory to the Director of the Development Services Department and the City Engineer.
33. Whenever street rights-of-way are required to be dedicated, it is the responsibility of the Owner/Permittee to provide the right-of-way free and clear of all encumbrances and prior easements. The Owner/Permittee must secure "subordination agreements" for minor distribution facilities and/or "joint-use agreements" for major transmission facilities.
34. Prior to the issuance of any construction permit, the Owner/Permittee shall enter into a Maintenance Agreement for the ongoing permanent BMP maintenance, satisfactory to the City Engineer.
35. Prior to the issuance of any construction permit, the Owner/Permittee shall incorporate any construction Best Management Practices necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the SDMC, into the construction plans or specifications.
36. Prior to the issuance of any construction permit, the Owner/Permittee shall submit a Technical Report that will be subject to final review and approval by the City Engineer, based on the Storm Water Standards in effect at the time of the construction permit issuance.

37. Development of this project shall comply with all storm water construction requirements of the State Construction General Permit, Order No. 2009-0009DWQ, or subsequent order, and the Municipal Storm Water Permit, Order No. R9-2013-0001, or subsequent order. In accordance with Order No. 2009-0009DWQ, or subsequent order, a Risk Level Determination shall be calculated for the site and a Storm Water Pollution Prevention Plan (SWPPP) shall be implemented concurrently with the commencement of grading activities.

38. Prior to issuance of a grading or a construction permit, a copy of the Notice of Intent (NOI) with a valid Waste Discharge ID number (WDID#) shall be submitted to the City of San Diego as a proof of enrollment under the Construction General Permit. When ownership of the entire site or portions of the site changes prior to filing of the Notice of Termination (NOT), a revised NOI shall be submitted electronically to the State Water Resources Board in accordance with the provisions as set forth in Section II.C of Order No. 2009-0009-DWQ and a copy shall be submitted to the City.

LANDSCAPE REQUIREMENTS:

39. Prior to issuance of any construction permits for grading, the Owner/Permittee shall submit complete construction documents for the revegetation and hydro-seeding of all disturbed land in accordance with the City of San Diego Landscape Standards, Stormwater Design Manual, and to the satisfaction of the Development Services Department. All plans shall be in substantial conformance to this permit (including Environmental conditions) and Exhibit "A," on file in the Office of the Development Services Department.

40. Prior to issuance of any construction permits for right-of-way improvements, the Owner/Permittee shall submit complete landscape construction documents for right-of-way improvements to the Development Services Department for approval. Improvement plans shall show, label, and dimension a 40-square-foot area around each tree which is unencumbered by utilities. Driveways, utilities, drains, water and sewer laterals shall be designed so as not to prohibit the placement of street trees.

41. Prior to issuance of any construction permits for structures (including shell), the Owner/Permittee shall submit complete landscape and irrigation construction documents consistent with the Landscape Standards to the Development Services Department for approval. The construction documents shall be in substantial conformance with Exhibit "A," Landscape Development Plan, on file in the Office of the Development Services Department. Construction plans shall provide a 40-square-foot area around each tree that is unencumbered by hardscape and utilities unless otherwise approved per SDMC Sec. 142.0403(b)5.

42. In the event that a foundation only permit is requested by the Owner/Permittee, a site plan or staking layout plan shall be submitted to the Development Services Department identifying all landscape areas consistent with Exhibit "A," Landscape Development Plan, on file in the Office of the Development Services Department. These landscape areas shall be clearly identified with a distinct symbol, noted with dimensions and labeled as "landscaping area."

43. The Owner/Permittee shall be responsible for the maintenance of all landscape improvements shown on the approved plans, including in the right-of-way, consistent with the Landscape Standards unless long-term maintenance of said landscaping will be the responsibility of a Landscape Maintenance District or other approved entity.

44. All required landscape shall be maintained in a disease, weed and litter free condition at all times. Severe pruning or "topping" of trees is not permitted unless specifically noted in this Permit.

45. If any required landscape (including existing or new plantings, hardscape, landscape features, etc.) indicated on the approved construction document plans is damaged or removed during demolition or construction, the Owner/Permittee shall repair and/or replace in kind and equivalent size per the approved documents to the satisfaction of the Development Services Department within 30 days of damage or Certificate of Occupancy.

PLANNING/DESIGN REQUIREMENTS:

46. The automobile, motorcycle and bicycle parking spaces must be constructed in accordance with the requirements of the SDMC. All on-site parking stalls and aisle widths shall be in compliance with requirements of the City's Land Development Code and shall not be converted and/or utilized for any other purpose, unless otherwise authorized in writing authorized by the appropriate City decision maker in accordance with the SDMC.

47. The Owner/Permittee shall ensure that parking for the residential units is always unbundled from rental unit rates in order to incentivize the use of transit and other alternative modes of transportation. Prior to final inspection, the Owner/Permittee shall submit to the Development Services Department a copy of the standard lease agreement indicating that parking will be rented separately from apartment units. A record of parking spaces rented by each tenant shall be maintained onsite by the property management office and shall be made available upon request to any individual.

48. The Owner/Permittee shall design and construct pedestrian path exterior walkways, as shown on Exhibit "A," with sufficient width to accommodate pedestrian traffic, but in no case shall they be less than 4 feet in width. The path surface shall be stable, firm and slip resistant.

49. A topographical survey conforming to the provisions of the SDMC may be required if it is determined, during construction, that there may be a conflict between the building(s) under construction and a condition of this Permit or a regulation of the underlying zone. The cost of any such survey shall be borne by the Owner/Permittee.

50. All signs associated with this development shall be consistent with sign criteria established by either the approved Exhibit "A" or City-wide sign regulations.

51. All private outdoor lighting shall be shaded and adjusted to fall on the same premises where such lights are located and in accordance with the applicable regulations in the SDMC.

TRANSPORTATION REQUIREMENTS

52. Prior to the issuance of any construction permits, the Owner/Permittee shall provide an Irrevocable Offer of Dedication (IOD) and a bonded Deferred Improvement Agreement (DIA) for 3-lane collector standards (providing half-width street improvement of 22 feet along the project frontage on Camino De La Reina in accordance with the current Community Plan as 4-Lane Major), satisfactory to the City Engineer.

53. Prior to the issuance of any construction permits the Owner/Permittee shall stripe Camino De La Reina along the project's entire frontage from Hotel Circle North to Camino De La Siesta including appropriate transitions for a 13 feet wide curb lane, 11 feet wide travel lane, and a 6 feet wide bike lane within the 30-foot half width cross section matching the Union Tribune's cross-section, satisfactory to the City Engineer.

54. Prior to the issuance of any construction permits the Owner/Permittee shall assure by permit and bond the reconstruction of all driveways to current standards including ADA accessibility, satisfactory to the City Engineer.

55. Prior to the issuance of the 101st Certificate of Occupancy for the residential unit, the Owner/Permittee shall develop and implement a comprehensive Transportation Demand Management Plan (TDM) that includes information kiosks in central locations, ridesharing promotional materials including I-Commute, bike lockers and showers, priority parking spaces for carpools/vanpools, partially subsidized transit passes for employees and tenants, and preferred parking for fuel efficient/alternative energy vehicles, all to the satisfaction of the City Engineer.

56. A Transportation Demand Management (TDM) Monitoring Report shall be prepared by the Owner/Permittee every year and submitted to the Development Services Department, Transportation Development Review, satisfactory to the City Engineer. The Owner/Permittee shall conduct a monitoring program every year for a period of five years.

PUBLIC UTILITIES DEPARTMENT REQUIREMENTS:

57. Prior to the issuance of any construction permits, the Owner/Permittee shall assure, by permit and bond, the design and construction of any new water and sewer service(s) outside of any driveway, and abandonment of the existing unused water and sewer service adjacent to the project site, in a manner satisfactory to the Public Utilities Director and the City Engineer.

58. The Owner/Permittee shall apply for and obtain a plumbing permit for the installation of appropriate private back flow prevention device(s), on each water service (domestic, fire and irrigation), in a manner satisfactory to the Public Utilities Director and the City Engineer. BFPDs shall be located above ground on private property, in line with the service and immediately adjacent to the right-of-way.

59. No trees or shrubs exceeding three feet in height at maturity shall be installed within ten feet of any sewer facilities and within five feet of any water facilities.

60. Prior to Final Inspection, all public water and sewer facilities shall be complete and operational in a manner satisfactory to the Public Utilities Director and the City Engineer.

61. The Owner/Permittee shall design and construct all proposed public water and sewer facilities, in accordance with established criteria in the current edition of the City of San Diego Water and Sewer Facility Design Guidelines and City regulations, standards and practices.

INFORMATION ONLY:

- The issuance of this discretionary permit alone does not allow the immediate commencement or continued operation of the proposed use on site. Any operation allowed by this discretionary permit may only begin or recommence after all conditions listed on this permit are fully completed and all required ministerial permits have been issued and received final inspection.
- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this Permit, may protest the imposition within ninety days of the approval of this development permit by filing a written protest with the City Clerk pursuant to California Government Code-section 66020.
- This development may be subject to impact fees at the time of construction permit issuance.

APPROVED by the Planning Commission of the City of San Diego on September 21, 2017 and Resolution No. XXXXX-PC.

ATTACHMENT 6

Permit Type/PTS Approval No.: Planned Development Permit No. 1661486
Site Development Permit No. 1661487
Date of Approval: September 21, 2017

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Tim Daly
Development Project Manager

**NOTE: Notary acknowledgment
must be attached per Civil Code
section 1189 et seq.**

The undersigned Owner/Permittee, by execution hereof, agrees to each and every condition of this Permit and promises to perform each and every obligation of Owner/Permittee hereunder.

Mission Grove Offices, LLC,
Owner

By _____
NAME:
TITLE:

Maple Multi-Family Land CA, LP
Permittee

By _____
NAME:
TITLE:

**NOTE: Notary acknowledgments
must be attached per Civil Code
section 1189 et seq.**

RESOLUTION NUMBER XXXX-PC

ADOPTED ON SEPTEMBER 21, 2017

WHEREAS, on February 29, 2016 Maple Multi-Family Land CA, LP submitted an application to Development Services Department for a SITE DEVELOPMENT PERMIT (SDP) and PLANNED DEVELOPMENT PERMIT (PDP) for the Alexan Fashion Valley (Project); and

WHEREAS, the matter was set for a public hearing to be conducted by the Planning Commission of the City of San Diego; and

WHEREAS, the issue was heard by the Planning Commission on September 21, 2017; and

WHEREAS, the Planning Commission considered the issues discussed in Environmental Impact Report No. 474586, SCH No. 2016071065 (Report) prepared for this Project; NOW THEREFORE,

BE IT RESOLVED, by the Planning Commission that it is certified that the Report has been completed in compliance with the California Environmental Quality Act of 1970 (CEQA) (Public Resources Code Section 21000 et seq.), as amended, and the State CEQA Guidelines thereto (California Code of Regulations, Title 14, Chapter 3, Section 15000 et seq.), that the Report reflects the independent judgment of the City of San Diego as Lead Agency and that the information contained in said Report, together with any comments received during the public review process, has been reviewed and considered by the Planning Commission in connection with the approval of the Project.

BE IT FURTHER RESOLVED, that pursuant to CEQA Section 21081 and State CEQA Guidelines Section 15091, the hereby adopts the Findings made with respect to the Project, which are attached hereto as Exhibit A.

BE IT FURTHER RESOLVED, that pursuant to CEQA Section 21081.6, the hereby adopts the Mitigation Monitoring and Reporting Program, or alterations to implement the changes to the Project as required by this Planning Commission in order to mitigate or avoid significant effects on the environment, which is attached hereto as Exhibit B.

BE IT FURTHER RESOLVED, that the Report and other documents constituting the record of proceedings upon which the approval is based are available to the public at the office of the DEVELOPMENT SERVICES DEPARTMENT, 1222 FIRST AVENUE, SAN DIEGO, CA 92101

BE IT FURTHER RESOLVED, that DEVELOPMENT SERVICES STAFF is directed to file a Notice of Determination with the Office of the County Recorder for the County of San Diego regarding the Project.

APPROVED: DEVELOPMENT PROJECT MANAGER

By: _____
Tim Daly, DEVELOPMENT PROJECT MANAGER

ATTACHMENT 7

ATTACHMENT(S): Exhibit A, Findings
 Exhibit B, Mitigation Monitoring and Reporting Program

DRAFT

EXHIBIT A

FINDINGS OF FACT
FINAL ENVIRONMENTAL IMPACT REPORT
FOR THE ALEXAN FASHION VALLEY PROJECT

SITE DEVELOPMENT PERMIT and PLANNED DEVELOPMENT PERMIT
PROJECT NO. 474586

DRAFT

FINDINGS OF FACT
FINAL ENVIRONMENTAL IMPACT REPORT
FOR THE ALEXAN FASHION VALLEY PROJECT

City of San Diego Project No. 474586

The attached Findings of Fact are and may be modified as the PROJECT proceeds through the hearing process.

1. Per the California Environmental Quality Act (CEQA) Section 15132, the Findings are not considered part of the environmental document but are made after the decision makers have considered the final environmental document.
2. These Findings have been submitted by the project applicant as candidate findings to be made by the decision-making body.

The Environmental Analysis Section of the City's Development Services Department does not recommend that the discretionary body either adopt or reject these Findings. They have been attached to allow the readers of this document an opportunity to review potential reasons for approving the PROJECT despite the significant potentially unmitigable effects identified in the Environmental Impact Report (EIR).

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**I.
INTRODUCTION**

A. Findings of Fact

The California Environmental Quality Act (CEQA) (Pub. Res. Code §§ 21000, *et seq.*) and the State CEQA Guidelines (Guidelines) (14 Cal. Code Regs §§ 15000, *et seq.*) promulgated thereunder, require that the environmental impacts of a project be examined before a project is approved. Specifically, regarding findings, Guidelines Section 15091 provides:

- (a) No public agency shall approve or carry out a project for which an Environmental Impact Report (EIR) has been certified which identifies one or more significant environmental effects of the project unless the public agency makes one or more written findings for each of those significant effects, accompanied by a brief explanation of the rationale for each finding. The possible findings are:
 - 1. Changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effect as identified in the final EIR.
 - 2. Such changes or alterations are within the responsibility and jurisdiction of another public agency and not the agency making the finding. Such changes have been adopted by such other agency or can and should be adopted by such other agency.
 - 3. Specific economic, legal, social, technological, or other considerations make infeasible the mitigation measures or project alternatives identified in the final EIR.
- (b) The findings required by subdivision (a) shall be supported by substantial evidence in the record.
- (c) The finding in subdivision (a)(2) shall not be made if the agency making the finding has concurrent jurisdiction with another agency to deal with identified feasible mitigation measures or alternatives. The finding in subdivision (a)(3) shall describe the specific reasons for rejecting identified mitigation measures and project alternatives.
- (d) When making the findings required in subdivision (a)(1), the agency shall also adopt a program for reporting on or monitoring the changes which it has either required in the project or made a condition of approval to avoid or substantially lessen significant environmental effects. These measures must be fully enforceable through permit conditions, agreements, or other measures.
- (e) The public agency shall specify the location and custodian of the documents or other materials which constitute the record of the proceedings upon which its decision is based.
- (f) A statement made pursuant to Section 15093 does not substitute for the findings required by this section.

The “changes or alterations” referred to in Section 15091(a)(1) above, that are required in, or incorporated into, the project which mitigate or avoid the significant environmental effects of the project, may include a wide variety of measures or actions as set forth in Guidelines Section 15370, including:

- (a) Avoiding the impact altogether by not taking a certain action or parts of an action.
- (b) Minimizing impacts by limiting the degree or magnitude of the action and its implementation.
- (c) Rectifying the impact by repairing, rehabilitating, or restoring the impacted environment.
- (d) Reducing or eliminating the impact over time by preservation and maintenance operations during the life of the action.
- (e) Compensating for the impact by replacing or providing substitute resources or environments.

Having received, reviewed and considered the Final Environmental Impact Report for the Site Development Permit and Planned Development Permit for the Alexan Fashion Valley project, City of San Diego Project No. 474586 (Final EIR), as well as all other information in the record of proceedings on this matter, the following Findings of Fact (Findings) are hereby adopted by the City of San Diego (City) in its capacity as the CEQA Lead Agency. These Findings set forth the environmental basis for current and subsequent discretionary actions to be undertaken by the City and responsible agencies for the implementation of the proposed project.

B. Record of Proceedings

For purposes of CEQA and these Findings, the Record of Proceedings for the proposed project consists of the following documents and other evidence, at a minimum:

- The Notice of Preparation (NOP) and all other public notices issued by the City in conjunction with the proposed project;
- The Draft EIR;
- All written comments submitted by agencies or members of the public during the public review comment period on the Draft EIR;
- All responses to written comments submitted by agencies or members of the public during the public review comment period on the Draft EIR;
- All written and verbal public testimony presented during a noticed public hearing for the proposed project at which such testimony was taken;
- The Mitigation Monitoring and Reporting Program (MMRP);
- The Final EIR for the proposed project;
- The reports and technical memoranda included or referenced in Responses to Comments and/or in the Final EIR;
- All documents, studies, EIRs, or other materials incorporated by reference in the Draft EIR and the Final EIR;

- Matters of common knowledge to the City, including but not limited to Federal, State and local laws and regulations;
- Any documents expressly cited in these Findings;
- Any other relevant materials required to be in the record of proceedings by Public Resources Code Section 21167.6(e);
- All ordinances and resolutions adopted in connection with the Alexan Fashion Valley project; and
- All project application materials.

C. Custodian and Location of Records

The documents and other materials which constitute the administrative record for the City's actions related to the project are located at the City of San Diego, Development Services Center, 1222 First Avenue, Fifth Floor, San Diego, CA 92101. The City Development Services Center is the custodian of the administrative record for the project. Copies of these documents, which constitute the record of proceedings, are and at all relevant times have been and will be available upon request at the offices of the City Development Services Center. This information is provided in compliance with Public Resources Code Section 21081.6(a)(2) and Guidelines Section 15091(e).

II. PROJECT SUMMARY

A. Project Location

The regional and local setting of the project is discussed in Section 2.0, *Environmental Setting*, of the EIR. The proposed Alexan Fashion Valley project site is located at 123 Camino de la Reina. Situated north of the Interstate 8 (I-8)/State Route 163 (SR-163) interchange, south and east of Camino de la Reina, and west of SR-163, the Alexan Fashion Valley project site encompasses approximately 4.92 acres. Three driveways provide access to the project site from Camino de la Reina.

Surrounding land uses include the former Union-Tribune building located west of the project site, recently approved for redevelopment as a mix of use, and the San Diego River and Fashion Valley Mall, a regional mall providing upscale shops and a variety of restaurants, located to the north of the project site. A transit center with bus and a light rail transit (LRT) station is located at Fashion Valley, within walking distance to the project site. The I-8/SR-163 interchange is located east and south of the project site. Farther east of the project site, beyond the freeway interchange, is a four-story commercial office building and a 12-story commercial office building with a mixture of surface and structured parking. Farther east of the project site are car dealerships; multi-family housing developments; the approved Camino Del Rio Mixed Use project under construction as the “Millennium Mission Valley” project; and the Westfield Mission Valley West shopping center, which provides a mix of commercial and restaurant establishments. Additionally, LRT stations are located at Hazard Center (the Hazard Center Station) northeast of the project site, and Park-in-the-Valley, located east of the project site on Camino de la Reina. A bus stop is located at the project site on Camino de la Reina.

Regional access to the site is provided via I-8, located immediately south of the project site; SR-163, located immediately east of the project site; and I-805, located approximately two miles east of the project site. Local project access is provided via Camino de la Reina, which fronts the project along the north and west.

B. Project Background

The Alexan Fashion Valley project site encompasses approximately 4.92 acres. The site has been previously graded and is fully developed with 69,651 square feet of office buildings and on-site surface parking. Landscaping includes turf, trees, and non-native ornamental vegetation. The project involves demolition of existing structures (69,651 square feet) and on-site surface parking and construction of a mixed-use development consisting of residential and commercial office and retail uses. The project requires discretionary approvals including: a Site Development Permit (SDP) to satisfy the requirement of obtaining a Mission Valley Development Permit due to the proposed uses exceeding the Threshold 1 ADT allocation of the Mission Valley Planned District Ordinance. In addition, a Planned Development Permit (PDP) is required to implement the Multiple Use Option in the Mission Valley Community Plan (the project proposes a Multiple Use Development in accordance with the Mission Valley Community Plan, which would allow development of the project site as a mixed-use project in the MV-CO zone).

C. Project Description

The project involves demolition of existing structures (69,651 square feet) and on-site surface parking and construction of a mixed-use development consisting of residential and commercial office and retail uses. The project would range in height from five stories to six stories with mezzanines on the seventh, wrapped around a six-story parking garage and would have a total of 284 residential units (including 48 units with a home business focus), 8,150 square feet of commercial (office use) and 3,145 square feet of commercial (restaurant use).

Residential units for the project would be in the form of studios, one-bedroom units, and two-bedroom units. Additionally, the project introduces residential-work units designed to accommodate individuals who operate businesses from a home office. Residential-work units would be coupled with shared open-office amenity areas to support a working environment. All units except those facing the freeway would have private outdoor space in the form of balconies totaling 19,408 square feet, with an additional 30,470 square feet in common open area. Additionally, the project would provide a total of 7,995 square feet of residential amenity space, including 2,188 square feet of fitness center and a 2,865-square foot residential/residential work lobby. In order to support the residential-work units, the project would provide a total of 2,940 square feet of business center space in three separate business center areas. The remaining amenity space would be interspersed throughout the project site within six focused amenity areas: The Meadow, The Pool, The Oasis, The Nest, Nature Walk and The Perch.

The six different amenity areas would be used by residents, employees, and visitors to the site. Two of these amenity areas would be private and would serve the residents of the project: The Meadow and The Pool. The Meadow, located in the northeastern portion of the project, would provide for passive recreation and gathering space for project residents. The Meadow would include a BBQ grill and outdoor dining space, as well as lounge seating, a fire pit, and lawn area. The Pool, located in the western portion of the project site, would provide the traditional amenities of a multi-family project (a pool and spa) with the addition of a BBQ grill. The Oasis and The Nest are intended to serve both project residents and employees, as well as patrons of the project's retail offerings. The Oasis, located between the leasing office, fitness center, and office components in the southern portion of the project site, would provide a plaza-like setting with a wood deck, seating, and a bar top counter. The Nest, located in the southwest corner of the project site, would provide an outdoor dining patio adjacent to the project's restaurant component, as well as a specimen tree to provide ambience. The remaining two amenity areas – Nature Walk and The Perch – are located along the public right-of-way and provide for pedestrian focus at the project edge. Nature Walk, located on the northern and western perimeters of the project site, would provide a landscaped buffer between Camino de la Reina and the project buildings. Within this landscaped area, Nature Walk would include interpretive signage, a decomposed granite path, and native plants. The Perch, located in the northwest corner of the project site, would provide a stepped entry to the main project area with a picnic area, and open lawn, and play elements, such as bocce ball. The Perch is intended to facilitate active social interaction and activate this corner of the project, which is adjacent to the direct connection leading to the street, Fashion Valley Mall, and Fashion Valley Transit Center.

The project would provide a total of 469 parking spaces. A six-story above-ground and one-story below-ground parking structure would be wrapped by the residential units and situated at the center of the project site providing a total of 404 parking spaces. The balance of 65 parking spaces

would be provided as surface parking. These surface parking spaces would be predominantly for commercial and retail patrons, as well as visitors of the project. As such, the surface parking would be located internal to the project along the project's eastern boundary, adjacent to retail and office uses as well as resident entryways. In addition to automobile parking, the project would provide 140 bicycle parking spaces and 34 motorcycle parking spaces.

The Alexan Fashion Valley project would feature architectural elements that are intended to provide identifiable features, which would allow pedestrians and the motoring public to easily find their destinations. Architectural features such as varied building materials, heights, and setbacks would provide relief to building façades and would create focal points around the project for both pedestrians and passing vehicles. The project's massing, colors, and materials have been selected to complement and blend with the adjacent development.

Access to the project site currently occurs from three driveways off of Camino de la Reina. Primary vehicular access to the project would occur via a driveway located in the central portion of the western frontage along Camino de la Reina, in roughly the same location as the current driveway. The southwestern driveway would be retained in generally the same location as exists currently. The northern driveway would be shifted to the northeastern corner of the project site. A fire lane would be provided along the eastern boundary of the project site. Pedestrian movement would be accommodated throughout the project site, allowing pedestrians to easily move between the commercial and residential elements of the project via accentuated enhanced paving and signage. The project has been designed with a primary focus on the pedestrian and pedestrian access. The focus of pedestrian access and activity occurs at The Perch, a primary focal point for the project as described above, and the project's main access (The Oasis). Pedestrian access would be provided along sidewalks on the north and west project site perimeters. Internal pedestrian access provides connections to buildings and the external sidewalks. Bicyclists would be able to travel through the site, along the eastern portion of the project site, and along Camino de la Reina.

The proposed landscape plan includes the use of indigenous and/or drought-tolerant plant material, whenever possible. No invasive or potentially invasive species would be utilized. Planting is intended to be a connecting device linking the various pieces of the project and design style. The landscape plan emphasizes a garden setting, where plant material would be used to help define spaces, encourage circulation paths, highlight entry points, and provide softness and scale to the architecture. Evergreen, deciduous, and flowering material are proposed throughout the project. Street trees are proposed to define vehicle/pedestrian spaces and to provide shade and scale to the street scene. A specimen street within The Nest would create a focal point for this amenity area and provide a statement accent at this site frontage from the street.

Landscaping throughout the Alexan Fashion Valley project site is characterized by a diverse array of trees, shrubs, and accent planting. Trees would be utilized to define spaces and create a sense of place. Street trees along Camino de la Reina would enhance the pedestrian realm, while screening trees along the eastern and southern boundary would help to screen out neighboring highways and provide shade and canopy for surface parking areas. Architectural accent trees and palms would be located throughout the project and within amenity areas. The use of shrubs for screening and demarcation would be utilized, as well as groundcover, succulents, and vines.

D. Discretionary Actions

For the Alexan Fashion Valley project, the following discretionary actions are required:

- **Site Development Permit** – A Mission Valley Development Permit is required, in the form of a Site Development Permit (SDP). In accordance with San Diego Municipal Code Section 1514.0201(d)(A), this permit would allow for the development of the Alexan Fashion Valley project, which would create a mix of residential, commercial, and retail uses within central Mission Valley, where the proposed uses would exceed the Threshold 1 ADT allocation of the Mission Valley Planned District Ordinance.
- **Planned Development Permit** – A Planned Development Permit is required for the proposed development in order to implement the Multiple Use Option in the Mission Valley Community Plan. The project is located in the Mission Valley Community Plan area and is governed by the Mission Valley PDO. The Mission Valley PDO identifies the zone for the project site as MV-CO. The project is proposing a Multiple Use Development in accordance with the Mission Valley Community Plan, which would allow development of the project site as a mixed-use project in the MV-CO zone.
- **Environmental Impact Report** – Concurrent with the Alexan Fashion Valley project discretionary actions, an EIR has been prepared in accordance with the provisions of the CEQA. The EIR evaluates the land use, circulation, and infrastructure improvements resulting from implementation of the Alexan Fashion Valley project and the potential environmental impacts that would result from their implementation. Review and certification of the EIR by the decision maker would complete the environmental review for the project in accordance with CEQA and City regulations.

As described in Section 1.3, *Responsible and Trustee Agencies*, of the Final EIR, due to the previous disturbance and full development of the project site, there are no natural resources on the project site. Therefore, there are no Trustee Agencies that would have jurisdiction. There are no responsible agencies that would have discretionary approval power over the project.

E. Statement of Project Purpose and Objectives**Project Purpose**

The purpose of the Alexan Fashion Valley project is to create a transit oriented development with a mix of residential and commercial retail and office uses that would serve the Mission Valley community. The project's location and proposed uses provide in-fill in a location where all utilities and public services, as well as transit, are readily available and within walking distance. Additionally, the project offers opportunities and supporting amenities that serve home businesses, which are not available in the current marketplace.

Project Objectives

The project objectives associated with the Alexan Fashion Valley project are as follows:

- Create a coherent and cohesive building site and site design that is compatible in scale and character and enhances the existing community character in the Mission Valley community.

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- In keeping with the City of Villages and Smart Growth policies, provide for a mix of commercial retail, office, and residential uses as in-fill development of an underutilized site within an urban area where public facilities, transit, and services are readily available and easily accessed via alternative modes of travel, including transit, bike, and pedestrian.
- Provide opportunities for live-work space, with supporting amenities, not currently available in the Mission Valley community.
- Maximize efficiency in use of the project site.
- Redevelop the project site to cluster high-density housing opportunities in the Mission Valley community where transit and other amenities are readily available.
- Enhance this portion of the Mission Valley community by creating a “Main Street” feel along Camino de la Reina, with buildings that address the street.
- Create a focal point/pedestrian plaza that functions as a space for social gathering.
- Utilize architecture and design elements to ensure high quality design and aesthetics.
- Create additional retail and job opportunities in the Mission Valley community.
- Provide retail amenities for the adjacent employment and residential uses that are not only within walking distance but also capture drive-by automobile trips and walk-up trips from adjacent properties, thereby reducing the amount of routine daily trips.
- Provide for a mix and type of residential units currently unavailable in the community.

**III.
ENVIRONMENTAL REVIEW AND PUBLIC PARTICIPATION**

The City determined that the proposed project may have a significant effect on the environment and that an EIR should be prepared to analyze the potential impacts associated with approval and implementation of the proposed project. In accordance with CEQA Guidelines Section 15082(a), a Notice of Preparation (NOP), dated July 25, 2016 was prepared for the project and distributed to agencies and members of the public who may have an interest in the project. The purpose of the NOP was to solicit comments on the scope and analysis to be included in the EIR for the proposed Alexan Fashion Valley project. A copy of the NOP and letters received during its review are included in Appendix A to the EIR. Based on an initial review of the project and comments received, the City of San Diego determined that the EIR for the proposed project should address the following environmental issues: Land Use; Transportation/Traffic Circulation/Parking; Visual Effects and Neighborhood Character; Air Quality; Greenhouse Gas Emissions; Energy; Noise; Geologic Conditions; Paleontological Resources; Historical Resources; Hydrology; Water Quality; Public Services and Facilities; Public Utilities; Health and Safety; Tribal Cultural Resources; and Cumulative Effects.

The Draft EIR for the proposed project was then prepared and circulated for review and comment by the public, agencies and organizations for a 30-day public review period that began on June 2, 2017 and ended on July 3, 2017. A notice of availability of the Draft EIR for review was mailed to residents in the vicinity of the project site and non-residential property owners expressing an interest in the project. The notice of availability was also filed with the City Clerk and posted in the San Diego Daily Transcript and on the City's web page, and the required notice was provided to the public.

As noted, the public comment period on the Draft EIR concluded on July 3, 2017. The City received six letters of comment on the proposed project. The City prepared responses to those comments, which are incorporated into the Final EIR. On September 21, 2017 the City of San Diego Planning Commission held a public hearing to consider the project and, by a XXXXX vote, certified the Final EIR, adopted these findings of fact and approved the Alexan Fashion Valley project.

**IV.
GENERAL FINDINGS**

The City hereby finds as follows:

- The City is the “Lead Agency” for the proposed project evaluated in the Final EIR.
- The Draft EIR and Final EIR were prepared in compliance with CEQA and the Guidelines.
- The City has independently reviewed and analyzed the Draft EIR and the Final EIR, and these documents reflect the independent judgment of the City Council and the City of San Diego.
- The City of San Diego’s review of the Draft EIR and the Final EIR is based upon CEQA, the CEQA Guidelines, and the City of San Diego California Environmental Quality Act Significance Determination Thresholds – Development Services Department (January 2011) (CEQA Significance Determination Thresholds).
- A Mitigation Monitoring and Reporting Program (MMRP) has been prepared for the proposed project, which the City has adopted or made a condition of approval of the proposed project. That MMRP is included as Section 10.0 of the Final EIR, is incorporated herein by reference and is considered part of the record of proceedings for the proposed project.
- The MMRP designates responsibility and anticipated timing for the implementation of mitigation. The City will serve as the MMRP Coordinator.
- In determining whether the proposed project has a significant impact on the environment, and in adopting these Findings pursuant to Section 21081 of CEQA, the City has complied with CEQA Sections 21081.5 and 21082.2.
- The impacts and potential impacts of the proposed project have been analyzed to the extent feasible at the time of certification of the Final EIR.
- The City has reviewed the comments received on the Draft EIR and Final EIR and the responses thereto and has determined that, in accordance with CEQA Guidelines Section 15088.5, neither the comments received nor the responses to such comments add significant new information regarding environmental impacts to the Draft EIR or Final EIR, no new impacts and/or mitigation measures have been identified, and that recirculation of the EIR is not necessary. The City has based its actions on full appraisal of all viewpoints, including all comments received up to the date of adoption of these Findings, concerning the environmental impacts identified and analyzed in the Final EIR. The City has included new information in the Final EIR, but the new information merely clarifies and amplifies the information in the Draft EIR. This new information does not alter the EIR in a way that deprives the public of a meaningful opportunity to comment upon a substantial adverse environmental effect of the project or a feasible way to mitigate or avoid such an effect. No significant new information is provided by the inclusion of this information that would require recirculation of the EIR.
- The City has made no decisions that constitute an irretrievable commitment of resources toward the proposed project prior to certification of the Final EIR, nor has the City previously committed to a definite course of action with respect to the proposed project;
- Copies of all the documents incorporated by reference in the Final EIR are and have been available upon request at all times at the offices of the City, custodian of record for such documents or other materials; and
- Having received, reviewed, and considered all information and documents in the record, the City hereby conditions the proposed project and finds as stated in these Findings.

V.
SUMMARY OF IMPACTS

Section 5.0, Section 6.0, and Section 7.0 of the Final EIR presents the *Environmental Analysis* of the proposed project. Based on the analysis contained in Section 5.0, Section 6.0, and Section 7.0 of the Final EIR, the Final EIR concludes that the proposed Alexan Fashion Valley project will have **no significant direct or cumulative impacts** and require no mitigation with respect to the following issues:

- Land Use
- Visual Quality/Neighborhood Character
- Air Quality
- Global Climate Change
- Energy
- Noise
- Paleontological Resources
- Historical Resources (cumulative only)
- Hydrology
- Water Quality
- Public Services and Facilities
- Public Utilities
- Health and Safety

Potentially **significant direct impacts of the proposed project will be mitigated to below a level of significance** with respect to the following issue:

- Transportation/Traffic Circulation/Parking
- Geological Conditions
- Historical Resources (Archaeological Resources)
- Tribal Cultural Resources

The project would not result in any significant unmitigated impacts.

VI. FINDINGS REGARDING IMPACTS

A. Transportation/Traffic Circulation/Parking

Environmental Impact: The project could result in cumulative impacts at the segments of Camino de la Reina between Hotel Circle North and Driveway 1 and between Driveway 2 and Avenida del Rio under the Horizon Year plus Project conditions.

Finding:

The proposed project would not result in any significant direct impacts to existing or planned transportation systems or result in traffic generation in excess of specific community plan allocation. The proposed project would also not result in any significant direct impacts to a congested freeway segment, interchange or ramp or to the existing traffic load and capacity of the street system. However, it would result in two significant Horizon Year (2035) cumulative impacts on Camino de la Reina from Hotel Circle North to Driveway 1 and Camino de la Reina from Driveway 2 to Avenida del Rio.

Facts in Support of Finding: The following mitigation measures have been identified for the Alexan Fashion Valley project. With implementation of these mitigation measures, the project's impacts would be reduced to below a level of significance.

MM 5.2-1 Camino de la Reina: Hotel Circle North to Driveway 1 - Widening this segment to a three-lane Collector standard (providing half-width of a four-lane Major roadway) would mitigate the project's significant impact. The Alexan Fashion Valley project proposes to provide an IOD and DIA for the widening of Camino De La Reina along the project frontage. In addition, the project would be responsible for restriping the project frontage following widening (to account for appropriate transitions) of Camino De La Reina to three-lane Collector standards between Driveway 1 and Hotel Circle. Provisions of the IOD, DIA, and restriping would mitigate the cumulative impact along this segment.

MM 5.2-2 Camino de la Reina: Driveway 2 to Avenida del Rio - Widening this segment to three-lane Collector standard (providing half-width of a four-lane Major roadway) would mitigate the project's significant impact. The Alexan Fashion Valley project proposes to provide an IOD and DIA for the widening of Camino De La Reina along the project frontage. In addition, the project would be responsible for restriping the project frontage following widening (to account for appropriate transitions) of Camino De La Reina to three-lane Collector standard between Driveway 1 and Hotel Circle. Provisions of the IOD, DIA, and restriping would mitigate the cumulative impact along this segment

Reference: Final EIR § 5.2.

B. Geologic Conditions

Environmental Impact: The on-site geologic conditions of the project allow for the potential of liquefaction and result in direct impacts.

Finding:

According to the *City of San Diego Seismic Safety Study, Geologic Hazards and Faults*, the Alexan Fashion Valley project site is categorized as Category Number 31 for *Liquefaction: High Potential – shallow groundwater, major drainages, hydraulic fills*. The liquefaction analysis performed for the project as part of the *Geotechnical Investigation* indicates that several discontinuous and variable thickness liquefiable layers of saturated alluvial materials are located between depths of approximately ten to 75 feet. The saturated layers located above 50 feet are considered susceptible to liquefaction at the design earthquake ground motion. Total dynamic settlement at the site as a result of the Design Earthquake Ground Motion is roughly estimated at between approximately five to 10.5 inches. Differential dynamic settlement at the site is anticipated to be on the order of two inches over 50 feet considering the depth and nature of the liquefied zones. Additionally, the susceptibility to earthquake-induced lateral spread due to liquefaction is considered to be moderate for the site because of the nature of the underlying liquefiable layers, topography, and proximity to the San Diego River.

The main geotechnical and geologic conditions that would impact the proposed construction are the presence of undocumented fill soils that are potentially compressible under additional loads and deep, relatively loose alluvial soils that are subject to liquefaction during a major seismic event. Impacts relative to liquefaction are potentially significant and require mitigation measures.

Facts in Support of Finding: The following mitigation measures have been identified for the Alexan Fashion Valley project. With implementation of these mitigation measures, the project's impacts would be reduced to below a level of significance.

MM 5.8-1 Stone columns shall be used to mitigate the effects of liquefaction. A site-specific ground improvement plan shall be developed to contain the location of stone columns design diameter and spacing. The ground improvement program should be designed by the specialty ground improvement contractor performing the work with the goal of mitigating liquefaction and reducing anticipated settlements to a level that is acceptable to the project structural engineer.

Implementation of this mitigation measure will ensure that development of the Alexan Fashion Valley project would mitigate direct project impacts to geological conditions to below a level of significance.

Reference: Final EIR § 5.8.

C. Historical Resources

Environmental Impact: The project could result in direct impacts to unknown subsurface archaeological resources, as a result of excavation and trenching for the project. The project could also result in direct impacts to subsurface archaeological remains- specifically, human remains- as a result of project excavation and trenching.

Finding:

- a. Many areas of San Diego County, including mesas and the coast, are known for intense and diverse prehistoric occupation and important archaeological and historical resources. The region has been inhabited by various cultural groups spanning 10,000 years or more. A record search was conducted at the South Coastal Information Center (SCIC). The search included the Project site and a radius of one-quarter mile around it. A records search of the Sacred Lands File held by the NAHC and historical aerial photographs and historic USGS topographic maps of the project site were consulted. The records search indicated that no previously recorded cultural resources are located within the project site. Although no historical resources were identified within the boundaries of the project site, recorded sites have been identified within proximity to the project site. A review of the historic maps and historic aerial photographs show that the project site was within the San Diego River bed prior to the river being channelized and subsequently within the San Diego River floodplain. Because the project site is located within the alluvial floodplain of the San Diego River, there is the potential for buried subsurface cultural resource deposits. In addition, given the alluvial setting, there is a potential for buried cultural resources that may not be visible on the surface. Therefore, due to the sensitivity of the area, potentially significant impact to unknown subsurface archaeological resources could result during ground-disturbing activities.
- b. The project site is fully developed and has been extensively graded during the construction of the existing building. Historic resources were not identified within or adjacent to the project site. Although the project site is fully developed, new development would involve additional excavation and grading. As such, there is a potential for the project to adversely affect unknown, subsurface human remains. This would be regarded as a potentially significant impact. No cultural resources have been identified on the project site. Additionally, the project site has been graded and developed, leaving the Alexan Fashion Valley project site in a completely altered state. However, project development would involve grading that may have the potential to unearth previous unknown subsurface archaeological resources in this sensitive area, including human remains. This would be regarded as a potentially significant direct impact.

Facts in Support of Finding: The following mitigation measures have been identified for the Alexan Fashion Valley project. With implementation of these mitigation measures, the project's impacts would be reduced to below a level of significance.

MM 5.10-1 Implementation of the following mitigation measures would reduce any potential impacts to historical resources (archaeology):

I. Prior to Permit Issuance

A. Entitlements Plan Check

1. Prior to issuance of any construction permits, including but not limited to, the first Grading Permit, Demolition Plans/Permits and Building Plans/Permits or a Notice to Proceed for Subdivisions, but prior to the first preconstruction meeting, whichever is applicable, the Assistant Deputy Director (ADD) Environmental designee shall verify that the requirements for Archaeological Monitoring and Native American monitoring have been noted on the applicable construction documents through the plan check process.

B. Letters of Qualification have been submitted to ADD

1. The applicant shall submit a letter of verification to Mitigation Monitoring Coordination (MMC) identifying the Principal Investigator (PI) for the project and the names of all persons involved in the archaeological monitoring program, as defined in the City of San Diego Historical Resources Guidelines (HRG). If applicable, individuals involved in the archaeological monitoring program must have completed the 40-hour HAZWOPER training with certification documentation.
2. MMC will provide a letter to the applicant confirming the qualifications of the PI and all persons involved in the archaeological monitoring of the project meet the qualifications established in the HRG.
3. Prior to the start of work, the applicant must obtain written approval from MMC for any personnel changes associated with the monitoring program.

II. Prior to Start of Construction

A. Verification of Records Search

1. The PI shall provide verification to MMC that a site-specific records search (1/4-mile radius) has been completed. Verification includes, but is not limited to a copy of a confirmation letter from South Coastal Information Center, or, if the search was in-house, a letter of verification from the PI stating that the search was completed.
2. The letter shall introduce any pertinent information concerning expectations and probabilities of discovery during trenching and/or grading activities.
3. The PI may submit a detailed letter to MMC requesting a reduction to the ¼ mile radius.

B. PI Shall Attend Precon Meetings

1. Prior to beginning any work that requires monitoring; the Applicant shall arrange a Precon Meeting that shall include the PI, Native American consultant/monitor (where Native American resources may be impacted), Construction Manager (CM) and/or Grading Contractor, Resident Engineer (RE), Building Inspector (BI), if appropriate, and MMC. The qualified Archaeologist and Native American Monitor shall attend any grading/excavation related Precon Meetings to make comments and/or suggestions concerning the Archaeological Monitoring program with the Construction Manager and/or Grading Contractor.
 - a. If the PI is unable to attend the Precon Meeting, the Applicant shall schedule a focused Precon Meeting with MMC, the PI, RE, CM or BI, if appropriate, prior to the start of any work that requires monitoring.

2. Identify Areas to be Monitored
 - a. Prior to the start of any work that requires monitoring, the PI shall submit an Archaeological Monitoring Exhibit (AME) (with verification that the AME has been reviewed and approved by the Native American consultant/monitor when Native American resources may be impacted) based on the appropriate construction documents (reduced to 11x17) to MMC identifying the areas to be monitored including the delineation of grading/excavation limits.
 - b. The AME shall be based on the results of a site-specific records search as well as information regarding existing known soil conditions (native or formation).
3. When Monitoring Will Occur
 - a. Prior to the start of any work, the PI shall also submit a construction schedule to MMC through the RE indicating when and where monitoring will occur.
 - b. The PI may submit a detailed letter to MMC prior to the start of work or during construction requesting a modification to the monitoring program. This request shall be based on relevant information such as review of final construction documents which indicate site conditions such as depth of excavation and/or site graded to bedrock, etc., which may reduce or increase the potential for resources to be present.

III. During Construction

- A. Monitor(s) Shall be Present During Grading/Excavation/Trenching
 1. The Archaeological Monitor shall be present full-time during all soil disturbing and grading/excavation/trenching activities which could result in impacts to archaeological resources as identified on the AME. **The Construction Manager is responsible for notifying the RE, PI, and MMC of changes to any construction activities such as in the case of a potential safety concern within the area being monitored. In certain circumstances OSHA safety requirements may necessitate modification of the AME.**
 2. The Native American consultant/monitor shall determine the extent of their presence during soil disturbing and grading/excavation/trenching activities based on the AME and provide that information to the PI and MMC. If prehistoric resources are encountered during the Native American consultant/monitor's absence, work shall stop and the Discovery Notification Process detailed in Section III.B-C and IV.A-D shall commence.
 3. The PI may submit a detailed letter to MMC during construction requesting a modification to the monitoring program when a field condition such as modern disturbance post-dating the previous grading/trenching activities, presence of fossil formations, or when native soils are encountered that may reduce or increase the potential for resources to be present.
 4. The archaeological and Native American consultant/monitor shall document field activity via the Consultant Site Visit Record (CSVR). The CSVR's shall be faxed by the CM to the RE the first day of monitoring, the last day of

monitoring, monthly (**Notification of Monitoring Completion**), and in the case of ANY discoveries. The RE shall forward copies to MMC.

B. Discovery Notification Process

1. In the event of a discovery, the Archaeological Monitor shall direct the contractor to temporarily divert all soil disturbing activities, including but not limited to digging, trenching, excavating or grading activities in the area of discovery and in the area reasonably suspected to overlay adjacent resources and immediately notify the RE or BI, as appropriate.
2. The Monitor shall immediately notify the PI (unless Monitor is the PI) of the discovery.
3. The PI shall immediately notify MMC by phone of the discovery, and shall also submit written documentation to MMC within 24 hours by fax or email with photos of the resource in context, if possible.
4. No soil shall be exported off-site until a determination can be made regarding the significance of the resource specifically if Native American resources are encountered.

C. Determination of Significance

1. The PI and Native American consultant/monitor, where Native American resources are discovered shall evaluate the significance of the resource. If Human Remains are involved, follow protocol in Section IV below.
 - a. The PI shall immediately notify MMC by phone to discuss significance determination and shall also submit a letter to MMC indicating whether additional mitigation is required.
 - b. If the resource is significant, the PI shall submit an Archaeological Data Recovery Program (ADRP) which has been reviewed by the Native American consultant/monitor, and obtain written approval from MMC. Impacts to significant resources must be mitigated before ground disturbing activities in the area of discovery will be allowed to resume.
Note: If a unique archaeological site is also an historical resource as defined in CEQA, then the limits on the amount(s) that a project applicant may be required to pay to cover mitigation costs as indicated in CEQA Section 21083.2 shall not apply.
 - c. If the resource is not significant, the PI shall submit a letter to MMC indicating that artifacts will be collected, curated, and documented in the Final Monitoring Report. The letter shall also indicate that that no further work is required.

IV. Discovery of Human Remains

If human remains are discovered, work shall halt in that area and no soil shall be exported off-site until a determination can be made regarding the provenance of the human remains; and the following procedures as set forth in CEQA Section 15064.5(e), the California Public Resources Code (Sec. 5097.98) and State Health and Safety Code (Sec. 7050.5) shall be undertaken:

A. Notification

1. Archaeological Monitor shall notify the RE or BI as appropriate, MMC, and the PI, if the Monitor is not qualified as a PI. MMC will notify the

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appropriate Senior Planner in the Environmental Analysis Section (EAS) of the Development Services Department to assist with the discovery notification process.

2. The PI shall notify the Medical Examiner after consultation with the RE, either in person or via telephone.
- B. Isolate discovery site
1. Work shall be directed away from the location of the discovery and any nearby area reasonably suspected to overlay adjacent human remains until a determination can be made by the Medical Examiner in consultation with the PI concerning the provenance of the remains.
 2. The Medical Examiner, in consultation with the PI, will determine the need for a field examination to determine the provenance.
 3. If a field examination is not warranted, the Medical Examiner will determine with input from the PI, if the remains are or are most likely to be of Native American origin.
- C. If Human Remains **ARE** determined to be Native American
1. The Medical Examiner will notify the Native American Heritage Commission (NAHC) within 24 hours. By law, **ONLY** the Medical Examiner can make this call.
 2. NAHC will immediately identify the person or persons determined to be the Most Likely Descendent (MLD) and provide contact information.
 3. The MLD will contact the PI within 24 hours or sooner after the Medical Examiner has completed coordination, to begin the consultation process in accordance with CEQA Section 15064.5(e), the California Public Resources and Health & Safety Codes.
 4. The MLD will have 48 hours to make recommendations to the property owner or representative, for the treatment or disposition with proper dignity, of the human remains and associated grave goods.
 5. Disposition of Native American Human Remains will be determined between the MLD and the PI, and, if:
 - a. The NAHC is unable to identify the MLD, OR the MLD failed to make a recommendation within 48 hours after being notified by the Commission; OR;
 - b. The landowner or authorized representative rejects the recommendation of the MLD and mediation in accordance with PRC 5097.94 (k) by the NAHC fails to provide measures acceptable to the landowner, THEN,
 - c. In order to protect these sites, the Landowner shall do one or more of the following:
 - (1) Record the site with the NAHC;
 - (2) Record an open space or conservation easement on the site;
 - (3) Record a document with the County.
 - d. Upon the discovery of multiple Native American human remains during a ground disturbing land development activity, the landowner may agree that additional conferral with descendants is necessary to consider culturally appropriate treatment of multiple Native American human remains. Culturally appropriate treatment of such a

discovery may be ascertained from review of the site utilizing cultural and archaeological standards. Where the parties are unable to agree on the appropriate treatment measures the human remains and items associated and buried with Native American human remains shall be reinterred with appropriate dignity, pursuant to Section 5.c., above.

D. If Human Remains are **NOT Native American**

1. The PI shall contact the Medical Examiner and notify them of the historic era context of the burial.
2. The Medical Examiner will determine the appropriate course of action with the PI and City staff (PRC 5097.98).
3. If the remains are of historic origin, they shall be appropriately removed and conveyed to the San Diego Museum of Man for analysis. The decision for internment of the human remains shall be made in consultation with MMC, EAS, the applicant/landowner, any known descendant group, and the San Diego Museum of Man.

V. Night and/or Weekend Work

A. If night and/or weekend work is included in the contract

1. When night and/or weekend work is included in the contract package, the extent and timing shall be presented and discussed at the precon meeting.
2. The following procedures shall be followed:
 - a. No Discoveries
In the event that no discoveries were encountered during night and/or weekend work, the PI shall record the information on the CSVr and submit to MMC via fax by 8AM of the next business day.
 - b. Discoveries
All discoveries shall be processed and documented using the existing procedures detailed in Sections III - During Construction, and IV - Discovery of Human Remains. Discovery of human remains shall always be treated as a significant discovery.
 - c. Potentially Significant Discoveries
If the PI determines that a potentially significant discovery has been made, the procedures detailed under Section III - During Construction and IV-Discovery of Human Remains shall be followed.
 - d. The PI shall immediately contact MMC, or by 8AM of the next business day to report and discuss the findings as indicated in Section III-B, unless other specific arrangements have been made.

B. If night and/or weekend work becomes necessary during the course of construction

1. The Construction Manager shall notify the RE, or BI, as appropriate, a minimum of 24 hours before the work is to begin.
2. The RE, or BI, as appropriate, shall notify MMC immediately.

C. All other procedures described above shall apply, as appropriate.

VI. Post Construction

A. Preparation and Submittal of Draft Monitoring Report

1. The PI shall submit two copies of the Draft Monitoring Report (even if negative), prepared in accordance with the Historical Resources Guidelines (Appendix C/D) which describes the results, analysis, and conclusions of all phases of the Archaeological Monitoring Program (with appropriate graphics) to MMC for review and approval within 90 days following the completion of monitoring. **It should be noted that if the PI is unable to submit the Draft Monitoring Report within the allotted 90-day timeframe resulting from delays with analysis, special study results or other complex issues, a schedule shall be submitted to MMC establishing agreed due dates and the provision for submittal of monthly status reports until this measure can be met.**
 - a. For significant archaeological resources encountered during monitoring, the Archaeological Data Recovery Program shall be included in the Draft Monitoring Report.
 - b. Recording Sites with State of California Department of Parks and Recreation
The PI shall be responsible for recording (on the appropriate State of California Department of Park and Recreation forms-DPR 523 A/B) any significant or potentially significant resources encountered during the Archaeological Monitoring Program in accordance with the City's Historical Resources Guidelines, and submittal of such forms to the South Coastal Information Center with the Final Monitoring Report.
2. MMC shall return the Draft Monitoring Report to the PI for revision or, for preparation of the Final Report.
3. The PI shall submit revised Draft Monitoring Report to MMC for approval.
4. MMC shall provide written verification to the PI of the approved report.
5. MMC shall notify the RE or BI, as appropriate, of receipt of all Draft Monitoring Report submittals and approvals.

B. Handling of Artifacts

1. The PI shall be responsible for ensuring that all cultural remains collected are cleaned and catalogued
2. The PI shall be responsible for ensuring that all artifacts are analyzed to identify function and chronology as they relate to the history of the area; that faunal material is identified as to species; and that specialty studies are completed, as appropriate.
3. The cost for curation is the responsibility of the property owner.

C. Curation of artifacts: Accession Agreement and Acceptance Verification

1. The PI shall be responsible for ensuring that all artifacts associated with the survey, testing and/or data recovery for this project are permanently curated with an appropriate institution. This shall be completed in consultation with MMC and the Native American representative, as applicable.
2. The PI shall include the Acceptance Verification from the curation institution in the Final Monitoring Report submitted to the RE or BI and MMC.
3. When applicable to the situation, the PI shall include written verification from the Native American consultant/monitor indicating that Native American

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resources were treated in accordance with state law and/or applicable agreements. If the resources were reinterred, verification shall be provided to show what protective measures were taken to ensure no further disturbance occurs in accordance with Section IV – Discovery of Human Remains, Subsection 5.

D. Final Monitoring Report(s)

1. The PI shall submit one copy of the approved Final Monitoring Report to the RE or BI as appropriate, and one copy to MMC (even if negative), within 90 days after notification from MMC that the draft report has been approved.
2. The RE shall, in no case, issue the Notice of Completion and/or release of the Performance Bond for grading until receiving a copy of the approved Final Monitoring Report from MMC which includes the Acceptance Verification from the curation institution.

Implementation of this monitoring program will ensure that development of the Alexan Fashion Valley project would mitigate direct project impacts to cultural resources to below a level of significance.

Reference: Final EIR § 5.10.

D. Tribal Cultural Resources

Environmental Impact: The project could result in direct impacts to unknown subsurface tribal cultural resources (archaeological), as a result of excavation and grading for the project.

Finding: As stated above in Section C, Historical Resources, a record search was conducted at the South Coastal Information Center (SCIC). The search included the Project site and a radius of one-quarter mile around it. A records search of the Sacred Lands File held by the NAHC and historical aerial photographs and historic USGS topographic maps of the project site were consulted. The records search indicated that no previously recorded cultural resources are located within the project site. No cultural resources were identified within the project site in the records search or during the pedestrian field survey. Although the project site does not contain any recorded archaeological resources as previously mentioned, there are previously recorded sites within close proximity of the project site. Because the project site is located within the alluvial floodplain of the San Diego River, there is the potential for buried subsurface cultural resource deposits. Based on this information, there is a potential for buried cultural resources to be impacted through implementation of the project. Archaeological monitoring is recommended in areas of the project site not impacted by the construction of the existing building at 123 Camino de la Reina, such as the landscaped areas and parking lots surrounding the building.

Based upon the developed nature of the project site, it does not appear that a tribal cultural resource is present on site; however, it is not clearly known if there could be a buried archaeological site beneath the ground surface that could be eligible for listing on the California Register. Therefore, there is the potential for ground-disturbing activities to result in impacts to unknown tribal cultural resources (archaeology), which would be regarded as a potentially significant impact. Any such site would be considered to be of cultural value to California Native Tribes. Pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, a lead agency, in its discretion and supported by substantial evidence, shall consider the significance of the resource to a California Native American tribe by applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1.

Facts in Support of Finding: The following mitigation measure has been identified for the Alexan Fashion Valley project. With implementation of this mitigation measure, the project's impacts would be reduced to below a level of significance.

MM 5.10-1 (see section C. Historical Resources above)

Implementation of this monitoring program will ensure that development of the Alexan Fashion Valley project would mitigate direct project impacts to tribal cultural resources to below a level of significance.

Reference: Final EIR § 5.16.

**VII.
FINDINGS REGARDING CHANGES OR ALTERATIONS THAT ARE WITHIN THE RESPONSIBILITY
AND JURISDICTION OF ANOTHER PUBLIC AGENCY**

There are no changes or alterations that are within the responsibility and jurisdiction of another public agency and not the agency making the finding.

**VIII.
FINDINGS REGARDING ALTERNATIVES**

In accordance with Section 15126.6(a) of the CEQA Guidelines, an EIR must contain a discussion of "a range of reasonable alternatives to a project, or the location of a project, which would feasibly attain most of the basic objectives of the project but would avoid or substantially lessen any of the significant effects of the project, and evaluate the comparative merits of the alternatives." Section 15126.6(f) further states that "the range of alternatives in an EIR is governed by the 'rule of reason' that requires the EIR to set forth only those alternatives necessary to permit a reasoned choice." Thus, the following discussion focuses on project alternatives that are capable of eliminating significant environmental impacts or substantially reducing them as compared to the proposed project, even if the alternative would impede the attainment of some project objectives, or would be more costly. In accordance with Section 15126.6(f)(1) of the State CEQA Guidelines, among the factors that may be taken into account when addressing the feasibility of alternatives are: (1) site suitability; (2) economic viability; (3) availability of infrastructure; (4) general plan consistency; (5) other plans or regulatory limitations; (6) jurisdictional boundaries; and (7) whether the proponent can reasonably acquire, control or otherwise have access to the alternative site.

As required in CEQA Guidelines Section 15126.6(a), in developing the alternatives to be addressed in this section, consideration was given regarding an alternative's ability to meet most of the basic objectives of the proposed project. Because the proposed project will cause unavoidable significant environmental effects related to Transportation/Traffic Circulation/Parking, Geologic Conditions, Historical Resources (archaeological), and Tribal Cultural Resources (archeological) the City must consider the feasibility of any environmentally superior alternatives to the proposed project, evaluating whether these alternatives could avoid or substantially lessen the unavoidable significant environmental effects while achieving most of the objectives of the proposed project.

The alternatives presented and considered in the Final EIR constitute a reasonable range of alternatives necessary that would feasibly attain most of the basic objectives of the project but would avoid or substantially lessen any of the significant effects of the project to permit a reasoned choice among the options available to the City and/or the project proponent. As presented in the Final EIR, the following is a list of the project objectives:

- Create a coherent and cohesive building site and site design that is compatible in scale and character and enhances the existing community character in the Mission Valley community.
- In keeping with the City of Villages and Smart Growth policies, provide for a mix of commercial retail, office, and residential uses as in-fill development of an underutilized site within an urban area where public facilities, transit, and services are readily available and easily accessed via alternative modes of travel, including transit, bike, and pedestrian.

- Provide opportunities for live-work space, with supporting amenities, not currently available in the Mission Valley community.
- Maximize efficiency in use of the project site.
- Redevelop the project site to cluster high-density housing opportunities in the Mission Valley community where transit and other amenities are readily available.
- Enhance this portion of the Mission Valley community by creating a “Main Street” feel along Camino de la Reina, with buildings that address the street.
- Create a focal point/pedestrian plaza that functions as a space for social gathering.
- Utilize architecture and design elements to ensure high quality design and aesthetics.
- Create additional retail and job opportunities in the Mission Valley community.
- Provide retail amenities for the adjacent employment and residential uses that are not only within walking distance but also capture drive-by trips, thereby reducing the amount of routine daily trips.
- Provide for a mix and type of residential units currently unavailable in the community.

The impacts of each alternative are analyzed Section 9.0 of the EIR. The review of alternatives includes an evaluation to determine if any specific environmental characteristic would have an effect that is “*substantially less*” than the proposed project. A significant effect is defined in Section 15382 of the CEQA Guidelines as “*a substantial, or potentially substantial, adverse change in any of the physical conditions within the area affected by the project.*” The significant impacts that apply to this project are: Transportation/Traffic Circulation/Parking, Geologic Conditions, Historical Resources (archaeological), and Tribal Cultural Resources (archaeological).

Alternatives considered for the Alexan Fashion Valley project, including a discussion of the “No Project” alternative, are addressed in detail in Section 9.0, *Alternatives*. Relative to the requirement to address a “No Project” alternative, CEQA Guidelines Section 15126.6(e) states that:

- (A) *When the project is the revision of an existing land use or regulatory plan, policy or ongoing operation, the “no project” alternative will be the continuation of the existing plan, policy or operation into the future.*
- (B) *If the project is other than a land use or regulatory plan, for example a development project on identifiable property, the “no project” alternative is the circumstance under which the project does not proceed.*

Alternatives to the Alexan Fashion Valley project discussed in the EIR include the “No Project” alternative that is mandated by CEQA and other alternatives that were developed in the course of project planning and environmental review for the proposed project. Specifically, the following project alternatives are addressed in the EIR:

1. Alternative 1 – No Project/No Build
2. Alternative 2 – Reduced Density Alternative

Based upon the administrative record for the project, the City makes the following findings concerning the alternatives to the proposed project.

Alternative 1 – No Project/No Build Alternative

Description: Under the No Project/No Development Alternative, the project would not be implemented on the site. The existing office buildings would not be demolished and would be left as they are today.

Finding: The City finds that specific economic, legal, social, technological, or other considerations make the No Project/No Build alternative infeasible.

Public Resources Code § 21081(a)(3), Guidelines § 15091(a)(3).

Facts in Support of Finding: When compared to the proposed Alexan Fashion Valley project, the No Project/No Build alternative would eliminate the potential for direct significant impacts to historical resources and tribal cultural resources as no new development would occur. The No Project/No Build alternative would also eliminate the potential for a cumulative impact to traffic circulation on two street segments.

The No Project/No Build alternative would also reduce environmental effects associated with air quality and GHG, as no new trips would occur under this alternative; and there would be no impacts to public services associated with schools, libraries, and recreation as no residential development would occur. However, based on the analysis in the EIR, none of those effects would be regarded as significant under the proposed project. The No Project/No Build alternative has the potential to result in slightly greater impacts to visual quality and neighborhood character and energy, although such impacts would not reach a level of significance.

The No Project/No Build alternative would not include design features directed at avoiding impacts associated with soil liquefaction. Hydrological impacts associated with flooding would be greater, as the existing development is not elevated out of the floodplain; and impacts associated with water quality would be greater due to larger amounts of open parking areas and lack of current required storm water quality control measures. For all other issue areas (i.e., paleontology, public utilities, and cumulative effects), the No Project/No Build alternative would result in the same level of environmental effects as the proposed project.

The No Project/No Build alternative would not meet any of the project objectives. Additionally, the No Project/No Build alternative would not provide much needed housing at a location where transit and urban amenities are readily available and would not provide commercial office and restaurant uses proximate to existing and planned places of employment and residential development. In this manner, the No Project/No Build alternative does not provide the potential to reduce the number of trips and trip lengths and would not create a project with the potential to reduce greenhouse gas emissions and overall carbon footprint. Therefore, the No Project/No Build alternative has been found to be infeasible.

Reference: Final EIR § 9.3.1

Alternative 2 – Reduced Density Alternative

Description: A Reduced Density alternative was evaluated in order to determine if reducing the project's proposed residential density while still attaining most of the project's basic objectives would reduce and/or avoid significant traffic impacts on Camino de la Reina associated with the project. Project impacts to geologic conditions (liquefaction), historical resources (archaeological), tribal cultural resources (archeological) cannot be reduced and/or avoided with any redevelopment of the project site and are therefore are not discussed as part of this alternative. As concluded in the TIA and Section 5.2, *Transportation/Traffic Circulation/Parking*, of the EIR, the proposed project would result in two horizon year (2035) cumulative impacts on Camino de la Reina between Hotel Circle North and Driveway 1 and the on Camino de la Reina between Driveway 2 and Avenida del Rio.

The Reduced Density alternative would include a mix of residential, commercial office, and commercial retail uses, like the proposed project. However, this alternative would reduce the number of residential units by 57 percent, from 284 units in the proposed project to 121 units in this alternative. Commercial office and commercial retail square footage would be the same as the proposed project. Development under this alternative would be more traditional with regards to the unit make-up and design and would not provide the mix and type of housing provided by the project. As such, this alternative would eliminate the residential-work units and amenities that are included in the proposed project related to supporting home-business uses. This alternative would implement requirements of the SDMC related to the provision of private and common open space areas. However, the amount of common outdoor amenity space provided to residents would be commensurately reduced, resulting in either one consolidated amenity area (versus the two provided with the proposed project) or two amenity areas of greatly reduced size and features. Additionally, due to the overall reduction in the development intensity, this alternative would not offer quasi-public amenities, such as the elevated pedestrian plaza fronting on Camino de la Reina. The Reduced Density alternative would result in construction of a mixed-use building, parking structure, and associated surface parking. Due to the reduced development intensity, the parking structure may be wrapped, as with the project, or may be a stand-alone/exposed structure, depending on the specific design of the reduced residential component. Because less parking would be needed to support the reduction in residential units, this alternative would be served by a greater amount of surface parking. Like the proposed project, the design of the project under this alternative would occur in a manner compatible with surrounding buildings in west-central Mission Valley and access would be taken from the Camino de la Reina.

Finding: The City finds that specific economic, legal, social, technological, or other considerations make the Reduced Density alternative infeasible.

Public Resources Code § 21081(a)(3), Guidelines § 15091(a)(3).

Facts in Support of Finding: Like the project, the Reduced Density alternative would be consistent with the General Plan, Community Plan, and existing zoning. However, less environmental impacts would result from this alternative with regards to traffic, which is identified as a significant environmental effect of the proposed project, as a Reduced Density alternative would generate fewer ADTs than the proposed project and would not result in any cumulatively significant traffic effects. For all other issue areas (i.e., visual quality and neighborhood character, noise, energy, geologic conditions, hydrology, water quality, paleontology, public utilities, historical, tribal cultural resources, and public services and facilities), the Reduced Density alternative would result in the same level of environmental effects as the proposed project. This alternative would result in less air quality and GHG emissions, as less traffic would occur, and slightly less impacts to public services due to a smaller residential population. For all other issue areas (i.e., visual quality and neighborhood character, noise, energy, geologic conditions, hydrology, water quality, paleontology, public utilities, historical, tribal cultural resources, and public services and facilities), the Reduced Density alternative would result in the same level of environmental effects as the proposed project. However, those issue areas were not found to be significant in the analysis in the EIR. This alternative would not implement land use goals of the General Plan to the extent associated with the proposed project.

This alternative would meet some of the project objectives. Specifically, this alternative would meet six of the 11 project's objectives:

- Create a coherent and cohesive building site and site design that is compatible in scale and character and enhances the existing community character in the Mission Valley community.
- In keeping with the City of Villages and Smart Growth policies, provide for a mix of commercial retail, office, and residential uses as in-fill development of an underutilized site within an urban area where public facilities, transit, and services are readily available and easily accessed via alternative modes of travel, including transit, bike, and pedestrian.
- Enhance this portion of the Mission Valley community by creating a "Main Street" feel along Camino de la Reina, with buildings that address the street.
- Utilize architecture and design elements to ensure high quality design and aesthetics.
- Create additional retail and job opportunities in the Mission Valley community.
- Provide retail amenities for the adjacent employment and residential uses that are not only within walking distance but also capture drive-by trips, thereby reducing the amount of routine daily trips.

This alternative would not provide opportunities for live-work space, with supporting amenities, not currently available in the Mission Valley community nor would it provide for a mix and type of residential units currently unavailable in the community. The Reduced Density alternative would substantially reduce the opportunity for providing much needed housing at a location where transit and urban amenities are readily available. Thus, the synergy of providing housing with

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employment uses and services would not be as great under this alternative, which minimizes the benefits of reducing number of trips and trip lengths. The Reduced Density alternative would not maximize the efficiency in use of the project site nor would it cluster high-density housing opportunities in the Mission Valley community. It would also not create a focal point/pedestrian plaza that functions as a space for social gatherings. Therefore, the All Commercial Development alternative has been found to be infeasible.

Reference: Final EIR § 9.3.2

**IX.
ENVIRONMENTAL ISSUES DETERMINED
NOT TO BE POTENTIALLY AFFECTED BY THE PROJECT**

Based on the analysis contained in Section 7.0 of the Final EIR, the City determined that the environmental analysis contained in the Final EIR for agricultural resources, biological resources, growth inducement, mineral resources, population and housing, and recreation had “no impact” or had a “less than significant impact,” and, therefore, did not warrant further consideration in the Final EIR. No substantial evidence has been presented to or identified by the City that will modify or otherwise alter the City’s “no impact” or “less-than-significant” determination for these environmental issues.

**X.
FINDINGS REGARDING SIGNIFICANT IRREVERSIBLE
ENVIRONMENTAL CHANGES**

Guidelines Section 15126(c) requires that an EIR describe any significant irreversible environmental changes that would be involved in the proposed project should it be implemented. Section 15126.2(c) indicates that:

Uses of nonrenewable resources during the initial and continued phases of the project may be irreversible since a large commitment of such resources makes removal or nonuse thereafter unlikely.

The same section further indicates that:

Irretrievable commitments of resources should be evaluated to assure that such current consumption is justified.

Development would occur as a result of the proposed project that would entail the commitment of energy and natural resources. The primary energy source would be fossil fuels, representing an irreversible commitment of this resource. Construction of the project would also require the use of various raw materials, including cement, concrete, lumber, steel, etc. These resources would also be irreversibly committed.

Once constructed, use of the Alexan Fashion Valley project would entail a further commitment of energy resources in the form of fossil fuels and electricity. This commitment would be a long-term obligation since the proposed structures are likely to have a useful life of 20 to 30 years or more. However, the project’s energy consumption would be commensurate with its types of uses and would not be excessive. The impact of increased energy usage is not considered significant adverse environmental impacts.

EXHIBIT B

MITIGATION MONITORING AND REPORTING PROGRAM

SITE DEVELOPMENT PERMIT and PLANNED DEVELOPMENT PERMIT
PROJECT NO. 474586

This Mitigation Monitoring and Reporting Program is designed to ensure compliance with Public Resources Code Section 21081.6 during implementation of mitigation measures. This program identifies at a minimum: the department responsible for the monitoring, what is to be monitored, how the monitoring shall be accomplished, the monitoring and reporting schedule, and completion requirements. A record of the Mitigation Monitoring and Reporting Program will be maintained at the offices of the Land Development Review Division, 1222 First Avenue, Fifth Floor, San Diego, CA, 92101. All mitigation measures contained in the Environmental Impact Report No. 474586 SCH# 2016071065 shall be made conditions of **SITE DEVELOPMENT PERMIT and PLANNED DEVELOPMENT PERMIT** as may be further described below.

MITIGATION MONITORING AND REPORTING PROGRAM

CEQA, Section 21081.6, requires that a mitigation monitoring and reporting program (MMRP) be adopted upon certification of an EIR to ensure that the mitigation measures are implemented. The mitigation monitoring and reporting program specifies what the mitigation is, the entity responsible for monitoring the program, and when in the process it should be accomplished.

The proposed project is described in the Alexan Fashion Valley project EIR. The EIR, incorporated herein as referenced, focuses on issues determined to be potentially significant by the City of San Diego. The issues addressed in the EIR include land use, transportation/traffic circulation/parking, visual effects and neighborhood character, air quality, global climate change, energy, noise, geology and soils, paleontological resources, historical resources, hydrology, water quality, public facilities and services, public utilities, and health and safety.

PRC section 21081.6 requires the monitoring of measures proposed to mitigate significant environmental effects. Issues related to transportation/traffic circulation/parking, geologic conditions, historical resources, and tribal cultural resources were determined to be potentially significant and require mitigation as described in this EIR. All issues will be fully mitigated to below a level of significance with implementation of mitigation measures.

The mitigation monitoring and reporting program for the proposed project is under the jurisdiction of San Diego and other agencies as specified in the table below. The mitigation monitoring and reporting program for the proposed project addresses only the issue areas identified above as potentially significant. The following is an overview of the mitigation monitoring and reporting program to be completed for the project.

Monitoring Activities

Monitoring activities would be accomplished by individuals identified in the attached MMRP table. While specific qualifications should be determined by the City of San Diego, the monitoring team should possess the following capabilities:

- Interpersonal, decision-making, and management skills with demonstrated experience in working under trying field circumstances;
- Knowledge of and appreciation for the general environmental attributes and special features found in the project area;
- Knowledge of the types of environmental impacts associated with construction of cost-effective mitigation options; and
- Excellent communication skills.

Program Procedures

Prior to any construction activities, meetings should take place between all the parties involved to

initiate the monitoring program and establish the responsibility and authority of the participants. Mitigation measures that need to be defined in greater detail would be addressed prior to any project plan approvals in follow-up meetings designed to discuss specific monitoring effects.

An effective reporting system must be established prior to any monitoring efforts. All parties involved must have a clear understanding of the mitigation measures as adopted and these mitigations must be distributed to the participants of the monitoring effort. Those that would have a complete list of all the mitigation measures adopted by the City of San Diego would include the City of San Diego and its Mitigation Monitor. The Mitigation Monitor would distribute to each Environmental Specialist and Environmental Monitor a specific list of mitigation measures that pertain to his or her monitoring tasks and the appropriate time frame that these mitigations are anticipated to be implemented.

In addition to the list of mitigation measures specified in the table below, the monitors would have mitigation monitoring report (MMR) forms, with each mitigation measure written out on the top of the form. Below the stated mitigation measure, the form shall have a series of questions addressing the effectiveness of the mitigation measure. The monitors shall complete the MMR and file it with the MMC Section following the monitoring activity. The MMC shall then include the conclusions of the MMR into an interim and final comprehensive construction report to be submitted to the City of San Diego. This report shall describe the major accomplishments of the monitoring program, summarize problems encountered in achieving the goals of the program, evaluate solutions developed to overcome problems, and provide a list of recommendations for future monitoring programs. In addition, and if appropriate, each Environmental Monitor or Environmental Specialist shall be required to fill out and submit a daily log report to the Mitigation Monitor. The daily log report would be used to record and account for the monitoring activities of the monitor. Weekly and/or monthly status reports, as determined appropriate, shall be generated from the daily logs and compliance reports and shall include supplemental material (e.g., memoranda, telephone logs, and letters).

Summary of Project Impacts and Mitigation Measures

A. GENERAL REQUIREMENTS – PART I Plan Check Phase (prior to permit issuance)

1. Prior to the issuance of a Notice To Proceed (NTP) for a subdivision, or any construction permits, such as Demolition, Grading or Building, or beginning any construction related activity on-site, the Development Services Department (DSD) Director's Environmental Designee (ED) shall review and approve all Construction Documents (CD), (plans, specification, details, etc.) to ensure the MMRP requirements are incorporated into the design.

2. In addition, the ED shall verify that the MMRP Conditions/Notes that apply ONLY to the construction phases of this project are included VERBATIM, under the heading, **"ENVIRONMENTAL/MITIGATION REQUIREMENTS."**
3. These notes must be shown within the first three (3) sheets of the construction documents in the format specified for engineering construction document templates as shown on the City website:
<http://www.sandiego.gov/development-services/industry/standtemp.shtml>
4. The **TITLE INDEX SHEET** must also show on which pages the "Environmental/Mitigation Requirements" notes are provided.
5. **SURETY AND COST RECOVERY** – The Development Services Director or City Manager may require appropriate surety instruments or bonds from private Permit Holders to ensure the long term performance or implementation of required mitigation measures or programs. The City is authorized to recover its cost to offset the salary, overhead, and expenses for City personnel and programs to monitor qualifying projects.

B. GENERAL REQUIREMENTS – PART II Post Plan Check (After permit issuance/Prior to start of construction)

1. **PRE CONSTRUCTION MEETING IS REQUIRED TEN (10) WORKING DAYS PRIOR TO BEGINNING ANY WORK ON THIS PROJECT.** The PERMIT HOLDER/OWNER is responsible to arrange and perform this meeting by contacting the CITY RESIDENT ENGINEER (RE) of the Field Engineering Division and City staff from MITIGATION MONITORING COORDINATION (MMC). Attendees must also include the Permit holder's Representative(s), Job Site Superintendent and the following consultants:
Not applicable.

Note: Failure of all responsible Permit Holder's representatives and consultants to attend shall require an additional meeting with all parties present.

CONTACT INFORMATION:

- a) The PRIMARY POINT OF CONTACT is the **RE** at the **Field Engineering Division – 858-627-3200**
- b) For Clarification of ENVIRONMENTAL REQUIREMENTS, applicant t is also required to call **RE and MMC at 858-627-3360**

2. **MMRP COMPLIANCE:** This Project, Project Tracking System (PTS) Number 474586 and/or Environmental Document Number 474586, shall conform to the mitigation requirements contained in the associated Environmental Document and implemented to the satisfaction of the DSD's Environmental Designee (MMC) and the City Engineer (RE). The requirements may not be reduced or changed but may be annotated (i.e., to explain when and how compliance is being met and location of verifying proof, etc.). Additional clarifying information may also be added to other relevant plan sheets and/or specifications as appropriate (i.e., specific locations, times of monitoring, methodology, etc).

Note: Permit Holder's Representatives must alert RE and MMC if there are any discrepancies in the plans or notes, or any changes due to field conditions. All conflicts must be approved by RE and MMC BEFORE the work is performed.

3. **OTHER AGENCY REQUIREMENTS:** Evidence of compliance with all other agency requirements or permits shall be submitted to the RE and MMC for review and acceptance prior to the beginning of work or within one week of the Permit Holder obtaining documentation of those permits or requirements. Evidence shall include copies of permits, letters of resolution or other documentation issued by the responsible agency: **Not Applicable**
4. **MONITORING EXHIBITS:** All consultants are required to submit, to RE and MMC, a monitoring exhibit on a 11x17 reduction of the appropriate construction plan, such as site plan, grading, landscape, etc., marked to clearly show the specific areas including the **LIMIT OF WORK**, scope of that discipline's work, and notes indicating when in the construction schedule that work will be performed. When necessary for clarification, a detailed methodology of how the work will be performed shall be included.
5. **OTHER SUBMITTALS AND INSPECTIONS:** The Permit Holder/Owner's representative shall submit all required documentation, verification letters, and requests for all associated inspections to the RE and MMC for approval per the following schedule:

DOCUMENT SUBMITTAL/INSPECTION CHECKLIST		
Issue Area	Document Submittal	Associated Inspection/Approvals/Notes
General	Consultant Qualification Letters	Prior to Preconstruction Meeting
General	Consultant Construction Monitoring Exhibits	Prior to or at Preconstruction Meeting
Waste Management	Waste Management Reports	Waste Management Inspections
Historical Resources	Records Search/Monitoring Report(s)	Monitoring Report(s) Approval
Bond Release	Request for Bond Release Letter	Final MMRP Inspections Prior to Bond Release Letter

C. SPECIFIC MMRP ISSUE AREA CONDITIONS/REQUIREMENTS

The following table (Table 10-1, *Mitigation Monitoring and Reporting Program*) summarizes the potentially significant project impacts and lists the associated mitigation measures and the monitoring efforts necessary to ensure that the measures are properly implemented. All the mitigation measures identified in the EIR are stated herein.

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Mitigation Monitoring and Reporting Program

Potential Significant Impact	Mitigation Measure(s)	Timeframe of Mitigation	Monitoring, Enforcement, and Reporting Responsibility
<i>Transportation/Traffic Circulation/Parking</i>			
Impact 5.2-1: The proposed project would result in a cumulatively significant impact at the segment of Camino de la Reina between Hotel Circle North and Driveway 1 under the Horizon Year plus Project conditions.	MM 5.2-1 Camino de la Reina: Hotel Circle North to Driveway 1 Owner/permittee shall provide an IOD and DIA for the widening of Camino De La Reina along the project frontage. In addition, owner/permittee shall be responsible for restriping the project frontage following widening (to account for appropriate transitions) of Camino De La Reina to three-lane Collector standards between Driveway 1 and Hotel Circle.	First Building Permit	City of San Diego
Impact 5.2-2: The proposed project would result in a cumulatively significant impact at the segment of Camino de la Reina between Driveway 2 and Avenida del Rio under the Horizon Year plus Project conditions.	MM 5.2-2 Camino de la Reina: Driveway 2 to Avenida del Rio Owner/permittee shall provide an IOD and DIA for the widening of Camino De La Reina along the project frontage. In addition, the owner/permittee shall be responsible for restriping the project frontage following widening (to account for appropriate transitions) of Camino De La Reina to three-lane Collector standard between Driveway 1 and Hotel Circle.	First Building Permit	City of San Diego
<i>Geologic Conditions</i>			
Impact 5.8-1: Geologic conditions on-site allow for the potential of liquefaction	MM 5.8-1 Stone columns shall be used to mitigate the effects of liquefaction. A site-specific ground improvement plan shall be developed to contain the location of stone columns design diameter and spacing. The ground improvement program should be designed by the specialty ground improvement contractor performing the work with the goal of mitigating liquefaction and reducing anticipated settlements to a level that is acceptable to the project structural engineer.	First Building Permit	City of San Diego
<i>Historical Resources</i>			
Impact 5.10-1: The proposed project could result in direct impacts to unknown subsurface archaeological resources as a result of excavation and trenching for the project.	MM 5.10-1 Implementation of the following mitigation measures would reduce any potential impacts to historical resources (archaeology): I. Prior to Permit Issuance A. Entitlements Plan Check	During Grading	City of San Diego
Impact 5.10-2: The proposed project could			

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<p>result in direct impacts to subsurface archaeological resources – specifically, human remains – as a result of project excavation and trenching.</p>	<ol style="list-style-type: none">1. Prior to issuance of any construction permits, including but not limited to, the first Grading Permit, Demolition Plans/Permits and Building Plans/Permits or a Notice to Proceed for Subdivisions, but prior to the first preconstruction meeting, whichever is applicable, the Assistant Deputy Director (ADD) Environmental designee shall verify that the requirements for Archaeological Monitoring and Native American monitoring have been noted on the applicable construction documents through the plan check process.B. Letters of Qualification have been submitted to ADD<ol style="list-style-type: none">1. The applicant shall submit a letter of verification to Mitigation Monitoring Coordination (MMC) identifying the Principal Investigator (PI) for the project and the names of all persons involved in the archaeological monitoring program, as defined in the City of San Diego Historical Resources Guidelines (HRG). If applicable, individuals involved in the archaeological monitoring program must have completed the 40-hour HAZWOPER training with certification documentation.2. MMC will provide a letter to the applicant confirming the qualifications of the PI and all persons involved in the archaeological monitoring of the project meet the qualifications established in the HRG.<ol style="list-style-type: none">3. Prior to the start of work, the applicant must obtain written approval from MMC for any personnel changes associated with the monitoring program.II. Prior to Start of Construction<ol style="list-style-type: none">A. Verification of Records Search<ol style="list-style-type: none">1. The PI shall provide verification to MMC that a site specific records search (1/4-mile radius) has been completed. Verification includes, but is not limited to a copy of a confirmation letter from South Coastal Information Center, or, if the search was in-house, a letter of verification from the PI stating that the search was completed.2. The letter shall introduce any pertinent information concerning expectations and probabilities of discovery		
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	<p>during trenching and/or grading activities.</p> <p>3. The PI may submit a detailed letter to MMC requesting a reduction to the ¼ mile radius.</p> <p>B. PI Shall Attend Precon Meetings</p> <p>1. Prior to beginning any work that requires monitoring; the Applicant shall arrange a Precon Meeting that shall include the PI, Native American consultant/monitor (where Native American resources may be impacted), Construction Manager (CM) and/or Grading Contractor, Resident Engineer (RE), Building Inspector (BI), if appropriate, and MMC. The qualified Archaeologist and Native American Monitor shall attend any grading/excavation related Precon Meetings to make comments and/or suggestions concerning the Archaeological Monitoring program with the Construction Manager and/or Grading Contractor.</p> <p>a. If the PI is unable to attend the Precon Meeting, the Applicant shall schedule a focused Precon Meeting with MMC, the PI, RE, CM or BI, if appropriate, prior to the start of any work that requires monitoring.</p> <p>2. Identify Areas to be Monitored</p> <p>a. Prior to the start of any work that requires monitoring, the PI shall submit an Archaeological Monitoring Exhibit (AME) (with verification that the AME has been reviewed and approved by the Native American consultant/monitor when Native American resources may be impacted) based on the appropriate construction documents (reduced to 11x17) to MMC identifying the areas to be monitored including the delineation of grading/excavation limits.</p> <p>b. The AME shall be based on the results of a site specific records search as well as information regarding existing known soil conditions (native or formation).</p> <p>3. When Monitoring Will Occur</p> <p>a. Prior to the start of any work, the PI shall also submit a construction schedule to MMC through the RE indicating when and where monitoring will occur.</p>		
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	<p>b. The PI may submit a detailed letter to MMC prior to the start of work or during construction requesting a modification to the monitoring program. This request shall be based on relevant information such as review of final construction documents which indicate site conditions such as depth of excavation and/or site graded to bedrock, etc., which may reduce or increase the potential for resources to be present.</p> <p>III. During Construction</p> <p>A. Monitor(s) Shall be Present During Grading/ Excavation/ Trenching</p> <ol style="list-style-type: none">1. The Archaeological Monitor shall be present full-time during all soil disturbing and grading/excavation/trenching activities which could result in impacts to archaeological resources as identified on the AME. The Construction Manager is responsible for notifying the RE, PI, and MMC of changes to any construction activities such as in the case of a potential safety concern within the area being monitored. In certain circumstances OSHA safety requirements may necessitate modification of the AME.2. The Native American consultant/monitor shall determine the extent of their presence during soil disturbing and grading/excavation/trenching activities based on the AME and provide that information to the PI and MMC. If prehistoric resources are encountered during the Native American consultant/monitor's absence, work shall stop and the Discovery Notification Process detailed in Section III.B-C and IV.A-D shall commence.3. The PI may submit a detailed letter to MMC during construction requesting a modification to the monitoring program when a field condition such as modern disturbance post-dating the previous grading/trenching activities, presence of fossil formations, or when native soils are encountered that may reduce or increase the potential for resources to be present.		
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	<ul style="list-style-type: none">4. The archaeological and Native American consultant/monitor shall document field activity via the Consultant Site Visit Record (CSV). The CSV's shall be faxed by the CM to the RE the first day of monitoring, the last day of monitoring, monthly (Notification of Monitoring Completion), and in the case of ANY discoveries. The RE shall forward copies to MMC. <p>B. Discovery Notification Process</p> <ul style="list-style-type: none">1. In the event of a discovery, the Archaeological Monitor shall direct the contractor to temporarily divert all soil disturbing activities, including but not limited to digging, trenching, excavating or grading activities in the area of discovery and in the area reasonably suspected to overlay adjacent resources and immediately notify the RE or BI, as appropriate.2. The Monitor shall immediately notify the PI (unless Monitor is the PI) of the discovery.3. The PI shall immediately notify MMC by phone of the discovery, and shall also submit written documentation to MMC within 24 hours by fax or email with photos of the resource in context, if possible.4. No soil shall be exported off-site until a determination can be made regarding the significance of the resource specifically if Native American resources are encountered. <p>C. Determination of Significance</p> <ul style="list-style-type: none">1. The PI and Native American consultant/monitor, where Native American resources are discovered shall evaluate the significance of the resource. If Human Remains are involved, follow protocol in Section IV below.<ul style="list-style-type: none">a. The PI shall immediately notify MMC by phone to discuss significance determination and shall also submit a letter to MMC indicating whether additional mitigation is required.b. If the resource is significant, the PI shall submit an Archaeological Data Recovery Program (ADRP) which has been reviewed by the Native American		
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	<p>consultant/monitor, and obtain written approval from MMC. Impacts to significant resources must be mitigated before ground disturbing activities in the area of discovery will be allowed to resume.</p> <p>Note: If a unique archaeological site is also an historical resource as defined in CEQA, then the limits on the amount(s) that a project applicant may be required to pay to cover mitigation costs as indicated in CEQA Section 21083.2 shall not apply.</p> <p>c. If the resource is not significant, the PI shall submit a letter to MMC indicating that artifacts will be collected, curated, and documented in the Final Monitoring Report. The letter shall also indicate that that no further work is required.</p> <p>IV. Discovery of Human Remains</p> <p>If human remains are discovered, work shall halt in that area and no soil shall be exported off-site until a determination can be made regarding the provenance of the human remains; and the following procedures as set forth in CEQA Section 15064.5(e), the California Public Resources Code (Sec. 5097.98) and State Health and Safety Code (Sec. 7050.5) shall be undertaken:</p> <p>A. Notification</p> <ol style="list-style-type: none">1. Archaeological Monitor shall notify the RE or BI as appropriate, MMC, and the PI, if the Monitor is not qualified as a PI. MMC will notify the appropriate Senior Planner in the Environmental Analysis Section (EAS) of the Development Services Department to assist with the discovery notification process.2. The PI shall notify the Medical Examiner after consultation with the RE, either in person or via telephone. <p>B. Isolate discovery site</p> <ol style="list-style-type: none">1. Work shall be directed away from the location of the discovery and any nearby area reasonably suspected to overlay adjacent human remains until a determination can be made by the Medical Examiner in consultation with the PI concerning the provenance of the remains.2. The Medical Examiner, in consultation with the PI, will		
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	<p>determine the need for a field examination to determine the provenance.</p> <p>3. If a field examination is not warranted, the Medical Examiner will determine with input from the PI, if the remains are or are most likely to be of Native American origin.</p> <p>C. If Human Remains ARE determined to be Native American</p> <p>1. The Medical Examiner will notify the Native American Heritage Commission (NAHC) within 24 hours. By law, ONLY the Medical Examiner can make this call.</p> <p>2. NAHC will immediately identify the person or persons determined to be the Most Likely Descendent (MLD) and provide contact information.</p> <p>3. The MLD will contact the PI within 24 hours or sooner after the Medical Examiner has completed coordination, to begin the consultation process in accordance with CEQA Section 15064.5(e), the California Public Resources and Health & Safety Codes.</p> <p>4. The MLD will have 48 hours to make recommendations to the property owner or representative, for the treatment or disposition with proper dignity, of the human remains and associated grave goods.</p> <p>5. Disposition of Native American Human Remains will be determined between the MLD and the PI, and, if:</p> <p>a. The NAHC is unable to identify the MLD, OR the MLD failed to make a recommendation within 48 hours after being notified by the Commission; OR;</p> <p>b. The landowner or authorized representative rejects the recommendation of the MLD and mediation in accordance with PRC 5097.94 (k) by the NAHC fails to provide measures acceptable to the landowner, THEN,</p> <p>c. In order to protect these sites, the Landowner shall do one or more of the following:</p> <p>(1) Record the site with the NAHC;</p> <p>(2) Record an open space or conservation easement on the site;</p> <p>(3) Record a document with the County.</p> <p>d. Upon the discovery of multiple Native American human remains during a ground disturbing land</p>		
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ATTACHMENT 7

	<p>development activity, the landowner may agree that additional conferral with descendants is necessary to consider culturally appropriate treatment of multiple Native American human remains. Culturally appropriate treatment of such a discovery may be ascertained from review of the site utilizing cultural and archaeological standards. Where the parties are unable to agree on the appropriate treatment measures the human remains and items associated and buried with Native American human remains shall be reinterred with appropriate dignity, pursuant to Section 5.c., above.</p> <p>D. If Human Remains are NOT Native American</p> <ol style="list-style-type: none">1. The PI shall contact the Medical Examiner and notify them of the historic era context of the burial.2. The Medical Examiner will determine the appropriate course of action with the PI and City staff (PRC 5097.98).3. If the remains are of historic origin, they shall be appropriately removed and conveyed to the San Diego Museum of Man for analysis. The decision for internment of the human remains shall be made in consultation with MMC, EAS, the applicant/landowner, any known descendant group, and the San Diego Museum of Man. <p>V. Night and/or Weekend Work</p> <p>A. If night and/or weekend work is included in the contract</p> <ol style="list-style-type: none">1. When night and/or weekend work is included in the contract package, the extent and timing shall be presented and discussed at the precon meeting.2. The following procedures shall be followed.<ol style="list-style-type: none">a. No Discoveries In the event that no discoveries were encountered during night and/or weekend work, the PI shall record the information on the CSVr and submit to MMC via fax by 8AM of the next business day.b. Discoveries All discoveries shall be processed and documented using the existing procedures detailed in Sections III - During Construction, and IV - Discovery of		
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	<p>Human Remains. Discovery of human remains shall always be treated as a significant discovery.</p> <p>c. Potentially Significant Discoveries If the PI determines that a potentially significant discovery has been made, the procedures detailed under Section III - During Construction and IV- Discovery of Human Remains shall be followed.</p> <p>d. The PI shall immediately contact MMC, or by 8AM of the next business day to report and discuss the findings as indicated in Section III-B, unless other specific arrangements have been made.</p> <p>B. If night and/or weekend work becomes necessary during the course of construction</p> <p>1. The Construction Manager shall notify the RE, or BI, as appropriate, a minimum of 24 hours before the work is to begin.</p> <p>2. The RE, or BI, as appropriate, shall notify MMC immediately.</p> <p>C. All other procedures described above shall apply, as appropriate.</p> <p>VI. Post Construction</p> <p>A. Preparation and Submittal of Draft Monitoring Report</p> <p>1. The PI shall submit two copies of the Draft Monitoring Report (even if negative), prepared in accordance with the Historical Resources Guidelines (Appendix C/D) which describes the results, analysis, and conclusions of all phases of the Archaeological Monitoring Program (with appropriate graphics) to MMC for review and approval within 90 days following the completion of monitoring. It should be noted that if the PI is unable to submit the Draft Monitoring Report within the allotted 90-day timeframe resulting from delays with analysis, special study results or other complex issues, a schedule shall be submitted to MMC establishing agreed due dates and the provision for submittal of monthly status reports until this measure can be met.</p> <p>a. For significant archaeological resources encountered during monitoring, the Archaeological Data Recovery Program shall be included in the</p>		
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	<p>Draft Monitoring Report.</p> <p>b. Recording Sites with State of California Department of Parks and Recreation</p> <p>The PI shall be responsible for recording (on the appropriate State of California Department of Park and Recreation forms-DPR 523 A/B) any significant or potentially significant resources encountered during the Archaeological Monitoring Program in accordance with the City's Historical Resources Guidelines, and submittal of such forms to the South Coastal Information Center with the Final Monitoring Report.</p> <p>2. MMC shall return the Draft Monitoring Report to the PI for revision or, for preparation of the Final Report.</p> <p>3. The PI shall submit revised Draft Monitoring Report to MMC for approval.</p> <p>4. MMC shall provide written verification to the PI of the approved report.</p> <p>5. MMC shall notify the RE or BI, as appropriate, of receipt of all Draft Monitoring Report submittals and approvals.</p> <p>B. Handling of Artifacts</p> <p>1. The PI shall be responsible for ensuring that all cultural remains collected are cleaned and catalogued</p> <p>2. The PI shall be responsible for ensuring that all artifacts are analyzed to identify function and chronology as they relate to the history of the area; that faunal material is identified as to species; and that specialty studies are completed, as appropriate.</p> <p>3. The cost for curation is the responsibility of the property owner.</p> <p>C. Curation of artifacts: Accession Agreement and Acceptance Verification</p> <p>1. The PI shall be responsible for ensuring that all artifacts associated with the survey, testing and/or data recovery for this project are permanently curated with an appropriate institution. This shall be completed in consultation with MMC and the Native American representative, as applicable.</p> <p>2. The PI shall include the Acceptance Verification from the curation institution in the Final Monitoring Report</p>		
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ATTACHMENT 7

	<p>submitted to the RE or BI and MMC.</p> <p>3. When applicable to the situation, the PI shall include written verification from the Native American consultant/monitor indicating that Native American resources were treated in accordance with state law and/or applicable agreements. If the resources were reinterred, verification shall be provided to show what protective measures were taken to ensure no further disturbance occurs in accordance with Section IV – Discovery of Human Remains, Subsection 5.</p> <p>D. Final Monitoring Report(s)</p> <p>1. The PI shall submit one copy of the approved Final Monitoring Report to the RE or BI as appropriate, and one copy to MMC (even if negative), within 90 days after notification from MMC that the draft report has been approved.</p> <p>2. The RE shall, in no case, issue the Notice of Completion and/or release of the Performance Bond for grading until receiving a copy of the approved Final Monitoring Report from MMC which includes the Acceptance Verification from the curation institution.</p>		
<i>Tribal Cultural Resources</i>			
<p>Impact 5.16-1: The proposed project could result in direct impacts to unknown subsurface tribal cultural resources (archaeological), as a result of excavation and trenching for the project.</p>	<p>MM 5.10-1 (see Historical Resources above)</p>	<p>During grading</p>	<p>City of San Diego</p>

DesignARC LA
2558 OVERLAND AVE
LOS ANGELES CA 90064

310 204 8950

Project Address:
123 CAMINO DE LA REINA
SAN DIEGO CA 92108

Project Name:
ALEXAN FASHION VALLEY

Legal Description:
LOT 1 OF GOLDEN VALLEY UNIT NO. 1 IN THE
CITY OF SAN DIEGO, COUNTY OF SAN
DIEGO, STATE OF CALIFORNIA, ACCORDING
TO MAP THEREOF NO. 6775 FILED IN THE
OFFICE OF THE COUNTY RECORDER OF
SAN DIEGO COUNTY ON OCTOBER 28, 1972

Revision 14: _____
Revision 13: _____
Revision 12: _____
Revision 11: _____
Revision 10: _____
Revision 9: _____
Revision 8: _____
Revision 7: _____
Revision 6: _____
Revision 5: _____
Revision 4: 29 AUGUST 2016
Revision 3: 8 JULY 2016
Revision 2: 10 MAY 2016
Revision 1: _____

Original Date: 12 FEBRUARY 2016

Sheet 5 of 35 sheets

PCD/RPO# _____

Sheet Title:
SITE PLAN

AREA	AREA PER UNIT	NO. OF UNITS	AREA
PRIVATE BALCONY*			15,428.00 SF
COMMON OPEN AREA			30,478.00 SF
TOTAL REQUIRED	156	354	45,906.00 SF
TOTAL PROVIDED			45,906.00 SF

* PER ZONING CODE 1614.03(A) INCLUDES ONLY AREA GREATER THAN 8' 0" IN ANY DIMENSION

STRUCTURAL COVERAGE	STRUCTURE FLOOR AREA	SITE AREA	PERCENTAGE
	88,516.00 SF	24,480.00 SF	475.15%

ALLOWABLE ADT	ALLOWABLE PER ACRE	TOTAL
SITE AREA	4.92	417
PROPOSED ADT		
RESIDENTIAL UNIT		
RESIDENTIAL - WORK UNIT		
RESIDENTIAL - LEASING		
RESIDENTIAL - OFFICE		
AREA (SF)	NO. OF TRIPS/1000 SF	
6,128.00 SF	20	122.6
3,146.00 SF	40	125.8
TOTAL PROPOSED		1,371

REQUIRED	PROVIDED
MIN. STREET FRONTAGE	1,807.00 FT
MIN. STREET FRONTAGE	23,542.00 SF
MIN. STREET FRONTAGE	35,132.00 SF

LOT AREA IN RIVER INFLUENCE AREA	BUILD FLOOR AREA IN RIVER INFLUENCE AREA	PERCENTAGE COVERAGE
27,736.00 SF	11,984.00 SF	50.0%

BUILDING HEIGHT LIMIT	HEIGHT
BUILDING HEIGHT LIMIT - NORTH OF INTERSTATE 8 AND SOUTH OF FRANKS ROAD (SDMC 1514.0406)	250.00 FT
BUILDING HEIGHT LIMIT IN RIVER INFLUENCE AREA (PER SDMC TABLE 1514.0402)	75.00 FT
PROPOSED BUILDING HEIGHT	63.50 FT

CONSTRUCTION GROSS FLOOR AREA

Residential Gross Floor Area	Total Area
Level 1	51,202.00 SF
Level 2	51,202.00 SF
Level 3	51,202.00 SF
Level 4	51,202.00 SF
Level 5	51,202.00 SF
Level 6	51,202.00 SF
Total	307,210.00 SF

Commercial Gross Floor Area

Commercial Gross Floor Area	Total Area
Level 1	1,146.00 SF
Level 2	1,146.00 SF
Level 3	1,146.00 SF
Level 4	1,146.00 SF
Level 5	1,146.00 SF
Level 6	1,146.00 SF
Total	6,876.00 SF

Parking Garage Gross Floor Area

Parking Garage Gross Floor Area	Total Area
Level 1	14,134.00 SF
Level 2	14,134.00 SF
Level 3	14,134.00 SF
Level 4	14,134.00 SF
Level 5	14,134.00 SF
Level 6	14,134.00 SF
Total	84,804.00 SF

GROSS SITE AREA = 4.92 AC

EXISTING USAGE: (4) EXISTING COMMERCIAL OFFICE BUILDINGS TO BE DEMOLISHED
TOTAL FLOOR AREA = 69,551 S.F. AND WERE BUILT IN 1972.

PROPOSED USAGE: R-2 RESIDENTIAL
COMMERCIAL: OFFICE, RESTAURANT

- ACCESSIBLE PATH OF TRAVEL
ALL ADA PATH OF TRAVEL SHALL BE 4 FEET OR GREATER
- CALTRANS PERMANENT EASEMENT
- SETBACK
- (E) RIGHT OF WAY
- CALTRANS TEMPORARY CONSTRUCTION EASEMENT
- FIRE HYDRANT
- TRAFFIC LIGHT
- SITE ENTRY/EGRESS
- ELEVATION TAG
- SECTION TAG
- DESCRIPTION
- HEIGHT IDENTIFIER TAG



AS01
SITE PLAN
DESIGN

SCALE: 1" = 30'-0" 0 25 50 75 100 FT

FASHION VALLEY APARTMENTS 2016.08.28

UNIT TYPE	NET RENTABLE	NO. OF UNITS	TOTAL AREA
1A-1	728.00 SF	36	26,208.00 SF
1A-1 LOFT	657.00 SF	6	3,942.00 SF
1A-2	728.00 SF	3	2,184.00 SF
1B-1	728.00 SF	44	32,032.00 SF
1B-1 LOFT	657.00 SF	10	6,570.00 SF
1B-2	728.00 SF	3	2,184.00 SF
1B-2 LOFT	657.00 SF	2	1,314.00 SF
1C-1	728.00 SF	41	29,728.00 SF
1C-2	657.00 SF	6	3,942.00 SF
1D	728.00 SF	4	2,912.00 SF
1D-1	728.00 SF	24	17,472.00 SF
1D-2	657.00 SF	6	3,942.00 SF
2C	1,188.00 SF	4	4,752.00 SF
2C-1	657.00 SF	36	23,652.00 SF
2C-2	1,188.00 SF	2	2,376.00 SF
2C-3	657.00 SF	2	1,314.00 SF
TOTAL		336	127,832.00 SF
AVERAGE UNIT SIZE			379.86 SF

UNIT TYPE	NET RENTABLE	NO. OF UNITS	TOTAL AREA
RM 1A-1	617.00 SF	7	4,319.00 SF
RM 1A-2	657.00 SF	4	2,628.00 SF
RM 1B-1	657.00 SF	13	8,541.00 SF
RM 1B-2	657.00 SF	13	8,541.00 SF
RM 1C	728.00 SF	4	2,912.00 SF
RM 1D	1,088.00 SF	4	4,352.00 SF
RM 1E	1,088.00 SF	4	4,352.00 SF
TOTAL		46	37,635.00 SF
AVERAGE UNIT SIZE			818.35 SF

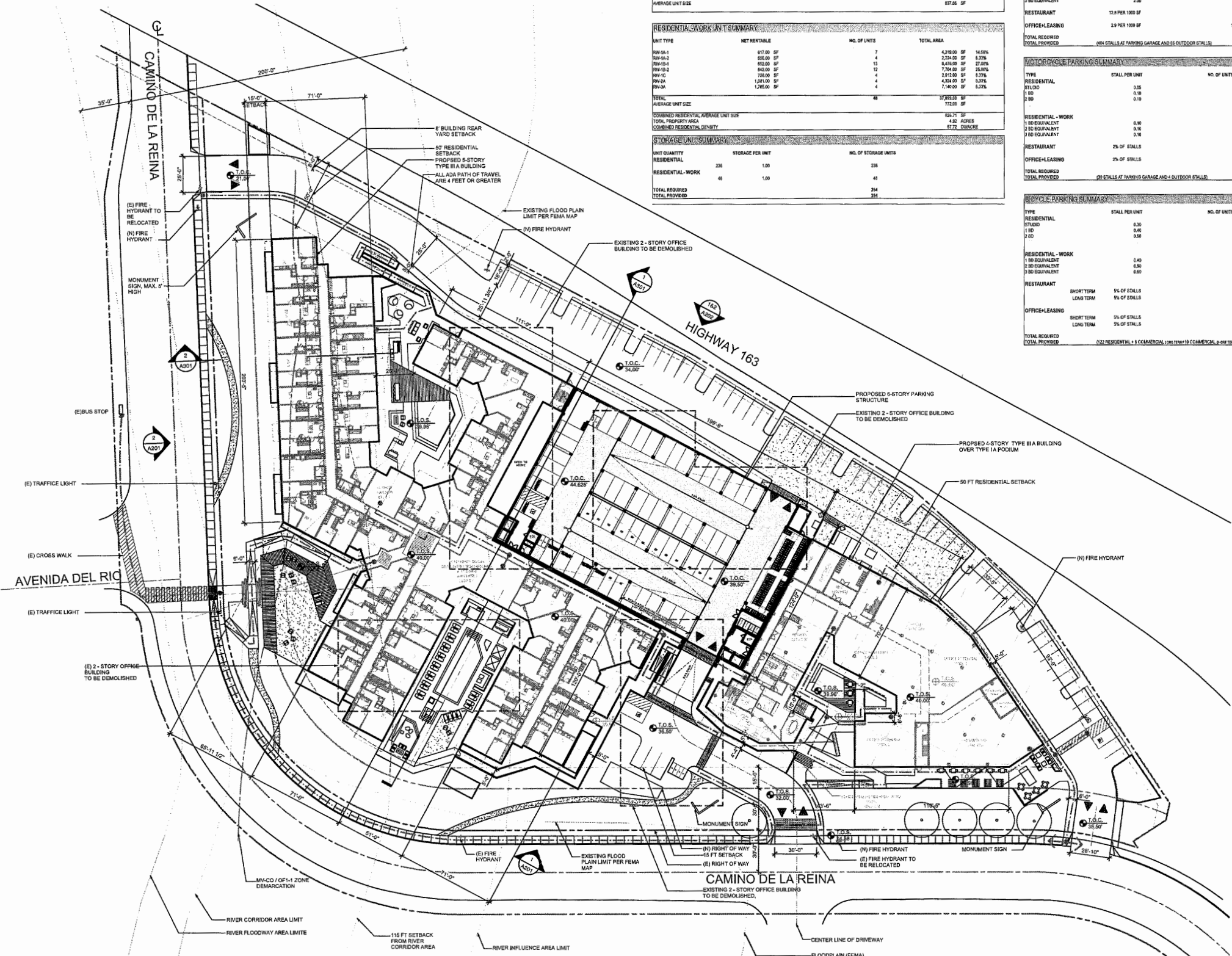
UNIT QUANTITY	STORAGE PER UNIT	NO. OF STORAGE UNITS
RESIDENTIAL	1.00	236
RESIDENTIAL - WORK	1.00	46
TOTAL REQUIRED		282
TOTAL PROVIDED		282

TYPE	GROSS AREA
RESTAURANT	1,146.00 SF
OFFICE	2,912.00 SF
OFFICE	1,146.00 SF

TYPE	STALL PER UNIT	NO. OF UNITS	NO. OF STALLS
RESIDENTIAL	1	3	3
1B-1	1.35	181	244.35
1B-2	1.35	3	4.05
RESIDENTIAL - WORK	1.35	40	53.55
1B-1 EQUIVALENT	1.35	4	5.40
2B-1 EQUIVALENT	1.35	4	5.40
RESTAURANT	12.8 PER 1000 SF	1,146.00	14.88
OFFICE/LEASING	12.8 PER 1000 SF	11,816.00	151.45
TOTAL REQUIRED			488
TOTAL PROVIDED			488

TYPE	STALL PER UNIT	NO. OF UNITS	NO. OF STALLS
RESIDENTIAL	0.05	2	0.10
1B-1	0.10	181	18.10
1B-2	0.10	3	0.30
RESIDENTIAL - WORK	0.10	40	4.00
1B-1 EQUIVALENT	0.10	4	0.40
2B-1 EQUIVALENT	0.10	4	0.40
RESTAURANT	2% OF STALLS	40	0.81
OFFICE/LEASING	2% OF STALLS	32	0.64
TOTAL REQUIRED			34
TOTAL PROVIDED			34

TYPE	STALL PER UNIT	NO. OF UNITS	NO. OF STALLS
RESIDENTIAL	0.30	2	0.60
1B-1	0.40	181	72.40
1B-2	0.40	3	1.20
RESIDENTIAL - WORK	0.40	40	16.00
1B-1 EQUIVALENT	0.40	4	1.60
2B-1 EQUIVALENT	0.40	4	1.60
RESTAURANT	5% OF STALLS	40	2.01
OFFICE/LEASING	5% OF STALLS	32	1.61
TOTAL REQUIRED			128
TOTAL PROVIDED			128



TCR
TRAMMELL CROW RESIDENTIAL

<p><u>Land Use Consistency</u></p>	<p><u>STRATEGY 3: BICYCLE, WALKING, TRANSIT & LAND USE</u></p>
<p>1. The project is consistent with the land use designations in the City General Plan and the Mission Valley Community Plan. The project is consistent with the underlying zone (MV-CO).</p>	<p>4. <u>Electric Vehicle Charging</u> – A total of 14 parking spaces (3% of the total parking spaces required for the project) will be provided with a listed cabinet, box, or enclosure connected to a conduit linking the parking spaces with electrical service in a manner approved by the building and safety official. Of those 14 parking spaces, 7 parking spaces (50%) will have the necessary electric vehicle supply equipment installed to provide active electric vehicle charging stations ready for use.</p>
<p><u>CAP Strategies Consistency</u></p>	
<p>STRATEGY 1: ENERGY & WATER EFFICIENT BUILDINGS</p>	
<p>1. <u>Cool/Green Roofs</u> – The project shall include roofing materials with a minimum 3-year aged solar reflection and thermal emittance or solar reflection index equal to or greater than the values specified in the voluntary measures under the <i>California Building Standards Code</i>.</p>	<p>5. <u>Bicycle Parking Spaces</u> – The project will provide 140 bicycle parking spaces (including 122 for residential units, plus 10 short-term and 8 long-term parking spaces for commercial uses), which exceeds the City's Municipal Code (Chapter 14, Article 2, Division 5) of 130 bicycle parking spaces.</p>
<p>2. <u>Plumbing fixtures and fittings</u> – The project shall use low-flow fixtures and appliances that are consistent with the following:</p>	<p>6. <u>Showers Facilities</u> – The project shall provide 1 shower stall and 2 personal effects lockers in accordance with the voluntary measures under the <i>California Green Building Standards Code</i>.</p>
<ul style="list-style-type: none"> Plumbing fixtures and fittings will not exceed the maximum flow rate specified in Table A5.303.2.3.1 (voluntary measures) of the <i>California Green Building Standards Code</i>. Appliances and fixtures shall meet the provisions of Section A5.303.3 (voluntary measures) of the <i>California Green Building Standards</i>. 	<p>7. <u>Dedicated Parking Spaces</u> – The project will provide 468 parking spaces. Of those spaces, the project will provide 47 designated spaces (at least 10% of the total parking provided, not including electric vehicle charging stations/parking) as parking designated for use by a combination of low-emitting, fuel-efficient, and carpool/vanpool vehicles.</p>
<p>STRATEGY 2: CLEAN & RENEWABLE ENERGY</p>	
<p>3. <u>Clean & Renewable Energy</u> – The project is designed to have an energy budget that shows a 10% improvement when compared to Title 24 (2013), Part 6 Energy Budget for Proposed Design Building as calculated by Compliance Software certified by the California Energy Commission, for both indoor lighting, photovoltaics, and mechanical systems.</p>	<p>8. <u>Transportation Demand Management Program</u> – The project shall implement the approved <i>Transportation Demand Management Program for the ALEXAN Fashion Valley Project</i>. Refer to 15-1 of the Traffic Impact Analysis.</p>

BICYCLE PARKING SUMMARY			
TYPE	STALL PER UNIT	NO. OF UNITS/STALLS	NO. OF STALLS
RESIDENTIAL			
3 STUDIO	0.30	2	5.60
1 BD	0.40	161	64.40
2 BD	0.50	70	35.00
RESIDENTIAL - WORK			
1 BD EQUIVALENT	0.40	40	16.00
2 BD EQUIVALENT	0.50	4	2.00
3 BD EQUIVALENT	0.60	4	2.40
RESTAURANT			
SHORT TERM	% OF STALLS	40	2.01
LONG TERM	% OF STALLS	40	2.01
OFFICE+LEASING			
SHORT TERM	% OF STALLS	32	1.60
LONG TERM	% OF STALLS	32	1.60
TOTAL REQUIRED			120
TOTAL PROVIDED	(120 RESIDENTIAL + 8 COMMERCIAL (2x4) TENH=10 COMMERCIAL 6=10(TENH))		140
OPEN AREA (MINIMUM)			
PRIVATE BALCONY*	AREA PER UNIT	NO. OF UNITS	AREA
COMMON OPEN AREA			10,408.00 SF
			30,470.00 SF
TOTAL REQUIRED	156	284	44,368.00 SF
TOTAL PROVIDED			44,375.00 SF
*FOR ZONING CODE RS-14 CON. (P/N/A) INCLUDED ONLY AREA GREATER THAN 6'-0" IN ANY DIMENSION			
MAXIMUM STRUCTURAL COVERAGE (MAX.)			
STRUCTURE FLOOR AREA	89,074.00 SF	SITE AREA	214,605.00 SF
42% <55%			
AVERAGE DAILY TRIPS (ADT) SUMMARY (SEE TABLE 15-4-10)			
ALLOWABLE ADT	4.92	ALLOWABLE PER ACRE	417
TOTAL 2,052			
PROPOSED ADT			
DWELLING UNITS (DU)	THRU/DU		
RESIDENTIAL UNIT	336	6	1,416
RESIDENTIAL - WORK UNIT	48	6	288
COMMERCIAL OFFICE			
OFFICE (SF)	8,150.00 SF	NO. OF TRIPS/1000 SF	20
			163.00
COMMERCIAL RESTAURANT			
AREA	3,145.00 SF	NO. OF TRIPS/1000 SF	40
			125.80
TOTAL PROPOSED			1,393
STREET YARD REQUIREMENT (MIN. STREET YARD FACTOR)			
REQUIRED	20	LINEAR FRONTAGE	1,077.00 FT
PROVIDED			20,540.00 SF
			35,135.00 SF
RIVER INFLUENCE AREA CALCULATION			
LOT AREA IN RIVER INFLUENCE AREA	OLD FLOOR AREA IN RIVER INFLUENCE AREA	PERCENTAGE COVERAGE	
27,786.00 SF	13,559.00 SF	50 %	
BUILDING HEIGHT LIMIT			
BUILDING HEIGHT LIMIT : NORTH OF INTERSTATE 5 AND SOUTH OF FRARR ROAD (SDMC 1514.04d4) =	350.00 FT		
BUILDING HEIGHT LIMIT IN RIVER INFLUENCE AREA (PER SDMC TABLE 1514.03c) =	70.00 FT		
PROPOSED BUILDING HEIGHT =	62.50 FT		
CONSTRUCTION GROSS FLOOR AREA			
Residential Gross Floor Area	Total Area		
Level 1	52,022.00 SF		
Level 2	51,331.00 SF		
Level 3	66,280.00 SF		
Level 4	66,301.00 SF		
Level 5	65,327.00 SF		
Level 6	23,873.00 SF		
Total	326,094.00 SF		
Residential Balcony Floor Area	20,692.00 SF		
Commercial Gross Floor Area	Total Area		
RESTAURANT	3,145.00 SF		
OFFICE	8,150.00 SF		
Total	11,295.00 SF		
Parking Garage Gross Floor Area	Total Area		
Level B1	14,434.00 SF		
Level 1	24,500.00 SF		
Level 2	24,500.00 SF		
Level 3	24,500.00 SF		
Level 4	24,500.00 SF		
Level 5	24,500.00 SF		
Level 6	17,925.00 SF		
Total	140,979.00 SF		
FASHION VALLEY APARTMENTS 2016.08.29			
RESIDENTIAL UNIT SUMMARY			
UNIT TYPE	NET RENTABLE	NO. OF UNITS	TOTAL AREA
1A-1	728.00 SF	36	26,208.00 SF 13.26%
1A-1 LOFT	857.00 SF	9	7,713.00 SF 3.38%
1A-2	728.00 SF	3	2,184.00 SF 1.27%
1B-1	791.00 SF	44	34,864.00 SF 16.44%
1B-1 LOFT	940.00 SF	10	9,400.00 SF 4.24%
1B-2	890.00 SF	8	7,160.00 SF 3.35%
1B-2 LOFT	1,041.00 SF	2	2,082.00 SF 0.95%
1C-1	558.00 SF	41	22,878.00 SF 17.37%
1D	899.00 SF	5	4,495.00 SF 2.12%
1E	743.00 SF	4	2,972.00 SF 1.40%
2A-1	1,050.00 SF	24	25,800.00 SF 10.17%
2B-1	1,078.00 SF	4	4,312.00 SF 1.74%
2C	1,160.00 SF	4	4,640.00 SF 1.84%
2D	814.00 SF	4	3,256.00 SF 1.58%
2E	1,062.00 SF	35	3,717.00 SF 1.49%
BT-1	657.00 SF	27	17,739.00 SF 14.43%
TOTAL		254	197,547.00 SF
AVERAGE UNIT SIZE			827.66 SF
RESIDENTIAL-WORK UNIT SUMMARY			
UNIT TYPE	NET RENTABLE	NO. OF UNITS	TOTAL AREA
RW-1A-1	617.00 SF	7	4,319.00 SF 14.08%
RW-1A-2	658.00 SF	4	2,632.00 SF 8.32%
RW-1B-1	652.00 SF	13	8,476.00 SF 27.58%
RW-1B-2	642.00 SF	12	7,704.00 SF 25.00%
RW-1C	728.00 SF	4	2,912.00 SF 9.32%
RW-2A	1,081.00 SF	4	4,324.00 SF 13.33%
RW-2A	1,785.00 SF	4	7,140.00 SF 23.35%
TOTAL		48	37,599.00 SF
AVERAGE UNIT SIZE			772.80 SF

LOT 1 OF GOLDEN VALLEY UNIT NO. 1 IN THE CITY OF SAN DIEGO,
COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP
THEREOF NO.6775 FILED IN THE OFFICE OF THE COUNTY RECORDER
OF SAN DIEGO COUNTY ON OCTOBER 28, 1972

ASSESSOR'S PARCEL NUMBERS:
437-260-38, 437-260-39, 437-260-40

THE PROPOSED PROJECT IS A MIXED-USE DEVELOPMENT (MULTI-USE DEVELOPMENT) OPTION COMPRISED OF (238) RESIDENTAL DWELLING UNITS WITH AN AREA OF 197,887 SQ. FT., (45) RESIDENTIAL OFFICE UNITS WITH AN AREA OF 57,028 SQ. FT., (1) COMMERCIAL-RESTAURANT SPACE WITH AN AREA OF 3,145 SQ. FT., COMMERCIAL-OFFICE SPACE WITH AN AREA OF 8,150 SQ. FT., AND COMMERCIAL-LEASING SPACE ASSOCIATED WITH RESIDENTIAL UNITS WITH AN AREA OF 2,865 SQ. FT.

THE PROJECT IS AN HYBRID STRUCTURE CONSISTING OF (4) STORIES OF TYPE III-A WOOD FRAMING OVER TYPE I-A CONCRETE PODIUM, AND (5) STORIES OF TYPE IIA WOOD FRAMING-WRAPPING A (6) STORY TYPE I-A PARKING STRUCTURE. THE PARKING STRUCTURE CONTAINS (468) PARKING SPACES. THERE ARE AN ADDITIONAL (65) PARKING SPACES ON SITE, FOR A TOTAL OF (468) AVAILABLE PARKING STALLS. (468) PARKING STALLS ARE REQUIRED FOR THE PROJECT.

THE DESIGN SOLUTION REFLECTS SEVERAL UNIQUE CONTEXTUAL FEATURES OF THE PROPERTY, INCLUDING AN IRREGULARLY SHAPED SITE, THE PROJECT'S ADJACENCY TO A FREEWAY, ITS LOCATION WITHIN A FLOOD PLAIN, AND ITS PROXIMITY TO THE SAN DIEGO RIVER PARK.

THE DESIGN PRESENTS THE DIFFERENT ELEMENTS OF THE PROJECT PROGRAM (COMMERCIAL, OFFICE, RESIDENTIAL-WORK, AND RESIDENTIAL) ARRAYED AROUND MAJOR COURTYARD AREAS, THAT BOTH SURROUND AND SCREEN THE PARKING GARAGE. THESE COURTYARDS CREATE A SENSE OF CHARACTER FOR, AND MEDIATION BETWEEN, THE DIFFERENT PROGRAM ELEMENTS OF THE PROJECT.

THE LARGEST COURTYARD IS PLACED AT THE GARAGE AND LEASING OFFICE ENTRY, AND IS FRAMED BY TWO TALLER SENTINELS OF RESIDENTIAL UNITS, FEATURING ENHANCED GLAZING, WHICH SERVE AS BEACONS OF IDENTITY FOR THE OVERALL PROJECT.

AS A RESPONSE TO MARKET FORCES, THE PROJECT FEATURES 'RESIDENTIAL-WORK' UNITS DESIGNED FOR THOSE WHO VALUE THE EASE AND FLEXIBILITY OF A HOME-OFFICE ENVIRONMENT. THESE UNITS ARE ALIGNED ALONG THE FREEWAY FRONTAGE OF THE BUILDING, AND WILL OFFER VIEW WINDOWS RATHER THAN BALCONIES. ADDITIONALLY, THE 'RESIDENTIAL-WORK' UNITS HAVE BEEN COUPLED WITH A SHARED OPEN-OFFICE GALLERY AREA TO ENCOURAGE A CREATIVE WORK ENVIRONMENT.

THE EASTERN COURTYARD IS WRAPPED BY A SINGLE-LOADED RESIDENTIAL WING ON THE FREEWAY EDGE TO PROVIDE A SENSE OF REFUGE AND PROTECTION FROM THE ADJACENT FREEWAY FOR THOSE RESIDENTIAL UNITS.

THE PROJECT PROVIDES MULTIPLE ACCESSIBLE POINTS OF CONNECTION FOR ALTERNATE MODES OF TRANSPORTATION, INCLUDING BUS, TRAIN, AND BIKES. AT THE CONFLUENCE OF CAMINO DE LA REINA AND AVENIDA DEL RIO, A WELCOMING OUTDOOR TERRACE PROVIDES FOR A LIVELY MEETING NEXUS, AS WELL AS PEDESTRIAN CONNECTION TO TRANSIT LINES, THE FASHION VALLEY MALL, AND THE RIVER PARK, ALL NEARBY.

MULTIPLE VEHICULAR ENTRY POINTS ALONG CAMINO DE LA REINA ENSURE EASY SITE INGRESS AND EGRESS IN THE EVENT OF FLOODING FOR ALL MODES OF TRANSPORTATION AND EMERGENCY ACCESS.

RELIEF FROM REQUIREMENT FOR URBAN PARKWAY; CITY STANDARD U4-B

FASHION VALLEY MALL

SAN DIEGO RIVER PARK

CAMINO DE LA REINA

CABRILLO FWY

SAN DIEGO RIVER PARK

SAN DIEGO UNION-TRIBUNE

TOWN & COUNTRY

CAMINO DE LA REINA

MISSION VALLEY FWY

N

123 CAMINO DE LA REINA
SAN DIEGO, CA 92108

MV-CO (MISSION VALLEY PLANNED DISTRICT-MVPD)

CALIFORNIA BUILDING CODE 2013
CITY OF SAN DIEGO MUNICIPAL CODE

TYPE IA- FULLY SPRINKLERED
TYPE IIIA - FULLY SPRINKLERED

S-2 PARKING GARAGE
B OFFICE
R-2 MULTI-FAMILY RES
A-2 RESTAURANT
B LEASING OFFICE
EXISTING USE

GENERAL

G001 COVER SHEET
G002 PROJECT INFORMATION
G003 VICINITY MAP
G004 MATERIALS

AS01 SITE PLAN
AS02 PEDSTRIAN ROUTE PLAN
AS03 TRANSPORTATION - ACCESS PLAN
AS04 FIRE ACCESS PLAN

A100 LEVEL P1 - SUBTERRANEAN PARKING
A101 LEVEL 1 - GROUND FLOOR PLAN
A102 LEVEL 2 - FLOOR PLAN
A103 LEVEL 3 - FLOOR PLAN
A104 LEVEL 4 - FLOOR PLAN
A105 LEVEL 5 - FLOOR PLAN
A106 LEVEL 6 - FLOOR PLAN
A107 ROOF PLAN

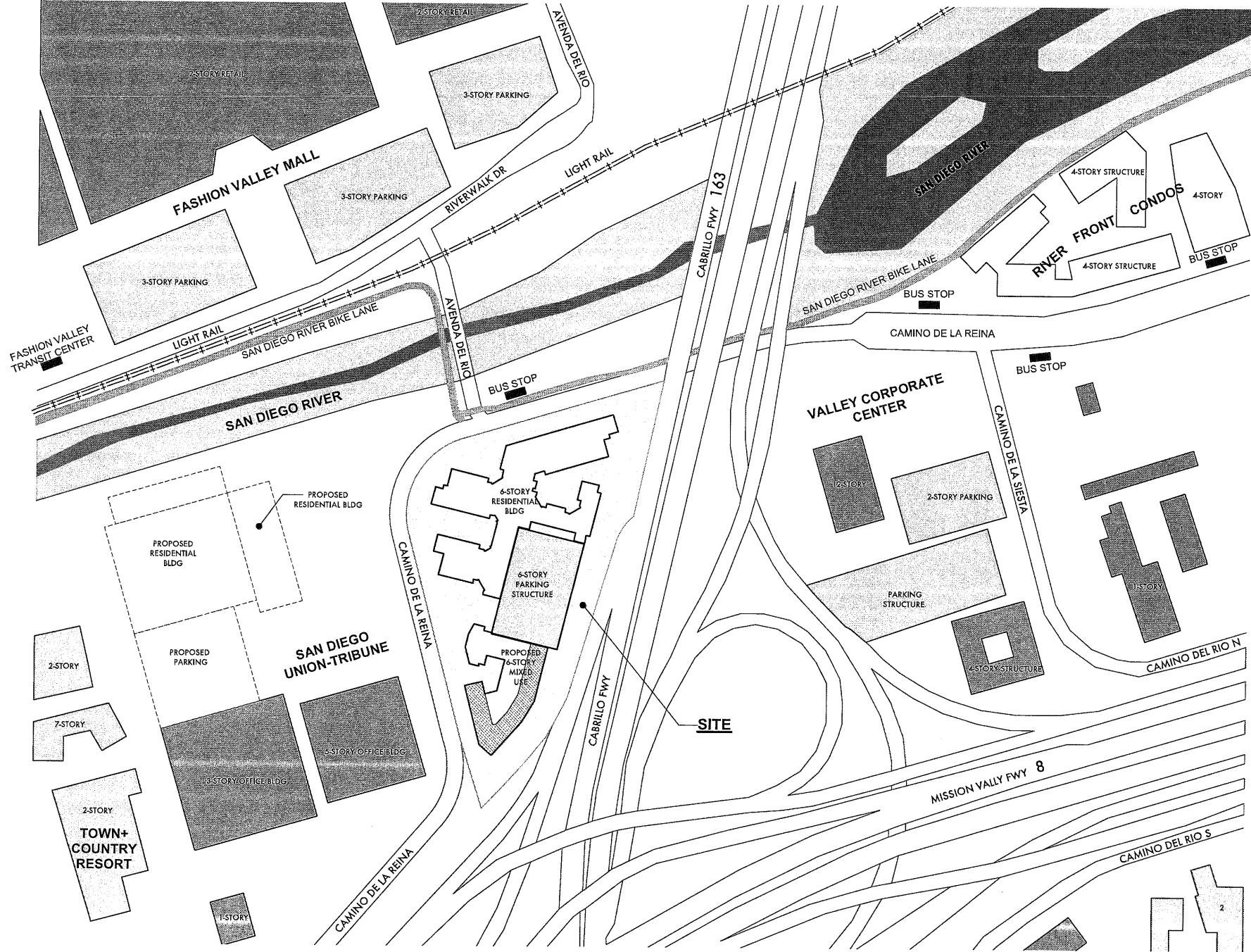
A201 BUILDING ELEVATIONS
A202 BUILDING ELEVATIONS
A301 SITE/BUILDING SECTIONS
A401 RENDERINGS
A402 RENDERINGS

CAP CONSISTENCY CHECKLIST

L101	ANALYSIS AND CONCEPT NARRATIVE
L102	CONCEPT DIAGRAM
L103	CONCEPT IMAGES
L104	CONCEPT IMAGES
L105	OVERALL SITE PLAN
L106	ENLARGEMENT PLANS
L301	PLANTING PLAN
L302	PLANTING PLAN
L303	PLANTING PLAN
L304	RESIDENTIAL LANDSCAPE CALCULATIONS
L305	COMMERCIAL LANDSCAPE CALCULATIONS

C-1 EXISTING CONDITIONS PLAN
C-2 PRELIMINARY GRADING & IMPROVEMENT PLAN
C-3 SITE CROSS SECTIONS

DesignARC LA 2558 OVERLAND AVE LOS ANGELES CA 90064 310 204 8950 Project Address: 123 CAMINO DE LA REINA SAN DIEGO CA 92108 Project Name: ALEXAN FASHION VALLEY Legal Description: LOT 1 OF GOLDEN VALLEY UNIT NO. 1 IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 8775 FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY ON OCTOBER 28, 1972	Revision 14: _____ Revision 13: _____ Revision 12: _____ Revision 11: _____ Revision 10: _____ Revision 9: _____ Revision 8: _____ Revision 7: _____ Revision 6: _____ Revision 5: _____ Revision 4: _____ Revision 3: _____ Revision 2: _____ Revision 1: _____
	29 AUGUST 2016 8 JULY 2016 10 MAY 2016
	Original Date: 12 FEBRUARY 2016
	Sheet 3 of 35 sheets
Sheet Title: VICINITY MAP	PCD/RPO# _____



- LEGEND:
- RESIDENTIAL
 - HOTEL
 - OFFICE
 - COMMERCIAL
 - PARKING
 - RESIDENTIAL-WORK



LEGAL DESCRIPTION

LOT 1 OF GOLDEN VALLEY UNIT NO. 1 IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 6775 FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, ON OCTOBER 28, 1972.

TITLE REPORT

PREPARED BY: CHICAGO TITLE COMPANY
ORDER NO.: 12204809-998-USO
DATED: FEBRUARY 6, 2015

TITLE NOTES

- THE EFFECTS OF THE FACT THAT THE OWNERSHIP OF SAID LAND DOES NOT INCLUDE RIGHTS OF ACCESS TO OR FROM THE STREET OR HIGHWAY ADJUTING SAID LAND, SUCH RIGHTS HAVING BEEN SEVERED FROM SAID LAND BY DOCUMENT RECORDED JUNE 29, 1945, BOOK 1912, PAGE 23 OF OFFICIAL RECORDS. REFERENCE IS MADE TO THE SUBJECT DOCUMENT FOR FULL PARTICULARS. LIMITS OF SAID ACCESS RIGHTS RELINQUISHED HAVE BEEN PLOTTED HEREON.
- THE EFFECTS OF AN EASEMENT FOR AERIAL AND UNDERGROUND PUBLIC UTILITIES AND PURPOSES INCIDENTAL THERETO AS GRANTED TO SAN DIEGO GAS AND ELECTRIC COMPANY, BY DEED RECORDED JANUARY 27, 1947 IN BOOK 2320, PAGE 385 OF OFFICIAL RECORDS. (NO WIDTH GIVEN). REFERENCE IS MADE TO THE SUBJECT DOCUMENT FOR FULL PARTICULARS. SAID EASEMENT IS PLOTTED HEREON.
- THE EFFECTS OF AN EASEMENT FOR A LINE OF POLES WITH WIRES SUSPENDED THEREON AND ALL OTHER NECESSARY FIXTURES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS, AS GRANTED TO SAN DIEGO GAS AND ELECTRIC COMPANY, BY DEED RECORDED JANUARY 27, 1947 IN BOOK 2323, PAGE 379 OF OFFICIAL RECORDS. (NO WIDTH GIVEN). REFERENCE IS MADE TO THE SUBJECT DOCUMENT FOR FULL PARTICULARS. THE ROUTE OF SAID LINE OF POLES IS PLOTTED HEREON.
- THE EFFECTS OF THE FACT THAT THE OWNERSHIP OF SAID LAND DOES NOT INCLUDE THE RIGHTS OF ACCESS TO OR FROM SAID STREET, HIGHWAY OR FREEWAY ADJUTING SAID LAND, SUCH RIGHTS HAVING BEEN SEVERED FROM SAID LAND BY DOCUMENT RECORDED JUNE 7, 1957 IN BOOK 6610, PAGE 362 OF OFFICIAL RECORDS. REFERENCE IS MADE TO THE SUBJECT DOCUMENT FOR FULL PARTICULARS. LIMITS OF SAID ACCESS RIGHTS RELINQUISHED PLOTTED HEREON.
- THE EFFECTS OF A 10.00' WIDE EASEMENT FOR AERIAL AND UNDERGROUND TELEGRAPH, TELEPHONE, AND COMMUNICATION STRUCTURES AND PURPOSES INCIDENTAL THERETO AS GRANTED TO PACIFIC TELEPHONE AND TELEGRAPH COMPANY, BY DEED RECORDED JUNE 15, 1957 IN BOOK 6604, PAGE 257 OF OFFICIAL RECORDS. REFERENCE IS MADE TO THE SUBJECT DOCUMENT FOR FULL PARTICULARS. SAID EASEMENT IS PLOTTED HEREON.
- THE EFFECTS OF THE FACT THAT THE OWNERSHIP OF SAID LAND DOES NOT INCLUDE RIGHTS OF ACCESS TO OR FROM THE STREET OR HIGHWAY ADJUTING SAID LAND, SUCH RIGHTS HAVING BEEN SEVERED FROM SAID LAND BY DOCUMENT RECORDED JANUARY 30, 1968 AS FILE NO. 16503 OF OFFICIAL RECORDS. REFERENCE IS MADE TO THE SUBJECT DOCUMENT FOR FULL PARTICULARS. LIMITS OF SAID ACCESS RIGHTS RELINQUISHED PLOTTED HEREON.
- THE EFFECTS OF A 12.00' WIDE EASEMENT FOR AERIAL AND UNDERGROUND PUBLIC UTILITIES AND PURPOSES INCIDENTAL THERETO AS GRANTED TO SAN DIEGO GAS AND ELECTRIC COMPANY, BY DEED RECORDED AUGUST 27, 1968 AS FILE NO. 148362 OF OFFICIAL RECORDS. REFERENCE IS MADE TO THE SUBJECT DOCUMENT FOR FULL PARTICULARS. SAID EASEMENT IS PLOTTED HEREON.
- THE EFFECTS OF A 12.00' WIDE EASEMENT FOR AERIAL AND UNDERGROUND PUBLIC UTILITIES AND PURPOSES INCIDENTAL THERETO AS GRANTED TO SAN DIEGO GAS AND ELECTRIC COMPANY, BY DEED RECORDED DECEMBER 30, 1968 AS FILE NO. 228138 OF OFFICIAL RECORDS. REFERENCE IS MADE TO THE SUBJECT DOCUMENT FOR FULL PARTICULARS. SAID EASEMENT IS PLOTTED HEREON.
- THE EFFECTS OF A 10.00' WIDE EASEMENT FOR DRAINAGE PURPOSES SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SHOWN OR AS OFFERED FOR DEDICATION AND ACCEPTED ON MAP NO. 6775. REFERENCE IS MADE TO THE SUBJECT DOCUMENT FOR FULL PARTICULARS. SAID EASEMENT IS PLOTTED HEREON.
- THE EFFECTS OF AN AGREEMENT BETWEEN THE CITY OF SAN DIEGO AND ROBERT M. GOLDEN, RECORDED MARCH 29, 1971 AS FILE NO. 80249 OF OFFICIAL RECORDS, RELATING TO THE INSTALLATION, MAINTENANCE AND POTENTIAL REMOVAL OF A 6 INCH PRIVATE PRESSURE SEWER LINE. THE APPROXIMATE LOCATION OF SAID SEWER LINE IS SHOWN HEREON. REFERENCE IS MADE TO THE SUBJECT DOCUMENT FOR FULL PARTICULARS.
- THE EFFECTS OF A 10.00' WIDE EASEMENT FOR AERIAL AND UNDERGROUND PUBLIC UTILITIES AND PURPOSES INCIDENTAL THERETO AS GRANTED TO SAN DIEGO GAS AND ELECTRIC COMPANY, BY DEED RECORDED JUNE 15, 1971 AS FILE NO. 126082 OF OFFICIAL RECORDS. REFERENCE IS MADE TO THE SUBJECT DOCUMENT FOR FULL PARTICULARS. SAID EASEMENT IS PLOTTED HEREON.
- THE EFFECTS OF AN EASEMENT FOR AERIAL AND UNDERGROUND PUBLIC UTILITIES AND PURPOSES INCIDENTAL THERETO AS GRANTED TO SAN DIEGO GAS AND ELECTRIC COMPANY, BY DEED RECORDED DECEMBER 8, 1988 AS FILE/PAGE NO. 86-568190 OF OFFICIAL RECORDS. REFERENCE IS MADE TO THE SUBJECT DOCUMENT FOR FULL PARTICULARS. THE EXACT LOCATION AND EXTENT OF SAID EASEMENT IS NOT DISCLOSED OF RECORD. SAID EASEMENT IS NOT PLOTTED HEREON.
- THE EFFECTS OF AN AGREEMENT BETWEEN THE CITY OF SAN DIEGO AND VALLE DORADO, LTD., RECORDED FEBRUARY 21, 1990 AS FILE NO. 90-084243 OF OFFICIAL RECORDS, RELATING TO THE INSTALLATION, MAINTENANCE AND POSSIBLE REMOVAL OF TWO 4" P.V.C. TELEPHONE CONDUITS AND TWO 3" VACUUM TUBES. THE APPROXIMATE LOCATION OF SAID TUBES AND CONDUITS IS SHOWN HEREON. REFERENCE IS MADE TO THE SUBJECT DOCUMENT FOR FULL PARTICULARS.
- THE EFFECTS OF TERMS, CONDITIONS AND PROVISIONS AS CONTAINED IN CONDITIONAL USE PERMIT/MISSION VALLEY DEVELOPMENT PERMIT NO. 94-0314, RECORDED AUGUST 7, 1995 AS FILE NO. 1995-0339783 AND RECORDED MAY 29, 1999 AS FILE NO. 1999-0289757, BOTH OF OFFICIAL RECORDS. REFERENCE IS MADE TO THE SUBJECT DOCUMENTS FOR FULL PARTICULARS.
- THE EFFECTS ANY RIGHTS, INTERESTS, OR CLAIMS WHICH MAY EXIST OR ARISE BY REASON OF THE FACTS SHOWN ON A SURVEY PLAT ENTITLED "ALTA/ACSM SURVEY", DATED AUGUST 14, 2012 PREPARED BY BURKETT AND WONG ENGINEERS. REFERENCE IS MADE TO THE SUBJECT SURVEY PLAT FOR FULL PARTICULARS.
- THE EFFECTS OF A DOCUMENT SUBJECT TO ALL THE TERMS PROVISIONS AND CONDITIONS THEREIN CONTAINED, ENTITLED "TENANTS IN COMMON AGREEMENT", RECORDED SEPTEMBER 15, 2008 AS DOCUMENT NO. 2008-0788979 OF OFFICIAL RECORDS. REFERENCE IS MADE TO THE SUBJECT DOCUMENT FOR FULL PARTICULARS.
- THE EFFECTS OF A DOCUMENT SUBJECT TO ALL THE TERMS PROVISIONS AND CONDITIONS THEREIN CONTAINED, ENTITLED "PLANNED DEVELOPMENT PERMIT NO. 736753 T-MOBILE CONCORD BUILDING PROJECT NO. 205743 PLANNING COMMISSION", RECORDED JANUARY 5, 2011 AS FILE NO. 2011-0008570 OF OFFICIAL RECORDS. REFERENCE IS MADE TO THE SUBJECT DOCUMENT FOR FULL PARTICULARS.
- THE EFFECTS OF WATER RIGHTS, CLAIM OR TITLE TO WATER, WHETHER OR NOT DISCLOSED BY THE PUBLIC RECORDS.
- THE EFFECTS OF ANY EASEMENTS NOT DISCLOSED BY THE PUBLIC RECORDS AS TO MATTERS AFFECTING TITLE TO REAL PROPERTY, WHETHER OR NOT SAID EASEMENTS ARE VISIBLE AND APPARENT.
- THE EFFECTS OF ANY RIGHTS OF PARTIES IN POSSESSION IN A PORTION OF, OR ALL OF, SAID LAND, WHICH RIGHTS ARE NOT DISCLOSED BY THE PUBLIC RECORDS.

DesignARC LA
2656 OVERLAND AVE
LOS ANGELES CA 90064

310 204 8950
Project Address:
123 CAMINO DE LA REINA
SAN DIEGO CA 92108
Project Name:
ALEXAN FASHION VALLEY

Legal Description:

LOT 1 OF GOLDEN VALLEY UNIT NO. 1 IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 6775 FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY ON OCTOBER 28, 1972

Sheet Title:

C1.0

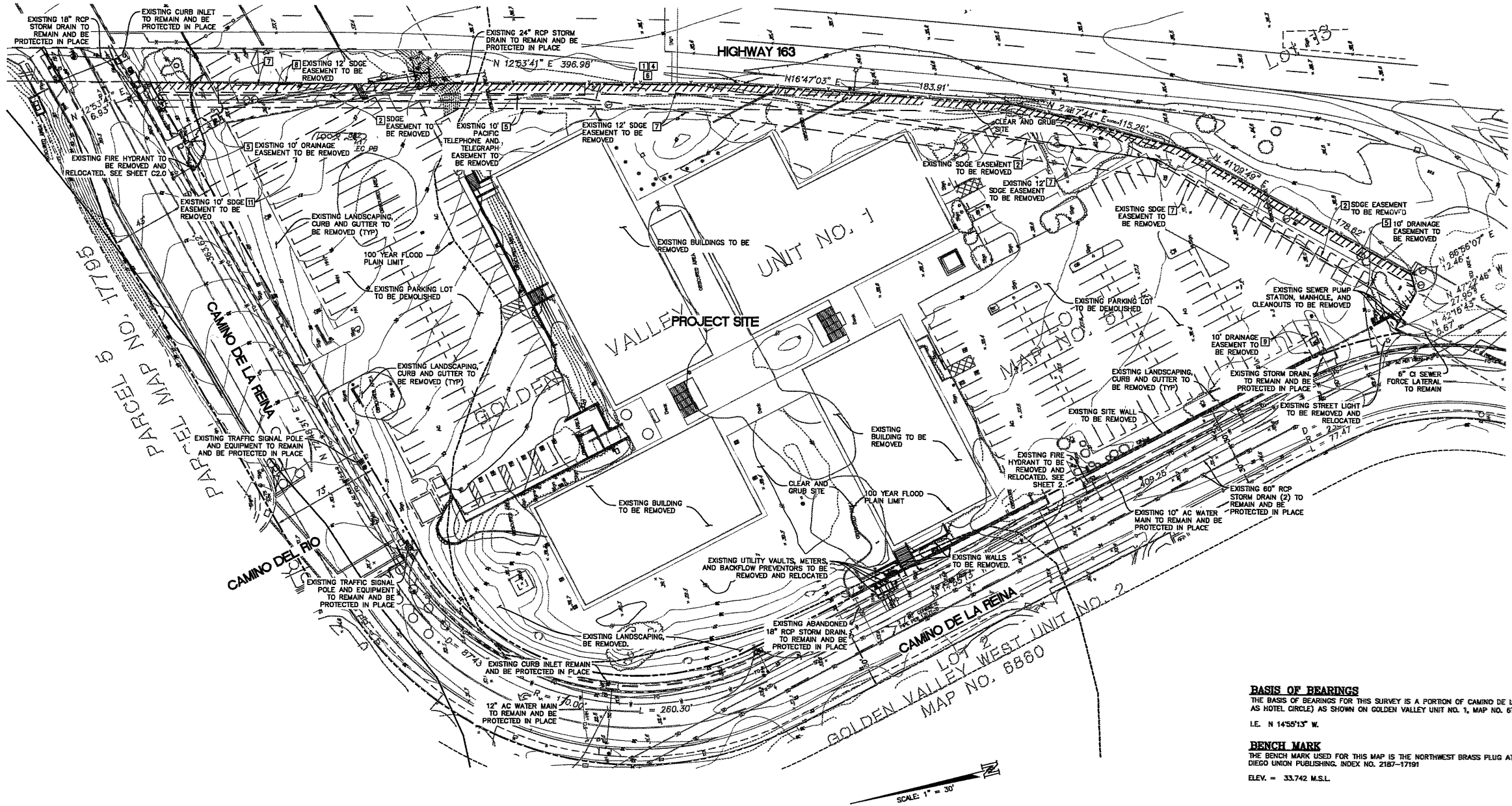
EXISTING CONDITIONS/DEMOLITION PLAN

Revision 14: _____
Revision 13: _____
Revision 12: _____
Revision 11: _____
Revision 10: _____
Revision 9: _____
Revision 8: _____
Revision 7: _____
Revision 6: _____
Revision 5: _____
Revision 4: 31 AUGUST 2016
Revision 3: 8 JULY 2016
Revision 2: 10 MAY 2016
Revision 1: 12 FEBRUARY 2016

Original Date: 2016

Sheet 33 of 35 sheets

PCD/RPO# _____



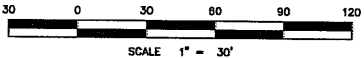
BASIS OF BEARINGS
THE BASIS OF BEARINGS FOR THIS SURVEY IS A PORTION OF CAMINO DE LA REINA (FORMERLY KNOWN AS HOTEL CIRCLE) AS SHOWN ON GOLDEN VALLEY UNIT NO. 1, MAP NO. 6775.
I.E. N 14°55'13\"/>

BENCH MARK
THE BENCH MARK USED FOR THIS MAP IS THE NORTHWEST BRASS PLUG AT THE ENTRANCE TO SAN DIEGO UNION PUBLISHING, INDEX NO. 2187-17191
ELEV. = 33.742 M.S.L.

TCR
TRAMMELL CROW RESIDENTIAL

Nasland

Civil Engineering
Surveying
Land Planning
T (619) 292-7770
4740 Ruffner Street
San Diego, CA 92111
nasland.com



C1.0
EXISTING CONDITIONS/DEMOLITION PLAN
DESIGN

3145 Overland Ave., CA 90064 T 213.704.0051 www.designarc.com
All design ideas are the property of the designer and are not to be used without the written consent of the designer. The designer is not responsible for any errors or omissions in the design. The designer is not responsible for any construction or other work not shown on the design. The designer is not responsible for any construction or other work not shown on the design.

DesignARC LA
2558 OVERLAND AVE
LOS ANGELES CA 90064
310 204 8950
Project Address:
123 CAMINO DE LA REINA
SAN DIEGO CA 92108
Project Name:
ALEXAN FASHION VALLEY

Revision 14:	
Revision 13:	
Revision 12:	
Revision 11:	
Revision 10:	
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Revision 5:	
Revision 4:	
Revision 3:	31 AUGUST 2016
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Legal Description:
LOT 1 OF GOLDEN VALLEY UNIT NO. 1 IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 8775 FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY ON OCTOBER 28, 1972

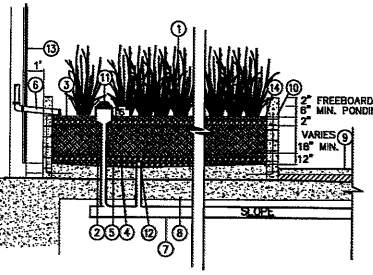
Original Date: 12 FEBRUARY 2016

Sheet 34 of 35 sheets

PCD/RPO#

C2.0
PRELIMINARY GRADING/
IMPROVEMENT PLAN

NOTES:
PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITTEE 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 OWNER/PERMITTEE 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.
PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE APPLICANT SHALL SUBMIT A TECHNICAL REPORT THAT WILL BE SUBJECT TO FINAL REVIEW AND APPROVAL BY THE CITY ENGINEER, BASED ON THE STORM WATER STANDARDS IN EFFECT AT THE TIME OF THE CONSTRUCTION PERMIT ISSUANCE.
DEVELOPMENT OF THIS PROJECT SHALL COMPLY WITH ALL STORM WATER CONSTRUCTION REQUIREMENTS OF THE STATE CONSTRUCTION GENERAL PERMIT, ORDER NO. 2009-0009DWQ, OR SUBSEQUENT ORDER, AND THE MUNICIPAL STORM WATER PERMIT, ORDER NO. RB-2013-0001, OR SUBSEQUENT ORDER, IN ACCORDANCE WITH ORDER NO. 2009-0009DWQ, OR SUBSEQUENT ORDER. A RISK LEVEL DETERMINATION SHALL BE CALCULATED FOR THE SITE AND A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) SHALL BE IMPLEMENTED CONCURRENTLY WITH THE COMMENCEMENT OF GRADING ACTIVITIES.
PRIOR TO ISSUANCE OF A GRADING OR A CONSTRUCTION PERMIT, A COPY OF THE NOTICE OF INTENT (NOI) WITH A VALID WASTE DISCHARGE ID NUMBER (WDID) SHALL BE SUBMITTED TO THE CITY OF SAN DIEGO AS A PROOF OF ENROLLMENT UNDER THE CONSTRUCTION GENERAL PERMIT. WHEN OWNERSHIP OF THE ENTIRE SITE OR PORTIONS OF THE SITE CHANGES PRIOR TO FILING OF THE NOTICE OF TERMINATION (NOT), A REVISED NOI SHALL BE SUBMITTED ELECTRONICALLY TO THE STATE WATER RESOURCES BOARD IN ACCORDANCE WITH THE PROVISIONS AS SET FORTH IN SECTION I.C. OF ORDER NO. 2009-0009-DWQ AND A COPY SHALL BE SUBMITTED TO THE CITY.
IF A 3" OR LARGER METER IS REQUIRED FOR THIS PROJECT, THE OWNER/PERMITTEE SHALL CONSTRUCT THE NEW METER AND PRIVATE BACKFLOW DEVICE ON SITE, ABOVE GROUND, WITHIN AN ADEQUATELY SIZED WATER EASEMENT, IN A MANNER SATISFACTORY TO THE PUBLIC UTILITIES DIRECTOR AND THE CITY ENGINEER.
ALL ON-SITE WATER AND SEWER FACILITIES WILL BE PRIVATE AND SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE CALIFORNIA UNIFORM PLUMBING CODE AND SHALL BE REVIEWED AS PART OF THE BUILDING PERMIT CHECK.
THE OWNER/PERMITTEE SHALL OBTAIN AN ENCROACHMENT MAINTENANCE REMOVAL AGREEMENT, FROM THE CITY ENGINEER, FOR THE PRIVATE SEWER FACILITIES ENCROACHING INTO THE PUBLIC RIGHT-OF-WAY.

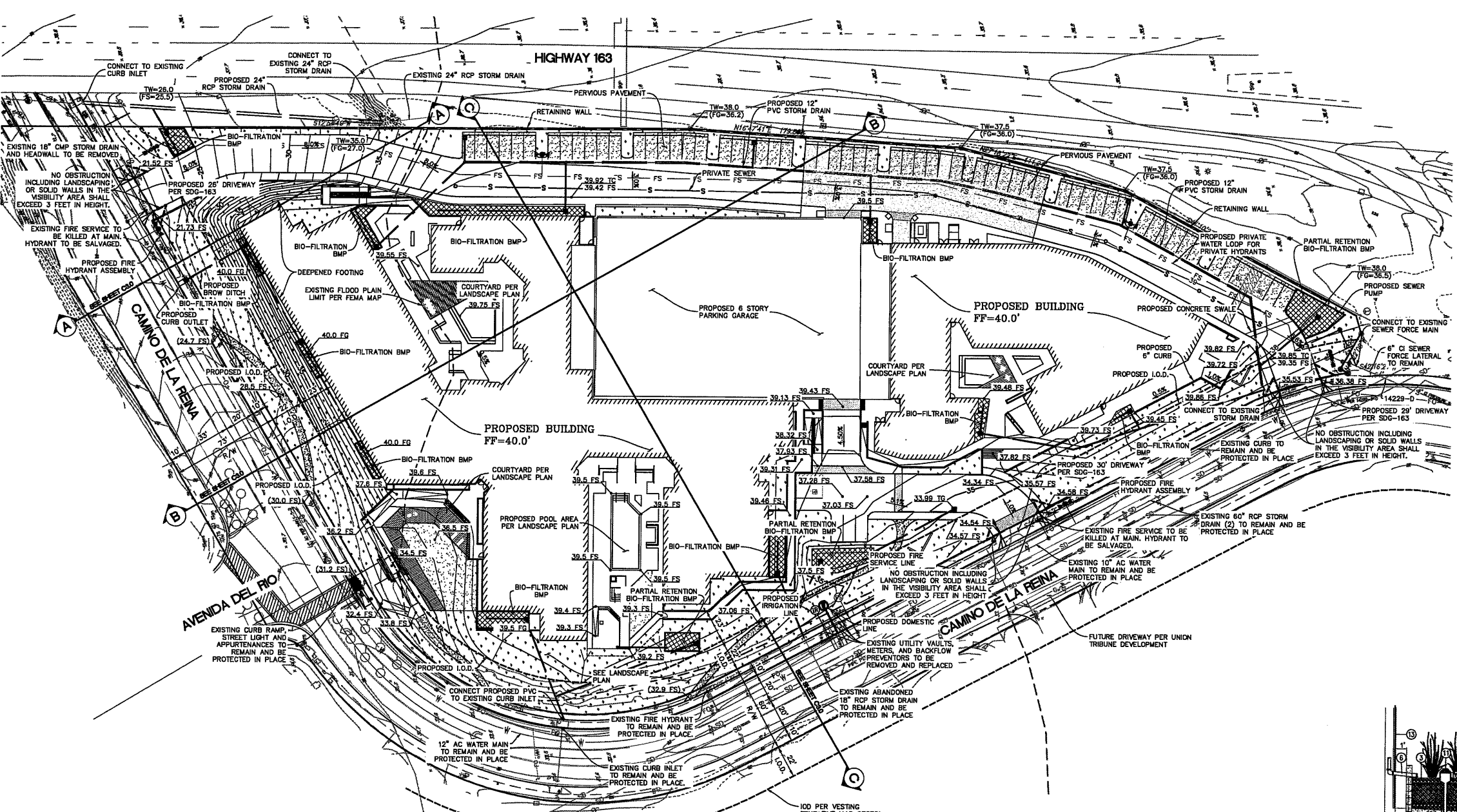


PLANT TYPES
CERCIS OCCIDENTALIS
CHOISYDENDRON TECTORIUM
FRAGARIA CHILOENSIS
JUNCUS PATENS
MULLENBERGIA BENS
POLYSTICHUM MUNITUM
SISYRINCHIUM BELLUM

- BIOSWALE PLANTS, SEE PLANT TYPES THIS SHEET.
- ENGINEERED SOIL SPEC. SEE DETAILS BELOW.
- 2" LAYER MULCH
- WATERPROOFING MEMBRANE ASSEMBLY, REFER TO ARCH
- GRAVEL PERMEABLE DRAINAGE LAYER AASHTO #57 STONE
- ROOF OUTLET PER PLUMBING ENGINEER, SIZE, LOCATION VARIES
- BUILDING STORM DRAIN LINE, LOCATION VARIES
- STRUCTURAL ROOF SLAB, REFER TO ARCH AND STRUCTURAL DWGS.
- C.I.P. PLAZA PAVING
- CMU BLOCK PLANTER WALLS, WIDTH VARIES
- SURFACE/OVERFLOW ATRIUM DRAIN/CLEANOUT PER PLUMBING ENGINEER, LOCATION VARIES
- PERFORATED PIPE CONNECTED TO STORM DRAIN PER PLUMBER
- FACE OF BUILDING
- FLASHING, REFER TO ARCH

ENGINEERED SOIL SPEC:
THE ENGINEERED SOIL CONSISTS OF A MIXTURE OF SAND (85 - 88%), FINES (SILT AND CLAY) (8-12%) AND ORGANIC MATTER (3-5%) WITH A MINIMUM INFILTRATION RATE OF 5"/HOUR AND ADEQUATE NUTRIENT CONTENT TO MEET PLANT GROWTH REQUIREMENT. CONTRACTOR TO PROVIDE SUBMITTAL OF MATERIAL FOR APPROVAL BEFORE INSTALLATION.

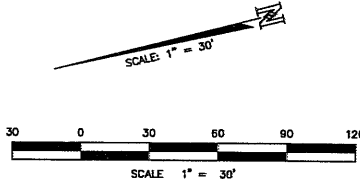
***NOTE:** FOR ADDITIONAL INFORMATION SEE LANDSCAPE PLANS.



- LEGEND**
- BASIN DRAINAGE FLOW
 - PROPOSED LANDSCAPE AREA
 - PROPOSED BIO-FILTRATION BMP
 - PROPOSED PERVIOUS PAVEMENT
 - IMPERVIOUS AREA
 - RETAINING WALL
- TOTAL AREA: 214,200 SQUARE FEET
PERCENT OF SITE GRADED: 100%
AMOUNT OF CUT: 2,100 CUBIC YARDS
MAX DEPTH OF CUT: 6 FEET
MAX HEIGHT CUT SLOPE: 3 FEET RATIO: 12:1
AMOUNT OF FILL: 14,700 CUBIC FEET
MAX FILL DEPTH: 12.5 FEET
MAX HEIGHT FILL SLOPE: 12 FEET RATIO: 2:1
AMOUNT OF IMPORT: 12,600 CUBIC FEET
RETAINING WALL LENGTH: 740 FEET
RETAINING WALL MAX HEIGHT: 6.5 FEET

TCR
TRAMMELL CROW RESIDENTIAL

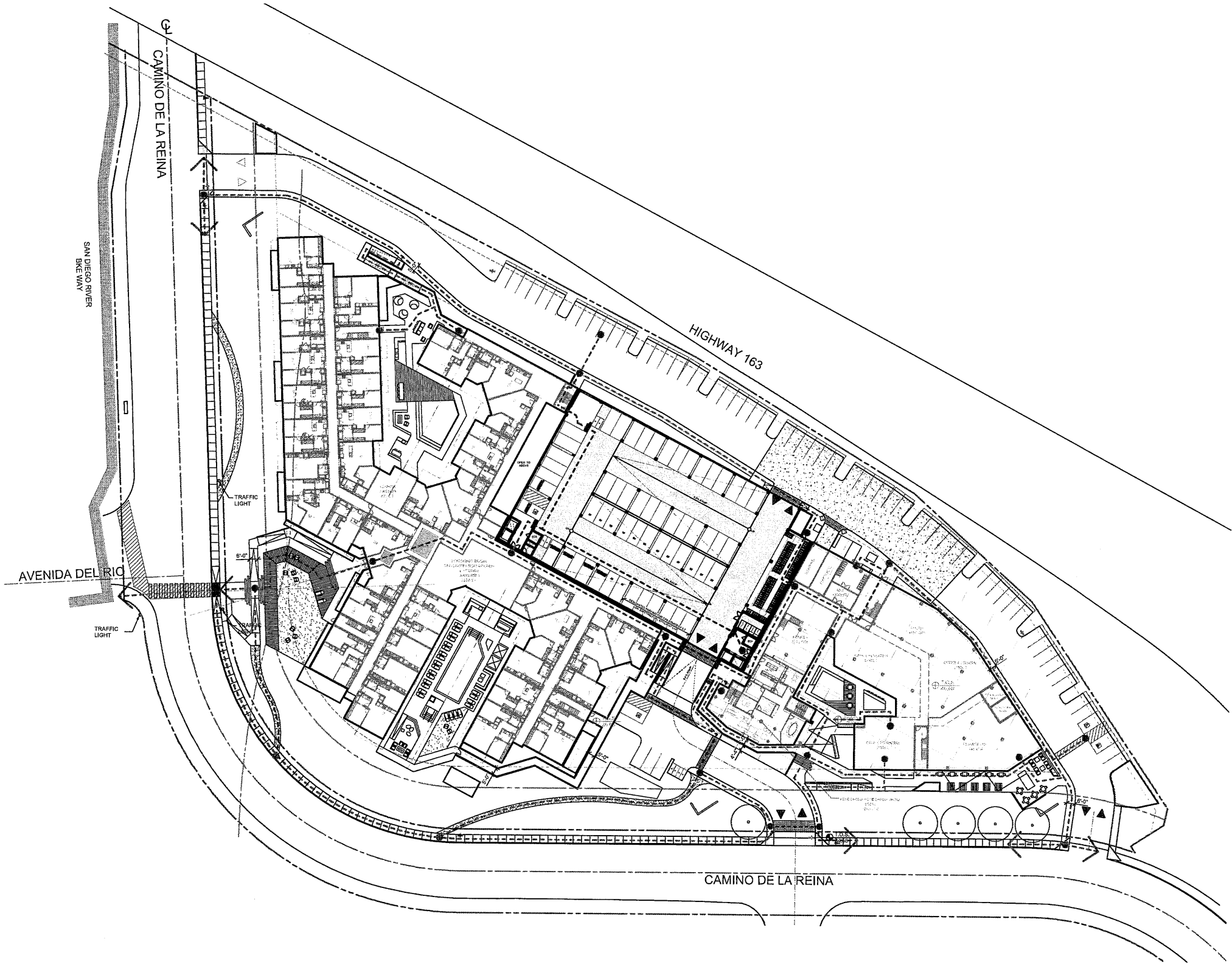
Nasland
Civil Engineering
Surveying
Land Planning
7 (650) 292-7770
4740 Ruffner Street
San Diego, CA 92111
nasland.com



C2.0
PRELIMINARY GRADING/IMPROVEMENT PLAN
DESIGN

2558 Overland Ave., CA 90081 T: 310.204.8950 www.designarc.com

DesignARC LA 2558 OVERLAND AVE LOS ANGELES CA 90064 310 204 8950 Project Address: 123 CAMINO DE LA REINA SAN DIEGO CA 92108 Project Name: ALEXAN FASHION VALLEY	Revision 14: _____ Revision 13: _____ Revision 12: _____ Revision 11: _____ Revision 10: _____ Revision 9: _____ Revision 8: _____ Revision 7: _____ Revision 6: _____ Revision 5: _____ Revision 4: _____ Revision 3: _____ Revision 2: _____ Revision 1: _____
Legal Description: LOT 1 OF GOLDEN VALLEY UNIT NO. 1 IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 6775 FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY ON OCTOBER 28, 1972	Original Date: 12 FEBRUARY 2016 Sheet 6 of 35 sheets PCD/RPO# _____
Sheet Title: PEDESTRIAN ROUTE PLAN	



TCR
TRAMMELL CROW RESIDENTIAL

NORTH

SCALE: 1" = 30'-0"

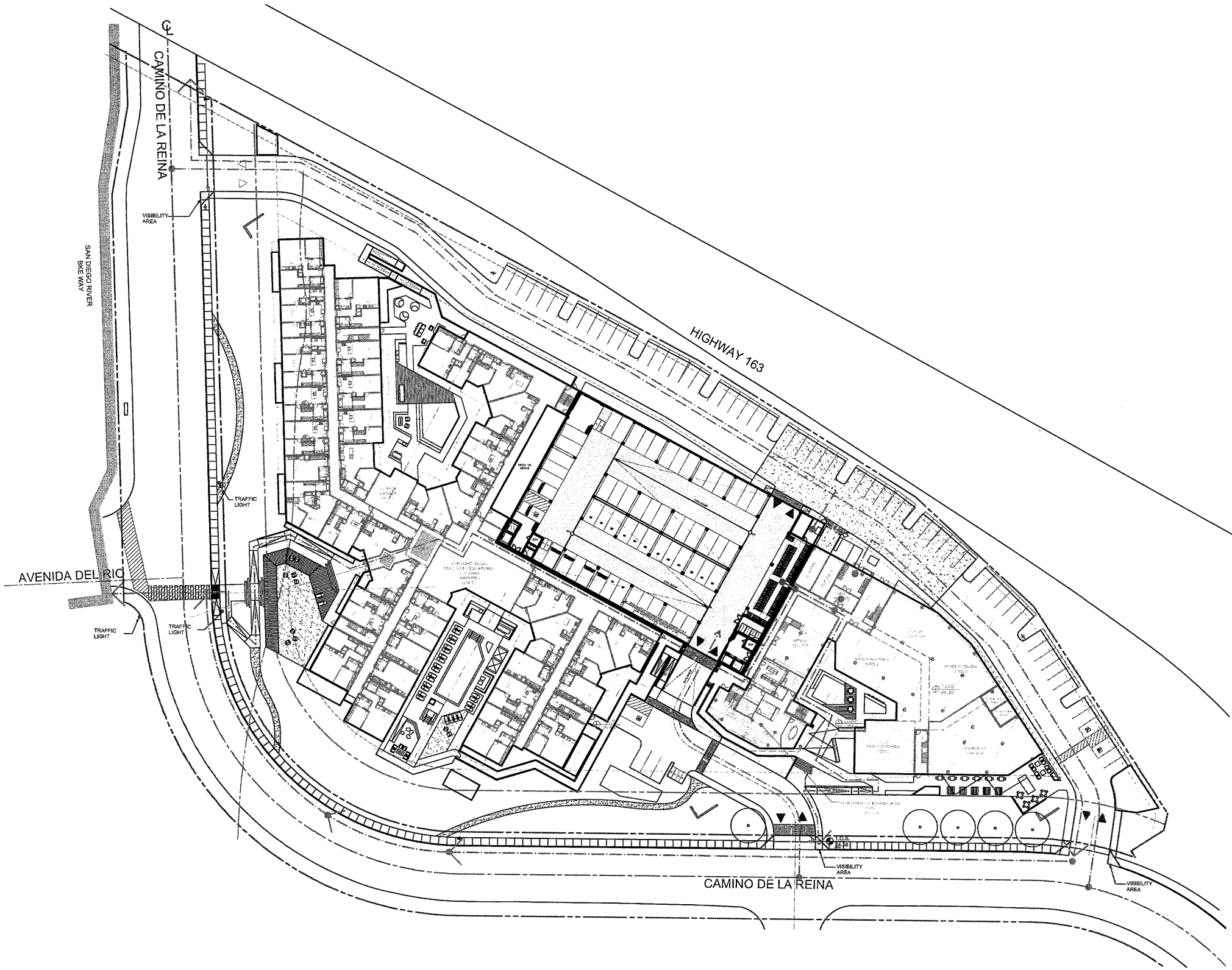
0 25 50 75 100 FT

AS02
PEDESTRIAN ROUTE PLAN

DESIGN

DESIGNER: TCR
DATE: 12 FEBRUARY 2016
PROJECT: ALEXAN FASHION VALLEY
SHEET: 6 OF 35
SCALE: 1" = 30'-0"

Design ARC LA 2558 OVERLAND AVE LOS ANGELES CA 90064 310 204 8950 Project Address: 123 CAMINO DE LA REINA SAN DIEGO CA 92108 Project Name: ALEXAN FASHION VALLEY Legal Description: LOT 1 OF GOLDEN VALLEY UNIT NO. 1 IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 5775 FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY ON OCTOBER 28, 1972 Sheet Title: TRANSPORTATION/ ACCESS PLAN	<table><tr><td>Revision 14:</td><td>_____</td></tr><tr><td>Revision 13:</td><td>_____</td></tr><tr><td>Revision 12:</td><td>_____</td></tr><tr><td>Revision 11:</td><td>_____</td></tr><tr><td>Revision 10:</td><td>_____</td></tr><tr><td>Revision 9:</td><td>_____</td></tr><tr><td>Revision 8:</td><td>_____</td></tr><tr><td>Revision 7:</td><td>_____</td></tr><tr><td>Revision 6:</td><td>_____</td></tr><tr><td>Revision 5:</td><td>_____</td></tr><tr><td>Revision 4:</td><td>29 AUGUST 2016</td></tr><tr><td>Revision 3:</td><td>8 JULY 2016</td></tr><tr><td>Revision 2:</td><td>_____</td></tr><tr><td>Revision 1:</td><td>10 MAY 2016</td></tr></table> Original Date: 12 FEBRUARY 2016 Sheet 7 of 35 sheets PCD/RPO# _____	Revision 14:	_____	Revision 13:	_____	Revision 12:	_____	Revision 11:	_____	Revision 10:	_____	Revision 9:	_____	Revision 8:	_____	Revision 7:	_____	Revision 6:	_____	Revision 5:	_____	Revision 4:	29 AUGUST 2016	Revision 3:	8 JULY 2016	Revision 2:	_____	Revision 1:	10 MAY 2016
Revision 14:	_____																												
Revision 13:	_____																												
Revision 12:	_____																												
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Revision 1:	10 MAY 2016																												

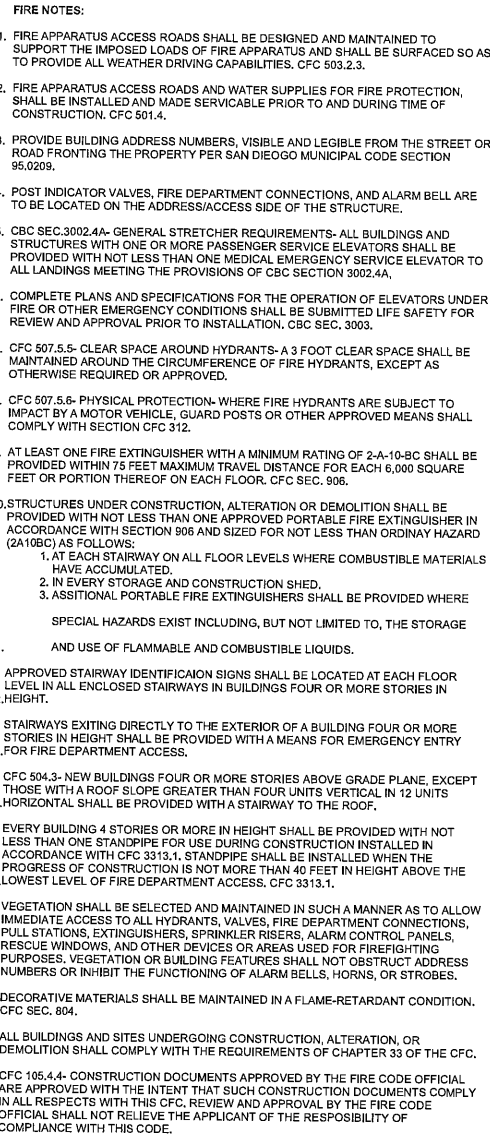


- BIKE ROUTE
- DELIVERY VEHICLE ACCESS ROUTE
- EMERGENCY VEHICLE ACCESS ROUTE
- (N) RIGHT OF WAY
- SETBACK
- (E) RIGHT OF WAY
- SAN DIEGO RIVER BIKE WAY
- TRAFFIC LIGHT
- VISIBILITY AREA PER 11.3.2.51 MUNICIPAL CODE

TCR
TRAMMELL CROW RESIDENTIAL

AS03
TRANSPORTATION / ACCESS PLAN
SCALE: 1" = 30'-0" 0 25 50 75 100 FT

DESIGN
ARCHITECT: TCR
DATE: 12 FEBRUARY 2016



SCALE: 1" = 30'-0" 0 25 50 75 100 FT

DesignARC LA
2558 OVERLAND AVE
LOS ANGELES CA 90064

310 204 8950

Project Address:
123 CAMINO DE LA REINA
SAN DIEGO CA 92108

Project Name:
ALEXAN FASHION VALLEY

Legal Description:
LOT 1 OF GOLDEN VALLEY UNIT NO. 1 IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO.6775 FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY ON OCTOBER 28, 1972

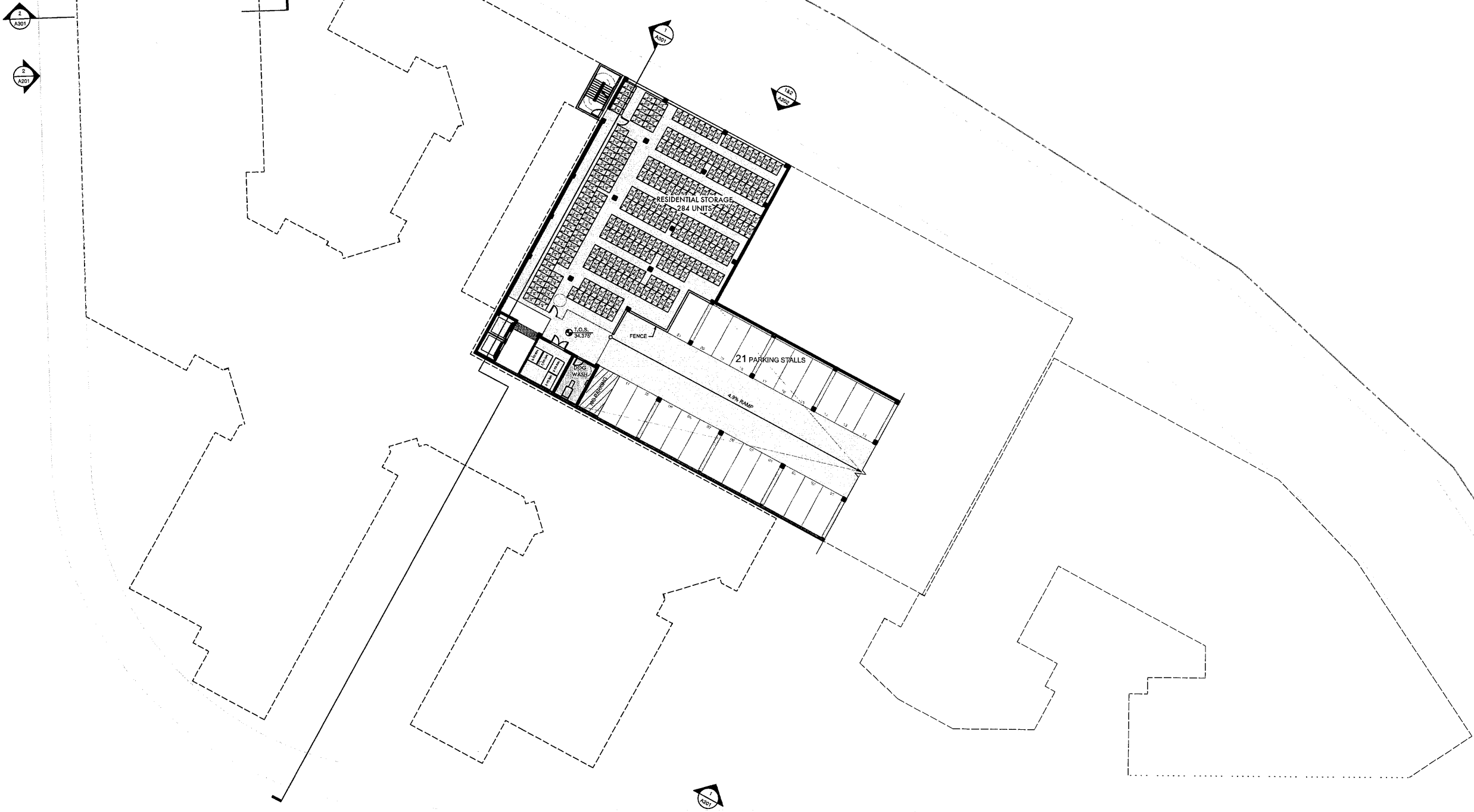
Sheet Title:
SUBTERRANEAN PARKING

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Revision 13:	_____
Revision 12:	_____
Revision 11:	_____
Revision 10:	_____
Revision 9:	_____
Revision 8:	_____
Revision 7:	_____
Revision 6:	_____
Revision 5:	_____
Revision 4:	29 AUGUST 2016
Revision 3:	8 JULY 2016
Revision 2:	10 MAY 2016
Revision 1:	_____

Original Date: 12 FEBRUARY 2016

Sheet 9 of 35 sheets

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SAN DIEGO CA 92108

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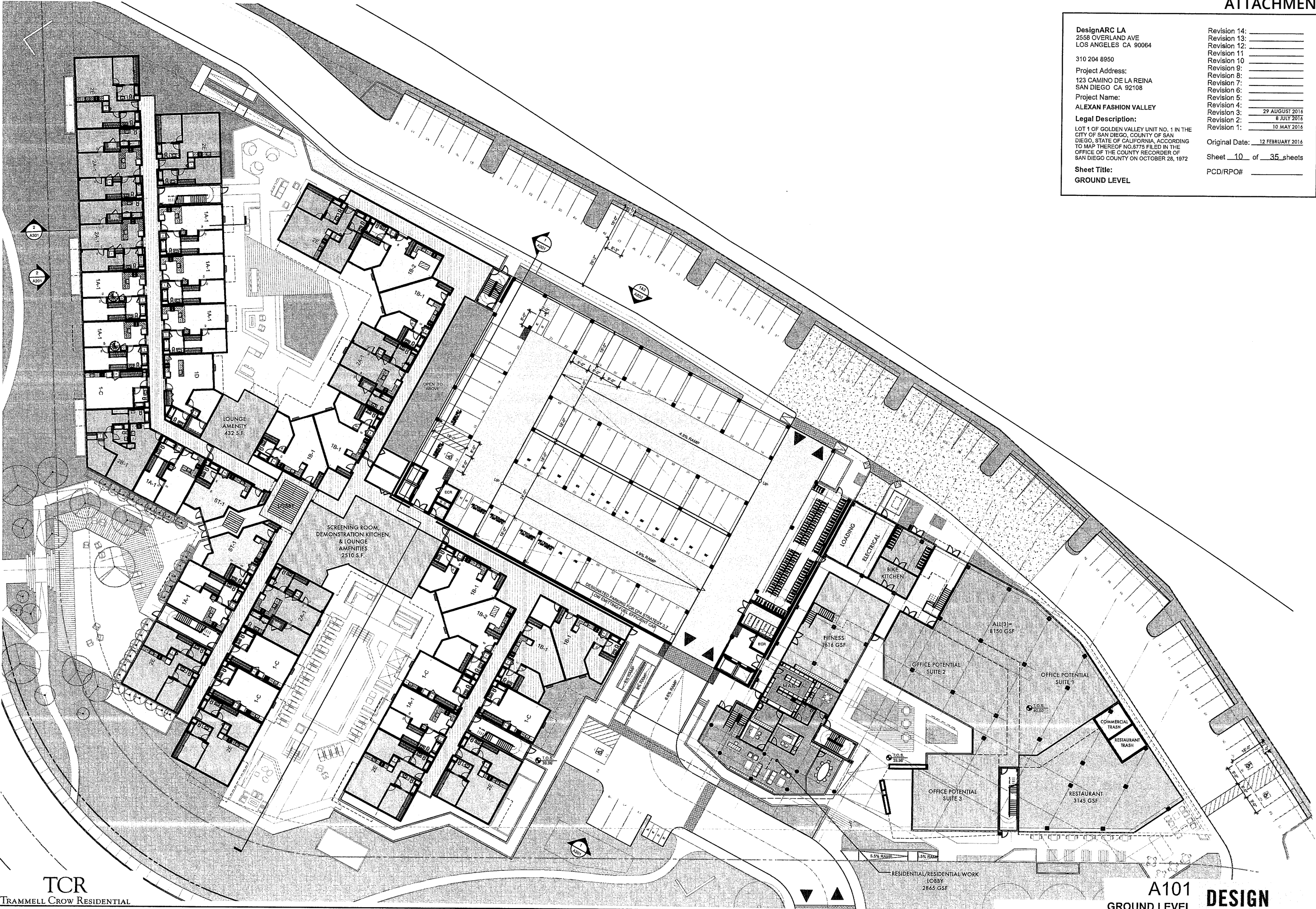
Sheet Title:
GROUND LEVEL

Revision 14:	_____
Revision 13:	_____
Revision 12:	_____
Revision 11:	_____
Revision 10:	_____
Revision 9:	_____
Revision 8:	_____
Revision 7:	_____
Revision 6:	_____
Revision 5:	_____
Revision 4:	29 AUGUST 2016
Revision 3:	8 JULY 2016
Revision 2:	10 MAY 2016
Revision 1:	_____

Original Date: 12 FEBRUARY 2016

Sheet 10 of 35 sheets

PCD/RPO# _____



TCR
TRAMMELL CROW RESIDENTIAL

A101
GROUND LEVEL
DESIGN

SCALE: 1/16"=1'-0" 0 10 20 30 40 50 FT

DesignARC LA
2558 OVERLAND AVE
LOS ANGELES CA 90064

310 204 8950

Project Address:
123 CAMINO DE LA REINA
SAN DIEGO CA 92108

Project Name:
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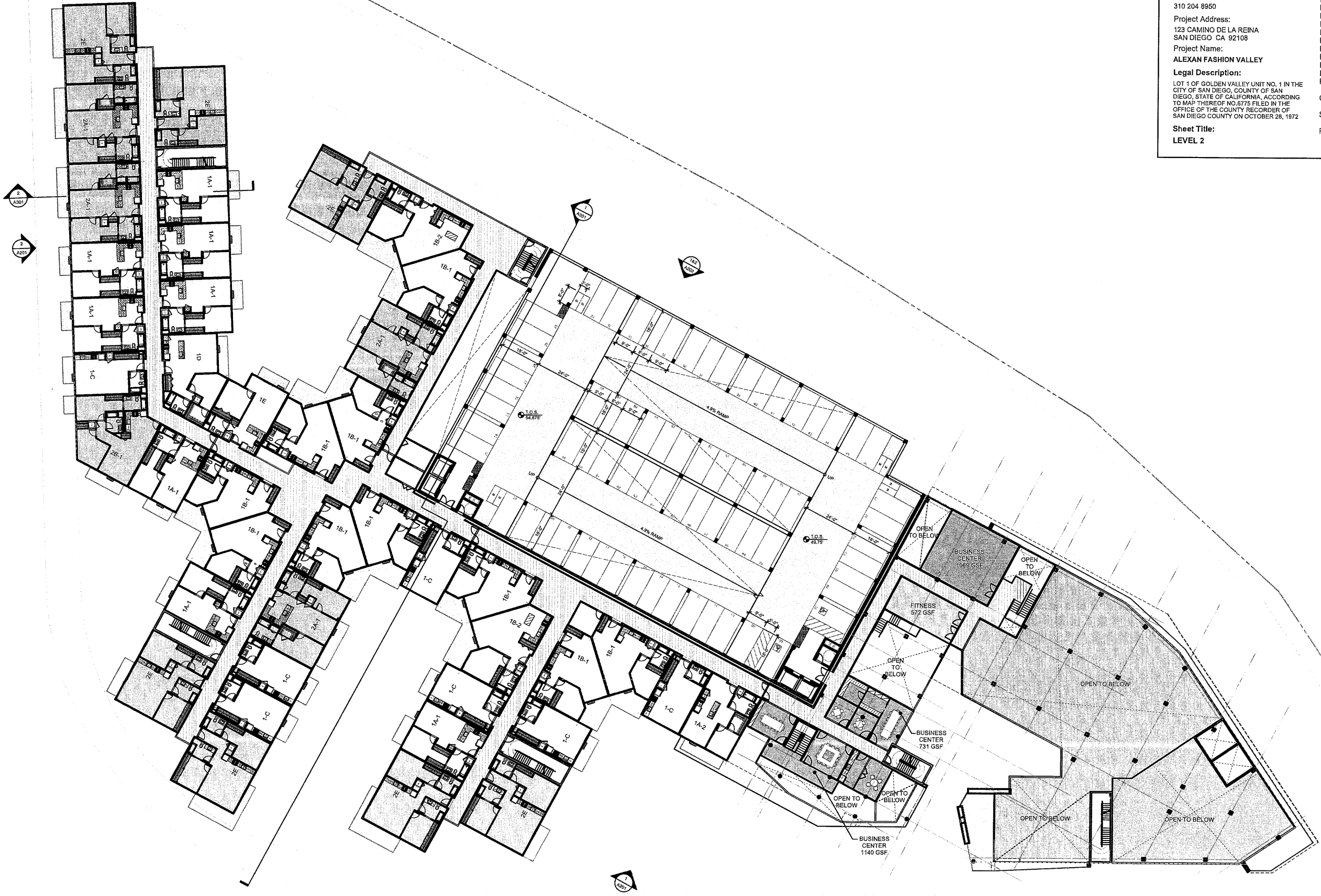
Sheet Title:
LEVEL 2

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Revision 13:	_____
Revision 12:	_____
Revision 11:	_____
Revision 10:	_____
Revision 9:	_____
Revision 8:	_____
Revision 7:	_____
Revision 6:	_____
Revision 5:	_____
Revision 4:	_____
Revision 3:	_____
Revision 2:	_____
Revision 1:	_____

Original Date: 12 FEBRUARY 2016

Sheet 11 of 35 sheets

PCD/RPO# _____



DesignARC LA
2558 OVERLAND AVE
LOS ANGELES CA 90064

310 204 8950

Project Address:
123 CAMINO DE LA REINA
SAN DIEGO CA 92108

Project Name:
ALEXAN FASHION VALLEY

Legal Description:
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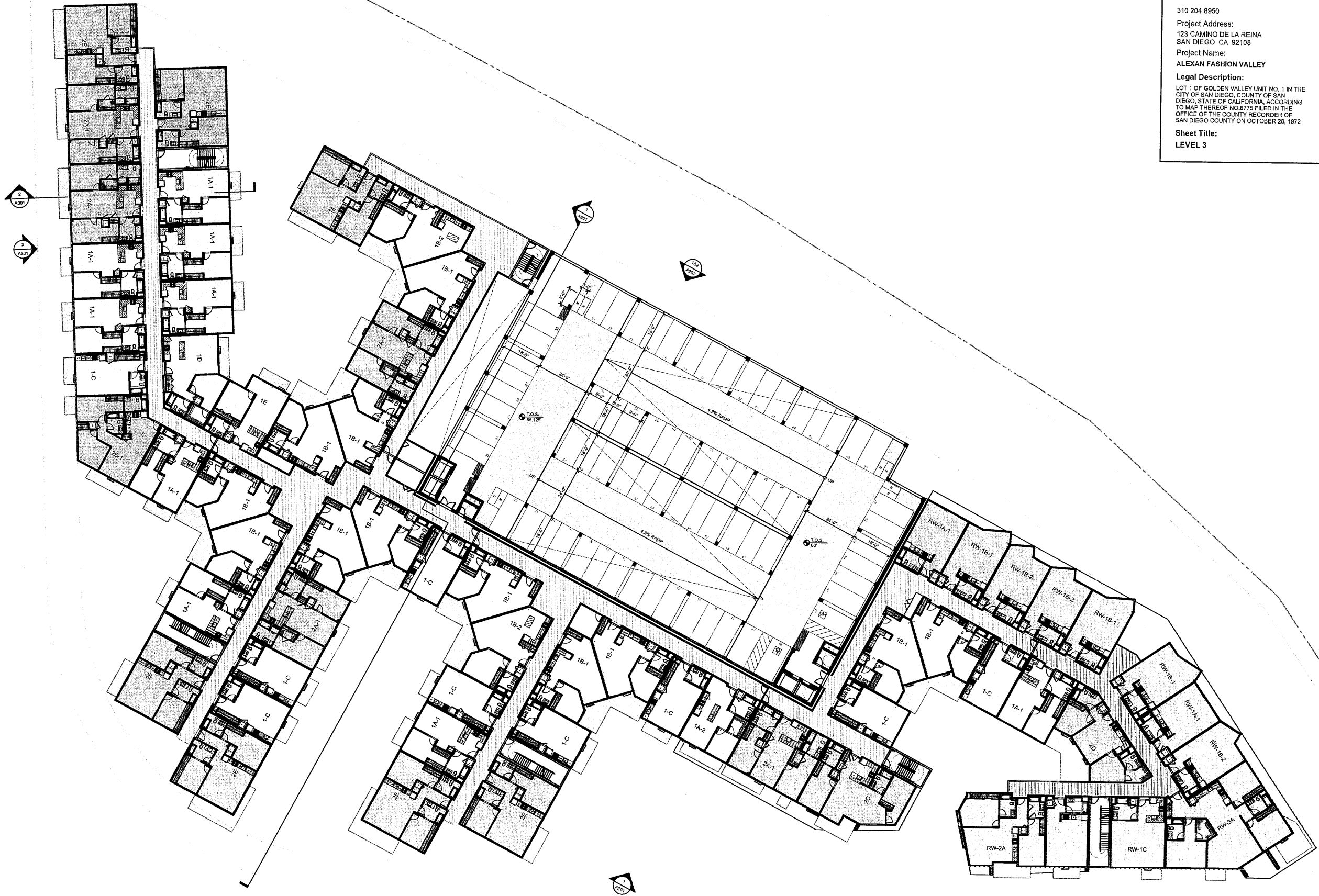
Sheet Title:
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Revision 13:	
Revision 12:	
Revision 11:	
Revision 10:	
Revision 9:	
Revision 8:	
Revision 7:	
Revision 6:	
Revision 5:	
Revision 4:	29 AUGUST 2016
Revision 3:	8 JULY 2016
Revision 2:	
Revision 1:	10 MAY 2016

Original Date: 12 FEBRUARY 2016

Sheet 12 of 35 sheets

PCD/RPO#



DesignARC LA
2558 OVERLAND AVE
LOS ANGELES CA 90064

310 204 8950

Project Address:
123 CAMINO DE LA REINA
SAN DIEGO CA 92108

Project Name:
ALEXAN FASHION VALLEY

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OFFICE OF THE COUNTY RECORDER OF
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Sheet Title:
LEVEL 4

Revision 14: _____

Revision 13: _____

Revision 12: _____

Revision 11: _____

Revision 10: _____

Revision 9: _____

Revision 8: _____

Revision 7: _____

Revision 6: _____

Revision 5: _____

Revision 4: _____

Revision 3: _____

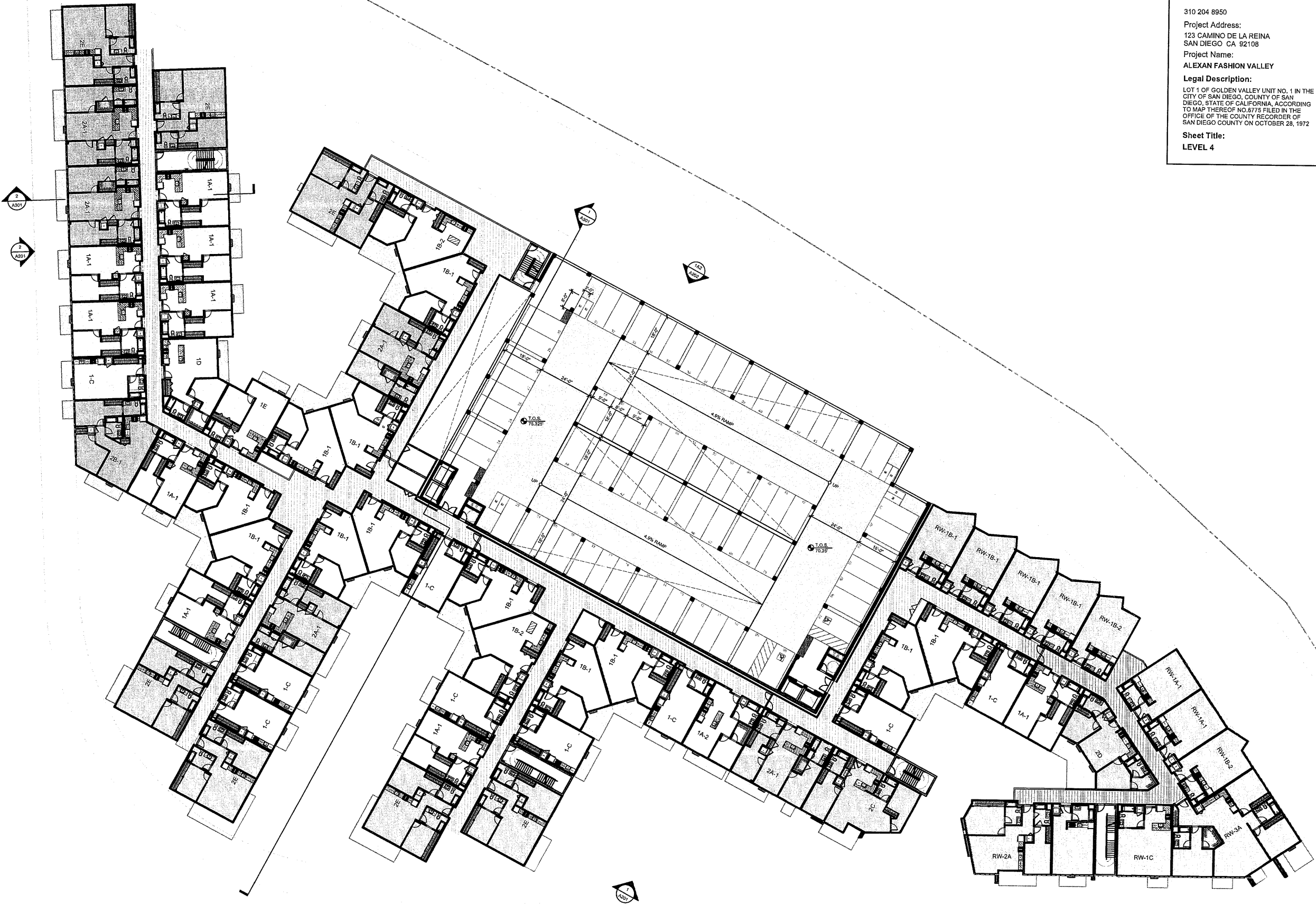
Revision 2: _____

Revision 1: _____

Original Date: 12 FEBRUARY 2016

Sheet 13 of 35 sheets

PCD/RPO# _____



DesignARC LA
2558 OVERLAND AVE
LOS ANGELES CA 90064

310 204 8950

Project Address:
123 CAMINO DE LA REINA
SAN DIEGO CA 92108

Project Name:
ALEXAN FASHION VALLEY

Legal Description:
LOT 1 OF GOLDEN VALLEY UNIT NO. 1 IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 6775 FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY ON OCTOBER 26, 1972

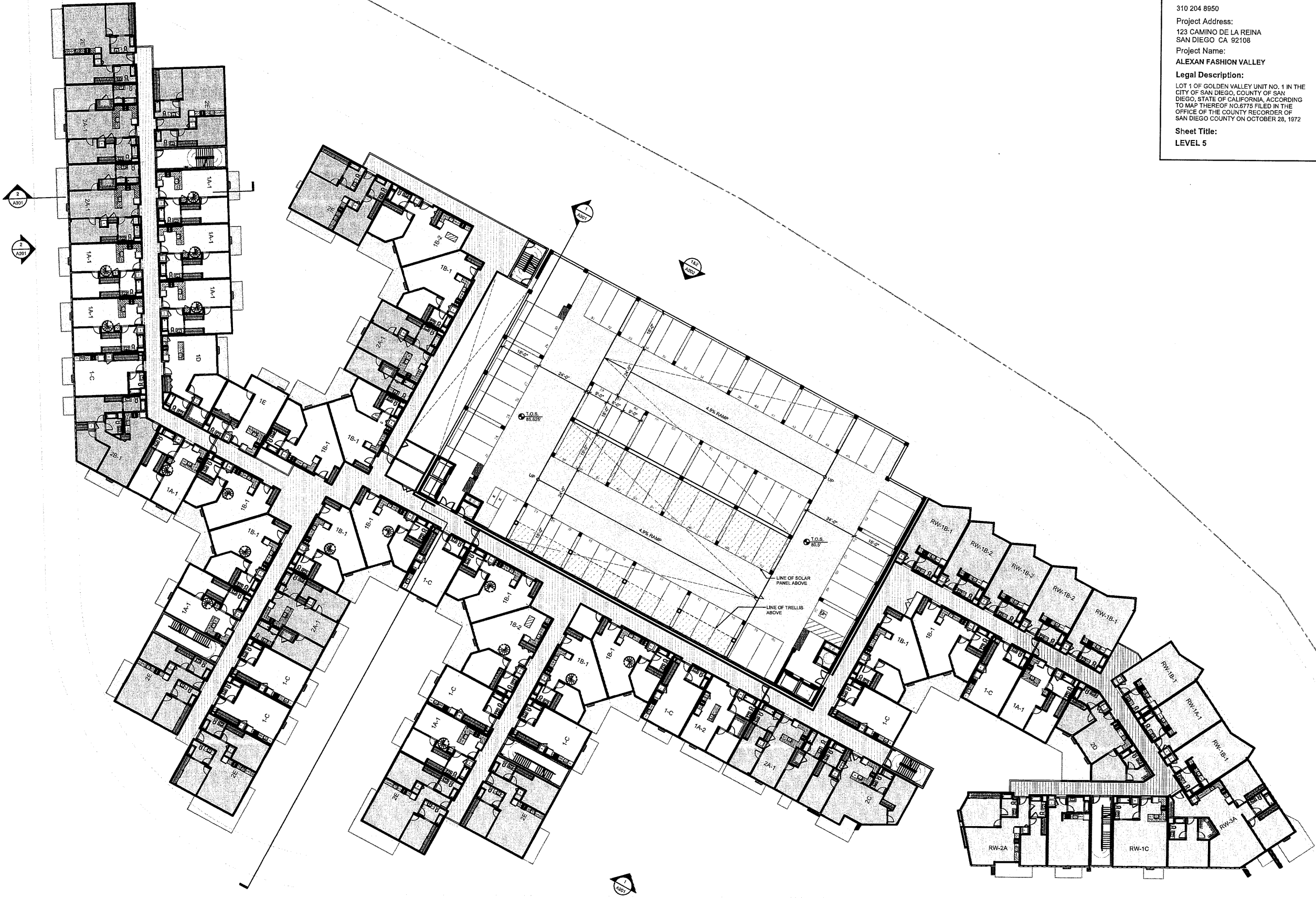
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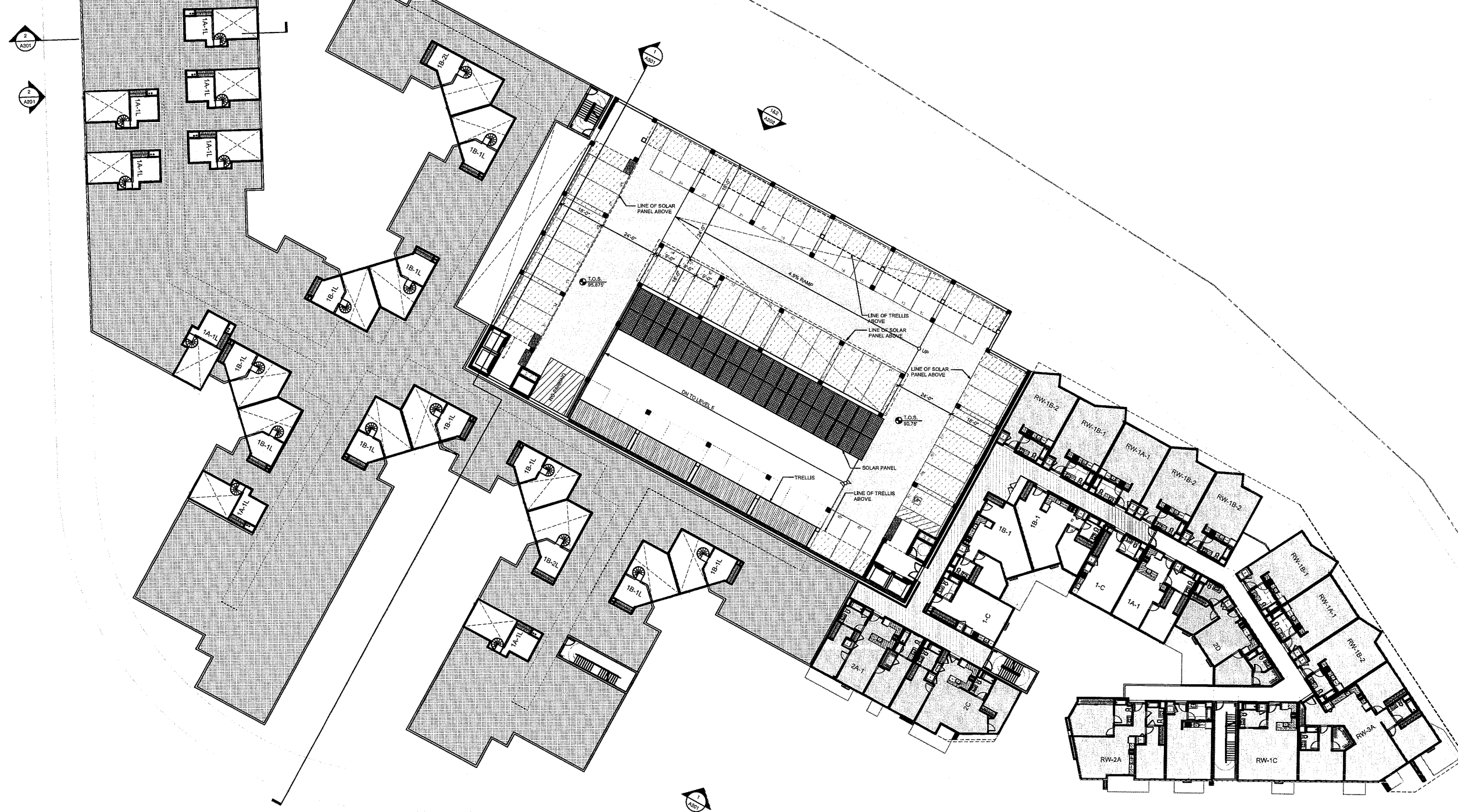
Revision 14:	_____
Revision 13:	_____
Revision 12:	_____
Revision 11:	_____
Revision 10:	_____
Revision 9:	_____
Revision 8:	_____
Revision 7:	_____
Revision 6:	_____
Revision 5:	_____
Revision 4:	29 AUGUST 2016
Revision 3:	8 JULY 2016
Revision 2:	10 MAY 2016
Revision 1:	_____

Original Date: 12 FEBRUARY 2016

Sheet 14 of 35 sheets

PCD/RPO# _____





DesignARC LA
2558 OVERLAND AVE
LOS ANGELES CA 90064
310 204 8950
Project Address:
123 CAMINO DE LA REINA
SAN DIEGO CA 92108
Project Name:
ALEXAN FASHION VALLEY

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LOT 1 OF GOLDEN VALLEY UNIT NO. 1 IN THE
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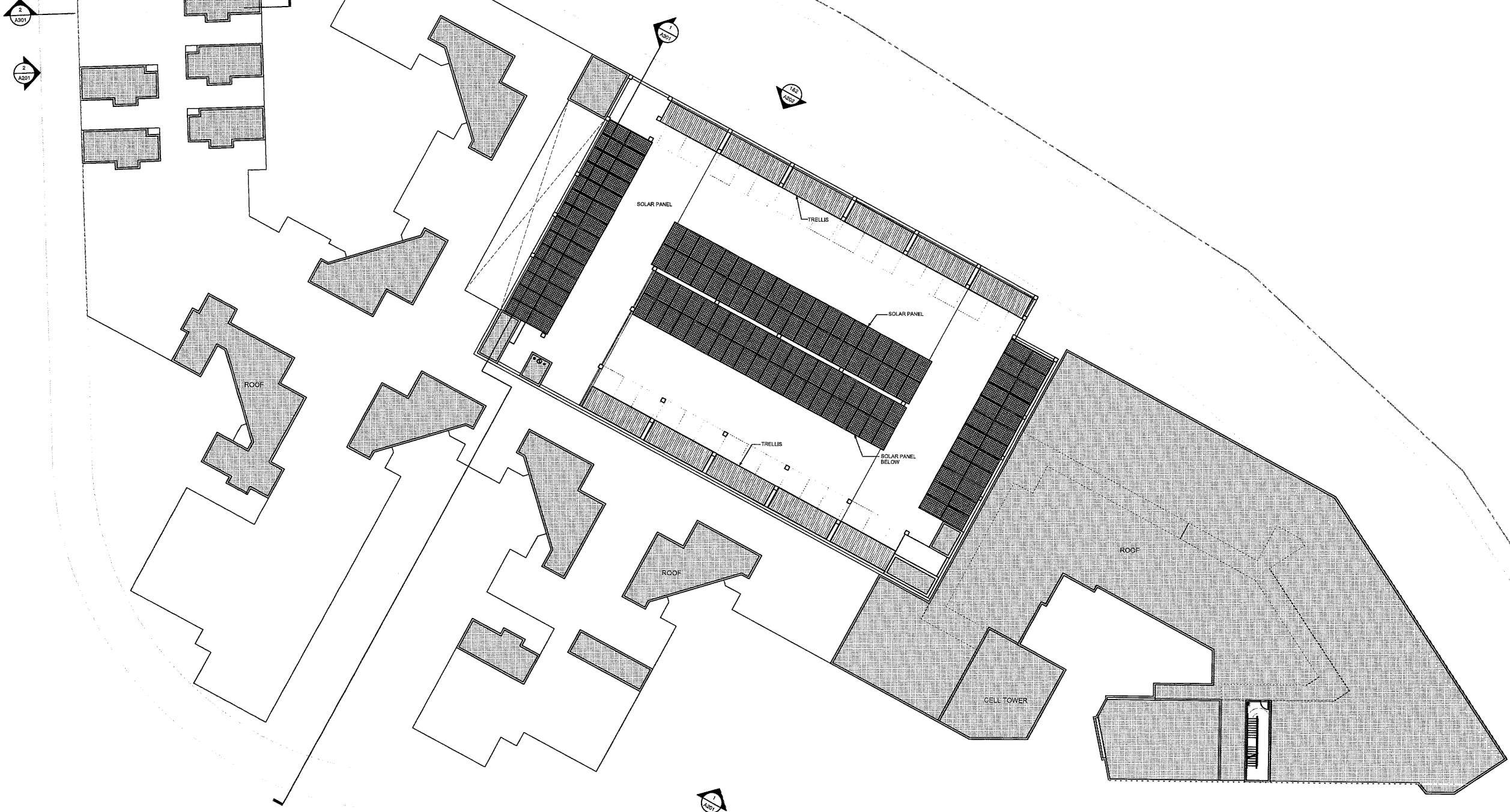
Sheet Title:
ROOF PLAN

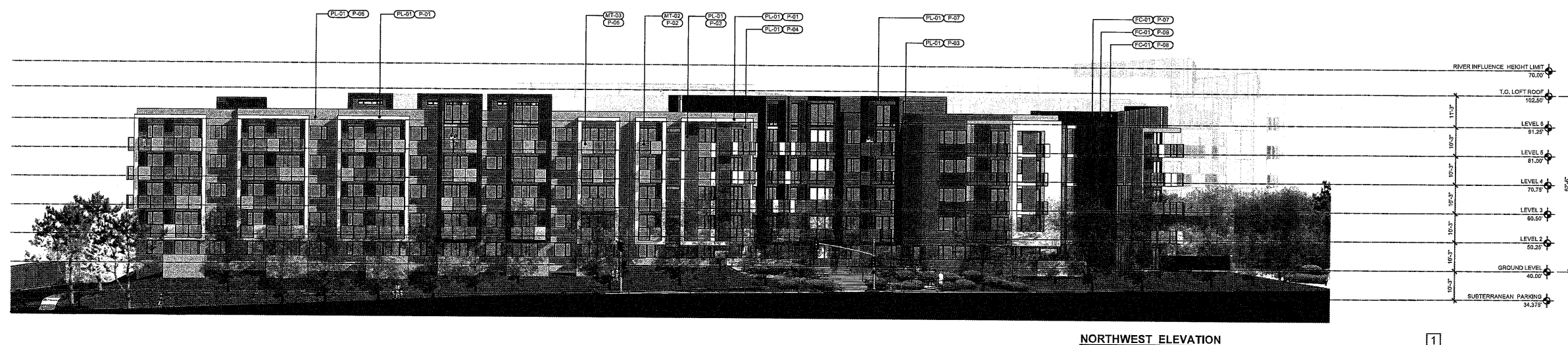
Revision 14:	_____
Revision 13:	_____
Revision 12:	_____
Revision 11:	_____
Revision 10:	_____
Revision 9:	_____
Revision 8:	_____
Revision 7:	_____
Revision 6:	_____
Revision 5:	_____
Revision 4:	_____
Revision 3:	29 AUGUST 2014
Revision 2:	8 JULY 2014
Revision 1:	10 MAY 2014



















Original Date: 12 FEBRUARY 2014

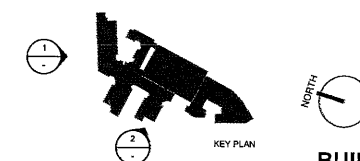
Sheet 16 of 35 sheets

PCD/RPO# _____





MATERIAL LEGEND:		
	1620 SAND FLOAT PLASTER, TYPICAL	
	AS CAST NATURAL CONCRETE	
	FIBER CEMENT BOARD, OR EQUAL	
	PAINTED SOLID METAL PANEL, OR EQUAL	
	PAINTED PERFORATED METAL RAILING, OR EQUAL	
	PAINTED SOLID METAL PANEL RAILING, OR EQUAL	
	GALVANIZED METAL POST WITH CABLE RAILING, OR EQUAL	
	ALUMINUM TUBE, OR EQUAL	
	PRATT & LAMBERT - 33-1 DESIGNER WHITE	
	PRATT & LAMBERT - 33-11 WINHAM	
	PRATT & LAMBERT - 29-25 HALF-TONE	
	PRATT & LAMBERT - 12-23 MIDGLISTONE	
	PRATT & LAMBERT - 18-30 HAZE GREEN	
	PRATT & LAMBERT - 33-24 DURANGO	
	PRATT & LAMBERT - 8-17 WALNUT BARK	
	PRATT & LAMBERT - 8-18 BIRNT ALMOND	
	PRATT & LAMBERT - 7-21 MATT	
	METAL CHANNEL SIGNAGE	



BUILDING ELEVATIONS

A201 DESIGN

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

DesignARC LA
2558 OVERLAND AVE
LOS ANGELES CA 90064

310 204 8950

Project Address:
123 CAMINO DE LA REINA
SAN DIEGO CA 92108

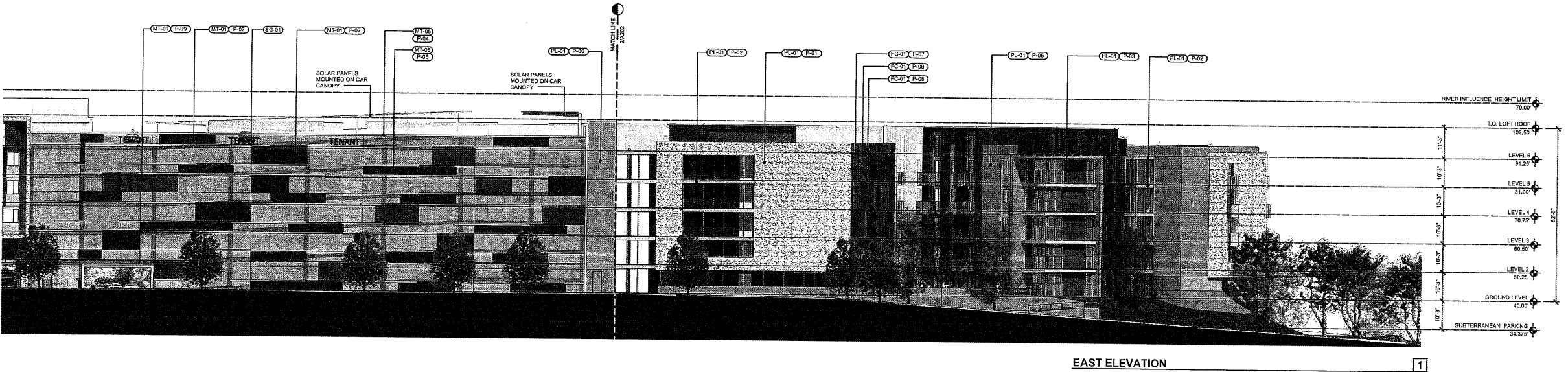
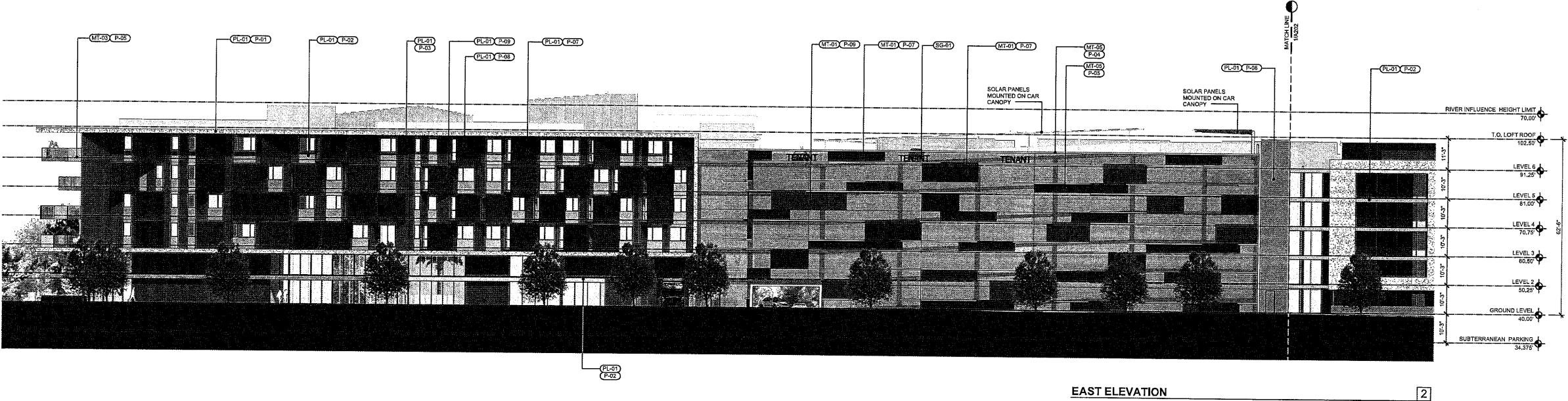
Project Name:
ALEXAN FASHION VALLEY

Legal Description:
LOT 1 OF GOLDEN VALLEY UNIT NO. 1 IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO.6775 FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY ON OCTOBER 28, 1972

Sheet Title:
BUILDING ELEVATIONS

Revision 14: _____
Revision 13: _____
Revision 12: _____
Revision 11: _____
Revision 10: _____
Revision 9: _____
Revision 8: _____
Revision 7: _____
Revision 6: _____
Revision 5: _____
Revision 4: _____
Revision 3: _____
Revision 2: _____
Revision 1: _____

Original Date: 12 FEBRUARY 2014
Sheet 18 of 35 sheets
PCD/RPO# _____



MATERIAL LEGEND:					
PL-01	16/20 SAND FLOAT PLASTER, TYPICAL.	P-01	PRATT & LAMBERT - 33-1 DESIGNER WHITE	SG-01	METAL CHANNEL SIGNAGE
PL-02	AS CAST NATURAL CONCRETE	P-02	PRATT & LAMBERT - 33-11 WINDHAM		
FC-01	FIBER CEMENT BOARD, OR EQUAL	P-03	PRATT & LAMBERT - 29-25 HALF-TONE		
		P-04	PRATT & LAMBERT - 12-22 MIDDLESTONE		
MT-01	PAINTED SOLID METAL PANEL, OR EQUAL	P-05	PRATT & LAMBERT - 18-30 HAZE GREEN		
MT-02	PAINTED PERFORATED METAL RAILING, OR EQUAL	P-06	PRATT & LAMBERT - 33-34 DURANGO		
MT-03	PAINTED SOLID METAL PANEL RAILING, OR EQUAL	P-07	PRATT & LAMBERT - 8-17 WALNUT BARK		
MT-04	GALVANIZED METAL POST WITH CABLE RAILING, OR EQUAL	P-08	PRATT & LAMBERT - 8-19 BURNT ALMOND		
MT-05	ALUMINUM TUBE, OR EQUAL	P-09	PRATT & LAMBERT - 7-21 MATTE		

DesignARC LA
2558 OVERLAND AVE
LOS ANGELES CA 90064

310 204 8950

Project Address:
123 CAMINO DE LA REINA
SAN DIEGO CA 92108

Project Name:
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Sheet Title:
OVERALL SITE PLAN

Revision 14: _____
Revision 13: _____
Revision 12: _____
Revision 11: _____
Revision 10: _____
Revision 9: _____
Revision 8: _____
Revision 7: _____
Revision 6: _____
Revision 5: _____
Revision 4: 08/28/2018
Revision 3: 07/08/2018
Revision 2: _____
Revision 1: _____

Original Date: 12 FEBRUARY 2018

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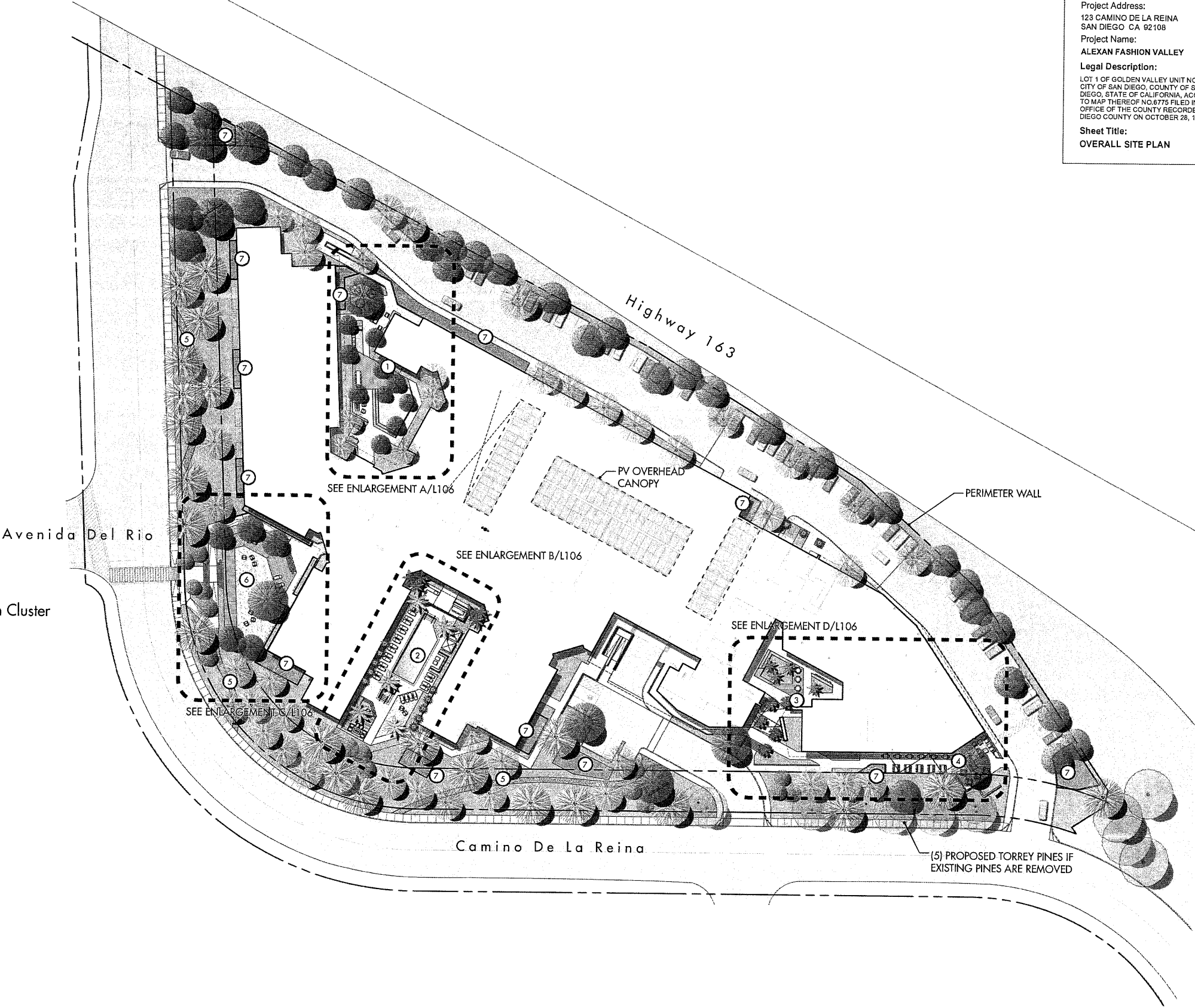
PCD/RPO# _____

LEGEND

- ① The Meadow
- ② The Pool
- ③ The Oasis
- ④ The Nest
- ⑤ Nature Walk
- ⑥ The Perch
- ⑦ Biofiltration Planter

TREE LEGEND

- Existing Torrey Pine
- Coast Live Oak
- California Sycamore
- White Alder
- Torrey Pine
- River Birch
- Western Redbud
- Date Palm
- Mediterranean Fan Palm Cluster
- Windmill Palm
- Guadalupe Palm
- Dragon Tree



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www.eptdesign.com

**MINUTES OF THE REGULAR MEETING OF THE
MISSION VALLEY PLANNING GROUP**

July 12, 2017

MEMBERS PRESENT 20

Steve Abbo
Deborah Bossmeyer
Paul Brown
Cameron Bucher
Bob Cummings
Randall Dolph
Kaye Durant
Alan Grant
Mary Holland
Derek Hulse
Rob Hutsel
Elizabeth Leventhal
Kathy McSherry
John Nugent
Jim Penner
Keith Pittsford
Marco Sessa
Dottie Surdi
Josh Weiselberg
Larry Wenell

MEMBERS ABSENT 4

Robert Doherty
John La Raia
Andrew Michajlenko
Rick Tarbell

CITY STAFF

Nancy Graham
Liz Saidkhanian

A. CALL TO ORDER

Verify Quorum: 20 members were present, constituting a quorum. Chairman Dotti Surdi called the regular meeting of the Mission Valley Planning Group (MVPG) to order at 12:02p.m.at the Mission Valley Library Community Room located at 2123 Fenton Parkway, San Diego, CA.

B. PLEDGE OF ALLEGIANCE – led by Cameron Bucher.

C. INTRODUCTIONS / OPENING REMARKS

Dottie Surdi welcomed everyone to the meeting and reminded those present to sign the sign in sheets. Guests introduced themselves.

D. APPROVAL OF MINUTES:

Approval of June Minutes was tabled until the August meeting to allow time for the various subcommittee minutes to be completed and attached.

E. Report of the Chairperson:

Dottie Surdi distributed and reviewed a series of general guidelines related to the appropriate use by board members of abstentions and recusals. The guidelines are attached hereto.

F. PUBLIC INPUT – NON-AGENDA ITEMS BUT WITHIN THE SCOPE OF AUTHORITY OF THE PLANNING GROUP.

“The Mission Valley Planning Group has been formed and recognized by the City Council to make recommendations to the City Council, Planning Commission, City staff, and other governmental agencies on land use matters, specifically concerning the preparation of, adoption of, implementation of, or amendment to, the General Plan or a land use plan when a plan relates to the Mission Valley community boundaries. The planning group also advises on other land use matters as requested by the City or other governmental agency.” Mission Valley Planning Group Bylaws as Amended and approved July 2015.

G. MEMBERSHIP COMMITTEE-KEITH PITTSFORD:

Keith Pittsford announced that Jim Penner was stepping down as Secretary due to time constraints. As a result, a new Secretary will be voted on at the August regular meeting. Nominations for Secretary from MVPG members are to be received on or before July 25, 2017, at which time a ballot will be prepared of all nominees and distributed to the board.

H. TREASURER’S REPORT

Dottie Surdi reported on behalf of Treasurer Bob Doherty that the balance is unchanged from last month at \$1,344.16.

I. New Business: Action Items

1) ALEXAN FASHION VALLEY – Alex Schiffer Presenting - Action Item (10 min)

Project Description: The Alexan Fashion Valley project has been presented to DAB on two previous occasions. The project site is located at 123 Camino de la Reina and involves demolition of existing structures (69,651 square feet) and on-site surface parking and construction of a mixed used development consisting of 284 dwelling units, including 48 units with a home-business focus; 8,150 square feet of commercial (office use); and 3,145 square feet of commercial (restaurant use). A total of 404 parking spaces would be provided in a six-story above ground and one-story below-ground parking structure, in addition to 65 surface parking spaces, for a total of 471 parking spaces.

Questions and Comments:

- Randy Dolph presented the Design Advisory Board’s comments and report on the Alexan Project (attached hereto).
- Questions were asked how flooding issues were being address along Camino de la Reina. The applicant described three access points to the project in case of street flooding. Further, the project itself is being raised above the flood plain.
- Question was asked about both the affordable housing requirements, and park requirement, and if the applicant was paying a fee in lieu of constructing a percentage of affordable housing and a park. The applicant stated they were paying the fee in lieu in both instances.
- A discussion on where and how fees in lieu paid by developers were used, or not used. Nancy Graham explained the process of how fees are built up until sufficient funds are available for specific public facilities community project (be it affordable housing units, a park, library, fire station, etc...)
- Question was raised that the sidewalk along Camino de la Reina on the project side is a sidewalk to nowhere as it dead ends next to the freeway. The applicant stated that there are several crossing points mid-project to cross Camino de la Reina.

Motion:

Marco Sessa made a motion to support the project subject to the project not having a negative impact on the 163 freeway improvements, and that all Design Advisory Board

comments are addressed. Derek Hulse seconded the motion. The motion was approved 19-1-0, with Rob Hutsel voting no, and there were no abstentions.

J. New Business: Information Items

1) No Informational Items.

K. Old Business:

1) Subcommittee Reports:

a) Design Advisory Board – Randy Dolph

Randy Dolph provided a short report regarding the two projects that were before the DAB:

- Alexan Fashion Valley (As reported above)
- Witt Mission Valley (see attached DAB minutes)

b) MV Community Plan Update – Elizabeth Leventhal/Andrew Michajlenko

- Nancy Graham stated that the last meeting discussed land use options for the Western half of Mission Valley. The up-coming August meeting will focus on land use options for the Eastern half of Mission Valley (including the Qualcomm site). Next meeting planned for Friday August 11 at 3pm at the Mission Valley Library Community room. On Saturday August 12th there will be a public forum meeting to discuss the community plan for Mission Valley at the Fashion Valley Mall. Location of the meeting at the Mall has not yet been determined.

c) Ad Hoc Committees:

1) Qualcomm Stadium Redevelopment: Paul Brown

- Based on the recent actions by the City Council to place the Soccer City initiative on the Ballot for November 2018, the future direction of the sub-committee was discussed. There was general consensus that this topic be placed as an action item on the August MVPG regular meeting agenda.

2) Parks: Rob Hutsel

- Discussion on the priority of projects the MVPG would like to place before the city with regard to the facilities financing plan. There was general consensus that this should be added as an action item on the Agenda for the August meeting.

3) Public Health, Safety and Welfare: Elizabeth Leventhal

- Gordon Walker is the new Chief Executive of San Diego's Regional Task Force on Homelessness. Further, the City has named Jonathan Herrera as the Mayors Senior Advisor on Homelessness.

4) Riverwalk Golf Course redevelopment: Rob Hutsel

Next meeting is July 25, 2017. Further, Hines is holding a public meeting on the Riverwalk Development at the Town and Country Hotel, California Room on July 25th from 6pm – 8 pm.

2) Community Reports:

a) San Diego River Coalition – Alan Grant

Next meeting is July 21, 2017 at the Mission Valley Library at 3pm. Discussion will be on the San Diego River Trail.

b) Community Planning Chairs Meeting – Dottie Surdi
no report

- L. ADJOURNMENT** – There being no further business to be brought before the Committee, the meeting was adjourned at 2:20 P.M. The next regular meeting will be on Wednesday, August 2, 2017 at 12:00 p.m. at the Mission Valley Library, Community Room.

Jim Penner
MVPG Secretary

Community Planners Committee

Planning Department • City of San Diego
1010 Second Ave., Suite 1200, East Tower • San Diego, CA
92101 SDPlanninggroups@sandiego.gov • (619) 235-5200

CPC DRAFT MINUTES FOR MEETING OF JUNE 27, 2017

MEMBERS PRESENT:

Barry Schultz, Carmel Valley
Russ Connelly, City Heights
Naveen Waney, Clairemont Mesa
Lindsay King, Centre City
Rhea Kuhlman, College Area
Lisa Ross, Del Mar Mesa
Thomas Silva, Eastern Area
Kenneth Malbrough, Encanto
David Swarens, Greater Golden Hill
David Moty, Kensington/Talmadge
Noli Zosa, Linda Vista
Jeffrey L. Stevens, Mira Mesa
John Nugent Mission Valley
Daniel Smith, Navajo

Joseph Fombon, Normal Heights
Ann Dahlkamp, Old Town
Jason Legros, Pacific Beach
Jon Linney, Peninsula
Victoria Touchstone, Rancho Bernardo
Jon Becker, Rancho Penasquitos
Wallace Wulfeck, Scripps Ranch
Guy Preuss, Skyline/Paradise Hills
Robert Leif, Southeastern
Rich Thesing, Tierrasanta
Tim Taylor, North Park
Lorayne Burley, Miramar
Ranch North
Janay Kruger, University

VOTING INELIGIBILITY/RECUSALS: Del Mar Mesa, Mission Valley, Torrey Pines.

Guests: Kathy Vandenheuvel, Gary Campbell, Sandy Wetzel-Smith.

City Staff/Representatives: Nancy Graham, Tony Kempton, Patricia Duenas, Alfonso Gastelum

NOTE: *The sign-in sheets provided at the entrance to the meeting are used to list CPC Representatives, guest speakers, and staff present at the meeting.*

1. CALL TO ORDER:

Chair David Moty called the meeting to order at 7:00 pm and proceeded with roll call.

2. NON-AGENDA PUBLIC COMMENT:

None

3. MODIFICATIONS AND APPROVAL OF AGENDA:

No modifications proposed. Agenda approved by unanimous consent.

4. APPROVAL OF THE MINUTES OF MAY 23, 2017:

Robert Leif said that there were negative as well as positive comments regarding the presentation on Community Choice Aggregation, in that some people did not support the proposal. Motion to approve with the addendum by Mr. Leif by College Area, seconded by Southeastern, Yeas: Center City, City Heights, Mira Mesa, Southeaster, North Park, Peninsula, Golden Hill, Eastern Area, Rancho Bernardo, Pacific Beach, College, Miramar Ranch North, Skyline/Paradise Hills, Scripps Miramar Ranch. Nays: none. Abstaining: Clairemont, Tierrasanta, Kensington/Talmadge, Rancho Penasquitos, Old Town, Encanto, and Mission Valley.

5. CIP PRIORITIZATION PROCESS - Information Item

Richard Leja of the Public Works Department responded to CPC member questions regarding the Capital Improvement Program prioritization process. Richard recapped the presentation from the previous meeting, confirmed members can access the web link to input CIP information, and answered questions about the process. Richard mentioned his department had received 27 submittals, three of which were duplicates. Richard reiterated that his department is seeking prioritization of projects from the various community planning groups but emphasized that identifying projects does not guarantee that funds will automatically be made available. Richard discussed the link and what information is required, including location, type of project, deficiency to be addressed, and contact information. Questions followed including due date (mid-August) and whether it was possible to obtain confirmation of CIP requests (yes). Gretchen Eichar was identified as the contact at Public Works to call with questions (GEichar@sanidiego.gov/619-533-4110). It was also noted that very expensive projects are not likely to be funded and groups were advised to give those projects lower priority.

Note: Deadline for CPG submittal of project priorities is September, 2017.

6. MASTER STORM WATER SYSTEM MAINTENANCE PROGRAM - Information Item

Gene Matter, Assistant Deputy Director, and Christine Rothman, Development Project Manager III, Transportation & Storm Water Department presented the annual update of the Master Storm Water System Maintenance Program as requested by CPC. Gene described how pipe cleaning, pipe repair, channel cleaning and street sweeping are a few of the major activities that occur with the maintenance program. The presentation was an annual update on channel maintenance. Christine Rothman described some past projects and the two-year outlook for projects and the accompanying compensatory mitigation. Storm Water staff developed the Master Storm Water Program in 2013 to replace the previous piecemeal approach that was used. Maintenance efforts include removal of sediment, vegetation, trash and loose debris in a concrete or urban channels. During 2016-17, maintenance activities occurred on both Tijuana Valley and Sorrento Valley channels. Nesting birds, and soil saturation from inclement weather present hazards to maintenance of the channels in particular the Tijuana Valley channel. Through the substantial conformance review process, Storm Water staff works with various resource agencies to secure permits for mitigation,

which takes about two years. Storm Water is currently working to streamline the substantial conformance review process and pare it down to thirty days. Notice will be given to stakeholders in August for an upcoming meeting at the Mission Valley Library to prioritize the channels requiring urgent maintenance. For those not currently on the noticing list, contact Christine Rothman (CRothman@sandiego.gov) to be added. A City Council committee meeting is scheduled for either September or October of 2017, where public input will also be accepted. Clarifying questions followed.

7. ACCESSORY DWELLING UNITS (ADU) – Information Item

David Moty reported that he attended the Smart Growth and Land Use committee meeting on June 14 where a number of changes were made, including: removing the owner-occupancy requirement and instituting a temporary fee cap at \$2,000.00 (including the DIF fee). The group expressed concern that when the full DIF fee is not collected, it could significantly change a community by adding large numbers of new residents without funding facilities to service the new demand. Concerns were also expressed that these regulations as written could promote the creation of mini-dorms and that the relief from FAR limits may be too generous. Some members identified that this strategy may be in opposition to General Plan goals to concentrate density on transit corridors.

REPORTS TO CPC:

- Staff Report: Nancy Graham noted there is not a P-COW training on Thursday. Nancy requested members alert David Moty if they need P-COW training in order to organize a future training. Nancy also mentioned that the Planning Director will be attending the July CPC to discuss the department's work program for the coming year.
- Subcommittee Reports: None
- Chairperson's Report: None
- CPC Member Comments: None

ADJOURNMENT TO NEXT REGULAR MEETING, July 25, 2017

The meeting was adjourned by Chair David Moty at 8:29 PM

**DESIGN ADVISORY BOARD
Mission Valley Planning Group**

July 12, 2017

TO: Dottie Surdi, MVPG Chair

FROM: Randy Dolph, DAB Chair

SUBJECT: Report of July 10, 2017 DAB Meeting

The meeting was called to order at 3:30 P.M. in the Mission Valley Library. Members present were: Paul Brown, Randy Dolph, Paul Dugas, Steve Kiss, Jerry Shonkwiler, Dottie Surdi. Applicant representatives for the first project included Alec Schiffer (TCR), Andrew Alper (Design ARC), Adam Trujillo (EPTDesign), Karen Ruggels (KLR Planning), and Brittany Ruggels (KLR Planning). Guests included John Nugent and Jeff Clemetson (Mission Valley News).

Alexan Fashion Valley, 123 Camino de la Reina – Action Item

Brittany Ruggels and Alec Schiffer provided a summary of the project. The scope of work includes demolition of existing structures and on-site surface parking on a 5-acre site, and construction of a mixed-use development consisting of a 5-6 story wrap-around building (residential units surrounding an interior parking structure), 284 dwelling units, 8,480 square feet of commercial / office use, and 3,275 square feet of commercial / restaurant use. A total of approximately 404 parking spaces will be provided in a six-story above ground and one-story below ground parking structure, in addition to 65 surface parking spaces, for a total of 469 parking spaces. Since the last presentation, adjustment to the scope was made to address the City's climate action plan. The landscape plan was also adjusted to include more drought-tolerant plant material.

Questions, comments, and concerns included:

- When asked about parking, the applicant commented that the number of parking spaces is based on the current City regulations, even though the City is moving toward "unbundled" parking, i.e. providing separating rental costs for the apartment unit and for the parking space(s). Several board members commented that this may become a community issue if not handled properly by the management company.
- With regard to City cycle comments, the applicant noted that all outstanding cycle comments have been addressed, including traffic/ADT concerns.
- In response to a question about the environmental impact report (EIR), the applicant commented that the EIR was complete and is in the process of addressing public comments prior to the final release.
- The DAB continued to express concerns of having deciduous sycamore trees in proximity to the swimming pool.
- The discretionary action is a Process 4 (Planning Commission) and includes a plan development permit (PDP) and a site development permit (SDP).
- While inquiring about the mechanical system for the project, the applicant noted that a split-system is proposed, with 280 condensing units located on the roof. The DAB expressed concerns and took exception to the applicant not providing a roof plan and identifying the means by which this mechanical equipment will be screened from public/resident view.
- The DAB questioned whether the units will be mapped for condominium ownership. The applicant responded that the units will be rental only and will not be mapped for condos.
- Overall, the project was generally well-received by the DAB.

Since this project was before the DAB as an action item, Shonkwiler motioned to recommend the project to the planning group, subject to the applicant addressing all of the outstanding EIR comments, and that the mechanical units on the roof be screened from public/resident view in accordance with the municipal code regulations. Surdi seconded the motion. The motion was approved 5-1-0.

The second half of the meeting was called to order at approximately 4:15 P.M. Members present were: Paul Brown, Randy Dolph, Paul Dugas, Steve Kiss, Jerry Shonkwiler, Dottie Surdi. Applicant representatives for the second project included Josh Vasbinder (The Dinerstein Cos.), Jordan Lail (Urban Arena), Brice Ciabatti (Urban Arena), Jon Hellinga (TCA), Irwin Yau (TCA), Karen Ruggels (KLR Planning), Brittany Ruggels (KLR Planning). Guests included John Nugent and Jeff Clemetson (Mission Valley News).

Witt Mission Valley, 588 Camino de la Reina – Information Item

Josh Vasbinder introduced the team and provided an overview of the project. The project is located at the current site of Witt Lincoln dealership in Mission Valley. Similar to the adjacent redevelopment project (Millennium Mission Valley, also by Dinerstein), the dealership is proposed to be demolished and replaced with a new mixed-use development. The project is in the preliminary design stages and is expected to be submitted to the City later this month. The scope of the new work includes:

- 5-story "wrap around" building consisting of 277 apartment units, of which 10 are targeted as live/work units, wrapped around an internal parking structure.
- 9,600 square feet of retail commercial space.
- 500 parking stalls.
- The project will be executed via a long-term ground lease. (The current lease between Witt and Ford expires in 2021.)
- One of the goals of the architectural massing is to create different courtyard spaces bounded by residential units on 3 sides. The expression of the massing was intended to have 3 distinct types: one for the retail (fairly transparent), one for the residential, and one for the façade facing the freeway (mostly opaque with punched openings).
- Because the project lies in a flood plain, portions of the project must be raised above current grade. At the worst case, the building pad will be elevated approximately 9 feet above existing grade. This transition is proposed via stepped retaining walls.
- An internal roadway is proposed that will align with the internal roadway in the adjacent Millennium Mission Valley project.

Questions, comments, and concerns included:

- The DAB inquired about the logistics associated with the live/work units. Vasbinder commented that this is mostly "untested" and will be developed further in time.
- The DAB requested a drawing of the freeway elevation.
- With regard to the long expanses of site retaining walls, the DAB requested that the applicant consider "serpentine" forms to break up the monotony of the long flat surfaces. Additionally, the DAB requested that the landscape plant material also along these walls be diversified to break up the monotony of repetitive planting material.
- The portion of the façade that faced the freeway was dark in color. Although it had some undulation in the façade, the dark color minimized the impact of the changes in plane. The DAB requested the applicant consider color to help the massing elements read better.
- Similar to the previous project presented today, Witt Mission Valley will also be implementing an "unbundled" parking concept. This is done in response to the City's climate action plan.
- Although the massing of the buildings was generally "grounded," the DAB commented that the top of the massing was not as refined and needed to be further studied.
- In response to concerns from freeway noise, Vasbinder stated that similar to Millennium Mission Valley, acoustical considerations will be given to units that front the freeway. This may include triple-glazed windows.
- The DAB also requested that the applicant carefully consider the visual implications of any rooftop mechanical equipment, and provide roof plan(s) and screening elements to the DAB for review.
- The discretionary action is a Process 4 (Planning Commission) and includes a plan development permit (PDP) and a site development permit (SDP).
- Overall, the project was generally well-received by the DAB.

Since the project was before the DAB as an informational item only, the DAB thanked the applicant for the presentation.

The meeting was adjourned at 5:00 P.M., with the next regularly meeting tentatively scheduled for Monday, July 31, 2017.

**MINUTES OF THE REGULAR MEETING OF THE
MISSION VALLEY COMMUNITY PLAN UPDATE SUBCOMMITTEE
Jun 9, 2017**

Members Present:

Paul Brown, Alan Grant, Derek Hulse, Rob Hutsel, Richard Ledford, , Andrew Michajlenko, John Nugent, John Schneidmiller, Marco Sessa, Nate Smith, Dottie Surdi, Karen Tournaire

Members Absent:

Deborah Bossmeyer, Elizabeth Leventhal, Patrick Pierce, Michael Richter, Karen Ruggels, Rebecca Sappenfield, Larry Wenell

San Diego City Planning Staff:

City: Nancy Graham, Liz Saidkhanian, Naomi Siodmok

Other City Staff:

Maureen Gardner, City of San Diego Planning/ Mobility
Rachel Esguerra, City of San Diego Public Library

Consultants:

Rajeev Bhatia, Dyett and Bhatia
Diego Velasco, MW Steele
Monique Chen, Chen Ryan

Others in Attendance:

Robert Shandor (MV resident), Wilma Goodness (MV resident), Jena Stucker (Regency Centers), Margery Grant (MV property owner), Linda Kennedy (MV property owner), Denise Stein (consultant), Jeannette Temple (consultant), Eric Hepfer (Hines), Mary Sheppard (MV resident), Dean Merckell (MV resident), Ken Gotthelf, Michael Shakowski, Hamle Gotthulf, Elizabeth Jordan, Bhavesh Parikh (Hines), Paul Twardowski (Hines), John Zierbarth (consultant), Sarah Nathan (MV resident), Marzela Escobar-Eck (consultant), Casey Brown (Casey Brown Co.), Kristen Byrne (Byrne Communications)

Meeting Notes:

A. Call to Order

Nancy Graham called the regular meeting of the Mission Valley Community Plan Update Subcommittee (CPUS) to order at 3:04 p.m. at the Mission Valley Library Community Room located at 2133 Fenton Parkway, San Diego, CA.

B. Development Density

1. Existing Mission Valley population 21,000 (estimated within the planning area).
2. Daily inflow/ outflow traffic:
 - a. 41,000 inbound workers each day
 - b. 7,200 outbound residents each day
 - c. 1,000 live and work within Mission Valley

3. The Community Plan Update will target a balance of housing and employment to reduce inflow/ outflow traffic.
4. Development Density
 - a. Development density is controlled by Floor Area Ratio (FAR) and Dwelling Units/ Acre.
FAR = Gross Building Area (SF)/ Site Area (SF).
 - b. With the exception of Downtown San Diego, above grade parking floor area is not counted within FAR.
 - c. In order to clarify the neighborhood character for varying development densities, project FAR and dwelling density per acre were reviewed for familiar projects.
 - d. At prior CPUS meetings, the CPUS has expressed interest with a higher mixed-use density within central Mission Valley (between SR 163 and I-805).

C. Opportunities - Key Sites

The subcommittee reviewed development opportunities for select key sites within Western Mission Valley, west of SR 163.

1. RiverWalk
 - a. Levi-Chushman Specific Plan, 1987, project development density data was reviewed.
 - b. The land owner and Hines, master developer, do not have interest in developing the site as proposed within the 1987 Specific Plan.
 - c. RiverWalk will seek a Specific Plan Amendment.
 - d. Hines provided an overview of the RiverWalk development goals:
 - i. Hines will host public outreach workshops in Jul and Aug
 - ii. Hines seeks a transit oriented, environmentally responsible development
 - iii. Hines seeks to connect with the Linda Vista and Mission Valley communities
 - iv. Hines seeks residential, neighborhood retail, office and park land uses
 - v. Hines proposes to generally develop North of the trolley line
 - vi. Hines proposes a large public park generally South of the trolley line
 - vii. Hines proposes a new transit station (hub of project)
 - viii. Hines seeks to activate the central nucleus with a main street concept connecting to transit
 - ix. Hines proposes medium to high density
 - x. Hines proposes to re-use the golf clubhouse as a destination restaurant
 - xi. Hines confirmed there will not be a golf course
 - xii. Hines proposes pedestrian river crossings to activate the North and South sides of the river
 - xiii. Hines proposes North-South pedestrian finger parks for enhanced river trail connectivity
 - xiv. Via Las Cumbres connectivity was left unaddressed for a future infrastructure meeting
 - e. Discussion
 - i. Subcommittee noted relocation of the proposed transit center. Hines has proposed relocation to the East for centralization within the proposed mixed-use central hub and to alleviate design issues associated track gradient.

- ii. Subcommittee inquired and recommended the developer be responsible to assist with the development of the River Park Trail adjacent to the existing residential West of the development. This would afford residential connectivity to the river and the proposed RiverWalk public park.
- iii. Nancy Graham confirmed the City will traffic model Vias Las Cumbres connector to the I-8 in and out.
- iv. Subcommittee noted developer should consider roadway design and impact to connectivity between residential land uses and the central mixed-use village if Via las Cumbres is connected to the I-8.
- v. A community member inquired about enhanced pedestrian access across the I-8. City noted a pedestrian bridge would be \$10M. The City has focused on targeting park land capital improvement as a higher priority than connectivity for this location.
- vi. Subcommittee expressed interest in North-South pedestrian access from Hotel Circle North to the proposed RiverWalk park lands and transit center.
- vii. Community member inquired on impact of proposed new development massing and view corridors to the existing residential development West of the project site. It was suggested Hines consider a landscape buffer setback.
- viii. Community member requested Hines consider a landscape buffer setback from Friars Rd.
- ix. Subcommittee thanked Hines for participating in the Community Plan Update process.

2. Fashion Valley Mall

- a. The CPUS was asked to consider the future land use for select areas of Fashion Valley Mall. How may the retail marketplace evolve over the next 20 years? What if a large retail box were to go out of business (i.e., Sears, JCPenney)? What development guidelines shall be in place?
- b. Planners recommended the CPUS advocate for the breakdown of boundaries and borders between Fashion Valley Mall, RiverWalk and Town & Country; recommending enhanced pedestrian connectivity.
- c. Planners shared potential land use redevelopment opportunities within the Fashion Valley land holdership should Sears and JCPenney be redeveloped.
 - i. Alternative 3 – Campus & Clusters
 - 1. Align the central axis of the retail mall with a mixed-use neighborhood street
 - 2. Introduce a neighborhood river park adjacent to the transit station within flood prone area
 - 3. Yields medium density mixed-use, approx 6-8 floors
 - ii. Alternative 2 – String of Pearls
 - 1. Substantially similar to Alternative 3 with higher density
 - 2. Buildings heights are increased to reduce land coverage and provide for more public open space
 - 3. Yields medium to high density mixed-use, approx 8-10 floors
- d. Subcommittee identified a preference for high density mixed-use at Friars Mission Valley.

3. Hotel Circle North

- a. Planners shared potential land use redevelopment opportunity for the linear strip of land north of Hotel Circle North, west of Fashion Valley Road and south of RiverWalk.
 - i. Proposed building development perpendicular to the freeway to reduce freeway exposure and maximize view opportunities to the San Diego River.
 - ii. Proposed the introduction of North-South pedestrian finger trails and mews for enhanced River access.
 - iii. Yields high density residential
- b. Subcommittee identified a preference for medium density mixed-use on Hotel Circle North, citing mixed-use provides for maximum flexibility for residential, hospitality, and commercial/ retail in response to market demand.

D. Land Use Planning Exercise

1. The subcommittee participated in an interactive land use planning exercise for Western Mission Valley, west of SR 163. Preferences for land use and development density were documented on a site plan which was retained by the City Planning Staff. See Exhibit 1, Western Mission Valley Land Use Plan Exercise.



Exhibit 1 – Western Mission Valley Land Use Plan Exercise

E. Discussion

1. Subcommittee noted the traffic and utility infrastructure to support the subcommittee's preferred Land Use Plan alternatives have not been evaluated. Proposed land use and development density preferences may require reconciliation with infrastructure capacity and the infrastructure improvement budget.

D. Future Meetings

1. The August meeting will be focused on identifying preferred land-use strategies within Eastern Mission Valley. Subcommittee members are requested to email Nancy Graham with any information and/or knowledge needs to facilitate the discussion.

E. Adjournment: The meeting adjourned at 4:40 pm.

Next Regular Meeting Date:

Friday, Aug 14, 2017 at 3:00 pm at the Mission Valley Library, Community Room.

Mission Valley Planning Group

Parks – Ad Hoc Committee

Meeting Summary

Thursday, June 22, 2017

San Diego River Park Foundation Conference Room

4891 Pacific Highway, Suite 114

San Diego, CA 92110

ATTENDEES: Rob Hutsel, John Nugent, Alan Grant

A. Call to Order by the chair at 10:05AM

B. Opening Remarks / Introduction

None

C. New Business

a. Capital Improvement Projects – Potential Projects – Action

A discussion occurred regarding the opportunity for the Planning Group to provide input to City staff regarding a Capital Improvement Projects list. It was also discussed that in the previously submitted MVPG Priority List for public facilities, the “Pedestrian Path / Bikeways along both sides of the San Diego River was recognized, and therefore, specific projects associated with implementing the San Diego River Pathway/ San Diego River Trail is consistent with this previous list. It was noted that the deadline for submitting potential projects is sometime in September.

Discussed potential projects and needs including

1. Enhancing safety for Pedestrians and Bikes under 163 along Camino de la Reina
2. West Valley Crossing Project to extend San Diego River Trail and connect Mission Valley YMCA and Sefton Park.
3. Enhancements to Sefton Park (CIP S01012)
4. Signage program for promote public access to San Diego River Pathway (where present along both sides of River) between Fashion Valley Road and under 805.
5. Construction of connection of sidewalk between northbound Qualcomm Way and San Diego River Trail (bridge)
6. Provide Hawk Lights for San Diego River Pathway Crossing (both sides of River) at Camino del Este (CIP B13088)

In addition, it was shared that SANDAG staff have reported to the chair that following the San Diego City Council action on the Soccer City vote, the Transportation and Storm Water Department has informed SANDAG that they can move forward with the river trail project traversing the stadium. The next steps will be to complete a constructability review currently underway, then submit plans to Development Services for design review. SANDAG hopes to get the plans submitted before the end of July. This project is funded and will extend the River Trail from Fenton to Rancho Mission Road.

Committee Recommendation:

1. That the Mission Valley Planning Group recommend to the City that the following projects be added to the Capital Improvement Projects List for Consideration and that the Chair or her designee take the necessary steps required to submit those projects :
 - a. CIP B15012 be added to the list to provide lighting of the sidewalk under 163 adjacent to westbound Camino de la Reina
 - b. That CIP B13088 be added to the list to add activated crosswalks (Hawks) on Camino del Este for the north and south side of the River existing walking and biking paths.
 - c. That CIP S01012 (as referenced in the 2013 Mission Valley Facilities Financing Plan) be added to the list) for Enhancements to Sefton Park.
 - d. That the West Valley Crossing for the San Diego River Trail be added to the list, or based upon City staff input, be incorporated into CIP S01012 (as referenced in the 2013 Mission Valley Facilities Financing Plan which would then need to be added to the list)
2. That additional input from the community be solicited for consideration by the Planning Group and if warranted, additional projects be provided to the City by the September deadline.

b. West Valley Crossing San Diego River Trail – Action

It was discussed that it was unclear if the Planning Group had taken an action to submit a letter to SANDAG with copies to Councilmember Sherman and Mayor Faulconer requesting that the West Valley Crossing Project (design through engineering phase) be elevated on SANDAG's Regional Bike Plan Early Action Plan (EAP). It was also discussed that project 31C on the EAP (San Diego River Trail 805 to Fenton \$1,741,000) is very unlikely to proceed at this time. Project 31c is ranked 22 on the list. Therefore, from our community's perspective, the West Valley Crossing project should be at a higher ranking than project 31c. And that the funds from 31c should be applied to the West Valley Crossing Project

which is project 31H (San Diego River Trail – Bridge Connection - Sefton Field to Mission Valley YMCA). Project 31H is ranked 48th.

Recommendation: If a letter was not authorized by the MVPG requesting that SANDAG elevate the design through engineering phase for project 31H on the EAP to replace project 31c that such a letter be authorized and that the MVPG chair submit such a letter.

D. Public Input – Non-Agenda Items

None

E. Adjournment. The meeting adjourned at approximately



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

ALEXAN FASHION VALLEY

Project No. For City Use Only

474586

Project Address:

123 CAMINO DE LA REINA, SAN DIEGO, CA 92108

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:

Project Title:
ALEXAN FASHION VALLEY

ATTACHMENT 10
Project No. (For City Use Only)

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

Legal Status (please check):

☐ Corporation ☒ Limited Liability -or- ☐ General) What State? _____ Corporate Identification No. 46-1450408
☐ Partnership

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

Corporate/Partnership Name (type or print):
Maple Multi-Family Land, CA, LP

☒ Owner ☐ Tenant/Lessee

Street Address:
5790 Fleet Street, Suite 140

City/State/Zip:
Carlsbad, CA 92008

Phone No: _____ Fax No: _____
(760) 431-3366

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

Title (type or print):
Vice President

Signature :  Date: 2/6/14

Corporate/Partnership Name (type or print):

☐ Owner ☐ Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: _____ Fax No: _____

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

Title (type or print):

Signature : _____ Date: _____

Corporate/Partnership Name (type or print):

☐ Owner ☐ Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: _____ Fax No: _____

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

Title (type or print):

Signature : _____ Date: _____

Corporate/Partnership Name (type or print):

☐ Owner ☐ Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: _____ Fax No: _____

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

Title (type or print):

Signature : _____ Date: _____

Corporate/Partnership Name (type or print):

☐ Owner ☐ Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: _____ Fax No: _____

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

Title (type or print):

Signature : _____ Date: _____

Corporate/Partnership Name (type or print):

☐ Owner ☐ Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: _____ Fax No: _____

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

Title (type or print):

Signature : _____ Date: _____



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

ALEXAN FV

Project No. For City Use Only

474586

Project Address:

123 Camino De La Reina, San Diego, CA 92108

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:



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

Legal Status (please check):

☐ Corporation ☐ Limited Liability -or- ☐ General) What State? _____ 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): Mission Grove Offices, LLC, a California limited liability company <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee Street Address: 123 Camino De La Reina, Suite 200 South City/State/Zip: San Diego, CA 92108 Phone No: (619) 497-2255 Fax No: (619) 497-2265 Name of Corporate Officer/Partner (type or print): Marten Barry, Jr. Title (type or print): Manager Signature:  Date: 1/26/16	Corporate/Partnership Name (type or print): Woodside Avenue, LLC, a California limited liability company <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee Street Address: Same City/State/Zip: Phone No: Fax No: Name of Corporate Officer/Partner (type or print): Marten Barry, Jr. Title (type or print): Manager Signature:  Date: 1/26/16
Corporate/Partnership Name (type or print): John Anewalt, LLC, a California limited liability company <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee Street Address: Same as above City/State/Zip: Phone No: Fax No: Name of Corporate Officer/Partner (type or print): John Anewalt Title (type or print): Manager Signature: Date:	Corporate/Partnership Name (type or print): Mary Anewalt Perrine, LLC, a California limited liability company <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee Street Address: Same as above City/State/Zip: Phone No: Fax No: Name of Corporate Officer/Partner (type or print): Mary Anewalt Perrine Title (type or print): Manager 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:

Name and Address:

Title:

Mission Grove Offices, LLC,
a California limited liability company
- Marten Barry, Jr. Manager

Owner

Principal / Legal Address:
123 Camino de la Reina,
Suite 200 South
San Diego, CA 92108

Woodside Avenue, LLC,
a California limited liability company.
- Marten Barry, Jr. Manager

Owner

Principal / Legal Address:
123 Camino de la Reina,
Suite 200 South
San Diego, CA 92108

John Anewalt, LLC,
a California limited liability company
- John Anewalt, Manager

Owner

Principal / Legal Address:
123 Camino de la Reina,
Suite 200 South
San Diego, CA 92108

Mary Anewalt Perrine, LLC
a California limited liability company
- Marty Anewalt Perrine, Manager

Owner

Principal / Legal Address:
123 Camino de la Reina,
Suite 200 South
San Diego, CA 92108

c/o NAI San Diego

Principal / Legal Address:
123 Camino de la Reina,
Suite 200 South
San Diego, CA 92108

Officers:
Marten Barry, Jr.
Mark Silverman
Doug Ceresia

Name and Address:

Title:

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

Applicant / Developer

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

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

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

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

Officers:

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

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

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

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