



THE CITY OF SAN DIEGO

Report to the Planning Commission

DATE ISSUED: May 24, 2018 REPORT NO. PC-18-029

HEARING DATE: May 31, 2018

SUBJECT: HILLCREST 111 NDP. Process Two Decision

PROJECT NUMBER: [522075](#)

REFERENCE: Appeal of the Environmental Determination denied by City Council on April 23, 2018, see [Item No. 204](#) of the Council Agenda.

OWNER/APPLICANT: Pacific Bell Telephone Company/Greystar GP II, LLC

SUMMARY

Issue: Should the Planning Commission approve or deny an appeal of the Development Services Department decision to approve a Neighborhood Development Permit for the construction of a mixed-use project with 111 residential units at 635 Robinson Avenue, in the CC-3-9 and RM-3-9 zones, within the Uptown Community Plan?

Staff Recommendation: Deny the appeal and uphold the Development Services Department decision to approve Neighborhood Development Permit No. 1832841.

Community Planning Group Recommendation: On [February 7, 2017](#), the Uptown Planners voted 8-4-2 to recommend denial of the project unless the following project changes were incorporated: (1) A 10-foot setback on Robinson Avenue; (2) Provision of solar panels; and (3) revaluation of the developer's agreement with AT&T to consider including public parking. A second motion was approved by a vote of 7-6-1 at the same meeting to recommend the project comply with the upper floor step back requirements on Robinson Avenue.

On [April 4, 2017](#), the group voted 9-5-2 authorizing the Chair to file an appeal of the project if it is approved without the modifications recommended at the February 7, 2017, meeting. On [June 6, 2017](#), the group voted 11-3-1 that the revised project is in substantial conformance with their motions of February 7, 2017, and therefore will not appeal a City staff decision approving the project. Links to the meeting minutes are provided above and copies are attached (Attachment 10).

Environmental Review: In accordance with the California Environmental Quality Act (CEQA), Mitigated Negative Declaration (MND) [No. 522075](#), final report dated February 20, 2018, was prepared for this project and includes mitigation measures for potentially significant impacts to Paleontological Resources, Noise, and Transportation/Traffic. An appeal of the CEQA determination was previously considered and unanimously denied by the City Council on April 23, 2018. Therefore, the scope of the subject hearing is limited to the project appeal and does not include the environmental determination.

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

Housing Impact Statement: The [1988 Uptown Community Plan](#) designated the northern portion of the site for Commercial with Very-High Intensity Residential development at a rate of 109 dwelling units per acre and the southern portion for Residential High Density at a rate of 44-73 dwelling units per acre. Under these land use designations, a total of 82 dwelling units are allowed onsite. The project includes an Affordable Housing Density Bonus, which allows a 35 percent density bonus, for a total of 111 units allowed on site, in exchange for restricting 11 percent or nine units of the allowed 82 units to very-low income households. The site is currently developed with a surface parking lot therefore project implementation would result in the provision of 102 market rate residential rental units and nine very-low income affordable units where none currently exist.

BACKGROUND

The 0.96-acre project site is located at 635 Robinson Avenue, on the south side of Robinson Avenue between 7th Avenue to the east and an improved alley to the west. The site is located in an urban, developed neighborhood in the Uptown Community Plan and is utilized as a surface parking lot for the existing AT&T operations building located at 650 Robinson Avenue, across from the project site to the north. The site is regulated by approved Conditional Use Permit (CUP) No. 11086, which requires that a minimum of 17 parking spaces be provided for the adjacent AT&T building. Surrounding uses include single- and multi-family development to the east, multi-family development to the south and commercial development to the east, which includes a gas station at the southeast corner of Robinson Avenue and Sixth Avenue. The development immediately surrounding the site ranges from one to three stories with twin 15-story residential towers located approximately 1,000 feet south of the site at the terminus of 7th Avenue (Attachment 2).

The site is currently zoned [RM-3-9](#), which allows multiple dwelling units, and [CC-3-9](#), which is a community commercial zone, that became effective for the site on February 4, 2017, in conjunction with an update to the Uptown Community Plan. When the project was deemed complete on November 14, 2016, the site zoned [MR-800B](#) (Residential-High Density) and [CN-1A](#) (Mixed-Use-Very High Intensity), under the Mid-City Communities Planned District Ordinance (PDO). The applicant has elected to utilize their option to process this project under the previous Mid-City Communities PDO zones and [1988 Uptown Community Plan](#) that were in effect when the project was deemed complete. The site is also subject to the Airport Influence Area (Review Area 2), Federal Aviation Administration (FAA) Part 77 Noticing Area for the San Diego International Airport; Residential Tandem Parking Overlay Zone; Transit Area Overlay Zone and is within a Transit Priority Area.

PROJECT DESCRIPTION

The project proposes a Process Two, Neighborhood Development Permit (NDP) to demolish the existing surface parking lot and to allow the development of a 136,816-square-foot, six- to seven-story, mixed-use development with 4,800 square feet of ground-floor commercial space and 111 residential dwelling units (102 market rate and nine very-low income units) with 190 underground parking spaces. The project would utilize an Affordable Housing Density Bonus with Development Incentives for height and setback requirements as allowed by State and City regulations.

In order to comply with existing CUP No. 11086 which provides required parking for the existing AT&T building at 650 Robinson Avenue, the southern third of the project site would be developed with a detached, subterranean, 86-space parking structure that would appear as a two-story structure from 7th Avenue. This structure will supply the required parking for the AT&T operations building located at 650 Robinson Avenue and would be constructed prior to the mixed-use development to ensure the CUP-required parking is provided during all project phases.

As described above, the applicant has elected to utilize their option to process this project under the previous Mid-City Communities PDO, which required the approval of a Process Three Mid-City Communities Development Permit per San Diego Municipal Code Section (SDMC) [1512.0203\(b\)](#). As described in SDMC Section [151.0201\(d\)](#), the inclusion of the Affordable Housing Density Bonus allows the project to be processed as a Process Two NDP, appealable to the Planning Commission.

NEIGHBORHOOD DEVELOPMENT PERMIT APPROVAL

On March 7, 2018, Development Services Staff approved the NDP and issued a Notice of Decision (Attachment 7) for the project, which included an appeal period ending March 23, 2018. Please see Attachment 5 for the resolution and Attachment 6 for the permit approved by Development Services staff for this project.

PROJECT APPEAL DISCUSSION

On March 23, 2018, a Development Permit Appeal Application was filed for the approved project by Thomas Mullaney representing Uptown United (Attachment 8). Appeal points raised in the project appeal application are identical to those listed in the environmental appeal application, which was unanimously denied by City Council on April 23, 2018. Because the environmental appeal was denied and the MND is not part of the subject hearing scope, only the project appeal issues are discussed in this report. Following are the appeal points in bold with City staff responses below:

Appeal Issue No. 1 - Number of Deviations/incentives:

"The allowable number is two. The applicant's submittal showed four. The MND shows six deviations from zoning, which have been incorrectly described as two (Section X(b) of Initial Study Checklist)."

Staff Response: The project includes incentives to deviate from setback and height requirements to build the mixed-use project with 111 residential units, while also providing architectural variation through offsetting planes and varying roof heights to implement the Urban Design policies of the Uptown Community Plan.

These incentives are allowed because the project includes an Affordable Housing Density Bonus:

Incentive 1: Step/Setbacks	Required	Proposed	Zone	Code Section
Rear Yard Setback (alley)	1 foot	0 feet	MR-800B	Table 1512-03E
Rear Yard Upper Floor Step Back, 3 rd floor and above (alley)	8 feet	0 feet	MR-800B	1512.0303(d)(4)(E)
Side Yard Upper Floor Step Back, 3 rd floor and above (south elevation)	9 feet	0 feet	MR-800B	1512.0303(d)(4)(B)
Street Wall Step Back for portion of structure over 36' tall (Robinson)	15 feet	0 feet floors 2-3, 10 feet floors 4-7	CN-1-A	1512.0309(b)(7)(B)

Incentive 2: Building Height	Required	Proposed	Zone	Code Section
Maximum Structure Height	65 feet	84 feet	CN-1-A	1512.0205
Maximum Structure Height	60 feet	76 feet	MR-800B	Table 1512-03F

LDC Section [143.0740\(a\)](#) defines an incentive as, among other things, a deviation to a development regulation. In reviewing incentives used by an Affordable Housing Density Bonus Projects, the Development Services Department has consistently viewed deviations from a single development regulation as a single incentive. For example, the minimum interior side setback requirement could apply to more than one property line. When this occurs, any deviation from this is considered one incentive even if the deviation applies to more than one property line.

The first incentive is for setbacks. Per former Municipal Code Section [1512.0303\(d\)\(4\)\(E\)](#), an eight-foot rear setback is required for each story above the second story. Per former Municipal Code Section [1512.0303\(d\)\(4\)\(B\)](#), a side setback of nine feet is required for each story above the second story. Per former Municipal Code Table 152-03E, a one-foot rear setback (alley) is required. Further, per former Municipal Code Section [1512.0308\(b\)\(8\)\(b\)](#) (CN-1-A), the street wall shall not exceed 36 feet in height with additional height of the structure step back at least 15 feet from the base of the wall. Along 7th Avenue and Robinson Avenue, the project does not comply, requiring approval of the incentives. The setback incentive is necessary to maintain the height of the structure at the context-sensitive height currently proposed.

The second incentive is to deviate from the building height standard. The proposed maximum building height is 84 feet. Per former Municipal Code Section [1512.0205\(a\)\(1\)](#), a 65-foot maximum height is permitted in Area B (north of Upas, in which the project site falls) and 60 feet in the MR-

800B zone ([Table 1512-03F](#)). The requested incentive would allow the project to exceed the height standard to allow an 84-foot-tall building in the CN-1A zone, and a 76-foot-tall building in the MR-800B zone. The average height of the proposed detached subterranean parking structure is 13 feet above grade and would include a 19-foot, 8-inch tall tower.

Consistent with the LDC, these incentives allow for the project to develop 111 multi-family units (including nine very-low income units) and commercial space, while also providing architectural variation through offsetting planes and varying roof heights to implement the Urban Design policies of the Uptown Community Plan. Further, the Commercial Element of the 1988 Community Plan identifies mixed-use development areas, including the northern portion of the project area, and states that building heights should range from high-rise to two stories. The proposed project height ranges from 13 feet to 84 feet, in accordance with the mixed-use description in the Commercial Element. Additionally, this building profile mirrors existing developments within the vicinity of the proposed project.

Appeal Issue No. 2 - Park Deficiencies:

"In a case involving a large project in Hillcrest, the Superior Court ruled that the mere collection of impact fees for parks is not sufficient, in the absence of evidence that the City is allocating sufficient funds, and is actually providing needed parkland. In view of the extreme park deficiencies in the Uptown community (80% deficient) and the complete lack of parks in the Hillcrest Neighborhood (100% deficient), this project should include an on-site plaza, and an outdoor area for pets."

Staff Response: On-site private recreational amenities would be provided in the form of a fitness center and pool. Parkland requirements would be addressed through payment of in-lieu fees calculated by the City to offset project park impacts where park space is not required on-site due to project size. Additionally, the Hillcrest neighborhood includes the Cypress Canyon/Marston Open Space Park, the northern finger of regionally-serving Balboa Park, which borders Hillcrest on the south. The recently adopted Uptown Community Plan Update (2016), designates a number of park sites, including the Normal Street Linear Park and Sixth Avenue Pocket Park. The neighborhood also shares a boundary with the proposed First and Robinson Pocket Park and proposed Mystic Park. The FY 2017 Uptown [Impact Fee Study \(IFS\)](#) includes a list of potential parks and recreation projects in the basis for the Development Impact Fees (DIF), as discussed on Pages 25-36 of the IFS.

Appeal Issue No. 3 - Adequate loading area for commercial vehicles and moving vans:

Staff Response: The project exceeds the requirements of the Land Development Code (LDC) Article 2, Division 10: Loading Area Regulations. The project provides designated truck loading space within the footprint of the building with access from the alley. The project design includes a larger loading area to accommodate commercial trucks turning into and out of the loading area from the alley. No on-street loading area is provided, as all loading would occur from the on-site, off-street designated loading area. City staff reviewed and approved the project Site Plan.

Appeal Issue No. 4 - Pick-up and drop off area for residents and guests:

Staff Response: Pedestrian access to both the commercial and residential portions of the site would be from Robinson Avenue and 7th Avenue.

Accessible paths of travel are provided on all levels of the building. Vehicular access to the mixed-use building would be provided from the alley on the western boundary of the project site. Vehicular access for the separate AT&T parking structure would be provided from the alley and 7th Avenue. The LDC does not include a requirement for pick-up and drop-off areas.

Appeal Issue No. 5 – Transit Priority Areas have been incorrectly mapped:

"The areas adjacent to this Project do not meet the City's definition of Transit Priority Areas."

Staff Response: The Transit Priority Areas are correctly mapped. The project site and adjacent areas are within a Transit Priority Area. Per Municipal Code Section [113.0103](#), Transit Priority Areas are mapped based on the adopted SANDAG San Diego Forward Regional Plan which is based upon California State Senate Bill (SB) 743. In accordance with SB 743, "Transit priority area" means "an area within one-half mile of a major transit stop that is existing or planned, if the planned stop is scheduled to be completed within the planning horizon included in a Transportation Improvement Program adopted pursuant to Section [450.216](#) or [450.322](#) of Title 23 of the Code of Federal Regulations." The LDC includes this definition.

- Section 450.216 addresses development and content of the Statewide Transportation Improvement Program (STIP). STIPs cover a period of no less than four years.
- Section 450.322 refers to development and content of the metropolitan transportation plan - Regional Transportation Plan (RTP). The RTP has at least a 20-year planning horizon.
- Major Transit Stop, as defined in Section 21064.3, means: "a site containing an existing rail transit station, a ferry terminal served by either a bus or rail transit service, or the intersection of two or more major bus routes with a frequency of service of 15 minutes or less during the morning and afternoon peak commute periods."

The Climate Action Plan (CAP) Checklist requires projects within TPAs to provide designated parking spaces for a combination of low-emitting, fuel-efficient, and carpool/vanpool vehicles based upon the number of required parking spaces for the non-residential component. The project complies with this requirement.

Appeal Issue No. 6 – Air Quality:

Staff Response: Addressed as part of the previously denied CEQA Appeal. Potential air quality impacts to sensitive receptors resulting from pollutant concentration were discussed in the Initial Study Checklist Section III (c) Air Quality of the MND. The analysis determined that the emissions estimates calculated for construction and operation of the project, would not exceed SDAPCD criteria pollutant emissions thresholds.

Appeal Issue No. 7 – Robinson Street setback:

"The appellant and other community representatives have previously demanded that the building be set back 20 feet from Robinson Ave. The reasons are:"

- a. *"To provide adequate distance from the existing ATT building on the north side of the street, to avoid the "tunnel effect" of tall buildings close to a narrow street."*

Staff Response: The project building is in an area of lower development intensity where there are few buildings between which sound could ricochet or a wind tunnel could form. The existing ATT building has a height of five stories and no massing step-backs. However, the project proposes a variety of step-backs, setbacks, off-setting planes and multiple pitched roofs that provide a wide gap between the two buildings. The project building incorporates varying heights with a maximum of 84 feet. The two main structural elements would be 84 feet and 76 feet, with lower building heights on other elements of the building. The Robinson Avenue façade has several indentations and varied materials. The higher floors of the building incorporate a variety of architectural features including multiple pitched roofs, a minimum of one transom window on the top floor, windows recessed at least two inches, and eaves with a minimum overhang of 18 inches. Materials for the building include porcelain tile; bay windows; vinyl windows; metal elements, including horizontal metal slats, metal louvers, metal shade structures, and perforated metal accents; and glass railings further reducing the effects of bulk and scale. At the pedestrian level, the large storefront windows for the commercial uses, metal canopies, and wall materials also break up the building mass. The plan states medium- to high-density development should incorporate height, depth, and wall texture variations, façade off-set and upper floor setbacks and the proposed project design conforms to these recommendations.

- b. *"To enhance the pedestrian experience, as described in the Uptown Community Plan."*

Staff Response: The Transportation Element of the 1988 Uptown Community Plan includes the objective to give highest priority to enhancing the pedestrian environment. The project incorporates a variety of features at the pedestrian level to create visual interest and promote pedestrian use. These include architectural elements, such as entry porches along Robinson Avenue and 7th Avenue, expansive storefront windows for the commercial uses, metal canopies, and varied wall materials. The project includes a sidewalk with landscaped parkway, as well as an extensive landscaping palette. The streetscape is characterized by large, evergreen, canopy-form trees adjacent to the curbs along Robinson and 7th Avenues. Street trees are provided at a rate of one tree for every 30-feet of linear street frontage, as required by the Landscape Regulations. Planted at 36-inch box size (which is larger than the required 24-inch box size), species include *Acacia pendula* or fruitless *Olea europea* along Robinson Avenue and *Jacaranda mimosifolia* along 7th Avenue as per the Street Tree Plan of the 1988 Uptown Community Plan. Trees on Robinson Avenue can reach a mature height/spread of 25 feet to 35 feet, while those on 7th Avenue can reach a height/spread of 35 feet to 50 feet. In addition to the street trees, a parkway planting strip with drought-tolerant groundcovers would run the entire length of the 7th Avenue street frontage, creating a non-contiguous sidewalk and further improving the streetscape scene. The landscaping exceeds the minimum street yard area and points required by the Land Development Code for commercial and residential development.

Where residential uses of the project front 7th Avenue, the landscape enhances the pedestrian experience, visually softens the building mass from the right-of-way, and provides a buffer for residents at the lower levels. Evergreen accent trees are proposed on the private property, providing additional canopy coverage over the sidewalk.

Tiered planters are designed with a selection of flowering and evergreen shrubs, which provide a visual transition for the grade change from sidewalk to unit entry. Additionally, a second-floor podium level deck directly above the street-level units, opens up to face 7th Avenue. Tall palm specimens and accent canopy trees planted at the podium level will be visible from the public right-of-way, further softening views of the tower façade.

- c. *"To allow for future reconfiguration of Robinson Ave. This street was designed over 100 years ago, when the population and traffic were a small fraction of today's levels. City engineers have indicated that the Robinson Avenue Bridge, the highway 163 ramp, and the Robinson approaches from east and west will need to be reconfigured. This could entail relocation of the curb to facilitate added turn lanes, a bike lane, or a dedicated transit lane. Those future improvements would be precluded if this project is approved with a zero setback, and only a 10 foot sidewalk."*

Staff Response: The FY 2017 Uptown [Impact Fee Study \(IFS\)](#) includes the Robinson Avenue Bridge over SR-163 as a Transportation Facility project in the basis for the Development Impact Fees (DIF), as discussed on Page 17 of the IFS. The Robinson Avenue Bridge project would widen Robinson Avenue over State Route-163 by 10 feet, between 8th Avenue and 10th Avenue, to improve active transportation facilities along the bridge. The project site is located on Robinson Avenue between 7th Avenue and 6th Avenue, outside of the Robinson Avenue Bridge project area.

Appeal Issue No. 8 – Alley width, setback, stepback and impact on properties to the west:

- a. *"With an alley width of only 20 ft, it would be very harmful to approve deviations from the required setback and upper story stepbacks. The current design would constitute a "grab of airspace" which would be detrimental to the properties to the west of the alley."*

Staff Response: The project site is located within the urbanized Hillcrest neighborhood, with an eclectic variety of buildings in the immediate surroundings, including one- and two-story single-family and multi-family residential buildings; the AT&T facility, which has a height of roughly five stories and no massing step-backs; and one- to three-story commercial buildings with no massing step-backs and minimal setbacks, one of which includes a multi-story tower structure. Twin 15-story residential towers located approximately 1,000 feet south of the site at the terminus of 7th Avenue. The project proposes a maximum height of seven stories, with a variety of step-backs, setbacks, and offsetting planes, which provides a cohesive transition between lower-scale development to the south and east and more intense urban development to the north and west. The height of the detached parking structure on the southern third of the project site would be approximately 13 to 20 feet, with a 20-foot wide landscaped courtyard between the mixed-use structure and the detached parking structure, further reducing the effects of bulk and scale.

- b. *"Imagine another building at the gas station site, which would mirror this proposed project, and use it as a precedent. The result would be two buildings of 84 feet or taller, facing each other with only a 20 ft separation. That would create a terrible living environment, with almost no sunlight or air circulation, rivaling the most crowded tenements of the East Coast in the 19th century."*

Staff Response: It would be speculative to determine that the project would result in the construction of another identical building, on an adjacent site. Any new project would be required to comply with all applicable development regulations, including height and setbacks. As described previously, the entire alley frontage would not be bordered by the maximum 84-foot tall portions of the building. The height of the detached parking structure on the southern third of the project site would be approximately 13 to 20 feet, with a 20-foot wide landscaped courtyard between the mixed-use structure and the detached parking structure.

- c. *In addition, the two close-in buildings would create an echo chamber, with noise from autos & trucks reverberating, detracting from residents' quiet enjoyment of their homes.*

Staff Response: Addressed as part of the previously denied CEQA Appeal. It would be speculative to determine that the project would result in the construction of another identical building, on an adjacent site, that would result in Noise and Vibration impacts. This would be inconsistent with CEQA Guidelines Section 15145.

- d. *Possible solutions include adequate setbacks and stepbacks, and a wider alley.*

Staff Response: The Urban Design Element of the 1988 Uptown Community Plan provides guidelines for improving the design character and appearance of the Hillcrest community. The element describes Hillcrest as diverse and unique with building heights and massing ranging from single-family homes to high density residential towers and architectural styles that span the development history of Hillcrest. The plan states medium- to high-density development should incorporate height, depth, and wall texture variations, façade off-set and upper floor setbacks and the proposed project design conforms to these recommendations.

Although the project would result in a higher-density use than what exists currently, the project design incorporates building articulation, pedestrian-treatments at the ground level. The project's design elements provide a transition and a buffer between the project and lower-scale development to the south and east. Buffer and transition is additionally facilitated by the proposed below-grade AT&T parking structure, located on the southern portion of the site, which would have an above-grade structure height of 13 feet (to enclose the entry to the garage), and total development height of 21 feet, six inches, when the baja canopy is included within the height calculation. The height of this structure would be consistent with surrounding residential heights of one and two stories and provides buffer space and transition between these single-family and multi-family developments and the project. The existing alley is 20 feet wide and built to defined City standards and access and visibility is adequate to ensure safe ingress and egress.

Conclusion:

City staff has reviewed the application for a Neighborhood Development Permit and has determined that the project is consistent with the recommended land use and development standards in effect for the site. The Neighborhood Development Permit (Attachment 6) and Resolution (Attachment 5) approved by Development Services Staff are attached. Staff recommends that the Planning Commission deny the appeal and uphold the Development Services Department's decision to approve Neighborhood Development Permit No. 1832841.

ALTERNATIVES

1. Uphold the Development Services Department Staff decision to approve Neighborhood Development Permit No. 1832841, with modifications.
2. Approve the project appeal and deny Neighborhood Development Permit No. 1832841

Respectfully submitted,



PJ Fitzgerald
Assistant Deputy Director
Development Services Department

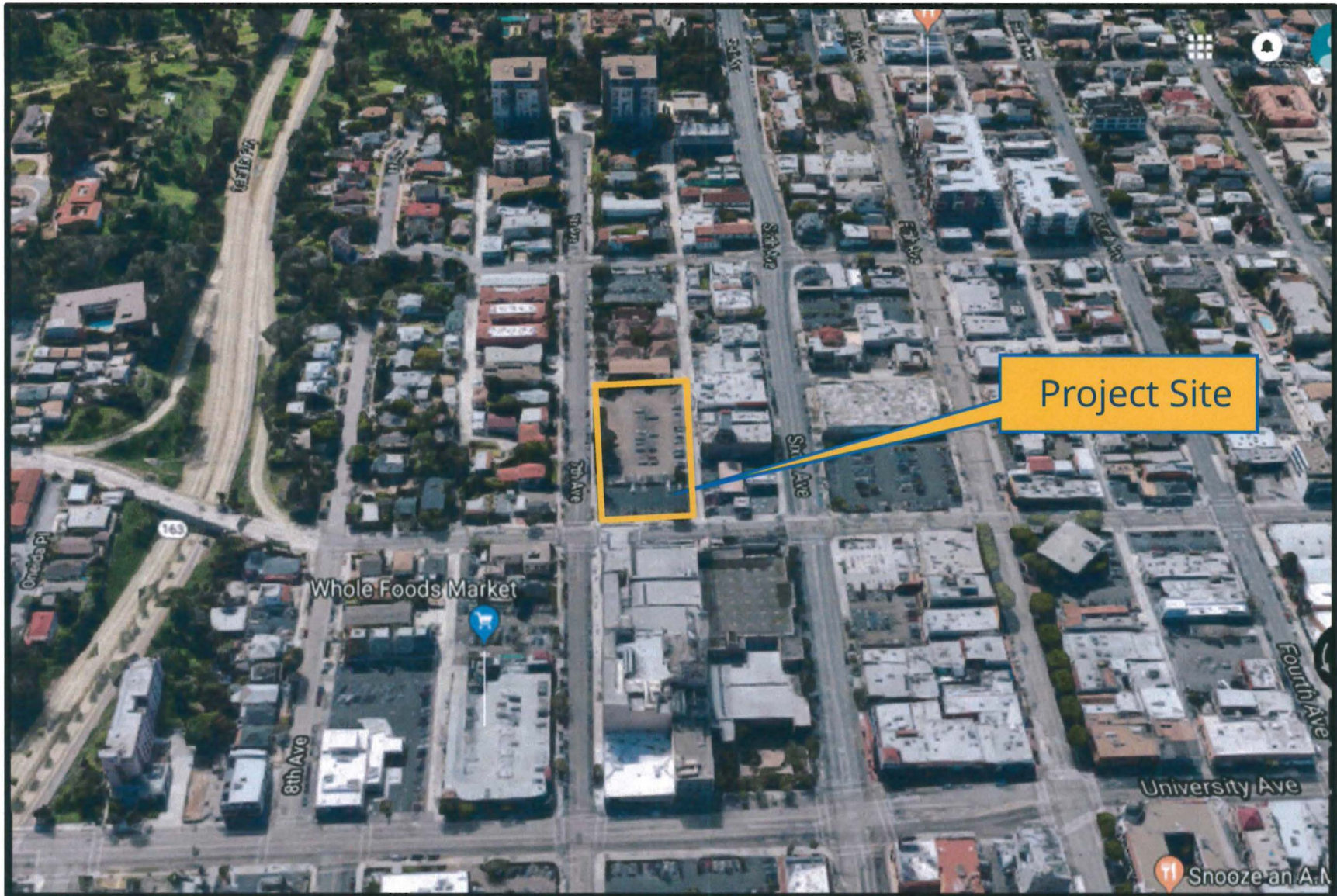


Paul Godwin
Development Project Manager
Development Services Department

VACCHI/PBG

Attachments:

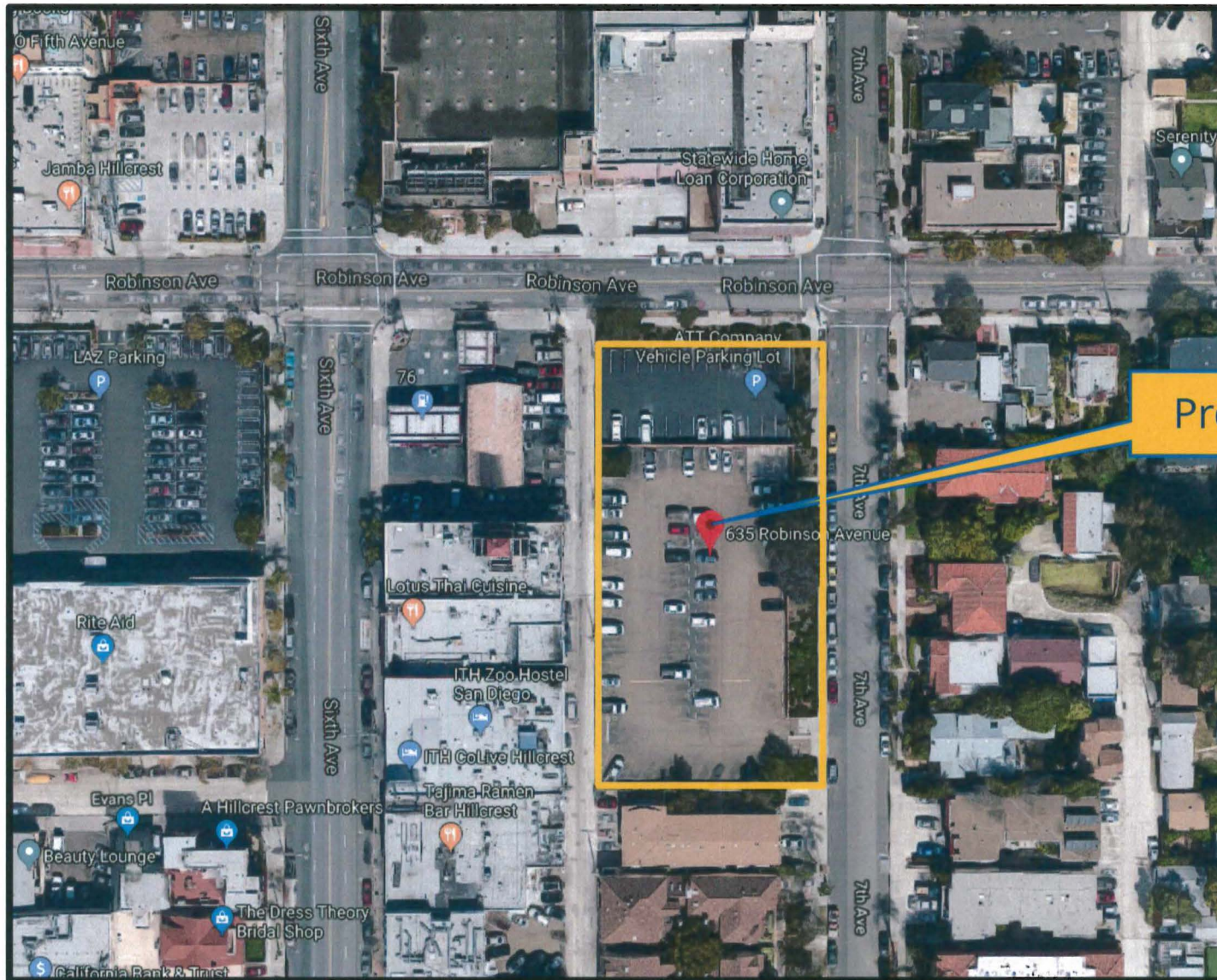
1. Aerial Photographs
2. Site Photographs
3. Community Plan Land Use Map
4. Project Location Map
5. Permit Resolution with Findings
6. Permit with Conditions
7. Notice of Decision
8. Project Appeal Application
9. Project Plans and Renderings
10. Community Planning Group Recommendations
11. Ownership Disclosure Statement



Aerial Photo

Hillcrest 111 NDP / 635 Robinson Avenue
PROJECT NO. 522075





Project Site



Aerial Photo

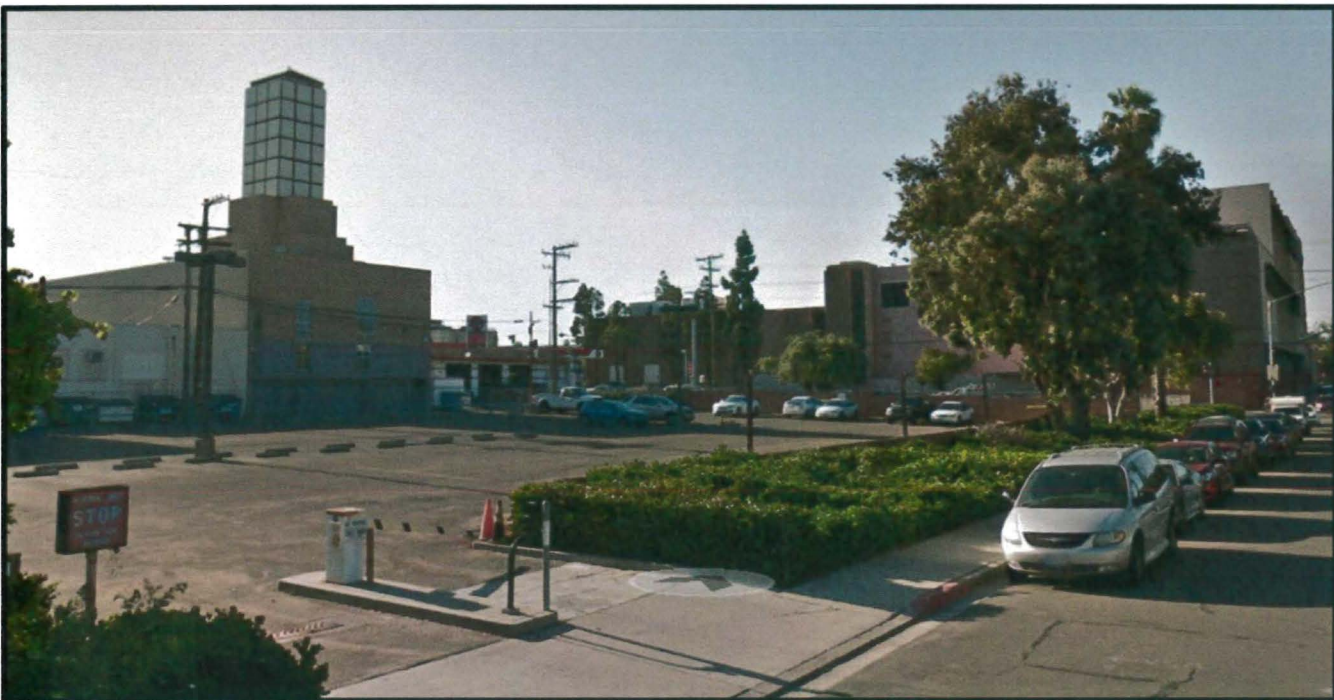
Hillcrest 111 NDP / 635 Robinson Avenue

PROJECT NO. 522075





Looking South from 7th and Robinson at existing project site (parking lot)



Looking north down 7th Avenue, existing project site (parking lot) on left.



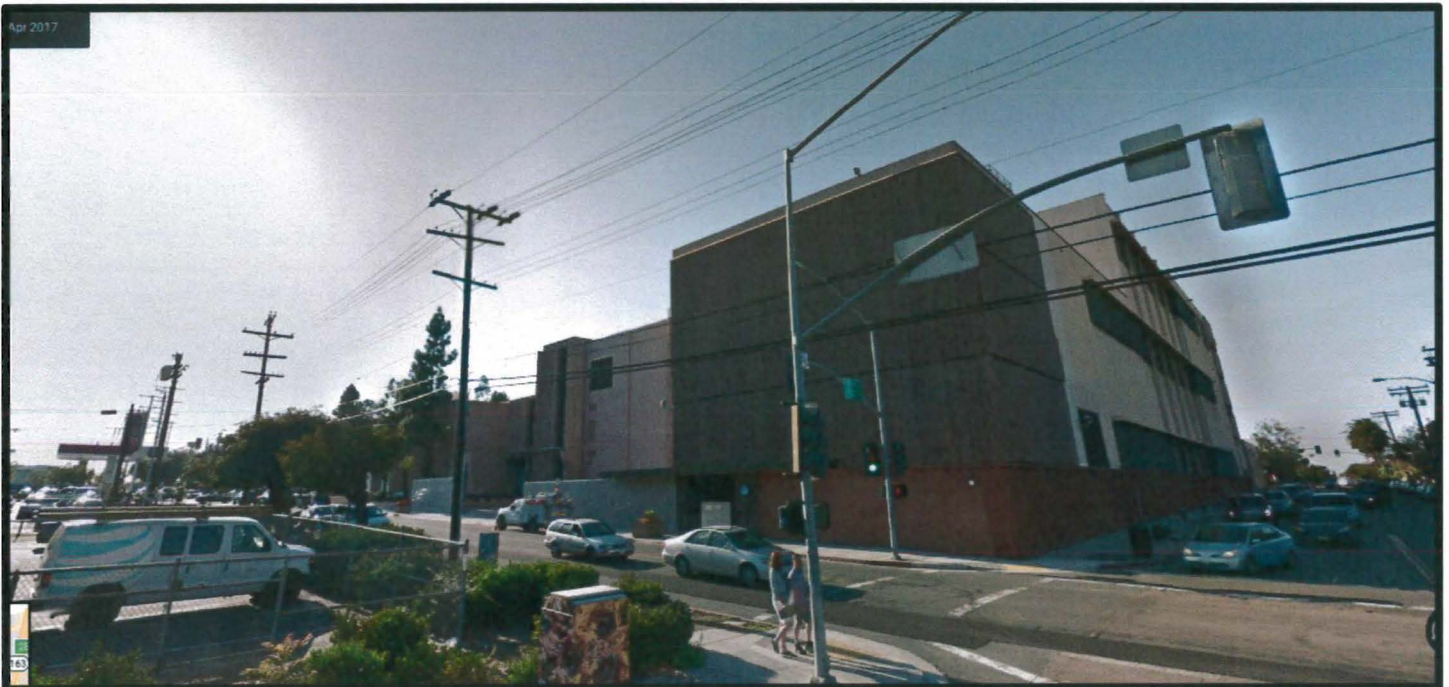
Looking north down alley on the west side of the project site.



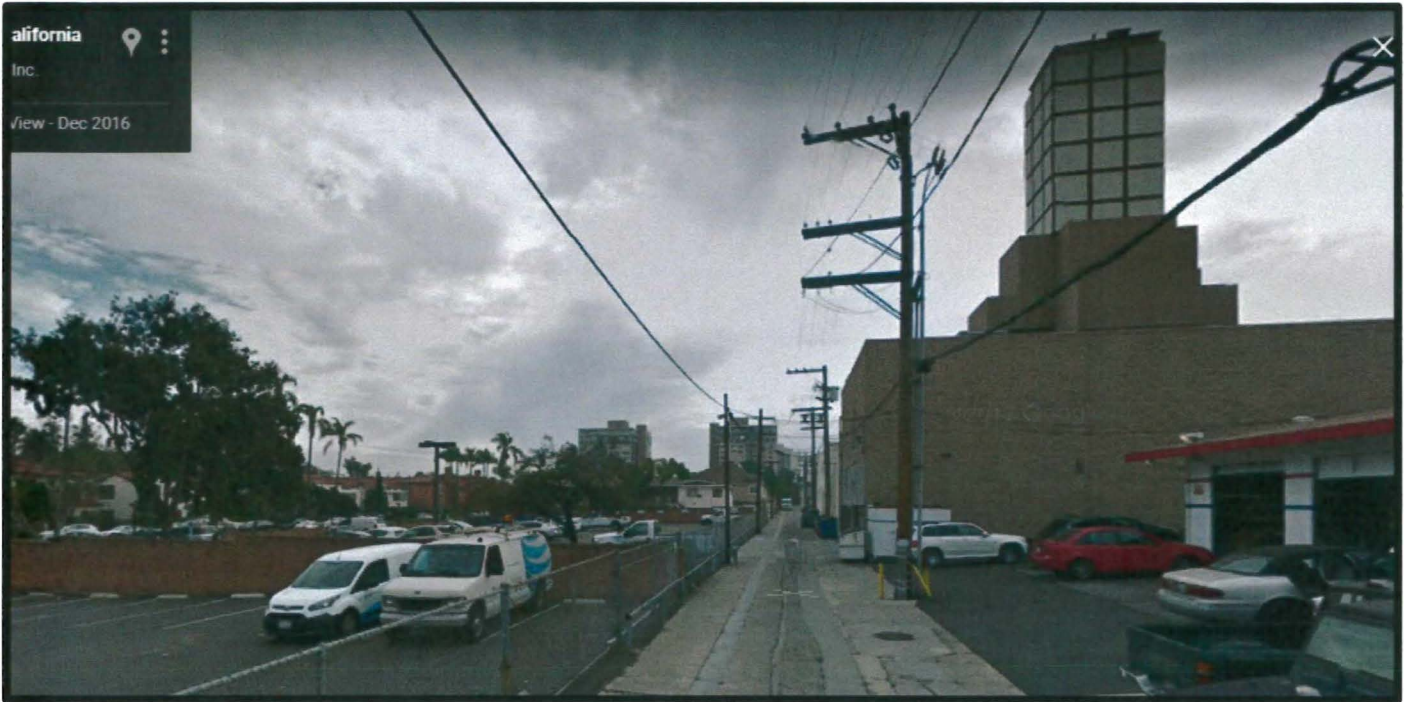
Looking south down 7th Avenue, existing residential development. Project site on right side of street.



Existing gas station at corner of Robinson and 6th Avenue, located immediately west of the project site



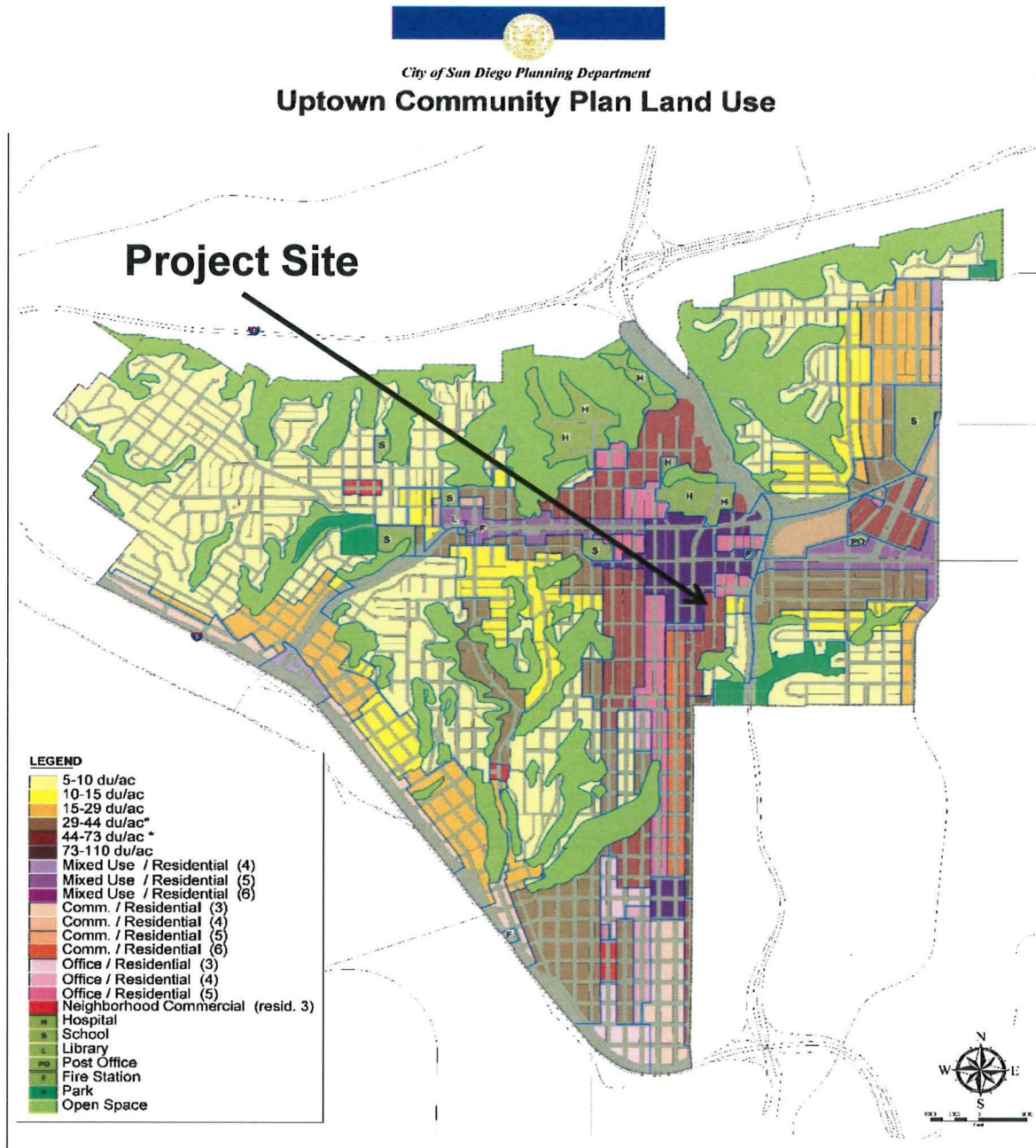
Existing AT&T Operations Building located on the north side of Robinson Avenue, across from the project site on the left



Looking south down alley from Robinson, project site (parking lot) on the left, existing gas station on the right



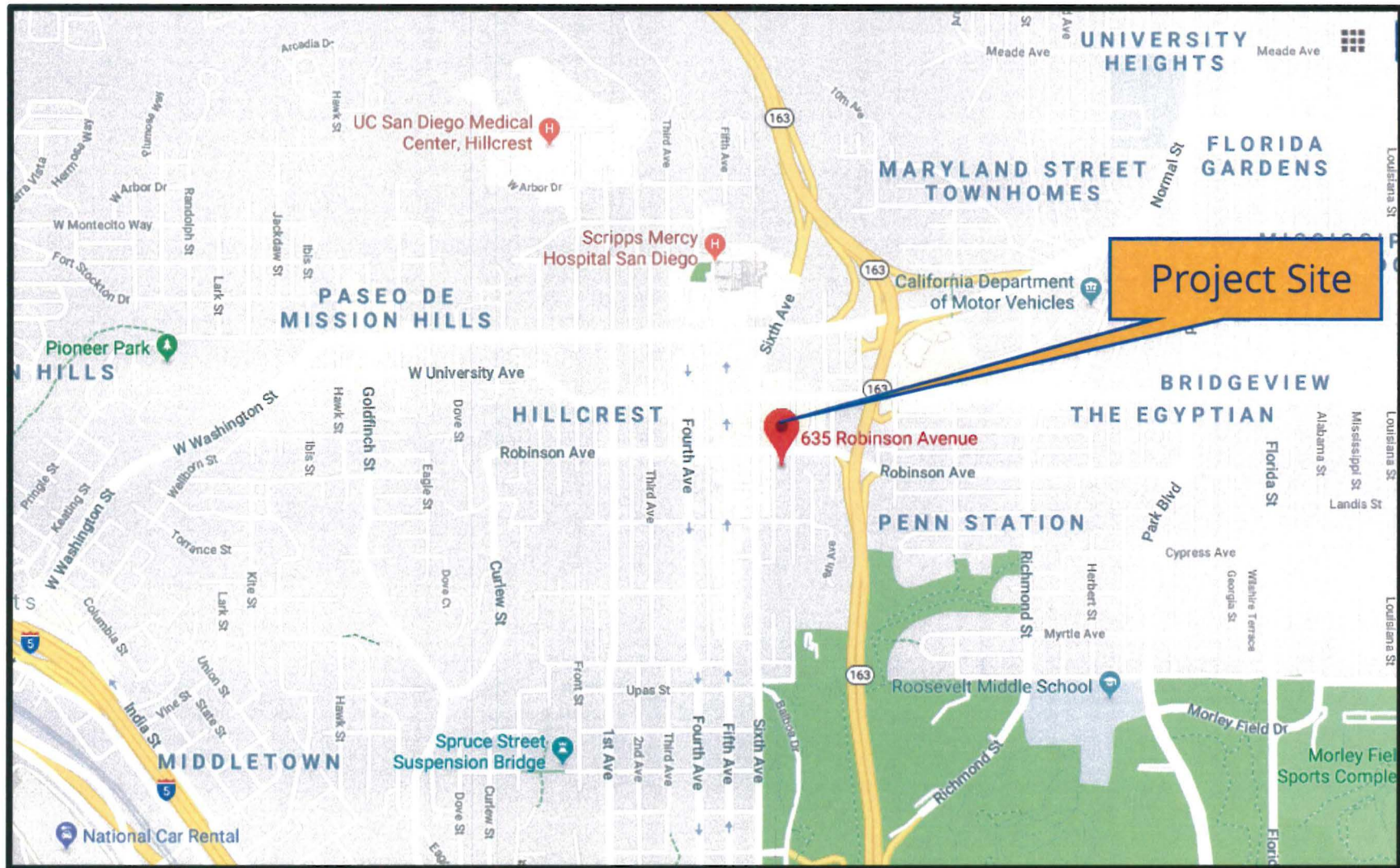
Looking south down 7th Avenue, just past the southern border of the project site



Land Use Map

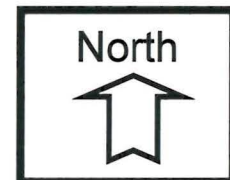
Hillcrest 111 NDP / 635 Robinson Avenue
PROJECT NO. 522075





Project Location Map

Hillcrest 111 NDP / 635 Robinson Avenue
PROJECT NO. 522075



HEARING OFFICER
RESOLUTION NO. CM-6730
NEIGHBORHOOD DEVELOPMENT PERMIT NO. 1832841
HILLCREST 111 NDP - PROJECT NO. 522075 [MMRP]

WHEREAS, GREYSTAR GP II, LLC, Owner/Permittee, filed an application with the City of San Diego for a permit to allow the construction of a 136,816-square-foot, seven story, mixed-use development with 4,800 square feet of commercial space and 111 residential dwelling units (102 market rate and nine very-low income units) with 190 underground parking spaces. The project also includes a detached, subterranean, 86-space parking structure to serve the adjacent AT&T facility (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Neighborhood Development Permit No. 1832481), on portions of a 0.96-acre site;

WHEREAS, the project site is located at 635 Robinson Avenue in CC-3-9 and RM-3-9 zones, within the Uptown Community Plan area;

WHEREAS, the project site is legally described as Lots 26 through 36, Block 4, of Crittenden Addition, Map No. 303, filed October 5, 1886;

WHEREAS, on March 7, 2018, the Development Services Department of the City of San Diego considered Neighborhood Development Permit No. 1832481 pursuant to the Land Development Code of the City of San Diego; NOW, THEREFORE,

BE IT RESOLVED by the Development Services Department of the City of San Diego as follows:

That the Development Services Department adopts the following written Findings, dated March 7, 2018.

A. NEIGHBORHOOD DEVELOPMENT PERMIT – Per SDMC Section 151.0201(d), Site Development Permit Findings are utilized

Findings for all Site Development Permits – SDMC Section 126.0505:

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

The application for the Hillcrest 111 project was deemed complete on November 14, 2016, and was reviewed under the 1988 Uptown Community Plan (UCP) and Mid-City Communities Planned District Ordinance (MCPDO), which were in effect at that time. The 1988 UCP and MCPDO designate the 0.96-acre development site for MR-800B, Residential High Density (44-73 dwelling units per acre) and CN-1A, Mixed-Use Commercial with Very-High Intensity (up to 109 dwelling units per acre), allowing 82 units on the site over the area covered by the two land use designations. Under the Affordable Housing Density Bonus Ordinance, the proposed project also is eligible for a 35 percent

density bonus for providing Very-Low Income-restricted dwelling units which are included in the project. In exchange for restricting 11 percent of the allowed 82 units (nine units) as affordable to very-low income households, the applicant uses a 35 percent density bonus, for a total of 111 units allowed onsite. In total, the project will include 111 residential dwelling units as well as commercial uses and commercial parking for the adjacent AT&T facility that is allowed by an existing CUP and through a shared parking agreement.

The Residential Element of the 1988 UCP contains the objective of concentrating medium and high-density housing (1) on upper floors as part of mixed use development in commercial areas, (2) adjacent to commercial areas, and (3) near transit and higher-volume traffic corridors. Additionally, the Residential Element contains the objective to locate higher-density residential development in appropriate areas that are situated to promote safer and livelier commercial districts. The proposed project includes residential above commercial, in addition to being located adjacent to the Hillcrest commercial core, State Route 163 and within walking distance of six bus lines. This proximity to the commercial core will increase foot traffic to local businesses and result in a safer and livelier commercial district. As proposed, the project meets the UCP's objectives in the Residential Element with reference to high-density housing.

The Commercial Element of the UCP identifies mixed-use development areas that include the northern portion of the project site, and states that building heights should range from high-rise to two stories. The project height ranges from 13 feet to 76 feet in the MR-800 zone and up to 84 feet overall (six and seven floors) in accordance with the mixed-use description in the Commercial Element. Existing developments within the vicinity of the project consist of lower-scale structures and higher commercial and residential structures in areas where the UCP recommends mixed-use development with very high residential densities and residential development at high densities. Two existing multi-family residential towers of 15 stories each are located two blocks south of the project on 7th Avenue.

In order to build the 111 units and commercial space while providing architectural variation through offsetting planes and varying roof heights to meet the intent of the Urban Design policies of the 1988 UCP, the project requires incentives to deviate from height and step-back requirements. A maximum height of 84 feet decreasing to 76 feet on the south side of the building, and providing one out of three step-back elements is necessary to maintain the height of the structure at the context-sensitive height currently proposed. Without the step-back incentive, the building would have to be taller to accommodate the units.

The project employs several measures recommended by the UCP to offset the bulk and scale of new development, such as wall-texture variation and building articulation to relate to the form and scale of surrounding structures. Offsetting planes are provided by massing the building along 7th Avenue and recessing balconies at all elevations. The offsetting planes are all less than 50-feet wide. Variations in materials, textures, and colors on all exteriors provide visual relief along 7th and Robinson Avenues. Step backs

will be used along Robinson Avenue above the third floor. Additionally, the variation in height and the metal slat eaves create varied roof forms on the building. These varied design features result in visual relief along 7th and Robinson Avenues and meet the intent of the Urban Design Guidelines relative to multi-family developments incorporating wall texture variations, façade off-sets, upper floor setbacks, and the utilization of varied roof forms.

In addition to the visual relief, the project meets the intent of reflecting the historical scale of development, providing an enhanced, street-level experience for pedestrians by placing the commercial space along Robinson Avenue and the northern portion of 7th Avenue. In addition, entry porches for the residential ground floor units, retail entrance from the street with large windows on the ground floor, brick veneer on the storefronts, and manicured and maintained landscaped street yards all create a positive pedestrian experience that reflects the historic scale of development, which is walkable and pedestrian-oriented. Additionally, a roof-level outdoor patio space with a jacuzzi, and a second story outdoor patio with grills, will accommodate recreational activities for residents as recommended in the site planning and architecture guidelines.

The Vehicular Circulation section of the Urban Design Element states that access should be from alleys when possible and that off-street parking should be underground and/or amply screened from the public right-of-way and adjacent residences. The project will provide three levels of underground parking below the building, which will be accessed from the alley between 6th and 7th Avenues. The only other vehicular access will be for that portion of the underground parking structure used by AT&T, which will have one entrance on 7th Avenue.

The design considerations incorporated into the project make it consistent with the UCP, and therefore the project will not adversely affect the applicable land use plan.

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

The project site currently is a parking lot with no structures, and it is located in a developed urban neighborhood served by existing streets, sidewalks and public utilities, including water, sewer, gas, and electric. The project will have adequate levels of essential public services such as police, fire, and emergency medical services, including access to two major hospitals in the Medical Complex neighborhood directly to the north. The project will not be detrimental to public health, safety and welfare because the permit controlling the development and use of the site requires compliance with the City codes, policies, regulations and other regional, state, and federal regulations, except where design incentives are identified in this permit. Construction plans will be reviewed by the City's professional staff to ensure they comply with all building code regulations. The project will be inspected by certified building and engineering inspectors to assure construction is in accordance with the approved plans and regulations.

The project is located in the Airport Influence Area Review Area 2 for the San Diego International Airport, located outside the 60-decibel Community Noise Equivalent Level and is not located in a Safety Zone. Therefore, the project uses are compatible with the ALUCP's noise and safety policies. Per the City's self-certification process, the owner has determined no notification to the FAA is required.

A Mitigated Negative Declaration (MND) has been prepared for the project in accordance with the California Environmental Quality Act (CEQA). The MND proposes mitigation to eliminate or reduce below significance possible impacts to Paleontological Resources and for Noise and Transportation/Traffic. Mitigation includes paleontological monitoring, construction of a temporary sound barrier during construction, a permanent sound barrier around HVAC equipment on the roof of the building, and the restriping of Robinson Avenue to include a center left turn lane at the intersection of 7th and Robinson Avenues with associated traffic signal modifications. These measures will be conditions of the project approval.

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

The project will comply with the applicable regulations of the Land Development Code for a mixed-use residential and commercial retail space with approval of the NDP for the proposed project including the tandem commercial parking. When the application was deemed complete on November 14, 2016, the project was located in the CN-1A and MR-800B zones of the Mid-City Communities Planned District Ordinance. The CN-1A zone allows for commercial and residential mixed-use development and the MR-800B allows for multi-family residential development. This project will provide commercial retail on the bottom floor within the commercial zone with residential above, and only residential within the multi-family residential zone. The applicant has requested a density bonus in accordance with the City's Affordable Housing Density Bonus Regulations and consistent with State of California Density Bonus Law. In exchange for restricting 11 percent of the allowed 82 units (nine units) as affordable to very-low income households, the applicant is eligible for a 35 percent density bonus, for a total of 111 units allowed onsite. The project includes a separate, enclosed subterranean parking lot in compliance with a CUP that runs with the land for AT&T employees, which will cover a small portion of the lot replacing what is currently a surface parking lot over the entire project site.

The project complies with the requirements of the MR-800B and the CN-1A zones, with the exception of the requested two Affordable Housing Density Bonus incentives that are incorporated into the project. The proposed project with incentives is allowed and the approval of a NDP is processed as a Process Two.

The Affordable Housing Density Bonus Regulations and State of California Density Bonus Law allow the project to incorporate two development incentives, as described in Table 143-07A of the San Diego Municipal Code. The applicant has selected height and step back deviations as its two incentives. The incentives will allow the Density Bonus units to

be constructed on-site with no deviations required to the Land Development Code. The incentives are as follows:

Affordable Housing Density Bonus Incentives		
Regulation	Requirement	Proposed
Height	CN-1A: 65 ft	86 ft
	MR-800B: 60 ft	76 ft
Stepback	CN-1A: step back 15 feet from street wall above 36 feet in height	10' step back from Robinson above 3 rd floor; No step back on 7 th Avenue or Alley
	MR-800B: step back from property line/side yard 7 feet above second story	No step back from property line/side yard at 7 th Avenue or Alley.

Based on the above, the proposed development will comply with the regulations of the Land Development Code, including the two Affordable Housing Density Bonus incentives.

B. MID-CITY COMMUNITIES DEVELOPMENT PERMIT –SDMC Section 1512.0204(a):

- The proposed use and project design meet the purpose and intent of the Mid-City Communities Planned District (Section 1512.0101), and the Uptown Community Plan, and will not adversely affect the Uptown Community Plan or the General Plan of the City of San Diego;**

The application for the project was submitted as permitted under the 1988 UPC in effect at the time of submittal. The UCP designates the 0.96-acre development site as Residential High Density (44-73 dwelling units per acre) and Mixed-Use Commercial with Very-High Intensity (up to 109 dwelling units per acre), with 82 units allowed on site over both land use plan designations. Through the utilization of the Affordable Housing Density Bonus Ordinance, the proposed project includes a 35 percent density bonus for the incorporation of nine Very-Low Income-restricted dwelling units. In total, the project will include 111 residential dwelling units as well as commercial use and additional commercial parking for the adjacent AT&T facility that is allowed by an existing CUP from 1972 and through a shared parking agreement.

The Residential Element of the 1988 UCP contains the objective of concentrating medium and high-density housing (1) on upper floors as part of mixed use development in commercial areas, (2) adjacent to commercial areas, and (3) near transit and higher volume traffic corridors. Additionally, the Residential Element contains the objective to locate higher density residential development in appropriate areas that are situated to promote safer and livelier commercial districts. The proposed project includes residential above commercial, in addition to being located adjacent to the Hillcrest commercial core, State Route 163 and within walking distance of six bus lines. Its direct

proximity to the commercial core will bring more foot traffic to the businesses and will bring more eyes on the street, resulting in a safer and livelier commercial district. As proposed, the project meets the UCP's objectives in the Residential Element in reference to high density housing.

The Commercial Element outlines mixed-use development areas including the northern portion of the project area and states that building heights should range from high-rise to two stories. The proposed project height ranges from 13 feet to 76 feet in the MR-800 zone and up to 84 feet overall, or six and seven floors, in accordance with the mixed-use description in the Commercial Element. Although existing development within the vicinity of the proposed project consists of a mixture of lower scale structures and higher commercial and residential structures, these properties are located within commercial and residential areas where the UCP recommends mixed-use development with very high residential densities and residential development at high densities. Two existing multi-family residential tower developments of 15 stories each are located two blocks south of the project on 7th Avenue.

In order to build the 111 units and commercial space, while also providing architectural variation through offsetting planes and varying roof heights in order to meet the intent of the Urban Design policies of the Uptown Community Plan, the Project requires the incentives to deviate from height and step back requirements. A maximum height of 84 feet while providing a lower height of 76 feet on the south side of the building, and providing one out of three step back elements is necessary in order to maintain the height of the structure at the context-sensitive height currently proposed. Without the step back incentive, the building would have to be taller to accommodate the units.

The 1988 UCP recommends several measures to offset the bulk and scale of new development such as wall texture variation and building articulation to relate to the form and scale of surrounding structures. The offsetting planes are provided via the building massing along 7th Avenue in combination with the recessed balconies on all elevations. The offsetting planes are all less than 50 feet wide. Variations in materials, textures, and colors on all exteriors enhances also provide visual relief along 7th and Robinson Avenues. In addition, Robinson Avenue step back will be provided. Additionally, the variation in height and the metal slat eaves create varied roof forms on the building. These varied design features result in visual relief along 7th and Robinson Avenues and meet the intent of the Urban Design Guidelines relative to multi-family developments incorporating wall texture variations, façade off-sets, upper floor setbacks, and the utilization of varied roof forms.

In addition to the visual relief, the project meets the intent of reflecting the historical scale of development by designing an enhanced street-level experience tailored to pedestrians. This includes entry porches for the residential ground floor units, retail entrance from the street with large windows on the ground floor, brick veneer on the storefronts, and manicured and maintained landscaped street yards. These varied design features result in a positive pedestrian experience that reflects the historic scale of development, which is walkable and pedestrian-oriented. Additionally, a roof level outdoor patio space with jacuzzi and a 2nd story outdoor patio with grills will

accommodate recreational activities for residents as recommended in the site planning and architecture guidelines.

The vehicular circulation section of the Urban Design Element indicates that access should be taken from the alleys whenever possible and that off-street parking should be placed underground and/or amply screen the public right of way and adjacent residences. The proposed residential and commercial development will provide three levels of enclosed and underground parking below the building, which will be accessed from the alley between 6th and 7th Avenues. The only vehicular access not from the alley will be for the enclosed and underground parking structure for AT&T, which will have one access point on the street where currently there are two in use. To encourage pedestrian orientation, commercial space will line Robinson Avenue and the northern portion of 7th Avenue within the commercial zone.

The Hillcrest-specific recommendations in the Urban Design Element emphasize high intensity mixed-use development as appropriate in the Hillcrest commercial core surrounding University and 5th Avenues, where the proposed project is located. It also recommends that street facades be subdivided into sections through changes in height or depth. The project will create a high intensity mixed-use development as recommended to the Hillcrest commercial core while also providing offsetting façade sections through balconies and varied building materials.

Given the project's design, it meets the purpose and intent of the Mid-City Communities Planned District (Section 1512.0101), and the relevant documents that apply to developments in the area, such as the Mid-City Community Plan.

- 2. Compatibility with surrounding development. The proposed development will be compatible with existing and planned land use on adjoining properties and will not constitute a disruptive element to the neighborhood and community. In addition, architectural harmony with the surrounding neighborhood and community will be achieved as far as practicable.**

The proposed project is a six- and seven-story, approximately 137,000-square-foot, mixed-use structure with 111 residential apartment units, which includes 102 market rate units and nine affordable units restricted to very low-income households. The project will also provide 4,800 square feet of commercial space. A total of 190 parking spaces will be provided for the mixed-use project on the ground level and in a subterranean parking garage with access via the alley frontage. Additional commercial parking for the adjacent AT&T facility that is allowed by an existing CUP from 1972 and through a shared parking agreement will exist in an enclosed and underground parking structure providing 86 parking stalls where 17 are required by the CUP.

The Residential Element of the 1988 UCP contains the objective of concentrating medium and high density housing (1) on upper floors as part of mixed use development in commercial areas, (2) adjacent to commercial areas, and (3) near transit and higher volume traffic corridors. Additionally, the Residential Element contains the objective to locate higher density residential development in appropriate areas that are situated to

promote safer and livelier commercial districts. The proposed project includes residential above commercial, in addition to being located adjacent to the Hillcrest commercial core, State Route 163 and within walking distance of six bus lines. Its direct proximity to the commercial core will bring more foot traffic to the businesses and will bring more eyes on the street, resulting in a safer and livelier commercial district. As proposed, the project meets the UCP's objectives in the Residential Element in reference to high density housing.

The Commercial Element outlines mixed-use development areas including the northern portion of the project area and states that building heights should range from high-rise to two stories. The proposed project height ranges from 13 feet to 84 feet, or one to seven floors, in accordance with the mixed-use description in the Commercial Element. Although existing development within the vicinity of the proposed project consists of lower scale structures, these properties are located within commercial and residential areas where the UCP recommends mixed-use development at very high residential densities and residential development at high densities. Additionally, two existing multi-family residential tower developments of 15 stories each are located two blocks south of the project on 7th Avenue.

In order to build the 111 units and commercial space, while also providing architectural variation through offsetting planes and varying roof heights in order to meet the intent of the Urban Design policies of the Uptown Community Plan, the Project requires the incentives to deviate from height and step back requirements. A maximum height of 84 feet while providing a lower height of 76 feet on the south side of the building, and providing one out of three step back elements is necessary in order to maintain the height of the structure at the context-sensitive height currently proposed. Without the step back incentive, the building would have to be taller to accommodate the units.

The UCP recommends several measures to offset the bulk and scale of new development such as wall texture variation and building articulation to relate to the form and scale of surrounding structures. The offsetting planes are provided via the building massing along 7th Avenue in combination with the recessed balconies on all elevations. The offsetting planes are all less than 50 feet wide. Variations in materials, textures, and colors on all exteriors enhances also provide visual relief along 7th and Robinson Avenues. In addition, Robinson Avenue step back will be provided. Additionally, the variation in height and the metal slat eaves create varied roof forms on the building. These varied design features result in visual relief along 7th and Robinson Avenues and meet the intent of the Urban Design Guidelines relative to multi-family developments incorporating wall texture variations, façade off-sets, upper floor setbacks, and the utilization of varied roof forms.

In addition to the visual relief, the project meets the intent of reflecting the historical scale of development by designing an enhanced street-level experience tailored to pedestrians. This includes entry porches for the residential ground floor units, retail entrance from the street with large windows on the ground floor, brick veneer on the storefronts, and manicured and maintained landscaped street yards. These varied

design features result in a positive pedestrian experience that reflects the historic scale of development, which is walkable and pedestrian-oriented. Additionally, a roof level outdoor patio space with jacuzzi and a 2nd story outdoor patio with grills will accommodate recreational activities for residents as recommended in the site planning and architecture guidelines.

The vehicular circulation section of the Urban Design Element indicates that access should be taken from the alleys whenever possible and that off-street parking should be placed underground and/or amply screen the public right of way and adjacent residences. The proposed residential and commercial development will provide three levels of enclosed and underground parking below the building, which will be accessed from the alley between 6th and 7th Avenues. The only vehicular access not from the alley will be for the enclosed and underground parking structure for AT&T, which will have one access point on the street where currently there are two in use. To encourage pedestrian orientation, commercial space will line Robinson Avenue and the northern portion of 7th Avenue within the commercial zone.

The Hillcrest-specific recommendations in the Urban Design Element emphasize high intensity mixed-use development as appropriate in the Hillcrest commercial core surrounding University and 5th Avenues, where the proposed project is located. It also recommends that street facades be subdivided into sections through changes in height or depth. The project will create a high intensity mixed-use development as recommended to the Hillcrest commercial core while also providing offsetting façade sections through balconies and varied building materials.

Therefore, the proposed development will be compatible with existing and planned land uses on adjoining properties and will not constitute a disruptive element. Architectural harmony with the surrounding neighborhood and community will be achieved as far as practicable

3. No Detriment to Health, Safety and Welfare. The proposed use, because of conditions that have been applied to it, will not be detrimental to the health, safety and general welfare of persons residing or working in the area, and will not adversely affect other property in the vicinity.

The project will have adequate levels of essential public services available, including police, fire, and emergency medical services, including access to two major hospitals in close proximity in the Medical Complex neighborhood directly to the north. The project will not be detrimental to public health, safety and welfare in that the permit controlling the development and continued use of this site contains specific conditions addressing compliance with the City's codes, policies, regulations and other regional, state, and federal regulations, except where design incentives are identified in this permit. The level project site, currently a surface parking lot with no structures, is located in a developed urban neighborhood and is served by existing streets, sidewalks and public utilities, including water, sewer, gas, and electric services. The conditions of approval require the

review and approval of all construction plans by professional staff so that the construction of the project will comply with all building code regulations.

The project will be inspected by certified building and engineering inspectors to assure construction is in accordance with the approved plans and regulations.

The project is located in the Airport Influence Area Review Area 2 for the San Diego International Airport, located outside the 60 decibel Community Noise Equivalent Level and is not located in a Safety Zone, therefore the use is compatible with the ALUCP's noise and safety policies. Per the City's self-certification process, the owner has determined no notification to the FAA is required.

A Mitigated Negative Declaration has been prepared for this project in accordance to the California Environmental Quality Act (CEQA), with mitigation proposed for possible to Paleontological Resources, Noise and Transportation/Traffic impacts. Mitigation to address these possible impacts include paleontological monitoring, construction of a temporary sound barrier during construction, a permanent sound barrier around HVAC equipment, and the restriping of Robinson to include a center left turn lane at the intersection of 7th and Robinson Avenues with associated traffic signal modifications.

- 4. Adequate Public Facilities. For residential and mixed residential/commercial projects within the park-deficient neighborhoods shown on Map Number B-4104 that are not exempted by Section 1512.0203(b)(1)(A) or (B), the proposed development provides a minimum of 750 square feet of on-site usable recreational open space area per dwelling unit. The on-site usable recreational open space area shall not be located within any area of the site used for vehicle parking, or ingress and egress, and shall be configured to have a minimum of 10 feet in each dimension. The area will be landscaped and may also include hardscape and recreational facilities.**

The Mid-City Communities Planned District identifies facility-deficient neighborhoods as those shown on Map No. B-4104. The Central Urbanized Planned District now incorporates all neighborhoods that are shown on Map No. B-4104 and those neighborhoods are no longer within the MCCPD. Therefore, the project is not required to provide the additional recreation space described in this finding.

- 5. Adequate Lighting. In the absence of a street light within 150 feet of the property, adequate neighborhood-serving security lighting consistent with the Municipal Code is provided on-site.**

There are existing City standard street lights located in the right-of-way adjacent to the site at each four corners of Robinson and 7th Avenues. Therefore, no additional neighborhood-serving security lighting is required for this project.

- 6. The proposed use will comply with the relevant regulations in the San Diego Municipal Code.**

The proposed project will comply with the applicable regulations of the Land Development Code for a mixed-use residential and commercial retail space with approval of the NDP for the proposed project and the NDP for the tandem commercial parking. The proposed project is located in the Hillcrest neighborhood of the Uptown community within two zones in the Mid-City Communities Planned District: CN-1A and MR-800B. The CN-1A zone allows for commercial and residential mixed-use development and the MR-800B allows for multi-family residential development. This project will provide commercial retail on the bottom floor within the commercial zone with residential above, and only residential within the multi-family residential zone. The applicant has requested a density bonus in accordance with the City's Affordable Housing Density Bonus Regulations and consistent with State of California Density Bonus Law. In exchange for restricting 11 percent of the allowed 82 units (nine units) as affordable to very-low income households, the applicant is eligible for a 35 percent density bonus, for a total of 111 units allowed onsite. The project includes a separate, enclosed parking lot in compliance with a CUP that runs with the land for AT&T employees, which will cover a small portion of the lot replacing what is currently a surface parking lot over the entire project site.

The project complies with the requirements of the MR-800B and the CN-1A zones, with the exception of the requested two Affordable Housing Density Bonus incentives that are incorporated into the project. The proposed project with incentives is allowed with the approval of a Neighborhood Development Permit, which is processed as a Process Two.

The Affordable Housing Density Bonus Regulations and State of California Density Bonus Law allow the project to incorporate two development incentives, as described in Table 143-07A of the San Diego Municipal Code. The applicant has selected height and step back deviations as their two incentives. These incentives will allow the Density Bonus units to be constructed on-site with no deviations required to the Land Development Code. The incentives are as follows:

Affordable Housing Density Bonus Incentives		
Regulation	Requirement	Proposed
Height	CN-1A: 65 ft	86 ft
	MR-800B: 60 ft	76 ft
Stepback	CN-1A: step back 15 feet from street wall above 36 feet in height	10' step back from Robinson above 3 rd floor; No step back on 7 th Avenue or Alley
	MR-800B: step back from property line/side yard 7 feet above second story	No step back from property line/side yard at 7 th Avenue or Alley.

Based on the above, the proposed development will comply with the

regulations of the Land Development Code, including the two Affordable Housing Density Bonus incentives.

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 Development Services Department, Neighborhood Development Permit No. 1832481 is hereby GRANTED by the Development Services Department to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Neighborhood Development Permit No. 1832481, a copy of which is attached hereto and made a part hereof.

Paul Godwin
Development Project Manager
Development Services

Adopted on: March 7, 2018

IO#: 24007078

RESOLUTION NUMBER R-_____

ADOPTED ON MARCH 7, 2018

WHEREAS, on November 14, 2016, Greystar UTC LLC, submitted an application to the Development Services Department for a Neighborhood Development Permit (NDP) for the Hillcrest 111 (Project); and

WHEREAS, the matter was considered without a public hearing by DSD staff designated by the City Manager or designee of the City of San Diego; and

WHEREAS, the issue was heard by DSD staff on March 7, 2018; and

WHEREAS, DSD staff considered the issues discussed in Mitigated Negative Declaration No. 522075 (Declaration) prepared for this Project; NOW THEREFORE,

BE IT RESOLVED, by DSD staff that it is certified that the Declaration 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 Declaration reflects the independent judgment of the City of San Diego as Lead Agency and that the information contained in said Declaration, together with any comments received during the public review process, has been reviewed and considered by DSD staff in connection with the approval of the Project.

BE IT FURTHER RESOLVED, that DSD staff finds on the basis of the entire record that project revisions now mitigate potentially significant effects on the environment previously identified in the Initial Study, that there is no substantial evidence that the Project will have a significant effect on the environment, and therefore, that said Declaration is hereby adopted.

BE IT FURTHER RESOLVED, that pursuant to CEQA Section 21081.6, DSD staff hereby adopts the Mitigation Monitoring and Reporting Program, or alterations to implement the changes to the

Project as required by DSD staff in order to mitigate or avoid significant effects on the environment, which is attached hereto as Exhibit A.

BE IT FURTHER RESOLVED, that the Declaration 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 the Development Services Department is directed to file a Notice of Determination with the Clerk of the Board of Supervisors for the County of San Diego regarding the Project.

By: _____

Paul Godwin, Development Project Manager

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

EXHIBIT A**MITIGATION MONITORING AND REPORTING PROGRAM**

NEIGHBORHOOD DEVELOPMENT PERMIT NO. 1832841

PROJECT NO. 522075

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 Entitlements Division, 1222 First Avenue, Fifth Floor, San Diego, CA, 92101. All mitigation measures contained in the Mitigated Negative Declaration No. 522075 shall be made conditions of Neighborhood Development Permit No. 1832841 as may be further described below.

MITIGATION MONITORING AND REPORTING PROGRAM:**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 Mitigation Monitoring and Reporting Program (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: Qualified Archaeologist, Native American Monitor.

Note: Failure of all responsible Permit Holders' 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 is also required to call **RE and MMC at 858-627-3360**
2. **MMRP COMPLIANCE:** This Project, Project Tracking System (PTS) Number 522075 and/or Environmental Document Number 522075, 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 affecting the MMRP. Resolution of such 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.

None Required.

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 would be performed. When necessary for clarification, a detailed methodology of how the work would be performed shall be included.

Note: Surety and Cost Recovery – When deemed necessary by the Development Services Director or City Manager, additional surety instruments or bonds from the private Permit Holder may be required to ensure the long term performance or implementation or required mitigation measures or programs. The City is authorized to recover its costs to offset the salary, overhead and expenses for City personnel and programs to monitor qualifying projects.

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
Paleontology	Paleontology Reports	Paleontological Site Observations
Noise	Acoustical Reports	Noise Mitigation Features Inspection
Bond Release	Request for Bond Release Letter	Final MMRP Inspections Prior to Bond Release Letter

C. SPECIFIC MMRP ISSUE AREA CONDITIONS/REQUIREMENTS

PALEONTOLOGICAL RESOURCES

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 Paleontological Monitoring have been noted on the appropriate construction documents.

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 paleontological monitoring program, as defined in the City of San Diego Paleontology Guidelines.
2. MMC will provide a letter to the applicant confirming the qualifications of the PI and all persons involved in the paleontological monitoring of the project.
3. Prior to the start of work, the applicant shall obtain approval from 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 has been completed. Verification includes, but is not limited to a copy of a confirmation letter from the San Diego Natural History Museum, another institution or, if the search was conducted 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.
- 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, Construction Manager (CM) and/or Grading Contractor, Resident Engineer (RE), Building Inspector (BI), if appropriate, and MMC. The qualified paleontologist shall attend any grading/excavation related Precon Meetings to make comments and/or suggestions concerning the Paleontological monitoring program with the CM 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
Prior to the start of any work that requires monitoring, the PI shall submit a Paleontological Monitoring Exhibit (PME) based on the appropriate construction documents (reduced to 11x17) to MMC identifying the areas to be monitored including the delineation of grading/excavation limits. The PME shall be based on the results of a site specific records search as well as information regarding existing known soil conditions (native or formation).
 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 conditions such as depth of excavation and/or site graded to bedrock, presence or absence of fossil resources, etc., which may reduce or increase the potential for resources to be present.

III. During Construction

- A. Monitor Shall be Present During Grading/Excavation/Trenching
1. The monitor shall be present full-time during grading/excavation/trenching activities as identified on the PME that could result in impacts to formations with high and moderate resource sensitivity. The Construction Manager is responsible for notifying the RE, PI, and 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 PME.
 2. The PI may submit a detailed letter to MMC during construction requesting a modification to the monitoring program when a relevant field condition occurs, such as trenching activities that do not encounter formational soils as previously assumed, and/or when unique/unusual fossils are encountered, which may reduce or increase the potential for resources to be present.

3. The monitor shall document field activity via the Consultant Site Visit Record (CSV). The CSV's shall be faxed by the CM to the RE the first day of monitoring, the last day of monitoring, monthly (Notification of Monitoring Completion), and in the case of ANY discoveries. The RE shall forward copies to MMC.
- B. Discovery Notification Process
 1. In the event of a discovery of paleontological resources, the Paleontological Monitor shall direct the contractor to temporarily divert trenching activities in the area of discovery and immediately notify the RE or BI, as appropriate.
 2. The Monitor shall immediately notify the PI (unless Monitor is the PI) of the discovery.
 3. The PI shall immediately notify 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.
- C. Determination of Significance
 1. The PI shall evaluate the significance of the resource.
 - a. The PI shall immediately notify MMC by phone to discuss the significance determination and shall also submit a letter to MMC indicating whether additional mitigation is required. The determination of significance for fossil discoveries shall be at the discretion of the PI.
 - b. If the resource is significant, the PI shall submit a Paleontological Recovery Program (PRP) and obtain written approval from MMC. Impacts to significant resources must be mitigated before ground disturbing activities in the area of discovery will be allowed to resume.
 - c. If the resource is not significant (e.g., small pieces of broken common shell fragments or other scattered common fossils) the PI shall notify the RE, or BI as appropriate, that a non-significant discovery has been made. The Paleontologist shall continue to monitor the area without notification to MMC unless a significant resource is encountered.
 - d. The PI shall submit a letter to MMC indicating that fossil resources will be collected, curated, and documented in the Final Monitoring Report. The letter shall also indicate that no further work is required.
- IV. 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 CSV and submit to MMC via fax by 8AM on the next business day.
 - b. Discoveries
All discoveries shall be processed and documented using the existing procedures detailed in Sections III - During Construction.
 - c. Potentially Significant Discoveries
If the PI determines that a potentially significant discovery has been made, the procedures detailed under Section III - During Construction shall be followed.

- d. The PI shall immediately contact MMC, or by 8AM on 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 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.
- V. 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 Paleontological Guidelines which describes the results, analysis, and conclusions of all phases of the Paleontological Monitoring Program (with appropriate graphics) to MMC for review and approval within 90 days following the completion of monitoring,
 - a. For significant paleontological resources encountered during monitoring, the Paleontological Recovery Program shall be included in the Draft Monitoring Report.
 - b. Recording Sites with the San Diego Natural History Museum
The PI shall be responsible for recording (on the appropriate forms) any significant or potentially significant fossil resources encountered during the Paleontological Monitoring Program in accordance with the City's Paleontological Guidelines, and submittal of such forms to the San Diego Natural History Museum with the Final Monitoring Report.
 - 2. MMC shall return the Draft Monitoring Report to the PI for revision or, for preparation of the Final Report.
 - 3. The PI shall submit the 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 Fossil Remains
 - 1. The PI shall be responsible for ensuring that all fossil remains collected are cleaned and catalogued.
 - 2. The PI shall be responsible for ensuring that all fossil remains are analyzed to identify function and chronology as they relate to the geologic history of the area; that faunal material is identified as to species; and that specialty studies are completed, as appropriate.
 - C. Curation of fossil remains: Deed of Gift and Acceptance Verification
 - 1. The PI shall be responsible for ensuring that all fossil remains associated with the monitoring for this project are permanently curated with an appropriate institution.
 - 2. The PI shall include the Acceptance Verification from the curation institution in the Final Monitoring Report submitted to the RE or BI and MMC.
 - D. Final Monitoring Report(s)
 - 1. The PI shall submit two copies of the Final Monitoring Report 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 until receiving a copy of the approved Final Monitoring Report from MMC which includes the Acceptance Verification from the curation institution.

NOISE

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 construction noise attenuation have been noted on the appropriate construction documents as described in the Noise Analysis for Hillcrest 111, City of San Diego, California, prepared by Landrum and Brown, July 6, 2017.
2. Prior to construction of the parking structure, a 12-foot high temporary sound barrier shall be installed along the southern edge of the project site. The temporary sound barrier shall consist of either:
 - a. Plywood with a total thickness of 1-1/2 inches, or
 - b. A sound blanket wall with a Sound Transmission Class (STC) rating of 27. Examples of acceptable blankets can be found at the following websites:

www.enoisecontrol.com/outdoor-sound-blankets.html and
www.acousticalsurfaces.com/curtan_stop/curt_absorb.htm?d=12.

Other blankets are acceptable as long as they have a STC rating of 27 or higher.

3. Prior to Final Inspection, the owner/permittee shall construct a noise barrier, four feet in height relative to the pad elevation of the HVAC units, around the perimeter of the HVAC units located on the roof of the mixed-use building and the 7th floor of the mixed-use building.

TRANSPORTATION/TRAFFIC

Prior to Certificate of Occupancy, the owner/permittee shall restripe the segment of Robinson Avenue between 6th Avenue and 7th Avenue to include a center left turn lane and provide a separate left turn lane at the westbound approach at Robinson/7th Avenue, and associated traffic signal modifications, satisfactory to the City Engineer.

The above mitigation monitoring and reporting program will require additional fees and/or deposits to be collected prior to the issuance of building permits, certificates of occupancy and/or final maps to ensure the successful completion of the monitoring program.

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: 24007078

SPACE ABOVE THIS LINE FOR RECORDER'S USE

NEIGHBORHOOD DEVELOPMENT PERMIT NO. 1832841
HILLCREST 111 NDP - PROJECT NO. 522075 [MMRP]
DEVELOPMENT SERVICES DEPARTMENT

This Neighborhood Development Permit No. 183284 is granted by the Development Services Department of the City of San Diego to Pacific Bell Telephone Company, Owner, and Greystar GP II, LLC, Permittee, pursuant to San Diego Municipal Code [SDMC] section 151.0201(d). The 0.96-acre site is located at 635 Robinson Avenue in the RM-3-9 and CC-3-9 zones of the Uptown Community Plan. The project site is legally described as: Lots 25 through 36, Block 4 of Crittenden Addition, Map No. 303, filed October 5, 1886.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner and Permittee to demolish an existing surface parking lot and construct a mixed-use development with 111 dwelling units, described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated March 7, 2018, on file in the Development Services Department.

The project shall include:

- a. Demolition of an existing surface parking lot and construction of a mixed-use development including:
 - A 136,816-square-foot, seven-story, mixed-use building, which includes 4,800 square feet of commercial retail use and three levels of underground parking with 190 spaces.
 - 111 residential dwelling units, which includes nine very-low income units.
 - A detached subterranean parking structure with 86 spaces located on the southern portion of site to serve the existing AT&T operations at 650 Robinson Avenue. The 86 spaces includes the 17 spaces required by approved Conditional Use Permit Nos. 11086 and 11087;
- b. The project incorporates development incentives, which are allowed because the scope includes an Affordable Housing Density Bonus Agreement. The incentives are:

Incentive 1: Step/Setbacks	Required	Proposed	Zone	Code Section
Rear Yard Setback (alley)	1 ft	0 ft	MR-800B	Table 1512-03E
Rear Yard Upper Floor Step Back, 3 rd floor and above (alley)	8 ft	0 ft	MR-800B	1512.0303(d)(4)(E)
Side Yard Upper Floor Step Back, 3 rd floor and above (south elevation)	9 ft	0 ft	MR-800B	1512.0303(d)(4)(B)
Street Wall Step Back for portion of structure over 36' tall (Robinson)	15 ft	0 ft floors 2-3, 10 ft floors 4-7	CN-1-A	1512.0309(b)(7)(B)

Incentive 2: Building Height	Required	Proposed	Zone	Code Section
Maximum Structure Height	65 ft	84 ft	CN-1-A	1512.0205
Maximum Structure Height	60 ft	76 ft	MR-800B	Table 1512-03F

- c. Landscaping (planting, irrigation and landscape related improvements);
- d. 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 March 23, 2021.
2. 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.
3. 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.
4. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.

5. 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.).

6. The Owner/Permittee shall secure all necessary building 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.

7. 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.

8. 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.

9. 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.

ENVIRONMENTAL/MITIGATION REQUIREMENTS:

10. 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.
11. The mitigation measures specified in the MMRP and outlined in Mitigated Negative Declaration No. 522075, shall be noted on the construction plans and specifications under the heading ENVIRONMENTAL MITIGATION REQUIREMENTS.
12. The Owner/Permittee shall comply with the MMRP as specified in Mitigated Negative Declaration No. 522075, 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 of Paleontological Resources, Noise and Transportation/Traffic.

CLIMATE ACTION PLAN REQUIREMENTS:

13. Owner/Permittee shall comply with the Climate Action Plan (CAP) Consistency Checklist stamped as Exhibit "A." Prior to issuance of any construction permit, 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:

14. Prior to issuance of any building permit associated with the residential development, Owner/Permittee shall demonstrate compliance with the provisions of Chapter 14, Article 3, Division 7 of the San Diego Municipal Code [SDMC] [Affordable Housing Density Bonus Regulations]. Owner/Permittee shall enter into a written agreement with the San Diego Housing Commission [Agreement], drafted and approved by the San Diego Housing Commission, executed by the Owner/Permittee, and secured by a deed of trust that incorporates applicable affordability conditions consistent with the SDMC, specifically including that, in exchange for the City's approval of the Project, which contains a 35% density bonus (29 units in addition to what is permitted by the underlying zoning regulations), alone or in conjunction with any incentives or concessions granted as part of Project approval, the Owner/Permittee shall provide 9 units with rents of no more than 30% of 50% of AMI, so as to be considered affordable to very-low income households, for no fewer than 55 years. The Agreement referenced in the preceding paragraph will satisfy the requirements of SDMC section 143.1303(g) and therefore, exempt the Project from Chapter 14, Article 2, Division 13 of the San Diego Municipal Code [Inclusionary Affordable Housing Regulations].

AIRPORT REQUIREMENTS:

15. Prior to the issuance of any building 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:

16. Prior to the issuance of any building 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.
17. Prior to the issuance of any building permits, the Owner/Permittee shall obtain an Encroachment Maintenance Removal Agreement, from the City Engineer, for curb outlets, street trees/irrigation and tree grates.
18. Prior to the issuance of any construction permits, the Owner/Permittee shall obtain an Encroachment Maintenance Agreement, from the City Engineer, for underground parking and vault encroachment on 7th Avenue right of way.
19. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the construction of a current City Standard 24-foot wide driveway on 7th Avenue.
20. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, to reconstruct existing curb along Robinson and 7th Avenue with curb and gutter per City Standard DG-151 to the satisfaction of City Engineer.
21. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, to remove and replace Existing sidewalk with current City Standard sidewalk, maintaining the existing sidewalk scoring pattern and preserving the contractor's stamp along the Robinson and 7th Avenue frontages, satisfactory to the City Engineer.
22. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, reconstruction of the existing curb ramp at the southwest corner of Robinson and 7th Avenue, with current City Standard curb ramp Standard Drawing SDG-130 and SDG-132 with Detectable/Tactile Warning Tile, satisfactory to the City Engineer.
23. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, pavement replacement for the existing alley per City Standard G-21 adjacent to project site.
24. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, reconstruction of the existing alley apron and curb ramps per current City Standards.
25. 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.

26. Prior to the issuance of any construction permit, the Owner/Permittee shall enter into a Maintenance Agreement for the ongoing permanent Best Management Practice (BMP) maintenance, satisfactory to the City Engineer.

27. Prior to the issuance of any construction permit the Owner/Permittee shall submit a Water Pollution Control Plan (WPCP). The WPCP shall be prepared in accordance with the guidelines in Part 2 Construction BMP Standards, Chapter 4, of the City's Storm Water Standards.

GEOLOGY:

28. The Owner/Permittee shall submit a geotechnical investigation report or update letter that specifically addresses the proposed construction plans. The geotechnical investigation report or update letter shall be reviewed for adequacy by the Geology Section of the Development Services Department prior to issuance of any construction permits.

29. The Owner/Permittee shall submit an as-graded geotechnical report prepared in accordance with the City's "Guidelines for Geotechnical Reports" following completion of the grading. The as-graded geotechnical report shall be reviewed for adequacy by the Geology Section of the Development Services Department prior to exoneration of the bond and grading permit close-out.

LANDSCAPE REQUIREMENTS:

30. Prior to issuance of any engineering permits for grading, the Owner/Permittee shall submit complete construction documents for the revegetation and hydroseeding of all disturbed land in accordance with the City of San Diego Landscape Standards, Storm Water 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 Development Services Department.

31. Prior to issuance of any engineering 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.

32. Prior to issuance of any construction permits for structures (including shell), the Owner/Permittee shall submit complete landscape and irrigation construction documents, which are 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 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 §142.0403(b)5.

33. 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 Development Services Department. These landscape areas shall be clearly identified with a distinct symbol, noted with dimensions, and labeled as 'landscaping area.'

34. The Owner/Permittee shall be responsible for the maintenance of all landscape improvements shown on the approved plans, including in the right-of-way, unless long-term maintenance of said landscaping will be the responsibility of a Landscape Maintenance District or other approved entity. All required landscape shall be maintained consistent with the Landscape Standards in a disease, weed, and litter free condition at all times. Severe pruning or "topping" of trees is not permitted.

35. If any required landscape (including existing or new plantings, hardscape, landscape features, etc.) indicated on the approved construction documents 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:

36. Owner/Permittee shall maintain a minimum of 190 off-street parking spaces to serve the mixed-use project on the property at all times in the approximate locations shown on the approved Exhibit "A." Parking spaces shall comply at all times with the SDMC and shall not be converted for any other use unless otherwise authorized by the appropriate City decision maker in accordance with the SDMC.

37. 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.

38. 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:

39. All 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.

40. A minimum of 17 parking spaces shall be provided in the detached AT&T parking structure as required by CUP-11086 and CUP-11087 for AT&T employee use. 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.

41. At all times during construction of the project, 17 parking spaces shall be provided on-site for AT&T employee use.

42. The 4,800 square-foot area shown as "commercial" on the Exhibit "A" site plan shall not be used for any type of eating/drinking establishment under the parking regulation in effect on [date of approved hearing]. Any such use would require permission of additional off-street parking.

43. Prior to Certificate of Occupancy, the Owner/Permittee shall restripe the segment of Robinson Avenue between 6th Avenue and 7th Avenue to include a center left turn lane and provide a separate left turn lane at the westbound approach at Robinson/7th Avenue, and associated traffic signal modifications, satisfactory to the City Engineer.

PUBLIC UTILITIES DEPARTMENT REQUIREMENTS:

44. Prior to the issuance of any mixed-use building construction permit, the Owner/Permittee shall assure by permit and bond the design and construction of an 8" public sewer main within 7th Avenue right-of-way as required in the accepted sewer study and shown on the approved Exhibit "A", in a manner satisfactory to the Public Utilities Director and the City Engineer.

45. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the design and construction of new water and sewer service(s) outside of any driveway or drive aisle and the abandonment of any existing unused water and sewer services within the right-of-way adjacent to the corresponding building, in a manner satisfactory to the Public Utilities Director and the City Engineer.

46. Prior to the issuance of building permits, the Owner/Permittee shall apply for a plumbing permit for the installation of appropriate private back flow prevention device(s), on each corresponding 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.

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

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

49. 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 Development Services Department of the City of San Diego on March 7, 2018 and Resolution No. CM-6730.

Neighborhood Development Approval No.: 1832841
Date of Approval: March 7, 2018

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Paul Godwin
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.

Pacific Bell Telephone Company, Inc.
Owner

By _____
NAME
TITLE

Greystar GP II, LLC
Permittee

By _____
NAME
TITLE

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



THE CITY OF SAN DIEGO

DATE OF NOTICE: March 7, 2018

NOTICE OF DECISION

DEVELOPMENT SERVICES DEPARTMENT

PROJECT NO:	522075
PROJECT NAME:	HILLCREST 111 NDP
PROJECT TYPE:	Neighborhood Development Permit, Mitigated Negative Declaration, Process 2 Decision
APPLICANT:	Jim Ivory, Greystar GP II, LLC
COMMUNITY PLAN AREA:	Uptown
COUNCIL DISTRICT:	3
CITY PROJECT MANAGER:	Paul Godwin Development Project Manager or Hugo Castaneda, Development Project Manager
PHONE NUMBER/E-MAIL:	Paul Godwin, (619) 446-5190/pgodwin@saniego.gov or Hugo Castaneda, (619) 446-5220/hcastaneda@saniego.gov

On March 7, 2018, the Development Services Department approved an application for a Neighborhood Development Permit (NDP) to allow the construction of a 136,816-square-foot, seven story, mixed-use development on a site currently utilized as a surface parking lot. The project includes an Affordable Housing Density Bonus with associated Development Incentives, 4,800 square feet of commercial space and 111 residential dwelling units (102 market rate and nine very-low income units) with 190 underground parking spaces. The project also includes a detached, subterranean, 86-space parking structure to serve the adjacent AT&T facility. The 0.96-acre site is located at 635 Robinson Avenue, at the southwest corner of Robinson Avenue and 7th Avenue, in the CC-3-9 and RM-3-9 zones, within the Uptown Community Plan area.

The project application was deemed complete on November 14, 2016, and was reviewed under the 1988 Uptown Community Plan (UCP) and Mid-City Communities Planned District Ordinance (MCPDO), which were in effect at that time. The 1988 UCP designates the 0.96-acre site for Residential High Density (MCPDO MR-800B zone) and Mixed-Use Commercial with Very-High Intensity (MCPDO CN-1A zone).

If you have any questions about this project, the decision, or wish to receive a copy of the resolution approving or denying the project, contact the City Project Manager above.

The decision by staff can be appealed to the Planning Commission no later than twelve (12) business days of the decision date. See Information Bulletin 505 "Appeal Procedure", available at www.sandiego.gov/development-services or in person at the Development Services Department, located at 1222 First Avenue, 3rd Floor, San Diego, CA 92101. Please do not e-mail your appeal as it will not be accepted. The decision of the Planning Commission is final.

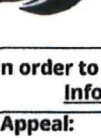

ATTACHMENT 7

The certification of an Environmental Impact Report, or adoption of a Mitigated Negative Declaration or Negative Declaration, may be appealed to the City Council. All such appeals must be filed by 5:00 PM within ten (10) business days from the date of the Development Services Department certification/adoption of the environmental document. Please do not e-mail appeals as they will not be accepted. The proper forms are available from the City Clerk's Office, located on the second floor of the City Administration Building, 202 C Street, San Diego, CA 92101.

This information will be made available in alternative formats upon request.

Internal Order No.: 24007078

cc: Leo Wilson, Chair, Uptown Planners

	City of San Diego Development Services 1222 First Ave., MS-302 San Diego, CA 92101	<h2 style="margin: 0;">Development Permit/ Environmental Determination Appeal Application</h2>	FORM DS-3031 November 2017
In order to assure your appeal application is successfully accepted and processed, you must read and understand Information Bulletin 505, "Development Permits/Environmental Determination Appeal Procedure."			
1. Type of Appeal: <input checked="" type="checkbox"/> Appeal of the Project <input type="checkbox"/> Appeal of the Environmental Determination			
2. Appellant: Please check one <input type="checkbox"/> Applicant <input type="checkbox"/> Officially recognized Planning Committee <input checked="" type="checkbox"/> "Interested Person" <small>(Per M.C. Sec. 113.0103)</small>			
Name: Thomas Mullaney, Uptown United		E-mail: tmullaney@aol.com	
Address: 3636 4th Ave., Suite 310	City: San Diego	State: CA	Zip Code: 92103 Telephone: 619-889-5626
3. Project Name: HILLCREST 111			
4. Project Information			
Permit/Environmental Determination & Permit/Document No.: NEIGHBORHOOD DEVELOPMENT PERMIT, PROJECT No. 522075		Date of Decision/Determination: MARCH 7, 2018	City Project Manager: PAUL GODWIN
Decision(Describe the permit/approval decision): NEIGHBORHOOD DEVELOPMENT PERMIT			
5. Ground for Appeal(Please check all that apply): <div style="display: flex; justify-content: space-between;"> <div> <input checked="" type="checkbox"/> Factual Error <input checked="" type="checkbox"/> Conflict with other matters <input checked="" type="checkbox"/> Findings Not Supported </div> <div> <input checked="" type="checkbox"/> New Information <input type="checkbox"/> City-wide Significance (Process Four decisions only) </div> </div>			
Description of Grounds for Appeal <i>(Please relate your description to the allowable reasons for appeal as more fully described in Chapter 11, Article 2, Division 5 of the San Diego Municipal Code. Attach additional sheets if necessary.)</i> <p style="font-size: 1.2em; margin-top: 20px;">See attachment: Letter from Uptown United, dated March 20, 2018</p>			
<div style="color: red; font-weight: bold; font-size: 1.5em;">RECEIVED</div> <div style="color: red; font-weight: bold; font-size: 1.2em;">MAR 23 2018</div> <div style="color: red; font-weight: bold; font-size: 1.2em;">DEVELOPMENT SERVICES</div>			
6. Appellant's Signature: I certify under penalty of perjury that the foregoing, including all names and addresses, is true and correct. <div style="display: flex; justify-content: space-between; align-items: flex-end;"> <div style="flex-grow: 1;"> Signature: <u></u> </div> <div style="flex-grow: 1;"> Date: <u>MARCH 20, 2018</u> </div> </div>			
<i>Note: Faxed appeals are not accepted.</i>			

UPTOWN UNITED
3636 4th Avenue, Suite 310
San Diego, CA 92103
UptownUnited3@gmail.com
619-889-5626

March 20, 2018

City of San Diego

Re: Project: "Hillcrest 111"
Project No: 522075

ATTACHMENT to APPEAL APPLICATION

This project is pivotal for the City of San Diego and its citizens. The appeal raises a vital question:

- *Will large-scale new projects be approved in a routine manner, with cursory review of impacts?
- *Or will projects be held to principles of good design, and adherence to long-standing city policies, to minimize harmful impacts?

This appeal application, and later supplementary information, will show that the project is inconsistent with State law and City of San Diego policies and ordinances. The approval and implementation of the project, as currently designed, would result in violations of those legal requirements, and be harmful to the community, its residents and businesses.

GROUND FOR APPEAL

Information will be presented to show that the Project Approval and Environmental Determination were flawed due to four categories of grounds for appeal:

- A. Factual error.
- B. New information.
- C. Findings not supported.
- D. Conflicts (with a land use plan, City Council policy and Municipal Code).

DESCRIPTION OF GROUNDS FOR APPEAL

- The Mitigated Negative Declaration is insufficient. The City should prepare an EIR. The Project is likely to lead to several significant impacts, including impacts to community character, land use, aesthetics, light and shadows, traffic, air quality, soils and geology, greenhouse gas emissions, noise, public services, water supply, cultural and historic resources, safety, and growth-inducing and cumulative impacts.
- The Project violates Uptown Community Plan objectives and policies.
- The Project does not meet the requirements for a Neighborhood Development Permit.

- The Project's significant adverse impacts cannot be mitigated; accordingly, pursuant to the State density bonus law, the Project should not be allowed to exceed applicable City development standards.
- The Project incorrectly counts the number of incentives available under the State density bonus law.

Specific deficiencies of the project are described in 10 letters which were submitted to the City, listed in Exhibit 1. Additional specific deficiencies are described in Exhibit 2.

SUMMARY OF THE APPEAL

This project, as currently designed, does not meet the requirements of State and local laws, policies and ordinances. If allowed to proceed, the project would result in significant long-lasting harmful consequences to the community and the City of San Diego as a whole.

On behalf of the current and future residents who would be negatively impacted by this project, we request and demand that the Project Approval be reversed, and the Environmental Determination be set aside.

Thomas Mullaney
Executive Director
Uptown United

GROUND FOR APPEAL -- SPECIFIC DEFICIENCIES OF THE PROJECT**EXHIBIT 1. LIST OF PREVIOUS PUBLIC COMMENTS**

The following comments were submitted to the City during the project's application process, and are hereby incorporated by reference. Note that comments made in response to the draft MND are applicable also to the Project Approval.

From Everett DeLano, attorney for Uptown United:

1. Initial letter, dated 3/31/17.
2. MND comments, dated 1/25/18.

From Thomas Mullaney, executive director of Uptown United:

3. MND comments, dated 1/24/18, with the attachment of the Shadow Studies, by Florman Architects, Inc.
4. MND comments, dated 1/25/18, Traffic impacts, with three photos attached.

From a non-profit organization (MND comments):

5. SOHO letter, dated 1/24/18. Aesthetics & cultural/ historical resources.

Other comment letters: (MND comments):

6. Rick Dellacquila letter, 1/25/18. Safety, setbacks, lack of height transition.
7. Susan Fosselman letter, 1/25/18. Traffic. Lack of loading area. Park deficiencies.
8. Donna Shanske letter, 1/25/18. Traffic, height, neighborhood character.
9. Jim Black letter, 1/17/18. Traffic on 7th Ave. Alley access. Height impacts: shadowing, noise impacts, and wind tunnel. Lack of green space. Neighborhood character.
10. Deirdre Lee letter, 1/27/18. Height, setback, neighborhood character. Traffic, alley access. Tunnel effect and lack of sunlight at the street level.

EXHIBIT 2. ADDITIONAL GROUNDS for APPEAL

As a supplement to the documents already submitted, additional grounds for appeal are described below:

1. Number of deviations/ incentives. The allowable number is two. The applicant's submittal showed four. The MND shows six deviations from zoning, which have been incorrectly described as two. (Section X(b) of Initial Study Checklist).
2. Park deficiencies. In a case involving a large project in Hillcrest, the Superior Court ruled that the mere collection of impact fees for parks is not sufficient, in the absence of evidence that the City is allocating sufficient funds, and is actually providing needed parkland. In view of the extreme park deficiencies in the Uptown community (80% deficient) and the complete lack of parks in the Hillcrest neighborhood (100% deficient), this project should include an on-site park or plaza, and an outdoor area for pets.

3. Adequate loading area for commercial vehicles and moving vans.
4. Pick-up and drop-off area for residents and guests.
5. Transit Priority Areas have been incorrectly mapped. The areas adjacent to this Project do not meet the City's definition of Transit Priority Areas.
6. Air quality. The State of California has identified elevated health risks for residents who live within 1000 feet of freeways and arterial streets, and highly elevated risks within 500 ft. This project is located in close proximity to SR163 University Ave, both major traffic corridors. No provision has been made to limit health risks.
7. Robinson Street setback. The appellant and other community representatives have previously demanded that the building be set back 20 feet from Robinson Ave. The reasons are:
 - a. To provide adequate distance from the existing ATT building on the north side of the street, to avoid the "tunnel effect" of tall buildings close to a narrow street.
 - b. To enhance the pedestrian experience, as described in the Uptown Community Plan.
 - c. To allow for future reconfiguration of Robinson Ave. This street was designed over 100 years ago, when the population and traffic were a small fraction of today's levels. City engineers have indicated that the Robinson Avenue bridge, the highway 163 ramp, and the Robinson approaches from east and west will need to be reconfigured. This could entail relocation of the curb to facilitate added turn lanes, a bike lane, or a dedicated transit lane. Those future improvements would be precluded if this project is approved with a zero setback, and only a 10 foot sidewalk.
8. Alley width, setback, stepback, and impact on properties to the west.
 - a. With an alley width of only 20 ft, it would be very harmful to approve deviations from the required setback and upper story stepbacks. The current design would constitute a "grab of airspace" which would be detrimental to the properties to the west of the alley.
 - b. Imagine another building at the gas station site, which would mirror this proposed project, and use it as a precedent. The result would be two buildings of 84 feet or taller, facing each other with only a 20 ft separation. That would create a terrible living environment, with almost no sunlight or air circulation, rivaling the most crowded tenements of the East Coast in the 19th century.
 - c. In addition, the two close-in buildings would create an echo chamber, with noise from autos & trucks reverberating, detracting from residents' quiet enjoyment of their homes.
 - d. Possible solutions include adequate setbacks and stepbacks, and a wider alley.

--End of exhibits--



DELANO & DELANO

March 31, 2017

VIA E-MAIL & U.S. MAIL

Paul Godwin
City of San Diego
Development Services Department
1222 First Ave., MS 301
San Diego, CA 92101

Re: Hillcrest 111 Project (PTS #522075)

Dear Mr. Godwin:

This letter is submitted on behalf of Uptown United in connection with the proposed Hillcrest 111 Project ("Project").

The Project applicants have cited provisions of State law and the Municipal Code as grounds for substantial exceedances of development standards. These exceedances include substantial increases in height and floor area ratio, as well as elimination of required building setbacks. These exceedances are not supported, and the Project will result in significant impacts to the environment and the community.

While the Project applicants rely upon State density bonus law, it is important to remember that law provides:

Nothing in this subdivision shall be interpreted to require a local government to waive or reduce development standards if the waiver or reduction would have a specific, adverse impact, as defined in paragraph (2) of subdivision (d) of Section 65589.5, upon health, safety, or the physical environment, and for which there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact.

Gov. Code § 65915(e)(1). In other words, a project that results in a significant impact to health, safety or the environment should not receive an incentive under the law. *See also* Gov. Code § 65915(d)(1)(B) & (d)(3); Municipal Code § 143.0740(c)(1).

Here, the Project may result in several significant impacts, including:

- impacts associated with soils and geology,
- transportation impacts,

EVERETT L. DELANO III
Admitted in California and Colorado

M. DARE DELANO
Admitted in California and New York

220 W. Grand Avenue
Escondido, CA 92025

(760) 510-1562 :: Office
(760) 510-1565 :: Fax

- impacts to visibility at the intersections of Robinson and 7th Avenue and Robinson and the alley,
- visual impacts and impacts to community character,
- impacts associated with light and shading,
- impacts to air quality and air circulation,
- noise impacts, and
- impacts to water quality.

Any one of these impacts would support denying the Project's attempt to rely upon the State density bonus law.¹

The Project is also inconsistent with the Uptown Community Plan, which identified the locations within Uptown for the type of higher density this Project represents. Additionally, the Project is inconsistent with several Community Plan policies and objectives, including:

- Site Planning and Architecture Policy #3, which calls for wall texture variations, façade off-sets, upper floor setbacks, and the utilization of varied roof forms (p. 78),
- Site Planning and Architecture Policy #7, which calls for design to “relate to the form and scale of surrounding structures through the use of compatible setbacks, building coverage and floor area ratios” (p. 78),
- Streetscape Design and Landscaping Policy #6, which calls for increased sidewalk widths and other features to enrich “the pedestrian quality of all areas” (p. 80),
- Pedestrian Circulation Policy #2, which specifically calls for sidewalks between 10 and 14 feet in width (p. 82),
- Pedestrian Circulation Policy #4, which calls for “open space in the form of widened sidewalks and usable plazas visible from adjacent streets” (p. 82),
- Pedestrian Circulation Policy #5, which calls for a variety of features to create “visual interest ... at the street level,” including street level arcades, recessed storefronts, elevation changes, and landscape features (p. 82), and
- Hillcrest Policy #2, which calls for “a setback of the streetwall to reflect the historical scale of development” (p. 93).

The Project does not meet the requirements for a Neighborhood Development Permit, since it is inconsistent with the Community Plan and detrimental to public health, safety and welfare. Municipal Code § 126.0404(a) & 126.0504(a).

¹ The City will need to review the Project's potential environmental impacts under CEQA, and will need to require preparation of an Environmental Impact Report if substantial evidence in the record supports a “fair argument” that significant environmental impacts may occur. Pub. Res. Code § 21080(d).

City of San Diego
March 31, 2017
Page 3 of 3

Furthermore, the Project attempts to utilize multiple incentives by improperly bundling them. Even the applicant's February 22nd resubmittal acknowledges different height and setback requirements for the two parcels, yet the Project seeks to lump these requirements together in order to claim it seeks only two incentives. In fact, the Project seeks four such incentives.

Additionally, the Project applicants have failed to provide adequate financial information to justify the incentives. For example, the applicant's February 22nd resubmittal asserts claims of economic infeasibility but provides no evidentiary support for these claims.

For the foregoing reasons, Uptown United urges the City to reject the Project as proposed. Feel free to contact me if you have questions or would like to discuss these concerns.

Sincerely,



Everett DeLano

cc: Mara Elliot, City Attorney







SHEET INDEX

ARCHITECTURAL:	
A-000	PROJECT DATA
A-001	SITE PLAN AND GROUND FLOOR PLAN
A-002	SUBTERRANEAN PLANS
A-003	FLOOR PLANS
A-004	CROSS SECTIONS
A-005	EXTERIOR ELEVATIONS
A-006	EXTERIOR ELEVATIONS
A-007	FIRE ACCESS PLAN

LANDSCAPE:	
L-1	PRELIMINARY LANDSCAPE PLAN
L-2	PRELIMINARY LANDSCAPE PLAN - UPPER LEVELS
L-3	LANDSCAPE CALCULATIONS
L-4	EXISTING TREE PLAN

CIVIL:	
C-1	EXISTING CONDITIONS
C-2	GRADING AND DRAINAGE PLAN
C-3	UTILITY PLAN
C-4	SECTIONS & DETAILS

INCENTIVE REQUEST

INCENTIVE	CODE	PROPOSED
INCENTIVE 2 Heights		Current height limits for the site are; 65 feet for the portion zoned CN-1A code section - Interim Height Ordinance Section 1512.0205 and 60 feet for the portion zoned MR800B - code section, §1512.0303(e)Table 1512-03F
		84 feet for the CN1-A 76 feet for the MR800 zone
INCENTIVE 1 Stepbacks		Removal of two of the stepback requirements. stepback requirements as specified in sections § 1512.0303(d)(4)(E) and §1512.0308(b)(8)(B) (respectively alley and street wall stepbacks)

PROJECT TEAM

OWNER:
PACIFIC BELL TELEPHONE COMPANY, INC
c/o AT&T SERVICES, INC.
1452 EDINGER, ROOM 1140
TUSTIN, CA 92780

LAND USE CONSULTANT:
ATLANTIS GROUP
2488 HISTORIC DECATUR RD SUITE 220
SAN DIEGO, CA 92106
TEL: 619.523.1930
CONTACT: MARCELA ESCOBAR-ECK

CIVIL ENGINEER:
SDE
462 STEVENS AVE, SUITE 305
SOLANA BEACH, CA 92866
TEL: 858.345.1149
CONTACT: MICHAEL WOLFE

DEVELOPER:
GREYSTAR
17885 VON KARMAN AVE, SUITE 450
IRVINE, CA 92614
TEL: 949.892.4983
CONTACT: JIM IVORY

ARCHITECT:
ARCHITECTS ORANGE
144 N. ORANGE ST.
ORANGE, CA 92866
TEL: 714.639.9860
CONTACT: MICHAEL HEINRICH
KAI LAU

LANDSCAPE ARCHITECT:
URBAN ARENA
11772 SORRENTO VALLEY RD, SUITE 212
SAN DIEGO, CA 92121
TEL: 858.625.0112
CONTACT: KEITH MITTEMMEYER

SCOPE OF WORK

Existing Land Use: Surface parking lot

Existing Community Plan: February 2, 1988 Uptown Community Plan
Zoning: MCCPD-CN-1A zone (lots 25-28)
MCCPD-MR-800B (lots 29-36)

Proposed Use:
Residential Mixed Use Project including 111 dwelling units (including 9 Very Low Income Affordable Housing Units and 4,800 sq. ft. of retail commercial space and associated parking and landscaping.

- Process 2 Neighborhood Development Permit for a mixed-use development located in the Uptown community and in two zones: MCCPD-MR-800B and MCCPD-CN-1A.
- Utilizes two incentives permitted through the Affordable Housing Density Bonus. The two incentives are: height and stepbacks
 - Consistent with the Affordable Housing Density Bonus Regulations and located in the Mid-City Communities Planned District that requires a Process Three planned district permit shall be processed in accordance with Process Two as a Neighborhood Development Permit, per SDMC 151.0201 (d).
 - Site grading and utilities

Prior Discretionary Permits:
Parking in accordance with CUP No. 11086 (Lots 29-36, Block 4, Crittenden's Addition, Map 303)

The 86 total parking spaces, as currently provided and required by CUP Case No. 11086 and 11087 shall be consolidated and provided upon Lots, 32-36 Block 4, of Crittenden addition Map no. 303, filed in the office of the County Recorder of San Diego County, October 5, 1886, situated in the City of San Diego, conforming and in compliance with said CUP.

SITE INFORMATION

PROJECT ADDRESS: 635 ROBINSON AVENUE, SAN DIEGO
APN: 452-103-61-00

LEGAL DESCRIPTION:
LOTS 25 THROUGH 36 BLOCK 4, OF CRITTENDEN ADDITION MAP NO. 303, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, OCTOBER 5, 1886, SITUATED IN THE CITY OF SAN DIEGO, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 1:

THE EAST 40 FEET OF THE WEST 90 FEET OF LOTS 25, 26, AND 27, BLOCK 4, OF CRITTENDEN ADDITION, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF [NO. 303](#), FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, OCTOBER 5, 1886.

PARCEL 2:

THE EAST 50 FEET OF LOTS 25, 26 AND 27 IN BLOCK 4 OF CRITTENDEN ADDITION, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF [NO. 303](#), FILED IN THE OFFICE OF COUNTY RECORDER OF SAN DIEGO COUNTY, OCTOBER 5, 1886.

PARCEL 3:

THE WEST 50 FEET OF LOTS 25, 26 AND 27 IN BLOCK 4 OF CRITTENDEN ADDITION, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF [NO. 303](#), FILED IN THE OFFICE OF COUNTY RECORDER OF SAN DIEGO COUNTY, OCTOBER 5, 1886.

PARCEL 4:

LOT 28 AND THE NORTH HALF OF LOT 29 IN BLOCK 4 OF CRITTENDEN ADDITION, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF [NO. 303](#), FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, OCTOBER 5, 1886.

PARCEL 5:

LOT 30 AND THE SOUTH HALF OF LOT 29 IN BLOCK 4 OF CRITTENDEN ADDITION, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF [NO. 303](#), FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, OCTOBER 5, 1886.

PARCEL 6:

LOTS 31 THROUGH 36, INCLUSIVE, IN BLOCK 4 OF CRITTENDEN ADDITION, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF [NO. 303](#), FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, OCTOBER 5, 1886.

PROJECT SUMMARY

PROJECT SUMMARY
5 STORY TYPE III OVER 1 & 2 LEVEL PODIUM ON GRADE AND 2+ SUBTERRANEAN TYPE I
PARKING GARAGE

	AREA S.F.	AC
SITE AREA (GROSS)	42,000	0.96
DENSITY	10.4 DU/AC	
ZONING DESIGNATION	MCCPD-CN-1A; MCCPD-MR-800B	
OVERLAYS	AIRPORT INFLUENCE AREA; RESIDENTIAL TANDEM PARKING; TRANSIT	
ENVIRONMENTALLY SENSITIVE LANDS	NO	
HISTORIC DISTRICT	NO	
DESIGNATED HISTORIC	NO	
GEOLOGIC HAZARD CATEGORY	S2 (FULL INFILTRATION SITE)	
EARTHQUAKE FAULT BUFFER	NO	
AIRPORTS	CFR 77 SELF CERTIFICATION	

	OCCUPANCY
AT&T PARKING	S2
MIXED-USE PARKING	S2
LEASING	B
COMMERCIAL	A
APARTMENTS	R2

RESIDENTIAL UNIT SUMMARY

UNITS	LEVEL 1	LEVEL 2	LEVEL 3	LEVEL 4	LEVEL 5	LEVEL 6	LEVEL 7	TOTAL	%
S1	1	2	2	2	2	2	1	10	
S2				2	2	2	2	8	
S3		2	2					4	
S4	1	1	1	1	1	1		5	
STUDIO TOTAL	0	3	3	1	1	1	0	27	24.3%
A1		1	1	1	1	1		4	
A1.0	1							1	
A3				1	1	1	1	4	
A4		2	2	2	2	2		10	
A5				1	1	1	1	4	
A6			2	2	2	2	2	10	
A7		1	1					2	
A7.0	1	1						2	
A8	1							1	
A9	1	1	1	1	1	1		5	
TBR TOTAL	0	7	7	7	7	7	4	43	38.7%
B1		1	1	1	1	1		5	
B2		1	1	1	1	1		5	
B4				1	1	1	1	4	
B40		1	1					2	
B5		1	2	2	2	2	1	10	
B6	1							1	
B7				1	1	1	1	4	
B70		1	1					2	
B8	2							2	
B9		1	1	1	1	1	1	6	
TBR TOTAL	3	5	7	6	6	6	4	41	36.9%
TOTAL	3	15	17	14	14	14	8	111	100%

RESIDENTIAL NSRF SUMMARY

UNIT TYPES	AREA S.F.	PATIO S.F.	QTY	TOTAL S.F.	AVG. S.F.
S1	667		10	6,666	641
S2	554		8	4,435	
S3	721		4	2,883	
S4	662		5	3,310	
A1	814		4	3,257	601
A1.0	706		1	706	
A3	769	55	4	3,074	
A4	720	40	10	7,200	
A5	740	55	4	2,962	1,190
A6	863	50	10	8,632	
A7	990	55	2	1,980	
A70	979	55	2	1,958	
A8	919	55	1	919	1,190
A9	826	55	5	4,129	
B1	1,225	64	5	6,126	
B2	1,397	75	5	6,984	
B4	1,144		4	4,576	1,190
B40	1,441		2	2,883	
B5	1,142	65	10	11,419	
B6	1,134	50	1	1,134	
B7	1,052	40	4	4,210	1,190
B70	1,352	40	2	2,704	
B8	1,138	40	2	2,276	
B9	1,080	40	6	6,477	
TOTAL			111	100,699	909

F.A.R.

CN-1A (Section 1512.0308 (b) (4))

The permitted FAR for commercial development is 2.0, but the Project is eligible for an increased FAR of 4.0 due to residential square footage. The Project contains 4,800 sq. ft. of commercial space resulting in a commercial FAR of 0.34 (4,800 sq. ft. / 14,000 sq. ft.).

There is no maximum FAR for residential development for the CN-1A area of the Project (Section 1512.0308 (b) (4) (C)). Total FAR for the residential development within the CN-1A zone is 5.78.

MR-800B (Section 1512.030 (f) (4-5))

The maximum FAR is 1.25 but the Project is eligible for the maximum FAR bonus of 1.0 for having over 28,000 sq. ft. of underground parking for the 28,000 sq. ft. of the project that is within the zone. Therefore, the total FAR allowed for the MR-800B area is 2.25 (63,000 sq. ft. allowed) with the front 40% restricted to 0.75 FAR of the front 40%. This would allow 8,400 sq. ft. in the front 40%.

We have incorporated the proportional FAR ratio when adding the 1.0 bonus FAR. Without the bonus, the ratio is 1.25 FAR total across 100% of the site to 0.75 FAR in the front 40% of the site. Adding the bonus FAR, 2.25 FAR is allowed across 100% of the site to 1.35 FAR in the front 40%. This can be calculated by multiplying 1.25*1.8=2.25 and 0.75*1.8=1.35. Therefore, the proportional increase of FAR in the front 40% allows 1.35 FAR of the front 40% (15,126 sq. ft.). The Project includes 15,124 sq. ft. in the front 40%.

The remainder of the total 63,000 sq. ft. not used in the front 40% may be included in the rear so long as the total sq. ft. in the MR-800B does not surpass 63,000 sq. ft. The project includes 53,126 sq. ft. total in the MR-800B zone, below the allowable floor area.

RESIDENTIAL PARKING SUMMARY

	RATIO	REQUIRED	PROVIDED
AUTOMOBILE*			
STUDIO & 1BDRM	0.5	35	90
2 BDRM.	1	41	90
ACCESSIBLE		6	6
MOTORCYCLE	0.1	8	11
BICYCLE STUDIO & 1 BDRM.	0.4	13	24
BICYCLE 2 BDRM.	0.5	23	32

*PER MC SECTION 143.0740(F)(4)

COMMERCIAL PARKING SUMMARY

	RATIO	REQUIRED	PROVIDED
AUTOMOBILE	0.0021	10	10
ACCESSIBLE		1	1
CARPOOL/ZERO EMISSION	1/10-25 STALLS	1	1
MOTORCYCLE	2 MIN.	2	2
BICYCLE SHORT TERM	2 MIN.	2	4
BICYCLE LONG TERM	1 MIN.	1	2

ATT PARKING STRUCTURE

	RATIO	REQUIRED	PROVIDED
AUTOMOBILE	*	17	86
ACCESSIBLE		4	4

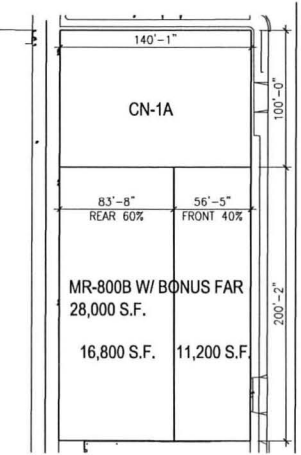
* AT&T PARKING PERMITTED PURSUANT TO CONDITIONAL USE PERMIT NO. 11086 = 17 STALLS

MIXED USE PROJECT SUMMARY

TOTAL REQUIRED PARKING		190
TOTAL PROVIDED PARKING		190

FAR SUMMARY

	S.F.	F.A.R.
CN-1A COMMERCIAL	4800	0.34
CN-1A RESIDENTIAL	78,890	5.63
FRONT 40% S.F.	15,124	1.35
REAR 60% S.F.	38,007	
MR-800B TOTAL	53,126	1.90



REVISION LOG

No.	DESCRIPTION	DATE
1	ORIGINAL SUBMITTAL	11.08.16
2	2ND SUBMITTAL	02.22.17
3	3RD SUBMITTAL	05.19.17
4	4TH SUBMITTAL	07.28.17
5	5TH SUBMITTAL	05.18.18

A-000

2016-421

PROJECT DATA

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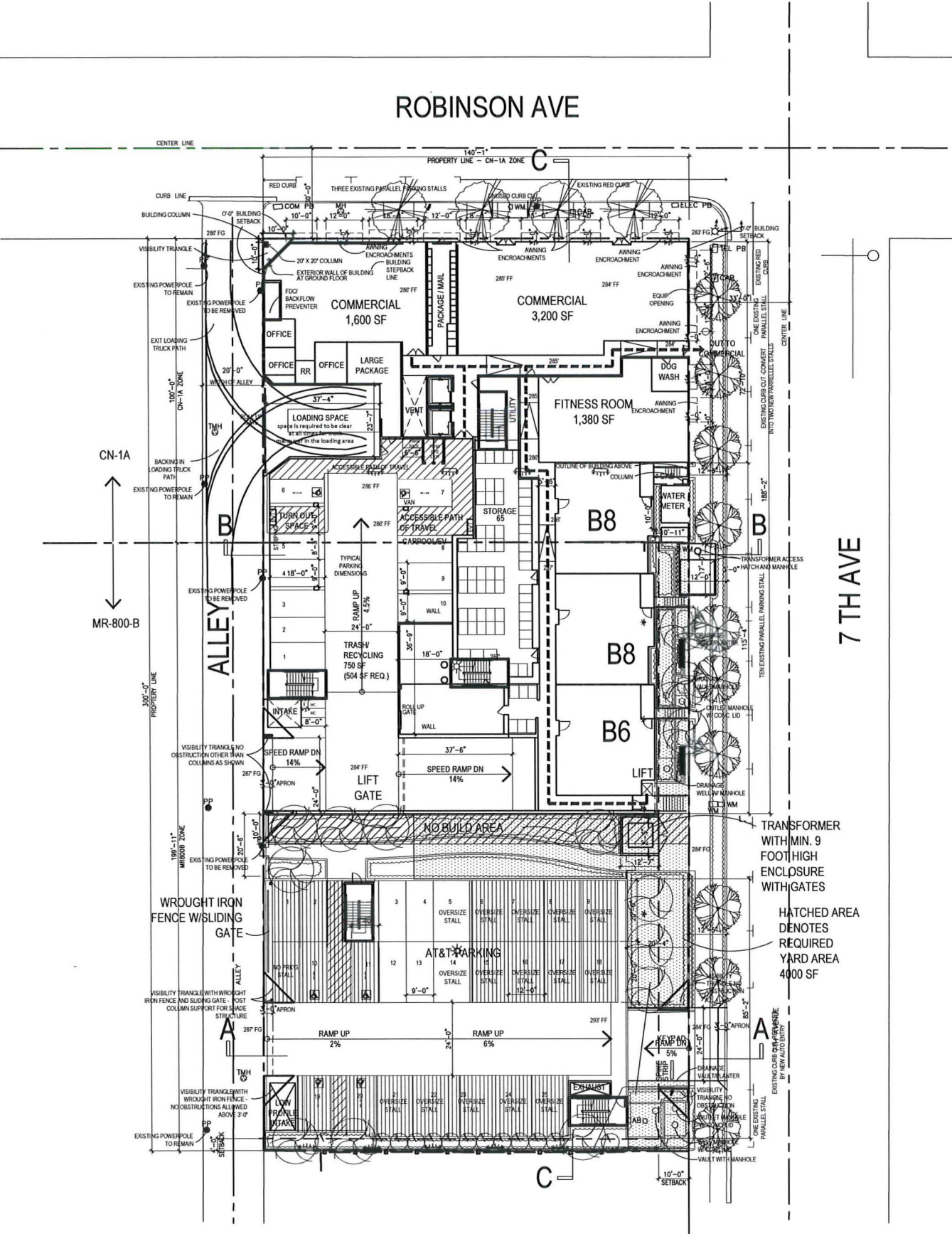
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GREYSTAR

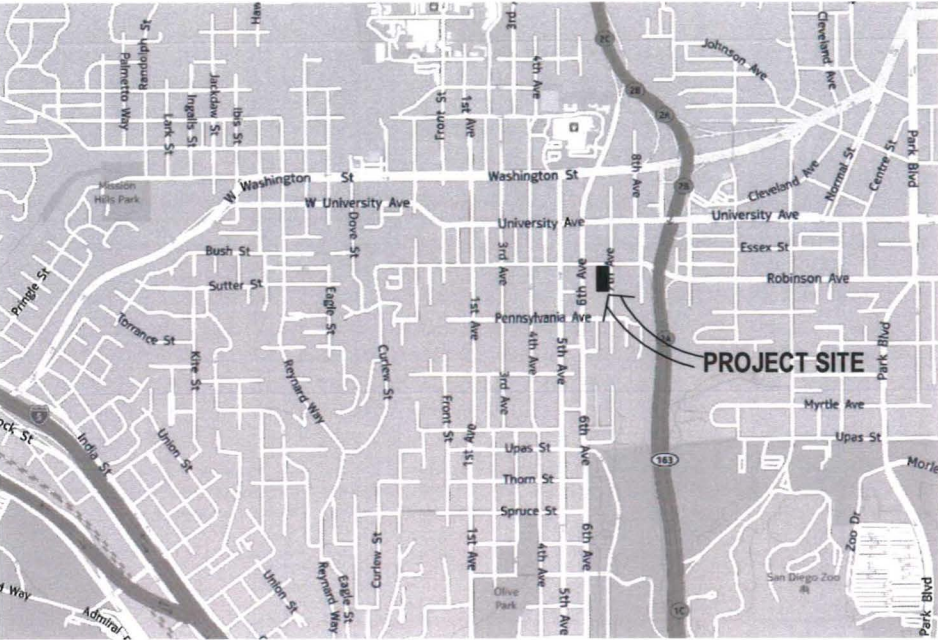
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- LEGEND
- PROPERTY LINE
 - ACCESSIBLE PATH OF TRAVEL
 - SETBACK
 - NO BUILD AREA
 - REQUIRED FRONT YARD AREA
 - 50% SHADED PARKING AREA

- NOTES:
- BUILDING ADDRESS TO BE DETERMINED
 - SEE LANDSCAPE SHEETS FOR PODIUM COURT AND ROOF DECK DESIGNS
 - SEE LANDSCAPE PLANS FOR ADDITIONAL CALCULATION REQUIREMENTS
 - SEE CIVIL SHEETS FOR DETAILED GRADES AND ADDITIONAL SITE INFORMATION
 - NO TRANSIT STOPS ONSITE
 - IN THE VISIBILITY TRIANGLE AREAS THERE SHALL BE NO OBSTRUCTION OVER 3 FEET IN HEIGHT.

VICINITY MAP
N.T.S.



REVISION LOG

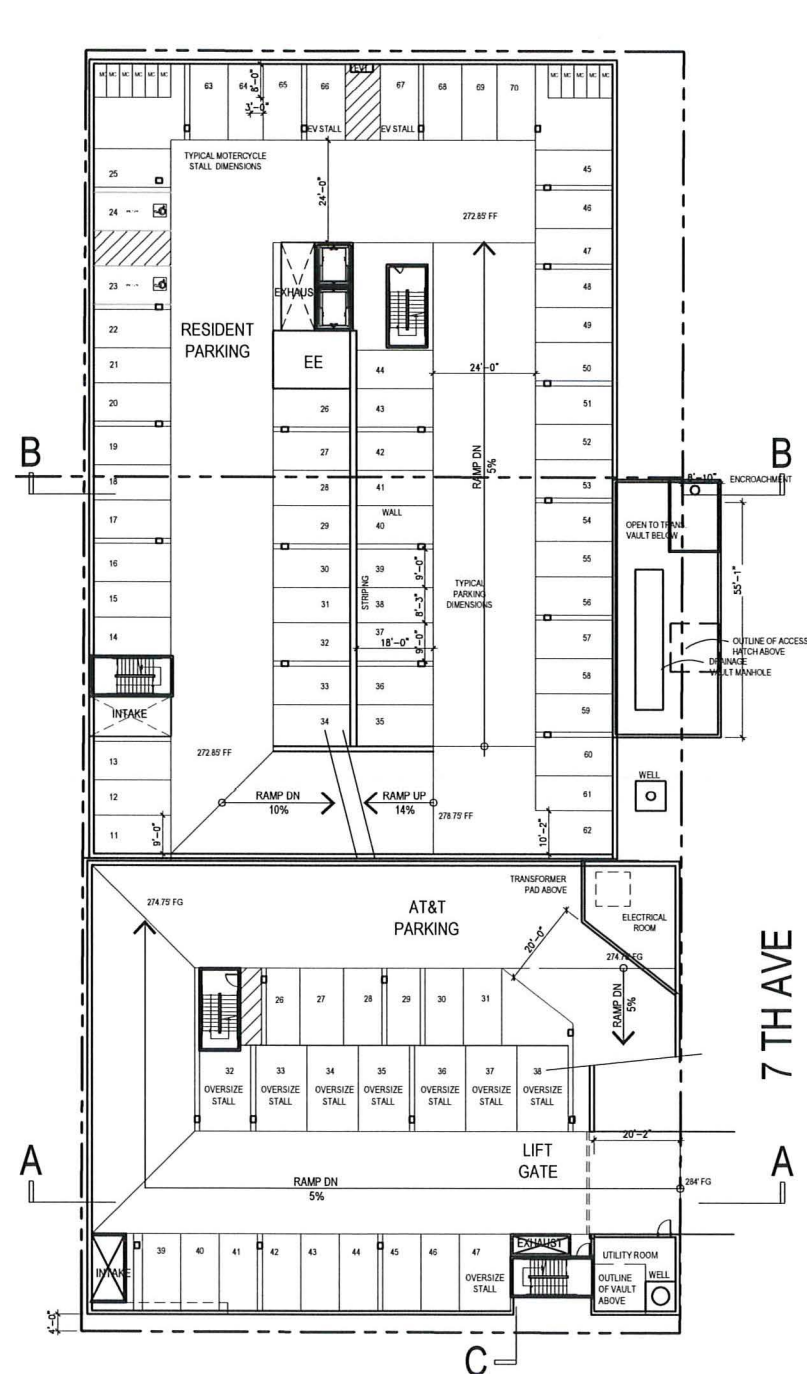
No.	DESCRIPTION	DATE
1	ORIGINAL SUBMITTAL	11.08.16
2	2ND SUBMITTAL	02.22.17
3	3RD SUBMITTAL	05.19.17
4	4TH SUBMITTAL	07.28.17

SCALE: 1" = 20'

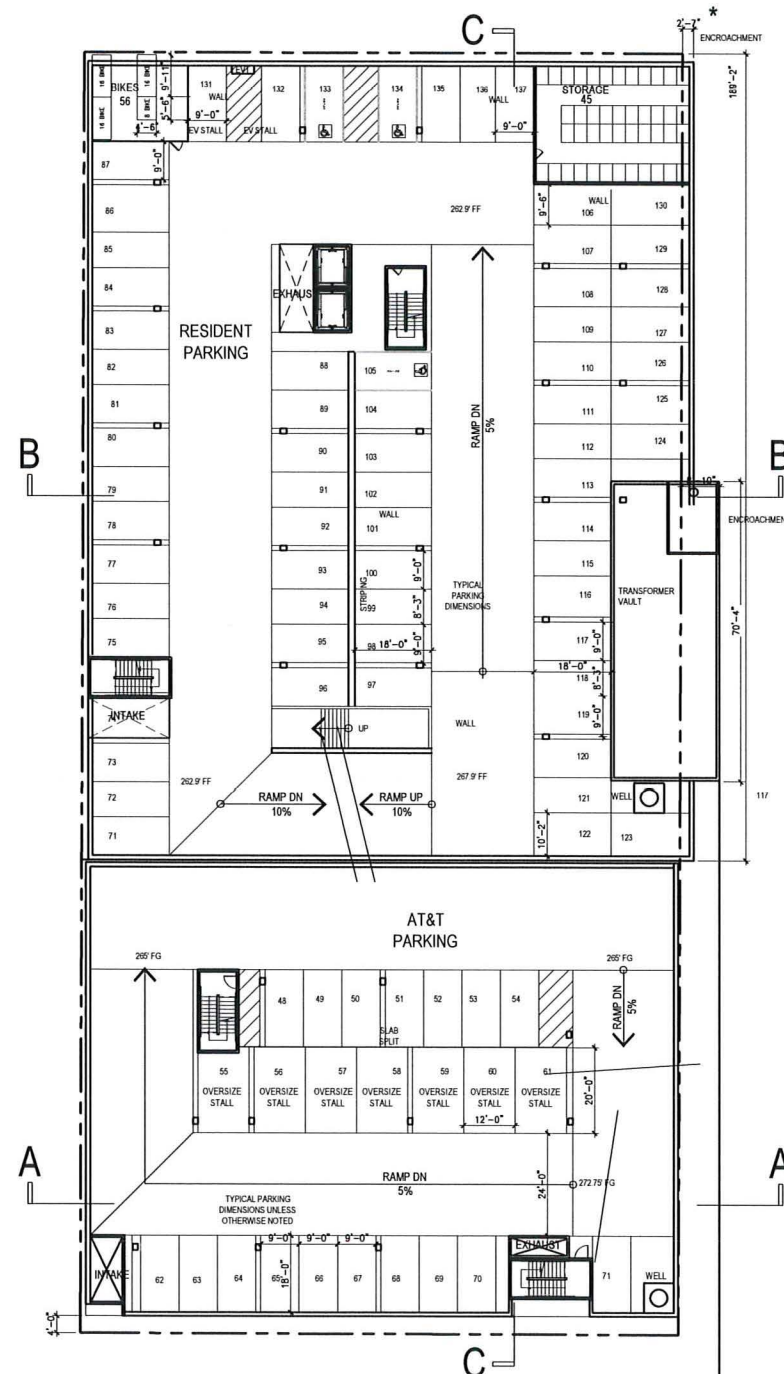
A-001
2016-421

*MC Section 129.0710 (a)(9)

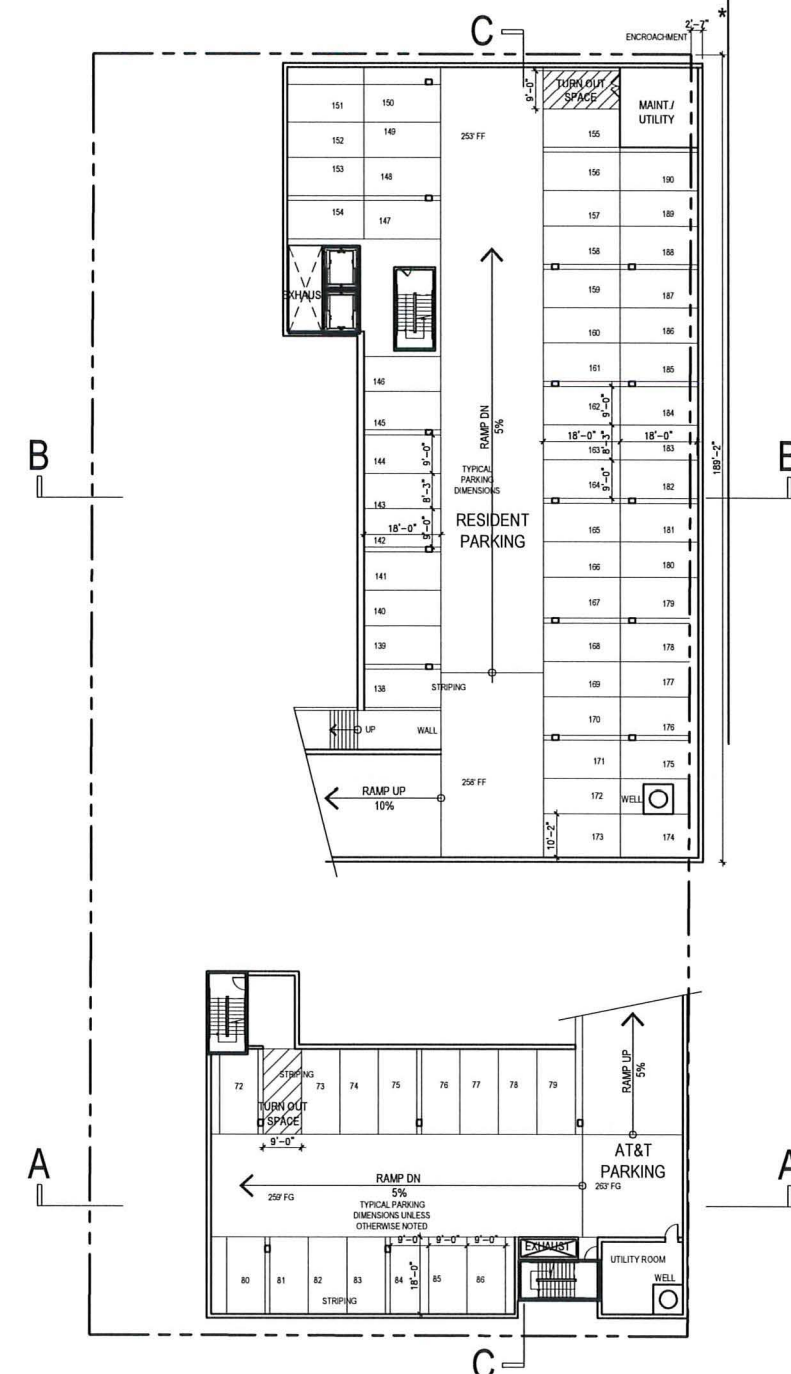
(9) Encroachment of below-grade structures into the public right-of-way up to 3 feet behind the existing curb line and at least 3 feet below the existing curb line, or encroachment of above-grade structures into the public right-of-way up to 4 feet and at least 8 feet above the finished grade of the curb line.



SUBTERRANEAN LEVEL 1



SUBTERRANEAN LEVEL 2



SUBTERRANEAN LEVEL 3

LEGEND

- PROPERTY LINE
- ACCESSIBLE PATH OF TRAVEL
- SETBACK
- NO BUILD EASEMENT
- REQUIRED FRONT YARD AREA

REVISION LOG

No.	DESCRIPTION	DATE
1	ORIGINAL SUBMITTAL	11.08.16
2	2ND SUBMITTAL	02.22.17
3	3RD SUBMITTAL	05.19.17
4	4TH SUBMITTAL	07.28.17



SCALE: 1" = 20'

A-002

2016-421

SUBTERRANEAN PLANS

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LEGEND

- — — — — PROPERTY LINE
- — — — — ACCESSIBLE PATH OF TRAVEL
- — — — — SETBACK
- ▨ NO BUILD EASEMENT
- ▨ REQUIRED FRONT YARD AREA

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REVISION LOG

No.	DESCRIPTION	DATE
1	ORIGINAL SUBMITTAL	11.08.16
2	2ND SUBMITTAL	02.22.17
3	3RD SUBMITTAL	05.19.17
4	4TH SUBMITTAL	07.28.17



SCALE: 1" = 20'

A-003

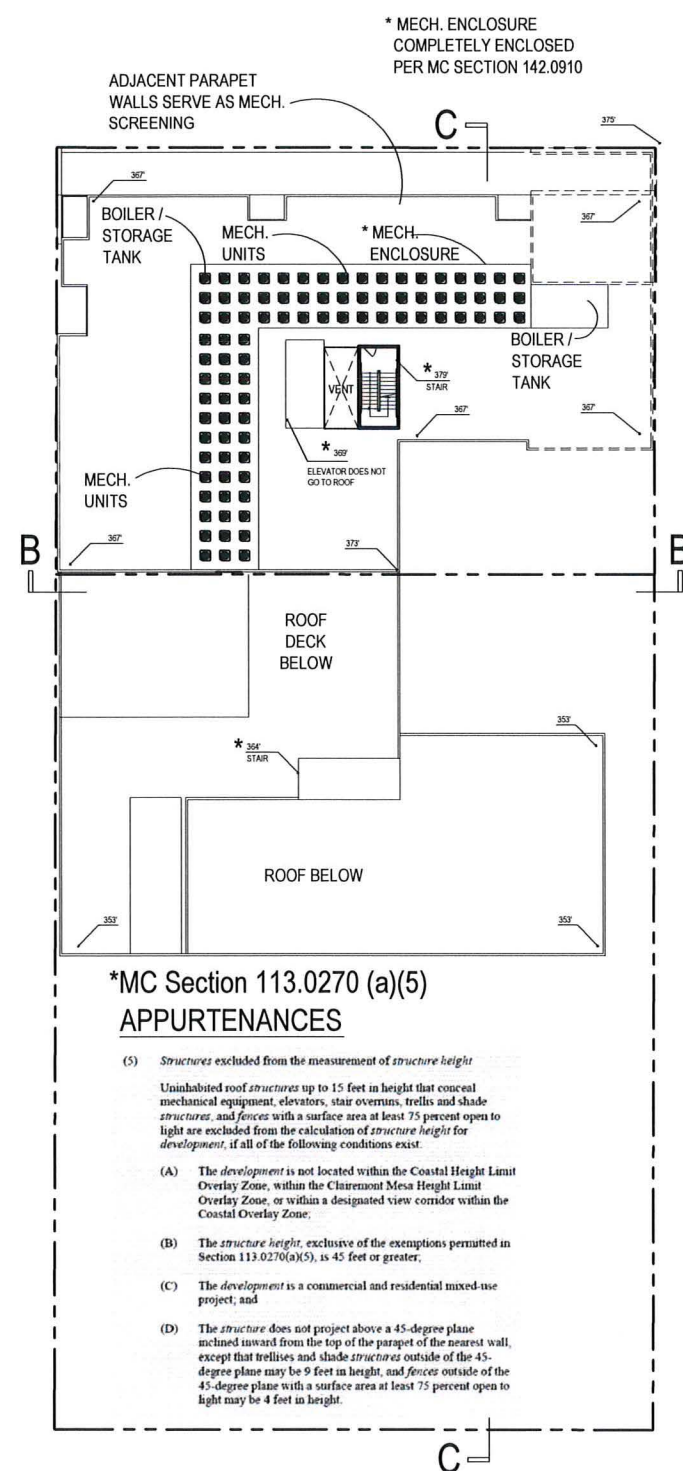
2016-421

FLOOR PLANS

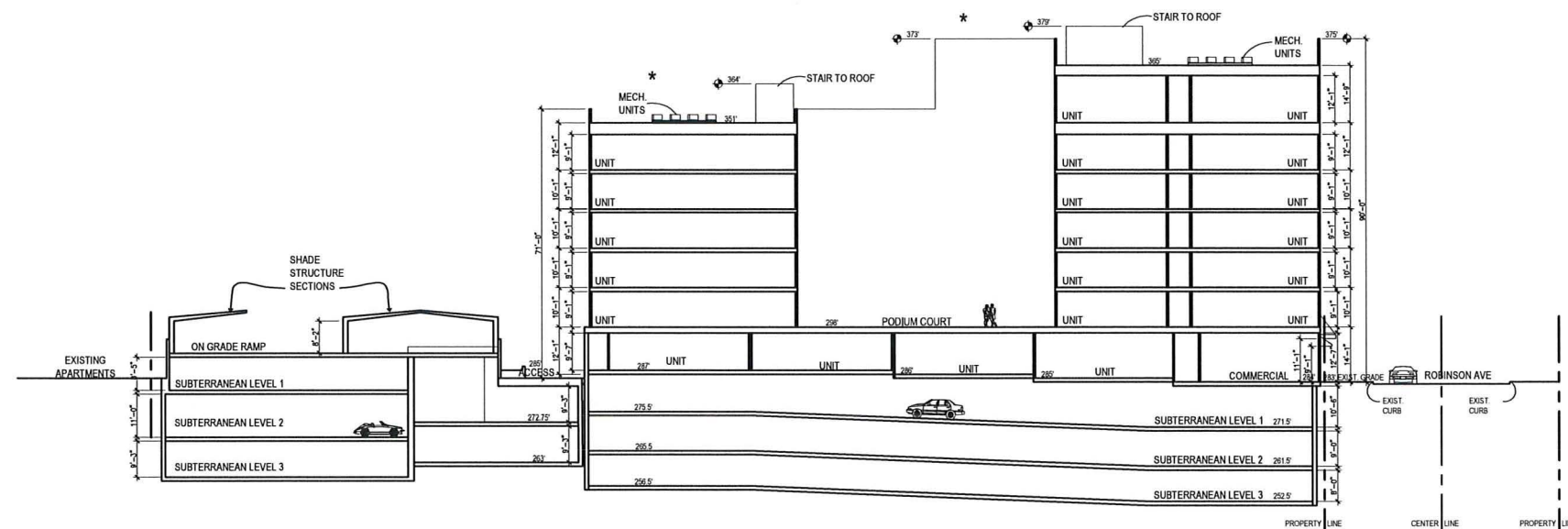
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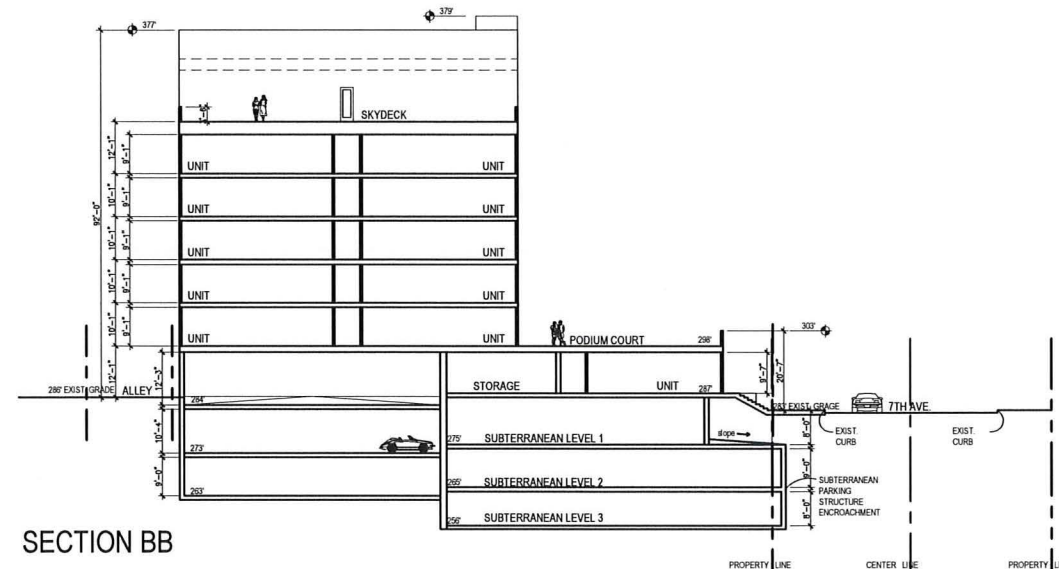




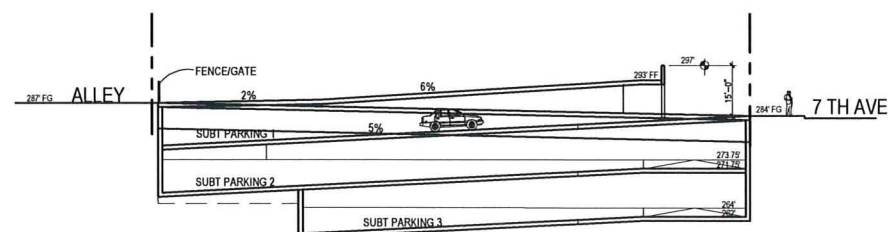
ROOF PLAN



SECTION CC



SECTION BB



SECTION AA

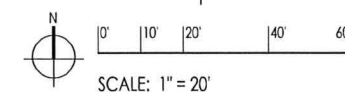
*MC Section 113.0270 (a)(5)
APPURTENANCES

- (5) *Structures excluded from the measurement of structure height*
- Uninhabited roof structures up to 15 feet in height that conceal mechanical equipment, elevators, stair overruns, trellis and shade structures, and fences with a surface area at least 75 percent open to light are excluded from the calculation of structure height for development, if all of the following conditions exist:
- (A) The development is not located within the Coastal Height Limit Overlay Zone, within the Clarendon Mesa Height Limit Overlay Zone, or within a designated view corridor within the Coastal Overlay Zone.
 - (B) The structure height, exclusive of the exemptions permitted in Section 113.0270(a)(5), is 45 feet or greater.
 - (C) The development is a commercial and residential mixed-use project; and
 - (D) The structure does not project above a 45-degree plane inclined inward from the top of the parapet of the nearest wall, except that trellises and shade structures outside of the 45-degree plane may be 9 feet in height, and fences outside of the 45-degree plane with a surface area at least 75 percent open to light may be 4 feet in height.

NOTES:

- EXISTING GRADE NOTED ARE SAME AS PROPOSED GRADE

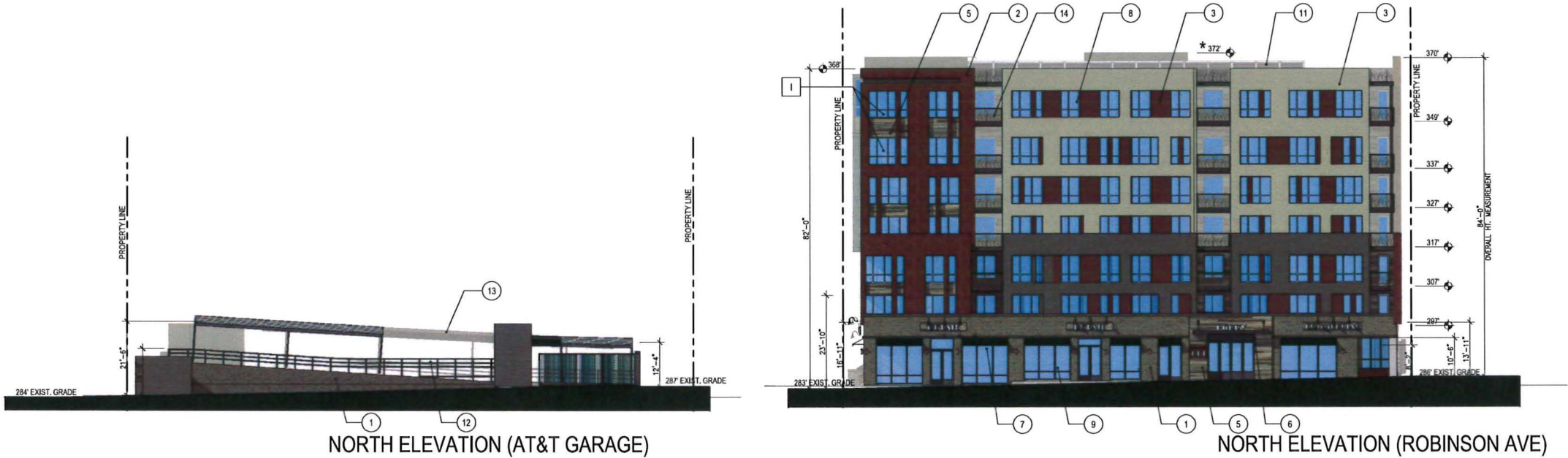
No.	DESCRIPTION	DATE
1	ORIGINAL SUBMITTAL	11.08.16
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3	3RD SUBMITTAL	05.19.17
4	4TH SUBMITTAL	07.28.17



A-004
2016-421

ROOF PLAN & CROSS SECTIONS

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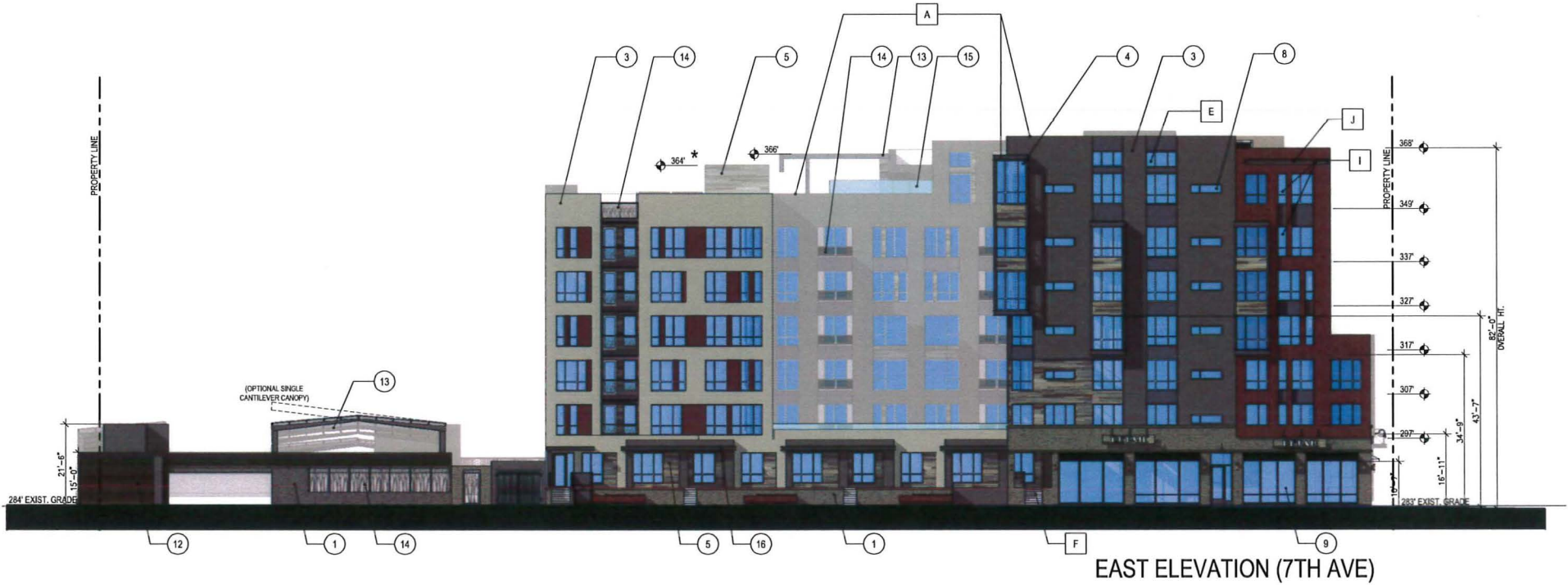
- MATERIALS PALETTE*
- 1. BRICK VENEER
 - 2. PORCELAIN TILE W/ FAUX CORTEN STEEL FINISH
 - 3. EXTERIOR PLASTER
 - 4. BAY WINDOW
 - 5. PORCELAIN TILE W/ FAUX WOOD FINISH
 - 6. METAL AWNING
 - 7. FABRIC AWNING
 - 8. VINYL WINDOWS
 - 9. ANODIZED STOREFRONT GLAZING SYSTEM
 - 10. HORIZONTAL METAL SLATS
 - 11. METAL LOUVERS
 - 12. WOOD SLATS
 - 13. METAL SHADE STRUCTURE
 - 14. PERFORATED METAL
 - 15. GLASS RAILING
 - 16. METAL CANOPY
 - 17. METAL BLADE SIGN
- NOTES:
- EXISTING GRADE NOTED ARE SAME AS PROPOSED GRADE
 - MR-800B ZONE CONTAINS NO MORE THAN 2 WALL SIDING MATERIALS PER MC SECTION 1512.0304 (B) (1)

*MC Section 113.0270 (a)(5)
APPURTENANCES

- (5) Structures excluded from the measurement of structure height
- Uninhabited roof structures up to 15 feet in height that conceal mechanical equipment, elevators, stair overruns, trellis and shade structures, and fences with a surface area at least 75 percent open to light are excluded from the calculation of structure height for development, if all of the following conditions exist:
- (A) The development is not located within the Coastal Height Limit Overlay Zone; within the Claremont Mesa Height Limit Overlay Zone, or within a designated view corridor within the Coastal Overlay Zone;
 - (B) The structure height, exclusive of the exemptions permitted in Section 113.0270(a)(5), is 45 feet or greater;
 - (C) The development is a commercial and residential mixed-use project; and
 - (D) The structure does not project above a 45-degree plane inclined inward from the top of the parapet of the nearest wall, except that trellises and shade structures outside of the 45-degree plane may be 9 feet in height, and fences outside of the 45-degree plane with a surface area at least 75 percent open to light may be 4 feet in height.

*MC Section 1512.0340 (b)(1)
ARCHITECTURAL FEATURES

- A. MULTIPLE PITCHED ROOFS
- E. A MINIMUM OF ONE TRANSOM WINDOW
- F. AN ENTRY PORCH
- I. WINDOWS RECESSED AT LEAST 2 INCHES
- J. EAVES WITH A MINIMUM 18 INCHES OVER-HANG



REVISION LOG		
No.	DESCRIPTION	DATE
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4	4TH SUBMITTAL	07.28.17



SCALE: 1" = 20'

A-005

2016-421

EXTERIOR ELEVATIONS

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MATERIALS PALETTE*

- 1. BRICK VENEER
- 2. PORCELAIN TILE W/ FAUX CORTEN STEEL FINISH
- 3. EXTERIOR PLASTER
- 4. BAY WINDOW
- 5. PORCELAIN TILE W/ FAUX WOOD FINISH
- 6. METAL AWNING
- 7. FABRIC AWNING
- 8. VINYL WINDOWS
- 9. ANODIZED STOREFRONT GLAZING SYSTEM
- 10. HORIZONTAL METAL SLATS
- 11. METAL LOUVERS
- 12. WOOD SLATS
- 13. METAL SHADE STRUCTURE
- 14. PERFORATED METAL
- 15. GLASS RAILING
- 16. METAL CANOPY
- 17. METAL BLADE SIGN
- 18. METAL FENCH

NOTES:

- EXISTING GRADE NOTED ARE SAME AS PROPOSED GRADE
- MR-800B ZONE CONTAINS NO MORE THAN 2 WALL SIDING MATERIALS PER MC SECTION 1512.0304 (B) (1)

*MC Section 113.0270 (a)(5)
APPURTENANCES

- (5) Structures excluded from the measurement of structure height
- Uninhabited roof structures up to 15 feet in height that conceal mechanical equipment, elevators, stair overruns, trellis and shade structures, and fences with a surface area at least 75 percent open to light are excluded from the calculation of structure height for development, if all of the following conditions exist:
- (A) The development is not located within the Coastal Height Limit Overlay Zone, within the Clairemont Mesa Height Limit Overlay Zone, or within a designated view corridor within the Coastal Overlay Zone.
 - (B) The structure height, exclusive of the exemptions permitted in Section 113.0270(a)(5), is 45 feet or greater.
 - (C) The development is a commercial and residential mixed-use project, and
 - (D) The structure does not project above a 45-degree plane inclined inward from the top of the parapet of the nearest wall, except that trellises and shade structures outside of the 45-degree plane may be 9 feet in height, and fences outside of the 45-degree plane with a surface area at least 75 percent open to light may be 4 feet in height.

*MC Section 1512.0340 (b)(1)
ARCHITECTURAL FEATURES

- A. MULTIPLE PITCHED ROOFS
- E. A MINIMUM OF ONE TRANSOM WINDOW
- F. AN ENTRY PORCH
- I. WINDOWS RECESSED AT LEAST 2 INCHES
- J. EAVES WITH A MINIMUM 18 INCHES OVER-HANG

REVISION LOG

No.	DESCRIPTION	DATE
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4	4TH SUBMITTAL	07.28.17

0' 10' 20' 40' 60'

SCALE: 1" = 20'

A-006

2016-421

EXTERIOR ELEVATIONS

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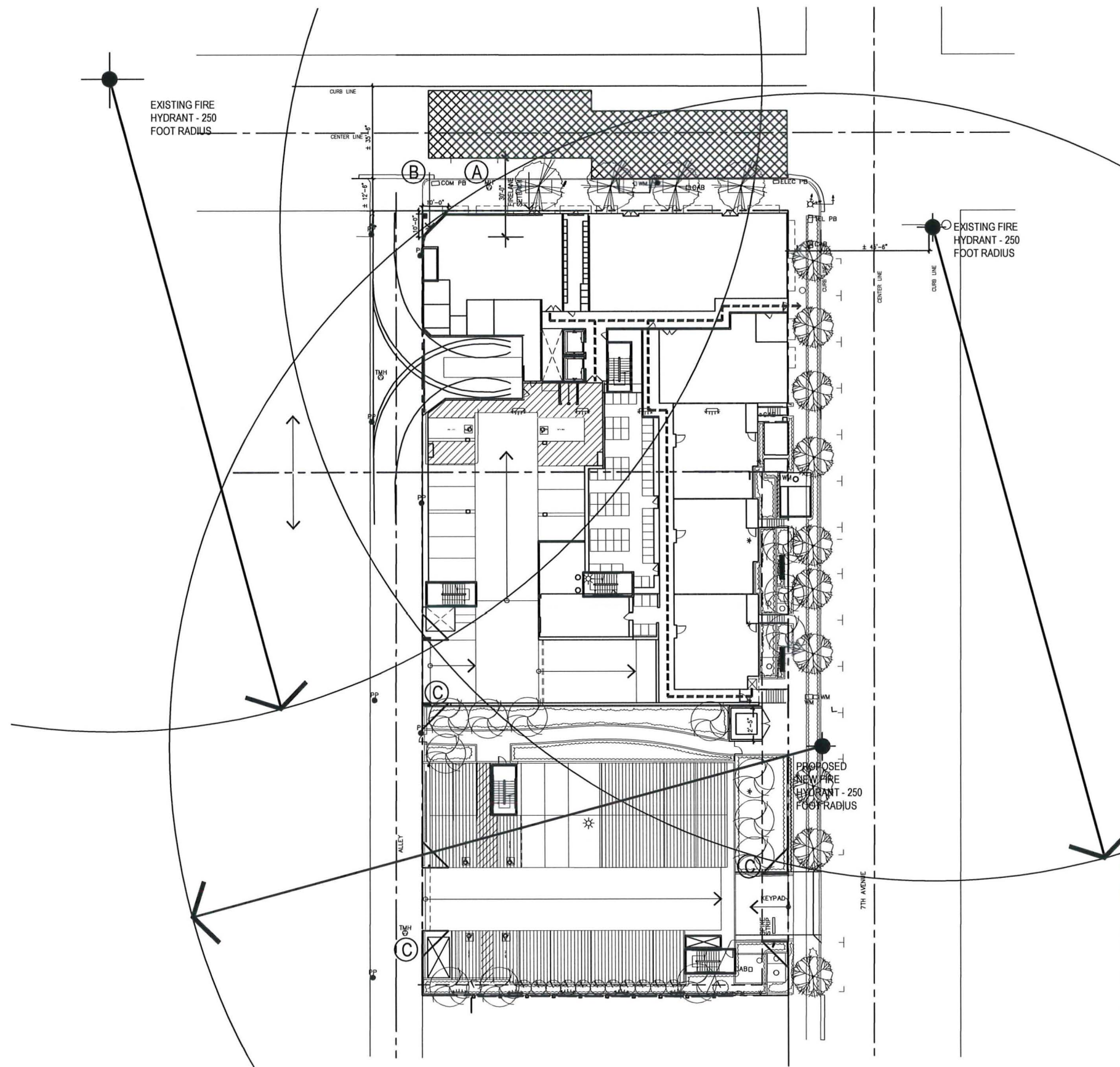
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LEGEND



FIRE ACCESS ROADWAY
REQUIRED FOR BUILDINGS EXCEEDING 30 FEET IN HEIGHT - 26 FOOT WIDE AND A MAXIMUM 30 FEET FROM ACCESS WAY TO FACE OF BUILDING.



EXISTING RED CURB



FIRE HYDRANTS
SEE PLAN FOR EXISTING AND PROPOSED LOCATIONS



NOTED DIMENSION FROM EDGE OF FIRE LANE TO FACE OF BUILDING

KEY NOTES:

- (A) BUILDING ADDRESS NUMBERS, VISIBLE AND LEGIBLE FROM STREET PER SAN DIEGO MUNICIPAL CODE SECTION §95.0209.
- (B) POST INDICATOR VALVES, FIRE DEPARTMENT CONNECTIONS, AND ALARM BELL LOCATED ON THE ADDRESS/ACCESS SIDE OF THE STRUCTURE.
- (C) PROVIDE APPROVED KEY (KNOX) BOXES AT THE THREE LOCATIONS INDICATED ON PLAN.

GENERAL NOTES:

1. NOT LESS THAN ONE MEDICAL EMERGENCY SERVICE ELEVATOR TO ALL LANDINGS MEETING THE PROVISIONS OF SECTION 3002.4A SHALL BE PROVIDED.
2. PROVIDE NOT LESS THAN ONE STANDPIPE FOR USE DURING CONSTRUCTION INSTALLED IN ACCORDANCE WITH cfc 3313.1. STANDPIPES SHALL BE INSTALLED WHEN THE PROGRESS OF CONSTRUCTION IS NOT MORE THAN 40 FEET IN HEIGHT ABOVE THE LOWEST LEVEL OF FIRE DEPT. ACCESS. CFC 3313.1
3. THERE ARE 3 PARALLEL STALLS REMOVED ON ROBINSON AVE. AND NO LOSS OF STALLS IN THE FRONTAGE ON 7TH AVE. FOR THE FIRE ACCESS LANE.



VICINITY MAP
N.T.S.

REVISION LOG

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4	4TH SUBMITTAL	07.28.17



0' 10' 20' 40' 60'
SCALE: 1" = 20'

A-007
2016-421

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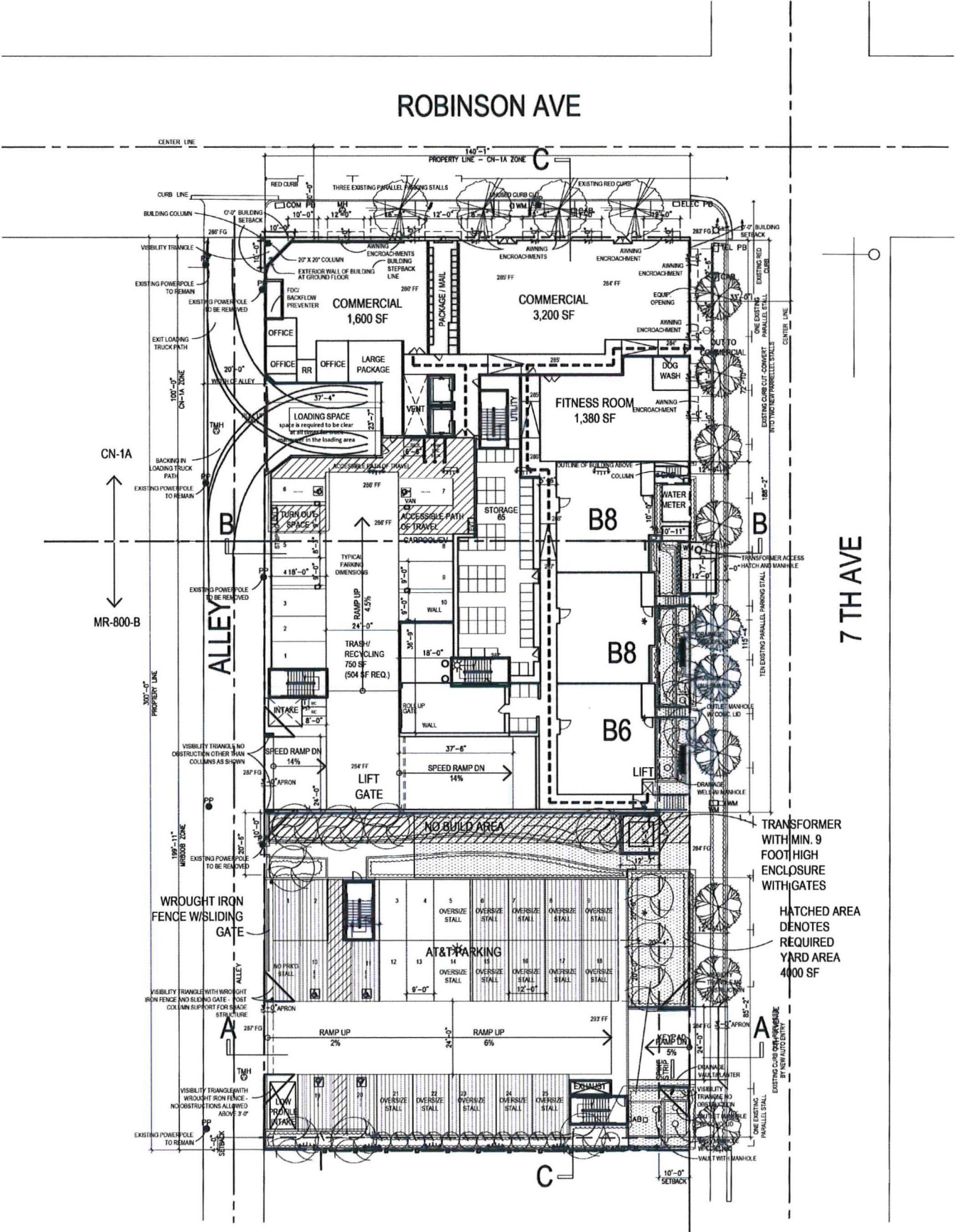
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FIRE ACCESS PLAN

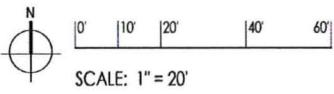
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LEGEND

- PROPERTY LINE
- ACCESSIBLE PATH OF TRAVEL
- SETBACK
- NO BUILD AREA
- REQUIRED FRONT YARD AREA
- 50% SHADED PARKING AREA



ATTACHMENT 9 LEGEND

	FIRE HYDRANT
	GAS VALVE
	SEWER MANHOLE
	COMM MANHOLE
	STORM MANHOLE
	WATER VALVE
	POWER POLE
	DRAINAGE PATTERN
	UNDERGROUND COMMUNICATION
	UNDERGROUND ELEC
	GAS
	SEWER
	STORM DRAIN
	WATER

LEGAL DESCRIPTION
LOTS 25 THROUGH 36 BLOCK 4, OF CRITTENDEN ADDITION MAP NO. 303, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, OCTOBER 5, 1886, SITUATED IN THE CITY OF SAN DIEGO, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA

DATUM: CALIFORNIA COORDINATE SYSTEM, ZONE 6, NAD83 (NA2011) DATUM, EPOCH 2016.250

BENCHMARK: THE BASIS OF ELEVATIONS FOR THIS DRAWING IS THE CITY OF SAN DIEGO VERTICAL CONTROL POINT, A BRASS PLUG LOCATED AT THE NORTH WEST CORNER OF 3RD AVENUE AND PENNSYLVANIA AVENUE, AS SHOWN ON CITYTY OF SAN DIEGO VERTICAL CONTROL BENCHMARK. ELEV. = 285.46 (MSL)

COORDINATES: 206 - 1725

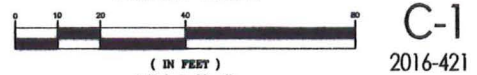
EASEMENTS: NONE

REFERENCE DRAWINGS:
12045-10-D
12395-5-D
8055-2-W

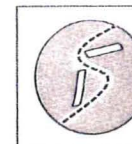
REVISION LOG

No.	DESCRIPTION	DATE
1	ORIGINAL SUBMITTAL	11.08.16
2	2ND SUBMITTAL	02.22.17
3	3RD SUBMITTAL	05.19.17
4		

GRAPHIC SCALE



EXISTING CONDITIONS
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462 STEVENS AVE. Ste. 305
SOLANA BEACH, CA 92075-2086
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CONSTRUCTION NOTES

- 1 REMOVE CONCRETE ALLEY SURFACING & INSTALL PER G-21 (SEE LANDSCAPE PLANS FOR ADDITIONAL PAVEMENT ENHANCEMENTS)
- 2 REMOVE EXIST CURB, CONSTRUCT CURB & GUTTER (TYPE G) PER SDG-151
- 3 CURB RAMP (TYPE D) PER SDG-137
- 4 ALLEY APRON PER SDG-120
- 5 24' WIDE CONCRETE DRIVEWAY PER SDG-160
- 6 REMOVE EXIST SIDEWALK, CONSTRUCT NEW 5' SIDEWALK PER SDG-155
- 7 CURB OUTLET PER D-25
- 8 TRENCH DRAIN W/ FILTER INSERT
- 9 SUBDRAIN W/ FILTER SOCK
- 10 NYLAPLAST OVERFLOW INLET
- 11 ROOF DRAIN W/ DOWNSPOUT FILTER
- 12 RAISED PLANTER W/ DRAIN TO STORM SYSTEM
- 13 SAWCUT, REMOVE & REPLACE 2' AC PAVING PER SDG-113 SCHEDULE J, SEE (14)
- 14 COLD PLANE & OVERLAY AC TO E
- 15 SIGHT VISIBILITY TRIANGLE (ALSO SEE ARCHITECTURAL DRAWINGS)
- 16 SD&E TRANSFORMER VAULT WITH MATCHING SIDEWALK TOP SECTION (SEE ARCHITECTURAL PLANS AND DETAIL ON SHEET C-4)
- 17 EMRA REQUIRED FOR ALL PRIVATE IMPROVEMENTS IN PUBLIC R/W, SIDEWALKS, LANDINGS, LANDSCAPE & CURB OUTLETS
- 18 AN EMA WILL BE REQUIRED FOR ALL BUILDING APPURTENANCES SUBTERRANEAN AND PATIO OVERHANGS IN PUBLIC R/W
- 19 UNDERGROUND PARKING STRUCTURE LIMITS
- 20 CURB RAMP (TYPE A) PER SDG-133
- 21 12" PVC STORM DRAIN
- 22 PROPOSED STREET TREE/TREE GRATE (SEE LANDSCAPE PLANS)
- 23 STORM WATER VAULT, SEE DETAIL ON SHEET C-4
- 24 DRYWELL, SEE DETAIL ON SHEET C-4
- 25 GRATE INLET W/ FILTER INSERT

SPECIAL GEOTECHNICAL NOTES:

1. THE INFILTRATION RATE USED FOR DESIGN SHALL BE CONFIRMED WITH A MINIMUM OF TWO TESTS LOCATED WITHIN 50 FEET AND AT THE SAME ELEVATION AS THE BOTTOM OF EACH PROPOSED FULL INFILTRATION BIO-FILTRATION BASIN. THE TEST METHOD SHALL BE IN ACCORDANCE WITH A DESIGN-PHASE, DIRECT METHOD PER TABLE D.3-1 OF THE STORM WATER STANDARDS.

EARTHWORK QUANTITIES:

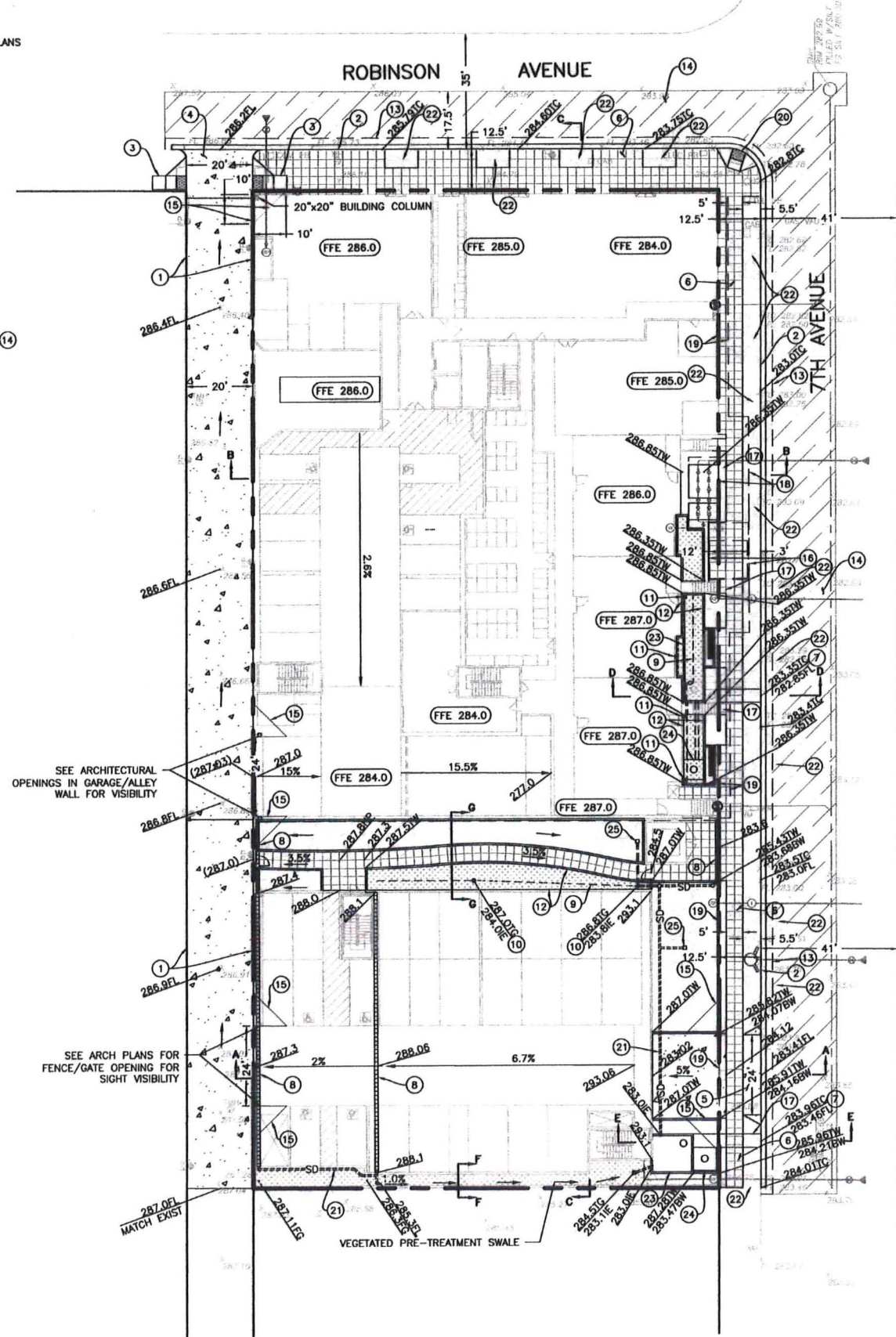
- *STRUCTURE EXCAVATION AT&T = 14,000 CY
- *STRUCTURE EXCAVATION MIXED USE = 25,000 CY
- SURFACE GRADING AT&T = 105 CY
- SURFACE GRADING MIXED USE = 35 CY
- *MAXIMUM CUT DEPTH (BASEMENT PAD) = 32 FT

*INCLUDES UNDERGROUND PARKING STRUCTURE

FAA SELF CERTIFICATION:

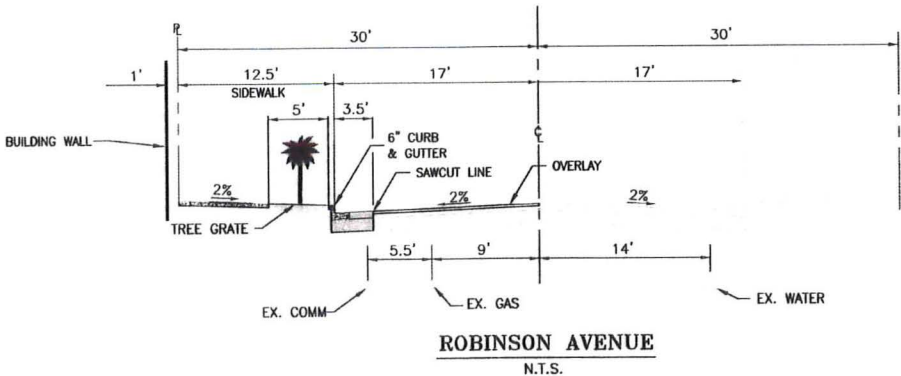
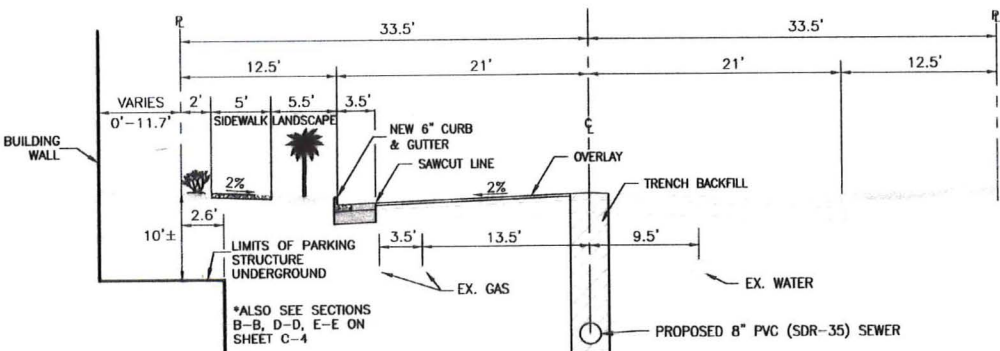
I, MICHAEL D. WOLFE, DO HEREBY CERTIFY THAT THE STRUCTURES SHOWN ON THESE PLANS DO NOT REQUIRE FEDERAL AVIATION ADMINISTRATION NOTIFICATION BECAUSE PER SECTION 77.15(a) OF TITLE 14 OF THE CODE OF FEDERAL REGULATIONS CFR PART 77, NOTIFICATION IS NOT REQUIRED.

MICHAEL D. WOLFE, R.C.E. 44271



LEGEND

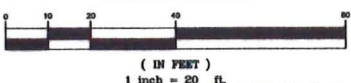
- PP EXIST POWER POLE
- EXIST CURB
- CURB & GUTTER
- SIDEWALK
- CURB OUTLET
- CONC PAVEMENT
- COLD PLANE & OVERLAY AC
- STORM WATER VAULT
- DRYWELL
- SAWCUT
- CURB RAMP
- SUBDRAIN
- 12" PVC STORM DRAIN
- RAISED PLANTER
- EXIST SPOT ELEVATION
- PROPOSED ELEVATION
- EXISTING ELEVATION



REVISION LOG

No.	DESCRIPTION	DATE
1	ORIGINAL SUBMITTAL	11.08.16
2	2ND SUBMITTAL	02.22.17
3	3RD SUBMITTAL	05.19.17
4		

GRAPHIC SCALE

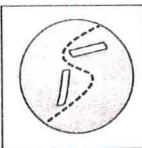


C-2
2016-421

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GREYSTAR

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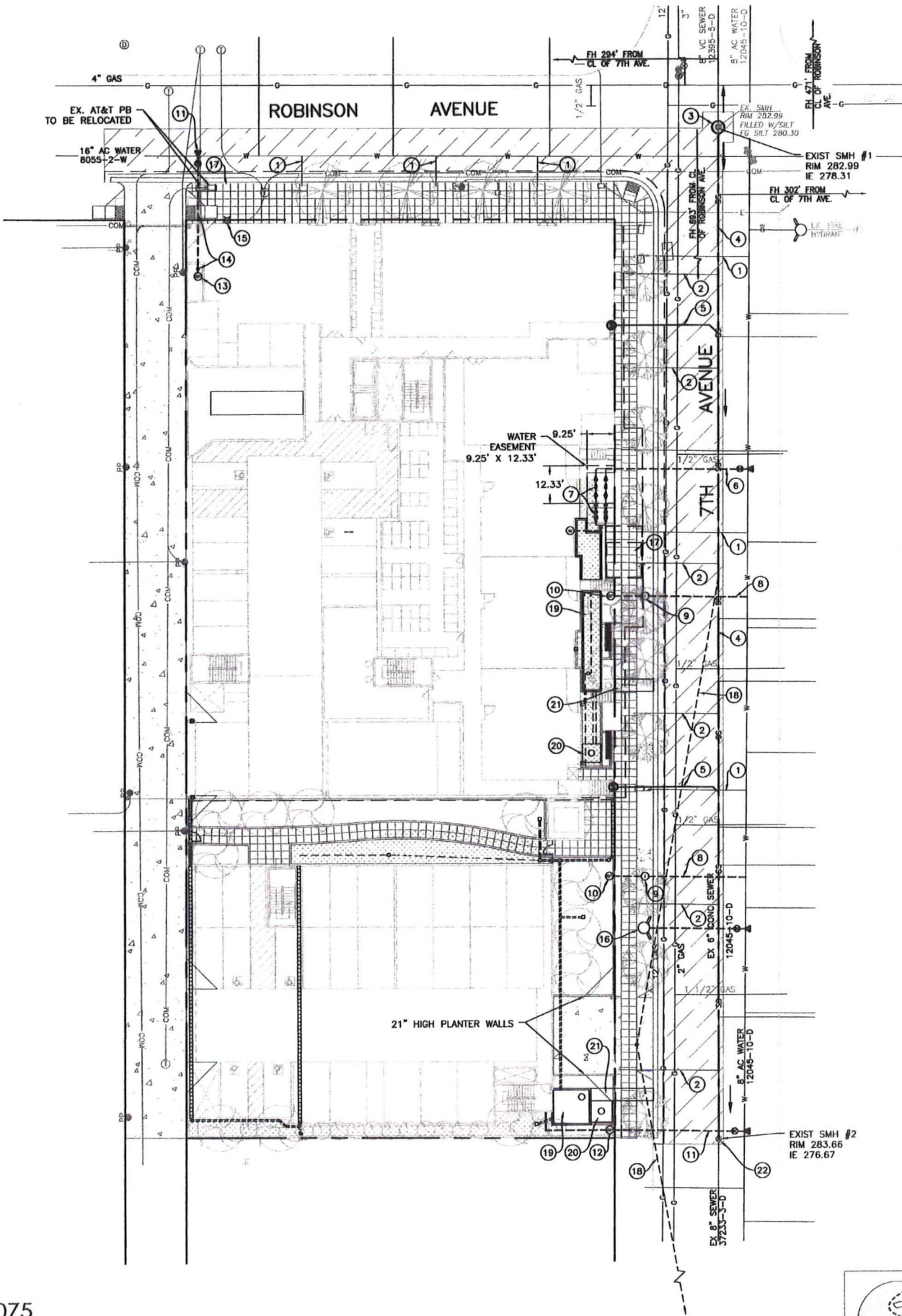


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CONSTRUCTION NOTES

- 1 ABANDON WATER SERVICE, KILL AT MAIN
- 2 ABANDON SEWER LATERAL
- 3 REMOVE AND REPLACE SEWER MANHOLE PER SDS-107
- 4 REMOVE EXIST 6" CONCRETE SEWER. CONSTRUCT 330' 8" PVC SEWER (SDR-35) @ 0.5%
- 5 6" PVC (SDR-35) SEWER LATERAL
- 6 4" PVC (C-900) WATER SERVICE. CONNECTION TO MAIN
- 7 DUAL ABOVE GROUND 3" METER AND PRIVATE BACKFLOW PER SDW-157
- 8 2" IRRIGATION SERVICE. CONNECTION TO MAIN
- 9 2" IRRIGATION WATER METER
- 10 2" BACKFLOW PREVENTOR (PRIVATE)
- 11 8" PVC (C-900) FIRE SERVICE CONNECTION AND ASSEMBLY (PRIVATE)
- 12 8" BACKFLOW PREVENTOR W/FDC (PRIVATE)
- 13 8" BACKFLOW PREVENTOR (PRIVATE) IN WET UTILITY ROOM REQUIRES APPROVAL FROM THE CROSS CONNECTION SECTION PER SDW-141
- 14 8" IBR-SS, SET FLANGE 3" ABOVE FF
- 15 FIRE DEPARTMENT CONNECTION
- 16 FIRE HYDRANT PER SDW-104
- 17 SDG&E TRANSFORMER VAULT W/ MATCHING SIDEWALK TOP SECTION (SEE ARCH PLANS)
- 18 SIGHT DISTANCE LINE ~ 155' CLEAR REQUIRED. DRIVER LOCATION IS 15' FROM EDGE OF STREET PARKING.
- 19 STORM WATER STORAGE VAULT
- 20 DRYWELL INFILTRATION
- 21 CURB OUTLET
- 22 MAKE CONNECTION TO EXISTING SEWER MANHOLE TO REMAIN

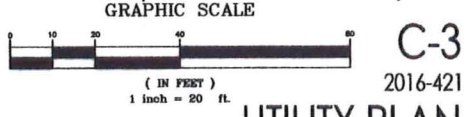


LEGEND

- EXIST FIRE HYDRANT
- EXIST GAS VALVE
- EXIST SEWER MANHOLE
- EXIST COMM HANDHOLE
- EXIST STORM MANHOLE
- EXIST WATER VALVE
- EXIST POWER POLE
- SEWER LATERAL
- WATER SERVICE/METER
- IRRIGATION SERVICE/METER
- BACKFLOW PREVENTOR
- GATE VALVE
- FIRE DEPARTMENT CONNECTION
- CURB OUTLET (SEE GRADING PLAN)
- PROPOSED FIRE HYDRANT
- EXIST UNDERGROUND COMM
- EXIST UNDERGROUND ELEC
- EXIST GAS
- EXIST SEWER
- EXIST STORM DRAIN
- EXIST WATER
- WATER LATERAL
- 8" PVC SEWER MAIN (SDR-35)
- PROPERTY LINE

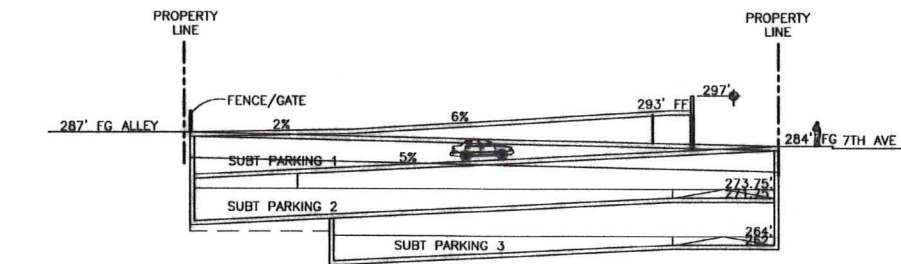


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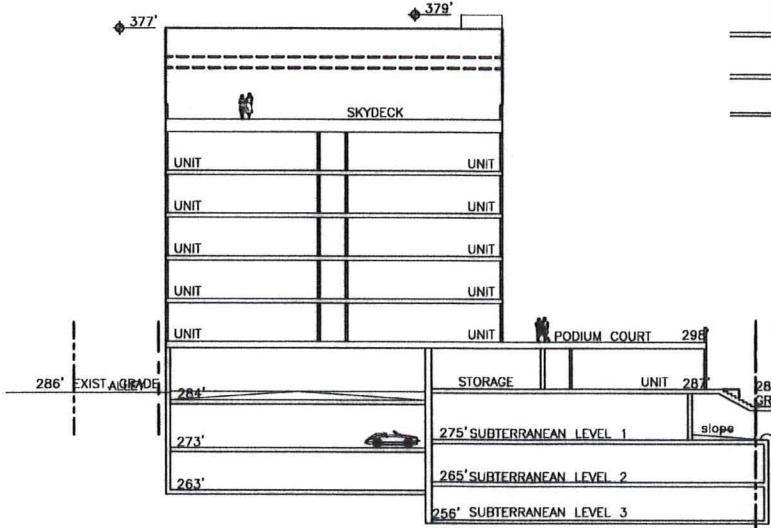


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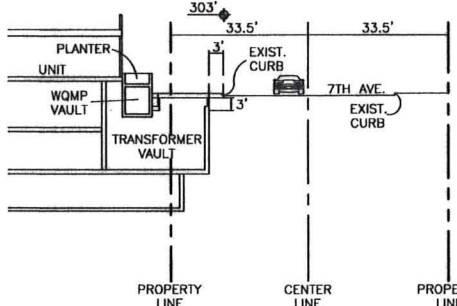
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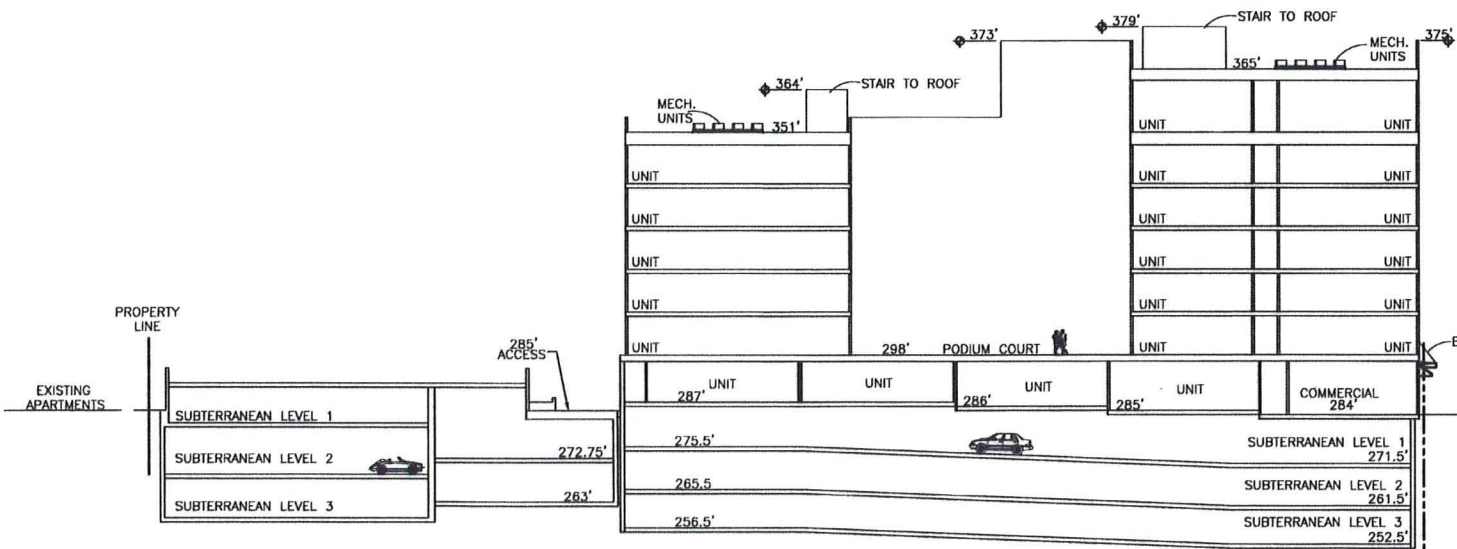
SECTION A-A



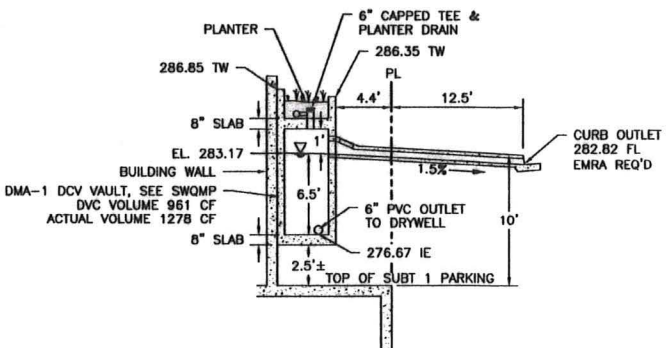
SECTION B-B



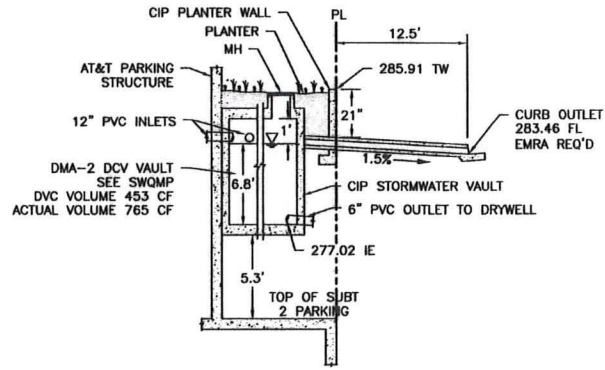
SDG&E TRANSFORMER VAULT TYPICAL



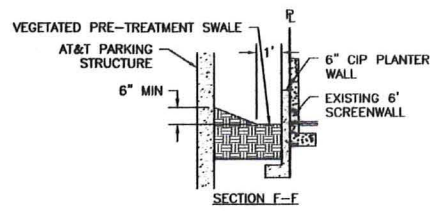
SECTION C-C



SECTION D-D
STORM WATER VAULT @ MIXED USE

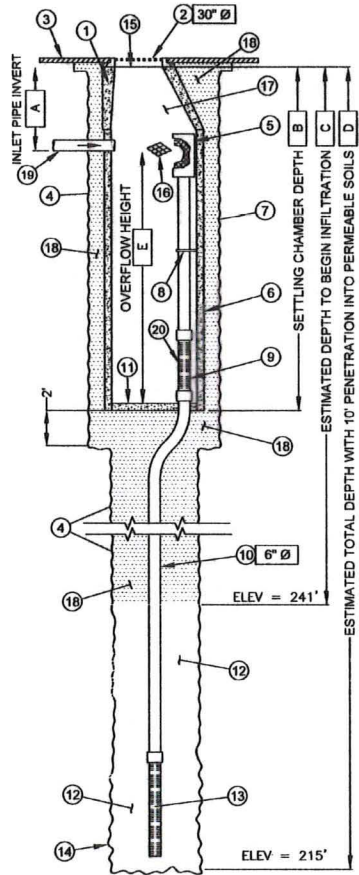


SECTION E-E
STORM WATER VAULT @ AT&T GARAGE

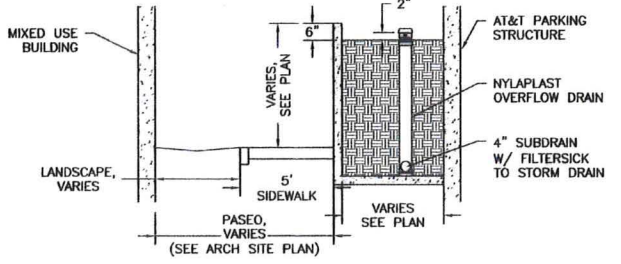


SECTION F-F

- ITEM NUMBERS
1. MANHOLE CONE - MODIFIED FLAT BOTTOM.
 2. BOLTED RING & GRATE - DIAMETER AS SHOWN. CLEAN CAST IRON WITH WORDING "STORM WATER ONLY" IN RAISED LETTERS. BOLTED IN 2 LOCATIONS AND SECURED TO CONE WITH MORTAR. RIM ELEVATION ±0.02' OF PLANS.
 3. GRADED BASIN OR PAVING (BY OTHERS).
 4. NON-WOVEN GEOTEXTILE SLEEVE, MIRAFITM/ 140 NL, MIN. 6 FT Ø, HELD APPROX. 10 FEET OFF THE BOTTOM OF EXCAVATION.
 5. PUREFLO® DEBRIS SHIELD - ROLLED 16 GA. STEEL X 24" LENGTH WITH VENTED ANTI-SIPHON AND INTERNAL .285" MAX. S.W.O. FLATTENED EXPANDED STEEL SCREEN X 12" LENGTH. FUSION BONDED EPOXY COATED.
 6. PRE-CAST LINER - 4000 PSI CONCRETE 48" ID. X 54" OD. CENTER IN HOLE AND ALIGN SECTIONS TO MAXIMIZE BEARING SURFACE.
 7. MIN. 6" Ø DRILLED SHAFT.
 8. SUPPORT BRACKET - FORMED 12 GA. STEEL. FUSION BONDED EPOXY COATED.
 9. OVERFLOW PIPE - SCH. 40 PVC MATED TO DRAINAGE PIPE AT BASE SEAL.
 10. DRAINAGE PIPE - ADS HIGHWAY GRADE WITH TRI-A COUPLER. SUSPEND PIPE DURING BACKFILL OPERATIONS TO PREVENT BUCKLING OR BREAKAGE. DIAMETER AS NOTED.
 11. BASE SEAL - CONCRETE SLURRY OR GEOTEXTILE.
 12. ROCK - WASHED, SIZED BETWEEN 3/8" AND 1-1/2" TO BEST COMPLEMENT SOIL CONDITIONS.
 13. FLOFAST® DRAINAGE SCREEN - SCH. 40 PVC 0.120" SLOTTED WELL SCREEN WITH 32 SLOTS PER ROW/FT. 120" OVERALL LENGTH WITH TRI-B COUPLER.
 14. MIN. 4" Ø SHAFT - DRILLED TO MAINTAIN PERMEABILITY OF DRAINAGE SOILS.
 15. FABRIC SEAL - U.V. RESISTANT GEOTEXTILE - TO BE REMOVED BY CUSTOMER AT PROJECT COMPLETION.
 16. ABSORBENT - HYDROPHOBIC PETROCHEMICAL SPONGE. MIN. 128 OZ. CAPACITY. TYPICAL, TWO PER CHAMBER.
 17. FREEBOARD DEPTH VARIES WITH INLET PIPE ELEVATION. INCREASE SETTLING CHAMBER DEPTH AS NEEDED TO MAINTAIN ALL INLET PIPE ELEVATIONS ABOVE OVERFLOW PIPE INLET.
 18. STABILIZED BACKFILL - TWO-SACK SLURRY MIX.
 19. INLET PIPE (BY OTHERS).
 20. FLOFAST® DRAINAGE SCREEN - SCH. 40 PVC 0.120" SLOTTED WELL SCREEN WITH 32 SLOTS PER ROW/FT. WRAPPED WITH NON WOVEN GEOTEXTILE FABRIC. 60" OVERALL LENGTH WITH TRI-B COUPLER.



DRYWELL DIMENSIONS						3 HR. DRAW DOWN VOLUME
	A	B	C	D	E	
MIXED-USE (NORTH)	16'	25'	43'	68'	9'	2259 CF
AT&T (SOUTH)	7.2'	20'	44'	69'	10'	2259 CF

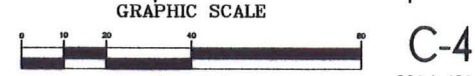


SECTION G-G



REVISION LOG

No.	DESCRIPTION	DATE
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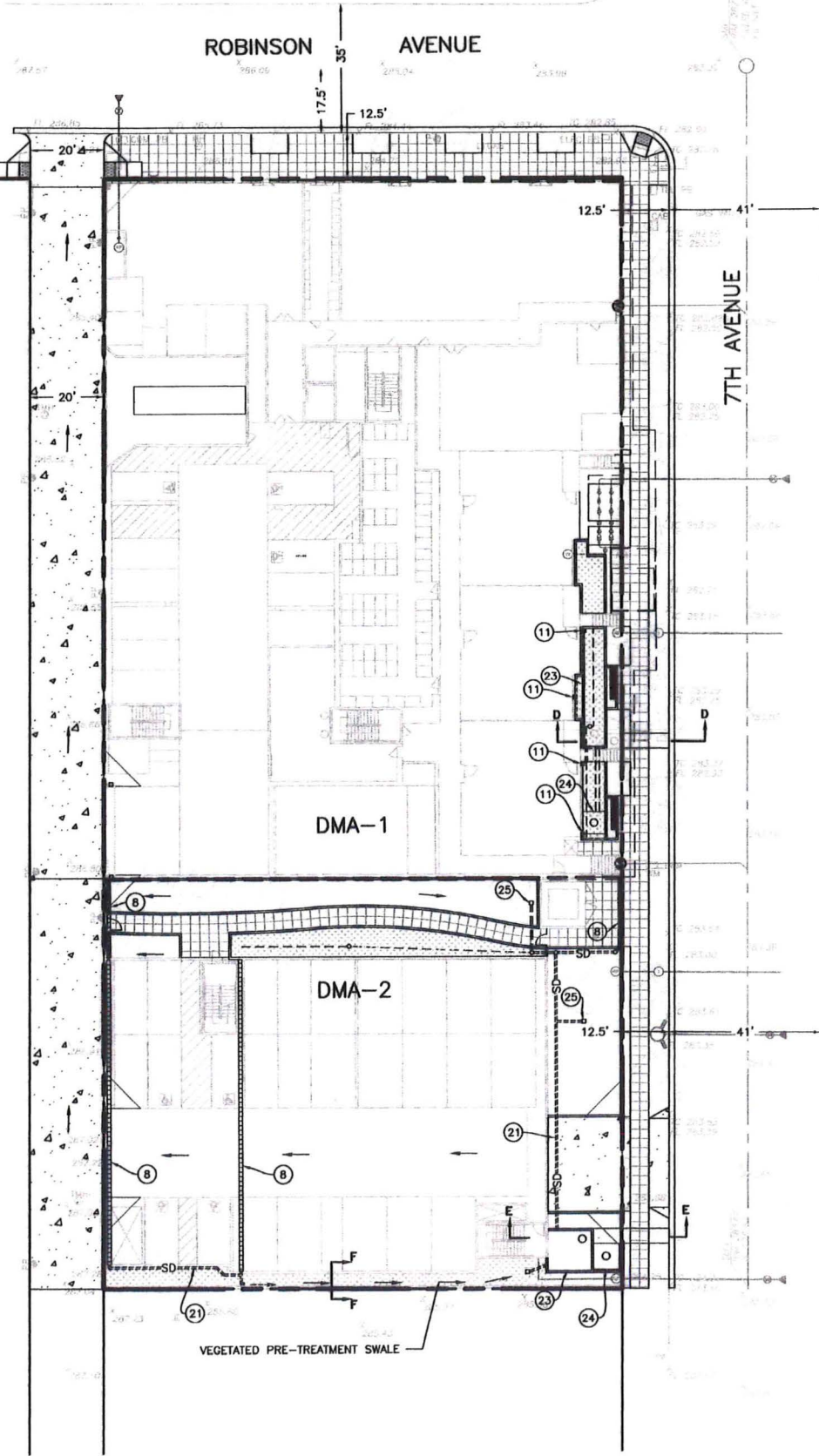
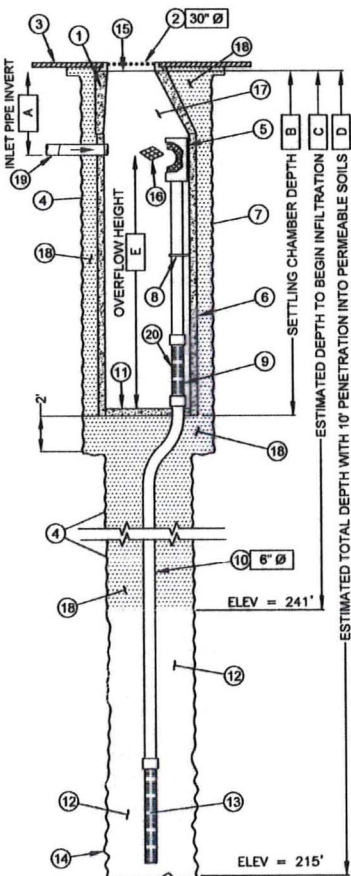
CONSTRUCTION NOTES

- 8 TRENCH DRAIN W/ FLOGARD CATCH BASIN INSERT FILTER MODEL FG-TDOF12
11 ROOF DRAIN W/ BIOCLEAN 8" DOWNSPOUT FILTER MODEL NO. BC-DF8
21 12" PVC STORM DRAIN
23 STORM WATER VAULT, SEE SECTIONS D-D & E-E THIS SHEET
24 TORRENT RESOURCES MAXWELL IV DRYWELL, SEE DETAIL THIS SHEET
25 GRATE INLET W/ BIOCLEAN GRATE INLET SKIMMER BOX FILTER INSERT MODEL NO. BC-GISB-MF-18-18-18

ITEM NUMBERS

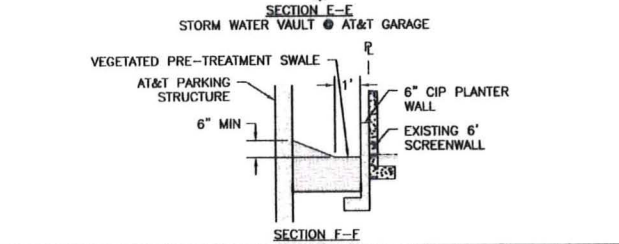
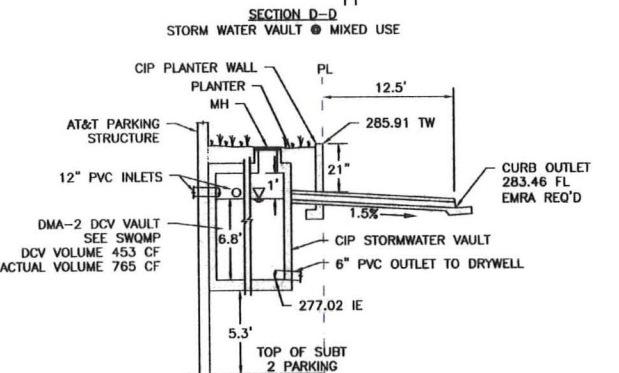
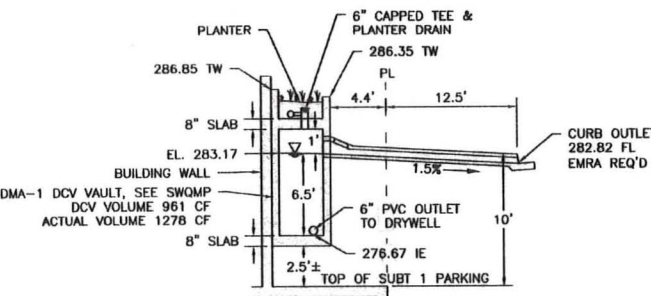
1. MANHOLE CONE - MODIFIED FLAT BOTTOM.
2. BOLTED RING & GRATE - DIAMETER AS SHOWN. CLEAN CAST IRON WITH WORDING "STORM WATER ONLY" IN RAISED LETTERS. BOLTED IN 2 LOCATIONS AND SECURED TO CONE WITH MORTAR. RIM ELEVATION $\pm 0.02'$ OF PLANS.
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DRYWELL DIMENSIONS						3 HR. DRAW DOWN VOLUME
	A	B	C	D	E	
MIXED—USE (NORTH	16'	25'	43'	68'	9'	2259 CF
AT&T (SOUTH)	7.2'	20'	44'	69'	10'	2259 CF



LEGEND

- CURB OUTLET
STORM WATER VAULT
DRYWELL
SUBDRAIN
12" PVC STORM DRAIN
DMA LIMITS



SITE DESIGN, SOURCE CONTROL AND POLLUTANT CONTROL BMP OPERATION & MAINTENANCE PROCEDURE						
STORM WATER MANAGEMENT AND DISCHARGE CONTROL MAINTENANCE AGREEMENT APPROVAL NO.:						
O&M RESPONSIBLE PARTY DESIGNEE: PROPERTY OWNER / HOA / CITY / OTHER:						
BMP DESCRIPTION	INSPECTION FREQUENCY	MAINTENANCE FREQUENCY	MAINTENANCE METHOD	QUANTITY	INCLUDED IN O&M MANUAL	SHEET NUMBER(S)
SITE DESIGN ELEMENTS					YES X NO	
DESCRIPTION: N/A					YES X NO	
SOURCE CONTROL ELEMENTS					YES X NO	
DESCRIPTION: N/A					YES X NO	
POLLUTANT CONTROL BMP(S)					YES X NO	
DESCRIPTION: DRYWELL	ANNUAL	AS-NEEDED	REMOVE SILT & DEBRIS BY VACUUM	2	X YES NO	C-5
DESCRIPTION: DOWNSPOUT FILTER	ANNUAL	AS-NEEDED	CLEAN OR REPLACE AS NEEDED	4	X YES NO	C-5
DESCRIPTION: GISB FILTER	ANNUAL	AS-NEEDED	REMOVE SILT & DEBRIS BY VACUUM	2	X YES NO	C-5
DESCRIPTION: TRENCH DRAIN FILTER	3x/YEAR	ANNUAL	REPLACE FILTER MEDIUM	3	X YES NO	C-5
HMP FACILITY (IF SEPARATE)					YES X NO	
DESCRIPTION: DCV VAULTS	BI-ANNUAL	ANNUAL	REMOVE SILT & DEBRIS BY VACUUM	2	YES X NO	C-5
HMP EXEMPT	X					

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GRAPHIC SCALE

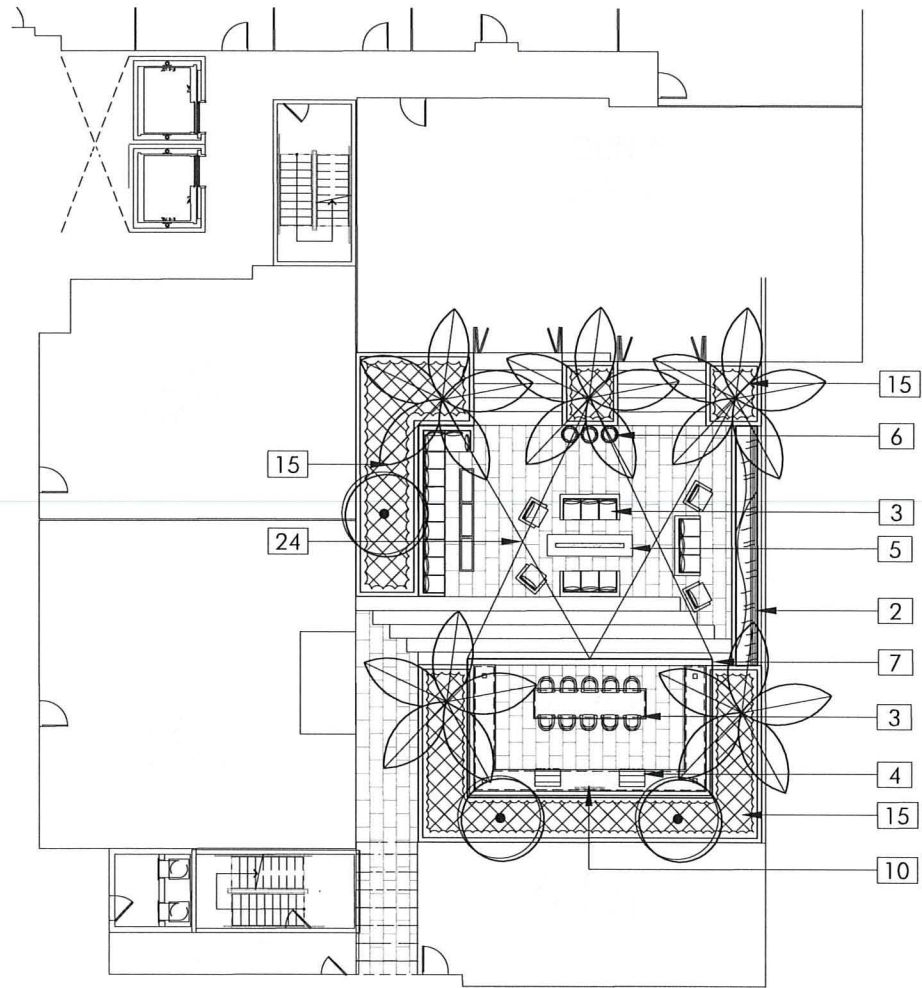


C-5
2016-421

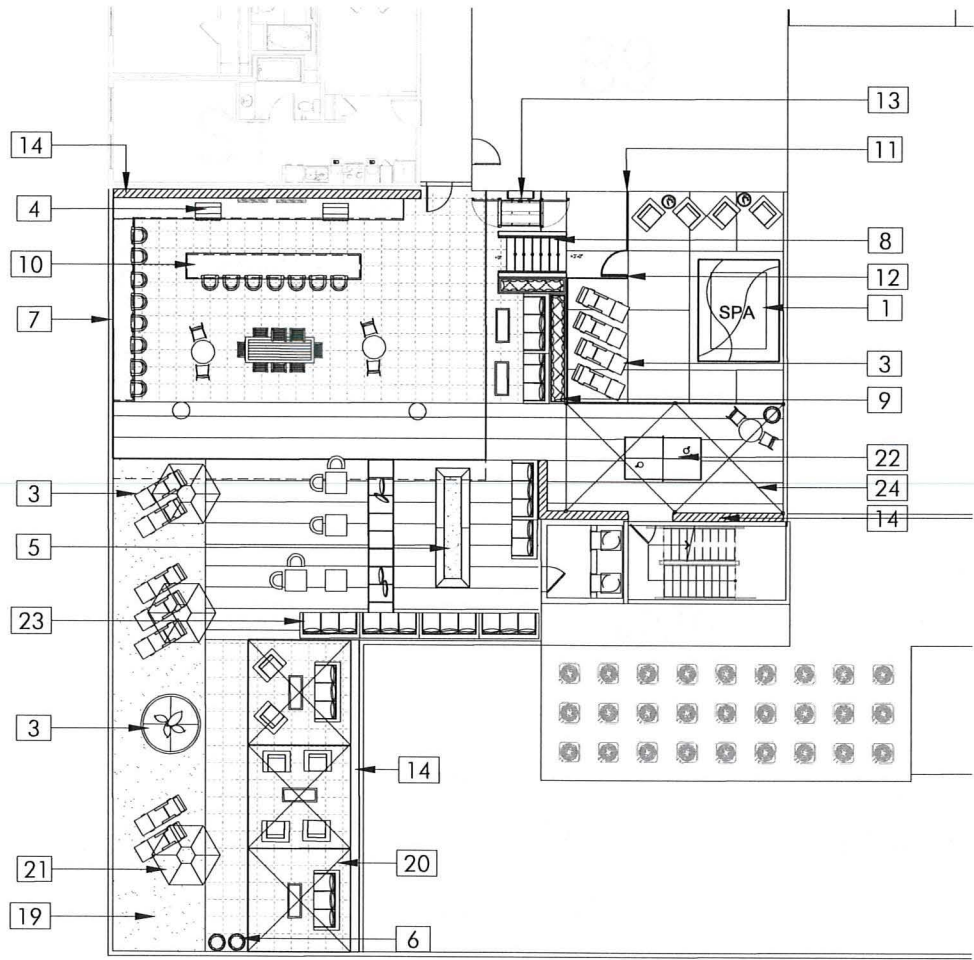


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2ND LEVEL PODIUM DECK












7th LEVEL ROOF DECK

REFERENCE NOTES SCHEDULE

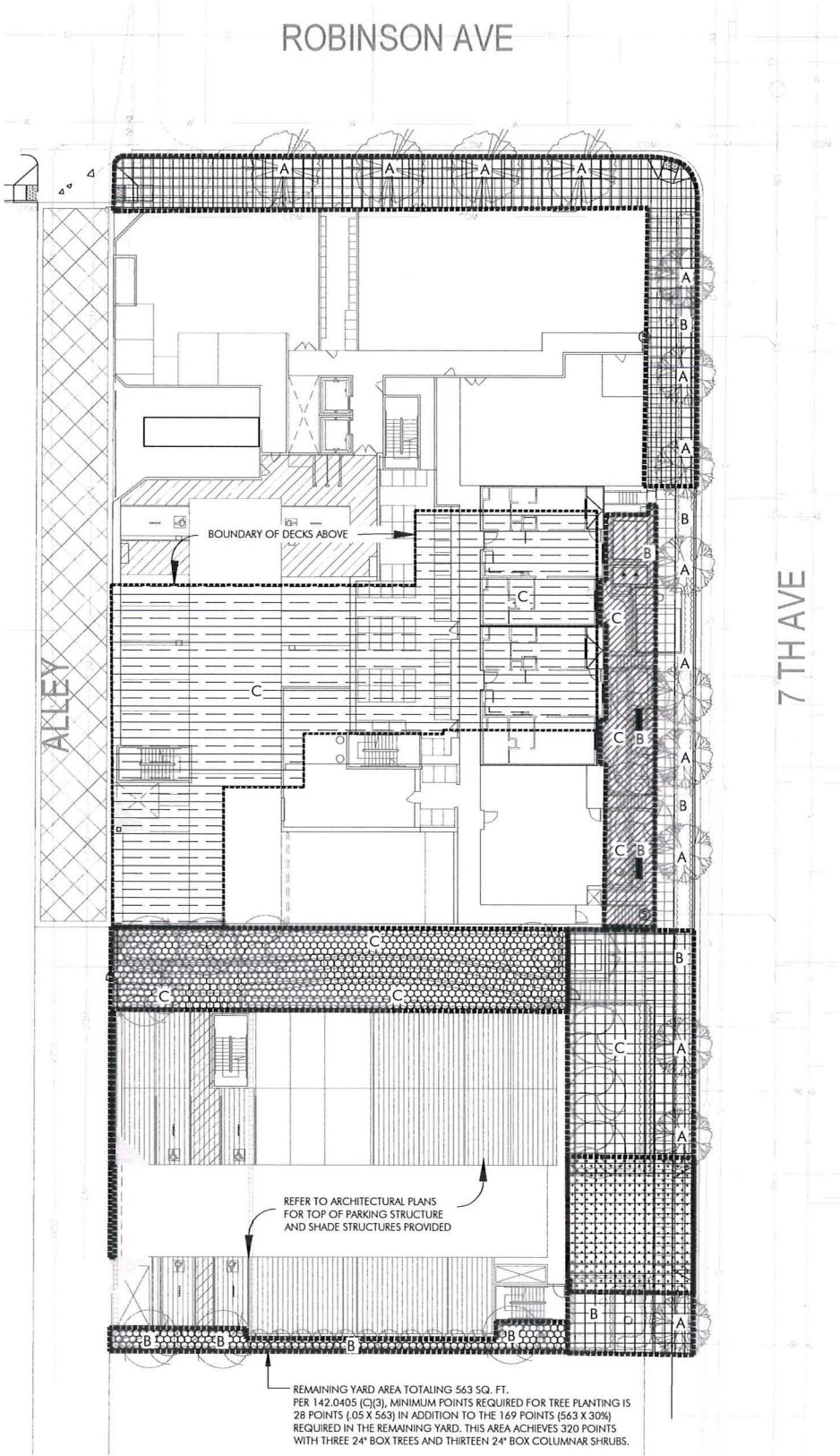
SYMBOL	DESCRIPTION
1	STAINLESS STEEL DROP-IN SPA
2	WALL FOUNTAIN
3	OUTDOOR LOUNGE FURNITURE
4	NATURAL GAS BBQ
5	NATURAL GAS LINEAR FIREPIT
6	DECORATIVE PLANTER POTS
7	OVERHEAD STRUCTURE
8	CONCRETE STAIRS
9	MODULAR LIGHT WEIGHT PLANTERS
10	BAR AREA COUNTERTOP & TV'S
11	5' GLASS POOL FENCE
12	POOL FENCE GATE
13	ADA LIFT
14	LIVING GREEN WALL PLANTER
15	PLANTER ON PODIUM WITH LOW WALL
16	DECOMPOSED GRANITE
17	BUILT-IN BENCHES
18	TUBULAR STEEL FENCE AND GATE
19	SYNTHETIC TURF (ON STRUCTURE)
20	CABANAS
21	OUTDOOR UMBRELLA
22	OUTDOOR PING-PONG TABLE
23	BUILT IN SEATING
24	STRING LIGHTS

CONCEPT PLANT SCHEDULE

	<u>PROPOSED ACCENT PALM 25'-50" MATURE HT.</u> HOWEA FORSTERIANA / KENTIA PALM SYAGRUS ROMANZOFFIANA / QUEEN PALM	<u>REMARKS</u> 24" BOX 12' BTH		<u>PROPOSED SHRUBS</u> AGAVE X 'BLUE FLAME' / BLUE FLAME AGAVE AGAVE X 'BLUE GLOW' / BLUE GLOW AGAVE ALOE PULCATILIS / FAN ALOE ASPIDISTRA ELATIOR / CAST IRON PLANT BAMBUSA OLDHAMII / GIANT TIMBER BAMBOO CAREX TUMULICOLA / BERKELEY SEDGE CORDYLINE X 'DESIGN-A-LINE BURGUNDY' / CORDYLINE DIANELLA REVOLUTA 'LITTLE REV' / LITTLE REV FLAX LILY DIANELLA TASMANICA 'SILVER STREAK' / FLAX LILY DIANELLA TASMANICA 'TAS RED' / FLAX LILY LIRIOPE MUSCARI 'BIG BLUE' / BIG BLUE LILYTURF MAHONIA EURYBRACTEATA 'SOFT CARESS' / MAHONIA SOFT CARESS PHILODENDRON X 'XANADU' / PHILODENDRON PITTOSPORUM TENUIFOLIUM 'MARJORIE CHANNON' / TAWHIWHI PITTOSPORUM TENUIFOLIUM 'SILVER SHEEN' / TAWHIWHI PODOCARPUS MACROPHYLLUS MAKI / SHRUBBY YEW SCHEFFLERA ARBORICOLA 'VARIEGATA' / DWARF VARIEGATED SCHEFFLERA TRACHELOSPERMUM JASMINOIDES / CHINESE STAR JASMINE	10% @ 15 GAL. 48" O.C. MIN. 50% @ 5 GAL. 36" O.C. MIN. 40% @ 1 GAL. 24" O.C. MIN.
	<u>PROPOSED STREET TREE - ROBINSON 25'-35" MATURE HT.</u> ACACIA PENDULA / WEeping ACACIA OLEA EUROPAEA 'MAJESTIC BEAUTY' TM / MAJESTIC BEAUTY FRUITLESS OLIVE	36" BOX 36" BOX			
	<u>PROPOSED STREET TREE - 7TH AVE. 35'-50" MATURE HT.</u> JACARANDA MIMOSIFOLIA / JACARANDA	36" BOX			
	<u>PROPOSED SECONDARY ACCENT TREE 15'-25" MATURE HT.</u> ALOE BAINESII / ALOE ARBUTUS X 'MARINA' / ARBUTUS STANDARD DRACAENA DRACO / DRAGON TREE LAGERSTROEMIA INDICA X FAUREI 'NATCHEZ' / NATCHEZ CRAPE MYRTLE LAURUS NOBILIS / SWEET BAY	24" BOX 24" BOX 24" BOX 24" BOX 24" BOX			
	<u>PROPOSED ACCENT TREE EVERGREEN W/ 15'-30" MATURE HT.</u> ARBUTUS X 'MARINA' / ARBUTUS STANDARD CASSIA LEPTOPHYLLA / GOLD MEDALLION TREE CHORISIA SPECIOSA / SILK FLOSS TREE LAGERSTROEMIA INDICA 'MUSKOGEE' / MUSKOGEE CRAPE MYRTLE LAGERSTROEMIA X 'NATCHEZ' / CRAPE MYRTLE PRUNUS CERASIFERA 'ATROPURPUREA' / PURPLE-LEAF PLUM TABEBUIA IMPETIGINOSA / PINK TRUMPET TREE	24" BOX 24" BOX 24" BOX 24" BOX 24" BOX 24" BOX 24" BOX		<u>PROPOSED VINES/ESPALIERS</u> CALLIANDRA HAEMATOCEPHALA / PINK POWDER PUFF CLYTOSTOMA CALLISTEGIOIDES / VIOLET TRUMPET VINE GREWIA OCCIDENTALIS / LAVENDER STARFLOWER ESPALIER PARTHENOCISSUS TRICUSPIDATA 'VEITCHII' / BOSTON IVY TRACHELOSPERMUM JASMINOIDES / CHINESE STAR JASMINE	100% @ 5 GAL. STAKED MIN.
	<u>PROPOSED COLUMNAR SCREENING SHRUBS</u> PITTOSPORUM TENUIFOLIUM 'SILVER SHEEN' / TAWHIWHI PODOCARPUS MACROPHYLLUS MAKI / SHRUBBY YEW	24" BOX 24" BOX		<u>PROPOSED LOW GROUNDCOVERS (24" OR LOWER)</u> CARISSA MACROCARPA 'GREEN CARPET' / GREEN CARPET NATAL PLUM ROSMARINUS OFFICINALIS 'HUNTINGTON CARPET' / HUNTINGTON CARPET ROSEMARY SENECIO TALINOIDES VAR. MANDRALISCAE / BLUE CHALK STICKS	100% @ 1 GAL. 24" O.C. MIN. 1 GAL. 1 GAL. 1 GAL.

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5	5TH SUBMITTAL	09.08.17



HYDROZONE LEGEND	
ZONE	DESCRIPTION
A	STREET TREES WITH BUBBLER TYPE IRRIGATION HEADS
B	SHRUB PLANTING AREAS WITH LOW WATER USE WITH DRIP TYPE IRRIGATION
C	SHRUBS PLANTING AREAS ON PODIUM/ROOF WITH DRIP TYPE IRRIGATION HEADS

HILLCREST 111 WATER MANAGEMENT AB-1881					
PLANT TYPE / HYDROZONE	TREES (BUBBLER)	SHRUBS (DRIP)	SHRUBS (PODIUM)	WATER FEATURES	TOTALS
SITE Eto (in/yr)	47.00	47.00	47.00	47.00	
PLANT FACTORS KC	0.50	0.30	0.30	1.00	
HYDROZONE AREA (sq.ft.)	425.00	1,891.00	4,127.00	70.00	6,513.00
IRRIGATION EFFICIENCY	0.81	0.81	0.81	1.00	
CONVERSION FACTOR	0.62	0.62	0.62	0.62	
MAWA (gal) = (Eto)(.45)(LA)(.62)	5,573.03	24,796.68	54,117.35	2,039.80	86,526.86
MAWA (ccf)	7.45	33.15	72.35	2.73	115.68
ETWU (gal) = [(Eto)(PF)(HA)(.62)](IE)	7,844.75	20,408.79	44,541.03	2,039.80	74,834.38
EWU (ccf)	10.22	27.28	59.55	2.73	99.78
ACTUAL RAINFALL IN	10.42	10.42	10.42	0.00	
EFFECTIVE RAINFALL IN	2.61	2.61	2.61	0.00	
EFFECTIVE RAINFALL (gallons)	890.08	3,070.45	6,701.09	0.00	10,661.62
TOTAL WATER USAGE (gallons)					64,172.76
TOTAL WATER USAGE (ccf)					85.79

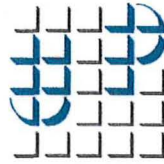
SUMMARY: STREET AND REMAINING YARD MULTI-DWELLING UNIT RESIDENTIAL 142.0405(B)		
STREET YARD		QTY.
TOTAL AREA:		1,330 S.F.
PLANTING AREA:		
REQUIRED (50% T.A.):	665 S.F.	
PROVIDED:	671 S.F.	
EXCESS:	6 S.F.	
PLANT POINTS:		
REQUIRED (0.05 x T.A.):	67 PTS.	
PROVIDED:	274 PTS.	
EXCESS:	207 PTS.	
POINTS ACHIEVED W/ TREES ONLY:	60 PTS.	
REMAINING YARD		QTY.
RESIDENTIAL TOTAL AREA:		7,572 S.F.
PLANT POINTS:		
REQUIRED (60 PTS. PER BUILD. LOCATED OUTSIDE STREET YARD):	60 PTS.	
PROVIDED:	378 PTS.	
EXCESS:	318 PTS.	
POINTS ACHIEVED W/ TREES ONLY:	160 PTS.	
NOTE: 40 SQ. FT. MIN. SHALL BE PROVIDED FOR EACH TREE		

SUMMARY: STREET AND REMAINING YARD RETAIL / COMMERCIAL 142.0405(C)		
STREET YARD		QTY.
TOTAL AREA:		6,738 S.F.
PLANTING AREA:		
REQUIRED (25% T.A.):	1,685 S.F.	
PROVIDED:	1,882 S.F.	
EXCESS:	197 S.F.	
PLANT POINTS:		
REQUIRED (0.05 x T.A.):	337 PTS.	
PROVIDED:	1,158 PTS.	
EXCESS:	821 PTS.	
POINTS ACHIEVED W/ TREES ONLY:	560 PTS.	
REMAINING YARD		QTY.
TOTAL AREA:		3,135 S.F.
PLANTING AREA:		
REQUIRED (30% T.A.):	941 S.F.	
PROVIDED:	2,207 S.F.	
EXCESS:	1,266 S.F.	
PLANT POINTS:		
REQUIRED (0.05 x T.A.):	157 PTS.	
PROVIDED:	1,118 PTS.	
EXCESS:	961 PTS.	
POINTS ACHIEVED W/ TREES ONLY:	420 PTS.	
NOTE: 40 SQ. FT. MIN. SHALL BE PROVIDED FOR EACH TREE		

SUMMARY: VEHICULAR USE AREA		
V.U.A. INSIDE STREET YARD		QTY.
TOTAL AREA:		1,165 S.F.
PLANTING AREA:		
REQUIRED (0.05 T.A.):	58 S.F.	
PROVIDED:	202 S.F.	
EXCESS:	144 S.F.	
PLANT POINTS:		
REQUIRED (0.05 x T.A.):	58 PTS.	
PROVIDED:	69 PTS.	
EXCESS:	11 PTS.	

REVISION LOG		
No.	DESCRIPTION	DATE
1	ORIGINAL SUBMITTAL	11.08.16
2	2ND SUBMITTAL	02.22.17
3	3RD SUBMITTAL	05.19.17
4	4TH SUBMITTAL	07.28.17
5	5TH SUBMITTAL	09.08.17





UPTOWN PLANNERS
 Uptown Community Planning Group
 DRAFT MINUTES
February 7, 2017

Call to order by Leo Wilson at 6:03

In attendance: Leo Wilson, Jennifer Pesqueira, Soheil Nakhshab, Mat Wahlstrom, Bill Ellig, Bob Daniel, Dana Hook, Roy Dahl, Amie Hayes, Michael Brennan, Maya Rosas, Gary Bonner, Tom Mullaney, Jay Newington, Ken Tablang, Tim Gahagan (arrives at 6:20)

I. Board Meeting: Parliamentary Items/Reports:

- A. Introductions
- B. Adoption of Agenda and Rules of Order: Wahlstrom / Pesqueira motions to move letters of support to consent agenda. Approved.
- C. Approval of Minutes
- D. Treasurer's Report – no transactions, current balance \$150.65
- E. Chair/CPC Report

II. Public Communication: Non-Agenda Public Comment; Speakers are encouraged, but not required, to fill out a public comment form, and provide them to the Secretary at the beginning of the meeting.

Ian Epley: Confirms that plan and zoning went into effect Monday February 6.

Ann Garwood: West bound exit from 163 would help to access hospitals.

III. Representatives of Elected Officials:

Nick Serrano: representative of Todd Gloria introduces himself. The proposed state budget is cautious concerning a possible repeal of healthcare. Nick.serrano@asm.ca.gov
 Brittney Bailey of Chris Ward's office: He is active on a homelessness task force
 Mark from Susan Davis' office: Provides newsletter updating her recent work including higher education, fighting the Trump administration, and Healthcare coverage.
 John Ly from Faulconer's office: jly@sandiego.gov

IV. Consent Agenda: (VI. 1., 2., 3.) Motion to approve Dahl/Wahlstrom 15/0/1 chair abstains

V. Projects: Action Items

1. **635 ROBINSON AVENUE ("HILLCREST III NDP") – Process Two – Hillcrest--**
 Neighborhood Development Permit for the development of 111 residential dwelling units. 9 very low income units, 2,880 sq. ft. of commercial retail space within a 100,824 sq. ft., 7-story mixed use building with 3-levels of underground parking and a detached parking structure at 635 Robinson Avenue. The 1.00-acre site is in the MR-8—B and CN-1A zones.
DRB Motion by Wilson, seconded by Dahl: To recommend approval of the project, with two conditions; (1.) Recommend the applicant avoid white stucco for the exterior walls and consider a higher quality material for white surfaces, and; (2.) recommend the south elevation of the project feature greater architectural interest through the use of varied finishes and/or materials similar to the west (alley)

elevation. Passed by a 6-0 vote. Motion by Mullaney, seconded by Dahl: In approving this project, Uptown Planners wishes to state that as a general rule it is not supportive of projects that do not have upper story setbacks; Motion failed by a 3-3 tie vote.

Maya Rosas recuses herself from this item. Michael w/ Architects Orange presents the project.

Community comment:

Ann Garwood: Owns condo on 7th Ave nearby. Does not think its fair to show Coraltree building as reference. Thinks the building should have to setback on Robinson. Takes issue with the height of the AT&T building. Takes issue with the fact that the building will not have street impacts. People who do not have parking will be impacted.

Nancy Moors: Comparing this project to Coraltree is not fair. The project does not fit into the neighborhood on a 2 lane road.

Deirdre Lee – The project is too big, unattractive, lacks dimension. What are the setbacks for seating areas? The density bonus seems extreme, how affordable is it?

Ian Epley – Robinson retail looks traditionally retail-ish. Professional office or live/work lofts might make sense. The setbacks are a little stark. Massing is good. Avoid stucco. Mixture of affordable, have a mix of 50% to 100% AMI.

Elizabeth Hanon – Requests information about potential public parking

Ben Nicholls of HBA – Supports project as it brings customers into the neighborhood. He would like to see additional public parking as part of the project.

Sharon Gehl – Appreciates the height of building, concerned about making the project too unaffordable for residents with fine materials, encourages approval.

Paul Jamason – Appreciates the projects and supports the low income housing, density near alternate modes of transportation.

Marcela Escobar-Eck (representing the client answers the question) – The developer's contractual obligation with AT&T prevents an opportunity to develop public parking. That opportunity may come about as the project progresses. The project has parking more than what is required. Loading will be internal to the project. No restaurant will be included because of parking intensity that would bring. Vehicle access comes off the alley. The affordable housing is required and enforced. Solar panels will be included to pre-heat the residential water. There is an opportunity to include solar arrays on the AT&T garage.

Board Comment:

Soheil moves the subcommittee motion forward.

Tim Gahagan – Thinks the project is too big, should include public parking, needs setback.

Tom Mullaney – Better use than a parking lot. Height and setbacks are detractors. Robinson Street is too narrow for this height. Recommends 5-10' setback on Robinson side.

Wahlstrom – What enforcement mechanisms are there for community benefits from developers?

Dahl – Appreciates the aesthetics of the building, materials. This project is half the size of newer buildings that will be coming into the Gateway district.

Hook – Is in support of the project, bike facilities

Brennan – In support of the project and the changes that have been provided to date. DIF fees will be of great benefit to the community.

Bonner – Concerned about setback on Robinson

Tablang – Concerned about parking for the retail frontage.

Ellig – Affordability is a major issue, a higher percentage of affordable should be included. Would like to see more metrics such as vehicle miles traveled to evaluate these projects by.

Hayes – Alley usage and traffic. Where is loading? Height and setback are an issue. Style is not specific to Hillcrest.

Motion 1:

Wahlstrom / Mullaney – Substitutue motion would like to continue the item until there are further staff reports and resolution of cycle issues (stating height, setbacks, solar, parking).

Motion carries 8 / 5 / 1

For: (refer to recording for all names) Newington, Gahagan, Mullaney, Bonner, Tablang, Ellig..

Against: (refer to recording for all names)

Chair abstains.

Motion 2: *Wahlstrom / Bonner* reconsider motion

Motion carries 9 / 1 / 4 abstain

Motion 3: *Mullaney / Gahagan* – Recommend denial of the project as proposed due to three main objections 1) A 10' setback should be provided on Robinson Ave. 2) Solar panels should be included as part of the project 3) The developer agreement with AT&T should be reevaluated to include public parking.

Motion carries 8 / 4 / 2; abstain (Chair and Pesqueira)

Motion 4: *Wahlstrom / Mullaney* – recommend 72' height limit

Motion fails 5 / 8 / 1

Motion 5: *Gahagan / Bonner* – recommend 80' height limit

Motion fails 5 / 8 / 1

Motion 6: *Mullaney / Wahlstrom* - The project should comply with zoning for the upper story setbacks on Robinson Ave.

Motion carries 7 / 6 / 1

2. **549 TORRANCE STREET (“TORRANCE 3 SDUs – SDP”) – Process Three – Mission Hills** -- Site Development Permit for public road encroachment, and construction of three new residential single dwelling units on single lots for a total of 8334 square feet of construction. The 0.56 acre site is located at 549 Torrance Street in the RS-1-1 base zone.

Public Comment:

Soheil has been collaborative with the neighbors and is supportive of the project. He appreciates how the access has been handled.

Francis Talkbaum – The site is not a dump, how will the site be graded? Concerned about trees that should stay.

Suzanna Nakhshab – Soheil's wife, introduces herself to the audience.

Unknown Speaker – Notes that the drop off for the driveway will be significant, grading issues, and access.

Unknown speaker – Lives on Ibis St., welcomes this development in the neighborhood. Praises the green element.

Unknown speaker – Owns 16 unit complex next-door, concerns about sharing driveway. Concerns about construction activities. Not against project, just against the shared driveway.

Sharon Ghel – Praises the project, appreciates the multi-generational aspect of the 3 homes. Aesthetics will be great. Construction is inevitable.

Unknown speaker – neighbor to the below site – reports that Soheil has addressed their concerns and worked with him. They are supportive.

Carol Emerick – Applauds Soheil to work with the neighbors.

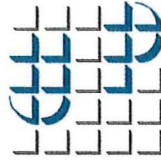
Board Comments:

Gahagan – Clarifies that shared drive is on public property. Asks about building on the hillside.

Wahlstrom / Pesquiera motion to approve

12 / 0 / 2 Maya & Chair abstain

3. **2124-2138 FRONT STREET TENTATIVE MAP (“FRONT STREET MULTI-FAMILY TM”) – Process Three – Bankers Hill/Park West – Tentative Map for the conversion of a Designated Historic Residence; a three-story four unit apartment building over a parking garage, to eight**



UPTOWN PLANNERS
Uptown Community Planning Group

April 3, 2017

Paul Godwin
Development Services Department
City of San Diego

Re: 635 Robinson Ave. "Hillcrest 111 NDP" Project 522075

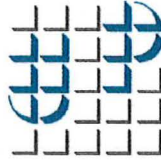
At the meeting of Uptown Planners on Feb. 7, 2017, in a noticed public hearing, after comments by the applicant, the public, and discussion by the board, the following motions were adopted:

1. To recommend denial of the project unless the following changes are included:
 - a. A 10' setback should be provided on Robinson Avenue;
 - b. Solar panels should be included as part of the project;
 - c. The developer's agreement with AT&T should be reevaluated to consider including public parking.(Motion approved by a vote of 8-4-2)

2. To recommend that the project should comply with existing zoning for the upper floor step backs on Robinson Avenue.
(Motion approved by a vote of 7-6-1)

Leo Wilson, Chair

leo.wikstrom@sbcglobal.net
619-822-5103



UPTOWN PLANNERS
 Uptown Community Planning Group
 FINAL MINUTES
April 4, 2017

Call to order by Leo Wilson at 6:05

In attendance: Cindy Thorsen, Gary Bonner, Leo Wilson, Roy Dahl, Ken Tablang, Jennifer Pesqueira, Soheil Nakhshab, Mat Wahlstrom, Bill Ellig, Bob Daniel, Maya Rosas, Jay Newington, Dana Hook, Amie Hayes, Michael Brennan, Tim Gahagan, Tom Mullaney

Absent: none

I. Board Meeting: Parliamentary Items/Reports:

A. Introductions

B. Election of Officers

Dahl nominates Leo Wilson for Chair – unanimous vote to approve.

Daniels nominates Tom Mullaney for Vice Chair – unanimous vote to approve.

Jennifer Pesqueira nominates Michael Brennan for treasurer – unanimous vote to approve.

Wahlstrom nominates Roy Dahl for Treasurer – unanimous vote to approve

B. Adoption of Agenda and Rules of Order – Tom Mullaney requests that the India Street SDP be pulled from the consent agenda: Motion by Wahlstrom, second by Ellig to approve the agenda as amended; approved by unanimous voice vote.

D. Approval of March 7, 2017 minutes; Motion by Daniel, seconded by Bonner. Motion approved by 14-0- vote; with Dahl, Hook, Brennan and Chair Wilson abstaining.

E. Treasurer's Report – No changes since last month's report.

F. Chair/CPC Report; Andrew Field from City Park & Recreation Department indicated that the renaming of the West Maple Street Mini-Park to the Waldo Waterman Park would be scheduled for a hearing at the City Park & Recreation Board .

-Correspondence was received from Carol Emerick regarding grading issues in Florence Canyon, and Jim Frost in opposition to the Rock "n" Roll Marathon letter of support.

- Subcommittees: Dana Hook announced that Public Facilities Subcommittee will be meeting on May 20th in the Guild Room of St. Paul's Cathedral; Amie Hayes announced the Rees-Stealy historic review has been continued by the City's Historic Resources Board;

-Community Planners Committee discussed reforms proposed by city council members to the community planning group procedures; including additional training, and ways to encourage more the provision of more affordable housing. The idea of combining community planning groups into fewer large groups has been abandoned.

II. Public Communication: ; no one made non-agenda public comment.

III. Representatives of Elected Officials:

Brittany Bailey from City Council member Christopher Ward's office indicated Councilmember Ward has sponsored an equal pay ordinance for women. It will go before the City Council Rules Committee that week; Councilmember Ward is also involved in addressing the issue of homelessness in the city.

Mark Zambon from Congresswoman Susan Davis' office stated Davis had recently had a town hall meeting at which an estimated 600 people attended. Congress has been involved in the budget approval process, and Davis was concerned over many of the budget cuts proposed by the President, particularly those involving health care.

Nick Serrano from State Assemblyman Todd Gloria's office spoke in favor of SB1, a state transportation funding measure. He also announced a scholarship opportunity for Latino students.

IV. Consent Agenda: None

V. Projects: Action Items:

- VI. 2810 INDIA STREET SDP ("STAY SDP") – Process Three – Middletown – Site**
Development Permit to demolish existing shed and construct a 3-story hotel; with subterranean parking totaling 39,294 sq. ft. The 0.35-acre site is located at 2801 India Street; *DRB Motion by Wilson; seconded by Nakhshab: Recommend approval of the project and placement on consent agenda, with the following conditions: (1.) Quality finishes be used for exterior walls; (2.) There be appropriate landscaping; Passed 2-0.*

Presentation made about the project by the applicant, Dana Blasi.

Design Review Subcommittee Chair Nakhshab moved the recommendation of the subcommittee. Nakhshab stated the project had come before his subcommittee two times; at both meetings neighborhood residents attended. Nakhshab indicated the project would be excellent addition to the neighborhood, in an area that needed revitalization.

Chair Wilson, who attended the subcommittee meetings, spoke in support of the project the project, stating it would serve as a "gateway building" at the south entry to Middletown. Wilson indicated the applicant was agreeable to both conditions in the subcommittee motion.

In response to an inquiry by Dahl, the applicant stated the project required only two deviations, and otherwise conformed to code and would not have had to come to Uptown Planners: The deviations were: (1.) the elevator shaft exceeded the applicable height limit, and (2.) the applicant wanted a one foot setback along one wall, instead of the three foot setback required by code.

Terry Fenwick, an adjacent property owner, spoke in favor of the project. He indicated even though it affected his views, the modular nature of the design preserved much of his view. Ian Epley supported the project, and pointed out it had more parking than presently existed because of the removal of unnecessary curb cuts. There also would be more on-site parking than required by code. A north side adjacent property owner objected to the building of a 30-foot wall along the south side of his property, as it would impair his view. Nancy Moors denounced the project, comparing it to Hillcrest 111 being imposed upon Hillcrest.

Board member Mullaney spoke in support of the project, stating it would be the first building people see leaving the I-5 freeway, and would present a complimentary first impression of the community. Dahl complimented the applicant for going through the discretionary review process for what were two minor deviations from code.

Nakhshab made the motion to approve the Design Review Subcommittee recommendation; which was approved by a vote of 16-0-1, with non-voting Chair Wilson abstaining.

Special Police Report

Officer Ricardo Pinon, of the San Diego Police Department, spoke about the Vision Zero pedestrian safety enforcement effort. The police have identified the 500/600 blocks of University Avenue as a location of a high number of pedestrian and bicyclist accident facilities. The police stepped up enforcement on these blocks, focused on violations of pedestrian right of way at sidewalk crossings. Besides writing traffic citations, the police also did an educational outreach to drivers regarding pedestrian and bicyclist safety, and reported to city engineering any issues impacting public safety at the intersections. Board member Brennan indicated the intersection of Park and University had also had many fatalities. Board member Rosas inquired how the public could report a dangerous intersection; Pinon relied the public could contact him. Ann Garwood inquired if the police were also citing bicyclists for violation of traffic laws.

Pinon also spoke the recent homeless outreach efforts by the police in Uptown. A total of 129 homeless individuals were contacted, of which 11 agreed to entry into homeless service programs.

VII. Letters of Support: Action Items:

1. **ROCK "N" ROLL SAN DIEGO MARATHON AND HALF MARATHON** -- Presentation by Natalia Mendez, Competitor Group Community Relations coordinator, about: 1) race day information and review of route and any changes 2) overview of road closures and alternate routes 3) and request for a letter of support. Event will be held on June 4, 2017

Presentation made by Natalia Mendez, event coordinator, about the event, which will take place on June 3 and June 4, 2017.

Board member Newington indicated he opposed a two day event, but could support a one day event. Dahl recommended alternative routes and start locations that would have less impact on the adjacent communities. Wahlstrom and Wilson brought up the issue of the 50-foot noise buffer recommendation made by the Balboa Park's West Mesa Subcommittee, which is current under consideration for implementation by the city. It has not been adopted, so would not apply to this event. The issue of turning sound speakers away from residential areas was also brought up.

Motion by Wahlstrom, seconded by Bonner, to approve the letter of support for the Rock 'n' Roll Marathon and Half Marathon; motion passed by a 15-0-2 vote. Non-voting chair Wilson and Newington abstaining.

VIII. Information Items: Projects: None

IX. Planning Staff/Subcommittee Reports – Potential Action Items

1. **Potential Appeal to Hearing Officer of the Hillcrest 111 Project:** Tom Mullaney presented his request that the board of Uptown Planners authorize a potential appeal of the Hillcrest 111 project to the Planning Commission, should the project be approved without the modifications to the project recommended by Uptown Planners at its February 7, 2017 meeting.

Mullaney pointed out the Hillcrest 111 project was on a Process Two track, which meant a city planning staff member would decide whether to approve it. Mullaney stated that, given the size and controversy about the project, the decision on its final approval should be made by

the Planning Commission at a public hearing. He reminded the board the project along Robinson Avenue has no set back or step back, and rises 92-feet straight up above a four-foot sidewalk and four-foot dirt strip south of the street.

A letter from Marcela Escobar-Eck on behalf of the applicant in opposition to Mullaney's request had been received and distributed to the board prior to the board meeting.

Jim Ivory, from Greystar, the project applicant, spoke in opposition to the request to authorize an appeal. Ivory pointed out that the project would be reviewed by multiple city staff from various disciplines, each focusing on particular aspects of the project. The applicant would have to address the issues raised by all the discipline reviewing staff prior to the project being approved. Having to also go to the Planning Commission would create an additional unnecessary step. Ivory pointed out the project would provide nine affordable housing units for low income individuals, and that the project provided more parking than required by code. Ivory also stated the site was underutilized, and that proposed project, and proposed deviations, was allowed by code and affordable housing incentive programs.

Public Comment:

Speaking in favor of the appeal:

-Ann Garwood thought building was too tall, as existing buildings on Seventh Avenue were only two stories. Garwood also felt it was dangerous to have no setback/step back on Robinson Avenue, as a pot or something else falling off a ledge could hit someone on the ground.

-Diedre Lee said the building too tall, and would set a bad precedent if approved.

-Rich Gorin supported the appeal, as he felt Uptown Planners procedurally needed to support its recommendation as the project went through the review process.

Nancy Moors said the city had ignored the wishes of the community during the plan update process, and needs to listen to community planning group and other stakeholders in the community.

-Pam Slater stated there was not enough public notice about the project; and if the Hillcrest community knew about it there would be strong opposition.

-Terry Fenwick, a Middletown resident, indicated the project would result in a lack of sunlight on the street, as had happened Downtown after many of the tall buildings were built.

-Rick D. supported the appeal, stating it was important for its credibility that Uptown Planners advocate for its recommendations at the city.

Speaking against the appeal:

-Ian Epley reminded the board that it was advisory only, and that Hillcrest was a neighborhood in transition, and the zoning allowed the building. Epley stated that Uptown Planners was not being ignored, instead there was disagreement.

Board Comments:

Thorsen, Wahlstrom, Gahagan spoke in favor of the appeal. Nakhshab, Brennan, Dahl spoke against it. Pesqueira felt the building might be too massive for the location where it was sited. Newington saw both sides, but leaned towards supporting the appeal.

Ellig posed several questions, which Daniel also inquired about; two of which were made to the applicant. One was if the applicant had incorporated any of the recommendations of Uptown Planners into its project? Ivory responded it was possible that a solar component would be added to the project, but stated that public parking could not be added, and there would be no changes made to setback or step backs. Regarding informing the public about the project, Ivory indicated the applicant had fully complied with the city's noticing requirements. Ken Williams from Uptown News responded to the question if his newspaper had publicized the project by responding it had done a feature story on the project.

In a discussion of the procedure that would be followed should the board approve the potential appeal, Mullaney informed the board it had only 12 business days to appeal, so the chair would have to fill the appeal in an expedited manner. This was why there needed to be prior authorization by the board. Chair Wilson indicated if the board decided to approve the appeal, he would file it, but the board would need to decide at a future meeting how it would present the appeal, and who would speak on behalf of Uptown Planners. If there was a question if an approval of the project complied with this motion, a special meeting would need to be called during the appeal period to decide if the appeal should be filled.

Motion by Mullaney, seconded by Thorsen: that Uptown Planners authorizes the chair to file an appeal of the Hillcrest 111 project, if the project that is approved without the modifications which were recommended by Uptown Planners at its February 7, 2017 meeting.

Motion approved 9-5-2; voting in favor Newington, Gahagan, Wahlstrom, Daniel, Bonner, Ellig, Hayes, Thorsen, Mullaney; voting against:: Dahl, Hook, Brennan, Tablang, Nakhshab' abstaining Pesqueira and non-voting chair. Rosas recused and did not participate in the discussion of the item.

Meeting adjourned at 7:45 p.m.

Respectfully submitted,

Minutes transcribed by Michael Brennan, Secretary; finalized by Leo Wilson



UPTOWN PLANNERS
 Uptown Community Planning Group
 FINAL MINUTES
June 6, 2017

Call to order by Leo Wilson at 6:03

In attendance: Cindy Thorsen, Gary Bonner, Leo Wilson, Roy Dahl, Ken Tablang, Jennifer Pesqueira, Mat Wahlstrom, Bob Daniel, Maya Rosas, Jay Newington, Dana Hook, Amie Hayes, Michael Brennan, Tim Gahagan, Tom Mullaney arrived at 6:12, Soheil Nakhshab arrived at 6:19
 Absent: Bill Ellig

I. Board Meeting: Parliamentary Items/Reports:

- A. Introductions by board members.
- B. Adoption of Agenda and Rules of Order: Motion by Wahlstrom, seconded by Bonner, to place both letters of support in Section VI of the agenda on the consent agenda; approved by unanimous vote. Motion to approve the agenda as amended made by Dahl, seconded by Wahlstrom. Motion passed by a 13-0-1 vote, non-voting chair Wilson abstaining;
- C. Approval of Minutes: Motion by Daniel, seconded by Wahlstrom, to approve the minutes from the April 4, 2017 meeting. Motion passed by a 13-0-1, non-voting chair Wilson abstaining;
- D. Treasurer's Report: Treasurer Dahl reported a balance of \$150.65 in the bank account, pending website expenses will be reimbursed by the City and raise the balance amount;
- E. Chair/CPC Report: Uptown Planners will not meet in July; it is one of the two months (besides January) that the board does not meet. The Truax House Tentative Map project was approved unanimously by the City's Planning Commission. The City of San Diego Park & Recreation Board approved renaming the West Maple Canyon Park the Waldo Waterman Park, after the famous aviator who made a glider flight from the site in 1909; Community Planners Committee ("CPC") elected officers; David Moty was re-elected chair, and Leo Wilson re-elected Secretary/Parliamentarian. The CPC had presentations about place-making and the "Soccer City" proposal for Qualcomm Stadium.

II. Public Communication:

David Meyer representing UCSD invited the public to open houses that will discuss the long-range future development plans for the UCSD campus; it will include the replacement of the existing hospital with a new structure. A flyer about the open houses was distributed; the dates were June 6, 2017 and June 8, 2017.

A business owner at 1920 Fort Stockton expressed concern over a zoning change incorporated into the updated Uptown Community Plan that rezoned her location for residential use only. Chair Wilson stated that he and planning staff had been in contact with the property owner, and planning staff indicated the business site in question was grandfathered in as a permitted use, so could continue;

Sharon Gehl spoke expressed concerns over the draft MTS Transit Optimization Plan Update, and was particularly concerned that Bus Route 83 in western Uptown might be discontinued;

III. Representatives of Elected Officials:

Brittany Bailey, representing City Council Member Chris Ward, announced that the next fiscal year's city budget had been passed by the City Council. It did not include funding the special election for the proposed "Soccer City" project at Qualcomm Park.

Bailey also reported that community members had expressed concerns over the grading taking place in Florence Canyon in Hillcrest; and said that her office had been informed by city planning that it was being done pursuant to approved permits. In Mission Hills, concerns have been expressed regarding the design and color of ADA compliant sidewalk ramps that were being installed; meetings have been held with the neighbors to discuss the issue. India Street is about to be slurry sealed, and after it is done the restriping will include a buffered bike lane.

Councilmember Ward held a public meeting to discuss future infrastructure needs in Balboa Park on May 30, 2017. Over 100 people were in attendance. The City Council also voted to revise the procedure for placing angle parking, so that it can be done easier.

Mark Zambon representing Congressman Susan Davis stated that Davis opposed the repeal of the current health care law, and likewise opposed many of the proposals being put forward by President Trump. Zambon, who is a veteran, spoke articulately regarding veterans issues that are under consideration by Congress. He also announced this was his last Uptown Planners meeting he will be attending, as he was moving to another position in the congressional office. Zambon was applauded at the end of his presentation in appreciation for the service.

Nick Serrano, representing California Assemblyman Todd Gloria, indicated that the legislative deadline for submitting budget-related legislation had just passed, and that Gloria had introduced several items; including bills related to addressing homelessness issues. The California state budget was expected to be passed by June 15th. Gloria was planning to hold a meeting with his constituents on June 17th.

IV. Consent Agenda:

Motion to pass the Consent Agenda made by Wahlstrom, seconded by Nakhshab, which consisted of the two projects listed below; The motion passed by a 15-0-1 vote, non-voting chair Wilson abstaining.

1. **LETTER OF SUPPORT FOR AIDS WALK & RUN – Hillcrest** -- The 29th Annual AIDS Walk & Run will be held in Hillcrest on Saturday, September 30, 2017, from 6:00 a.m. to 12:00 noon; the route of the walk & run includes Normal Street, University Avenue, Park Boulevard, El Prado in Balboa Park, Sixth Avenue, and back to start location on University Avenue.
2. **LETTER OF SUPPORT FOR SAN DIEGO CANYONLANDS APPLICATION FOR MAPLE STREAM REHABILITATION GRANT – Bankers Hill/Park West** -- San Diego Canyonlands is applying for a California Coastal Conservation grant for stream rehabilitation in Maple Canyon.

V. Projects: Potential Action Items:

1. **635 ROBINSON AVENUE ("HILLCREST III NDP") – Process Two – Hillcrest--**

Neighborhood Development Permit for the development of 111 residential dwelling units; including nine very low income units, 4,800 sq. ft. of commercial retail space within a 100,824 sq. ft., 7-story mixed use building with 3-levels of underground parking and a detached

parking structure at 635 Robinson Avenue. The 0.96 -acre site is in the MR-8—B. Applicant will present possible revisions to the project that address some of the issues raised by Uptown Planners in its previous motion approved on February 7, 2017.

Maya Rosas recused on this item.

Marcela Escobar-Eck spoke on behalf of the applicant, Greystar Development. Escobar-Eck indicated the applicant was interested in reaching a compromise with Uptown Planners regarding its concerns about the 111 Hillcrest project, expressed in the two motions that were passed on February 7, 2017: The two motions passed at the meeting were:

“Motion Three Motion by Wahlstrom, seconded by Gahagan, to recommend denial of the project unless the following changes are included in the project: (1.) A 10' setback should be provided on Robinson Avenue; 2) Solar panels should be included as part of the project; 3) The developer's agreement with AT&T should be reevaluated to consider including public parking.

3rd Amendment to Motion; Proposal by Mullaney, second by Wahlstrom, to recommend that the project should comply with existing zoning for the upper floor step backs on Robinson Street;

The applicant as a compromise was willing to revise the project to include a 10-foot step-back along Robinson Avenue, and install solar for the purpose heating of water for the building. The building had also been reduced an additional 10-feet in height by removing a decorative element on the corner of Robinson Avenue and Seventh Avenue. Escobar-Eck indicated that the substitution of the revised design in place of the original project was predicated on Uptown Planners agreeing that the revised project would meet the conditions stated in its February 7, 2017 motion, and that Uptown Planners would not appeal the decision of the hearing officer to the Planning Commission.

Public comment:

Speaking against the proposed revised project, Ann Garwood stated it was still too tall for the neighborhood, and was inappropriate along a two lane street; Janet O'Dea also spoke against the project as being out of character with Hillcrest.

Benjamin Nichols, the executive director of the Hillcrest BID, spoke in favor of the project, and indicated it has support within the business district. Ian Epley and Sharon Gehl supported the project, indicating it provided more housing which was badly needed.

Board Member Comment:

Newington, Hook, Brennan, Tablang, Dahl spoke in favor of the revised project. Wahlstrom spoke in favor, indicating it substantially addressed the concerns of the board. Pesquiera inquired on what changes had been made to the interior of the building; Daniel raised the issue of parking, to which the applicant responded that the applicant's agreement with AT&T precluded the ability to do public parking onsite. Bonner inquired on the type of solar, and the response was it would be thermal for heating water. Nakhshab spoke in favor of the new design of the project.

Mullaney spoke against the project, and distributed a letter from Attorney Everett Delano questioning whether it complied with the low income housing density bonus regulations and other issues. Thorsen and Hayes opposed the project.

Motion by Wahlstrom, seconded by Hook: That Uptown Planners makes the finding that the revised Hillcrest 111 project is in substantial conformance with the Uptown Planners motions of February 7, 2017, and that Uptown Planners therefore will not appeal a decision approving

it to the Planning Commission. The motion is contingent on the applicant submitted the newly revised project, as presented at this meeting to the City as its revised design for the project.

Motion passed by an 11-3-1 vote; voting in favor; Bonner, Dahl, Tablang, Pesqueira, Wahlstrom, Daniel, Newington, Hook, Brennan, Gahagan, Nakhshab; voting against: Mullaney, Thorsen, Hayes; non-voting chair Wilson abstaining.
Rosas recused

2. **4219 COSOY WAY/2621 PRESIDIO DRIVE TM ("COSOY TENTATIVE MAP") – Process Three – Mission Hills** – Tentative Map for a subdivision to create a third parcel from two existing parcels at 4211 Cosoy Way and 2521 Presidio Drive. The 0,635-acre site is in the RS-1-7 zone.

Konstantin Dubinin, and applicant for the project, made the presentation. He provided drawings and illustrations of the project, which had been revised to create a larger driveway footprint. It allowed for vehicle to turn around in the driveway, so it would not need to back onto the street.

Written Comment:

Extensive written comments had been received regarding the project prior to the meeting, which had been forwarded to the board.

Written correspondence against the project was received by: Patty Ducey-Brookes, Erin & Brock Fisher, Karl & Jame Krooks, Mary Gillick/Otto Sorenson, Robert Grove, Leonard & Betty Kornreich, Melvin McGee, William & Marilyn McKenzie, Helga Moore, Janet O'Dea, Miek Poyner, Frank Pavell, Mike Poyner, Robert Rose. William Sharon, Colin Wied;

Written correspondence in support of the project was received by Robert Aaje, Steve Elzy, Bob Giles, Robert & Karen Hansen, Robert & Marilyn Filderman, Sandy Madden,

Konstantin Dubinin also submitted a written reply to the correspondence.

Public Comment:

Speaking against the project were Robert Rose, Frank Pavell, Thomas May, Sharon Rose, Mike Pointer, Don Sabot, who all expressed public safety concerns over the narrowness of the road, and the steep street grade and lack of visibility at the driveway. Sam Forrest also spoke and suggested the street be made a one-way.

Speaking in favor of the project were Ian Epley and Sharon Gehl who felt the project would not impact street safety, as one additional driveway would have little impact.

Board Comment:

Nakhshab, Bonner, Rosas, Dahl and Brennan, stating that it was the City's responsibility to address street safety issues, and find traffic design solution. The property owner should not be penalized. Hook and Daniel question if the project's driveway would impact the safety of the street. Wahlstrom suggested the applicants should consider access off Presidio Drive through and easement it possessed. Daniel suggested the one-way street solution be adopted, and felt the project would not have a major impact on traffic safety.

Mullaney, Thorsen and Gahagan expressed concerns over the safety of the street and additional driveway, and opposed the subdivision of the property. Tablang, who bikes the



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

Hillcrest 111

Project No. For City Use Only

Project Address:

635 Robinson Avenue, San Diego, CA 92103

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 :

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☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature :

Date:

Project Title: Hillcrest 111	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

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<div style="border-bottom: 1px solid black; padding-bottom: 5px;"> Corporate/Partnership Name (type or print): Greystar GP II, LLC </div> <div style="border-bottom: 1px solid black; padding-bottom: 5px;"> <input type="checkbox"/> Owner <input checked="" type="checkbox"/> Tenant/Lessee </div> <div style="border-bottom: 1px solid black; padding-bottom: 5px;"> Street Address: 17885 Von Karman Avenue, Suite 450 </div> <div style="border-bottom: 1px solid black; padding-bottom: 5px;"> City/State/Zip: Irvine, California 92614 </div> <div style="border-bottom: 1px solid black; padding-bottom: 5px;"> Phone No: _____ Fax No: _____ (949)-735-9870 </div> <div style="border-bottom: 1px solid black; padding-bottom: 5px;"> Name of Corporate Officer/Partner (type or print): Robert LaFever </div> <div style="border-bottom: 1px solid black; padding-bottom: 5px;"> Title (type or print): Vice President </div> <div style="border-bottom: 1px solid black; padding-bottom: 5px;"> Signature : Date: 11-7-10 </div>	<div style="border-bottom: 1px solid black; padding-bottom: 5px;"> Corporate/Partnership Name (type or print): </div> <div style="border-bottom: 1px solid black; padding-bottom: 5px;"> <input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee </div> <div style="border-bottom: 1px solid black; padding-bottom: 5px;"> Street Address: </div> <div style="border-bottom: 1px solid black; padding-bottom: 5px;"> City/State/Zip: </div> <div style="border-bottom: 1px solid black; padding-bottom: 5px;"> Phone No: _____ Fax No: _____ </div> <div style="border-bottom: 1px solid black; padding-bottom: 5px;"> Name of Corporate Officer/Partner (type or print): </div> <div style="border-bottom: 1px solid black; padding-bottom: 5px;"> Title (type or print): </div> <div style="border-bottom: 1px solid black; padding-bottom: 5px;"> Signature : _____ Date: _____ </div>
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APPOINTMENT OF OFFICERS
(Greystar GP II, L.L.C.)

This Appointment is executed effective as of August 12, 2014 by Greystar Real Estate Partners, L.L.C., a Delaware limited liability company ("Member").

RECITALS

A. Member is the sole member of Greystar GP II, L.L.C., a Delaware limited liability company (the "Company").

B. Member, in its capacity as the sole member of the Company, wishes to appoint Ben Liebetrau, Gil Gonzalez, Randy Ackerman, Jonathan Hayes, Bob LaFever, Daniel Lee, Lance Hanna, and Fabio Rodriguez as vice presidents of the Company in accordance with the terms of the Company's Limited Liability Agreement.

APPOINTMENT

1. Member hereby Appoints Ben Liebetrau, Gil Gonzalez, Randy Ackerman, Jonathan Hayes, Bob LaFever, Daniel Lee, Lance Hanna, and Fabio Rodriguez as vice presidents of the Company with the authority and duties that are normally associated with that office.

2. This appointment shall remain in full force and effect until Member terminates such appointment, which Member may do at any time in its sole discretion, with or without cause. Ben Liebetrau, Gil Gonzalez, Randy Ackerman, Jonathan Hayes, Bob LaFever, Daniel Lee, Lance Hanna, and Fabio Rodriguez may resign as officers of the Company at any time by giving written notice to Member.

Effective as of the date set forth above.

MEMBER:

GREYSTAR REAL ESTATE PARTNERS, L.L.C.

By: 
Name: J. Derek Ramsey
Title: Vice President



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

Hillcrest 111

Project No. For City Use Only

Project Address:

Southwest corner of Robinson & 7th in San Diego, CA

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

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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:

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Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature :

Date:


Project Title: Hillcrest 111	Project No. (For City Use Only)
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Part II - To be completed when property is held by a corporation or partnership

Legal Status (please check):

☒ Corporation
 ☐ Limited Liability -or-
 ☐ General) What State? CA
 Corporate Identification No. 94-045535
☐ Partnership

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☐ Yes
☒ No

Corporate/Partnership Name (type or print): Pacific Bell Telephone Company <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee Street Address: 600 E. Green St., Room 300 City/State/Zip: Pasadena, CA 91101 Phone No: (626-297-7336) Fax No: 214-761-4699 Name of Corporate Officer/Partner (type or print): Jessica S. Gutierrez Title (type or print): Director - CRE Portfolio Mgmt & Transactions Signature :  Date: 11.7.16	Corporate/Partnership Name (type or print): <input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee Street Address: City/State/Zip: Phone No: Fax No: Name of Corporate Officer/Partner (type or print): Title (type or print): Signature : Date:
Corporate/Partnership Name (type or print): <input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee Street Address: City/State/Zip: Phone No: Fax No: Name of Corporate Officer/Partner (type or print): Title (type or print): Signature : Date:	Corporate/Partnership Name (type or print): <input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee Street Address: City/State/Zip: Phone No: Fax No: Name of Corporate Officer/Partner (type or print): Title (type or print): Signature : Date:
Corporate/Partnership Name (type or print): <input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee Street Address: City/State/Zip: Phone No: Fax No: Name of Corporate Officer/Partner (type or print): Title (type or print): Signature : Date:	Corporate/Partnership Name (type or print): <input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee Street Address: City/State/Zip: Phone No: Fax No: Name of Corporate Officer/Partner (type or print): Title (type or print): Signature : Date:



ATTACHMENT 11

AT&T SOA Delegation of Authority & Enhanced Approval Authorization Form

9/22/2016
Effective Date

8/31/2017
Expiration Date

In accordance with the Schedule of Authorizations for Affiliates of AT&T Inc., authority is delegated to the following employee:

Jessica S. Gutierrez, Director of Asset
Management, West Region

Employee (Delegate) Name and Title

3
Manager Level

js3834
ATTUID

[Signature]
Delegate Signature

9/22/2017
Date

Reason for delegation and/or indication of specific delegated transaction or limitations:

(check as appropriate)

☐ **Surrogate DOA**

Used by a manager who will be out of the office for a specific time to designate another manager in the work group to authorize on their behalf. If this request requires set up in CAPS, the delegator can do it and keep on file locally.

☒ **Special DOA**

Used when assigning specific authority to a Manager for a period of time no longer than a year.

Reason:

Provide authority to Jessica S. Gutierrez to sign for any LOC where Robert A. Damaschino was granted authority since Jessica has assumed Bob's job responsibilities.

☐ **Enhanced Approval Authority**

Used for notifying Accounts Payable that a manager, by virtue of their job function, has been set up to take advantage of the authority granted by a specific section of the SOA other than that allowed in the default section of Chapter 3, Section 3.01 -- Approval of Payments.

Specific SOA Section

New authorization level \$ _____

Delegated by:

Russ McFadden - VP Corp. Real Estate
Employee (Delegator) Name and Title

5
Manager Level

rx5467
ATTUID

[Signature]
Delegator Signature

10/28/2016
Date

cc:

Delegator's Supervisor Name and Title
(If Delegator is below General Manager)

*Per SOA 3.01:
*Delegations >\$15M but <\$25M should be reviewed
by an Officer.
*Delegations >\$25M should be reviewed by an
Officer
(Other sections may not require)*

Set-up In: ☒ CAPS

☐ Mobility Oracle Procurement

Notes:

A copy of this DOA should be attached to any ATT01105 Forms that are sent to Accounts Payable (AP) for processing.

If this DOA requires set-up for processing in Mobility Oracle Requisitions, Mobility ePayables or CAPS, email a scanned copy to the Outlook Mailbox: ATT SOA. A confirmation will be sent once set-up is complete.