



THE CITY OF SAN DIEGO

Report to the Planning Commission

DATE ISSUED: November 1, 2018 REPORT NO. PC-18-072

HEARING DATE: November 8, 2018

SUBJECT: 6th AND OLIVE, Process Four Decision

PROJECT NUMBER: [591198](#)

REFERENCE: [Project No. 96101, St. Paul's Cathedral & Residences, November 8, 2011 City Council Meeting - Item-335.](#)

OWNERS/APPLICANT: Nutmeg and Olive, LLC, The Cathedral Church of St. Paul, Vue on 5th Owners Association, and CR Fifth & Nutmeg, LLC, Owners / Greystar GP II, LLC, Applicant

SUMMARY

Issue: Should the Planning Commission approve an amendment to the St. Paul's Cathedral and Residences project to modify the proposed development on a 0.62-acre portion of the project site and allow the construction of a 204-unit mixed-use development, and allow for an overall increase in residential density on the approximately 1.76-acre project site located south of Olive Street between 5th and 6th Avenues within the Uptown Community Plan area?

Staff Recommendation(s):

1. **Adopt** Addendum No. 591198 to Environmental Impact Report No. 96101 and **Adopt** the Mitigation Monitoring Reporting Program;
2. **Approve** Site Development Permit (SDP) No. 2078814;
3. **Approve** Neighborhood Development Permit (NDP) No. 2078816; and
4. **Approve** Vesting Tentative Map No. 2078817.

Community Planning Group Recommendation: On August 7, 2018, the Uptown Planners considered the project and approved two motions. The Uptown Planners voted 11-1-2 to recommend approval of the project at a maximum height of approximately 170 feet and encourage as much affordable housing as possible. The Uptown Planners also voted 11-1-1 to "recommend applicant modify the project design to activate public space at the base of the

project with the community.” Additional information is provided in the Uptown Planners Meeting Minutes of August 7, 2018 (Attachment 13).

Environmental Review: Addendum No. 591198 to Environmental Impact Report (EIR) 96101/SCH No. 2009101036 has been prepared for the project in accordance with California Environmental Quality Act (CEQA) Guidelines. Based upon a review of the current project, it has been determined that there are no new significant environmental impacts not considered in the previous EIR, no substantial changes have occurred with respect to the circumstances under which the project is undertaken, and there is no new information of substantial importance to the project. A Mitigation, Monitoring and Reporting Program for Traffic/Circulation, Historical Resources, Paleontological Resources, and Noise would be implemented with this project, which will reduce the potential impacts to below a level of significance.

Fiscal Impact Statement: All costs associated with the processing of this application are recovered through a deposit account funded by the applicant.

Code Enforcement Impact: None with this action.

Housing Impact Statement: The Uptown Community Plan designates the 1.76-acre project site for Residential-Very High at a density range of 74 to 109 dwelling units per acre (du/ac), and Community Commercial with a residential density of 0 to 109 du/ac. The St. Paul’s Cathedral and Residences project consists of three sites: the 0.62-acre Olive Site, 0.68-acre Cathedral Site, and the 0.46-acre Nutmeg Site. The total of the three sites is 1.76 acres and would allow a maximum of 192 dwelling units. The Nutmeg Site has been developed with 45 multi-family dwelling units, allowing for a maximum of 147 dwelling units on the Olive and Cathedral sites. On the Olive Site, the proposed project would demolish the existing 16-unit market rate apartment complex and construct a new mixed-use building containing 204 dwelling units, including 18 affordable residential units. The project proposes on-site affordable housing equivalent to 12 percent of the remaining base density units, which will be affordable to very low-income households with a combined annual gross income at or below 50 percent of the Area Median Income (AMI). The inclusion of very low income affordable units allows for a housing density bonus of 38.75 percent. The density bonus results in 57 additional units for a total of 204 residential units (including the affordable units) on the Olive Site, and an overall total of 249 residential units on the 1.76-acre project site. This results in 139 additional residential units as compared to the number of dwelling units allowed per current entitlements, and an overall net increase of 188 residential units in the community.

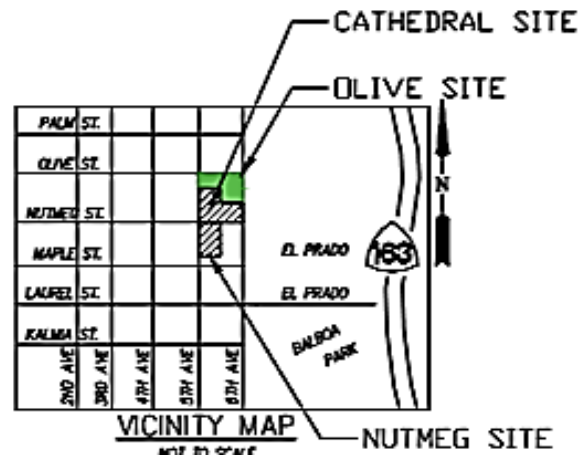
BACKGROUND

The 1.76-acre project site includes one full block surrounded by Olive Street, Nutmeg Street, 5th Avenue and 6th Avenue, plus a 0.46-acre site located on the southeast corner of Nutmeg Street and 5th Avenue, within the Uptown Community Plan (UCP) area (Attachment 1). The community plan designates the site for Residential- Very High at a density range between 74 to 109 du/ac and Community Commercial at a density range between 0 to 109 du/ac (Attachment 5). The western portion of the site is located within the CC-3-9 zone and the eastern portion is within the RM-4-10

zone (Attachment 4). In addition, the site is in the Community Plan Implementation Overlay Zone (CPIOZ Type A), the Residential Tandem Parking Overlay Zone, the Transit Area Overlay Zone, the Transit Priority Area, the Airport Influence Area for San Diego International Airport (SDIA) - Review Area 2, the Federal Aviation Administration (FAA) Part 77 Notification Area for SDIA and North Island NAS and is partially within the Airport Approach Overlay Zone). The Olive site is not within the Airport Approach Overlay Zone.

Prior Approvals: The St. Paul's Cathedral and Residences project (Project No. 96101) was approved by the San Diego City Council on November 8, 2011. Approvals included Site Development Permit No. 312733, Neighborhood Development Permit No. 534371, and Vesting Tentative Map No. 851727, which govern development of the 1.76-acre area consisting of the Olive Site, Cathedral Site, and Nutmeg Site.

The 2011 approvals for the three components of the St. Paul's Cathedral and Residences project are summarized below:



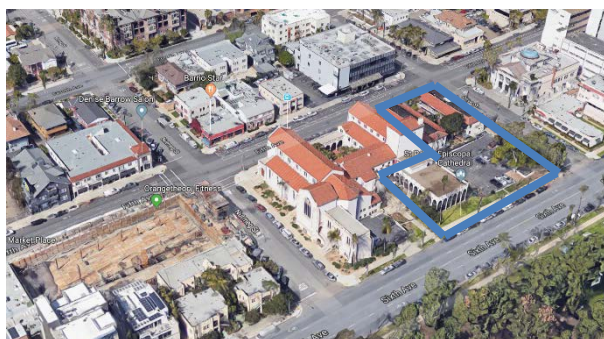
Olive Site	Nutmeg Site	Cathedral Site
<ul style="list-style-type: none"> Demolition of the existing 16-unit apartment complex, cathedral administrative offices and cathedral parking lot; Construction of a 15-story, approximately 158-foot tall mixed-use building; 65 residential condominiums; and Five commercial condominiums containing 14,209 square feet office and 924 square feet of retail uses. 	<ul style="list-style-type: none"> Construction of a 13-story, approximately 150-foot tall mixed-use building; 45 residential condominiums; and Five commercial condominiums containing 5,818 square feet of office and 5,185 square feet of retail uses. 	<p>Expansion and renovation of St. Paul's Cathedral with a gross floor area of approximately 49,200 square feet, including the existing building area and proposed net addition of 4,030 square feet.</p>

A modified development plan for the Nutmeg site was approved in September 2013 through a Process One Substantial Conformance Review (Project No. 312784). The Nutmeg site has been fully developed as the "Vue on 5th" condominiums, containing 45 dwelling units and 6,722 square feet of ground floor retail space within an approximately 92-foot tall, seven-story building, above two levels of subterranean parking. The proposed renovation and expansion of St. Paul's Cathedral has not occurred and will be developed in accordance with the previously approved permits and Exhibit "A"

dated November 8, 2011, on file in the Development Services Department, and is not affected by the proposed amendment.

Regulatory Changes: Several regulatory changes have occurred since the approval of the St. Paul's Cathedral and Residences project. The 1988 UCP has been superseded by the 2016 UCP, which includes the application of General Plan land use categories and City-wide zoning to the Uptown Community. The Mid-City Planned District Ordinance was repealed and the site rezoned from the Mid-City Planned District CV-1 Zone (western half of the block) to the CC-3-9 Zone, and from the MR-400 Zone (eastern half of the block) to the RM-4-10 Zone. In addition, the [Affordable Housing Regulations](#), Ordinance No. O-20916 amending the City's affordable housing density bonus regulations, adopted by City Council on March 22, 2018, went into effect April 21, 2018. This application was deemed complete on April 4, 2018, prior to the effective date of the regulations, however, the applicant has elected to process the application in accordance with current regulations.

Site Details: The Olive Site, which is the subject of the proposed amendment to the St. Paul Cathedral and Residences project, is characterized by flat topography. The site is improved with a 16-unit market rate apartment complex (Park Chateau), comprised of four studios, one one-bedroom unit, and 11 two-bedroom units, constructed in 1939, and a 4,973 square-foot Cathedral office building and a 20-space surface parking lot constructed in 1968. On April 26, 2007, the Historical Resources Board (HRB) declined historic designation of the apartment complex. A subsequent historical assessment was conducted, and on October 29, 2015, City staff determined that there are no changes to the buildings integrity or new information warranting to return the item to the HRB, and its 2007 action to not designate the property stands. A historical assessment of the cathedral office building and parking lot was also performed and on October 29, 2015, City staff determined that the property does not meet local designation criteria as an individually significant historic resource under any adopted Historical Resources Board Criteria.



Olive Site: Park Chateau, surface parking lot, and Cathedral office building.

The site is located within an urbanized community. Properties to the north are designated Residential-Very High (74-109 du/ac) and Community Commercial (0-109 du/ac) and developed with a mix of multi-family residential, office and retail uses. Properties to the west are designated Community Commercial (0-109 du/ac) and developed with a mix of commercial and retail uses. Properties to the south are designated Residential Very High (74-109 du/ac) and Community Commercial (0-109 du/ac) and developed with the St. Paul's Cathedral, and "Vue on 5th" mixed use development south of Nutmeg Street. Balboa Park is located to the east.

DISCUSSION

The project qualifies as an affordable housing density bonus residential development, and in accordance with [SDMC Chapter 14, Article 3, Division 7](#) is entitled to certain benefits, including

density bonus, reduced parking standards, and development incentives. The project requires the approval of a Vesting Tentative Map (VTM), and a Site Development Permit (SDP) and Neighborhood Development Permit (NDP) amending SDP No. 312733 and NDP No. 534371. The previous VTM for the Olive Site has expired. Therefore, a Process Four, VTM is required to consolidate five lots into one parcel and establish a condominium project with 204 residential units and four commercial units on the Olive Site. A Process Three, SDP is required to allow an increase in residential density per existing entitlements (Olive Site, Cathedral Site, and Nutmeg Site) to the proposed 249 dwelling units on the 1.76-acre site in accordance with the City's Affordable Housing Regulations and density bonus provisions, and to allow a structure height greater than 65 feet within the CPIOZ-A Overlay Zone. A Process Two, NDP is required to allow the requested deviations from the required driveway width and refuse and recyclable materials storage area in accordance with SDMC Section 143.0920. All approvals are consolidated under this application, requiring approval by the Planning Commission, with appeal rights to the City Council.

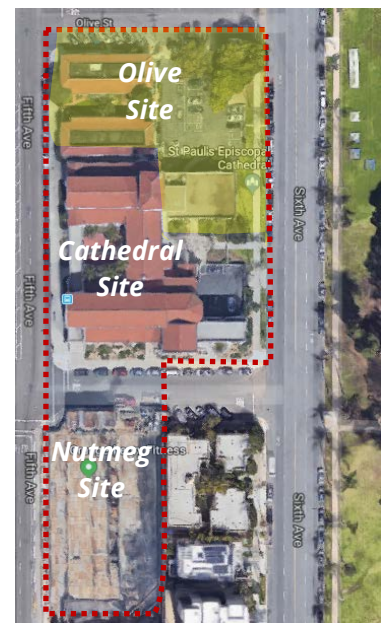
Project Description:

The proposed 6th & Olive project is an amendment to the 1.76-acre St. Paul's Cathedral and Residences project to modify the proposed development on the 0.62-acre Olive Site and increase overall density to 249 dwelling units in accordance with the City's [Affordable Housing Regulations](#).

The project would demolish a 16-unit market rate apartment complex, Cathedral office building and surface parking lot, and construct a mixed-use condominium tower above a five-level underground parking garage on the Olive Site. The 20-story tower would be approximately 223 feet tall and contain 204 dwelling units comprised of 30 studios, 93 one-bedroom, 79 two-bedroom, and 2 three-bedroom condominiums encompassing 262,500 square feet. Eighteen of the dwelling units would be income restricted units, which will be affordable to very low-income households with a combined annual gross income at or below 50 percent of the AMI. The mixed-use tower would also include Cathedral office spaces within four commercial condominiums encompassing 16,190 square feet, and private recreational amenities including a fitness center and terrace on the fifth floor, and a pool, lounge area, indoor kitchen and terrace on the 20th floor.

The project also proposes a 10,600-square-foot courtyard with landscaping and benches shared with St. Paul's Cathedral, relocation of a transformer from the Olive Site to the adjacent Cathedral Site, and a new staircase would be installed at the Cathedral Site to replace one that is being demolished.

A maximum of 192 dwelling units is allowed on the 1.76-acre project site based on the UCP land use designations of Residential-Very High (74-109 du/ac) and Community Commercial (0-109 du/ac), and the underlying CC-3-9 and RM-4-10 Zones, which allow a density of one dwelling unit per 400 square feet. The Nutmeg Site has been developed with 45 multi-family dwelling units, allowing for a



St. Paul's Cathedral and Residences Project

maximum of 147 dwelling units on the Olive and Cathedral sites. The project proposes on-site affordable housing equivalent to 12 percent of the remaining base density units on the Cathedral and Olive Sites. Pursuant to the City's [Affordable Housing Regulations](#), the inclusion of the 18 very low income affordable units allows for a housing density bonus of 38.75 percent. The density bonus results in 57 additional units for a total of 204 residential units (including the affordable units) on the Olive Site, yielding residential density of 157 du/ac on the Cathedral and Olive Sites, and an overall total of 249 residential units on the 1.76-acre site.

The provision of very low income affordable units and the project's location within the Transit Priority Area allows project parking to be calculated at a rate of 0.5 spaces per bedroom, inclusive of accessible and guest parking, for the residential component of the project, pursuant to [SDMC Section 143.0744](#), and [Table 143-07D](#). The project provides a total of 348 off-street parking spaces comprised of 278 parking spaces associated with the residential component and 70 parking spaces associated with the St. Paul's office space, exceeding the 214 off-street parking spaces required for the project. Project parking is provided in the underground parking garage with access provided via a driveway on Olive Street.

Project grading includes approximately 58,500 cubic yards of cut to a depth of approximately 60.8 feet, primarily for construction of the subterranean garage. Drainage would be provided consistent with the City's Storm Water Regulations and be directed into appropriate storm drain systems designated to carry surface runoff.

The proposed 20-story structure has been designed to minimize bulk and scale by incorporating façade articulation through the use of balconies and upper-story setbacks. As shown in Figure 1, the project concentrates the development in the northern portion of the site resulting in an overall slimmer mass with an east-west orientation to maintain views Balboa Park and creating separation from the Cathedral.

The project is an infill development within an urbanized community and accessible via existing pedestrian paths, bicycle lanes, and transit service opportunities. As shown in Figure 2, there is a dedicated bicycle lane on 5th Avenue. The closest transit stop to the project fronts St. Paul's Cathedral at the corner of Nutmeg Street and Fifth Avenue.

Project-Related Issues:

Requested Incentives – By including 12 percent of the base units for very low-income households, the project is allowed three development incentives under the provisions of the Affordable Housing Regulations. Pursuant to [SDMC Section 143.0740](#), an incentive can mean a deviation to a development regulation. The applicant is requesting that three incentives be used for three

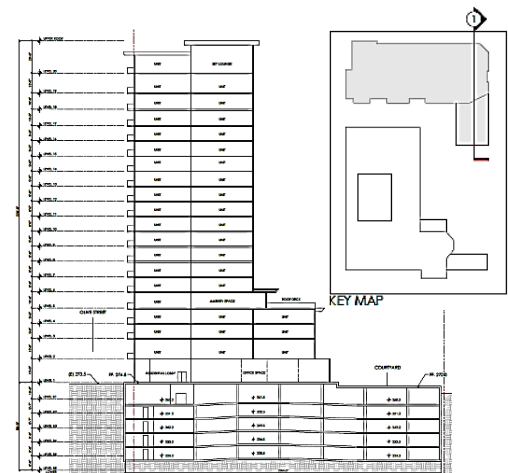


Figure 1: East Building Section

of



Figure 2: 5th Avenue – Looking North

deviations requested by the project. The SDMC further states that: "Upon an applicant's request, development that meets the applicable requirements of Section 143.0720 shall be entitled to incentives pursuant to Section 143.0740 unless the City makes a written finding of denial based on substantial evidence, of any of the following:

- (A) The incentive is not required in order to provide for affordable housing costs, as defined in California Health and Safety Code Sections 50052.5 and 50053;
- (B) The incentive would have a specific adverse impact upon public health and safety as defined in Government Code section 65589.5, the physical environment, including environmentally sensitive lands, or on any real property that is listed in the California Register of Historical Resources and for which there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact without rendering the development unaffordable to low income and moderate income households;
- (C) The incentive would be contrary to state or federal law. Requested incentives shall be analyzed in compliance with the California Environmental Quality Act as set forth in Chapter 12, Article 8, and no incentive shall be granted without such compliance. "

If the findings for applicable sections A-C above cannot be made, the incentives must be granted. The project requests the incentives for the following three deviations from the development regulations: to allow zero-foot setback on Olive Street, allow one loading space off-site and within the public right-of-way, and allow for the provision of personal storage area for fifty percent of the residential units. Staff has reviewed each of the requested incentives as they relate to the proposed design of the project, the property configuration, the surrounding development, and the affordable housing density bonus regulations. Staff has determined the requested incentives are consistent with the intent of the State's Density Bonus Law as detailed below.

Requested Deviations – The project meets the criteria for [Affordable Housing, In-Fill Projects, and Sustainable Buildings Development Regulations](#) set forth in SDMC Section 143.0915, and in accordance with SDMC Section 143.0920, may request deviations from certain development standards with a Process Two Neighborhood Development Permit in addition to the three incentives described above. The purpose of these regulations is to provide flexibility in the application of development regulations for projects providing affordable shelter and to provide an additional incentive to facilitate the development of affordable housing, in-fill projects, and sustainable buildings while assuring that the development achieves the purpose and intent of the applicable land use plan. The project requests two deviations: to allow reduced driveway width and reduced exterior refuse and recyclable material storage area.

The requested development incentives and deviations are summarized in the following table:

Incentives and Deviations		
SDMC Section	Required	Proposed
Incentives		
Setback on Olive Street	15-foot contiguous yards on	Zero-foot yard on northerly elevation

Incentives and Deviations		
SDMC Section	Required	Proposed
Incentives		
(Section 131.0443(g))	northerly and easterly elevations	(Olive Street)
Off-site Loading Space (Section 142.1010)	Two on-site loading spaces	One loading space within the public right-of-way
Private Storage Area (Section 131.0454)	Each unit with fully enclosed personal storage area of minimum 240 cubic feet	50 percent of units in the development with fully enclosed personal storage area of minimum 240 cubic feet
Deviations		
Driveway Width (Section 142.0560(j)(1))	24-foot width required for a mixed-use development	20.5-foot wide driveway width
Exterior Refuse & Recyclable Material Storage Area (Section 142.0820 (a) and (b))	960 square feet (864 square feet for residential component and 96 square feet for non-residential component)	470 square feet

Incentive for Setback: The project is requesting an incentive to allow a reduced setback of zero feet on the portion of Olive Street (northly side) located within the RM-4-10 Zone, where a setback of 15 feet is required. The requested incentive would allow the project to maximize site efficiency and accommodate a courtyard between the mixed-use tower and St. Paul's Cathedral. Furthermore, strict compliance with underlying zones' setback requirements would result in a building that is partially on the north property line and partially 15 feet in from the north property line affecting overall design, unit layout, interior circulation and density potential.

Incentive for Loading Space: The project is requesting an incentive to allow the provision of one loading space within the public right-of-way of Olive Street where two on-site loading spaces are required. The St. Paul's Cathedral and Residences Project as approved was granted a deviation to have one loading space off-site on Olive Street. This amendment requires a second loading space, and an incentive is being used to have only one loading space for the overall project.

Incentive for Private Storage Area: An incentive is requested to allow the provision of fully enclosed personal storage area of minimum 240 cubic feet for half of the dwelling units. All storage units are in the garage levels. The project as designed provides the required storage space for half of the units. If all units were to have storage units, the parking garage would have to go down further in order to comply with this requirement making the project financially unfeasible according to the applicant.

Deviation for Driveway Width: A deviation is requested to allow a 20.5-foot driveway width on Olive Street, where a minimum width of 24 feet is required for a mixed-use development. The proposed

parking garage is for non-residential use (cathedral use) and residential use. The nonresidential portion of parking is only 20-percent of the total parking spaces provided in the parking garage. A residential/non-residential mixed-use development requires a 24-foot minimum driveway, whereas a multi-dwelling unit development requires a minimum 20-foot wide driveway. The non-residential spaces are for staff and visitor parking. The 20.5-foot driveway leads to a 20.5-foot wide parking garage ramp, which is the reason for the deviation request.

Deviation for Refuse/Recyclables Storage Area: A deviation is requested to allow a total of 470 square feet of exterior refuse and recyclable material storage area where a total of 960 square feet (864 square feet for the residential component and 96 square feet for the non-residential component) is required. The purpose of the refuse and recyclable materials storage requirements is to provide permanent, adequate and convenient space for the storage and collection of refuse and recyclable material. The intent of these regulations is to encourage recycling of solid waste to reduce the amount of waste material entering landfills and to meet the recycling goals established by the City Council and mandated by the state of California. Storage and separation of recyclable materials will not be done on site and will be transported off-site via contract with a waste management company with a full recycling service. Although the project falls short of meeting the minimum required storage space for trash and recyclables, staff supports the deviation because the project proposes to contract with a waste management company to ensure waste and recyclable materials are collected from the site with enough frequency to ensure the capacity of the storage bins are not exceeded.

FAA and ALUC Consistency Determination – The project is located within the Airport Influence Area for SDIA (Review Area 2), FAA Part 77 Notification Area for SDIA and North Island NAS. The Olive site is not within the Airport Approach Overlay Zone. On July 25, 2017, the FAA issued a determination of no hazard to air navigation (Aeronautical Studies No. 2017-AWP-3548-OE, 2017-AWP-3549-OE, 2017-AWP-3550-OE, 2017-AWP-3551-OE,) for the structure, and a determination of no hazard to air navigation for temporary structure (crane) on August 22, 2018 (Aeronautical Study No. 2018-AWP-11003-OE) with the condition that the structures be marked/lighted in accordance with FAA requirements.

Additionally, the project has been reviewed for consistency with the Airport Land Use Compatibility Plan for SDIA by the San Diego County Regional Airport Authority acting as the Airport Land Use Commission (ALUC). On September 21, 2018, ALUC staff determined the proposed project is conditionally consistent with the SDIA ALUCP subject to the following conditions:

1. The proposed project would be compatible with the ALUCP airspace protection surface, provided that the structure is marked and lighted in accordance with a Determination of No Hazard to Air Navigation issued by the FAA; and
2. An aviation easement for height is recorded with the County Recorder.

The project has been conditioned to require the building to be marked and lit according to FAA procedures and an aviation easement for height be recorded with the County Recorder (Attachment 8, Conditions 20-22). The aviation easement would also satisfy the overflight notification requirement.

Community Plan Analysis:

The proposed project is consistent with the goals and policies of the General Plan and UCP. The project proposes a very high density mixed-use development along a transit corridor with high frequency bus service consistent with the General Plan City of Villages strategy. The project site has a land use designation of Residential Very High (74-109 Du/Ac) and Community Commercial (0-109 Du/Ac) in the UCP. The proposed project incorporates ground floor office uses along 5th Avenue and Olive Street consistent with the uses allowed in the Community Commercial land use designation, and residential uses along 6th Avenue and Olive Street consistent with the Residential land use designation. The proposed project site is located within the Community Plan's Mixed-Use Corridor, which promotes very-high residential densities along major commercial transit corridors, including 5th and 6th Avenues. The proposed project would help implement the policies of the Community Plan and Housing Element by providing both affordable and market rate housing integrated with commercial development.

The total project area consists of three sites – the 0.62-acre Olive site, 0.68-acre Cathedral site, located within the full block at 6th and Olive; and the 0.46-acre Nutmeg site adjacent to the property. The total site acreage is 1.76 acres and would allow for a maximum of 192 dwelling units. The Nutmeg site is approved for 45 multi-family dwelling units, allowing for a maximum of 147 dwelling units on the Olive and Cathedral sites. The proposed project includes 18 affordable housing units and would utilize the Affordable Housing Density Bonus program to allow for an additional 39 market-rate units on the project site, resulting in a total of 204 residential units with a density of 157 du/ac.

The proposed project would help implement the goals and policies of the UCP Urban Design Element by providing a mixed-use development with pedestrian-oriented building frontages that contribute to a vibrant public realm. Consistent with the Streetscape and Public Realm policies of the Urban Design Element, the proposed project would include non-contiguous sidewalks with landscaped parkways on 6th Avenue and Olive Street to provide a buffer between pedestrians and the street edge. The proposed project implements the Street Tree Plan by incorporating the Chinese Elm within the parkway to provide shade and add visual interest to the public realm. Additionally, some of the existing mature palm trees along 6th Avenue would be retained consistent with the Urban Forestry policies of the Urban Design Element. To maintain a clear path of travel along 6th Avenue, the project proposes to locate the electrical utilities outside of the sidewalk pedestrian zone consistent with the Public Utilities policies.

The proposed project's design would help implement the Development Form policies of the Urban Design Element. The ground level uses combine changes in depth with a change in material, including stone and glass, which contribute to a pedestrian scale environment. The project maintains a consistent street wall along the commercial corridor of 5th Avenue and provides building entrances that are level with the adjacent public sidewalk. The project incorporates façade articulation using balconies and upper-story setbacks along Sixth Avenue to minimize view obstructions to Balboa Park and provide a transition in scale from St. Paul's Cathedral. The project incorporates windows along all walls visible from the public realm and includes balconies with glass railings that add visual variety and interest to the building façade. Additionally, the project incorporates an outdoor terrace on the building façade stepback to provide on-site amenities and commons space.

The proposed project site is located within the Community Plan Implementation Overlay Zone (CPIOZ) Type A - Building Heights (UCP, Figure 4-12). The CPIOZ identifies areas within the community where ministerial approval is granted for proposed development projects with buildings or structures that do not exceed 65 feet in Hillcrest and Bankers Hill/Park West. Proposed development projects that exceed the height limitations require a SDP, and may be approved to the maximum allowed floor area of the base zone for zones without a maximum height limit if they comply with the applicable regulations of the Municipal Code and are consistent with the applicable policies in the General Plan and Uptown Community Plan. The project proposes a 20-story residential tower approximately 223 feet in height within a zone that does not have a maximum height limit. The project's proposed floor area of 311,730 square feet is less than the maximum 365,001 square-foot floor area allowed in the CC-3-9 and RM-4-10 zones on the combined Cathedral and Olive sites. The proposed project incorporates a combination of upper-story stepbacks, varied roof lines, and articulated sub-volumes are employed to provide a transition in scale with St. Paul's Cathedral consistent with the Community Plan Urban Design Element. Additionally, the building height is concentrated in the northern portion of the site, resulting in an overall narrower mass than similar buildings along 5th and 6th Avenues.

Environmental Analysis:

The City previously prepared and certified the St. Paul's EIR (Project No. 96101/CH No. 2009101036), per Resolution No. R-307114 on November 8, 2011. The EIR identified potential environmental impacts in the areas of Traffic/Circulation, Historical Resources, Paleontological Resources, and Noise, which would be reduced to below a level of significance with implementation of the Mitigation, Monitoring, and Reporting Program. An environmental analysis of the 6th and Olive project concluded the environmental impacts associated with the proposed project are consistent with or not greater than the impacts disclosed in the previously certified St. Paul's EIR. The project's proposed modification and/or refinements would not cause new or more severe significant impacts than those identified in the St. Paul's EIR. Based upon a review of the proposed project, none of the conditions described in Sections 15162 and 15164 of the State CEQA Guidelines apply. No changes in circumstance have occurred, and no new information of substantial importance has manifested which would result in new significant or substantially increased adverse impacts as a result of the project. Therefore, Addendum No. 591198 has been prepared in accordance with Sections 15164 of the CEQA State Guidelines.

Community Planning Group:

On August 7, 2018, the Uptown Planners considered the project and approved two motions. The Uptown Planners voted 11-1-2 to recommend approval of the project at a maximum height of approximately 170 feet and encourage as much affordable housing as possible. The Uptown Planners also voted 11-1-1 to recommend the applicant modify the project design to activate public space at the base of the project with the community (Attachment 11). No project changes have been provided by the applicant. With respect to the existing project design and public space, the project includes a 10,600-square-foot courtyard that will be largely accessible to the public. The courtyard has entrances from 5th and 6th Avenues, and available for use by the public during business hours.

Conclusion:

The project would benefit the community by the increased number of dwelling units, including 18 very low-income dwelling units. The proposed project and all issues identified through the review process have been resolved in conformance with adopted City Council policies and regulations of the Land Development Code. Staff has provided draft findings to support approval of the project and draft conditions of approval. Staff recommends the Planning Commission approve the project as proposed.

ALTERNATIVES

1. Adopt Addendum No. 591198 to Environmental Impact Report No. 96101 and Mitigation Monitoring Reporting Program; Approve Site Development Permit No. 2078814, Neighborhood Development Permit No. 2078816, and Vesting Tentative Map No. 2078817, with modifications.
2. Do Not Adopt Addendum No. 591198 to Environmental Impact Report No. 96101 and Mitigation Monitoring Reporting Program; Deny Site Development Permit No. 2078814, Neighborhood Development Permit No. 2078816, and Vesting Tentative Map No. 2078817, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,



Patricia J. Fitzgerald
Assistant Deputy Director
Development Services Department



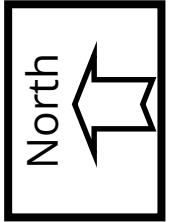
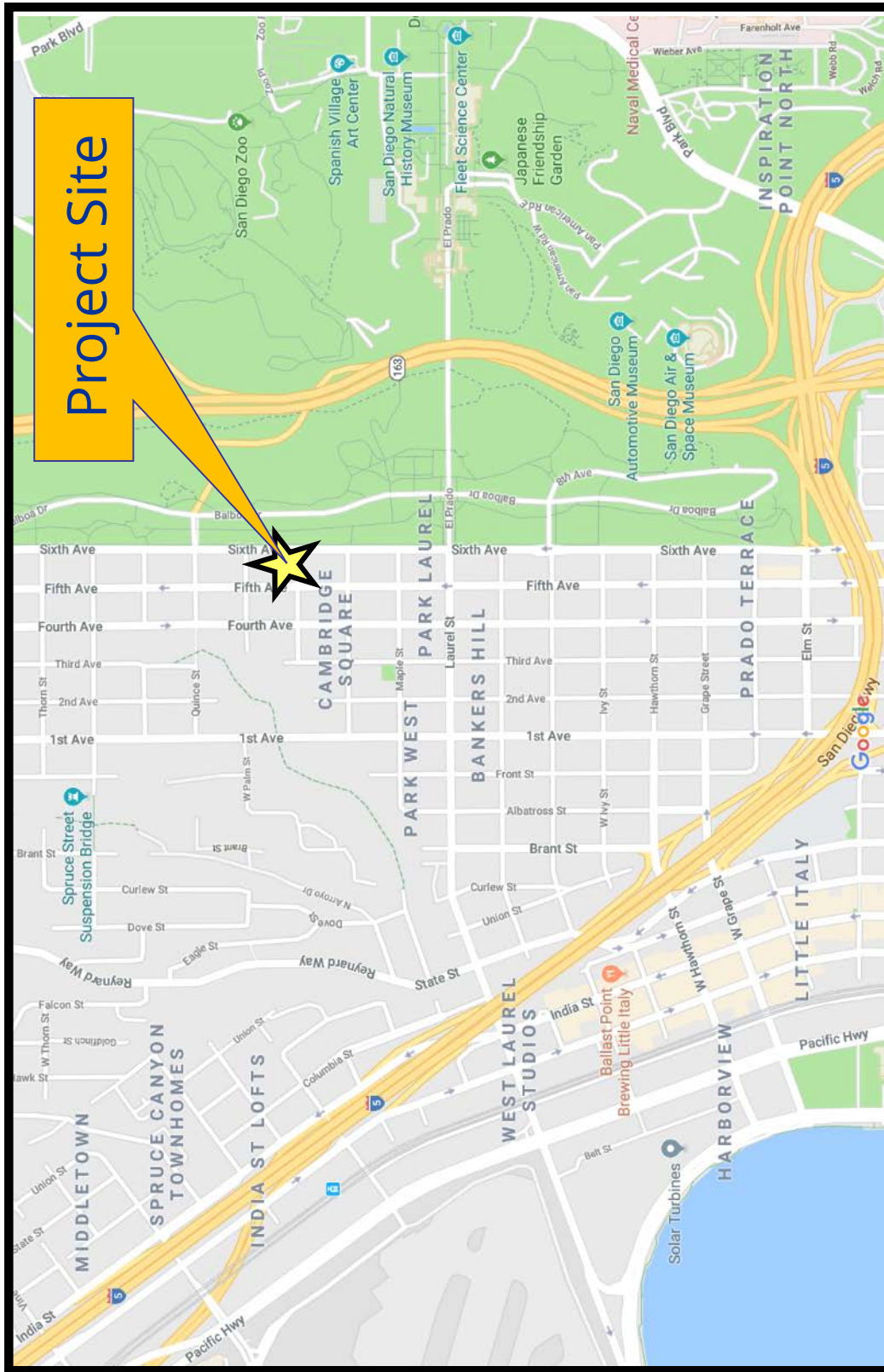
Firouzeh Tirandazi
Development Project Manager
Development Services Department

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Attachments:

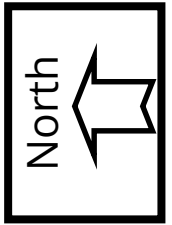
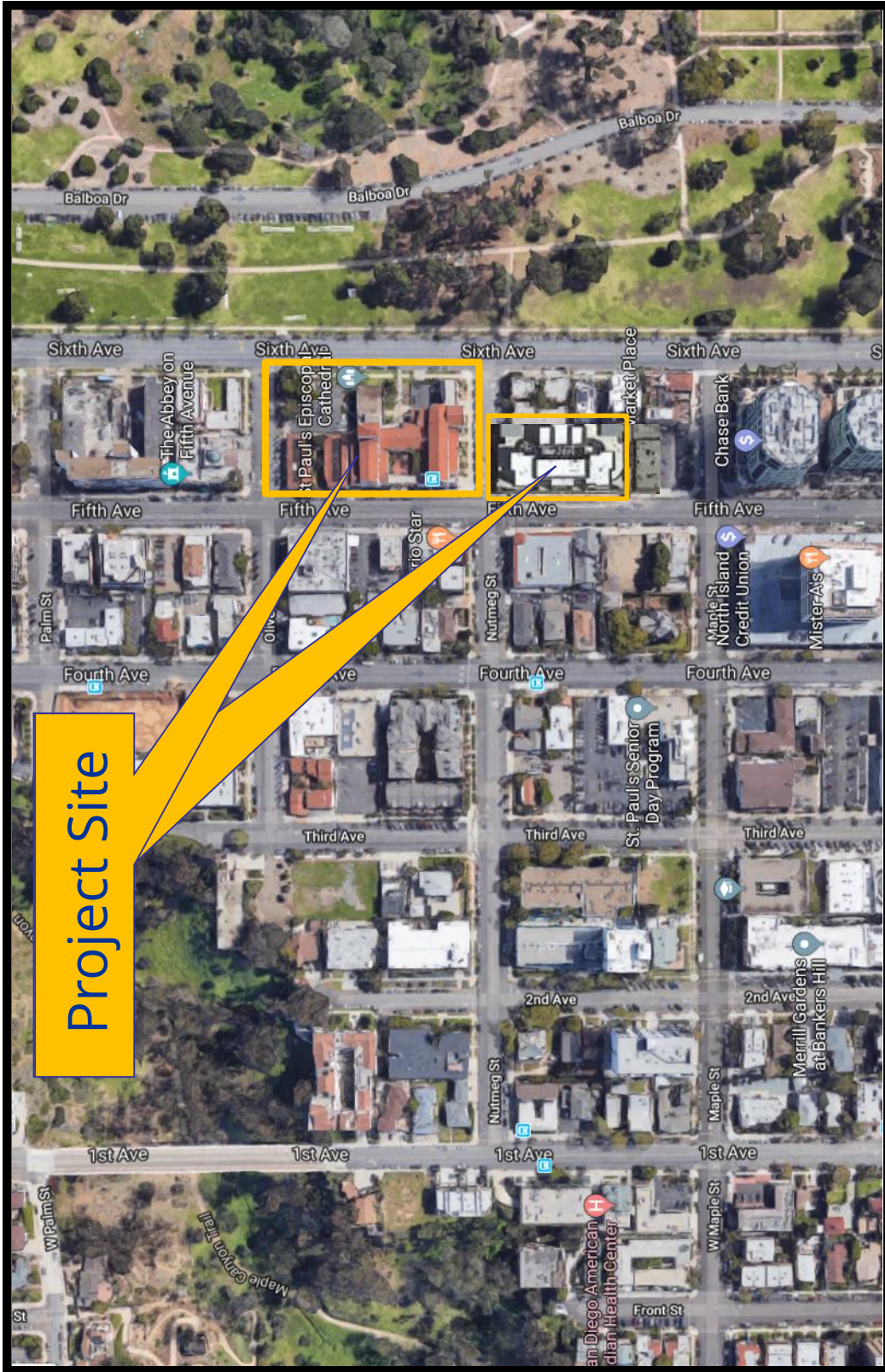
1. Project Location Map
2. Aerial Photograph
3. Site Photographs
4. Community Plan Land Use Map
5. Zoning Map
6. Project Data Sheet
7. Draft Permit Resolution with Findings
8. Draft Permit with Conditions
9. Draft Map Resolution with Findings
10. Draft Map Conditions
11. Draft Environmental Resolution with MMRP
12. Copy of Existing Permits

13. Community Planning Group Recommendation
14. Ownership Disclosure Statement
15. Project Plans



Location Map
6th AND OLIVE-Project 591198
Olive Street, Nutmeg Street, 5th Avenue and 6th Avenue



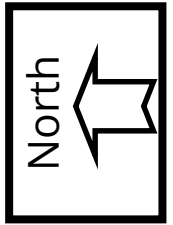
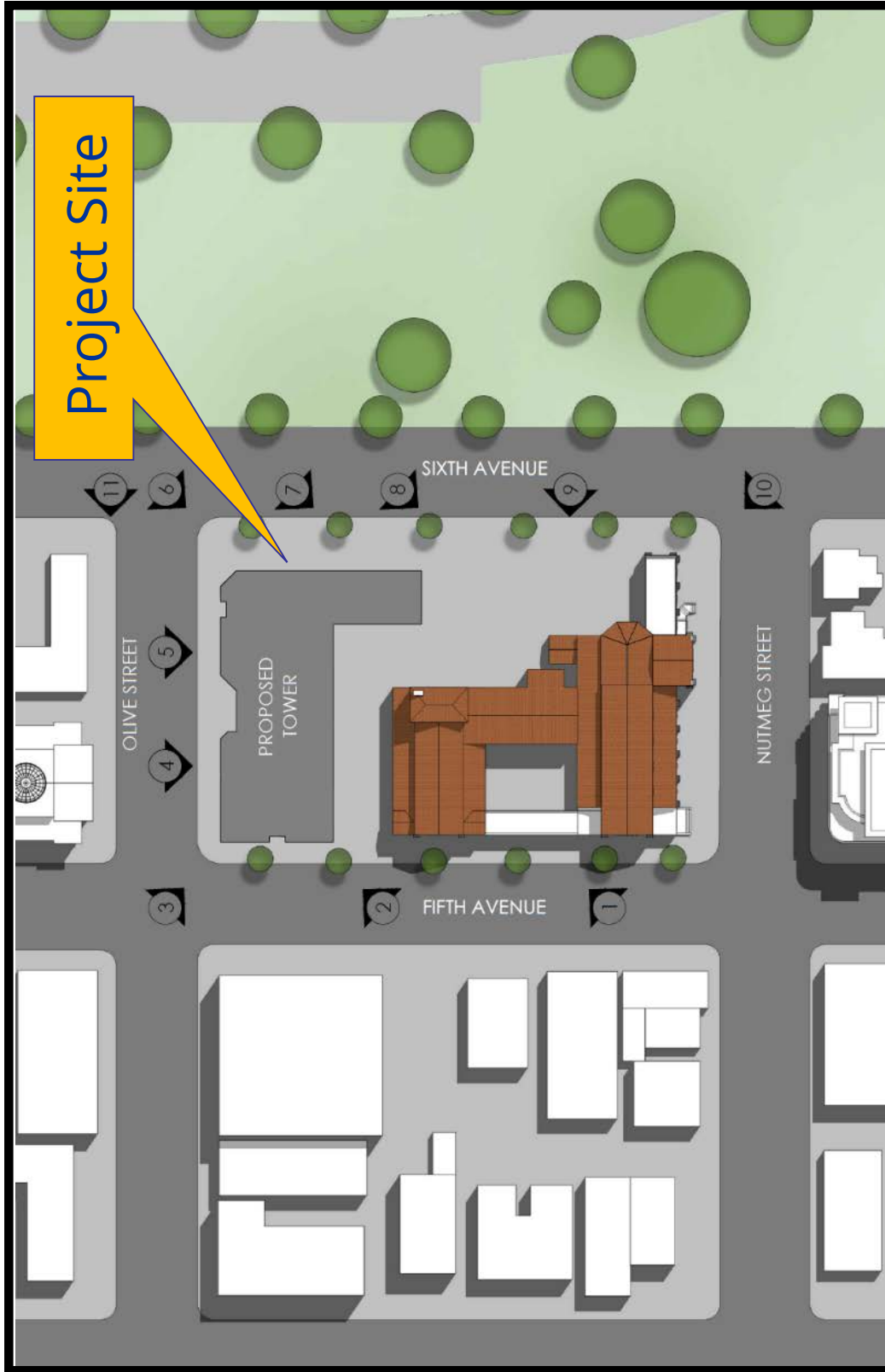


Aerial Photograph

6th AND OLIVE-Project 591198

Olive Street, Nutmeg Street, 5th Avenue and 6th Avenue





Site Photograph Location Map

6th AND OLIVE-Project 591198

Olive Street, Nutmeg Street, 5th Avenue and 6th Avenue





Site Photograph No. 1

6th AND OLIVE-Project 591198

Olive Street, Nutmeg Street, 5th Avenue and 6th Avenue





Site Photograph No. 2

6th AND OLIVE-Project 591198

Olive Street, Nutmeg Street, 5th Avenue and 6th Avenue





Site Photograph No. 3

6th AND OLIVE-Project 591198

Olive Street, Nutmeg Street, 5th Avenue and 6th Avenue





Site Photograph No. 4

6th AND OLIVE-Project 591198

Olive Street, Nutmeg Street, 5th Avenue and 6th Avenue





Site Photograph No. 5

6th AND OLIVE-Project 591198

Olive Street, Nutmeg Street, 5th Avenue and 6th Avenue



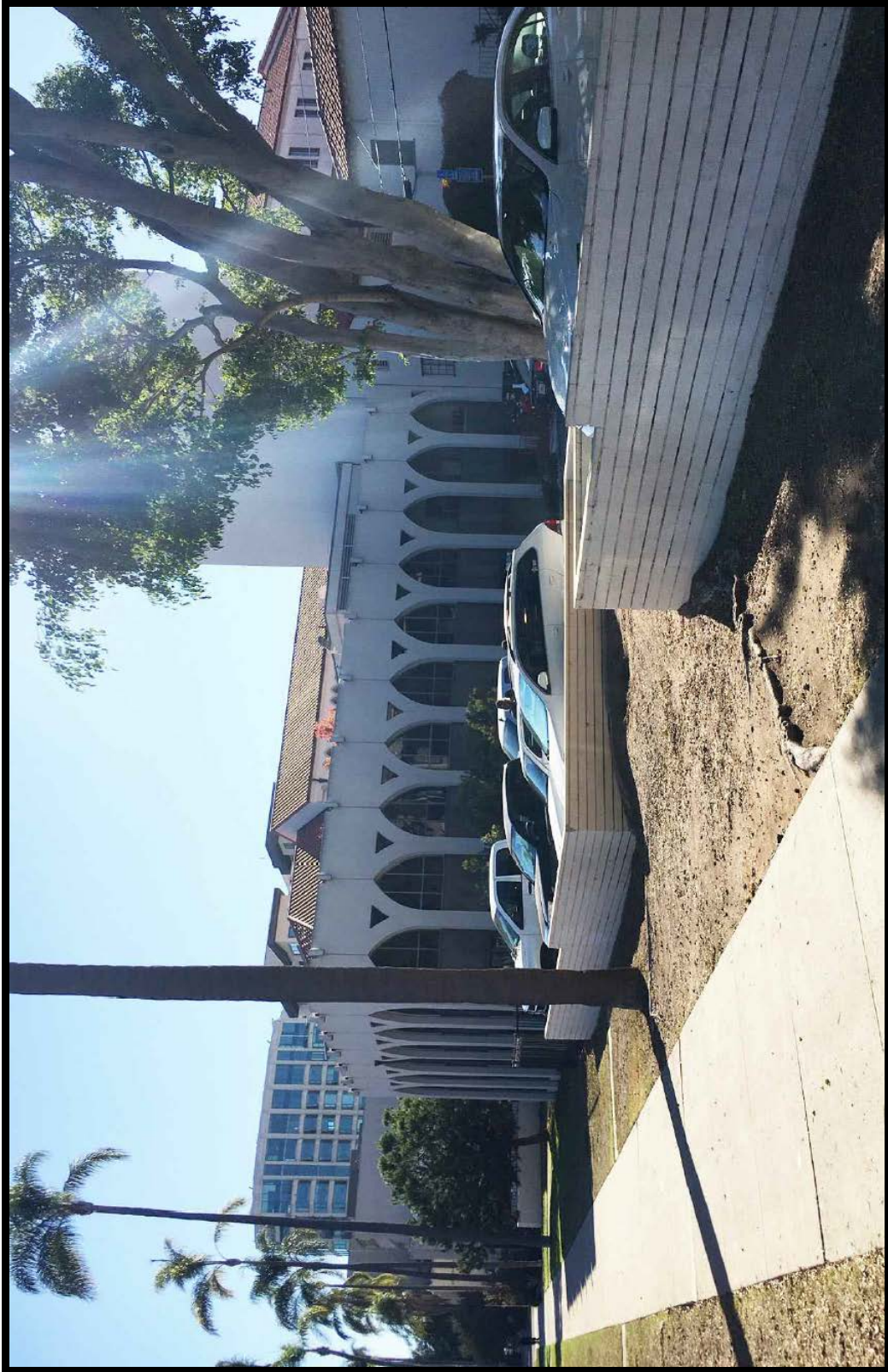


Site Photograph No. 6

6th AND OLIVE-Project 591198

Olive Street, Nutmeg Street, 5th Avenue and 6th Avenue





Site Photograph No. 7

6th AND OLIVE-Project 591198

Olive Street, Nutmeg Street, 5th Avenue and 6th Avenue





Site Photograph No. 8

6th AND OLIVE-Project 591198

Olive Street, Nutmeg Street, 5th Avenue and 6th Avenue





Site Photograph No. 9

6th AND OLIVE-Project 591198

Olive Street, Nutmeg Street, 5th Avenue and 6th Avenue





Site Photograph No. 10

6th AND OLIVE-Project 591198

Olive Street, Nutmeg Street, 5th Avenue and 6th Avenue



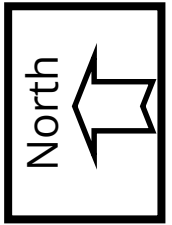
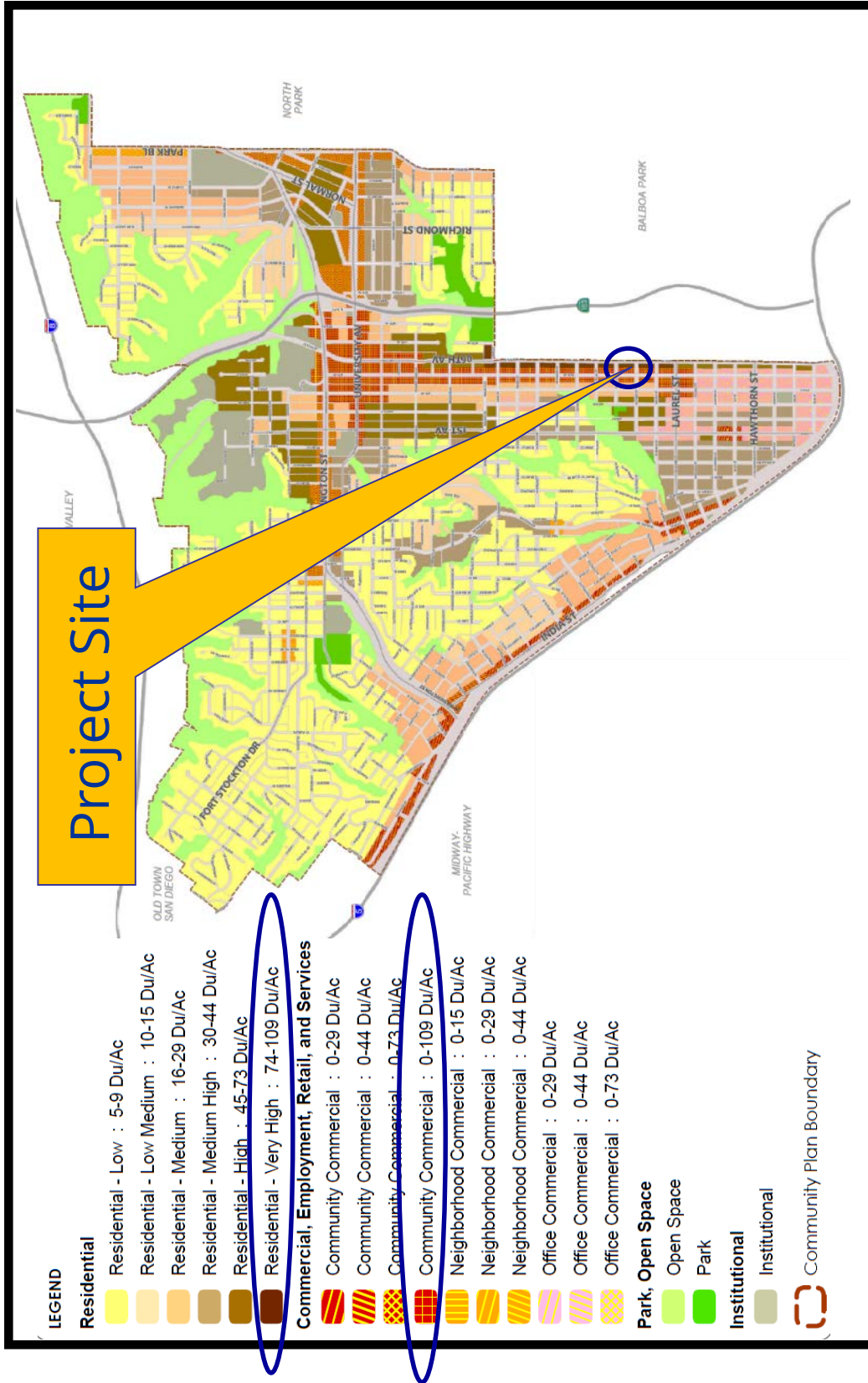


Site Photograph No. 11

6th AND OLIVE-Project 591198

Olive Street, Nutmeg Street, 5th Avenue and 6th Avenue



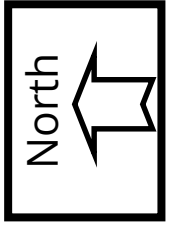
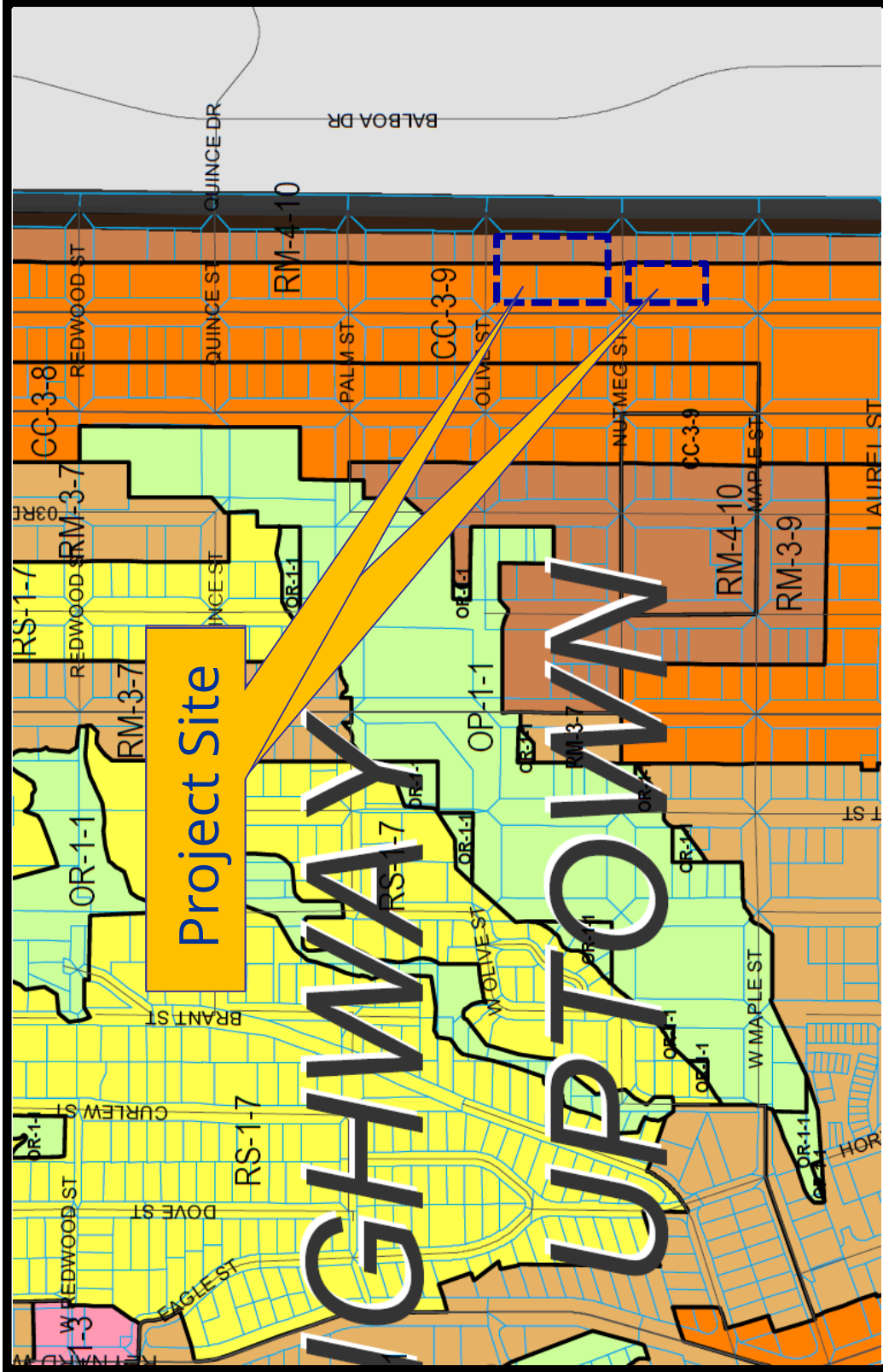


Community Land Use Map (Uptown)

6th AND OLIVE-Project 591198

Olive Street, Nutmeg Street, 5th Avenue and 6th Avenue





Zoning Map (RM-4-10 and CC-3-9 Zones)

6th AND OLIVE-Project 591198

Olive Street, Nutmeg Street, 5th Avenue and 6th Avenue



PROJECT DATA SHEET																													
PROJECT NAME:	6 th and Olive - Project No. 591198																												
PROJECT DESCRIPTION:	Amendment to the St. Paul's Cathedral and Residences project to allow the increase in residential density and construction of a 204-unit mixed-use development on an approximately 1.76-acre project site located south of Olive Street between 5 th and 6 th Avenues.																												
COMMUNITY PLAN AREA:	Uptown																												
DISCRETIONARY ACTIONS:	Site Development Permit, Neighborhood Development Permit, and Vesting Tentative Map																												
COMMUNITY PLAN LAND USE DESIGNATION:	Residential-Very High (74-109 du/ac) and Community Commercial (0-109 du/ac)																												
<p style="text-align: center;"><u>ZONING INFORMATION:</u></p> <table border="0" style="width: 100%;"> <tr> <td style="width: 33%;">ZONE:</td> <td style="width: 33%;">RM-4-10</td> <td style="width: 33%;">CC-3-9</td> </tr> <tr> <td>HEIGHT LIMIT:</td> <td>None</td> <td>None</td> </tr> <tr> <td>LOT SIZE:</td> <td>7,000 Square Feet</td> <td>2,500 Square Feet</td> </tr> <tr> <td>FLOOR AREA RATIO:</td> <td>3.60 plus Parking Bonus</td> <td>6.0 w/Density Bonus/Parking</td> </tr> <tr> <td>LOT COVERAGE:</td> <td>NA</td> <td>35% Min.</td> </tr> <tr> <td>FRONT SETBACK:</td> <td>Varies (Section 131.0443(g))</td> <td>10 Feet</td> </tr> <tr> <td>SIDE SETBACK:</td> <td>Varies (Section 131.0443(g))</td> <td>10 Feet/0 Foot Optional</td> </tr> <tr> <td>STREETSIDE SETBACK:</td> <td>Varies (Section 131.0443(g))</td> <td>10 Feet Max.</td> </tr> <tr> <td>REAR SETBACK:</td> <td>Varies (Section 131.0443(g))</td> <td>10 Feet/0 Foot Optional</td> </tr> </table>			ZONE:	RM-4-10	CC-3-9	HEIGHT LIMIT:	None	None	LOT SIZE:	7,000 Square Feet	2,500 Square Feet	FLOOR AREA RATIO:	3.60 plus Parking Bonus	6.0 w/Density Bonus/Parking	LOT COVERAGE:	NA	35% Min.	FRONT SETBACK:	Varies (Section 131.0443(g))	10 Feet	SIDE SETBACK:	Varies (Section 131.0443(g))	10 Feet/0 Foot Optional	STREETSIDE SETBACK:	Varies (Section 131.0443(g))	10 Feet Max.	REAR SETBACK:	Varies (Section 131.0443(g))	10 Feet/0 Foot Optional
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ADJACENT PROPERTIES:	LAND USE DESIGNATION & ZONE	EXISTING LAND USE																											
NORTH:	Residential-Very High and Community Commercial, RM-4-10 and CC-3-9 Zones	Multi-family residential, office and retail uses																											
SOUTH:	Residential-Very High and Community Commercial, RM-4-10 and CC-3-9 Zones	St. Paul's Cathedral and Vue on 5 th mixed use development																											
EAST:	Balboa Park, Un-zoned	Balboa Park																											
WEST:	Community Commercial, CC-3-9 Zones	Commercial and retail uses																											
DEVIATIONS:	Incentive for Setbacks, Loading Space, and Private Storage Area; and Deviations for Driveway Width and Refuse/Recyclables Storage Area.																												
COMMUNITY PLANNING GROUP RECOMMENDATION:	On August 7, 2018, the Uptown Planners voted 11-1-2 to recommend approval with a max. height of approx. 170 feet and encourage as much affordable housing as possible. Second, they voted 11-1-1 to "recommend applicant modify the project design to activate public space at the base of the project with the community."																												

PLANNING COMMISSION RESOLUTION NO. _____
SITE DEVELOPMENT PERMIT NO. 2078814
NEIGHBORHOOD DEVELOPMENT PERMIT NO. 2078816
6TH & OLIVE - PROJECT NO. 591198 [MMRP]
AMENDMENT TO SITE DEVELOPMENT PERMIT NO. 312733
AMENDMENT TO NEIGHBORHOOD DEVELOPMENT PERMIT NO. 534371

WHEREAS, Nutmeg and Olive, a Delaware Limited Liability Company, the Cathedral Church of St. Paul, a California Nonprofit Religious Corporation, Vue on 5th Owners Association, and CR Fifth & Nutmeg, a Delaware Limited Liability Company, Owners, and Greystar GP II, a Delaware Limited Liability Corporation, Permittee, filed an application with the City of San Diego for a Site Development Permit (SDP) and Neighborhood Development Permit (NDP) to amend SDP and NDP for the previous St. Paul's Cathedral and Residences project (Project No. 96101) to increase overall residential density to 249 dwelling units and modify the proposed development on portions of the 1.76-acre site; and

WHEREAS the project proposes to demolish a sixteen-unit apartment complex, cathedral administrative offices and surface parking lot, and construct a 20-story mixed-use condominium tower with associated site improvements, as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit Nos. 2078814 and 2078816, on a 0.62-acre portion of the 1.76-acre site; and

WHEREAS, the project site is located within one full block surrounded by Olive Street, Nutmeg Street, 5th Avenue and 6th Avenue, and a 0.46-acre site located on the southeast corner of Nutmeg Street and 5th Avenue, in the RM-4-10 zone (eastern portion), CC-3-9 zone (western portion), Community Plan Implementation Overlay Zone (CPIOZ Type A), the Residential Tandem Parking Overlay Zone, the Transit Area Overlay Zone, the Transit Priority Area, the Airport Influence Area for San Diego International Airport (SDIA) - Review Area 2, the Federal Aviation Administration (FAA) Part

77 Notification Area for SDIA and North Island NAS, and partially within the Airport Approach Overlay Zone, within the Uptown Community Plan area; and

WHEREAS, the project site is legally described as Lots A, B, E, F, G, H, K and L in Block 306 of Horton's Addition, according to map thereof made by L.L. Locking, Parcels 1 and 2 of Parcel Map No. 21586, filed on May 16, 2018, and Lot 1, Map No. 16016, entitled "5th & Nutmeg" filed March 25, 2015; and

WHEREAS, on November 8, 2018, the Planning Commission of the City of San Diego considered Site Development Permit No. 2078814 and Neighborhood Development Permit No. 2078816, pursuant to the Land Development Code of the City of San Diego; NOW, THEREFORE,

BE IT RESOLVED by the Planning Commission of the City of San Diego, that it adopts the following findings with respect to Site Development Permit No. 2078814 and Neighborhood Development Permit No. 2078816:

A. NEIGHBORHOOD DEVELOPMENT PERMIT – SDMC SECTION 126.0404

1. Findings for all Neighborhood Development Permits-SDMC Section 126.0404(a):

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

The proposed 6th and Olive project is an amendment to the 1.76-acre St. Paul's Cathedral and Residences project to modify the proposed development on the 0.62-acre Olive Site and increase overall density to 249 dwelling units in accordance with the City's Affordable Housing Regulations. The project site is located south of Olive Street, north of Nutmeg Street, between 5th and 6th Avenues, and includes a 0.46-acre site south of Nutmeg Street, within the Uptown Community Plan (UCP) area. The project would demolish a 16-unit market rate apartment complex, Cathedral office building and surface parking lot, and construct a mixed-use condominium tower above a five-level subterranean parking garage. The 20-story tower would be approximately 223 feet tall and contain 204 residential condominiums encompassing 262,500 square feet, including eighteen very low-income restricted units, and Cathedral office spaces within four commercial condominiums encompassing 16,190 square feet. The project also proposes private recreational amenities including a fitness center, pool, terraces and lounge areas within the mixed-use building, a 10,600-square-foot courtyard with landscaping and benches shared with St. Paul's Cathedral, and additional associated site improvements including relocation of a transformer, replacement of a staircase, hardscape, landscaping, and public improvements. The project

requests three development incentives in accordance with the provisions of the Affordable Housing Regulations for deviations to setback, loading space, and personal storage area requirements. The project also requests deviations from the recycle and refuse storage area and driveway width requirements pursuant to SDMC Section 143.0920.

The proposed project is consistent with the goals and policies of the General Plan and UCP. The project site has a land use designation of Residential Very High (74-109 du/ac) and Community Commercial (0-109 du/ac) in the UCP, and is located within the Community Plan's Mixed-Use Corridor, which promotes very-high residential densities along major commercial transit corridors, including 5th and 6th Avenues. The St. Paul's Cathedral and Residences total site acreage of 1.76 acres consists of three sites (0.62-acre Olive, 0.68-acre Cathedral, and 0.46-acre Nutmeg), and would allow for a maximum of 192 dwelling units. The Nutmeg site is approved for 45 multi-family dwelling units, allowing for a maximum of 147 dwelling units on the Olive and Cathedral sites. The proposed project includes 18 very-low income affordable housing units and would utilize the Affordable Housing Density Bonus program to allow for an additional 39 market-rate units on the project site, resulting in a total of 204 residential units with a density of 157 du/ac. The project proposes a very high-density mixed-use development along a transit corridor with high frequency bus service consistent with the General Plan City of Villages strategy. The project incorporates ground floor office uses along 5th Avenue and Olive Street consistent with the uses allowed in the Community Commercial land use designation, and residential uses along 6th Avenue and Olive Street consistent with the Residential land use designation. The proposed project would help implement the policies of the Community Plan and Housing Element by providing both affordable and market rate housing integrated with commercial development.

The proposed project would help implement the goals and policies of the UCP Urban Design Element by providing a mixed-use development with pedestrian-oriented building frontages that contribute to a vibrant public realm. Consistent with the Streetscape and Public Realm policies of the Urban Design Element, the proposed project would include non-contiguous sidewalks with landscaped parkways on 6th Avenue and Olive Street to provide a buffer between pedestrians and the street edge. The proposed project implements the Street Tree Plan by incorporating the Chinese Elm within the parkway to provide shade and add visual interest to the public realm. Additionally, some of the existing mature palm trees along 6th Avenue would be retained consistent with the Urban Forestry policies of the Urban Design Element. To maintain a clear path of travel along 6th Avenue, the project proposes to locate the electrical utilities outside of the sidewalk pedestrian zone consistent with the Public Utilities policies.

The proposed project's design would help implement the Development Form policies of the Urban Design Element. The ground level uses combine changes in depth with a change in material, including stone and glass, which contribute to a pedestrian scale environment. The project maintains a consistent street wall along the commercial corridor of 5th Avenue and provides building entrances that are level with the adjacent public sidewalk. The project incorporates façade articulation using balconies and upper-story setbacks along Sixth Avenue to minimize view obstructions to Balboa Park and provide a transition in scale from St. Paul's Cathedral. The project incorporates windows along all walls visible from the public realm and includes balconies with glass railings that add visual variety and interest to the building façade.

Additionally, the project incorporates an outdoor terrace on the building façade stepback to provide on-site amenities and commons space.

The proposed project site is located within the Community Plan Implementation Overlay Zone (CPIOZ) Type A - Building Heights (UCP, Figure 4-12). The CPIOZ identifies areas within the community where ministerial approval is granted for proposed development projects with buildings or structures that do not exceed 65 feet in Hillcrest and Bankers Hill/Park West. Proposed development projects that exceed the height limitations require a Site Development Permit (SDP), and may be approved to the maximum allowed floor area of the base zone for zones without a maximum height limit if they comply with the applicable regulations of the Municipal Code and are consistent with the applicable policies in the General Plan and Uptown Community Plan. The project's proposed floor area of 311,730 square feet is less than the maximum 365,001 square-foot floor area allowed in the CC-3-9 and RM-4-10 zones on the combined Cathedral and Olive sites. The project proposes a 20-story residential tower approximately 223 feet in height within a zone that does not have a maximum height limit. The proposed project incorporates a combination of upper-story stepbacks, varied roof lines, and articulated sub-volumes are employed to provide a transition in scale with St. Paul's Cathedral consistent with the Community Plan Urban Design Element. Additionally, the building height is concentrated in the northern portion of the site, resulting in an overall narrower mass than similar buildings along 5th and 6th Avenues. Based on the above, the proposed development will not adversely affect the applicable land use plan.

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

The proposed development is consistent with the relevant City of San Diego's codes, policies, and regulations whose primary focus is the protection of the public's health, safety, and welfare. The permit for the project includes various conditions and referenced exhibits of approval relevant to achieving project compliance with the applicable regulations of the San Diego Municipal Code (SDMC) in effect for this project. Such conditions within the permit have been determined necessary to avoid adverse impact upon the public health, safety, and general welfare of persons residing or working in the surrounding area. The project shall comply with the development conditions in effect for the subject property and other regulations and guidelines pertaining to the subject property per the SDMC.

Prior to issuance of any building permit for the proposed development, the plans shall be reviewed for compliance with all building, electrical, mechanical, plumbing and fire Code requirements, and the owner/permittee shall be required to obtain grading and public improvement permits. Compliance with these regulations during and after construction will be enforced through building inspections completed by the City's building inspectors.

The project is located with the Airport Influence Area for SDIA (Review Area 2), FAA Part 77 Notification Area for SDIA and North Island NAS, and is partially within the Airport Approach Overlay Zone. The Olive site is not within the Airport Approach Overlay Zone. On July 25, 2017, the FAA issued a determination of no hazard to air navigation (Aeronautical Studies No. 2017-AWP-3548-OE, 2017-AWP-3549-OE, 2017-AWP-3550-OE, 2017-AWP-3551-OE,) for the structure, and a determination of no hazard to air navigation for temporary

structure (crane) on August 22, 2018 (Aeronautical Study No. 2018-AWP-11003-OE) with the condition that the structures be marked/lighted in accordance with FAA requirements. The project has also been reviewed for consistency with the Airport Land Use Compatibility Plan for SDIA by the San Diego County Regional Airport Authority acting as the Airport Land Use Commission (ALUC), and on September 21, 2018, the project was determined to be conditionally consistent with the SDIA ALUCP, and compatible with the ALUCP airspace protection surface, provided the structure is marked and lighted in accordance with the FAA's determination of no hazard, and that an aviation easement for height is recorded with the County Recorder. The project has been conditioned accordingly.

Furthermore, the project has been reviewed pursuant to the California Environmental Quality Act, and the environmental analysis did not find any significant impacts to the public health and safety. Therefore, the proposed development will not be detrimental to the public health, safety, and welfare.

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

The proposed 6th and Olive project is an amendment to the 1.76-acre St. Paul's Cathedral and Residences project to modify the proposed development on the 0.62-acre Olive Site and increase overall density to 249 dwelling units in accordance with the City's Affordable Housing Regulations. The project proposes to demolish a 16-unit market rate apartment complex, Cathedral office building and surface parking lot, and construct a mixed-use condominium tower above a five-level subterranean parking garage consisting of 204 residential condominiums, including eighteen very low-income restricted units, and Cathedral office spaces within four commercial condominiums encompassing 16,190 square feet. The project also proposes private recreational amenities, a 10,600-square-foot courtyard with landscaping and benches shared with St. Paul's Cathedral, and additional associated site improvements including relocation of a transformer, replacement of a staircase, hardscape, landscaping, and public improvements.

The Project complies with the regulations of the Land Development Code (LDC), including requirements for floor area ratio, parking, landscaping, and all other requirements of the development criteria for its zoning, except where deviations are allowed as development incentives in accordance with the Affordable Housing Regulations, and through the Neighborhood Development Permit process pursuant to SDMC Section 143.0920. The project includes three development incentives and two deviations. The requested incentive to allow a reduced setback of zero feet on the portion of Olive Street (northly side) located within the RM-4-10 Zone, where a 15-foot setback is required is supported as it allows the project to maximize site efficiency and accommodate a courtyard between the mixed-use tower and St. Paul's Cathedral. Furthermore, the strict compliance with underlying zones' setback requirements would result in a building that is partially on the north property line and partially 15 feet in from the north property line affecting overall design, unit layout, interior circulation and density potential. The requested incentive to allow one loading space within the public right-of-way of Olive Street where two on-site loading spaces are required, is supported as the St. Paul's Cathedral and Residences Project as approved was

granted a deviation to have one loading space off-site on Olive Street. This amendment requires a second loading space, and an incentive is being used to have only one loading space for the overall project. The third incentive requested is to allow the provision of fully enclosed personal storage area of minimum 240 cubic feet for half of the dwelling units. The project as designed provides the required storage space for half of the units in the garage. Providing the storage for all dwelling units would require project design modifications and additional level of underground parking making the project financially unfeasible per the applicant. The above incentives are supported for the aforementioned reasons and because the project is consistent with the community plan policies, is designed to address the physical environment, would not adversely impact the public's health and safety. Furthermore, the development incentives request is consistent with the intent of the State's Density Bonus Law and there is no substantial evidence pursuant to the SDMC or Sate law to deny the applicant's request for the incentives.

The project also requests two deviations through the Neighborhood Development Permit process. The project proposes a 20.5-foot driveway width on Olive Street, where a minimum width of 24 feet is required for a mixed-use development. The requested deviation is supported as the 20.5-foot driveway leads to a 20.5-foot wide parking garage ramp allowing for an appropriate transition from the driveway into the garage. The project also requests a deviation to provide 470 square feet of exterior refuse and recyclable material storage area where a total of 960 square feet (864 square feet for the residential component and 96 square feet for the non-residential component) is required. Although the project falls short of meeting the minimum required storage space for trash and recyclables, the deviation is supported as the project does provide a functional refuse and recyclable materials storage area and proposes to contract with a waste management company to ensure waste and recyclable materials are collected from the site with enough frequency to ensure the capacity of the storage bins are not exceeded.

The requested incentives and deviations are consistent with the intent of the State's Density Bonus Law, the City's Affordable Housing Regulations and the Affordable Housing, In-fill Projects, and Sustainable Buildings Development Regulations. The project provides high density residential development at a prime infill location and would benefit the community by providing additional market rate and affordable housing opportunities in the Uptown community near transit and higher volume traffic corridors. Therefore, the proposed development will comply with the applicable regulations of the Land Development Code, including any allowable deviations pursuant to the LDC.

2. Supplemental Findings-Affordable Housing, In-Fill Projects, Sustainable Buildings Deviation- SDMC Section 126.0404 (f)

a. The development will materially assist in accomplishing the goal of providing affordable housing, in-fill projects, or sustainable buildings opportunities.

The proposed 6th and Olive project is an amendment to the 1.76-acre St. Paul's Cathedral and Residences project to modify the proposed development on the 0.62-acre

Olive Site and increase overall density to 249 dwelling units in accordance with the City's Affordable Housing Regulations. The project is an infill development located in a portion of the Uptown community with a variety of building types and densities and consistent with the goals and policies of the General Plan and UCP. The project site has a land use designation of Residential Very High (74-109 du/ac) and Community Commercial (0-109 du/ac) in the UCP, and is located within the Community Plan's Mixed-Use Corridor, which promotes very-high residential densities along major commercial transit corridors, including 5th and 6th Avenues. The St. Paul's Cathedral and Residences total site acreage of 1.76 acres consists of three sites (0.62-acre Olive, 0.68-acre Cathedral, and 0.46-acre Nutmeg), and would allow for a maximum of 192 dwelling units. The Nutmeg site was approved and has been constructed with 45 multi-family dwelling units, allowing for a maximum of 147 dwelling units on the Olive and Cathedral sites. The proposed project includes 18 dwelling units affordable to very low-income households with a combined annual gross income at or below 50 percent of the Area Median Income (AMI), and utilizes the Affordable Housing Density Bonus program to maximize density and allow for an additional 39 market-rate units on the project site, resulting in a total of 204 residential units with a density of 157 du/ac. The project proposes a very high-density mixed-use development along a transit corridor with high frequency bus service consistent with the General Plan City of Villages strategy. The proposed project would help implement the policies of the Community Plan and Housing Element by providing both affordable and market rate housing integrated with commercial development.

The project employs smart growth techniques by providing sustainable features consistent with or exceeding the requirements in the City of San Diego Climate Action Plan (CAP) checklist. The project provides 13 electric vehicle charging spaces of which 50 percent will be ready to use for the non-residential use in accordance with the CAP. The project also includes a mix of 6 low-emitting, fuel-efficient, and carpool/vanpool spaces. The project will also include roofing materials with a minimum of 3-year aged solar reflection and thermal emittance or solar reflection index equal to or greater than the values specified in the voluntary measures under California Green Building Standards Code (CGBSC). Based on the above, the development will materially assist in accomplishing the goal of providing affordable housing, in-fill development, and sustainable buildings.

b. Any proposed deviations are appropriate for the proposed location.

The project requests two deviations through the Neighborhood Development Permit process. The project proposes a 20.5-foot driveway width on Olive Street, where a minimum width of 24 feet is required for a mixed-use development. The requested deviation is supported as the 20.5-foot driveway leads to a 20.5-foot wide parking garage ramp allowing for an appropriate transition from the driveway into the garage. The project also requests a deviation to provide 470 square feet of exterior refuse and recyclable material storage area where a total of 960 square feet (864 square feet for the residential component and 96 square feet for the non-residential component) is required. The purpose of the refuse and recyclable materials regulations is to provide permanent, adequate, and convenient space for the storage and collection of refuse and recyclable material. The intent of these regulations is to encourage recycling of solid waste to reduce the amount of waste material entering landfills and to meet the recycling goals established by the City Council and

mandated by the State of California. Although the project falls short of meeting the minimum required storage space for trash and recyclables, the deviation is supported as the project does provide a functional refuse and recyclable materials storage area and proposes to contract with a waste management company to ensure waste and recyclable materials are collected from the site with enough frequency to ensure the capacity of the storage bins are not exceeded. The proposed deviations provide a design that is suitable for the proposed development and its location in the high intensity area of the Uptown Community. Therefore, the proposed deviations are appropriate for this location.

B. SITE DEVELOPMENT PERMIT FINDINGS – SDMC SECTION 126.0505

1. Findings for all Site Development Permit- SDMC Section 126.0505(a) [per SDMC Section 143.0920(a)]

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

As outlined in NDP Finding (A)(1)(a) listed above, the project is consistent with the goals, objectives, and proposals of the UCP and the General Plan. Therefore, the proposed development will not adversely affect the applicable land use plan.

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

As outlined in NDP Findings (A)(1)(b) listed above, the proposed development will not be detrimental to the public health, safety, and welfare.

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

As outlined in NDP Findings (A)(1)(c) listed above, the requested incentives and deviations are consistent with the intent of the State's Density Bonus Law, the City's Affordable Housing Regulations and the Affordable Housing, In-fill Projects, and Sustainable Buildings Development Regulations. The project provides high density residential development at a prime infill location and would benefit the community by providing additional market rate and affordable housing opportunities in the Uptown community near transit and higher volume traffic corridors. Therefore, the proposed development will comply with the applicable regulations of the Land Development Code, including any allowable deviations pursuant to the LDC.

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

ATTACHMENT 7

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Planning Commission, Site Development Permit No. 2078814 and Neighborhood Development Permit No. 2078816 is hereby GRANTED by the Planning Commission to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit No. 2078814 and 2078816, a copy of which is attached hereto and made a part hereof.

Firouzeh Tirandazi
Development Project Manager
Development Services

Adopted on: DATE OF APPROVAL

IO#: 24007668

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: 24007668

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SITE DEVELOPMENT PERMIT NO. 2078814
NEIGHBORHOOD DEVELOPMENT PERMIT NO. 2078816
6TH & OLIVE - PROJECT NO. 591198 [MMRP]
AMENDMENT TO SITE DEVELOPMENT PERMIT NO. 312733
AMENDMENT TO NEIGHBORHOOD DEVELOPMENT PERMIT NO. 534371
PLANNING COMMISSION

This Site Development Permit No. 2078814 and Neighborhood Development Permit No. 2078816, an amendment to Site Development Permit No. 312733 and Neighborhood Development Permit No. 534371, is granted by the Planning Commission of the City of San Diego to Nutmeg and Olive, a Delaware Limited Liability Company, the Cathedral Church of St. Paul, a California Nonprofit Religious Corporation, Vue on 5th Owners Association, and CR Fifth & Nutmeg, a Delaware Limited Liability Company, Owners, and Greystar GP II, a Delaware Limited Liability Corporation, Permittee, pursuant to San Diego Municipal Code [SDMC] sections 126.0505 and 126.0404. The approximately 1.76-acre site is located within one full block surrounded by Olive Street, Nutmeg Street, 5th Avenue and 6th Avenue (Olive and Cathedral Sites), and property along 5th Avenue, between Nutmeg Street and Maple Street (Nutmeg Site), in the RM-4-10 and CC-3-9 zones of the Uptown Community Plan area. In addition, the site is located in the Community Plan Implementation Overlay Zone (CPIOZ A), Residential Tandem Parking Overlay Zone, Transit Priority Area, Airport influence Area for San Diego International Airport (SDIA) – Review Area 2, and Federal Aviation Administration (FAA) Part 77 Notification Area for SDIA and North Island Naval Air Station (NAS). The project site is legally described as: Lots A, B, E, F, G, H, K and L in Block 306 of Horton's Addition, according to map thereof made by L.L. Locking, Parcels 1 and 2 of Parcel Map No. 21586, filed on May 16, 2018, and Lot 1, Map No. 16016, entitled "5th & Nutmeg" filed March 25, 2015.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owners and Permittee for an amendment to previous entitlements and allow the demolition of an existing apartment building, cathedral administrative offices and cathedral surface parking lot on the Olive Site, and the construction of a high-rise mixed-use condominium tower on the Olive Site, described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated November 8, 2018, (Olive Site), on file in the Development Services Department.

The project shall include:

- a. An amendment to Site Development Permit No. 312733 and Neighborhood Development Permit No. 534371 to modify proposed development to allow for a total of 249 residential condominiums on the 1.76-acre site, which includes an addition of 204 residential condominiums on the 0.62-acre Olive Site;
- b. The relocation of the transformer and replacement of the existing staircase on the Cathedral Site;
- c. Demolition of an existing 16-unit apartment building, the St. Paul Cathedrals administrative offices (4,973 square feet) and a 20-space surface parking lot;
- d. Construction of a new 20-story, approximately 223-foot tall mixed-use building containing approximately 262,500 square feet of above-grade gross floor area with 204 residential units (including 18 units affordable to very low-income households), 16,190 square feet of office space within four commercial condominiums to serve St. Paul's Cathedral, and five levels of underground parking;
- e. Approval of the following three development incentives:
 1. Allow zero-foot setback on Olive Street where 15-foot setback required per SDMC Section 131.0443(g);
 2. Allow one off-site loading space within the public right-of-way of Olive Street where two on-site loading spaces are required per SDMC Section 142.1010; and
 3. Allow 50 percent of units to have a private storage area where in the RM zone, each unit is required to have a fully enclosed personal storage area of minimum 240 cubic feet per SDMC Section 131.0454.
- f. Approval of the following two deviations:
 1. Allow a 20.5-foot driveway width on Olive Street, where a minimum width of 24 feet is required for a mixed-use development per SDMC Section 142.0560(j)(1); and
 2. Allow a total of 470 square feet of exterior refuse and recyclable material storage area where a total of 960 square feet (864 square feet for the residential component and 96 square feet for the non-residential component) is required per SDMC Section 142.0820 (a) and (b).
- g. A 10,600-square foot courtyard with landscaping and benches, shared with St. Paul's Cathedral benches;
- h. Landscaping (planting, irrigation and landscape related improvements);
- i. Off-street parking; and

- j. 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 November 26, 2021.
2. This amendment to Site Development Permit No. 312733 and Neighborhood Development Permit No. 534371 is only for the proposed development of the Olive Site. All the conditions contained in Site Development Permit No. 312733 and Neighborhood Development Permit No. 534371 shall remain in effect and applicable to the Nutmeg and Cathedral Sites.
3. This Site Development Permit and Neighborhood Development Permit is subject to conditions of Vesting Tentative Map No. 2078817.
4. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
 - a. The Owners/Permittee signs and returns the Permit to the Development Services Department; and
 - b. The Permit is recorded in the Office of the San Diego County Recorder.
5. 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.
6. 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 Owners/Permittee and any successor(s) in interest.
7. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
8. Issuance of this Permit by the City of San Diego does not authorize the Owners/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.).

9. The Owners/Permittee shall secure all necessary building permits. The Owners/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.

10. 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.

11. All 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 Owners/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 Owners/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.

12. The Owners/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 Owners/Permittee of any claim, action, or proceeding and, if the City should fail to cooperate fully in the defense, the Owners/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, Owners/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 Owners/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 Owners/Permittee shall not be required to pay or perform any settlement unless such settlement is approved by Owners/Permittee.

ENVIRONMENTAL/MITIGATION REQUIREMENTS:

13. 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.

14. The mitigation measures specified in the MMRP and outlined in Addendum No. 591198 to Environmental Impact Report No. 96101/SCH No. 2009101036, shall be noted on the construction plans and specifications under the heading ENVIRONMENTAL MITIGATION REQUIREMENTS.

15. The Owners/Permittee shall comply with the MMRP as specified Addendum No. 591198 to Environmental Impact Report No. 96101/SCH No. 2009101036, to the satisfaction of the Development Services Department and the City Engineer. Prior to issuance of any construction permit, all conditions of the MMRP shall be adhered to, to the satisfaction of the City Engineer. All mitigation measures described in the MMRP shall be implemented for the following issue areas:

- Transportation, Circulation
- Historical Resources
- Paleontological Resources
- Noise

CLIMATE ACTION PLAN REQUIREMENTS:

16. Owners/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:

17. Prior to issuance of any building permit associated with this Project the Owners/Permittee shall demonstrate compliance with the provisions of the Affordable Housing Density Bonus Regulations of Chapter 14, Article 3, Division 7 of the San Diego Municipal Code. The Owners/Permittee shall enter into a written Agreement with the San Diego Housing Commission which shall be drafted and approved by the San Diego Housing Commission, executed by the Owners/Permittee, and secured by a deed of trust which incorporates applicable affordability conditions consistent with the San Diego Municipal Code. The Agreement will specify that in exchange for the City's approval of the Project, which contains a 38.75-percent density bonus (57 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 Owners/Permittee shall provide only density bonus units with rents of no more than 30-percent of 50-percent of Area Median Income (AMI) for no fewer than 55 years.

18. The Agreement referenced in the preceding paragraph will satisfy the requirements of San Diego Municipal Code section 142.1303(g) and therefore, exempt the Project from the Inclusionary Affordable Housing Regulations in Chapter 14, Article 2, Division 13 of the San Diego Municipal Code.

AIRPORT REQUIREMENTS:

19. Prior to issuance of any building permits, the Owners/Permittee shall provide a valid "Determinations of No Hazard to Air Navigation" issued by the Federal Aviation Administration [FAA], for the building and temporary construction crane.
20. Prior to the issuance of any construction permit for the building, Owners/Permittee shall assure the structure is marked and lighted in accordance with Determinations of No Hazard to Air Navigation for the building and a Determination of No Hazard to Air Navigation for temporary crane structure.
21. Prior to the issuance of any construction permit for the building, Owners/Permittee shall grant and record an avigation easement to the San Diego County Regional Airport Authority as the operator of the San Diego International Airport (SDIA) for the purposes of aircraft operations, noise and other effects caused by the operation of aircraft, and for structure height if the same would interfere with the intended use of the easement. The Owners/Permittee shall use the avigation easement form provided by the San Diego County Regional Airport Authority.
22. Prior to submitting building plans to the City for review, Owners/Permittee shall place a note on all building plans indicating that an avigation easement has been granted across the property to the airport operator. The note shall include the County Recorder's recording number for the avigation easement.

ENGINEERING REQUIREMENTS:

23. The project proposes to export 58,500 cubic yards of material from the project site. All excavated material listed to be exported, shall be exported to a legal disposal site in accordance with the Standard Specifications for Public Works Construction (the "Green Book"), 2015 edition and Regional Supplement Amendments adopted by Regional Standards Committee.
24. The drainage system proposed for this development, as shown on the site plan, is private and subject to approval by the City Engineer.
25. Prior to the issuance of any construction permit for the building, Owners/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.
26. Prior to the issuance of any construction permit for the building, Owners/Permittee shall obtain an Encroachment Maintenance Removal Agreement, from the City Engineer, for the trash receptacles, enhanced sidewalks, trees with grates and landscaping/irrigation along 6th & 5th Avenues and Olive Street public right-of-way.
27. Prior to issuance of any construction permit for the building, Owners/Permittee shall obtain an Encroachment Maintenance Removal Agreement from the City Engineer for sidewalk underdrains/ curb outlets on 5th and 6th Avenues public right-of-way.

28. Prior to the issuance of any construction permit for the building, Owners/Permittee shall obtain an Encroachment Maintenance Agreement, from the City Engineer, for subterranean parking structure encroaching in public right-of-way on 6th Avenue and Olive Street public right-of-way.
29. Prior to the issuance of any construction permit for the building, the Owners/Permittee shall obtain an Encroachment Maintenance Agreement, from the City Engineer, for all above ground encroachments within the public right-of-way.
30. Prior to the issuance of any construction permit for the building, Owners/Permittee shall assure, by permit and bond, the construction of a 20.5-foot wide driveway adjacent to the site on Olive Street to current City Standards, satisfactory to the City Engineer.
31. Prior to the issuance of any construction permit for the building, Owners/Permittee shall assure, by permit and bond, to remove existing curb and replace it with new curb and gutter along site frontages on 6th Avenue, Olive Street, and 5th Avenue per current City Standards to the satisfaction of the City Engineer.
32. Prior to the issuance of any construction permit for the building, Owners/Permittee shall assure, by permit and bond, the construction of new sidewalks along the site frontage on 5th Avenue, 6th Avenue, and Olive Street, to current City standards satisfactory to the City Engineer.
33. Prior to the issuance of any construction permit for the building, the Owners/Permittee shall assure, by permit and bond, the construction of new curb ramps at the corner of 6th Avenue and Olive Street, and the corner of 5th Avenue and Olive Street, per current City Standard Drawing SDG-130 and SDG-132 with truncated domes, satisfactory to the City Engineer.
34. Prior to the issuance of any construction permit, the Owners/Permittee shall assure by permit and bond, to install a new street light on 5th Avenue, in accordance with the City of San Diego Street Design Manual-Street Light Standards.
35. Prior to the issuance of any construction permit, the Owners/Permittee shall enter into a Maintenance Agreement for the ongoing permanent Best Management Practices (BMP) maintenance, satisfactory to the City Engineer.
36. Prior to the issuance of any construction permit, the Owners/Permittee shall submit a Technical Report that will be subject to final review and approval by the City Engineer, based on the Storm Water Standards in effect at the time of the construction permit issuance.
37. Prior to the issuance of any construction permit, Owners/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 REQUIREMENTS:

38. Prior to the issuance of any construction permits (either grading or building permits), the Owners/Permittee shall submit a geotechnical investigation report or update letter that specifically

addressed the proposed construction plans. The geotechnical investigation report or update letter shall be reviewed for adequacy by the Geology Section of Development services prior to the issuance of any construction permit.

LANDSCAPE REQUIREMENTS:

39. Prior to issuance of any construction permits for grading, the Owners/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.

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

41. Prior to issuance of any construction permits for structures (including shell), the Owners/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).

42. In the event that a foundation only permit is requested by the Owners/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".

43. The Owners/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.

44. 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 Owners/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:

45. 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 by the appropriate City decision maker in accordance with the SDMC.
46. The Owners/Permittee shall contract with a waste management company to ensure waste and recyclable materials are collected from the site with enough frequency to ensure the capacity of the storage bins are not exceeded
47. 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 Owners/Permittee.
48. All signs associated with this development shall be consistent with sign criteria established by either the approved Exhibit "A" or City-wide sign regulations.
49. 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:

50. Prior to the issuance of the first building permit, the Owners/Permittee shall contribute a fair share of 22.4-percent towards the construction of a traffic signal at the intersection of Nutmeg Street and 5th Avenue, satisfactory to the City Engineer.
51. Prior to first occupancy, Owners/Permittee shall implement the commercial loading zone and passenger loading zone on Olive Street and associated striping changes per Exhibit "A" to the satisfaction of the City Engineer.

PUBLIC UTILITIES DEPARTMENT REQUIREMENTS:

52. Prior to the issuance of any construction permit for a structure, a geotechnical report must be developed to the satisfaction of the Public Utilities Director per SDG 2.1.b to address the potential risks to the public water and sewer infrastructure poised by the tie-backs into the public right-of-way associated with the proposed underground parking garage.
53. Prior to the issuance of any construction permit for a structure, the Owners/Permittee must obtain approval from the Public Utilities Director for the proposed backflow preventers located within building footprint.
54. Prior to, or concurrently with, any Construction Plans being submitted for ministerial review, the Owners/Permittee is required to submit to the City for approval a Sewer Planning Study

developed in accordance with the City of San Diego's current Sewer Design Guidelines. The Sewer Planning Study shall evaluate all downstream public sewer facilities that would be impacted (delta Q > 5%) by the proposed development; and, if the available design capacity in these existing facilities would be exceeded, the planning study shall recommend appropriate mitigation measures.

55. Prior to the issuance of any construction permit for a structure, the Owners/Permittee is required to obtain City approval for the Sewer Planning Study developed in accordance with the City of San Diego's current Sewer Design Guidelines.

56. Prior to the issuance of any construction permit for a structure, all public improvements recommended by the approved sewer study must be permitted and bonded or constructed.

57. Prior to the issuance of any Certificate of Occupancy, all public improvements recommended by the sewer study must be constructed and accepted by the City.

INFORMATION ONLY:

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

APPROVED by the Planning Commission of the City of San Diego on November 8, 2018, and Resolution No. _____.

ATTACHMENT 8

Permit Type/PTS Approval No.: SDP No. 2078814 AND NDP No. 2078816
Date of Approval: November 8, 2018

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Firouzeh Tirandazi
Development Project Manager

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

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

NUTMEG AND OLIVE, LLC
a Delaware Limited Liability Company
Owner

By _____
Ken Tranbarger
President

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

ATTACHMENT 8

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

THE CATHEDRAL CHURCH OF ST. PAUL
a California nonprofit religious corporation
Owner

By _____
The Very Reverend Penelope Bridges
Dean

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

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

VUE ON 5TH OWNERS ASSOCIATION
a California non-profit mutual benefit
corporation
Owner

By _____
Briar Belair
Director

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

ATTACHMENT 8

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

CR FIFTH & NUTMEG, LLC

a Delaware Limited Liability Company
Owner

By: CR Fifth & Nutmeg Associates, LLC,
A Delaware Limited Liability Company, its
managing member

By: Colrich California, LLC,
a California Limited Liability Company,
its managing member

By _____
NAME
TITLE

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

ATTACHMENT 8

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

GREYSTAR GP II, LLC

a Delaware Limited Liability Company
Permittee

By _____
Robert LaFever
Vice President

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

PLANNING COMMISSION RESOLUTION NUMBER R-_____

VESTING TENTATIVE MAP NO. 2078817
6TH and OLIVE - PROJECT NO. 591198 [MMRP]

WHEREAS, Greystar GP II, a Delaware Limited Liability Corporation, Subdivider, and Project Design Consultants, Engineer, submitted an application to the City of San Diego for a Vesting Tentative Map No. 2078817 for the mixed-use residential project known as 6th and Olive. The project site is located south of Olive Street, north of Nutmeg Street, between 5th and 6th Avenues, in the RM-4-10 and CC-3-9 zones of the Uptown Community Plan area. The property is legally described as Lots A, B, L and K in Block 306 of Horton's Addition, according to map thereof made by L.L. Locking, and Parcels 2 of Parcel Map No. 21586, filed on May 16, 2018; and

WHEREAS, the Map proposes the Subdivision of a 0.62-acre site (Olive Site) consisting of five lots into one lot for the development of a 20-story mixed-use building over five levels of subterranean parking containing 204 residential condominiums, including 18 very-low income affordable units, and four commercial condominiums; and

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

WHEREAS, the subdivision is a condominium project as defined in California Civil Code section 4125 and filed pursuant to the Subdivision Map Act. The total number of condominium dwelling units is 204 and the total number of commercial condominiums units is four; and

WHEREAS, on November 8, 2018, the Planning Commission of the City of San Diego considered Vesting Tentative Map No. 2078817 pursuant to San Diego Municipal Code section

125.0440 and Subdivision Map Act section 66428, received for its consideration written and oral presentations, evidence having been submitted, and testimony having been heard from all interested parties at the public hearing, and the Planning Commission having fully considered the matter and being fully advised concerning the same; NOW THEREFORE,

BE IT RESOLVED by the Planning Commission of the City of San Diego, that it adopts the following findings with respect to Vesting Tentative Map No. 2078817:

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

The proposed 6th and Olive project is an amendment to the 1.76-acre St. Paul's Cathedral and Residences project to modify the proposed development on the 0.62-acre Olive Site and increase overall density to 249 dwelling units in accordance with the City's Affordable Housing Regulations. The 0.62-acre project site is located south of Olive Street, north of Nutmeg Street, between 5th and 6th Avenues within the Uptown Community Plan (UCP) area. The project would demolish a 16-unit market rate apartment complex, Cathedral office building and surface parking lot, and construct a mixed-use condominium tower above a five-level subterranean parking garage. The 20-story tower would be approximately 223 feet tall and contain 204 residential condominiums encompassing 262,500 square feet, including eighteen very low-income restricted units, and Cathedral office spaces within four commercial condominiums encompassing 16,190 square feet. The project also proposes private recreational amenities including a fitness center, pool, terraces and lounge areas within the mixed-use building, a 10,600-square-foot courtyard with landscaping and benches shared with St. Paul's Cathedral, and additional associated site improvements including relocation of a transformer, replacement of a staircase, hardscape, landscaping, and public improvements. The project requests three development incentives in accordance with the provisions of the Affordable Housing Regulations for deviations to setback, loading space, and personal storage area requirements. The project also requests deviations from the recycle and refuse storage area and driveway width requirements pursuant to SDMC Section 143.0920.

The proposed project is consistent with the goals and policies of the General Plan and UCP. The project site has a land use designation of Residential Very High (74-109 du/ac) and Community Commercial (0-109 du/ac) in the UCP, and is located within the Community Plan's Mixed-Use Corridor, which promotes very-high residential densities along major commercial transit corridors, including 5th and 6th Avenues. The St. Paul's Cathedral and Residences total site acreage of 1.76 acres consists of three sites (0.62-acre Olive, 0.68-acre Cathedral, and 0.46-acre Nutmeg), and would allow for a maximum of 192 dwelling units. The Nutmeg site has been approved and constructed with 45 multi-family dwelling units, allowing for a maximum of 147 dwelling units on the Olive and Cathedral sites. The proposed project includes 18 affordable housing units and would utilize the Affordable Housing Density Bonus program to allow for an additional 39 market-rate units on the project site, resulting in a total of 204 residential units with a density of 157 du/ac. The project proposes a very high density mixed-use development along a transit corridor with high frequency bus service consistent with the

General Plan City of Villages strategy. The project incorporates ground floor office uses along 5th Avenue and Olive Street consistent with the uses allowed in the Community Commercial land use designation, and residential uses along 6th Avenue and Olive Street consistent with the Residential land use designation. The proposed project would help implement the policies of the Community Plan and Housing Element by providing both affordable and market rate housing integrated with commercial development.

The proposed project would help implement the goals and policies of the UCP Urban Design Element by providing a mixed-use development with pedestrian-oriented building frontages that contribute to a vibrant public realm. Consistent with the Streetscape and Public Realm policies of the Urban Design Element, the proposed project would include non-contiguous sidewalks with landscaped parkways on 6th Avenue and Olive Street to provide a buffer between pedestrians and the street edge. The proposed project implements the Street Tree Plan by incorporating the Chinese Elm within the parkway to provide shade and add visual interest to the public realm. Additionally, some of the existing mature palm trees along 6th Avenue would be retained consistent with the Urban Forestry policies of the Urban Design Element. To maintain a clear path of travel along 6th Avenue, the project proposes to locate the electrical utilities outside of the sidewalk pedestrian zone consistent with the Public Utilities policies.

The proposed project's design would help implement the Development Form policies of the Urban Design Element. The ground level uses combine changes in depth with a change in material, including stone and glass, which contribute to a pedestrian scale environment. The project maintains a consistent street wall along the commercial corridor of 5th Avenue and provides building entrances that are level with the adjacent public sidewalk. The project incorporates façade articulation using balconies and upper-story setbacks along Sixth Avenue to minimize view obstructions to Balboa Park and provide a transition in scale from St. Paul's Cathedral. The project incorporates windows along all walls visible from the public realm and includes balconies with glass railings that add visual variety and interest to the building façade. Additionally, the project incorporates an outdoor terrace on the building façade setback to provide on-site amenities and commons space.

The proposed project site is located within the Community Plan Implementation Overlay Zone (CPIOZ) Type A - Building Heights (UCP, Figure 4-12). The CPIOZ identifies areas within the community where ministerial approval is granted for proposed development projects with buildings or structures that do not exceed 65 feet in Hillcrest and Bankers Hill/Park West. Proposed development projects that exceed the height limitations require a Site Development Permit (SDP), and may be approved to the maximum allowed floor area of the base zone for zones without a maximum height limit if they comply with the applicable regulations of the Municipal Code and are consistent with the applicable policies in the General Plan and Uptown Community Plan. The project proposes a 20-story residential tower approximately 223 feet in height within a zone that does not have a maximum height limit. The project's proposed floor area of 311,730 square feet is less than the maximum 365,001 square-foot floor area allowed in the CC-3-9 and RM-4-10 zones. The proposed project incorporates a combination of upper-story setbacks, varied roof lines, and articulated sub-volumes are employed to provide a transition in scale with St. Paul's Cathedral consistent with the Community Plan Urban Design Element. Additionally, the building height is concentrated in the northern portion of the site, resulting in an overall narrower mass than similar buildings along 5th and 6th Avenues. Based on the above, the proposed subdivision and its design and improvements are consistent with the policies, goals, and objectives of the applicable land use plan.

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

The proposed 6th and Olive project is an amendment to the 1.76-acre St. Paul's Cathedral and Residences project to modify the proposed development on the 0.62-acre Olive Site and increase overall density to 249 dwelling units in accordance with the City's Affordable Housing Regulations. The project proposes to demolish a 16-unit market rate apartment complex, Cathedral office building and surface parking lot, and construct a mixed-use condominium tower above a five-level subterranean parking garage consisting of 204 residential condominiums, including eighteen very low-income restricted units, and Cathedral office spaces within four commercial condominiums encompassing 16,190 square feet. The project also proposes private recreational amenities, a 10,600-square-foot courtyard with landscaping and benches shared with St. Paul's Cathedral, and additional associated site improvements including relocation of a transformer, replacement of a staircase, hardscape, landscaping, and public improvements.

The Project complies with the regulations of the Land Development Code (LDC), including requirements for floor area ratio, parking, landscaping, and all other requirements of the development criteria for its zoning, except where deviations are allowed as development incentives in accordance with the Affordable Housing Regulations, and through the Neighborhood Development Process pursuant to San Diego Municipal Code (SDMC) Section 143.0920. The project includes three development incentives to allow zero-foot setback on Olive Street, to allow one loading space off-site and within the public right-of-way, and to allow the provision of personal storage area for half of the residential units. The project requests two deviations through the Neighborhood Development Permit process to allow reduced driveway width, and to allow a reduced exterior refuse and recyclables material storage area. The requested incentives and deviations are consistent with the intent of the State's Density Bonus Law, the City's Affordable Housing Regulations and the Affordable Housing, In-fill Projects, and Sustainable Buildings Development Regulations by providing high density housing in a prime infill location and thereby providing additional market rate and affordable housing opportunities in the Uptown community near transit and higher volume traffic corridors. Therefore, the proposed development will comply with the applicable regulations of the Land Development Code, including any allowable deviations pursuant to the LDC.

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

The proposed 6th and Olive project is an amendment to the 1.76-acre St. Paul's Cathedral and Residences project to modify the proposed development on the 0.62-acre Olive Site and increase overall density to 249 dwelling units in accordance with the City's Affordable Housing Regulations. The 0.62-acre project site is located south of Olive Street, north of Nutmeg Street, between 5th and 6th Avenues within the UCP area. The site is located within an urbanized community and is characterized by flat topography. Surrounding development consist of a mix of multi-family residential, office and retail uses to the north, a mix of commercial and retail uses to the west, St. Paul's Cathedral and "Vue of 5th" mixed use development to the south, and Balboa Park to the east. The site was previously graded and improved with 16-unit market rate apartment complex (Park Chateau), constructed in 1939, and a 4,973 square-foot Cathedral office building and a 20-

space surface parking lot constructed in 1968. A geotechnical investigation report has been prepared for the project, which adequately evaluates the soil and geologic conditions potentially affecting the proposed project for the purposes of environmental review and indicates the site is physically suitable for the design and siting of the proposed development.

A maximum of 192 dwelling units is allowed on the 1.76-acre project site based on the UCP land use designations of Residential-Very High (74-109 du/ac) and Community Commercial (0-109 du/ac), and the underlying CC-3-9 and RM-4-10 Zones, which allow a density of one dwelling unit per 400 square feet. The Nutmeg Site has been developed with 45 multi-family dwelling units, allowing for a maximum of 147 dwelling units on the Olive and Cathedral sites. The project proposes on-site affordable housing equivalent to 12 percent of the remaining base density units on the Cathedral and Olive Sites. Pursuant to the City's Affordable Housing Regulations, the inclusion of the 18 very low income affordable units allows for a housing density bonus of 38.75 percent. The density bonus results in 57 additional units for a total of 204 residential units (including the affordable units) on the Olive Site, yielding residential density of 157 du/ac on the Cathedral and Olive Sites, and an overall total of 249 residential units on the 1.76-acre site.

The project is an infill development located in a portion of the Uptown community with a variety of building types and densities. The project site is located within the Community Plan's Mixed-Use Corridor, which promotes very-high residential densities along major commercial transit corridors, including 5th and 6th Avenues. The project proposes a very high density mixed-use development along a transit corridor with high frequency bus service consistent with the General Plan City of Villages strategy. The project incorporates ground floor office uses along 5th Avenue and Olive Street consistent with the uses allowed in the Community Commercial land use designation, and residential uses along 6th Avenue and Olive Street consistent with the Residential land use designation.

The proposed project site is located within the CPIOZ-Type A - Building Heights (UCP, Figure 4-12). The CPIOZ identifies areas within the community where ministerial approval is granted for proposed development projects with buildings or structures that do not exceed 65 feet in Hillcrest and Bankers Hill/Park West. Proposed development projects that exceed the height limitations require a SDP, and may be approved to the maximum allowed floor area of the base zone for zones without a maximum height limit if they comply with the applicable regulations of the Municipal code and are consistent with the applicable policies in the General Plan and UCP. The project proposes a 20-story residential tower approximately 223 feet in height within a zone that does not have a maximum height limit. The project proposes a development that is articulated and designed to reduce massing and bulk and use high-quality materials including glass, metal, and stone to retain the iconic look of St Paul's Cathedral, and incorporates a combination of upper-story stepbacks, varied roof lines, and articulated sub-volumes to provide a transition in scale with St. Paul's Cathedral consistent with the Community Plan Urban Design Element. Additionally, the building height is concentrated in the northern portion of the site, resulting in an overall narrower mass than similar buildings along 5th and 6th Avenues. The project would not result in a substantial obstruction of any vista or scenic view from a public viewing area that is identified in the UCP. There are no public viewshed or public view corridors identified from the project site or on the immediately surrounding streets. Based on the above, the site is physically suitable for the type and density of development.

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

The project site has been previously graded and improved with a 16-unit market rate apartment complex (Park Chateau), constructed in 1939, and a 4,973 square-foot Cathedral office building and a 20-space surface parking lot constructed in 1968. No biological resources are present on the project site or in the surrounding area. Nor is the project site located in or adjacent to the Multiple Species Conservation Program's Multi-Habitat Planning Area. Furthermore, based on the St. Paul's Cathedral and Residences Project EIR (No. 96101/SCH No. 2009101036) and the Addendum to that EIR prepared for the 6th and Olive project, no potential impacts to biological resources were identified. Therefore, there is no potential for the project to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

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

The design of the subdivision and improvements area consistent with the relevant City of San Diego's codes, policies, and regulations whose primary focus is the protection of the public's health, safety, and welfare. The permit for the project includes various conditions and referenced exhibits of approval relevant to achieving project compliance with the applicable regulations of the SDMC in effect for this project. Such conditions within the permit have been determined necessary to avoid adverse impact upon the public health, safety, and general welfare of persons residing or working in the surrounding area. The project shall comply with the development conditions in effect for the subject property and other regulations and guidelines pertaining to the subject property per the SDMC.

Prior to issuance of any building permit for the proposed development, the plans shall be reviewed for compliance with all building, electrical, mechanical, plumbing and fire Code requirements, and the owner/permittee shall be required to obtain grading and public improvement permits. Compliance with these regulations during and after construction will be enforced through building inspections completed by the City's building inspectors. Furthermore, this project has been reviewed pursuant to the California Environmental Quality Act, and the environmental analysis did not find any significant impacts to the public health and safety. Therefore, the proposed development will not be detrimental to the public health, safety, and welfare.

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

No public easements have been identified within the boundary of the proposed subdivision and therefore there are no conflicts with easements. As such, the design of the subdivision and the type of improvements will not conflict with any easements acquired by the public at large for access through or use of the property within the proposed subdivision.

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

The proposed subdivision of a 0.62-acre site for the development of 20-story mixed use development will not impede or inhibit any future passive or natural heating and cooling opportunities. The design of the subdivision has taken into account the best use of the land including the future development of the mixed-use building. Through building setbacks, overall structural envelope, building materials, site orientation, architectural treatment, placement and selection of plant materials, the design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities. The project employs smart growth techniques by providing sustainable features consistent with or exceeding the requirements in the Climate Action Plan checklist. The project will include roofing materials with a minimum of 3-year aged solar reflection and thermal emittance or solar reflection index equal to or greater than the values specified in the voluntary measures under CGBSC. As such, the design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities

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

The proposed 6th and Olive project is an amendment to the 1.76-acre St. Paul's Cathedral and Residences project to modify the proposed development on the 0.62-acre Olive Site and increase overall density to 249 dwelling units in accordance with the City's Affordable Housing Regulations. The project would subdivide the 0.62-acre Olive Site to consolidate and create 204 residential condominiums and 4 commercial condominiums. The remaining 1.14-acre site area of the St. Paul's Cathedral and Residences project is not included within the proposed subdivision; however, the total area is included for purposes of calculating maximum site density as detailed below.

A maximum of 192 dwelling units is allowed on the 1.76-acre project site based on the UCP land use designations of Residential-Very High (74-109 du/ac) and Community Commercial (0-109 du/ac), and the underlying CC-3-9 and RM-4-10 Zones, which allow a density of one dwelling unit per 400 square feet. The Nutmeg Site has been developed with 45 multi-family dwelling units, allowing for a maximum of 147 dwelling units on the Olive and Cathedral sites. The project proposes on-site affordable housing equivalent to 12 percent of the remaining base density units on the Cathedral and Olive Sites. Pursuant to the City's Affordable Housing Regulations, the inclusion of the 18 very low-income affordable units allows for a housing density bonus of 38.75 percent. The density bonus results in 57 additional units for a total of 204 residential units (including the affordable units) on the Olive Site, yielding residential density of 157 du/ac on the Cathedral and Olive Sites, and an overall total of 249 residential units on the 1.76-acre site.

All necessary public services (including fire, police, medical, schools, public parks, and libraries) and utilities (electricity, water, and sewer) will be available to and adequate for the project prior to occupancy. The decision maker has reviewed the administrative record including the project plans, technical studies, environmental documentation and heard public testimony to determine the effects of the proposed subdivision on the housing needs of the region and; that

those needs are balanced against the needs for public services and the available fiscal and environmental resources and found that the addition 204 residential condominiums, including 18 very-low income dwelling units, results in a net increase of 188 dwelling units and contributes to overall housing needs.

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

BE IT FURTHER RESOLVED, that based on the Findings hereinbefore adopted by the Planning Commission Vesting Tentative Map No. 2078817 is hereby granted to Greystar GP II, a Delaware Limited Liability Corporation subject to the attached conditions which are made a part of this resolution by this reference.

By _____
Firouzeh Tirandazi
Development Project Manager
Development Services Department

ATTACHMENT: Tentative Map Conditions

Internal Order No. 24007668

PLANNING COMMISSION
CONDITIONS FOR VESTING TENTATIVE MAP NO. 2078817
6TH & OLIVE - PROJECT NO. 591198 [MMRP]
ADOPTED BY RESOLUTION NO. R-_____ ON _____

GENERAL

1. This Vesting Tentative Map will expire November 26, 2021.
2. Compliance with all of the following conditions shall be completed and/or assured, to the satisfaction of the City Engineer, prior to the recordation of the Final Map, unless otherwise noted.
3. Prior to the Vesting Tentative Map expiration date, a Final Map to consolidate and subdivide the properties into four (4) commercial condominium units and two hundred four (204) residential condominium units shall be recorded in the Office of the San Diego County Recorder.
4. Prior to the recordation of the Final Map, taxes must be paid on this property pursuant to Subdivision Map Act section 66492. To satisfy this condition, a tax certificate stating that there are no unpaid lien conditions against the subdivision must be recorded in the Office of the San Diego County Recorder.
5. The Vesting Tentative Map and Final Map shall conform to the provisions of Site Development Permit No. 20788814 and Neighborhood Development Permit No. 2078816.
6. The Subdivider shall defend, indemnify, and hold the City (including its agents, officers, and employees [together, "Indemnified Parties"]) harmless from any claim, action, or proceeding, against the City and/or any Indemnified Parties to attack, set aside, void, or annul City's approval of this project, which action is brought within the time period provided for in Government Code section 66499.37. City shall promptly notify Subdivider of any claim, action, or proceeding and shall cooperate fully in the defense. If City fails to promptly notify Subdivider of any claim, action, or proceeding, or if City fails to cooperate fully in the defense, Subdivider shall not thereafter be responsible to defend, indemnify, or hold City and/or any Indemnified Parties harmless. City may participate in the defense of any claim, action, or proceeding if City both bears its own attorney's fees and costs, City defends the action in good faith, and Subdivider is not required to pay or perform any settlement unless such settlement is approved by the Subdivider.

AIRPORT

7. Prior to recordation of the Final Map, the Subdivider shall provide a valid "Determinations of No Hazard to Air Navigation" issued by the Federal Aviation Administration [FAA] for the building and temporary crane structure.
8. Prior to the recordation of the Final Map, the Subdivider shall grant and record an aviation easement to the San Diego County Regional Airport Authority as the operator of the San Diego International Airport (SDIA) for the purposes of aircraft operations, noise and other

effects caused by the operation of aircraft, and for structure height if the same would interfere with the intended use of the easement. The Owner/Permittee shall use the avigation easement form provided by the San Diego County Regional Airport Authority.

9. Prior to the recordation of the Final Map, the Subdivider shall place a note on the map indicating that an avigation easement has been granted across the property to the airport operator. The note shall include the County Recorder's recording number for the avigation easement.

ENGINEERING

10. The Subdivider shall provide a mutual access agreement between the Olive building condominium development and St. Paul's Cathedral Church for access to the shared underground parking structure.
11. The Subdivider shall underground any new service run to any new or proposed structures within the subdivision.
12. The Subdivider shall ensure that all existing onsite utilities serving the subdivision shall be undergrounded with the appropriate permits. The Subdivider shall provide written confirmation from applicable utilities that the conversion has taken place, or provide other means to assure the undergrounding, satisfactory to the City Engineer.
13. Conformance with the "General Conditions for Tentative Subdivision Maps," filed in the Office of the City Clerk under Document No. 767688 on May 7, 1980, is required. Only those exceptions to the General Conditions which are shown on the Vesting Tentative Map and covered in these special conditions will be authorized. All public improvements and incidental facilities shall be designed in accordance with criteria established in the Street Design Manual, filed with the City Clerk as Document No. RR-297376.

MAPPING

14. "Basis of Bearings" means the source of uniform orientation of all measured bearings shown on the map. Unless otherwise approved, this source shall be the California Coordinate System, Zone 6, North American Datum of 1983 [NAD 83].
15. "California Coordinate System" means the coordinate system as defined in Section 8801 through 8819 of the California Public Resources Code. The specified zone for San Diego County is "Zone 6," and the official datum is the "North American Datum of 1983."
16. The Final Map shall:
 - a. Use the California Coordinate System for its "Basis of Bearing" and express all measured and calculated bearing values in terms of said system. The angle of grid divergence from a true median (theta or mapping angle) and the north point of said map shall appear on each sheet thereof. Establishment of said Basis of Bearings may be by use of existing Horizontal Control stations or astronomic observations.

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

INFORMATION:

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

Internal Order No. 24007668

PLANNING COMMISSION
RESOLUTION NUMBER R-_____
DATE OF FINAL PASSAGE _____

A RESOLUTION ADOPTING ADDENDUM NO. 591198 TO ENVIRONMENTAL
IMPACT REPORT NO. 96101/SCH NO. 2009101036, ADOPTING THE MITIGATION,
MONITORING, AND REPORTING PROGRAM; 6TH & OLIVE – PROJECT NO. 591198

WHEREAS, on July 24, 2007, NUTMEG AND OLIVE LLC, a Delaware Limited Liability Company, and THE CATHEDRAL CHURCH of ST. PAUL, a California nonprofit religious corporation, submitted an application to Development Services Department for a Site Development Permit, Neighborhood Development Permit, and Vesting Tentative Map for the St. Paul's Cathedral and Residences Project No. 96101 (Project); and

WHEREAS, on November 8, 2011, the San Diego City Council adopted Resolution No. 307114, certifying Environmental Impact Report No. 96101 / SCH No. 2009101036, a copy of which is on file in the Development Services Department in accordance 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.); and

WHEREAS, on April 4, 2018, GREYSTAR GP II, LLC, a Delaware Limited Liability company submitted an application to the Development Services Department for approval of minor technical changes or additions to the Project; and

WHEREAS, State CEQA Guidelines section 15164(a) allows a lead agency to prepare an Addendum to a final Program Environmental Impact Report if such Addendum meets the requirements of CEQA; and

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

1. That the information contained in the Environmental Impact Report No. 96101/SCH No. 2009101036 along with the Addendum thereto, including any comments received during the public review process, has been reviewed and considered by this Planning Commission prior to making a decision on the Project.
2. That there are no substantial changes proposed to the Project and no substantial changes with respect to the circumstances under which the Project is to be undertaken that would require major revisions in the Environmental Impact Report No. 96101/SCH No. 2009101036 for the Project.
3. That no new information of substantial importance has become available showing that the Project would have any significant effects not discussed previously in the Environmental Impact Report No. 96101/SCH No. 2009101036 or that any significant effects previously examined will be substantially more severe than shown in the Environmental Impact Report No. 96101/SCH No. 2009101036.

4. That no new information of substantial importance has become available showing that mitigation measures or alternatives previously found not to be feasible are in fact feasible which would substantially reduce any significant effects, but that the Project proponents decline to adopt, or that there are any considerably different mitigation measures or alternatives not previously considered which would substantially reduce any significant effects, but that the Project proponents decline to adopt.

5. That pursuant to State CEQA Guidelines Section 15164, only minor technical changes or additions are necessary, and therefore, the Planning Commission adopts Addendum to Environmental Impact Report No. 96101/SCH No. 2009101036 with respect to the Project, a copy of which is on file in the office of the Development Services Department.

6. That pursuant to CEQA Section 21081.6, the Planning Commission adopts the Mitigation Monitoring and Reporting Program, or alterations to implement the changes to the project as required by this Planning Commission in order to mitigate or avoid significant effects on the environment, which is attached hereto as Exhibit A.

7. That Development Services Department staff 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.

APPROVED:

By:

Firouzeh Tirandazi
Development Project Manager
Development Services Department

EXHIBIT A

MITIGATION MONITORING AND REPORTING PROGRAM

SITE DEVELOPMENT PERMIT NO. 2078814
 NEIGHBORHOOD DEVELOPMENT PERMIT NO. 2078816
 VESTING TENTATIVE MAP NO. 2078817

PROJECT NO. 591198

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 Addendum to Environmental Impact Report No. 96101/SCH No. 2009101036 shall be made conditions of Site Development Permit, Neighborhood Development Permit, and Vesting Tentative Map as may be further described below.

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

1. Prior to the issuance of a Notice To Proceed (NTP) for a subdivision, or any construction permits, such as Demolition, Grading or Building, or beginning any construction related activity on-site, the Development Services Department (DSD) Director's Environmental Designee (ED) shall review and approve all Construction Documents (CD), (plans, specification, details, etc.) to ensure the MMRP requirements are incorporated into the design.
2. In addition, the ED shall verify that the MMRP Conditions/Notes that apply ONLY to the construction phases of this project are included VERBATIM, under the heading, "**ENVIRONMENTAL/MITIGATION REQUIREMENTS.**"
3. These notes must be shown within the first three (3) sheets of the construction documents in the format specified for engineering construction document templates as shown on the City website:
<http://www.sandiego.gov/development-services/industry/standtemp.shtml>
4. The **TITLE INDEX SHEET** must also show on which pages the "Environmental/Mitigation Requirements" notes are provided.
5. **SURETY AND COST RECOVERY** – The Development Services Director or City Manager may require appropriate surety instruments or bonds from private Permit Holders to ensure the long-term performance or implementation of required mitigation measures or programs. The City is authorized to recover

its cost to offset the salary, overhead, and expenses for City personnel and programs to monitor qualifying projects.

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

1. **PRECONSTRUCTION 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 Acoustical Monitor, Qualified Paleontological Monitor.***

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

CONTACT INFORMATION:

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

2. **MMRP COMPLIANCE:** This Project, Project Tracking System (PTS) No. 591198 and/or Environmental Document No. 591198, shall conform to the mitigation requirements contained in the associated Environmental Document and implemented to the satisfaction of the DSD's Environmental Designee (MMC) and the City Engineer (RE). The requirements may not be reduced or changed but may be annotated (i.e. to explain when and how compliance is being met and location of verifying proof, etc.). Additional clarifying information may also be added to other relevant plan sheets and/or specifications as appropriate (i.e., specific locations, times of monitoring, methodology, etc.).

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

3. **OTHER AGENCY REQUIREMENTS:** Evidence of compliance with all other agency requirements or permits shall be submitted to the RE and MMC for review and acceptance prior to the beginning of work or within one week of the Permit Holder obtaining documentation of those permits or requirements. Evidence shall include copies of permits, letters of resolution or other documentation issued by the responsible agency: ***Not Applicable***

4. **MONITORING EXHIBITS:** All consultants are required to submit, to RE and MMC, a monitoring exhibit on a 11x17 reduction of the appropriate construction plan, such as site plan, grading, landscape, etc., marked to clearly show the specific areas including the **LIMIT OF WORK**, scope of that discipline's work, and notes indicating when in the construction schedule that work will be performed. When necessary for clarification, a detailed methodology of how the work will be performed shall be included.

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 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.

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
Transportation/ Circulation/Parking	Traffic Reports	Traffic Features Site Observation
Historical Resources (archaeology)	Records Search/Monitoring Report(s)	Monitoring Report(s) Approval
Historical Resources (built environment) / Landscape	Tree Protection Arborist Verification	Tree Protect Fence Inspection
Noise	Acoustical Reports	Noise Mitigation Features Inspection
Paleontological Resources	Paleontology Reports	Paleontology Site Observation
Bond Release	Request for Bond Release Letter	Final MMRP Inspections Prior to Bond Release Letter

C. SPECIFIC MMRP ISSUE AREA CONDITIONS/REQUIREMENTS**Transportation/Circulation/Parking**

Mitigation Measure TRF-1: Prior to issuance of any building permit for construction of either of the Olive Site or Nutmeg Site structures, the Owner/Permittee shall pay to the City the project's fair share (22.4 percent) of the cost for installation of a traffic signal at the Nutmeg Street and Fifth Avenue intersection.

Historical Resources (Archaeology)**Mitigation Measure AR-1:****I. Prior to Permit Issuance or Bid Opening/Bid Award****A. Entitlements Plan Check**

1. Prior to permit issuance or Bid Opening/Bid Award, whichever is applicable, the Assistant Deputy Director (ADD) Environmental designee shall verify that the requirements for Archaeological Monitoring and Native American monitoring have been noted on the applicable construction documents through the plan check process.

B. Letters of Qualification have been submitted to ADD

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

II. Prior to Start of Construction**A. Verification of Records Search**

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

3. The PI may submit a detailed letter to MMC requesting a reduction to the ¼ mile radius.
- B. PI Shall Attend Precon Meetings
 1. Prior to beginning any work that requires monitoring; the Applicant shall arrange a Precon Meeting that shall include the PI, Native American consultant/monitor (where Native American resources may be impacted), Construction Manager (CM) and/or Grading Contractor, Resident Engineer (RE), Building Inspector (BI), if appropriate, and MMC. The qualified Archaeologist and Native American Monitor shall attend any grading/excavation related Precon Meetings to make comments and/or suggestions concerning the Archaeological Monitoring program with the Construction Manager and/or Grading Contractor.
 - a. If the PI is unable to attend the Precon Meeting, the Applicant shall schedule a focused Precon Meeting with MMC, the PI, RE, CM or BI, if appropriate, prior to the start of any work that requires monitoring.
 2. Acknowledgement of Responsibility for Curation (CIP or Other Public Projects)

The applicant shall submit a letter to MMC acknowledging their responsibility for the cost of curation associated with all phases of the archaeological monitoring program.
 3. Identify Areas to be Monitored
 - a. Prior to the start of any work that requires monitoring, the PI shall submit an Archaeological Monitoring Exhibit (AME) (with verification that the AME has been reviewed and approved by the Native American consultant/monitor when Native American resources may be impacted) based on the appropriate construction documents (reduced to 11x17) to MMC identifying the areas to be monitored including the delineation of grading/excavation limits.
 - b. The AME shall be based on the results of a site specific records search as well as information regarding the age of existing pipelines, laterals and associated appurtenances and/or any known soil conditions (native or formation).
 - c. MMC shall notify the PI that the AME has been approved.
 4. 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 age of existing pipe to be replaced, depth of excavation and/or site graded to bedrock, etc.,

which may reduce or increase the potential for resources to be present.

5. Approval of AME and Construction Schedule
After approval of the AME by MMC, the PI shall submit to MMC written authorization of the AME and Construction Schedule from the CM.

III. During Construction

- A. Monitor Shall be Present During Grading/Excavation/Trenching
 1. The Archaeological Monitor shall be present full-time during all soil disturbing and grading/excavation/trenching activities which could result in impacts to archaeological resources as identified on the AME. **The Construction Manager is responsible for notifying the RE, PI, and MMC of changes to any construction activities such as in the case of a potential safety concern within the area being monitored. In certain circumstances OSHA safety requirements may necessitate modification of the AME.**
 2. The Native American consultant/monitor shall determine the extent of their presence during soil disturbing and grading/excavation/trenching activities based on the AME and provide that information to the PI and MMC. If prehistoric resources are encountered during the Native American consultant/monitor's absence, work shall stop and the Discovery Notification Process detailed in Section III,B-C and IV.A-D shall commence.
 3. The PI may submit a detailed letter to MMC during construction requesting a modification to the monitoring program when a field condition such as modern disturbance post-dating the previous grading/trenching activities, presence of fossil formations, or when native soils are encountered that may reduce or increase the potential for resources to be present.
 4. The archaeological and Native American consultant/monitor shall document field activity via the Consultant Site Visit Record (CSVR). The CSVR's shall be faxed by the CM to the RE the first day of monitoring, the last day of monitoring, monthly (**Notification of Monitoring Completion**), and in the case of ANY discoveries. The RE shall forward copies to MMC.
- B. Discovery Notification Process
 1. In the event of a discovery, the Archaeological Monitor shall direct the contractor to temporarily divert all soil disturbing activities, including but not limited to digging, trenching, excavating or grading activities in the area of discovery and in the area reasonably suspected to overlay adjacent resources and immediately notify the RE or BI, as appropriate.
 2. The Monitor shall immediately notify the PI (unless Monitor is the PI) of the discovery.

3. The PI shall immediately notify MMC by phone of the discovery, and shall also submit written documentation to MMC within 24 hours by fax or email with photos of the resource in context, if possible.
 4. No soil shall be exported off-site until a determination can be made regarding the significance of the resource specifically if Native American resources are encountered.
- C. Determination of Significance
1. The PI and Native American consultant/monitor, where Native American resources are discovered shall evaluate the significance of the resource. If Human Remains are involved, follow protocol in Section IV below.
 - a. The PI shall immediately notify MMC by phone to discuss significance determination and shall also submit a letter to MMC indicating whether additional mitigation is required.
 - b. If the resource is significant, the PI shall submit an Archaeological Data Recovery Program (ADRP) and obtain written approval of the program from MMC, CM and RE. ADRP and any mitigation must be approved by MMC, RE and/or CM before ground disturbing activities in the area of discovery will be allowed to resume. **Note: If a unique archaeological site is also an historical resource as defined in CEQA Section 15064.5, then the limits on the amount(s) that a project applicant may be required to pay to cover mitigation costs as indicated in CEQA Section 21083.2 shall not apply.**
 - (1). Note: For pipeline trenching and other linear projects in the public Right-of-Way, the PI shall implement the Discovery Process for Pipeline Trenching projects identified below under "D."
 - c. If the resource is not significant, the PI shall submit a letter to MMC indicating that artifacts will be collected, curated, and documented in the Final Monitoring Report. The letter shall also indicate that that no further work is required.
 - (1). Note: For Pipeline Trenching and other linear projects in the public Right-of-Way, if the deposit is limited in size, both in length and depth; the information value is limited and is not associated with any other resource; and there are no unique features/artifacts associated with the deposit, the discovery should be considered not significant.
 - (2). Note, for Pipeline Trenching and other linear projects in the public Right-of-Way, if significance cannot be determined, the Final Monitoring Report and Site Record (DPR Form 523A/B) shall identify the discovery as Potentially Significant.
- D. Discovery Process for Significant Resources - Pipeline Trenching and other Linear Projects in the Public Right-of-Way
- The following procedure constitutes adequate mitigation of a significant discovery encountered during pipeline trenching activities or for other

linear project types within the Public Right-of-Way including but not limited to excavation for jacking pits, receiving pits, laterals, and manholes to reduce impacts to below a level of significance:

1. Procedures for documentation, curation and reporting
 - a. One hundred percent of the artifacts within the trench alignment and width shall be documented in-situ, to include photographic records, plan view of the trench and profiles of side walls, recovered, photographed after cleaning and analyzed and curated. The remainder of the deposit within the limits of excavation (trench walls) shall be left intact.
 - b. The PI shall prepare a Draft Monitoring Report and submit to MMC via the RE as indicated in Section VI-A.
 - c. The PI shall be responsible for recording (on the appropriate State of California Department of Park and Recreation forms-DPR 523 A/B) the resource(s) encountered during the Archaeological Monitoring Program in accordance with the City's Historical Resources Guidelines. The DPR forms shall be submitted to the South Coastal Information Center for either a Primary Record or SDI Number and included in the Final Monitoring Report.
 - d. The Final Monitoring Report shall include a recommendation for monitoring of any future work in the vicinity of the resource.

IV. Discovery of Human Remains

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

- A. Notification
 1. Archaeological Monitor shall notify the RE or BI as appropriate, MMC, and the PI, if the Monitor is not qualified as a PI. MMC will notify the appropriate Senior Planner in the Environmental Analysis Section (EAS) of the Development Services Department to assist with the discovery notification process.
 2. The PI shall notify the Medical Examiner after consultation with the RE, either in person or via telephone.
- B. Isolate discovery site
 1. Work shall be directed away from the location of the discovery and any nearby area reasonably suspected to overlay adjacent human remains until a determination can be made by the Medical Examiner in consultation with the PI concerning the provenience of the remains.
 2. The Medical Examiner, in consultation with the PI, will determine the need for a field examination to determine the provenience.
 3. If a field examination is not warranted, the Medical Examiner will determine with input from the PI, if the remains are or are most likely to be of Native American origin.

- C. If Human Remains **ARE** determined to be Native American
1. The Medical Examiner will notify the Native American Heritage Commission (NAHC) within 24 hours. By law, **ONLY** the Medical Examiner can make this call.
 2. NAHC will immediately identify the person or persons determined to be the Most Likely Descendent (MLD) and provide contact information.
 3. The MLD will contact the PI within 24 hours or sooner after the Medical Examiner has completed coordination, to begin the consultation process in accordance with CEQA Section 15064.5(e), the California Public Resources and Health & Safety Codes.
 4. The MLD will have 48 hours to make recommendations to the property owner or representative, for the treatment or disposition with proper dignity, of the human remains and associated grave goods.
 5. Disposition of Native American Human Remains will be determined between the MLD and the PI, and, if:
 - a. The NAHC is unable to identify the MLD, OR the MLD failed to make a recommendation within 48 hours after being granted access to the site, OR;
 - b. The landowner or authorized representative rejects the recommendation of the MLD and mediation in accordance with PRC 5097.94 (k) by the NAHC fails to provide measures acceptable to the landowner, the landowner shall reinter the human remains and items associated with Native American human remains with appropriate dignity on the property in a location not subject to further and future subsurface disturbance, THEN
 - c. To protect these sites, the landowner shall do one or more of the following:
 - (1) Record the site with the NAHC;
 - (2) Record an open space or conservation easement; or
 - (3) Record a document with the County. The document shall be titled "Notice of Reinterment of Native American Remains" and shall include a legal description of the property, the name of the property owner, and the owner's acknowledged signature, in addition to any other information required by PRC 5097.98. The document shall be indexed as a notice under the name of the owner.
 - d. Upon the discovery of multiple Native American human remains during a ground disturbing land development activity, the landowner may agree that additional conferral with descendants is necessary to consider culturally appropriate treatment of multiple Native American human remains. Culturally appropriate treatment of such a discovery may be ascertained from review of the site utilizing cultural and archaeological standards. Where the parties are unable to agree on the appropriate treatment

measures the human remains and items associated and buried with Native American human remains shall be reinterred with appropriate dignity, pursuant to Section 5.c., above.

- D. If Human Remains are **NOT** Native American
 - 1. The PI shall contact the Medical Examiner and notify them of the historic era context of the burial.
 - 2. The Medical Examiner will determine the appropriate course of action with the PI and City staff (PRC 5097.98).
 - 3. If the remains are of historic origin, they shall be appropriately removed and conveyed to the San Diego Museum of Man for analysis. The decision for internment of the human remains shall be made in consultation with MMC, EAS, the applicant/landowner, any known descendant group, and the San Diego Museum of Man.

V. Night and/or Weekend Work

- A. If night and/or weekend work is included in the contract
 - 1. When night and/or weekend work is included in the contract package, the extent and timing shall be presented and discussed at the precon meeting.
 - 2. The following procedures shall be followed.
 - a. No Discoveries

In the event that no discoveries were encountered during night and/or weekend work, the PI shall record the information on the CSVr and submit to MMC via fax by 8AM of the next business day.
 - b. Discoveries

All discoveries shall be processed and documented using the existing procedures detailed in Sections III - During Construction, and IV - Discovery of Human Remains. Discovery of human remains shall always be treated as a significant discovery.
 - c. Potentially Significant Discoveries

If the PI determines that a potentially significant discovery has been made, the procedures detailed under Section III - During Construction and IV-Discovery of Human Remains shall be followed.
 - d. The PI shall immediately contact the RE and MMC, or by 8AM of the next business day to report and discuss the findings as indicated in Section III-B, unless other specific arrangements have been made.
- B. If night and/or weekend work becomes necessary during the course of construction
 - 1. The Construction Manager shall notify the RE, or BI, as appropriate, a minimum of 24 hours before the work is to begin.
 - 2. The RE, or BI, as appropriate, shall notify MMC immediately.
- C. All other procedures described above shall apply, as appropriate.

VI. Post Construction

A. Submittal of Draft Monitoring Report

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

B. Handling of Artifacts

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

C. Curation of artifacts: Accession Agreement and Acceptance Verification

1. The PI shall be responsible for ensuring that all artifacts associated with the survey, testing and/or data recovery for this project are permanently curated with an appropriate institution. This shall be

- completed in consultation with MMC and the Native American representative, as applicable.
2. When applicable to the situation, the PI shall include written verification from the Native American consultant/monitor indicating that Native American resources were treated in accordance with state law and/or applicable agreements. If the resources were reinterred, verification shall be provided to show what protective measures were taken to ensure no further disturbance occurs in accordance with Section IV – Discovery of Human Remains, Subsection C.
 3. The PI shall submit the Accession Agreement and catalogue record(s) to the RE or BI, as appropriate for donor signature with a copy submitted to MMC.
 4. The RE or BI, as appropriate shall obtain signature on the Accession Agreement and shall return to PI with copy submitted to MMC.
 5. 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 one copy of the approved Final Monitoring Report to the RE or BI as appropriate, and one copy to MMC (even if negative), within 90 days after notification from MMC of the approved report.
 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.

Historical Resources (Built Environment)

Mitigation Measure HR-1: Prior to the issuance of any construction permits, including but not limited to, the first grading permit, demolition plans/permits, and building plans/permits for St. Paul's Cathedral, the applicant shall submit construction plans for proposed modifications to St. Paul's Cathedral consistent with the approved project, which has been determined to be in conformance with the U.S. Secretary of the Interior's Standards for Treatment of Historic Properties and related Guidelines.

Mitigation Measure HR-2.1: Prior to issuance of any construction permits, including but not limited to, the first grading permit, demolition plans/permits, and building plans/permits for construction of the Olive Building or for demolition and/or construction of the proposed St. Paul's Cathedral improvements along the Sixth Avenue frontage, the existing Queen Palms that are to be removed for project construction shall be boxed for replanting. If any of these existing palms fail to survive after replanting; each shall be replaced with a Queen Palm with a minimum 20-foot brown trunk height in locations consistent with the Sixth Avenue streetscape and to the satisfaction of the City Street Division-Urban Forestry. A surety bond in an amount sufficient to purchase and install replacement trees shall be provided to

guarantee the survival of the trees for 3 years. The City Street Division-Urban Forestry staff shall inspect the trees to determine that they are in a healthy and thriving condition prior to release of the bond. If any trees are determined to need additional care or replacement, action as determined by the City Street Division-Urban Forestry prior to the release of the bond shall be taken and the bond shall not be released for an additional 3 years, but may be replaced with a bond to cover only the trees requiring additional care or replacement.

Mitigation Measure HR-2.2: Prior to issuance of any construction permits, including but not limited to, the first grading permit, demolition plans/permits, and building plans/permits for construction on the Olive Site, project plans shall show the locations of the palms to be removed and those to be protected from damage during construction. The palms that are to be protected shall be provided with bright yellow or orange temporary fencing or other protection to be shown on the project plans to the satisfaction of the Development Services Department. Stockpiling, topsoil disturbance, construction material storage, vehicle use, foot traffic, and storage of any kind is prohibited within the fenced area. The protection shall be installed and remain in an unaltered and undamaged condition during the entire period of construction until authorized to be removed by the Development Services Department. Should any of the protected palms be damaged to the extent that a Registered Arborist determines that they should be removed, the applicant for the grading or building permit shall be responsible for replacement of the palms in accordance with Mitigation Measure HR-2.1 and for two additional palms for each damaged palm, to be planted along the Sixth Avenue frontage or elsewhere in Balboa Park, at locations identified by the City Street Division-Urban Forestry.

Noise

Mitigation Measure NOI-1a: The project proponent shall require any construction activities and contractors to adopt the following measures to control noise generated by construction activities:

- Construction equipment shall be properly maintained per manufacturers' specifications and fitted with the best available noise-suppression devices (e.g., mufflers, silencers, wraps).
- The project proponent and contractors shall not allow heavy-duty construction equipment to operate within 15 feet of adjacent structures to prevent structural damage from construction generated vibration.
- If heavy-duty construction equipment must be operated within 15 feet of adjacent structures, a before and after survey of cracks in the adjacent buildings shall be taken of all structures adjacent to construction activities. If any damage occurs to adjacent structures from heavy equipment operations, the project proponent shall repair all damages.
- All impact tools shall be shrouded or shielded and all intake and exhaust ports on power equipment shall be muffled or shielded.
- Heavy-duty construction equipment shall be staged and used at the farthest distance feasible from adjacent sensitive receptors.

- Construction equipment shall not be idled for extended periods.
- Fixed/stationary equipment (such as generators, compressors, rock crushers, and cement mixers) shall be located as far as possible from noise-sensitive receptors.
- An on-site coordinator shall be employed by the project applicant/contractor and his or her telephone number along with instructions on how to file a noise complaint shall be posted conspicuously around the project site during construction phases. The coordinator's duties shall include fielding and documenting noise complaints, determining the source of the complaint (e.g., piece of construction equipment), determining whether noise levels are within acceptable limits and according to City standards, and reporting complaints to the City. The coordinator shall contact nearby noise-sensitive receptors, advising them of the construction schedule.
- Project construction and related activities shall be limited to daytime hours (7 a.m. to 7 p.m.).

Mitigation Measure NOI-1b: The above mitigation measures would reduce construction noise levels by 10 to 15 dBA at ground level, but would be ineffective for adjacent residences on the second floor or higher and for any actions within 50 feet of adjacent property lines. The following additional mitigation would ensure that all adjacent residences are not exposed to noise levels exceeding 75 dBA Leq or noise that exceeds 10 dB above existing ambient noise levels:

- Construction equipment operating at noise levels exceeding 75 dBA Leq shall not actively operate for more than 30 minutes of each 1 hour period within 30 feet of adjacent sensitive receptors.
- Noise barriers shall be erected along the eastern boundary of the project site. Noise barriers during shoring activities shall be 14 feet in height. Noise barrier heights during excavation shall be 14 feet in height until the site is excavated to a depth of 7 feet, when the barrier height may be reduced to 12 feet. At an excavation depth of 14 feet or greater the barrier may be reduced to 8 feet. A minimum 8-foot-high barrier shall be maintained along the eastern boundary of the Nutmeg Site throughout excavation and foundation activities. The noise barriers should be constructed of material with a minimum weight of 4 pounds per square foot with no gaps or perforations. Noise barriers may be constructed of, but are not limited to, 5/8-inch plywood and 5/8-inch oriented strand board.
- Due to shading effects on adjacent residences, lower vertical wall height maybe desired. Wall heights may be lowered 6 inches or more by creating a cantilevered extension at the top of the wall. Effectively, a 10-foot high wall with an approximate 2-foot cantilevered portion angled 45 degrees toward the project site would be as effective as a 12-foot barrier vertical barrier with a height of a little over 11 feet. To use cantilevered walls, the cantilever length would depend on the vertical wall height. Table 4.6-8 of the St. Paul's Cathedral and Residences Project EIR provides the of the required cantilever length for various wall heights.

Mitigation Measure NOI-2: The project proponent shall ensure that design and installation of stationary noise sources for the project meet the measures described below:

- Implement best design considerations and shielding, including installing stationary noise sources associated with HVAC systems indoors in mechanical rooms.
- Prior to the issuance of a building permit, the applicant or its designee shall prepare an acoustical study(s) of proposed mechanical equipment, which shall identify all noise-generating equipment, predict noise level property lines from all identified equipment, and recommended mitigation to be implemented (e.g., enclosures, barriers, site orientation), as necessary, to comply with the City of San Diego noise ordinance.

Paleontological Resources

Mitigation Measure PR-1:

- 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 San Diego Natural History Museum, other institution or, if the

- search was in-house, a letter of verification from the PI stating that the search was completed.
2. The letter shall introduce any pertinent information concerning expectations and probabilities of discovery during trenching and/or grading activities.
- 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 Construction Manager and/or Grading Contractor.
 - a. If the PI is unable to attend the Precon Meeting, the Applicant shall schedule a focused Precon Meeting with MMC, the PI, RE, CM or BI, if appropriate, prior to the start of any work that requires monitoring.
 2. Identify Areas to be Monitored 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 11 x 17 inches) 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 field condition such as trenching activities that do not encounter formational soils as previously assumed, and/or when unique/unusual fossils are encountered, which may reduce or increase the potential for resources to be present.
 3. The monitor shall document field activity via the Consultant Site Visit Record (CSV). The CSVs shall be faxed by the CM to the RE the first day of monitoring, the last day of monitoring, monthly (Notification of Monitoring Completion), and in the case of ANY discoveries. The RE shall forward copies to MMC.
- B. Discovery Notification Process
1. In the event of a discovery, the 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 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 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 CSVr and submit to MMC via fax by 8 a.m. 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 8 a.m. 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 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.

THE ORIGINAL OF THIS DOCUMENT
 WAS RECORDED ON JAN 13, 2012
 DOCUMENT NUMBER 2012-0021697
 Ernest J. Dronenburg, Jr. COUNTY RECORDER
 SAN DIEGO COUNTY RECORDER'S OFFICE
 TIME: 11:18 AM

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

WHEN RECORDED MAIL TO
CITY CLERK
MAIL STATION 2A

SPACE ABOVE THIS LINE FOR

RECORDER'S USE

JOB ORDER NUMBER: 23426060

SITE DEVELOPMENT PERMIT NO. 312733 and
NEIGHBORHOOD DEVELOPMENT PERMIT NO. 534371
ST. PAUL'S CATHEDRAL AND RESIDENCES
PROJECT NO. 96101

CITY COUNCIL

This Site Development Permit No. 312733 and Neighborhood Development Permit No. 534371 are granted by the City Council of the City of San Diego to Nutmeg and Olive, LLC., a Delaware Limited Liability Company, and The Cathedral Church of St. Paul, a California nonprofit religious corporation, Owners/Permittees, pursuant to San Diego Municipal Code (SDMC) sections 126.0504 and 126.0404. The approximately 1.76 acre site is located within one full block surrounded by Olive Street, Nutmeg Street, 5th Avenue and 6th Avenue, and four parcels along Fifth Avenue between Nutmeg Street and Maple Street, legally described as Lots A, B, C and D of Block 305 and Lots A, B, C, D, E, F, G, H, I, J, K, and L of Block 306 of Horton's Addition, in the City of San Diego, County of San Diego, State of California, according to map thereof made by L.L. Locking filed in the Office of the County Recorder of San Diego, together with those portions of Nutmeg Street, Fifth Avenue, and Olive Street as dedicated to public use, in the CV-1 and MR-400 Zones of Mid-City Communities Planned District within the Uptown Community Plan.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owners/Permittees to demolish an existing apartment building, demolish existing cathedral administrative offices and cathedral parking lot, construct two, high-rise mixed-use condominium towers, and remodel and renovate St. Paul's Cathedral on an approximately 1.76 acre site. The tower on Nutmeg Street will include thirteen floors over multi-level subterranean parking, forty-five residential units, and five commercial units with a combined total of approximately 153,801 gross square feet, excluding garage, of which the commercial units

contain approximately 5,818 square feet office floor area and approximately 5,185 square feet retail floor area. The tower on Olive Street will include fifteen floors over multi-level subterranean parking with sixty-five residential units, and five commercial units with a combined total of approximately 166,389 gross floor area, excluding garage, of which the commercial units contain approximately 14,209 square feet office floor area and retail floor area of approximately 924 square feet. The St. Paul's Cathedral remodel and renovation will occur in four phases. Phase 1 will include new restrooms, stairs, ADA ramps & lifts and a new colonnade for a total of approximately 2,690 square feet. Phase 2 will include a new sanctuary/choir, chapel sacristy, north transept and basement for a total of approximately 6,313 square feet. Phase 3 will include a new lantern at crossing without an increase in floor area, and Phase 4 will include two new bell towers without an increase in floor area. All of the proposed development is described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated November 8, 2011, on file in the Development Services Department.

The project shall include:

- a. Demolish an existing apartment building, demolish existing cathedral administrative offices and cathedral parking lot, construct two, high-rise mixed-use condominium towers, and remodel and renovate St. Paul's Cathedral on an approximately 1.76 acre site. The tower on Nutmeg Street will include thirteen floors over multi-level subterranean parking, forty-five residential units, and five commercial units with a combined total of approximately 153,801 gross square feet, excluding garage, of which the commercial units contain approximately 5,818 square feet office floor area and approximately 5,185 square feet retail floor area. The tower on Olive Street will include fifteen floors over multi-level subterranean parking with sixty-five residential units, and five commercial units with a combined total of approximately 166,389 gross floor area, excluding garage, of which the commercial units contain approximately 14,209 square feet office floor area and retail floor area of approximately 924 square feet. The St. Paul's Cathedral remodel and renovation will occur in four phases. Phase 1 of the St. Paul's Cathedral remodel and renovation will include new restrooms, stairs, ADA ramps & lifts and new colonnade for a total of approximately 2,690 square feet, Phase 2 of the St. Paul's Cathedral remodel and renovation will include a new sanctuary/choir, chapel sacristy, north transept and basement for a total of approximately 6,313 square feet, Phase 3 of the St. Paul's Cathedral remodel and renovation will include a new lantern at crossing without an increase in floor area, and Phase 4 of the St. Paul's Cathedral remodel and renovation will include two new bell towers without an increase in floor area;
- b. Seven deviations are approved: 1) from SDMC Sec. 1512.0310(b)(7)(B) to allow a street wall setback on the Nutmeg Street tower to vary from a minimum of one foot two inches up to fifteen feet or more and to allow a street wall setback on the Olive Street tower to vary from a minimum of three feet up to fifteen feet or more where a fifteen foot setback above thirty-six feet in the CV-1 zone is required; 2) from SDMC Sec. 1512.0303(d)(1) to allow a street side yard setback to vary from a minimum of two feet seven inches up to ten feet or more where ten feet is

required; 3) from SDMC Sec. 1512.0407(a) to allow loading areas for both the Nutmeg Street tower and Olive Street tower to be located within the public right-of-way where loading zones are required to be located on private property; 4) from SDMC Sec. 1512.0312(b)(2) to allow more than 50% glazing where 50% is the maximum, as follows: at the Nutmeg Street tower the north elevation may have up to 54.6% glazing, the east elevation may have up to 53% glazing, the south elevation may have up to 36% glazing and the west elevation may have up to 60% glazing, at the Olive Street tower the north elevation may have up to 60% glazing, the east elevation may have up to 55% glazing, the south elevation may have up to 65.8% glazing and the west elevation may have up to 45% glazing; 5) from SDMC Sec. 1512.0303(e) and 1512.0310(b)(3) to allow a maximum structure height of 158 feet zero inches for the Olive Street tower where 150 feet is the maximum; 6) from SDMC Sec. 1512.0303(d)(3) to allow a zero foot street side setback for the St. Paul's Cathedral where a ten foot street side setback is required; and 7) from SDMC Sec. 113.0273(c) to allow planters to extend four feet from the building façade and mirrors into visibility triangles at the intersection of a street and driveway where a ten foot visibility triangle is required.

- c. Landscaping (planting, irrigation and landscape related improvements);
- d. Off-street parking; and
- e. Accessory improvements determined by the Development Services Department to be consistent with the land use and development standards in effect for this site per the adopted community plan, California Environmental Quality Act Guidelines, public and private improvement requirements of the City Engineer, the underlying zone(s), conditions of this Permit, and any other applicable regulations of the SDMC in effect for this site.

STANDARD REQUIREMENTS:

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. Failure to utilize and maintain utilization of this permit as described in the SDMC will automatically void the permit unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in affect at the time the extension is considered by the appropriate decision maker.

2. No permit for the construction, occupancy or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:

- a. The Owners/Permittees sign and return the Permit to the Development Services Department; and
- b. The Permit is recorded in the Office of the San Diego County Recorder.

3. Unless this Permit has been revoked by the City of San Diego, the property included by reference within this Permit shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the Development Services Department.
4. This Permit is a covenant running with the subject property and shall be binding upon the Owners/Permittees and any successor or successors, and the interests of any successor shall be subject to each and every condition set out in this Permit and all referenced documents.
5. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
6. Issuance of this Permit by the City of San Diego does not authorize the Owners/Permittees for this permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).
7. The Owners/Permittees shall secure all necessary building permits. The Owners/Permittees is informed that to secure these permits, substantial modifications to the building and site improvements to comply with applicable building, fire, mechanical and plumbing codes and State law requiring access for disabled people may be required.
8. Construction plans shall be in substantial conformity to Exhibit "A." No changes, modifications or alterations shall be made unless appropriate application(s) or amendment(s) to this Permit have been granted.
9. All of the conditions contained in this Permit have been considered and have been determined to be necessary in order to make the findings required for this Permit. It is the intent of the City that the holder of this Permit be required to comply with each and every condition in order to be afforded the special rights which the holder of the Permit is entitled as a result of obtaining this Permit.

In the event that any condition of this Permit, on a legal challenge by the Owners/Permittees 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 Owners/Permittees shall have the right, by paying applicable processing fees, to bring a request for a new permit without the "invalid" condition(s) back to the discretionary body which approved the Permit for a determination by that body as to whether all of the findings necessary for the issuance of the proposed permit can still be made in the absence of the "invalid" condition(s). Such hearing shall be a hearing de novo and the discretionary body shall have the absolute right to approve, disapprove, or modify the proposed permit and the condition(s) contained therein.

10. The Owners/Permittees 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, including,

but not limited to, any 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 Owners/Permittees of any claim, action, or proceeding and, if the City should fail to cooperate fully in the defense, the Owners/Permittees 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, Owners/Permittees 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 Owners/Permittees 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 Owners/Permittees shall not be required to pay or perform any settlement unless such settlement is approved by Owners/Permittees.

11. Prior to issuance of any grading, public improvement or building permit, the Owners/Permittees shall provide a valid "Determination of No Hazard to Air Navigation" issued by the Federal Aviation Administration.

12. This Permit may be developed in phases.

ENVIRONMENTAL/MITIGATION REQUIREMENTS:

13. Mitigation requirements are tied to the environmental document, specifically the Mitigation, Monitoring, and Reporting Program (MMRP). These MMRP conditions are incorporated into the permit by reference or authorization for the project.

14. The mitigation measures specified in the Mitigation Monitoring and Reporting Program, and outlined in Environmental Impact Report No. 96101 shall be noted on the construction plans and specifications under the heading ENVIRONMENTAL/MITIGATION REQUIREMENTS.

15. The Owners/Permittees shall comply with the Mitigation, Monitoring, and Reporting Program (MMRP) as specified in Environmental Impact Report No. 96101 satisfactory to the Development Services Department and the City Engineer. Prior to issuance of the first grading permit, all conditions of the MMRP shall be adhered to, to the satisfaction of the City Engineer. All mitigation measures as specifically outlined in the MMRP shall be implemented for the following issue areas:

- A) Traffic, Circulation and Parking
- B) Archaeological Resources
- C) Historical Resources
- D) Noise
- E) Paleontological Resources
- F) Solid Waste Disposal

16. Prior to issuance of any construction permit, the Owners/Permittees shall pay the Long Term Monitoring Fee in accordance with the Development Services Fee Schedule to cover the City's costs associated with implementation of permit compliance monitoring.

17. Prior to the issuance of any construction permits for buildings, the Owners/Permittees shall provide construction documents demonstrating that the project shall implement some or all of the following design measures or equivalent measures as may be needed to reduce project GHG emissions by a minimum of 28.3 % below the project's 2020 business as usual GHG emissions.

Project Design Features GHG-1: The project would design and install energy efficient features in the proposed buildings. The proposed project intends to pursue LEED Certification and the energy efficiency measures of the LEED process have been inserted into the project design features. The project design features that were quantified using CalEEMod are indicated appropriately below:

- Fulfill all LEED Energy and Atmosphere category prerequisites of Fundamental Commissioning of Building Energy Systems, Minimum Energy Performance, and Fundamental Refrigerant Management;
- Achieve the LEED Energy and Atmosphere credits related to energy efficiency: Optimize Energy Performance, On-site Renewable Energy, Enhance Commissioning, Measurement and Verification, and/or Green Power;
- Install ENERGY STAR appliances, light fixtures, and light bulbs throughout all buildings;
- Install passive solar design (e.g., shade trees, glazing materials with low light reflectivity, operable windows for ventilation);
- All roofs shall be ENERGY STAR roofs or green roofs that consist of 50% vegetative cover or 50% of the roofs shall be covered with photovoltaic panels;
- Install motion-sensor, light-emitting diode (LED) lights for outdoor lighting;
- Install renewable energy systems to generate a minimum of 10% of the buildings energy demand (CalEEMod quantified); and
- Residential units shall only include natural gas hearth and not wood burning fireplaces (CalEEMod quantified).

Project Design Features GHG-2: The project shall design and install water conserving and efficient features in the proposed buildings to reduce residential and commercial water consumption. The project design features that were quantified using CalEEMod are indicated below:

- Fulfill the LEED Water Efficiency prerequisite for Water Use Reduction;
- Achieve the LEED Water Efficiency credits for Water Efficient Landscaping, Innovative Wastewater Technology, and/or Water Use Reduction;
- Install low-flow water fixtures such as faucets, shower heads, and toilets in all residential and commercial buildings (CalEEMod quantified);
- Install motion-sensor faucets in public bathrooms; and
- Landscape with only drought-tolerant and/or native plant species to minimize outdoor water use.

Project Design Features GHG-3: The project shall provide on-site resources, infrastructure, and incentives to promote and facilitate the use of alternative modes of transportation. The project design features that were quantified using CalEEMod are indicated below. The following project design features would be implemented to reduce VMT associated with the project's operation:

- Achieve the LEED Sustainable Sites credits for Site Selection; Development Density and Community Connectivity; Brownfield Redevelopment; and Alternative Transportation: Public Transportation Access, Bicycle Storage and Changing Rooms, Low Emitting and Fuel Efficient Vehicles, and Parking Capacity;
- Bike-friendly facilities shall be provided for all commercial and retail uses. At a minimum, secure bicycle storage, lockers, and shower facilities shall be provided;
- Bike racks shall be installed at a minimum ratio of one bicycle parking space per 20 car parking spaces;

Project Design Features GHG-4: The project would provide on-site resources, infrastructure, and incentives to reduce solid waste generation and disposal. The mitigation measures that were quantified using CalEEMod are indicated appropriately below. The following project design features would be implemented to reduce solid waste disposal associated with the project's operation:

- Reduce solid waste disposal from project land uses by a minimum of 10%. Strategies to achieve the 10% reduction include, but are not limited to waste diversion, recycling, and composting (CalEEMod quantified).

Project Design Features GHG-5: The following measures would require compliance by future building tenants and would not need to be accomplished to achieve 28.3% reduction in GHG emissions from the project. They are provided here as guidance based on CAPCOA *Quantifying Greenhouse Gas Mitigation Measures*:

- All employers should provide and fund transit use incentives to its employees. These incentives shall include reimbursement for the cost of commuting by transit (CalEEMod quantified);
- All employers should provide employee parking cashout to 100% of its employees in order to incentive employees to utilize alternative modes of transportation (CalEEMod quantified);
- Each employer should post transit route maps and schedules at each worksite. Residential management should post the same route maps and schedules in the lobby of residential uses; and

Commercial office employers should provide employees with the option of telecommuting or working alternative work schedules (e.g., 9/80 or 4/10). Commercial uses should achieve a minimum of 10% of employees working a 9/80 schedule, 1% of employees working a 4/40 schedule, and 1% of employees telecommuting 1.5 days per week."

18. Prior to the issuance of a certificate of occupancy the Owner/Permittee shall install and obtain all required inspections for all required energy efficient features and water conserving features identified in the construction documents.

AFFORDABLE HOUSING REQUIREMENTS:

19. The project is subject to the affordable housing requirements of the City's Inclusionary Housing Ordinance (Chapter 14, Article 2, Division 13 of the Land Development Code), which requires that the project provide ten percent of the units as affordable or pay an in-lieu fee.

ENGINEERING REQUIREMENTS:

20. Prior to building occupancy, the Owners/Permittees shall reconstruct the existing curb ramp(s) adjacent to the project to meet current City standards.

21. Prior to building occupancy, the Owners/Permittees shall replace the curb, gutter, and sidewalk while also preserving any existing contractor's stamp, adjacent to Parcels 1 and 2 along Olive Street, Nutmeg Street, 5th Avenue, and 6th Avenue.

22. The drainage system proposed for this subdivision, as shown on the approved vesting tentative map, is private and subject to approval by the City Engineer.

23. Prior to the issuance of any construction permit, the Owners/Permittees shall incorporate and show the type and location of all post-construction Best Management Practices (BMP's) on the final construction drawings, in accordance with the approved Water Quality Technical Report.

24. Prior to the issuance of any construction permit, the Owners/Permittees shall incorporate any construction Best Management Practices necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the San Diego Municipal Code, onto the construction plans or specifications.

25. Development of this project shall comply with all requirements of State Water Resources Control Board (SWRCB) Order No. 99-08 DWQ and the Municipal Storm Water Permit, Order No. 2001-01(NPDES General Permit No. CAS000002 and CAS0108758), Waste Discharge Requirements for Discharges of Storm Water Runoff Associated With Construction Activity. In accordance with said permit, a Storm Water Pollution Prevention Plan (SWPPP) and a Monitoring Program Plan shall be implemented concurrently with the commencement of grading activities, and a Notice of Intent (NOI) shall be filed with the SWRCB.

26. A copy of the acknowledgment from the SWRCB that an NOI has been received for this project shall be filed with the City of San Diego when received; further, a copy of the completed NOI from the SWRCB showing the permit number for this project shall be filed with the City of San Diego when received. In addition, the owner(s) and subsequent owner(s) of any portion of the property covered by this grading permit and by SWRCB Order No. 99 08 DWQ, and any subsequent amendments thereto, shall comply with special provisions as set forth in SWRCB Order No. 99 08 DWQ.

27. Prior to building occupancy, the Owners/Permittees shall replace the raised or broken portions of sidewalk, maintaining the existing sidewalk scoring pattern and preserve any existing contractor's stamp, along the project's 5th Avenue, 6th Avenue, Nutmeg and Olive Street frontages.

28. Prior to building occupancy, the Owners/Permittees shall obtain an Encroachment Maintenance and Removal Agreement, for private improvements located in the public right-of-way including; sidewalk underdrains, enhanced paving, landscape, and irrigation.

29. Prior to the issuance of any building permits, the Owners/Permittees shall provide an Encroachment Maintenance Agreement (EMA) for the proposed underground garage structure.

30. Prior to building occupancy, the Owners/Permittees shall replace all unused existing driveway openings along the project's street frontage with City standard curb, gutter, and sidewalk.

31. Prior to issuance of any construction permit, the Owners/Permittees shall obtain an encroachment maintenance agreement for the proposed balconies which extend into the Nutmeg Street right of way.

32. This project proposes to export approximately 89,000 cubic yards of material from the project site. All export material shall be discharged into a legal disposal site. The approval of this project does not allow the onsite processing and sale of the export material unless the underlying zone allows a construction and demolition debris recycling facility with an approved Neighborhood Use Permit or Conditional Use Permit per LDC Section 141.0620(i).

LANDSCAPE REQUIREMENTS:

33. Prior to issuance of any construction permits for public right-of-way improvements, the Owners/Permittees shall submit complete landscape construction documents for right-of-way improvements to the Development Services Department for approval. Improvement plans shall take into account 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.

34. In the event that a foundation only permit is requested by the Owners/Permittees, a site plan or staking layout plan shall be submitted identifying all landscape areas consistent with Exhibit "A." These landscape areas shall be clearly identified with a distinct symbol, noted with dimensions and labeled as 'landscaping area.'

35. Prior to issuance of any construction permits for buildings, the Owners/Permittees shall submit complete landscape and irrigation construction documents consistent with the Land Development Manual, Landscape Standards to the Development Services Department for approval. The construction documents shall be in substantial conformance with Exhibit "A," on file in the Office of the Development Services Department.

36. Prior to issuance of any Certificate of Occupancy, it shall be the responsibility of the Owners/Permittees to install all required landscape and obtain all required landscape inspections. A "No Fee" Street Tree Permit shall be obtained for the installation, establishment, and on-going maintenance of all street trees.

37. The Owners/Permittees shall maintain all landscape in a disease, weed and litter free condition at all times. Severe pruning or "topping" of trees is not permitted. The trees shall be maintained in a safe manner to allow each tree to grow to its mature height and spread.

38. The Owners/Permittees shall be responsible for the maintenance of all landscape improvements in the right-of-way consistent with the Land Development Manual, Landscape Standards.

39. If any required landscape, including existing or new plantings, hardscape, landscape features, et cetera, indicated on the approved construction document plans is damaged or removed during demolition or construction, the Owners/Permittees are responsible to repair and/or replace any landscape in kind and equivalent size per the approved documents to the satisfaction of the Development Services Department within 30 days of damage or prior to a Certificate of Occupancy.

40. Any existing Queen Palm street trees that are damaged and/or boxed for replanting along Sixth Avenue that die within 3 years of installation shall be replaced within 30 calendar days of damage and/or plant death with an equal brown trunk height size Queen Palm consistent with the Sixth Ave streetscape, and to the satisfaction of the City Arborist for the San Diego Street Tree Division and the Development Services Department.

PLANNING/DESIGN REQUIREMENTS:

41. 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 Owners/Permittees.
42. All signs associated with this development shall be consistent with sign criteria established by the City-wide sign regulations.
43. The Owners/Permittees shall post a copy of the approved discretionary permit and Vesting Tentative Map in the sales office for consideration by each prospective buyer.
44. 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.
45. Prior to issuance of each building permit for each phase, the Owners/Permittees shall provide a valid "Determination of No Hazard to Air Navigation" issued by the Federal Aviation Administration.

TRANSPORTATION REQUIREMENTS

46. No fewer than 80 residential parking spaces, and 24 commercial spaces for a total of 104 spaces, shall be maintained on the Nutmeg site property at all times in the approximate locations shown on Exhibit "A."
47. No fewer than 115 residential parking spaces, 32 commercial spaces, and 36 sanctuary spaces for a total of 183 parking spaces, shall be maintained on the Olive site property at all times in the approximate locations shown on Exhibit "A."
48. No fewer than 287 total parking spaces shall be maintained on both properties at all times in the approximate locations shown on Exhibit "A." 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 by the Development Services Department.
49. The first security gate to the underground parking structure within the Nutmeg site and Olive site properties shall remain open during business hours of all non-residential uses within that site to allow full access to the non-residential parking spaces, satisfactory to the City Engineer.
50. Prior to the issuance of any building permit, the Owners/Permittees shall pay their fair share contribution (22.4%) towards the future cost of a traffic signal installation at the intersection of 5th Avenue and Nutmeg Street, satisfactory to the City Engineer.

PUBLIC UTILITIES REQUIREMENTS

51. Prior to the issuance of any building permits, the Owners/Permittees shall assure, by permit and bond, the relocation of the existing 16-inch water main on 5th Avenue, from Nutmeg Street to Maple Street, in a manner satisfactory to the Director of Public Utilities and the City Engineer.
52. Prior to the issuance of any building permits, the Owners/Permittees shall assure, by permit and bond, the design and construction of new water service(s) outside of any driveway, and the disconnection at the water main of all existing unused services adjacent to the site, in a manner satisfactory to the Director of Public Utilities and the City Engineer. In addition, the Owners/Permittees will be required to do a cut-in connection and pay a special cost which will be determined during final engineering plan check.
53. Prior to the issuance of any building permits, the Owners/Permittees shall apply for a plumbing permit for the installation of appropriate private back flow prevention device(s) on each water service; domestic, fire, and irrigation, in a manner satisfactory to the Water Department Director and the City Engineer.
54. Prior to the issuance of any certificates of occupancy, public water facilities necessary to serve the development, including services, shall be complete and operational in a manner satisfactory to the Director of Public Utilities and the City Engineer.
55. The Owners/Permittees shall be responsible for any damage caused to or by the existing public water facilities, located adjacent to the project site, due to the construction activities associated with the proposed development. In the event any public water facilities break, then, prior to occupancy, the Owners/Permittees shall be required to design and construct new facilities to replace all the damaged facilities, in a manner satisfactory to the Director of Public Utilities and the City Engineer.
56. The Owners/Permittees agree to design and construct all proposed public water facilities in accordance with established criteria in the most current edition of the City of San Diego Water Facility Design Guidelines and City regulations, standards and practices pertaining thereto. Public water facilities, as shown on approved Exhibit "A," shall be modified at final engineering to comply with standards.
57. No permanent structures, substructures, curbs, trees or shrubs exceeding three feet in height at maturity shall be installed within ten feet of any public sewer facilities.
58. Prior to the issuance of any engineering or building permits, the Owners/Permittees shall provide evidence, satisfactory to the Metropolitan Wastewater Department Director, indicating that each condominium will have its own sewer lateral or provide CC&R's for the operation and maintenance of onsite private sewer mains that serve more than one ownership.
59. The Owners/Permittees shall design and construct all proposed public sewer facilities to the most current edition of the City of San Diego's Sewer Design Guide.

60. Proposed private underground sewer facilities located within a single lot shall be designed to meet the requirements of the California Plumbing Code and shall be reviewed as part of the building permit plan check.

INFORMATION ONLY:

- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this development 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 §66020.
- This development may be subject to impact fees at the time of construction permit issuance

APPROVED by the City Council of the City of San Diego on November 8, 2011 by Resolution No. R- 307114

AUTHENTICATED BY THE CITY MANAGER

By 

MIKE WESTLAKE, PROGRAM MANAGER
CITY OF SAN DIEGO

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.

NUTMEG AND OLIVE, LLC,
a Delaware Limited Liability Company
Owner/Permittee

By 

The Very Reverend Scott Richardson
Member

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

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

State of California

County of San DiegoOn January 13, 2012, before me, Stacie L. Maxwell, Notary Public

personally appeared

Miko Westlake
Name(s) of Signer(s)

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

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

WITNESS my hand and official seal.

Signature: [Signature]

Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: St. Paul's Cathedral & Residence

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

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

Signer Is Representing: _____

RIGHT THUMBPRINT
OF SIGNER

Top of thumb here

Signer's Name: _____

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

Signer Is Representing: _____

RIGHT THUMBPRINT
OF SIGNER

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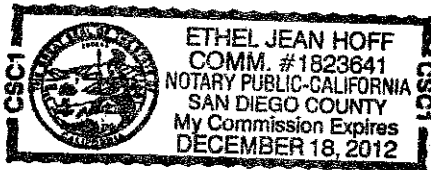
ORIGINAL

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of San Diego

On Jun 12, 2012 before me, Ethel Jean Hoff, Notary Public
Date Here Insert Name and Title of the Officer
 personally appeared Scott E. Richardson
Name(s) of Signer(s)



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

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

WITNESS my hand and official seal.

Signature Ethel Jean HoffSignature of Notary Public

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached DocumentTitle or Type of Document: Site Development PermitsDocument Date: Jun 12, 2012 Number of Pages: 14

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)Signer's Name: Scott E. Richardson

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

Signer Is Representing: Nutmeg + Olive, LLC

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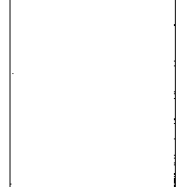


Signer's Name: _____

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

Signer Is Representing: _____

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OF SIGNER**
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**ORIGINAL**

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.

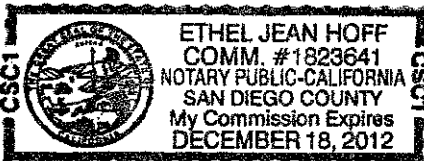
THE CATHEDRAL CHURCH OF ST. PAUL,
a California nonprofit religious corporation
Owner/Permittee

By Scott Richardson
The Very Reverend Scott Richardson
Dean of The Cathedral

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

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of San DiegoOn Jan 12, 2012 before me, Ethel Jean Hoff, Notary Public
Date Here Insert Name and Title of the Officer
personally appeared Scott E. Richardson
Name(s) of Signer(s)

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

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

WITNESS my hand and official seal.

Signature Ethel Jean Hoff
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

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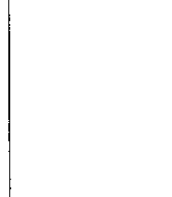
Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)Signer's Name: Scott E. Richardson☐ Individual☒ Corporate Officer — Title(s): _____☐ Partner — ☐ Limited ☐ General☐ Attorney in Fact☐ Trustee☐ Guardian or Conservator☐ Other: _____Signer Is Representing: St. Paul's CathedralRIGHT THUMBPRINT
OF SIGNER
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Signer's Name: _____

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

Signer Is Representing: _____

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CONDITIONS FOR VESTING TENTATIVE MAP NO.851727

ST. PAUL'S CATHEDRAL AND RESIDENCES PROJECT NO. 96101

ADOPTED BY RESOLUTION NO. R-307113 ON NOV 08 2011**GENERAL:**

1. This Vesting Tentative Map will expire 11/08/2014.
2. Compliance with all of the following conditions shall be completed and/or assured, to the satisfaction of the City Engineer, prior to recording the Final Map, unless otherwise noted.
3. Prior to the recordation of the Final Map taxes must be paid on this property pursuant to Subdivision Map Act section 66492. To satisfy this condition, a tax certificate stating that there are no unpaid lien conditions against the subdivision must be recorded in the Office of the San Diego County Recorder.
4. The Final Map shall comply with the provisions of Site Development Permit No. 312733 and Neighborhood Development Permit No. 534371.
5. The Subdivider shall defend, indemnify, and hold the City (including its agents, officers, and employees [together, "Indemnified Parties"]) harmless from any claim, action, or proceeding, against the City and/or any Indemnified Parties to attack, set aside, void, or annul City's approval of this project, which action is brought within the time period provided for in Government Code section 66499.37. City shall promptly notify Subdivider of any claim, action, or proceeding and shall cooperate fully in the defense. If City fails to promptly notify Subdivider of any claim, action, or proceeding, or if City fails to cooperate fully in the defense, Subdivider shall not thereafter be responsible to defend, indemnify, or hold City and/or any Indemnified Parties harmless. City may participate in the defense of any claim, action, or proceeding if City both bears its own attorney's fees and costs, City defends the action in good faith, and Subdivider is not required to pay or perform any settlement unless such settlement is approved by the Subdivider.

AIRPORT:

6. Prior to recording the Final Map, the Subdivider shall provide a valid "Determination of No Hazard to Air Navigation" issued by the Federal Aviation Administration.

AFFORDABLE HOUSING:

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

ENGINEERING:

8. Pursuant to City Council Policy 600-20, the Subdivider shall provide evidence to ensure that an affirmative marketing program is established.
9. The Subdivider shall provide a mutual access agreement between the Olive Building condominium development and St. Paul's Cathedral Church for access to the shared underground parking structure.
10. The Subdivider shall obtain an Encroachment Maintenance Agreement, for the portions of underground parking structure located in the public right-of-way.
11. All driveways and curb openings shall comply with City Standard Drawings G-14A or G-14B, G-16 and SDG-100.
12. The Subdivider shall underground existing and/or proposed public utility systems and service facilities in accordance with the San Diego Municipal Code.
13. The Subdivider shall ensure that all existing onsite utilities serving the subdivision shall be undergrounded with the appropriate permits. The Subdivider shall provide written confirmation from applicable utilities that the conversion has taken place, or provide other means to assure the undergrounding, satisfactory to the City Engineer.
14. Conformance with the "General Conditions for Tentative Subdivision Maps," filed in the Office of the City Clerk under Document No. 767688 on May 7, 1980, is required. Only those exceptions to the General Conditions which are shown on the Vesting Tentative Map and covered in these special conditions will be authorized. All public improvements and incidental facilities shall be designed in accordance with criteria established in the Street Design Manual, filed with the City Clerk as Document No. RR-297376.
15. The Subdivider is required to file two (2) final maps, in accordance with Article 66424 of the Subdivision Map Act. The final maps may be filed out of numerical sequence, subject to the provision that the City Engineer can review the off-site improvements in connection with each unit.
16. The Subdivider is required to record two (2) final maps over the area shown on the approved vesting tentative map. In accordance with Article 66456.1 of the Subdivision Map Act, the City Engineer shall retain the authority to review the

areas of the vesting tentative map the Subdivider is including in each final map. The City Engineer may impose reasonable conditions relating to the filing of multiple final maps, in order to provide for orderly development, such as off-site public improvements, that shall become requirements of final map approval for a particular unit.

MAPPING:

17. "Basis of Bearings" means the source of uniform orientation of all measured bearings shown on the map. Unless otherwise approved, this source shall be the California Coordinate System, Zone 6, North American Datum of 1983 [NAD 83].
18. "California Coordinate System" means the coordinate system as defined in Section 8801 through 8819 of the California Public Resources Code. The specified zone for San Diego County is "Zone 6," and the official datum is the "North American Datum of 1983."
19. The Final Map shall:
 - a. Use the California Coordinate System for its "Basis of Bearing" and express all measured and calculated bearing values in terms of said system. The angle of grid divergence from a true median (theta or mapping angle) and the north point of said map shall appear on each sheet thereof. Establishment of said Basis of Bearings may be by use of existing Horizontal Control stations or astronomic observations.
 - b. Show two measured ties from the boundary of the map to existing Horizontal Control stations having California Coordinate values of Third Order accuracy or better. These tie lines to the existing control shall be shown in relation to the California Coordinate System (i.e., grid bearings and grid distances). All other distances shown on the map are to be shown as ground distances. A combined factor for conversion of grid-to-ground distances shall be shown on the map.

PUBLIC UTILITIES:

20. The Subdivider shall assure, by permit and bond, the relocation of the existing 16-inch water main on 5th Avenue, from Nutmeg Street to Maple Street, in a manner satisfactory to the Director of Public Utilities and the City Engineer.
21. The Subdivider shall design and construct new water service(s) outside of any driveway, and the disconnection at the water main of all existing unused services adjacent to the site, in a manner satisfactory to the Director of Public Utilities and the City Engineer.

22. The Subdivider shall apply for a plumbing permit for the installation of appropriate private back flow prevention device(s) on each water service; domestic, fire, and irrigation, in a manner satisfactory to the Director of Public Utilities and the City Engineer.
23. The Subdivider shall provide CC&Rs for the operation and maintenance of any on-site private water facilities that serve or traverse more than a single dwelling unit or common area.
24. The Subdivider will be responsible for any damage caused to or by the existing public water facilities, located adjacent to the project site, due to the construction activities associated with the proposed development. In the event any public water facilities break, then, prior to occupancy, the developer will be required to design and construct new facilities to replace all the damaged facilities, in a manner satisfactory to the Director of Public Utilities and the City Engineer.
25. The Subdivider agrees to design and construct all proposed public water facilities in accordance with established criteria in the most current edition of the City of San Diego Water Facility Design Guidelines and City regulations, standards and practices pertaining thereto. Water facilities, as shown on the approved tentative map, shall be modified at final engineering to comply with standards.
26. No permanent structures, substructures, curbs, trees or shrubs exceeding three feet in height at maturity shall be installed within ten feet of any public sewer facilities.
27. The Subdivider shall provide evidence, satisfactory to the Metropolitan Wastewater Department Director, indicating that each condominium will have its own sewer lateral or provide CC&R's for the operation and maintenance of onsite private sewer mains that serves more than one ownership.
28. The Subdivider shall design and construct all proposed public sewer facilities to the most current edition of the City of San Diego's Sewer Design Guide.

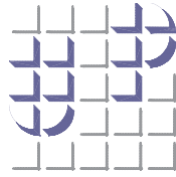
GEOLOGY:

29. Prior to the issuance of a grading permit, the Subdivider shall submit a geotechnical report prepared in accordance with the City of San Diego's "Guidelines for Geotechnical Reports," satisfactory to the City Engineer.

INFORMATION:

- The approval of this Vesting Tentative Map by the Council of the City of San Diego does not authorize the Subdivider to violate any Federal, State, or City laws, ordinances, regulations, or policies including but not limited to, the Federal Endangered Species Act of 1973 and any amendments thereto (16 USC § 1531 et seq.).

- If the Subdivider makes any request for new water and sewer facilities, including services, fire hydrants, and laterals, the Subdivider shall design and construct such facilities in accordance with established criteria in the most current editions of the City of San Diego water and sewer design guides and City regulations, standards and practices pertaining thereto. Off-site improvements may be required to provide adequate and acceptable levels of service and will be determined at final engineering.
- Subsequent applications related to this Vesting Tentative Map will be subject to fees and charges based on the rate and calculation method in effect at the time of payment.
- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of the Vesting Tentative Map, may protest the imposition within ninety days of the approval of this Vesting Tentative Map by filing a written protest with the San Diego City Clerk pursuant to Government Code sections 66020 and/or 66021.
- Where in the course of development of private property, public facilities are damaged or removed, the Subdivider shall at no cost to the City, obtain the required permits for work in the public right-of-way, and repair or replace the public facility to the satisfaction of the City Engineer (San Diego Municipal Code §142.0607).



UPTOWN PLANNERS
Uptown Community Planning Group
August 7, 2018
FINAL MINUTES

Meeting called to order by chair Wilson at 6:00 p.m.

Present: Jay Newington, Bill Ellig, Amie Hayes, Tim Gahagan, Mat Wahlstrom, Leo Wilson, Stuart McGraw, Bob Daniel, Roy Dahl, Kyle Schertzing, William Smith, Jr., Jennifer Pesquiera, Dennis Seisun

Not Present: Soheil Nakhshab, Michael Brennan, Tom Mullaney, Ken Tablang

Board Meeting: Parliamentary Items/Reports:

Adoption of Agenda and Rules of Order: Wahlstrom moved to place the letter of support for the Susan G. Komen San Diego Race for the Cure 5k & One Mile Walk/Run on the Consent Agenda, seconded by Pesqueira. The motion was approved by unanimous voice vote. Motion by Dahl, seconded by Wahlstrom to approve the meeting agenda as amended, passed by unanimous vote.

Approval of Minutes: Motion by Wahlstrom, seconded by Ellig, to approve the June 5, 2018 minutes; approved by unanimous voice vote.

Treasurer's Report: Treasurer Dahl reported the present bank balance is \$150.65; a payment of \$119.40 would soon be due for the website.

Chair/CPC Report: Chair Wilson read the list of documents and correspondence that had been sent out to the board members prior to the meeting. At CPC, Wilson reported that several present and past city Planning Commission members spoke regarding the Planning Commission's policies and procedures, and other planning related issues.

Public Communication: Non-Agenda Public Comment

Ian Epley apologized to the board for the tone of his comments at the April meeting of Uptown Planners, which he said were out of hand and not appropriate.

Rich Gorin inquired what was being built next to the 7-11 on Fourth Avenue & Robinson Street; no board member had any information about the project.

Roy McMakin informed the board that construction activity was taking place on the 2700 block of Fourth Avenue; where an existing building was being demolished. McMakin had heard a project was going to be built on the site that was 14-stories in height. Chair Wilson indicated he had received inquiries about the project, and that a project of that size would probably require a discretionary permit.

Mary Oslo, a Hillcrest resident, complained that noise from loudspeakers at the DMV had greatly increased in volume since February 2018; she also inquired about the proposed new plans for the DMV site.

Mat Wahlstrom responded and informed the board that the DMV had plans to build a new field office at the Normal Street site, which involved an expanded single-story building that would have a larger footprint than the existing structure. Unlike a previous plan proposed in 2011 that involved a mixed use project, the new proposed project was only an expanded building with surface parking. The new field office would be fenced and gated, which could turn the DMV site into a “dead zone” at night when the DMV was closed. A draft Mitigated Negative Declaration had been prepared for the project, comments for which were due in two days, by Thursday, August 9, 2018.

Representatives of Elected Officials:

Nick Serrano, representing Assemblymember Todd Gloria, focused his comments on the proposed project for the Normal Street DMV site. He reported that Assemblymember Gloria had met with the director of the DMV, who agreed there needed to be more public outreach regarding the project. Gloria indicated he was concerned with the CEQA review process, and raised four issues: (1.) The site was not being utilized in the manner that would be expected in an urban neighborhood; (2.) The fence barrier would keep the public out and inhibit events held on the site (some of which had existing leases through 2019) (3.) Excessive noise generated by the PA system; (4.) Public access to the DMV site for community events;

Serrano responded to questions from Roy McMakin and Ian Epley, during which it was stated the approvals for the project would be processed by the state. Serrano would inquire if the city had any involvement in the discretionary review of the project. Sharon Gehl pointed out that the site would be a good location for more housing,

Zack Bunshaft, representing Congressmember Susan Davis, stated that Davis has been very active attending town hall and other public events in the district. Bunshaft also informed the board about the apprenticeship act that Davis had sponsored, and passed out the latest issue of the Davis Dispatch.

Toni Duran from State Senate Pro Tem Toni Atkins Office indicated that Atkins was getting involved in the Normal Street DMV project as well, and had questioned why she had not received more information earlier. The California State Senate is back in session; and the new budget went into effect on July 1, 2018. It included funding for cervical and breast cancer treatment. A total of \$32.9 million was allocated for homeless services in the San Diego region, including \$14.1 million that would go to the City of San Diego. The Stand Down sock drive was successful, collecting about 6,300 pairs of socks, as well as other items.

Board members expressed concern over the short timeline to respond to the DMV project MND. Chair Wilson stated he had the ability to request an extension of time on behalf of Uptown Planners until the next meeting on September 4, and board members requested he do so.

Consent Agenda: The Consent Agenda consisted of Item VII. Letter of Support; Special Events:

REQUEST FOR LETTER OF SUPPORT FOR THE 21st SUSAN G. KOMEN SAN DIEGO RACE FOR THE CURE; 5K & ONE MILE WALK/RUN – Bankers Hill/Park West -- The event will take place on November 4, 2018. It will start at Palm Street & Sixth Avenue; and proceed along Sixth Avenue from Palm Street to Juniper Street; then east on Juniper Street to Balboa Drive, and north along Balboa Drive back to the starting point at Quince Street.

Motion to approve the Consent Agenda made by Wahlstrom, seconded by Daniel; the motion passed by a unanimous 13-0-1 vote, with non-voting chair Wilson abstaining.

Planning: Information Items:

1. 2761, 2729 & 2665 FIFTH AVENUE (“6th & OLIVE STREET NDP & VESTING TM”) – Bankers Hill/Park West – The project proposes to demolish the existing 16-unit Park Chateau Apartments, cathedral administrative offices, and a 20-space surface parkinglot, and construct and approximately a 204-unit, 262,500-square foot, 20-story, mixed use building above a five-level underground parking structure consisting of 16,910 square feet of Cathedral office space within four commercial condominiums and 204 residential condominiums. The proposed residential density includes the transfer of the remaining density potential on the built Nutmeg Site to the Olive Street Site, equivalent to five dwelling units. The project also includes landscaping and other site improvements. The project is an infill mixed-use development within the Transit Priority Area (TPA) consisting of 18 affordable dwelling units (very low-income units), and 186 market-rate units, with three development incentives in accordance with the City’s Affordable Housing Density Bonus regulations and in conformance with the criteria of the Affordable/In-fill Housing and Sustainable Buildings Expedite Program. The project site is located at 2761, 2729 and 2665 5th Avenue in the CC-3-9 and RM-4-10 Zone(s), the Community Plan Implementation Overlay Zone (CPIOZ Type A), Residential Tandem Parking Overlay Zone, Transit Area Overlay Zone, the TPA, Airport Influence Area for SDIA (Review Area 2), FAA Part 77 Notification Area of SDIA and North Island NAS, and is partially within the Airport Approach Overlay Zone. *(DRS Motion by Wilson, seconded by Seisun: To recommend that Uptown Planners not support the proposed project because of (1.) the project’s excessive height; and, (2.) the lack of sufficient affordable housing. The project should be revised to reduce its height back to the 158 feet of the originally approved project in 2011, and more affordable housing should be included. Motion approved by a 5-1-1 vote. Wilson, Seisun, Daniel, Ellig, Mullaney voted in favor; Brennan voted against; DRS chair Nakhshab abstained from the vote, but stated he supported the project.)*

Presentation by the Applicant

Chair Wilson introduced the item. Wilson clarified the issue of the height regulations that currently applied. The former 150-foot height limitation that applied to the area had been replaced during the plan update with a CPIOZ discretionary height limitation for any project above 65 feet, which applied to the 6th & Olive project; approval was subject to specific findings being made that were stated in the Uptown Community Plan.

Applicant’s Presentation:

Tom Delaney introduced the project on behalf St. Paul’s Cathedral and the applicant, Greystar Rental Construction and Development. Rev. Penelope Bridges, of St. Paul’s Cathedral, spoke about the project and the benefits it provided St. Paul’s Cathedral, as well as the Cathedral contributes to the local community.

Omar Rawi, representing Greystar Rental Construction and Development, made a presentation regarding the new project’s design, using a detailed slideshow presentation -- which illustrating the project’s height, design, architectural features and setbacks, and its context in regards to other buildings in the adjacent neighborhood.

Rawi pointed out the narrow side of the building would face Balboa Park, and presented an animated presentation of the shadowing that it would create in the park during the day. Rawi pointed out most the shading would occur in areas that contained trees.

Rawi also provided an illustration of the height of existing and approved new projects along Sixth Avenue, and stated that the 6th & Olive building was likely to be the only building that was significantly higher than 150-feet. He pointed out that many of the buildings along Sixth Avenue were historically designated, so would be preserved and would remain and provide a contrast to the 6th & Olive project's 225-feet height.

Rawi indicated the project did not seek any reduction in its required parking, and that there would be parking in the underground parking garage for the St. Paul's Cathedral administrative staff, who currently utilizes street parking. This would free up more street parking which administrative staff currently use. A wind study indicated there would not be a wind tunnel effect, which does not happen with only one tall building.

The 16-unit Park Chateau Apartments on the corner of Fifth Avenue & Olive Street would be demolished; and although the rents in that building were lower than market, it was not designated as affordable housing by the city. There were 18 designated affordable housing units in the proposed project.

Rawi agreed with Chair Wilson regarding that the application that CPIOZ A allowed a height above 150-feet, subject to a discretionary review process.

Rawi stated the FAA had made a no hazard determination regarding the project's impact to air navigation.

Public Comment:

Soheil Nakhshab, the chair of the Uptown Planners Design Review Subcommittee could not be present at the meeting; he submitted written comments in support of the project.

Jim Frost, a Sixth Avenue resident; Peter Raymond, Bankers Hill business owner and Uptown Partnership board member; Roy McMakin, Bankers Hill resident; Colin Lyme, Bankers Hill resident; Jim Higgins, Bankers Hill resident and The Vue HOA president; and Colette Hessler, Bankers Hill resident, spoke in opposition to the project.

Correspondence opposing the project was received from Gary Bonner, Bankers Hill resident; Jay Mongiardo, Bankers Hill business owner; Roy McMakin, Bankers Hill resident; Suzanne Richardson, Bankers Hill resident; Lisa Mortenson, Middletown resident; Steve Quinlan, Bankers Hill resident; Bruce Dammann, Bankers Hill resident; John & Karen Hayes, Bankers Hill residents, and Jim Higgins, Bankers Hill resident and HOA president of The Vue; Tom Fox, Bankers Hill resident and president of the Bellefontaine HOA; Donna Shanske, Bankers Hill resident; and Gordon and Pam Adler, Bankers Hill resident; and Daniel Myers a Hillcrest resident;

Bruce Warren, Seventh Avenue resident; Brer Marsh, of St. Paul's Cathedral; Patrick Santana, Uptown resident; Jim Greer, Uptown resident & St. Paul's Cathedral parishioner; Sharon Gehl, Mission Hills resident; Ian Epley, architect; Ryan Karlsgodt, Hillcrest resident; and Jennifer Jow, North Park resident; Maya Rosas, representing Circulate San Diego; Clint Daniels of Mission Hills; and Rev Marshall Moore, of St. Paul's Cathedral; spoke in favor of the project.

Board Comment:

Each board member was given two minutes to speak on the project.

The Design Review Subcommittee motion was moved by Ellig, a member of the Design Review Subcommittee. The board voted 6-6 tie on the motion; Ellig, Newington, Seisun, Wahlstrom, Gahagan, Hayes voting in favor of the motion; Daniel, Pesqueira, Smith, McGraw

and Schertzing voting against the motion. Chair Wilson voted against the subcommittee motion, which then failed by a vote of 7-6.

Motion by Daniel, seconded Seisun: Uptown Planners approves the 6th & Olive project at a maximum height of approximately 170-feet; and encourages as much affordable housing be included in the project as possible. The motion passed by a 11-1-2 vote: in favor of the motion: Daniel, Seisun, Newington, Gahagan, Ellig, Dahl, Hayes, McGraw, Schertzing, Wahlstrom; voting against Smith; with Pesqueira and non-voting chair Wilson abstaining.

Motion by Schertzing, seconded by Wahlstrom, to recommend the applicant modify the project design to activate public space at the base of the project with the community. The project passed by a vote of 11-1-1. Voting in favor were Schertzing, Wahlstrom, Pesquiera, Newington, Gahagan, Ellig, Seisun, Dahl, Hayes, McGraw, Daniel; voting against Smith; non-voting chair Wilson abstaining.

2. 2466 FIRST AVENUE TENTATIVE MAP – Process Three – Bankers Hill/Park West –

Tentative Map for the consolidation and subdivision of six existing lots into one lot for twenty-one (21) residential condominiums and one commercial condominium located at 2466 First Avenue. The 0.17-acre site is located in the RM-3-7 and CC-3-4 base zones.

Tony Christenson, of Christenson Engineering & Surveying, made the presentation on behalf of the applicant. The project is already under construction and near completion; the action before the board is the approval of the tentative subdivision map.

Motion to approve made by Seisun, seconded by Pesqueira; motion passed by a 10-2-1 vote. Voting in favor Schertzing, Newington, Gahagan, Ellig, Hayes, McGraw, Smith, Seisun, Pesqueira, Daniel; voting against Dahl and Wahlstrom; and non-voting chair Wilson abstaining.

Dahl and Wahlstrom voted against the motion based on their opposition to the process that allows a project to be built ministerially, prior to the discretionary approval of a tentative map.

Letter of Support: Special Events:

Moved to Consent Agenda

Historic Resources Subcommittee Report & Proposed Joint Task Force– Action Item – Amie Hayes -- The subcommittee met on August 2, 2018 to discuss the proposed Park Boulevard Residential Historic District, and review the proposed district's context statement, boundaries, and reasons for designation. Board members from the Greater North Park Planning Group were also in attendance. Uptown Planners is being requested to approve a proposed joint task force consisting of members of both the Uptown and Greater North Park Planning Group, which will work together to review and make recommendations concerning the proposed Park Boulevard Historic District.

Amie Hayes, chair of the Historic Resources Subcommittee, made the subcommittee report. Hayes stated that on August 2, 2018 the subcommittee met and passed several motions that were presented in a written report to the full board. The subcommittee voted to support the creation of the proposed historic district. The proposed district would include 87 separate parcels of land, which contain 118 resources; of which 85 are listed as contributing to the historic district -- 72 of which are multi-unit structures; 11 single family homes; and 2 churches.

Sharon Gehl, Ian Epley and Clint Daniels spoke in opposition to the creation of the proposed historic district. They stated creating more historic districts would restrict the ability of the city to build more housing.

One of the subcommittee motions was to set up a joint task force with the Greater North Park Planning Group. Both community planning groups working together would improve the review

process that would determine if there was public support for the creation of the proposed historic district. Peter Hill, from the Greater North Park Planning Group, was present at the meeting.

Hayes moved the subcommittee motion that Uptown Planners approve the creation of a joint task force with the Greater North Park Planning Group to review and make recommendations concerning the creation of the proposed Park Boulevard Residential Historic District. Motion passed by a 11-0-2 vote; Newington, Gahagan, Ellig, Hayes, Smith, Daniel, Schertzing Dahl, Wahlstrom; Seisun, Pesqueira; McGraw and non-voting chair Wilson abstaining

Update on the San Diego Unified School District 4100 Normal Street Property – Information Item -- Bill Ellig -- The San Diego Unified School District issued an RFP nine months ago seeking to exchange the 11.2 acre Normal Street School property with a private developer for land elsewhere in the city. No acceptable bids were received, and the Board of Education is now looking at possible rehabilitation or other uses for site.

Ellig provided an update on the status of the Normal Street Education site property. (See attached report from Bill Ellig)

Adjournment: 8:45

Respectfully submitted,

Leo Wilson,
Acting Secretary for Meeting

Attachment: Bill Ellig's Report on Education Center Project:

The School Board had previously reject the five RFP proposals to swap the Ed Center property and two other properties for one property that would be used as a new administrative office facility.

In July the School Board proposed a bond issue for the November election that included money to reuse the current Ed Center or relocate it.

Various stakeholders in the University Heights community thought that wording was vague and wanted more specificity on preservation and repurposing of certain properties on the Ed Center site.

Getting a letter of support from State Senate President Pro Tempore Toni Atkins for adaptively reuse of the Teachers Training Annex, the community worked with School Board on a resolution to commit to certain actions. The resolution contained the following dotpoints:

1. Adaptively reuse Teachers Training Annex 1 as a teacher training facility and potential joint use library or community education facility to support students and neighborhood families;
2. Restore and install the original University Heights Library mural inside Annex 1;
3. Adaptively reuse the Alice Birney Kindergarten Building Annex 2 as a community resource facility for joint-use to support students and neighborhood families;
4. Install wireless facilities and solar panels on the Teachers Training Annex 1 and the Alice Birney Kindergarten Building Annex 2 to offset maintenance and energy costs;
5. Explore the feasibility of a paid parking structure with electric vehicle charging stations and solar panels for joint-use to support students and neighborhood families;
6. Create a collaborative outdoor learning space and green space on the lawn in front of Annex 1 for joint-use to support students and neighborhood families.

The resolution passed unanimously on July 24

If the bond measure passes, the Superintendent will establish a task force made up of District and community representatives to plan and carry out actions necessary to complete the projects listed above.

	City of San Diego Development Services 1222 First Ave., MS 302 San Diego, CA 92101 (619) 446-5000	<h1 style="margin: 0;">Ownership Disclosure Statement</h1>	FORM DS-318 October 2017
-----------------------------------------------------------------------------------	-----------------------------------------------------------------------------------------------------------------------	----------------------------------------------------------------	--------------------------------------------

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: 6th & Olive **Project No. For City Use Only:** 591198

Project Address: 6th Avenue and Olive Street, San Diego, CA 92103

Specify Form of Ownership/Legal Status (please check):

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

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter 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), applicant(s), and other financially interested persons of the above referenced property. A financially interested party includes any individual, firm, co-partnership, joint venture, association, social club, fraternal organization, corporation, estate, trust, receiver or syndicate with a financial interest in the application. If the applicant includes a corporation or partnership, include the names, titles, addresses of all individuals owning more than 10% of the shares. If a publicly-owned corporation, include the names, titles, and addresses of the corporate officers. (A separate page may be attached if necessary.) If any person is a nonprofit organization or a trust, list the names and addresses of **ANY** person serving as an officer or director of the nonprofit organization or as trustee or beneficiary of the nonprofit organization. A signature is required of at least one of the property owners. Attach additional pages if needed. Note: The applicant is responsible for notifying the Project Manager of any changes in ownership during the time the application is being processed or considered. Changes in ownership are to be given to the Project Manager at least thirty days prior to any public hearing on the subject property. Failure to provide accurate and current ownership information could result in a delay in the hearing process.

Property Owner

Name of Individual: Vue on 5th Owners Association ☒ Owner ☐ Tenant/Lessee ☐ Successor Agency
 Street Address: 1133 Columbia Street, Suite 106
 City: San Diego State: CA Zip: 92101
 Phone No.: (800) 400-2284 Fax No.: _____ Email: aliciaz@actionlife.com
 Signature: [Signature] Date: 4-11-18
 Additional pages Attached: ☐ Yes ☒ No

Applicant

Name of Individual: Greystar GP II LLC ☒ Owner ☐ Tenant/Lessee ☐ Successor Agency
 Street Address: 17885 Von Kaman Avenue, Suite 450
 City: Irvine State: CA Zip: 92614
 Phone No.: (949) 202-3993 Fax No.: _____ Email: orawi@greystar.com
 Signature: _____ Date: 3/25/2018
 Additional pages Attached: ☐ Yes ☒ No

Other Financially Interested Persons

Name of Individual: _____ ☐ Owner ☐ Tenant/Lessee ☐ Successor Agency
 Street Address: _____
 City: _____ State: _____ Zip: _____
 Phone No.: _____ Fax No.: _____ Email: _____
 Signature: _____ Date: _____
 Additional pages Attached: ☐ Yes ☐ No



April 3, 2018

To Whom it May Concern,

The Board of Directors for Vue on 5th Owners Association is as follows;

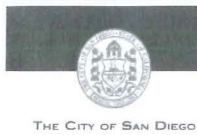
Jim Higgins, President
John Hayes, Vice President/Secretary
Ed Blitz, Treasurer
Mark Daitch, Director
Briar Belair, Director

Please let us know if you have any questions.

Regards,

A handwritten signature in black ink, appearing to read "BMB", is located below the "Regards," text.

Briar Belair, Director



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

Ownership Disclosure Statement

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

Project Title

Project No. For City Use Only

6th & Olive

Project Address:

2761 Fifth Avenue; 2728 Sixth 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 :

Date:

Name of Individual (type or print):

☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature :

Date:

Name of Individual (type or print):

☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature :

Date:

Project Title:
6th & Olive

Project No. (For City Use Only)

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

Legal Status (please check):

☐ Corporation ☒ Limited Liability -or- ☐ General) What State? DE Corporate Identification No. 95-1716810
☐ Partnership

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

Corporate/Partnership Name (type or print):
Nutmeg & Olive LLC

☒ Owner ☐ Tenant/Lessee

Street Address:
2728 Sixth Avenue

City/State/Zip:
San Diego, CA 92103

Phone No: 619.298.7261 Fax No: 619.298.2689

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

Title (type or print):
Manager

Signature:  Date: 3/09/17

Corporate/Partnership Name (type or print):

☐ Owner ☐ Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: Fax No:

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

Title (type or print):

Signature : Date:

Corporate/Partnership Name (type or print):

☐ Owner ☐ Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: Fax No:

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

Title (type or print):

Signature : Date:

Corporate/Partnership Name (type or print):
Cathedral Church of St.Paul

☒ Owner ☐ Tenant/Lessee

Street Address:
2728 Sixth Avenue

City/State/Zip:
San Diego, CA 92103

Phone No: 619.298.7261 Fax No: 619.298.2689

Name of Corporate Officer/Partner (type or print):
Very Rev. Penelope Bridges

Title (type or print):
Dean

Signature:  Date: 10/31/17

Corporate/Partnership Name (type or print):

☐ Owner ☐ Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: Fax No:

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

Title (type or print):

Signature : Date:

Corporate/Partnership Name (type or print):

☐ Owner ☐ Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: Fax No:

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

Title (type or print):

Signature : Date:

**Supplement to City of San Diego Form DS-318
Ownership Disclosure Statement**

Officers of the Cathedral Church of St. Paul:

Very Rev. Penelope Bridges, Dean

Jennifer Jow, Dean's Warden

Marshall Moore, People's Warden

Elizabeth Monsell, Treasurer

Andrew Brooks, Chancellor

John Stender-Custer, Chapter Clerk

Officers of Nutmeg & Olive LLC:

Ken Tranbarger, President

Very Rev. Penelope Bridges, Vice President

Mark Lester, Vice President

Kendall Squires, Secretary

Jack Lentz, Treasurer



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

6th & Olive

Project No. For City Use Only

Project Address:

6th Ave & Olive St, San Diego, CA 92101

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

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

Additional pages attached ☐ Yes ☒ No

Name of Individual (type or print):

☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature :

Date:

Name of Individual (type or print):

☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature :

Date:

Name of Individual (type or print):

☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature :

Date:

Name of Individual (type or print):

☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature :

Date:

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

Legal Status (please check):

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

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

Corporate/Partnership Name (type or print): Greystar GP II, LLC <input type="checkbox"/> Owner <input checked="" type="checkbox"/> Tenant/Lessee Street Address: 17885 Von Karman Ave, Suite 450 City/State/Zip: Irvine, CA 92614 Phone No: _____ Fax No: _____ 949-705-0010 Name of Corporate Officer/Partner (type or print): Robert LaFever Title (type or print): Vice President Signature: _____ Date: <u>10/17/17</u>	Corporate/Partnership Name (type or print): <input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee Street Address: City/State/Zip: Phone No: _____ Fax No: _____ Name of Corporate Officer/Partner (type or print): Title (type or print): Signature : _____ Date: _____
Corporate/Partnership Name (type or print): <input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee Street Address: City/State/Zip: Phone No: _____ Fax No: _____ Name of Corporate Officer/Partner (type or print): Title (type or print): Signature : _____ Date: _____	Corporate/Partnership Name (type or print): <input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee Street Address: City/State/Zip: Phone No: _____ Fax No: _____ Name of Corporate Officer/Partner (type or print): Title (type or print): Signature : _____ Date: _____
Corporate/Partnership Name (type or print): <input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee Street Address: City/State/Zip: Phone No: _____ Fax No: _____ Name of Corporate Officer/Partner (type or print): Title (type or print): Signature : _____ Date: _____	Corporate/Partnership Name (type or print): <input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee Street Address: City/State/Zip: Phone No: _____ Fax No: _____ Name of Corporate Officer/Partner (type or print): Title (type or print): Signature : _____ Date: _____

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

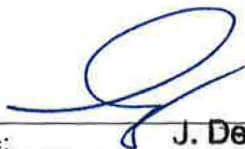
1. Member hereby Appoints Ben Liebetrau, Gil Gonzalez, Randy Ackerman, Jonathan Hayes, Bob LaFever, Daniel Lee, Lance Hanna, and Fabio Rodriguez as vice presidents of the Company with the authority and duties that are normally associated with that office.

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

	<p>City of San Diego Development Services 1222 First Ave., MS 302 San Diego, CA 92101 (619) 446-5000</p> <p>Ownership Disclosure Statement</p>	<p>FORM DS-318</p> <p>October 2017</p>
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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: 6th & Olive **Project No. For City Use Only:** 591198
Project Address: 6th Avenue and Olive Street, San Diego, CA 92103

Specify Form of Ownership/Legal Status (please check):

☒ Corporation ☒ Limited Liability -or- ☐ General - What State? Delaware Corporate Identification No. 46-3469485
☐ Partnership ☐ Individual

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter 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), applicant(s), and other financially interested persons of the above referenced property. A financially interested party includes any individual, firm, co-partnership, joint venture, association, social club, fraternal organization, corporation, estate, trust, receiver or syndicate with a financial interest in the application. If the applicant includes a corporation or partnership, include the names, titles, addresses of all individuals owning more than 10% of the shares. If a publicly-owned corporation, include the names, titles, and addresses of the corporate officers. (A separate page may be attached if necessary.) If any person is a nonprofit organization or a trust, list the names and addresses of ANY person serving as an officer or director of the nonprofit organization or as trustee or beneficiary of the nonprofit organization. A signature is required of at least one of the property owners. Attach additional pages if needed. Note: The applicant is responsible for notifying the Project Manager of any changes in ownership during the time the application is being processed or considered. Changes in ownership are to be given to the Project Manager at least thirty days prior to any public hearing on the subject property. Failure to provide accurate and current ownership information could result in a delay in the hearing process.

Property Owner

Name of Individual: CR Fifth & Nutmeg, LLC ☒ Owner ☐ Tenant/Lessee ☐ Successor Agency
Street Address: 444 W. Beech Street, #300
City: San Diego State: CA Zip: 92101
Phone No.: 858-490-2300 Fax No.: Email: sethd@colrich.com
Signature:  Date: 3/26/2018
Additional pages Attached: ☐ Yes ☐ No

Applicant

Name of Individual: Greystar GP II LLC ☒ Owner ☐ Tenant/Lessee ☐ Successor Agency
Street Address: 17885 Von Kaman Avenue, Suite 450
City: Irvine State: CA Zip: 92614
Phone No.: (949) 202-3993 Fax No.: Email: orawi@greystar.com
Signature: Date: 3/25/2018
Additional pages Attached: ☐ Yes ☒ No

Other Financially Interested Persons

Name of Individual: ☐ Owner ☐ Tenant/Lessee ☐ Successor Agency
Street Address: _____
City: _____ State: _____ Zip: _____
Phone No.: _____ Fax No.: _____ Email: _____
Signature: _____ Date: _____
Additional pages Attached: ☐ Yes ☐ No

6TH & Olive

PTS# 591198

CR Fifth & Nutmeg LLC Information:

The managing member of CR Fifth & Nutmeg LLC is CR Fifth & Nutmeg Associates, LLC, which is managed by ColRich California LLC.

Danny Gabriel is the Manager of ColRich California LLC



S I T E D E V E L O P M E N T P E R M I T
A M E N D M E N T T O S D P # 3 1 2 7 3 3
6 T H & O L I V E
A F F O R D A B L E H O U S I N G / E X P E D I T E P R O G R A M

PROJECT INFORMATION

PROJECT ADDRESS:
6TH & OLIVE, SAN DIEGO, CA 92103

PROJECT DESCRIPTION:
DEMOLISH EXISTING PARK CHATEAU APARTMENTS, CATHEDRAL ADMINISTRATIVE OFFICES, CATHEDRAL PARKING LOT, EXISTING CATHEDRAL TRANSFORMER AND OVERHEAD UTILITIES TO BE RELOCATED.

CONSTRUCT A 204 UNIT, 262,500 GROSS SQUARE FOOT MIXED USE RESIDENTIAL BUILDING THAT INCLUDES 18 AFFORDABLE HOUSING UNITS AND 186 MARKET RATE UNITS. TOWER INCLUDES RESIDENTIAL UNITS, CATHEDRAL ANCILLARY SPACE, AMENITY SPACES, AND FIVE LEVELS OF SUBTERRANEAN PARKING. RELOCATION OF CATHEDRAL TRANSFORMER ONTO CATHEDRAL SITE AND CONSTRUCTION OF EXTERIOR STAIR CASE FOR EXISTING CATHEDRAL.

LEGAL DESCRIPTION:
OLIVE SITE:
LOTS A,B,I, J, K AND L IN BLOCK 306 OF HORTON'S ADDITION, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF MADE BY L.L. LOCKLING FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY.
APN: 452-713-01 & 452-713-11

CATHEDRAL SITE:
ADDRESS: 2728 6TH AVE
LOTS C,D,E,F,G, AND H OF BLOCK 306 OF HORTON'S ADDITION, IN THE CITY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF MADE BY L.L. LOCKLING FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY.
APN: 452-713-10

GROSS SITE AREA

CC-3-9 RM-4-10

OLIVE SITE
26,994 SF

CATHEDRAL SITE
29,503 SF

OLIVE SITE: 26,994 SF (0.62 ACRE)
IN CC-3-9: 10,018 SF
IN RM-4-10: 16,976 SF

CATHEDRAL SITE: 29,503 SF (0.68 ACRE)
IN CC-3-9: 20,035 SF
IN RM-4-10: 9,468 SF

OLIVE SITE + CATHEDRAL SITE: 56,497 (1.3 ACRES)

GROSS FLOOR AREA

OLIVE BUILDING: 262,530 SF
BELOW GRADE: 144,785 GSF (NOT INCLUDED IN F.A.R.)
ABOVE GRADE: 262, 530 GSF

CATHEDRAL BUILDING: 49,200 SF
(EXISTING BUILDING + PROPOSED ADDITION) PER PREVIOUSLY APPROVED SDP

TOTAL F.A.R. FOR ALL ON-SITE STRUCTURES: 311,730 SF

FLOOR AREA RATIO (FAR)

FOR BLOCK OF OLIVE & CATHEDRAL SITE:
CC-3-9 ZONE: (SDMC TABLE 131-05E)
ALLOWED: 2.0
BONUS FOR RESIDENTIAL MIXED-USE: 3.0
BONUS FOR SUBTER. PARKING: EQUAL TO GSF OF PARKING STRUCTURE, NOT TO EXCEED 1.0 (SDMC 131.054e)
TOTAL: 5.0 + 1.0 = 6.0

SITE AREA: 10,018 + 20,035 SF = 30,053 SF
MAX FAR: 6.0 X 30,053 = 180,318 SF

RM-4-10: (SDMC TABLE 131-04G)
ALLOWED: 3.6
BONUS FOR SUBTER. PARKING: EQUAL TO GSF OF PARKING STRUCTURE(SDMC 131.0466(f))
GSF OF PARKING STRUCTURE ON PORTION OF RM-4-10 = 89,485 SF

SITE AREA: 16,976 + 9,468 = 26,444 SF
MAX FAR: 3.6 X 26,444 = 95,198 + 89,485 = 184,683 SF

ALLOWED TOTAL MAX FAR : 180,318 SF + 184,683 SF = 365,001 SF(6.46)

PROPOSED F.A.R. FOR OLIVE BUILDING: 262,530 (4.6)
PROPOSED F.A.R. FOR CATHEDRAL BUILDING & ADDITIONS: 49,200 (1.2)
TOTAL F.A.R. PROPOSED : 311,730 GSF (5.5)

SITE DENSITY

OLIVE SITE / CATHEDRAL SITE:

APN	PARCEL AREA (SF)	BASE UNIT (400SF/UNIT)	BASE UNITS (ROUNDED UP)
XXX-XXX-XX			
452-713-01	10,018	25	26
452-713-11	17,707	44	45
452-713-10	28,772	72	72
	56,497	141	143

NUTMEG SITE:

452-714-01	20,075	50	N/A
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EXISTING UNITS ON NUTMEG SITE: 45
MARKET RATE UNITS REMAINING ON NUTMEG SITE: 5

PROPOSED:
AFFORDABLE HOUSING DENSITY BONUS: 38.75 % BONUS/ 12% OF BASE UNITS TO BE VERY LOW INCOME (SDMC TABLE 143-07A/B/C)
143 X 1.3875 = 198.4 →192
THOSE TO BE VERY LOW INCOME:
143 X 0.12 =17.18 →18

W/ REMAINING NUTMEG UNITS
199+5 = 204
VERY LOW INCOME: 18
MARKET RATE: 204-18 = 186

ZONING DATA

ZONE:

CC-3-9 (LOTS A & B)
RM-4-10 (LOTS I, J,K, L)
(PREVIOUSLY CV-1 & MR-400 UNDER MCPDO)

LAND USE DESIGNATIONS:

COMMUNITY COMMERCIAL (0-109 du/ac) &
RESIDENTIAL - VERY HIGH: (74- 109 du/ac)

OVERLAY ZONES:

TRANSIT PRIORITY AREA OVERLAY ZONE
CPIOZ TYPE A
RESIDENTIAL TANDEM PARKING OVERLAY ZONE

JURISDICTION/ DISTRICT:

CITY OF SAN DIEGO
CITY COUNCIL DISTRICT 3, COUNCIL MEMBER, CHRIS WARD

COMMUNITY PLAN DISTRICT:

UPTOWN

EXISTING OLIVE SITE:

CATHEDRAL ADMINISTRATION BUILDING, PARK CHATEAU APARTMENT BUILDING, ON-GRADE SURFACE PARKING LOT
CATHEDRAL

CATHEDRAL SITE:

ADJACENT USE:

BALBOA PARK TO THE EAST, COMMERCIAL AND MULTI-FAMILY TO THE WEST, SOUTH AND NORTH.

PROPOSED USE:

OLIVE SITE: MIXED-USE RESIDENTIAL & COMMERCIAL
CATHEDRAL SITE: CATHEDRAL

BUILDING HEIGHT:

PERMITTED: UNLIMITED FOR CC-3-9 & RM-4-10
PROPOSED:
OLIVE SITE: 223'-3" FEET (FAA HAS APPROVED HEIGHT, SEE DOCUMENTS SUBMITTED)

YEAR CONSTRUCTED:

PARK CHATEAU:1939
CATHEDRAL PARKING & ADMIN BUILDING: 1968
CITY OF SD HISTORICAL DEPARTMENT HAS CLEARED STRUCTURES TO BE DEMOLISHED;
SEE SUPPLEMENTAL DOCUMENTS SUBMITTED

GEOLOGIC HAZARD CATEGORY:

CATEGORY 52, LOW RISK

LANDSCAPE AREA:

SEE L-1 & L-2
REQUIRED: 1,260 SF
PROPOSED: 1,894 SF

PERMITS TO BE PROCESSED:

SDP, VTM, NDP

CONSTRUCTION/ OCCUPANCY

OLIVE SITE:

CONSTRUCTION TYPE: TYPE 1A, FULLY SPRINKLERED
OCCUPANCY:

LEVELS B1-B5:
SUBTERRANEAN GARAGE S-2
L1: OFFICE B
L1: RESIDENTIAL LOBBY A-3
L2: OFFICE B
L2: RESIDENTIAL UNITS R-2
L3-L20: RESIDENTIAL UNITS R-2
L3-L20: AMENITY SPACES A-3

CATHEDRAL SITE: (SAINT PAUL'S CATHEDRAL)
CONSTRUCTION TYPE: III-N
OCCUPANCY: A3

APPLICABLE BUILDING CODE: 2016 CBC; 2016 FPC, UMC, UFC, NEC

RESIDENTIAL GROSS SF SUMMARY

FLOOR	COMM.	AMENITY	RESID.	GARAGE	GSF TOTAL
B1				27,745	*27,745
B2-B5				117,040	*117,040
1ST	8,660	4,230	0	0	12,890
2ND	7,530	0	6,640	0	14,170
3-4	0	0	14,235 x2	0	28,470
5	0	2,900	11,320	0	14,220
6-16	0	0	12,830 x11	0	141,130
17-19	0	0	12,900 x 3	0	38,700
20	0	5,260	7,690	0	12,950
TOTAL	16,190	11,670	233,950	144,785	**262,530

(*) - BELOW GRADE, NOT INCLUDED IN F.A.R.
(**) - DOES NOT INCLUDE BELOW GRADE F.A.R.

RESIDENTIAL UNIT COUNT & TYPE

All UNITS ARE RENTALS
STUDIO: 515/ 560 NSF
1 BEDROOM: 680- 835 NSF
2 BEDROOM: 1,115 - 1,445 NSF
3 BEDROOM: 1,665 NSF

FLOOR	STUDIO	1 BDRM	2 BDRM	3 BDRM	TOTAL
1ST FLOOR	0	0	0	0	0
2ND FLOOR	0	2	2	0	4
3-4	4	14	8	0	26
5	2	5	3	0	9
6-16	22	66	44	0	132
17-18	2	6	12	0	20
19	0	0	7	1	8
20	0	0	3	1	4
TOTAL	30	93	79	2	204
% OF UNITS	15%	46%	39%	1%	100%

PROPOSED INCENTIVES

ALLOTTED INCENTIVES: (3); 38.75% DENSITY BONUS PER CITY OF SAN DIEGO MUNICIPAL CODE TABLE 143-07A/B/C

1. PER CITY OF SAN DIEGO MUNICIPAL CODE SECTION 131.0443(g)
REQUIRED (RM-4-10): 15' CONTIGUOUS YARDS ON THE NORTHERLY AND EASTERLY ELEVATIONS
PROPOSED: 0' SB ON OLIVE ST (NORTHERLY SIDE) DOES NOT COMPLY & 15' SB ON 6TH AVE (EASTERLY SIDE) DOES COMPLY; SEE SHEET A101

2. PER CITY OF SAN DIEGO MUNICIPAL CODE SECTION 142.1010
REQUIRED: (2) ON-SITE LOADING SPACES
PROPOSED: (1) STREET LOADING SPACE ON OLIVE STREET (PUBLIC R-O-W), SEE SHEET A101

3. PER CITY OF SAN DIEGO MUNICIPAL CODE SECTION 131.0454
REQUIRED: EACH UNIT TO HAVE A FULLY ENCLOSED PERSONAL STORAGE AREA OF MIN. 240 CU. FT.
PROPOSED: 50% OF UNITS WILL HAVE THE REQUIRED STORAGE SPACE.

NOTE: SHEET T005 DEPICTS PROPOSED INCENTIVES VERSUS DEVIATIONS THAT WERE PREVIOUSLY APPROVED

PROPOSED DEVIATIONS (TO BE PROCESSED AS AN NDP)

1. REDUCED SF FOR RECYCLE & REFUSE STORAGE
PER CITY OF SAN DIEGO MUNICIPAL CODE SECTION 142.0820/ 142.0830; TABLE 142-08B/C
REQUIRED: MINIMUM EXTERIOR REFUSE AND RECYCLE MATERIAL STORAGE FOR RESIDENTIAL DEVELOPMENT
204 UNITS --> 768 + 96 =864
MINIMUM EXTERIOR REFUSE AND RECYCLE MATERIAL STORAGE FOR NONRESIDENTIAL DEVELOPMENT
GSF OF NONRES: 16,190 --> 96 SF
TOTAL REQUIRED: 864 + 96= 960 SF
PROPOSED: 470 SF

2. REDUCED MINIMUM FOR DRIVEWAY IN A MIXED-USE DEVELOPMENT
PER CITY OF SAN DIEGO MUNICIPAL CODE SECTION 142.0560(j)(1)- TABLE 142-05M
REQUIRED: MINIMUM DIMENSION 24'
PROPOSED: 20.5'

PRIOR DISCRETIONARY APPROVALS

SDP: RESOLUTION NUMBER: 307114;
APPROVED BY CITY COUNCIL OF CITY OF SAN DIEGO NOVEMBER 8, 2011

SDP # 312733; NDP # 534371; VTM # 851727

RESIDENTIAL TOWER TO BE 158'; OLIVE TOWER TO BE 15 STORIES; 65 RESIDENTIAL UNITS; SAINT PAUL'S CATHEDRAL ADDITION;
SEVEN DEVIATIONS APPROVED (SEE DOCUMENTS SUBMITTED FOR MORE DETAIL)

1) STREET WALL SETBACK ON NUTMEG STREET
2) STREET SIDE SETBACK TO VARY FROM 2-5 FEET
3) LOADING AREA IN PUBLIC RIGHT OF WAY
4) ABOVE 50% GLAZING THRESHOLD
5) MAX STRUCTURE HEIGHT OF 158'
6) 0' SETBACK FOR SAINT PAUL'S CATHEDRAL
7) PLANTERS IN VISIBILITY TRIANGLES

PARKING SUMMARY

AFFORDABLE HOUSING RATIO FROM-
(PARKING REDUCTION OF PROXIMITY TO TRANSIT- SD MUNICIPAL CODE TABLE 143-07D)

AUTOMOBILE SPACES		FACTOR	REQ'D	PROPOSED
RESIDENTIAL				
STUDIO	30	0.5/ BEDRM	15	16
1 BEDROOM	93	0.5/ BEDRM	47	92
2 BEDROOM	79	0.5/ BEDRM	79	160
3 BEDROOM	2	0.5/ BEDRM	3	4
GUEST				6
TOTALS	204		144	278

NONRESIDENTIAL			
CATHEDRAL EXISTING & EXPANSION		36	36
(PER PREVIOUS SDP APPROVAL)			
NEW CATHEDRAL ANCILLARY			
SDMC TABLE 142-05E			
16,190 SF	16.19/ 2.1	34	34
TOTAL		70	70

RESIDENTIAL			
TANDEM (SDMC 132.0901)		144	250
NONRESIDENTIAL-CATHEDRAL ANCILLARY		34	28
NONRESIDENTIAL-CATH. EX'G & EXPANSION		36	36
TOTAL		214	348

PROJECT TEAM

OWNER:

NUTMEG AND OLIVE, LLC
2728 6Th Ave
San Diego, CA 92103
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Springline Associates, Inc.
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byonker@powerplus.com

APPLICANT:

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LAND USE PLANNING FIRM:

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ENVIRONMENTAL CONSULTANT

KLR PLANNING
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brittany@klrplanning.com

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GENERAL

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PROJECT INFORMATION & PROJECT DATA

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PARCEL DIAGRAM/ SCOPE OF WORK FOR SDP AMENDMENT

T003

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T004

PHOTOGRAPHIC SURVEY

T005

DEVIATION/ INCENTIVE COMPARISON

T006

TRANSIT PROXIMITY

CIVIL

C1.0

VESTING TENTATIVE MAP - CONCEPT SITE PLAN

C2.0

VESTING TENTATIVE MAP - EXISTING EASEMENTS & ENCUMBRANCES

C3.0

VESTING TENTATIVE MAP - CONCEPT GRADING PLAN & PRPOSED STREET SECTIONS

C4.0

VESTING TENTATIVE MAP - CONCEPT SITE SECTIONS

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A003

THIRD FLOOR DEMO PLAN

A101

SITE PLAN

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SITE PLAN - CONTEXT DIMENSIONS

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SITE PLAN W/ LANDCAPE

A200

LEVEL B5 FLOOR PLAN - PARKING

A201

LEVEL B4 FLOOR PLAN - PARKING

A202

LEVEL B3 FLOOR PLAN- PARKING

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NORTH ELEVATION

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A500

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MATERIAL BOARD

LANDSCAPE

L-1

LANDSCAPE CONCEPT PLAN

L-2

LANDSCAPE CONCEPT PLAN

L-3

LANDSCAPE CONCEPT PLAN

PROJECT LOCATION

SHEET NAME:

PROJECT DATA

JOB NO: 3266

AUG 22, 2018

SCALE: N/A

T001

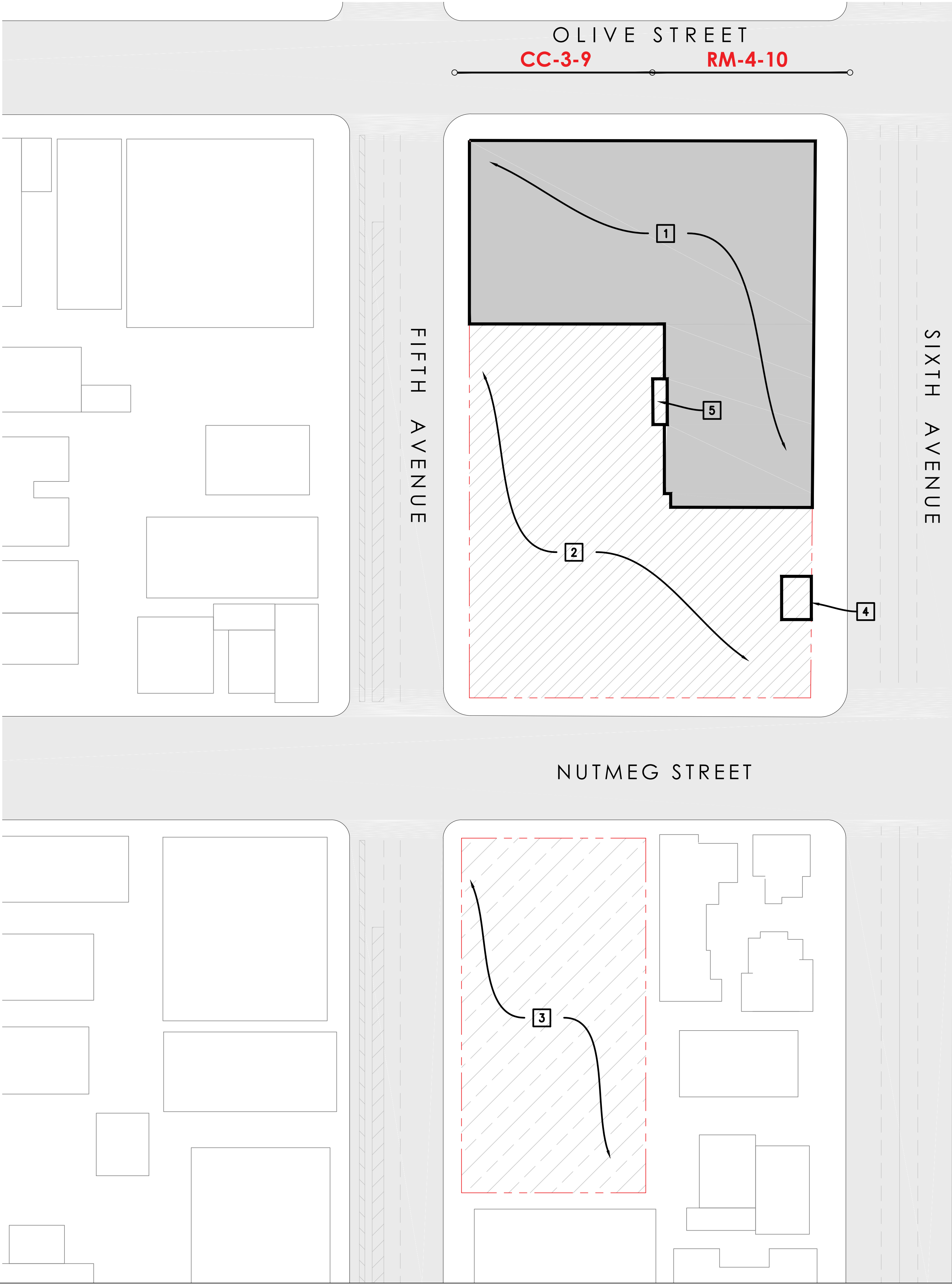
SHEET

JWDA

AMENDMENT TO SDP # 312733

6TH & OLIVE | SITE DEVELOPMENT PERMIT

	Approved	Constructed	Proposed Amendment
Cathedral Site	<ul style="list-style-type: none">Renovation and expansion.Increase floor area by approximately 4,030 net square feet	None to date.	Not a part of proposed SDP Amendment.
Nutmeg Site	<ul style="list-style-type: none">13 storiesApproximately 150 feet in height45 residential units5,818 square feet office5,185 square feet retail/restaurant153,801 square feet building gross floor area (excluding garage)	Complete: <ul style="list-style-type: none">7 storiesApproximately 92 feet in height45 residential units6,722 square feet retail/restaurant98,794 square feet building gross floor area (excluding garage)	Not a part of proposed SDP Amendment.
Olive Site	<ul style="list-style-type: none">15 storiesApproximately 158 feet in height65 residential units14,209 square feet office (for church use)924 square feet retail166,389 square feet building gross floor area (excluding garage)	None to date.	<ul style="list-style-type: none">20 storiesApproximately 224 feet in height204 residential units (18 affordable)16,910 square feet office (for Cathedral use)262,000 square feet building gross floor area (excluding garage)

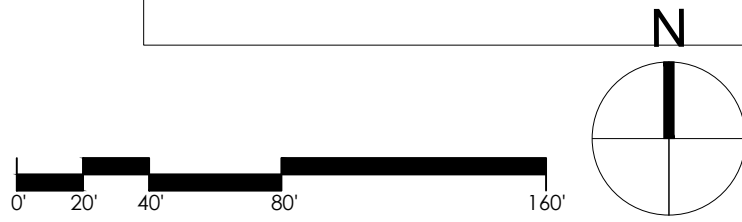


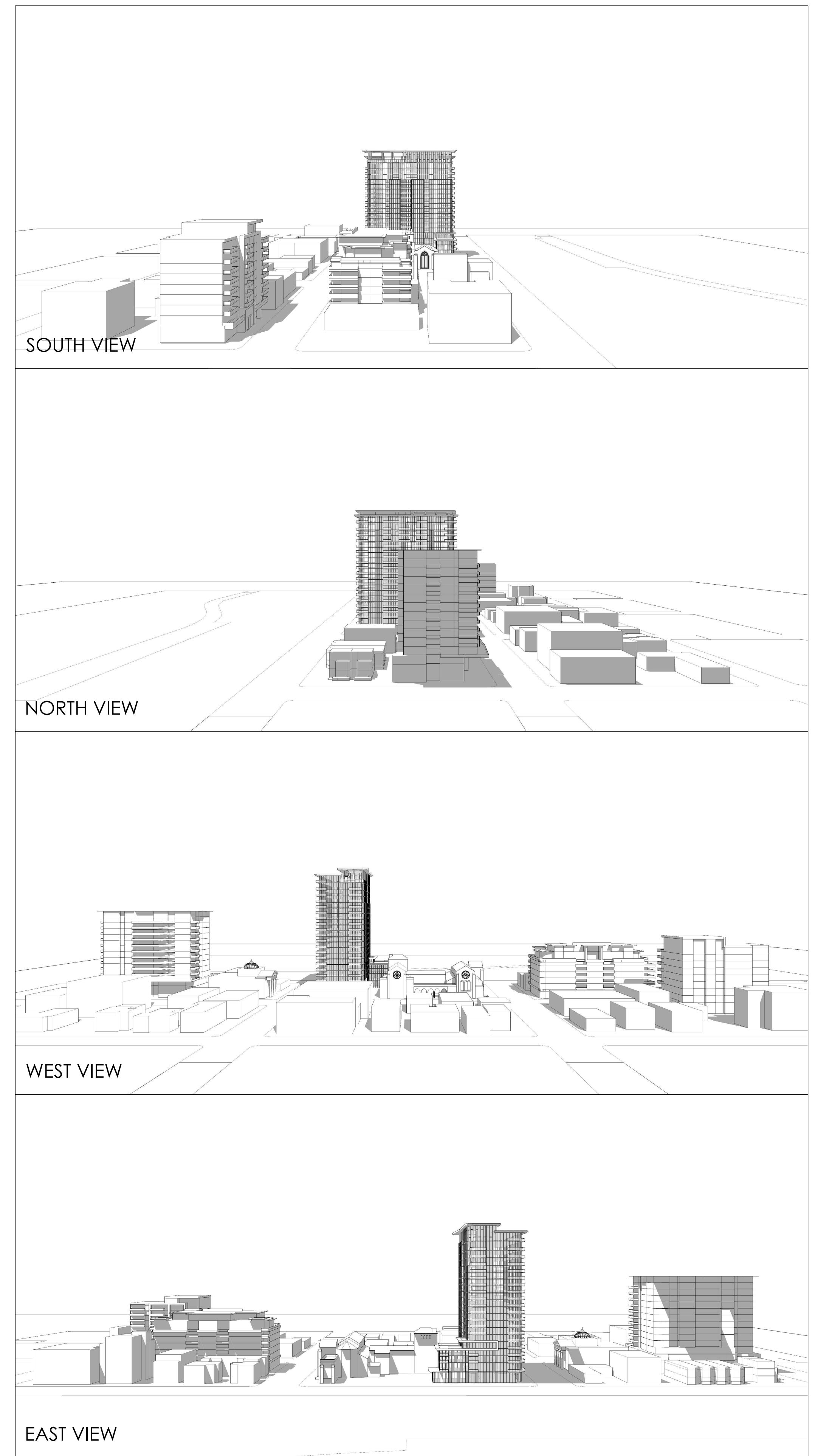
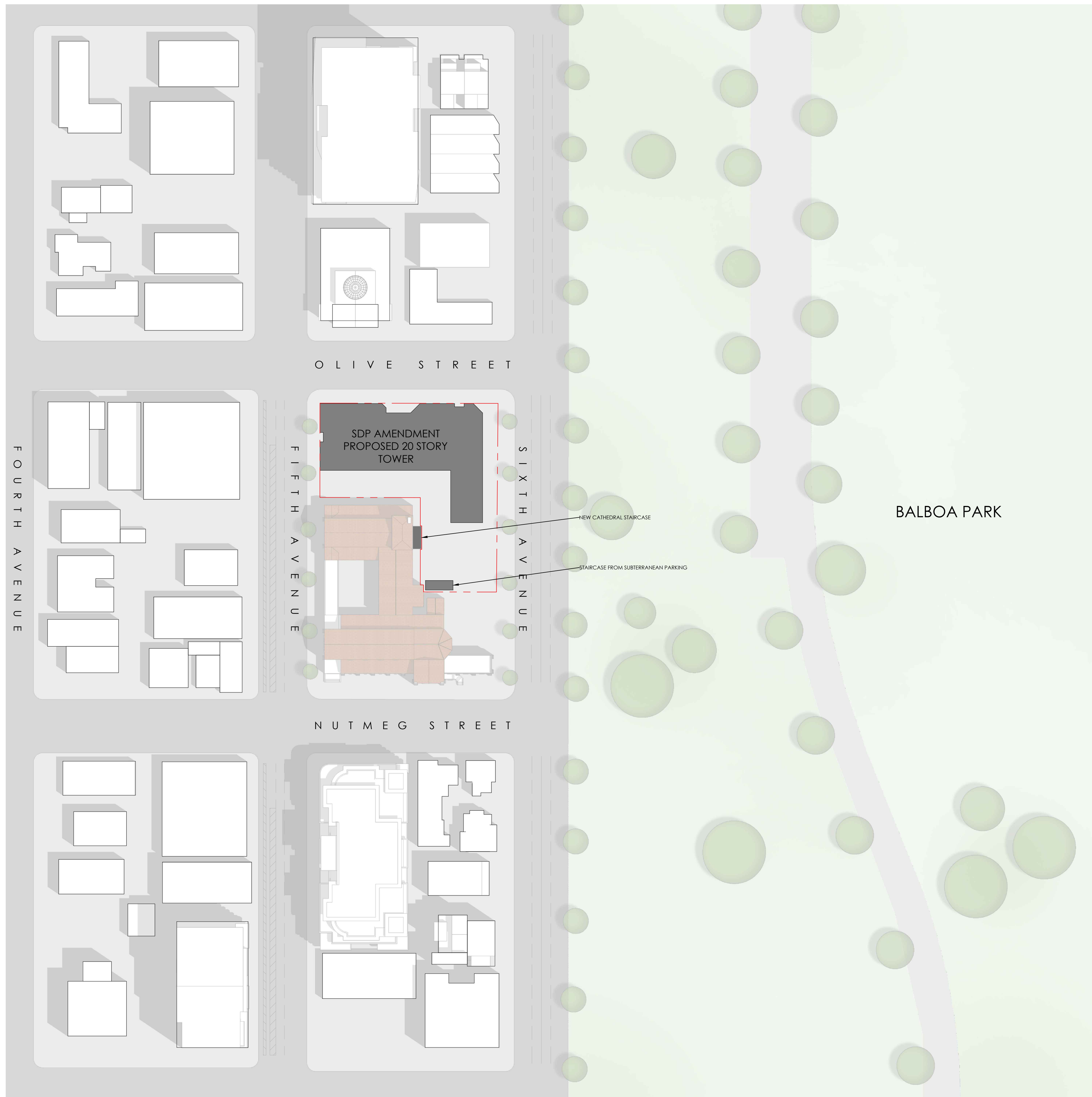
KEY NOTES

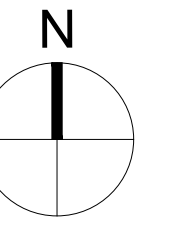
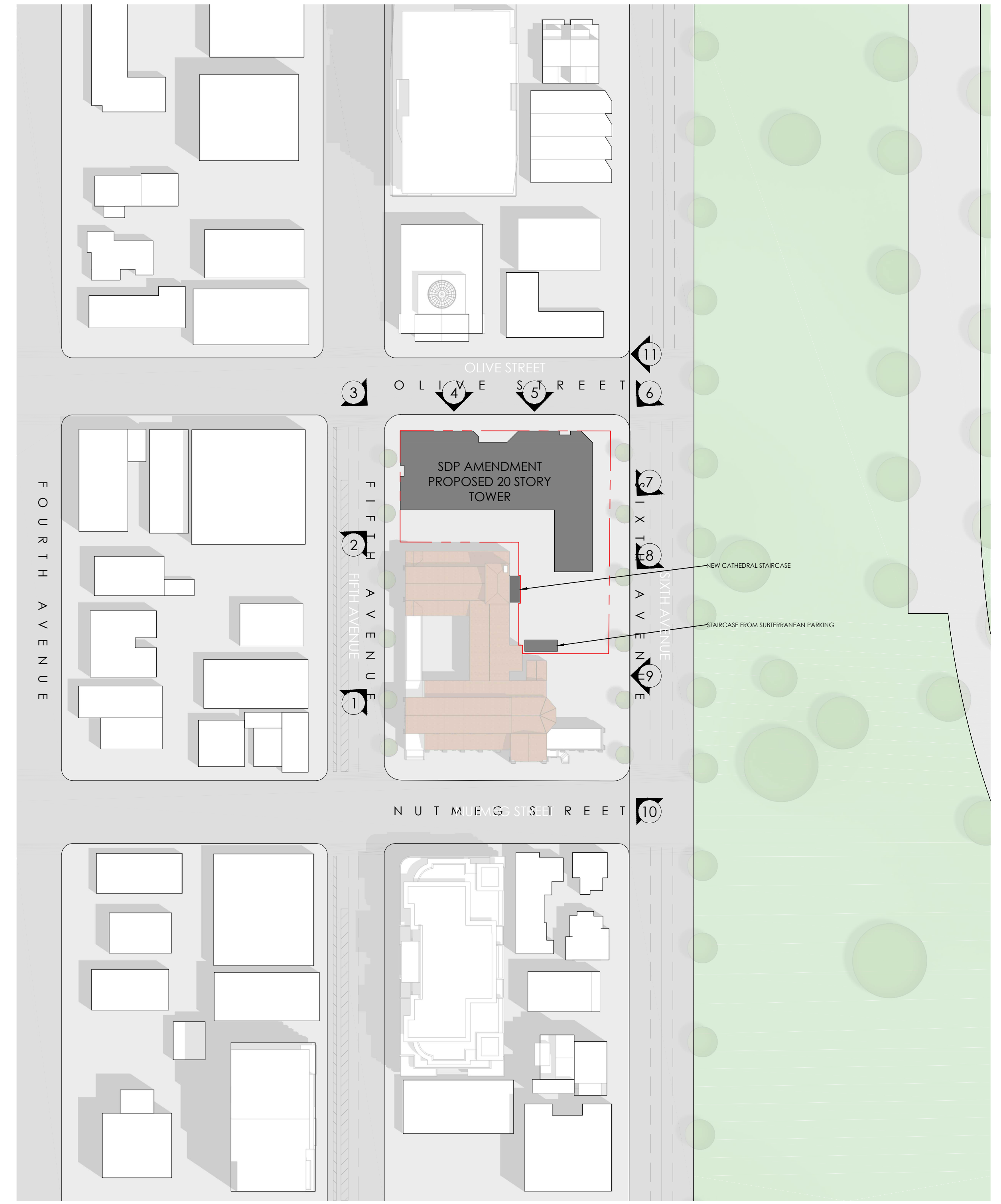
- 1 OLIVE PARCEL (PARCEL TO BE AMENDED IN THIS PERMIT)
- 2 CATHEDRAL PARCEL (PARCEL TO BE AMENDED IN THIS PERMIT)
- 3 NUTMEG PARCEL (HAS BEEN DEVELOPED PER SCR)
- 4 LOCATION OF NEW CATHEDRAL TRANSFORMER
- 5 LOCATION OF NEW CATHEDRAL EXTERIOR STAIRCASE

LEGEND

- PROPERTY LINE
- EXTENT OF SCOPE OF WORK FOR PERMIT
- OLIVE PARCEL
- CATHEDRAL PARCEL
- NUTMEG PARCEL







KEY NOTES

PREVIOUSLY APPROVED SDP DEVIATIONS




SEE T001 FOR DETAILS

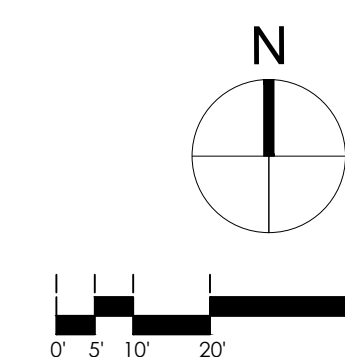
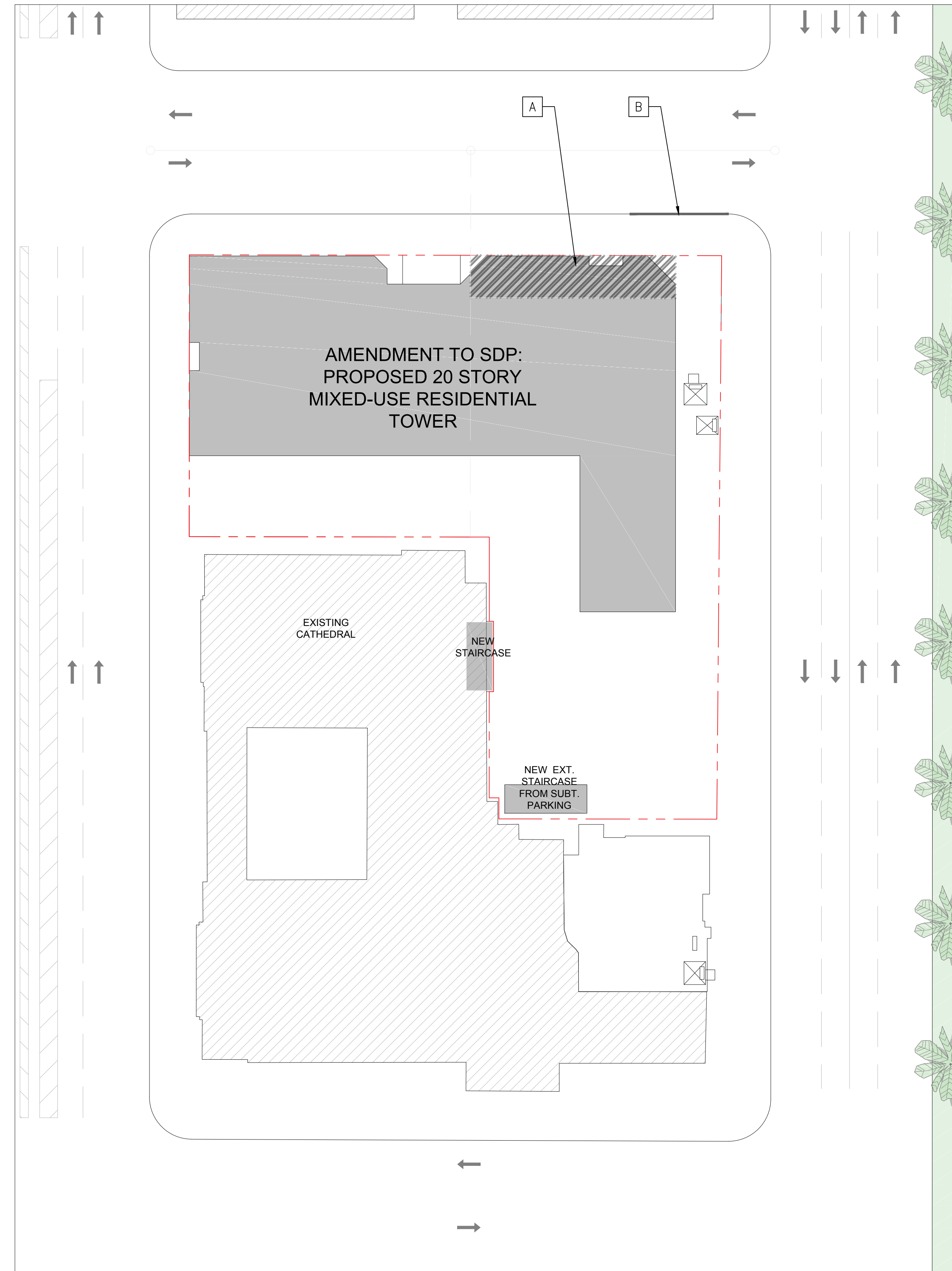
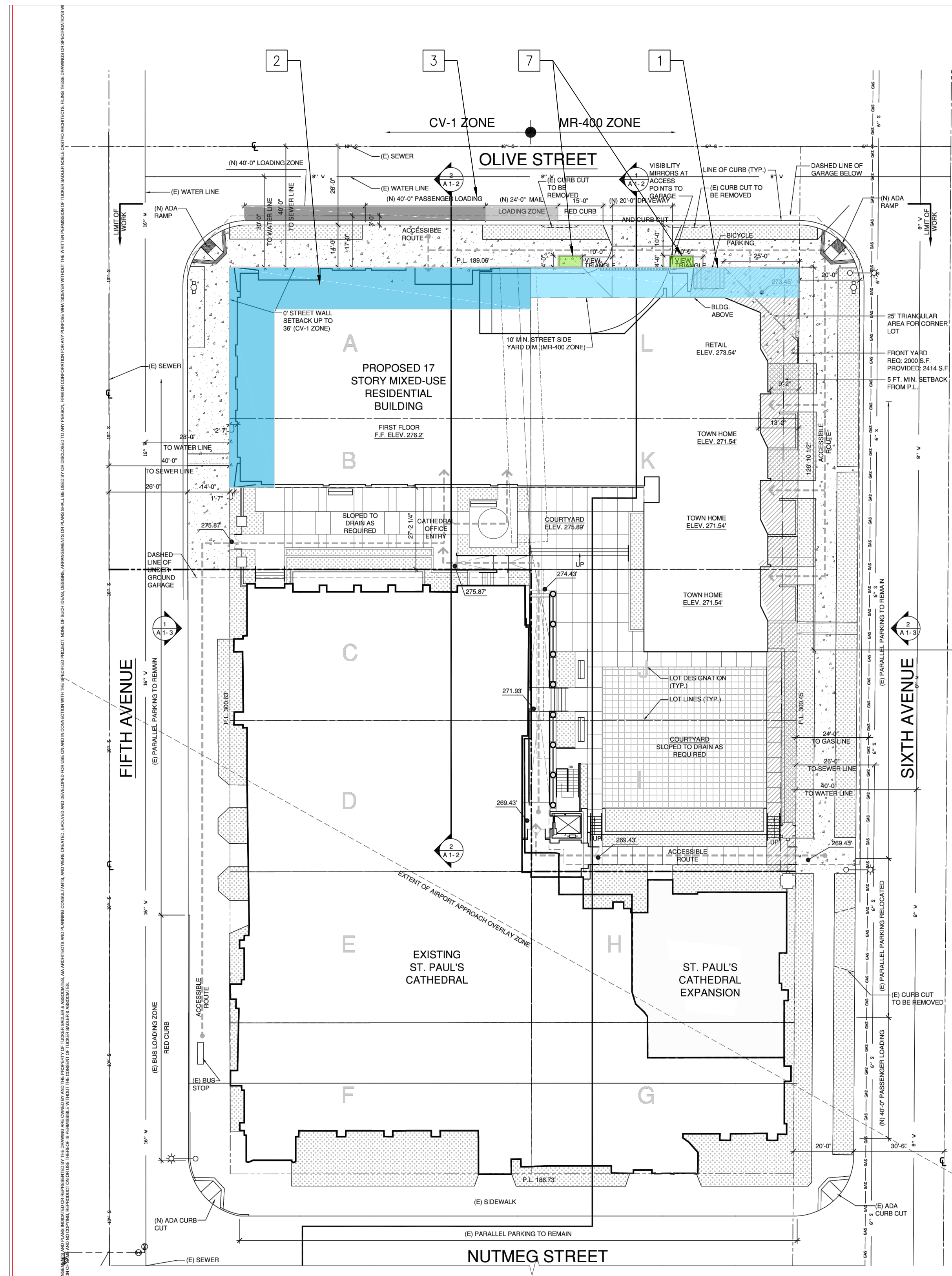
- 1 MR-400; DEVIATION OF 10' STREET WALL SETBACK
- 2 CV-1; DEVIATION OF 15' STEPBACK ABOVE 36'
- 3 LOADING ZONE IN PUBLIC R-O-W
- 4 50% + REFLECTIVE GLAZING (NOT SHOWN IN EXHIBIT)
- 5 STRUCTURE HEIGHT (NOT SHOWN IN EXHIBIT)
- 6 CATHEDRAL; 10' SIDE SETBACK (NOT SHOWN IN EXHIBIT)
- 7 4' HIGH PLANTERS IN VISIBILITY TRIANGLES
- 8 MR-400; HIGHER FAR OVER 100' (NOT SHOWN IN EXHIBIT)

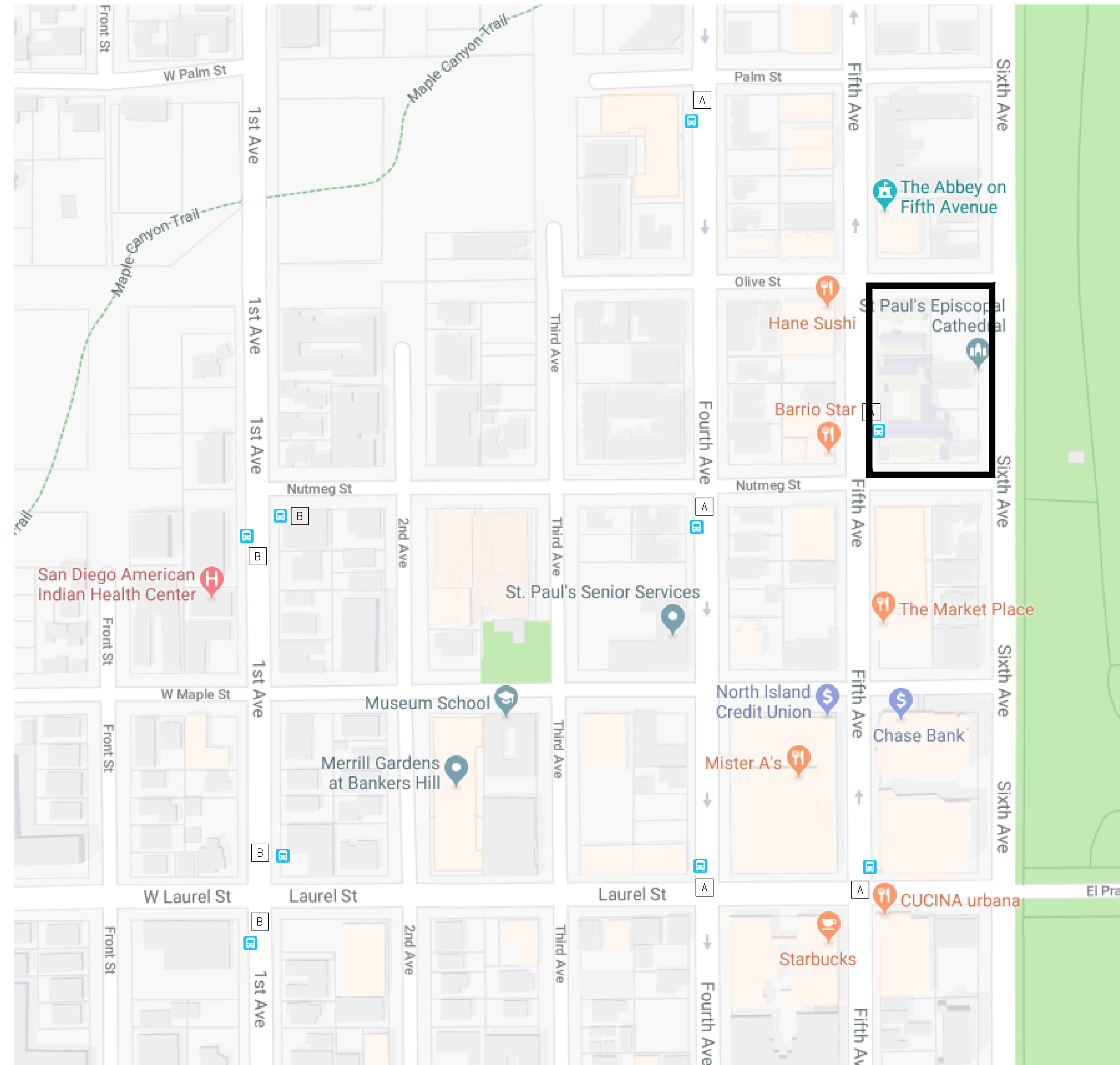
PROPOSED INCENTIVES

- | | |
|---|--------------------------------------------------------------------------------------------------------------------------------------------------------|
| A | RM-4-10: 15' SETBACK ON NORTH & EAST P.L.'S; NORTH P.L. DOES NOT COMPLY, EAST DOES COMPLY |
| B | (1) LOADING ZONE IN PUBLIC R-O-W |
| C | PRIVATE STORAGE FOR EACH DWELLING UNIT; PROPOSED PROJECT WILL HAVE LESS STORAGE THAN REQUIRED, NOT ALL UNITS WILL HAVE STORAGE. (NOT SHOWN IN EXHIBIT) |

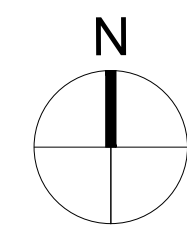
LEGEND

-
-  PROPERTY LINE
 STREET CIRCULATION
 SDP AMENDMENT
 (PROPOSED TOWER & EXTERIOR
 STAIRCASE FROM SUBTERRANEAN
 PARKING)





① PROXIMITY TO TRANSIT
NTS



KEY NOTES

- A SD MTS LINE 3 & 120
- B SD MTS LINE 11

LEGEND

PROJECT SITE

SDP NO. 2078814, NDP NO. 2078816, VTM NO. 2078817

NOTE: A FINAL MAP SHALL BE FILED AT THE COUNTY RECORDER'S OFFICE PRIOR TO THE EXPIRATION OF THE TENTATIVE MAP, IF APPROVED. A DETAILED PROCEDURE OF SURVEY SHALL BE SHOWN ON THE FINAL MAP AND ALL PROPERTY CORNERS SHALL BE MARKED WITH DURABLE SURVEY MONUMENTS.

NOTE: NO TREES NOR SHRUBS MORE THAN 3'-FT IN HEIGHT AT MATURITY ARE ALLOWED WITHIN 10'-FT OF ANY PUBLIC SEWER OR SEWER LATERAL, NOR WITHIN 5'-FT OF PUBLIC WATER MAINS, WATER SERVICES, OR FIRE HYDRANTS.

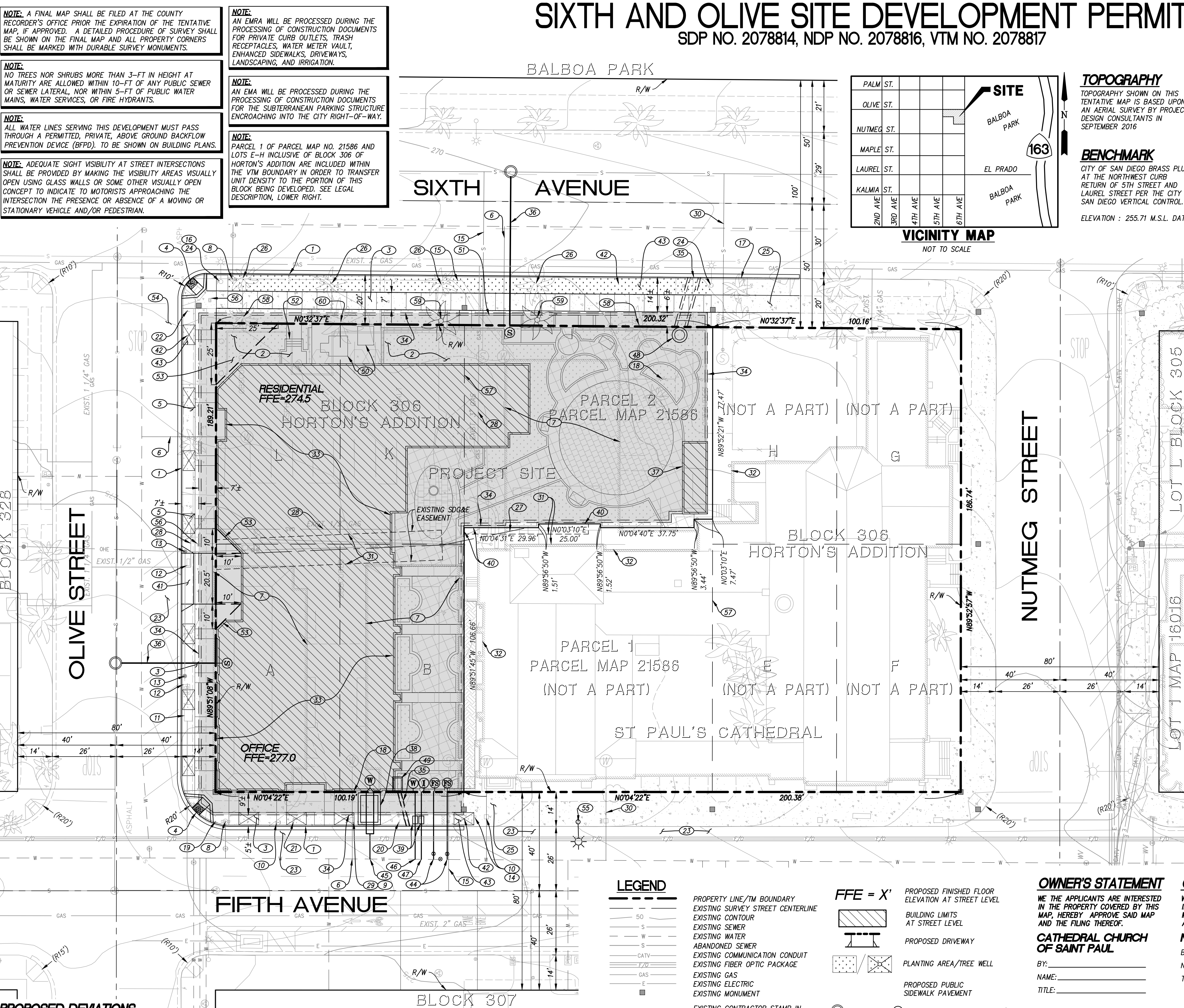
NOTE: ALL WATER LINES SERVING THIS DEVELOPMENT MUST PASS THROUGH A PERMITTED, PRIVATE, ABOVE GROUND BACKFLOW PREVENTION DEVICE (BFPD), TO BE SHOWN ON BUILDING PLANS.

NOTE: ADEQUATE SIGHT VISIBILITY AT STREET INTERSECTIONS SHALL BE PROVIDED BY MAKING THE VISIBILITY AREAS VISUALLY OPEN USING GLASS WALLS OR SOME OTHER VISUALLY OPEN CONCEPT TO INDICATE TO MOTORISTS APPROACHING THE INTERSECTION THE PRESENCE OR ABSENCE OF A MOVING OR STATIONARY VEHICLE AND/OR PEDESTRIAN.

NOTE: AN EMRA WILL BE PROCESSED DURING THE PROCESSING OF CONSTRUCTION DOCUMENTS FOR PRIVATE CURB OUTLETS, TRASH RECEPTACLES, WATER METER VAULT, ENHANCED SIDEWALKS, DRIVEWAYS, LANDSCAPING, AND IRRIGATION.

NOTE: AN EMA WILL BE PROCESSED DURING THE PROCESSING OF CONSTRUCTION DOCUMENTS FOR THE SUBTERRANEAN PARKING STRUCTURE ENCROACHING INTO THE CITY RIGHT-OF-WAY.

NOTE: PARCEL 1 OF PARCEL MAP NO. 21586 AND LOTS E-H INCLUSIVE OF BLOCK 306 OF HORTON'S ADDITION ARE INCLUDED WITHIN THE VTM BOUNDARY IN ORDER TO TRANSFER UNIT DENSITY TO THE PORTION OF THIS BLOCK BEING DEVELOPED. SEE LEGAL DESCRIPTION, LOWER RIGHT.



PROPOSED DEVIATIONS

NDP- DEVIATION #1
SDMC 142.0620(A) & (B) - TABLE 142-05M
REQUIRED: FOR MIXED-USE, MUST USE NONRESIDENTIAL, TWO-WAY, MINIMUM DIMENSION TO BE 24'
PROPOSED: DRIVEWAY TO BE 20.5'

NDP- DEVIATION #2
SDMC 142.0620(A) & (B) - TABLE 142-08B; 142.0830(B) - TABLE 142-08C
REQUIRED: MINIMUM EXTERIOR REFUSE AND RECYCLE MATERIAL STORAGE AREA FOR RESIDENTIAL DEVELOPMENT 204 UNITS: 768 + 96= 864
MINIMUM EXTERIOR REFUSE AND RECYCLE MATERIAL STORAGE AREAS FOR NONRESIDENTIAL DEVELOPMENT: CSF 16,190 FOR NONRESIDENTIAL: 96 SF
TOTAL REQUIRED: 864 + 96 =960SF SF
PROPOSED: 470 SF

PROPOSED INCENTIVES

ALLOTTED INCENTIVES: (3); 38.5% DENSITY BONUS PER CITY OF SAN DIEGO MUNICIPAL CODE TABLE 143-07A/B/C

1. PER CITY OF SAN DIEGO MUNICIPAL CODE SECTION 131.0445(g)
REQUIRED (RM-4-10): 15' CONTIGUOUS YARDS ON THE NORTHERLY AND EASTERLY ELEVATIONS
PROPOSED: 0' SB ON OLIVE ST (NORTHERLY SIDE) DOES NOT COMPLY & 15' SB ON 6TH AVE (EASTERLY SIDE) DOES COMPLY.

2. PER CITY OF SAN DIEGO MUNICIPAL CODE SECTION 1512.0407(a)
REQUIRED: (1) ON-SITE LOADING AREA
PROPOSED: STREET LOADING AREA ON OLIVE STREET (PUBLIC RIGHT OF WAY).

3. PER CITY OF SAN DIEGO MUNICIPAL CODE SECTION 131.0454
REQUIRED: EACH UNIT TO HAVE A FULLY ENCLOSED PERSONAL STORAGE AREA OF MIN. 240 CU. FT.
PROPOSED: NOT ALL UNITS WILL HAVE THE REQUIRED STORAGE SPACE.

LEGEND

SO	PROPERTY LINE/TM BOUNDARY
S	EXISTING SURVEY STREET CENTERLINE
S	EXISTING SEWER
S	EXISTING WATER
S	ABANDONED SEWER
CATV	EXISTING COMMUNICATION CONDUIT
FIBER	EXISTING FIBER OPTIC PACKAGE
GAS	EXISTING GAS
E	EXISTING ELECTRIC
MONUMENT	EXISTING MONUMENT
CONTRACTOR STAMP	EXISTING CONTRACTOR STAMP IN CONCRETE TO BE REMOVED AND RE-SET PER CITY STD SDG-115
FIRE HYDRANT	EXISTING FIRE HYDRANT
STREET LIGHT	EXISTING STREET LIGHT
LOT LINE	EXISTING LOT LINE

ONSITE UTILITY TABLE		
UTILITY TYPE	EXISTING STATUS	PROPOSED STATUS
ELECTRIC	OVERHEAD	UNDERGROUND*
GAS	UNDERGROUND	UNDERGROUND*

*TO BE RELOCATED PER SEPARATE SDG&E WORK ORDER

FFE = X'

PROPOSED FINISHED FLOOR ELEVATION AT STREET LEVEL

BUILDING LIMITS AT STREET LEVEL

PROPOSED DRIVEWAY

PLANTING AREA/TREE WELL

PROPOSED PUBLIC SIDEWALK PAVEMENT

PROPOSED SEWER LATERAL/MANHOLE

PROPOSED WATER/IRRIGATION/FIRE SERVICE/METERS

EXISTING SEWER LATERAL

EXISTING WATER SERVICE

PROPOSED TYPE 'G' CURB & GUTTER

PROPOSED CURB RAMP

LIMITS OF PROPOSED SUBTERRANEAN PARKING STRUCTURE

OWNER'S STATEMENT

WE THE APPLICANTS ARE INTERESTED IN THE PROPERTY COVERED BY THIS MAP. HEREBY APPROVE SAID MAP AND THE FILING THEREOF.

CATHEDRAL CHURCH OF SAINT PAUL

BY: _____
NAME: _____
TITLE: _____

OWNER'S STATEMENT

WE THE APPLICANTS ARE INTERESTED IN THE PROPERTY COVERED BY THIS MAP. HEREBY APPROVE SAID MAP AND THE FILING THEREOF.

NUTMEG AND OLIVE, LLC

BY: _____
NAME: _____
TITLE: _____

ENGINEER OF WORK

PROJECT DESIGN CONSULTANTS
701 'B' STREET, SUITE 800
SAN DIEGO, CA 92101
TELEPHONE: (619) 235-6471

BY: _____ DATED: _____



PROJECT DESIGN CONSULTANTS
Planning | Landscape Architecture | Engineering | Survey

SITE/PROJECT DATA:

PROJECT TEAM

CIVIL ENGINEERS: PROJECT DESIGN CONSULTANTS (619) 235-6471
ARCHITECT: JOSEPH WONG DESIGN ASSOCIATES (619) 233-6777

LEGAL DESCRIPTION

LOTS A, B, L AND K IN BLOCK 306 OF HORTON'S ADDITION, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF MADE BY A L. L. LOCKING, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, TOGETHER WITH PARCEL 2 OF PARCEL MAP NO. 21586, FILED IN THE OFFICE OF SAID COUNTY RECORDER ON MAY 16, 2018.
LAMBERT COORDINATES: 208-1721
NAD83 COORDINATES: 1848-6281
ASSESSOR'S PARCEL NUMBERS
APN 452-713-01 & 452-713-11

PREPARED BY:

Name: PROJECT DESIGN CONSULTANTS
Address: 701 'B' STREET, SUITE 800
SAN DIEGO, CA 92101
Phone no. (619) 235-6471

PROJECT ADDRESS:

SIXTH AVENUE AND OLIVE STREET
SAN DIEGO, CA 92101

PROJECT NAME (PTS NUMBER):

SIXTH & OLIVE (PTS 591198)

SHEET TITLE:

VESTING TENTATIVE MAP
CONCEPT SITE PLAN
C10

GENERAL NOTES

- EXISTING ZONING IS RM-4-10 (RESIDENTIAL-MULTIPLE-UNIT) AND CC-3-9 (COMMERCIAL COMMUNITY)
- LAMBERT COORDINATES: 208-1721
NAD83 COORDINATES: 1848-6281
- TOTAL PROJECT AREA IS 26,994 SQUARE FEET = 0.62 ACRES
GROSS FLOOR AREA: 264,423 SF
- TOTAL NUMBER OF EXISTING LOTS = 5 TOTAL NUMBER OF PROPOSED PARCELS = 1

NO. OF LOTS	USE
LOT 1	20 STORIES OVER 5 LEVELS* OF PARKING 204 RESIDENTIAL UNITS (18 OF 204 AFFORDABLE UNITS) 15,589 SF OFFICE SPACE 4 COMMERCIAL UNITS

- THIS SUBDIVISION IS A CONDOMINIUM PROJECT AS DEFINED IN SECTION 4125 OF THE CIVIL CODE OF THE STATE OF CALIFORNIA AND IS FILED PURSUANT TO THE SUBDIVISION MAP ACT. THE NUMBER OF COMMERCIAL CONDOMINIUM UNITS IS 4 AND RESIDENTIAL CONDOMINIUM UNITS IS 204; FOR A TOTAL NUMBER OF 208 CONDOMINIUM UNITS.
PARKING SUMMARY:
316 - STANDARD PARKING SPACES
14 - TANDEM PARKING SPACES
12 - ADA PARKING SPACES
6 - GUEST PARKING SPACES
348 - TOTAL PARKING SPACES

- UTILITIES
NOTE: UNDERGROUND UTILITIES SHOWN HEREON ARE FROM AVAILABLE RECORDS.

WATER: CITY OF SAN DIEGO
SEWER: CITY OF SAN DIEGO
GAS & ELECTRIC: S.D.G.&E.**
FIRE AND POLICE PROTECTION: CITY OF SAN DIEGO
CABLE T.V.: COX COMMUNICATIONS**
FIBER OPTIC: GOLDEN STATE UTILITY CO.**
****UTILITIES TO BE UNDERGROUND AS PART OF PROPOSED DEVELOPMENT**

- DRAINAGE
A. DRAINAGE FACILITIES TO BE CONSTRUCTED PER CITY OF SAN DIEGO STANDARDS.
B. DRAINAGE EASEMENTS SHALL BE PROVIDED AS REQUIRED.
C. ALL DRAINAGE FROM LOT TO BE DIRECTED TO STREET.
8. SCHOOLS: SAN DIEGO UNIFIED SCHOOL DISTRICT
9. BUILDING ADDRESS NUMBERS FOR ALL STRUCTURES ON THIS SUBDIVISION SITE SHALL BE VISIBLE AND LEGIBLE FROM THE STREET FRONTING THE SUBJECT PROPERTY.
10. CALIFORNIA BUILDING CODE:
TYPE OF CONSTRUCTION: TYPE 1A FULLY SPRINKLED
OCCUPANCY CLASSIFICATION: R-2 (RESIDENTIAL), A-3 (RESIDENTIAL AMENITIES), B (OFFICE), S-2 (PARKING)
11. PRIOR TO BUILDING OCCUPANCY, THE SUBDIVIDER SHALL ENTER INTO A MAINTENANCE AGREEMENT FOR THE ONGOING PERMANENT BMP MAINTENANCE.
12. PRIOR TO ISSUANCE OF ANY CONSTRUCTION PERMIT, THE SUBDIVIDER SHALL INCORPORATE ANY CONSTRUCTION BEST MANAGEMENT PRACTICES NECESSARY TO COMPLY WITH CHAPTER 14, ARTICLE 1 (GRADING REGULATION) OF THE SAN DIEGO MUNICIPAL CODE INTO THE CONSTRUCTION PLANS OR SPECIFICATIONS.

* NOTE: EMRA REQUIRED FOR ALL PRIVATE IMPROVEMENTS WITHIN THE LIMITS OF PUBLIC R.O.W.

NOTE:
THE OWNER/PERMITEE SHALL BE RESPONSIBLE FOR ANY DAMAGE CAUSED TO CITY OF SAN DIEGO WATER AND SEWER FACILITIES IN THE VICINITY OF THE PROJECT SITE, DUE TO THE CONSTRUCTION ACTIVITIES ASSOCIATED WITH THIS PROJECT, IN ACCORDANCE WITH MUNICIPAL CODE SECTION 142.0607. IN THE EVENT THAT ANY SUCH FACILITY LOSSES INTEGRITY THEN, THE OWNER/PERMITEE SHALL REPAIR OR RECONSTRUCT ANY DAMAGED PUBLIC WATER AND SEWER FACILITY IN A MANNER SATISFACTORY TO THE PUBLIC UTILITIES DIRECTOR AND THE CITY ENGINEER.

SITE AND PROPOSED BLDG. DATA:

EXISTING CONDITIONS

PARKING LOT, 2 STORY APARTMENT BUILDINGS, AND 3 STORY CATHEDRAL OFFICE BUILDING

PROPOSED USE

20 STORY MIXED USE TOWER OVER 5 LEVELS OF SUBTERRANEAN PARKING

OWNERS

NUTMEG AND OLIVE, LLC
2728 SIXTH AVENUE
SAN DIEGO, CA 92103-6397
(619) 298-7261
CATHEDRAL CHURCH OF SAINT PAUL
2728 SIXTH AVENUE
SAN DIEGO, CA 92103-6397
(619) 298-7261

DEVELOPER

GREYSTAR GP II, LLC
17885 VON KARMAN, SUITE 450
IRVINE, CA 92614
(562) 285-5303

ZONING DESIGNATION

BASE ZONES: RM-4-10 & CC-3-9
COMMUNITY PLAN NAME: UPTOWN

Revision 1: APRIL 4, 2018
Revision 2: MAY 29, 2018
Revision 3: JULY 16, 2018
Revision 4: AUGUST 23, 2018

Original Date: DECEMBER 18, 2017

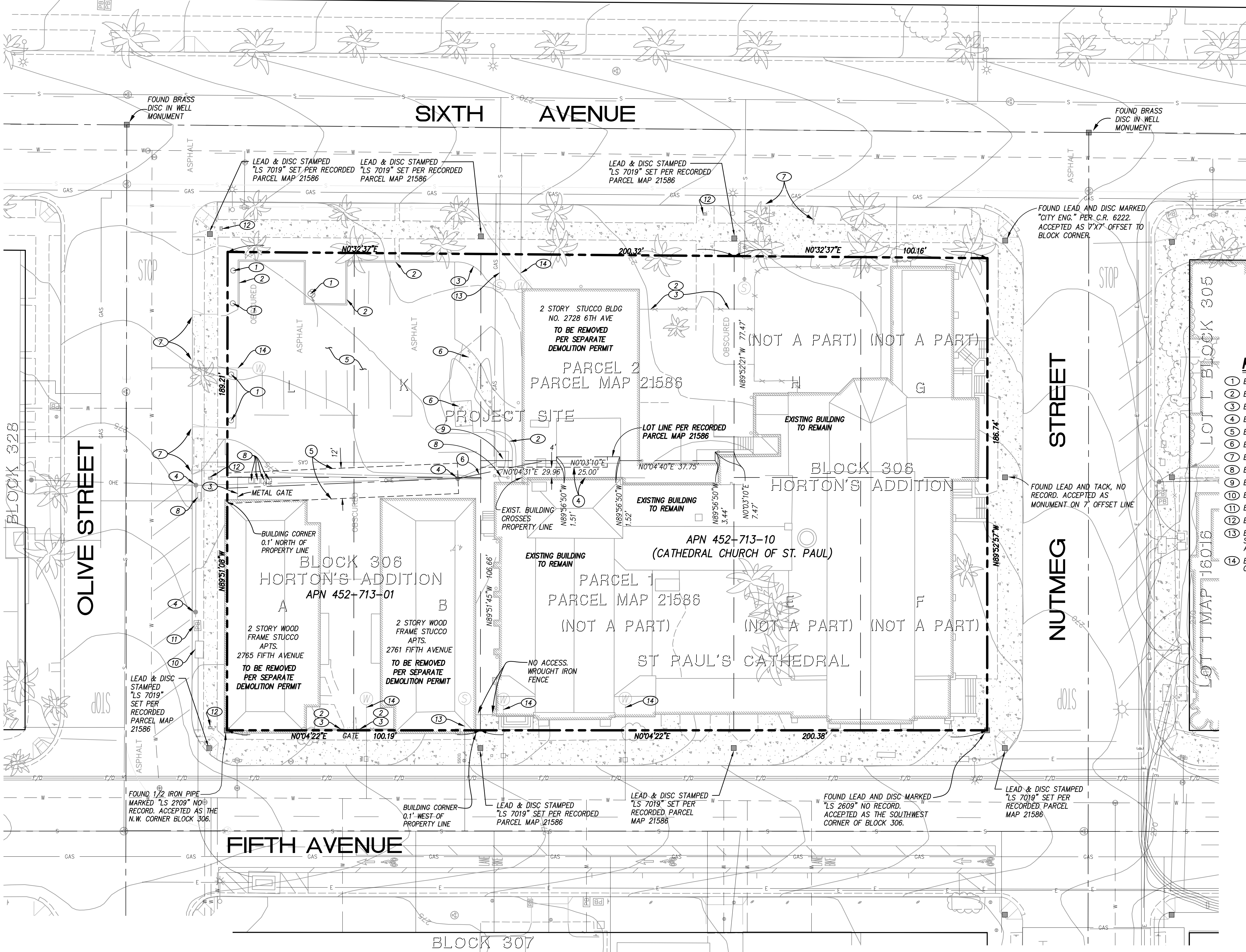
Sheet 1 of 5

DEP# _____

SIXTH AND OLIVE SITE DEVELOPMENT PERMIT

SDP NO. 2078814, NDP NO. 2078816, VTM NO. 2078817

BALBOA PARK



NOTES

- ORIGINAL FIELD SURVEY FOR THIS SITE WAS PERFORMED DURING JUNE, 2004 BY PROJECT DESIGN CONSULTANTS AND A SITE REVIEW IN AUGUST 2016.
- AS DETERMINED BY GRAPHIC PLOTTING ONLY, THIS SITE IS IN ZONE X OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 06073C1881 F, EFFECTIVE JUNE 19, 1997 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.
- ORIGINAL TOPOGRAPHY SHOWN ON THIS SURVEY IS BASED UPON AN AERIAL IMAGERY BY PROJECT DESIGN CONSULTANTS, IN JUNE, 2004 AND WAS UPDATED IN AUGUST 2016. THE BUILDING OUTLINE SHOWN HEREON INDICATES THE ROOF OUTLINE UNLESS OTHERWISE NOTED.
- UNDERGROUND UTILITIES SHOWN ARE FROM RECORD INFORMATION AND READILY OBSERVABLE EVIDENCE FOUND IN THE FIELD.
- SURVEY AND EASEMENTS SHOWN FROM A.L.T.A. BY PDC SURVEY, DATED 9-15-18

EASEMENTS/ENCUMBRANCES

THIS SURVEY IS BASED ON PRELIMINARY REPORT NO. NCS-789801-SA1 ISSUED BY FIRST AMERICAN TITLE COMPANY DATED AUGUST 9, 2016 AND AMENDED SEPTEMBER 9, 2016, TAXES, LIENS, AGREEMENTS, ASSIGNMENTS, COVENANTS, CONDITIONS, AND RESTRICTIONS, RESOLUTIONS, AGREEMENTS, SITE DEVELOPMENT PERMITS AND RIGHTS APPEARING IN POLICY NO. NCS-789801-SA1 AS ITEMS NO. 1, 2, 3, 8, 9, 10, 13 AND 14 HAVE NOT BEEN SHOWN HEREON. ITEMS 7, 11 AND 12 HAVE BEEN INTENTIONALLY DELETED.

- AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT.
GRANTED TO: SAN DIEGO GAS AND ELECTRIC COMPANY
PURPOSE: POLES, WIRES AND INCIDENTAL PURPOSES
RECORDED: DECEMBER 20, 1923, IN BOOK 986, PAGE 117 OF DEEDS
AFFECTS: LOT J
FUTURE ACTION: EASEMENT TO BE QUITCLAIMED ONCE OBSOLETE.
- AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT.
GRANTED TO: SAN DIEGO GAS AND ELECTRIC COMPANY
PURPOSE: POLES, WIRES AND INCIDENTAL PURPOSES
RECORDED: JUNE 5, 1968, AS FILE NO. 94760 OF OFFICIAL RECORDS
AFFECTS: THE ROUTE THEREOF AFFECTS A PORTION OF SAID LAND AND IS MORE FULLY DESCRIBED IN SAID DOCUMENT.
FUTURE ACTION: EASEMENT TO BE QUITCLAIMED ONCE OBSOLETE.
- AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT.
GRANTED TO: SAN DIEGO GAS AND ELECTRIC COMPANY, A CORPORATION
PURPOSE: SYSTEM OF UNDERGROUND ELECTRICAL DUCTS, RISERS, TRANSFORMER PAD ELECTRICAL CONDUCTORS
RECORDED: JUNE 6, 1968, AS FILE NO. 94760 OF OFFICIAL RECORDS
AFFECTS: LOTS J AND K, BLOCK 306
FUTURE ACTION: EASEMENT TO BE QUITCLAIMED ONCE OBSOLETE.

KEY NOTES

- EXISTING TREE TO BE REMOVED PER SEPARATE DEMOLITION PERMIT
- EXISTING WALL TO BE REMOVED PER SEPARATE DEMOLITION PERMIT
- EXISTING FENCE TO BE REMOVED PER SEPARATE DEMOLITION PERMIT
- EXISTING UTILITY POLE TO BE REMOVED PER SEPARATE SDG&E WORK ORDER
- EXISTING ASPHALT PARKING LOT TO BE REMOVED PER SEPARATE DEMOLITION PERMIT
- EXISTING CONCRETE SIDEWALK/PAD TO BE REMOVED PER SEPARATE DEMOLITION PERMIT
- EXISTING DRIVEWAY TO BE REMOVED PER SEPARATE PUBLIC IMPROVEMENT PERMIT
- EXISTING GAS METERS AND GAS ASSEMBLY BE REMOVED PER SEPARATE WORK ORDER
- EXISTING SDG&E TRANSFORMER D207550 TO BE REMOVED PER SEPARATE WORK ORDER
- EXISTING SDG&E VAULT TO BE REMOVED/RELOCATED PER SEPARATE WORK ORDER
- EXISTING CATV EQUIPMENT TO BE REMOVED/RELOCATED PER SEPARATE WORK ORDER
- EXISTING SIDEWALK CONTRACTOR STAMP TO BE REMOVED AND RE-SET PER SDG-115
- EXISTING SEWER LATERAL TO BE CAPPED AT THE LIMITS OF THE PROPOSED SUBTERRANEAN PARKING STRUCTURE AND ABANDONED PER CITY STANDARDS. ASSOCIATED SEWER CLEAN OUT TO BE REMOVED PER SEPARATE GRADING PERMIT.
- EXISTING WATER SERVICE TO BE KILLED AT MAIN PER CITY STANDARDS PER SEPARATE GRADING PERMIT.

LEGEND

- PROJECT BOUNDARY
- EXISTING SURVEY STREET CENTERLINE
- EXISTING CONTOUR
- EXISTING SEWER
- EXISTING WATER
- ABANDONED SEWER
- EXISTING COMMUNICATION CONDUIT
- EXISTING FIBEROPTIC PACKAGE
- GAS
- EXISTING ELECTRIC
- EXISTING MONUMENT
- EXISTING CONTRACTOR STAMP
- EXISTING FIRE HYDRANT
- EXISTING STREET LIGHT
- EXISTING LOT LINE
- EXISTING CURB AND GUTTER
- EXISTING FENCE
- EXISTING SIGN
- EXISTING STREETLIGHT
- EXISTING SEWER MANHOLE
- EXISTING WATER VALVE
- EXISTING TREES AND/OR SHRUBS
- EXISTING CONCRETE SIDEWALK
- EXISTING WATER SERVICE
- EXISTING SEWER LATERAL

SITE/PROJECT DATA:

PROJECT TEAM

CIVIL ENGINEERS: PROJECT DESIGN CONSULTANTS (619) 235-6471
ARCHITECT: JOSEPH WONG DESIGN ASSOCIATES (619) 233-6777

LEGAL DESCRIPTION

LOTS A, B, L AND K IN BLOCK 306 OF HORTON'S ADDITION, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF MADE BY A L. L. LOCKING, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, TOGETHER WITH PARCEL 2 OF PARCEL MAP NO. 21586, FILED IN THE OFFICE OF SAID COUNTY RECORDER ON MAY 16, 2018.

ASSESSOR'S PARCEL NUMBERS

APN 452-713-01 & 452-713-11

PREPARED BY:

Name: PROJECT DESIGN CONSULTANTS
Address: 701 'B' STREET, SUITE 800
SAN DIEGO, CA 92101
Phone no. (619) 235-6471

PROJECT ADDRESS:

SIXTH AVENUE AND OLIVE STREET
SAN DIEGO, CA 92101

PROJECT NAME (PTS NUMBER):

SIXTH & OLIVE (PTS 591198)

SHEET TITLE:

VESTING TENTATIVE MAP
EXISTING EASEMENTS AND ENCUMBRANCES
C2.0

SITE AND PROPOSED BLDG. DATA:

EXISTING CONDITIONS

PARKING LOT, 2 STORY APARTMENT BUILDINGS, AND 3 STORY CATHEDRAL OFFICE BUILDING

PROPOSED USE

20 STORY MIXED USE TOWER OVER 5 LEVELS OF SUBTERRANEAN PARKING

OWNERS

NUTMEG AND OLIVE, LLC
2728 SIXTH AVENUE
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CATHEDRAL CHURCH OF SAINT PAUL
2728 SIXTH AVENUE
SAN DIEGO, CA 92103-6397
(619) 298-7261

DEVELOPER

GREYSTAR GP II, LLC
17885 VON KARMAN, SUITE 450
IRVINE, CA 92614
(562) 285-5303

ZONING DESIGNATION

BASE ZONES: RM-4-10 & CC-3-9
COMMUNITY PLAN NAME: UPTOWN

Revision 1: APRIL 4, 2018
Revision 2: MAY 29, 2018
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Original Date: DECEMBER 18, 2017

Sheet 2 of 5

DEP#

ENGINEER OF WORK

PROJECT DESIGN CONSULTANTS
701 'B' STREET, SUITE 800
SAN DIEGO, CA 92101
TELEPHONE: (619) 235-6471

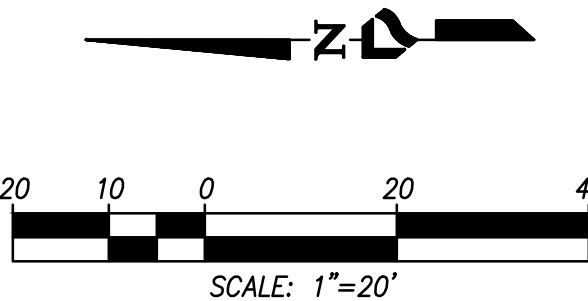


BY: _____ DATED: _____



PROJECT DESIGN CONSULTANTS
Planning | Landscape Architecture | Engineering | Survey

701 B Street, Suite 800
San Diego, CA 92101
(619) 235-6471
(619) 234-0346 Fax



GRAPHICAL SCALE
SCALE: 1" = 30'

PROPOSED PAD ELEVATION
(5" SLAB PER GEOTECH)

SECTION: OLIVE STREET
NOT TO SCALE

SCALE: 1"=30'

NOT TO SCALE

DATED:



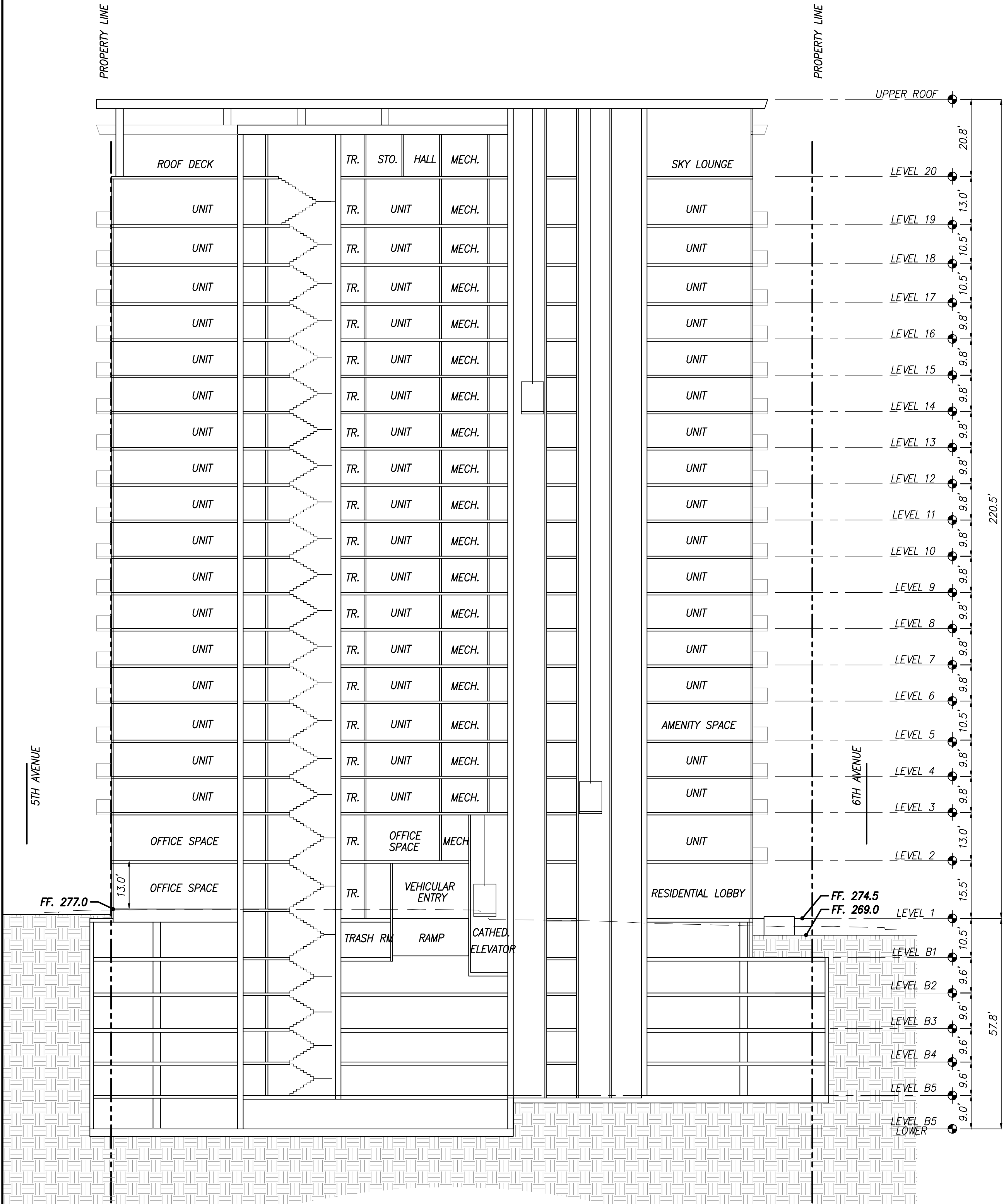
701 B Street, Suite 800
San Diego, CA 92101
319.235.8471 Tel
319.234.0340 Fax

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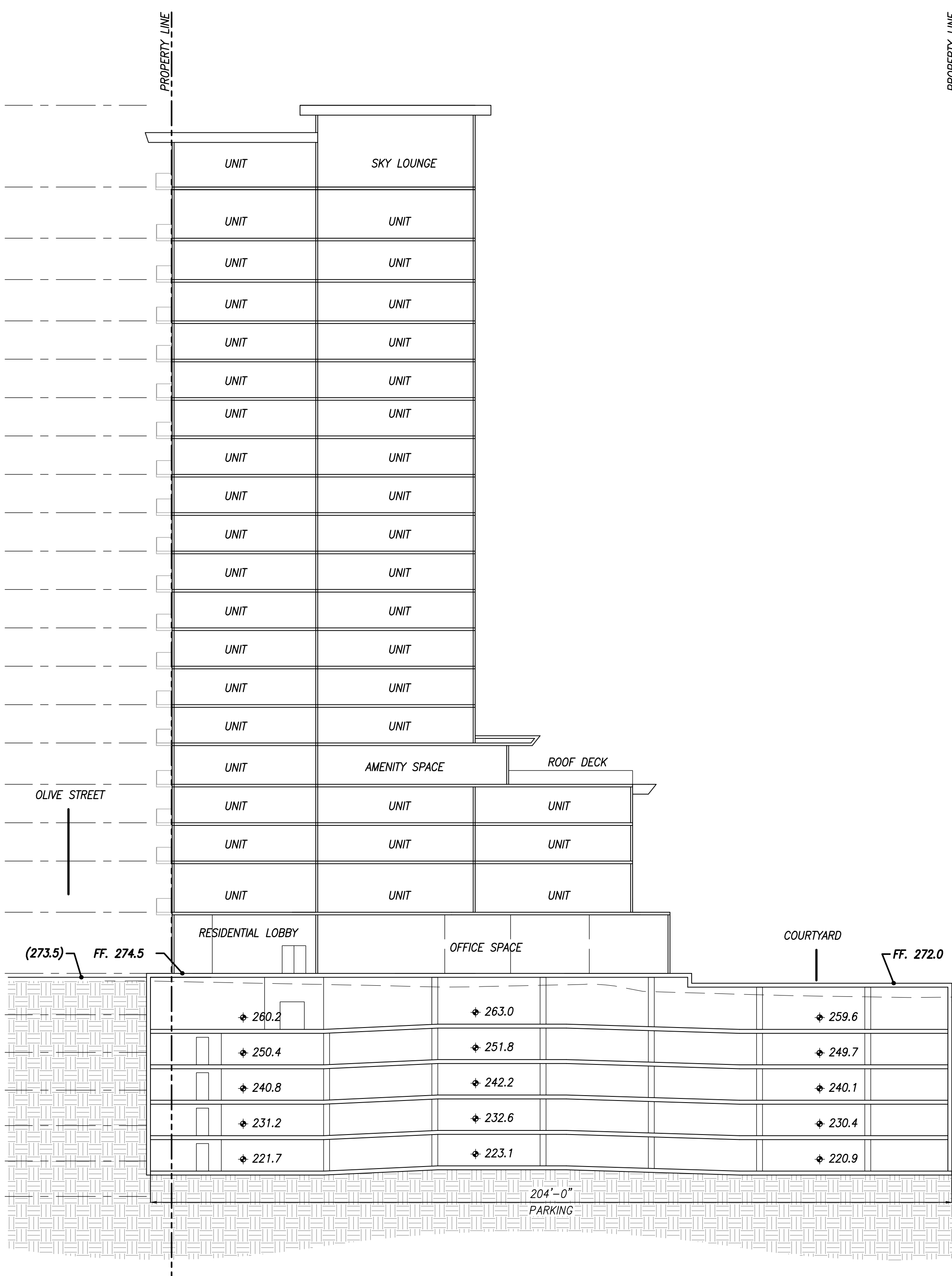
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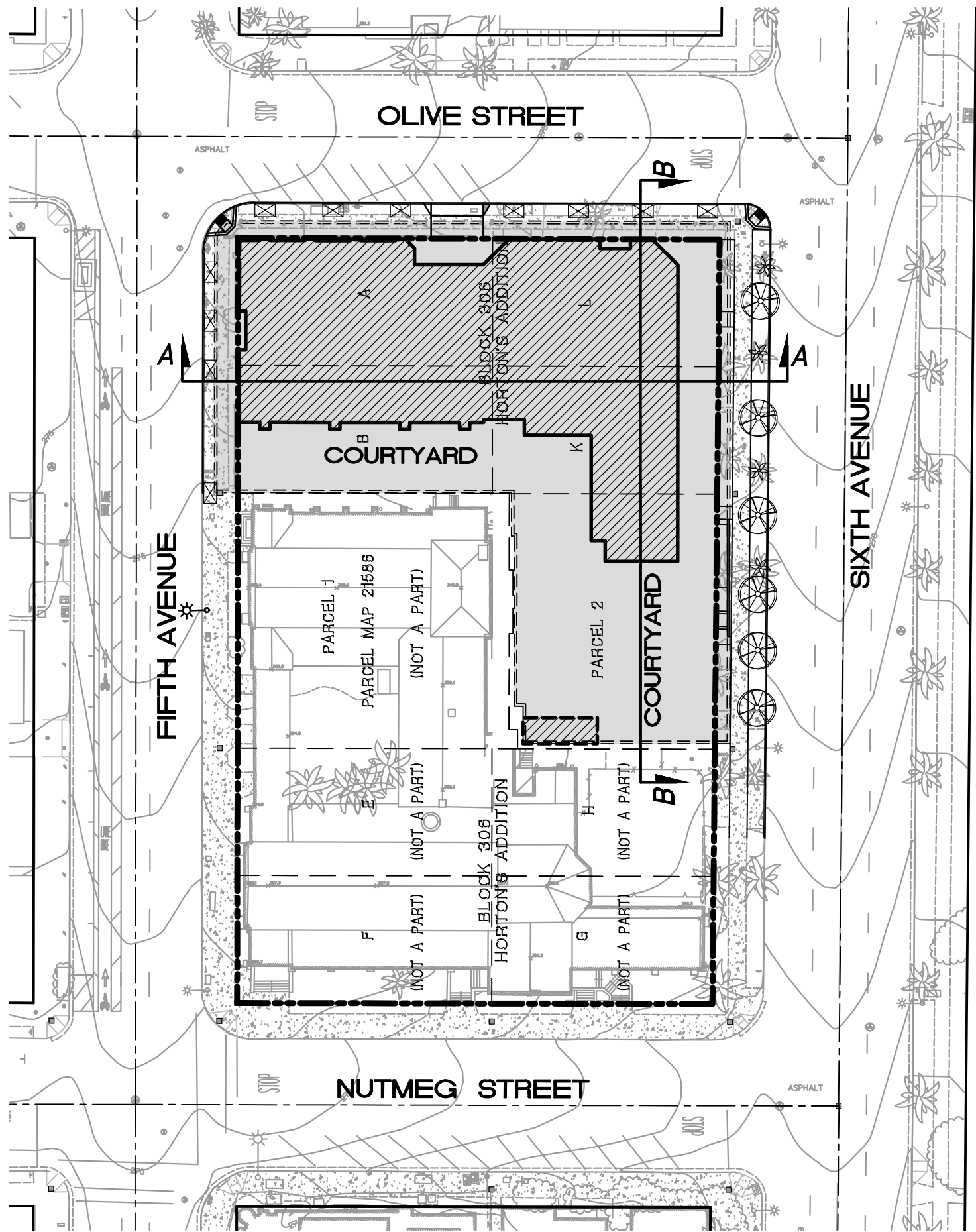
SIXTH AND OLIVE SITE DEVELOPMENT PERMIT
SDP NO. 2078814, NDP NO. 2078816, VTM NO. 2078817



SECTION A-A
1" = 20'



SECTION B-B
1" = 20'



SECTION KEY MAP
SCALE: 1"=50'

ENGINEER OF WORK

PROJECT DESIGN CONSULTANTS
701 "B" STREET, SUITE 800
SAN DIEGO, CA 92101
TELEPHONE: (619) 235-6471

BY: _____ DATED: _____



PROJECT DESIGN CONSULTANTS
Planning | Landscape Architecture | Engineering | Survey

701 B Street, Suite 800
San Diego, CA 92101
619.235.6471 Tel
619.234.0246 Fax



SITE/PROJECT DATA:

PROJECT TEAM

CIVIL ENGINEERS: PROJECT DESIGN CONSULTANTS (619) 235-6471
ARCHITECT: JOSEPH WONG DESIGN ASSOCIATES (619) 233-6777

LEGAL DESCRIPTION

LOTS A, B, L AND K IN BLOCK 306 OF HORTON'S ADDITION, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF MADE BY A L. L. LOCKING, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, TOGETHER WITH PARCEL 2 OF PARCEL MAP NO. 21586, FILED IN THE OFFICE OF SAID COUNTY RECORDER ON MAY 16, 2018.

LAMBERT COORDINATES: 208-1721
NAD83 COORDINATES: 1848-6281

ASSESSOR'S PARCEL NUMBERS

APN 452-713-01 & 452-713-11

PREPARED BY:

Name: PROJECT DESIGN CONSULTANTS
Address: 701 "B" STREET, SUITE 800
SAN DIEGO, CA 92101
Phone no. (619) 235-6471

PROJECT ADDRESS:

SIXTH AVENUE AND OLIVE STREET
SAN DIEGO, CA 92101

PROJECT NAME (PTS NUMBER):

SIXTH & OLIVE (PTS 591198)

SHEET TITLE:

VESTING TENTATIVE MAP
CONCEPT SITE SECTIONS
C4.0

SITE AND PROPOSED BLDG. DATA:

EXISTING CONDITIONS

PARKING LOT, 2 STORY APARTMENT BUILDINGS, AND 3 STORY CATHEDRAL OFFICE BUILDING

PROPOSED USE

20 STORY MIXED USE TOWER OVER 5 LEVELS OF SUBTERRANEAN PARKING

OWNERS

NUTMEG AND OLIVE, LLC
2728 SIXTH AVENUE
SAN DIEGO, CA 92103-6397
(619) 298-7261
CATHEDRAL CHURCH OF SAINT PAUL
2728 SIXTH AVENUE
SAN DIEGO, CA 92103-6397
(619) 298-7261

DEVELOPER

GREYSTAR GP II, LLC
17885 VON KARMAN, SUITE 450
IRVINE, CA 92614
(562) 285-5303

ZONING DESIGNATION

BASE ZONES: RM-4-10 & CC-3-9
COMMUNITY PLAN NAME: UPTOWN

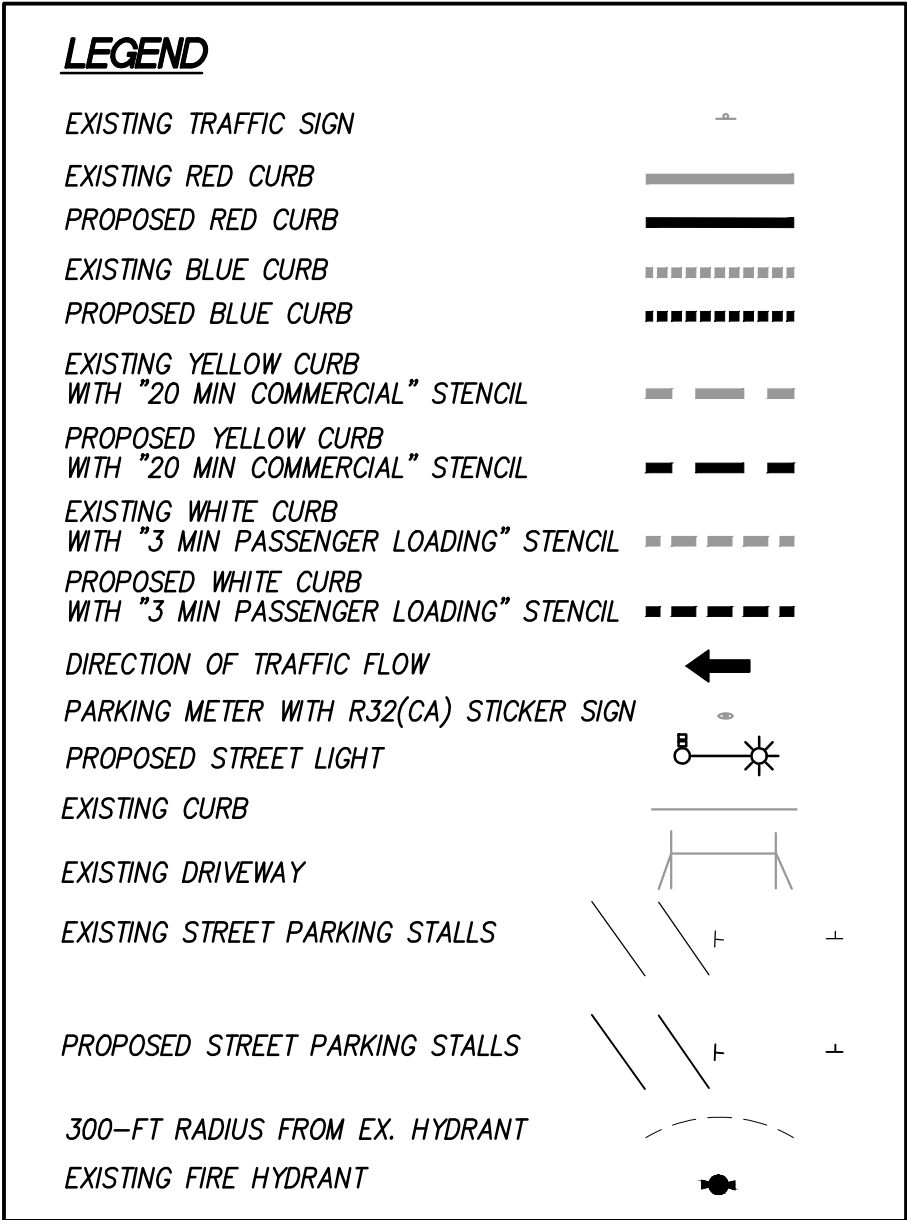
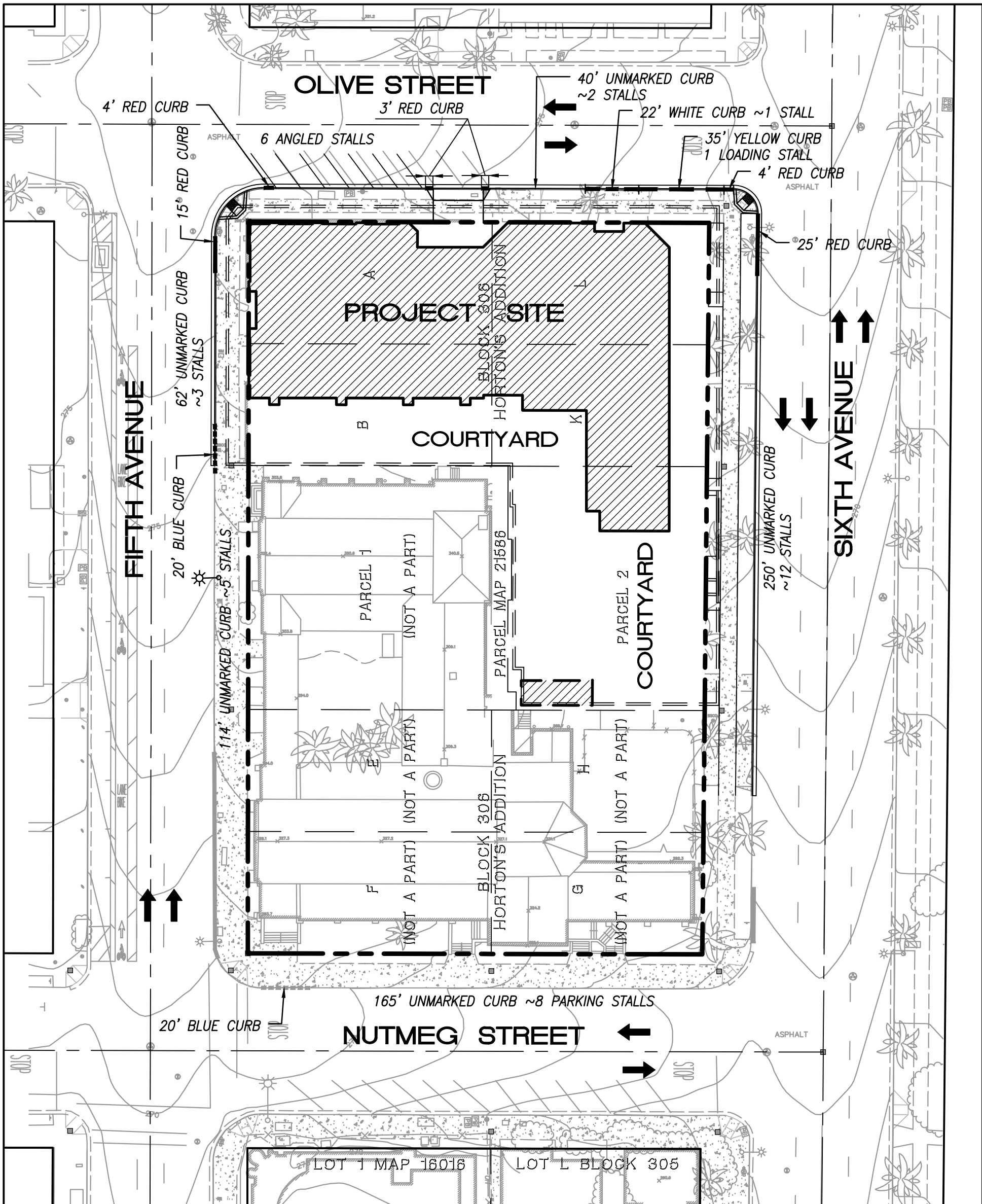
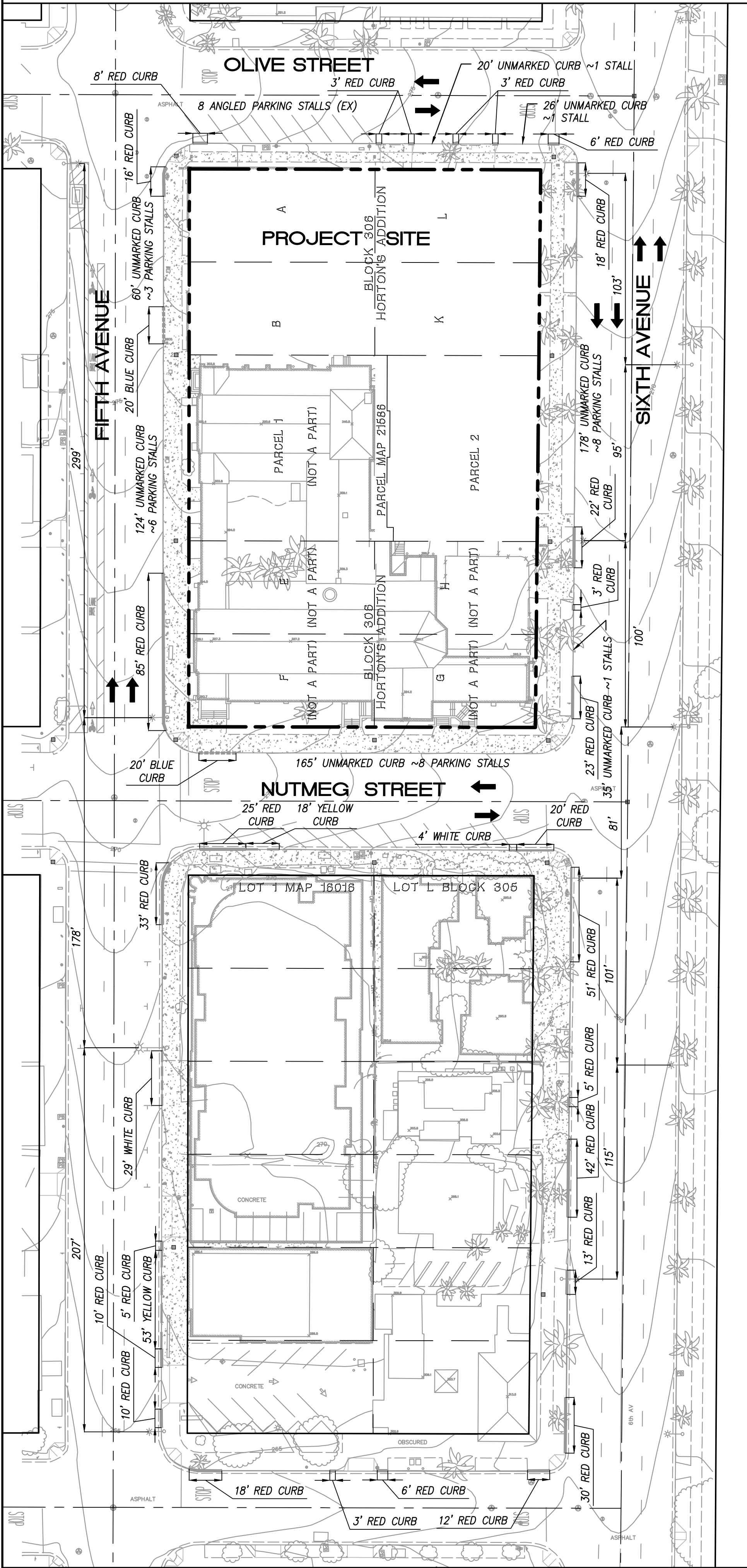
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Revision 4: AUGUST 23, 2018
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Sheet 4 of 5

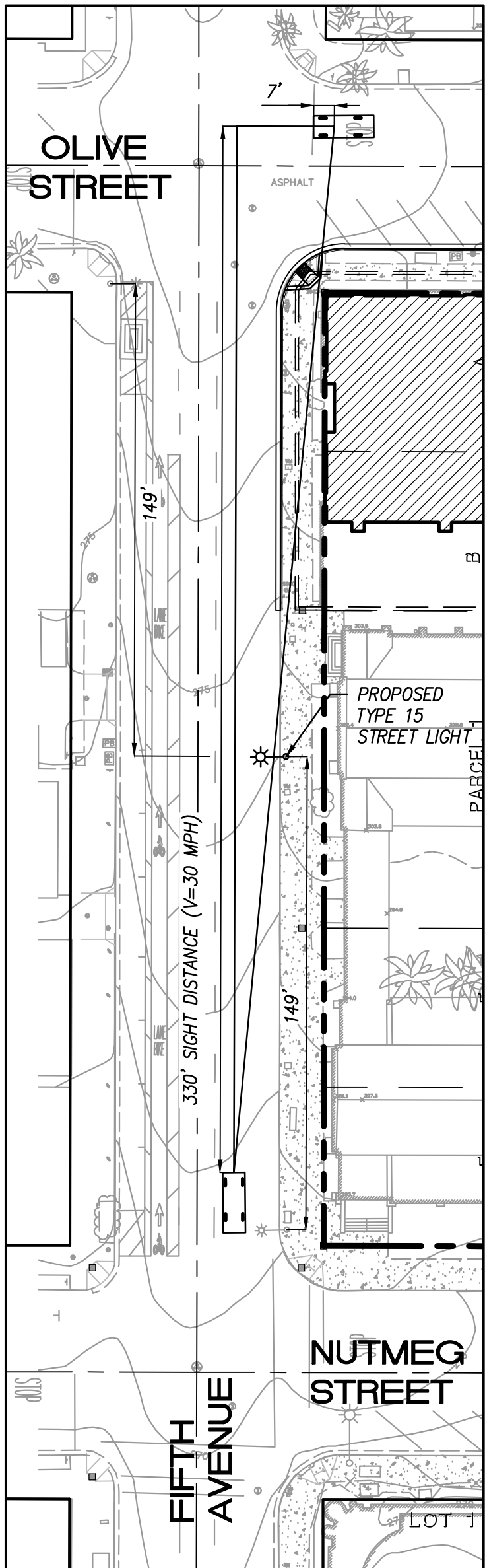
DEP# _____

SIXTH AND OLIVE SITE DEVELOPMENT PERMIT

SDP NO. 2078814, NDP NO. 2078816, VTM NO. 2078817



NOTE: ADEQUATE SIGHT VISIBILITY AT THE STREET INTERSECTIONS SHALL BE PROVIDED BY MAKING THE VISIBILITY AREAS VISUALLY OPEN USING GLASS WALLS OR SOME OTHER VISUALLY OPEN CONCEPT TO INDICATE TO MOTIONISTS APPROACHING THE INTERSECTION THE PRESENCE OR ABSENCE OF A MOVING OR STATIONARY VEHICLE AND/OR PEDESTRIAN.



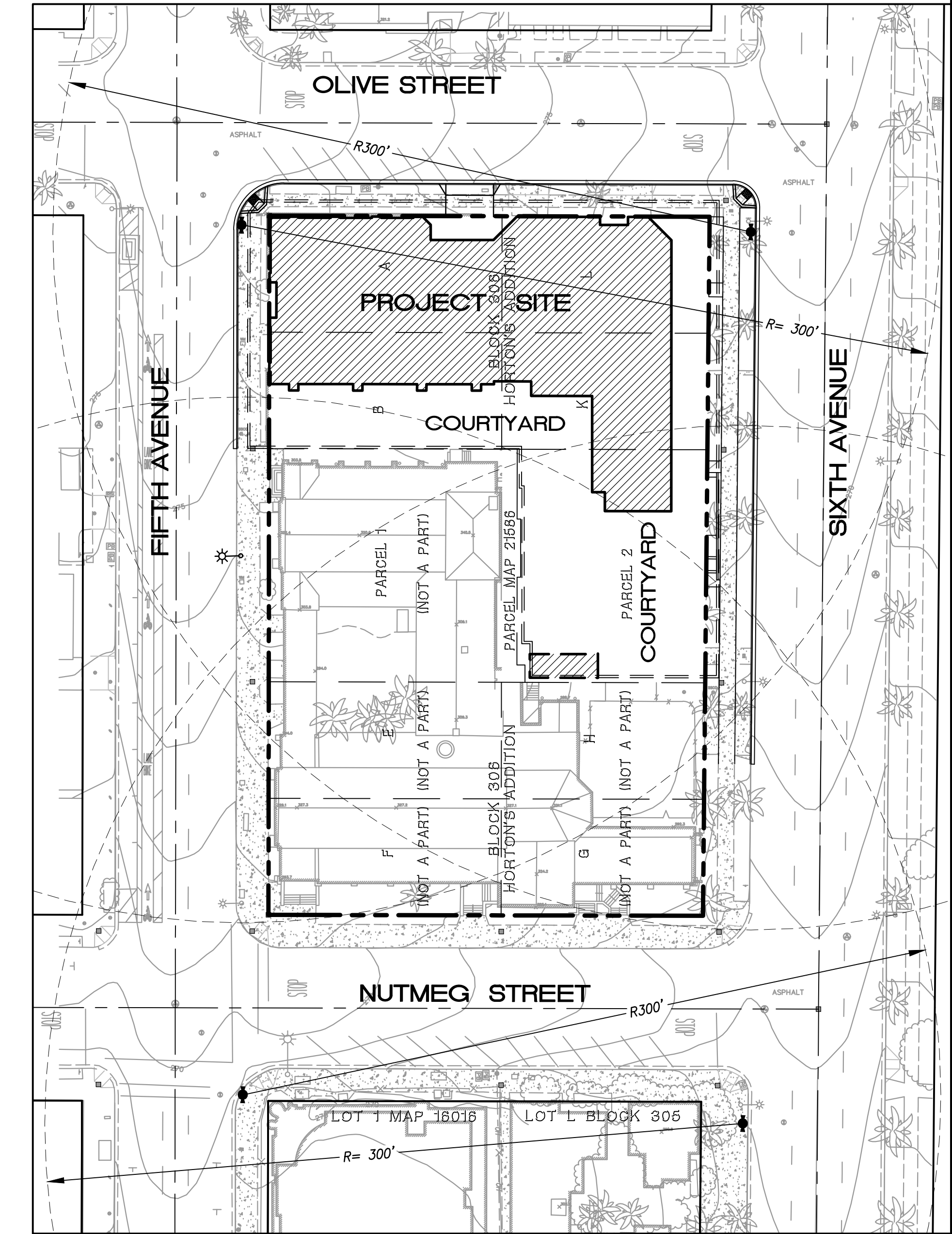
PROPOSED STREETLIGHT AND VISIBILITY PLAN
SCALE: 1"=40'

PARKING STALL COUNTS

CURB USAGE TYPE	EXISTING	POST-DEVELOPMENT	NET
PARALLEL STALL (~20' UNMARKED)	28	30	0
FIFTH AVENUE	9	8	
OLIVE STREET	2	2	
SIXTH AVENUE	9	12	
NUTMEG STREET	8	8	
ANGLED STALL (UNMARKED)	8	6	
OLIVE STREET	8	6	
ADA STALL	2	2	0
FIFTH AVENUE	1	1	
NUTMEG STREET	1	1	
PASSENGER LOADING STALL	0	1	+1
OLIVE STREET	0	1	
COMMERCIAL LOADING STALL	0	1	+1
OLIVE STREET	0	1	
METERED PARKING	0	0	0
TOTAL PARKING STALLS	38	40	+2

NOTE: PARKING STALL COUNTS SHOWN ARE FOR THE FULL BLOCK OF THE DEVELOPMENT. EXISTING UNMARKED ON-STREET PARKING USED ASSUMED 1 SPACE TO BE 20 FEET PER SAN DIEGO MUNICIPAL CODE CHAPTER 14 ARTICLE 2 DIVISION 5. PARKING FRONTAGES ALONG PROJECT TALLIED ARE: FIFTH AVE, OLIVE ST, SIXTH AVE, AND NUTMEG ST.

ENGINEER OF WORK
PROJECT DESIGN CONSULTANTS
701 "B" STREET, SUITE 800
SAN DIEGO, CA 92101
TELEPHONE: (619) 235-6471



EXISTING FIRE HYDRANT COVERAGE PLAN
SCALE: 1"=40'

SITE/PROJECT DATA:

PROJECT TEAM
CIVIL ENGINEERS: PROJECT DESIGN CONSULTANTS (619) 235-6471
ARCHITECT: JOSEPH WONG DESIGN ASSOCIATES (619) 233-6777

LEGAL DESCRIPTION
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ASSESSOR'S PARCEL NUMBERS
APN 452-713-01 & 452-713-11

PREPARED BY:
Name: PROJECT DESIGN CONSULTANTS
Address: 701 "B" STREET, SUITE 800
SAN DIEGO, CA 92101
Phone no. (619) 235-6471

PROJECT ADDRESS:
SIXTH AVENUE AND OLIVE STREET
SAN DIEGO, CA 92101

PROJECT NAME (PTS NUMBER):
SIXTH & OLIVE (PTS 591198)

SHEET TITLE:
VESTING TENTATIVE MAP
CONCEPT SITE CONDITIONS
C5.0

SITE AND PROPOSED BLDG. DATA:

EXISTING CONDITIONS
PARKING LOT, 2 STORY APARTMENT BUILDINGS, AND 3 STORY CATHEDRAL CHURCH OFFICE BUILDING

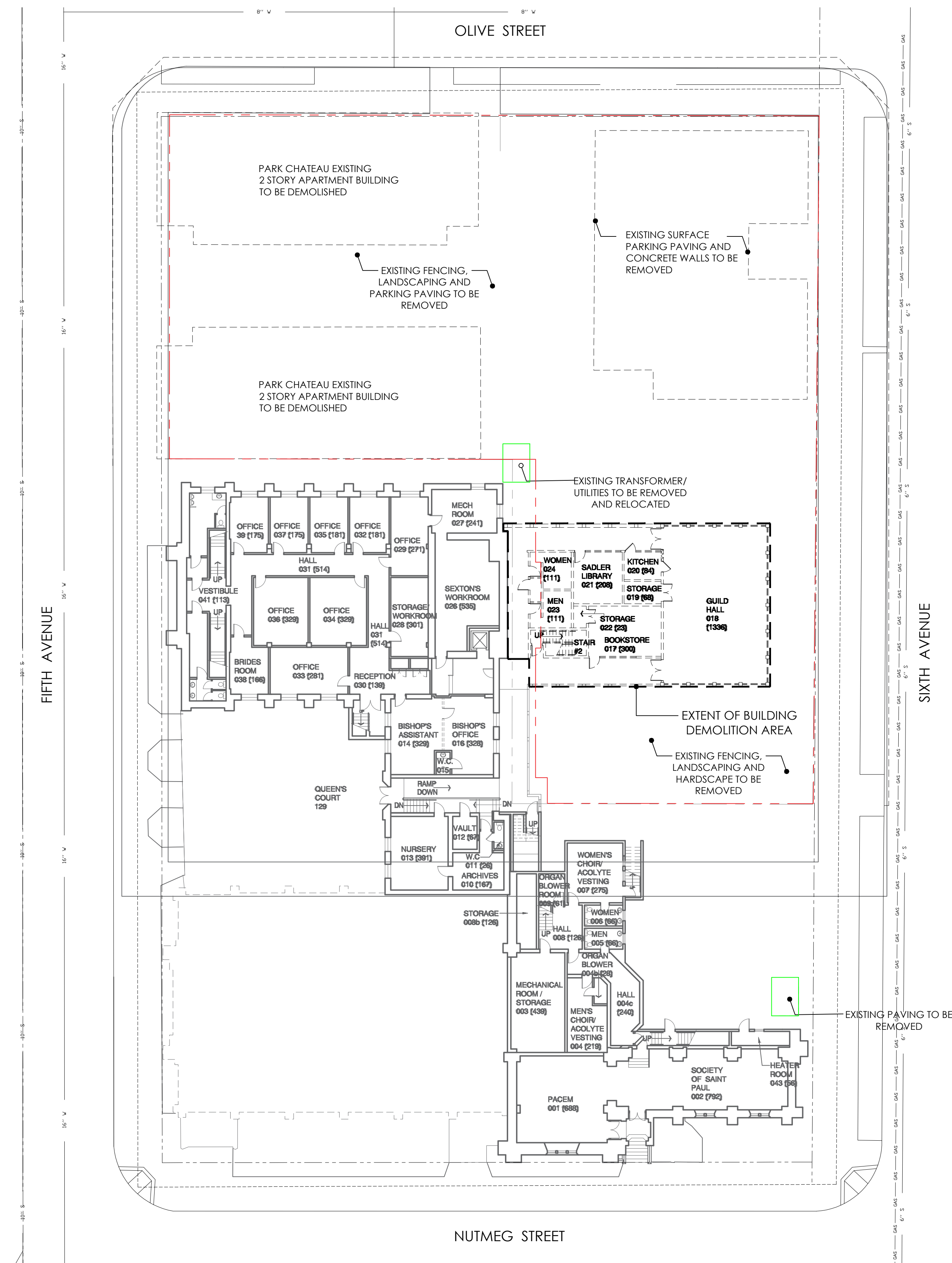
PROPOSED USE
20 STORY MIXED USE TOWER OVER 5 LEVELS OF SUBTERRANEAN PARKING

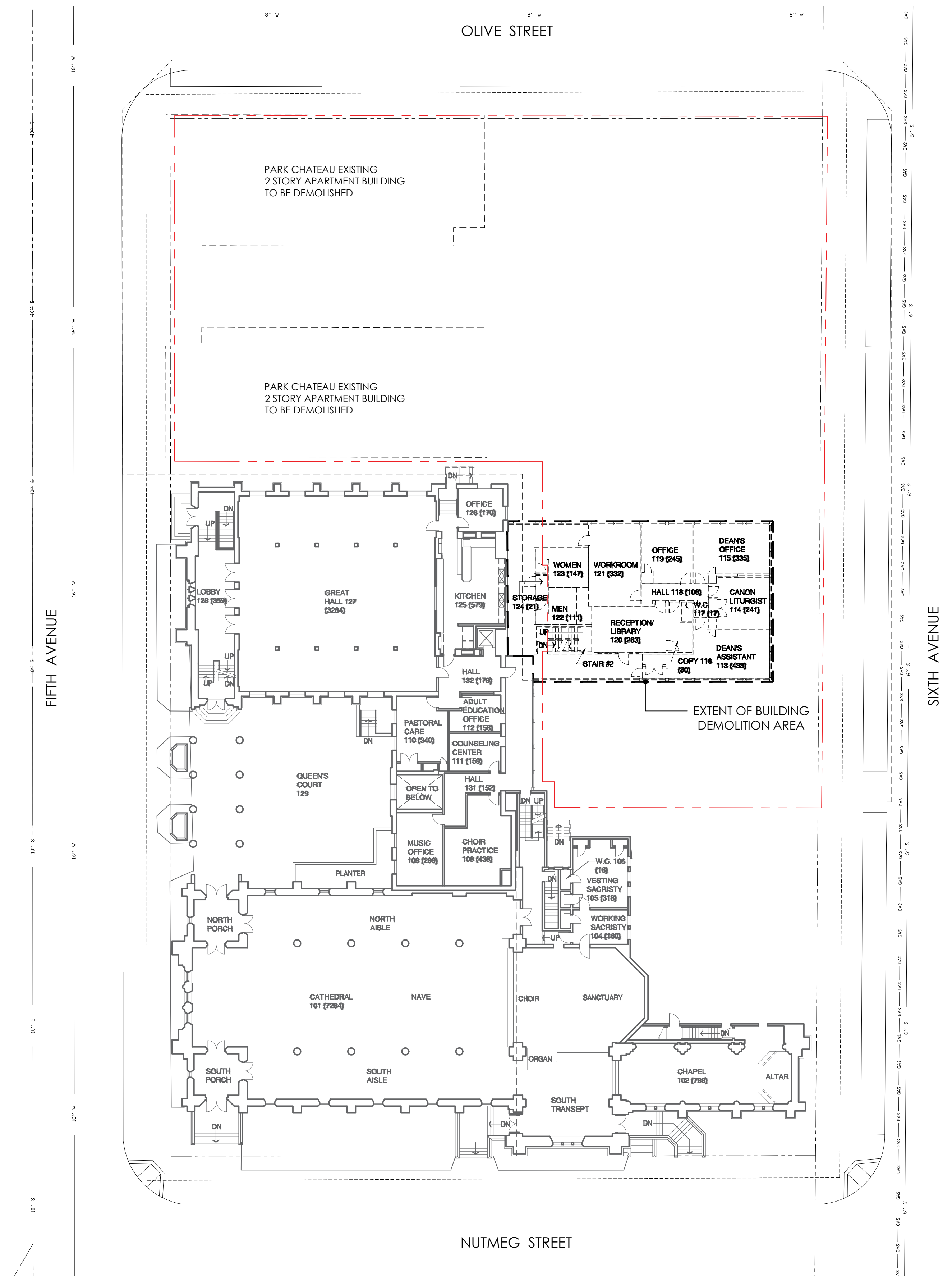
OWNERS
NUTMEG AND OLIVE, LLC
2728 SIXTH AVENUE
SAN DIEGO, CA 92103-6397
(619) 298-7261

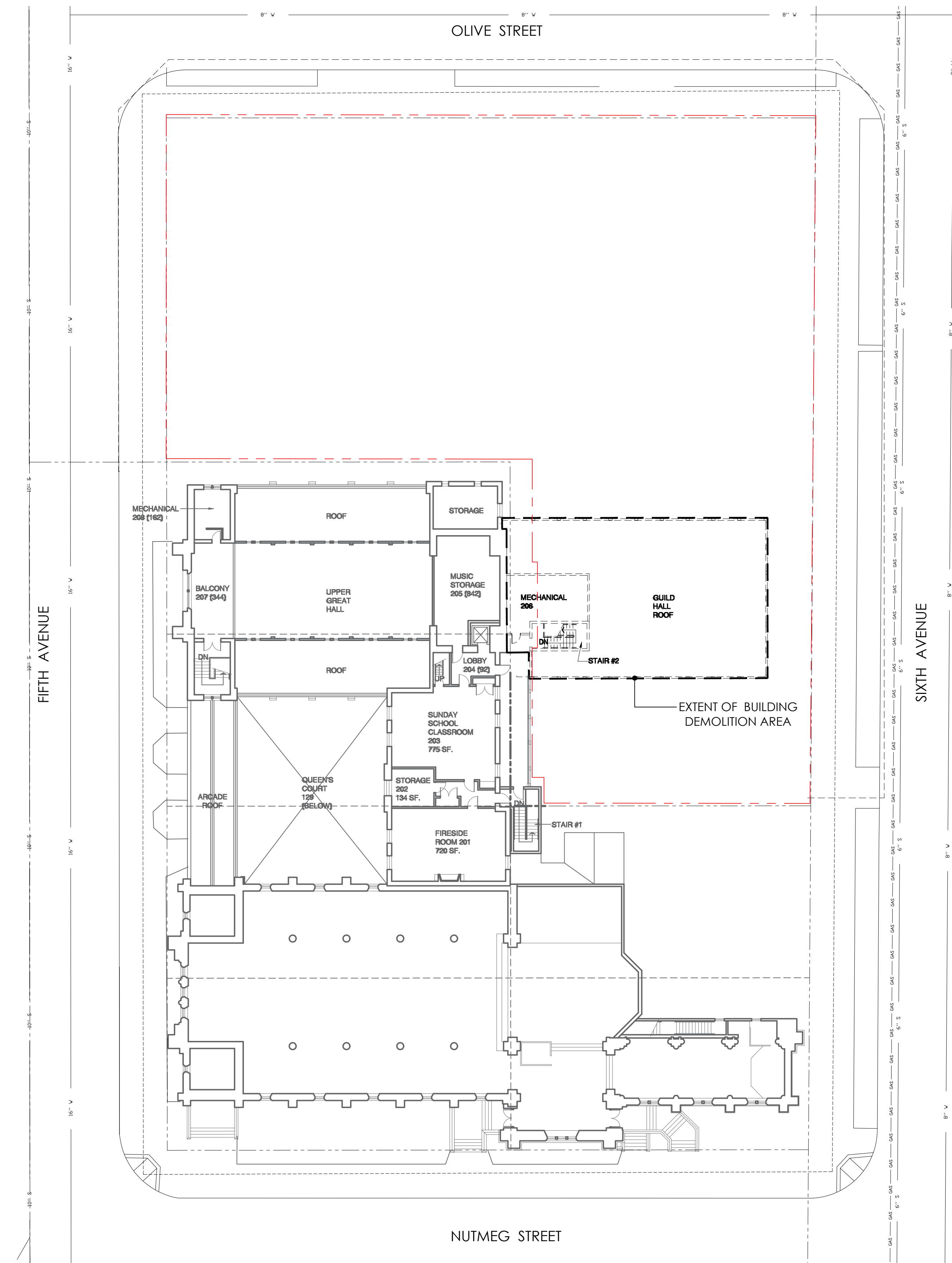
DEVELOPER
GREYSTAR GP II, LLC
17885 VON KARMAN, SUITE 450
IRVINE, CA 92614
(562) 285-5303

ZONING DESIGNATION
BASE ZONES: RM-4-10 & CC-3-9
COMMUNITY PLAN NAME: UPTOWN

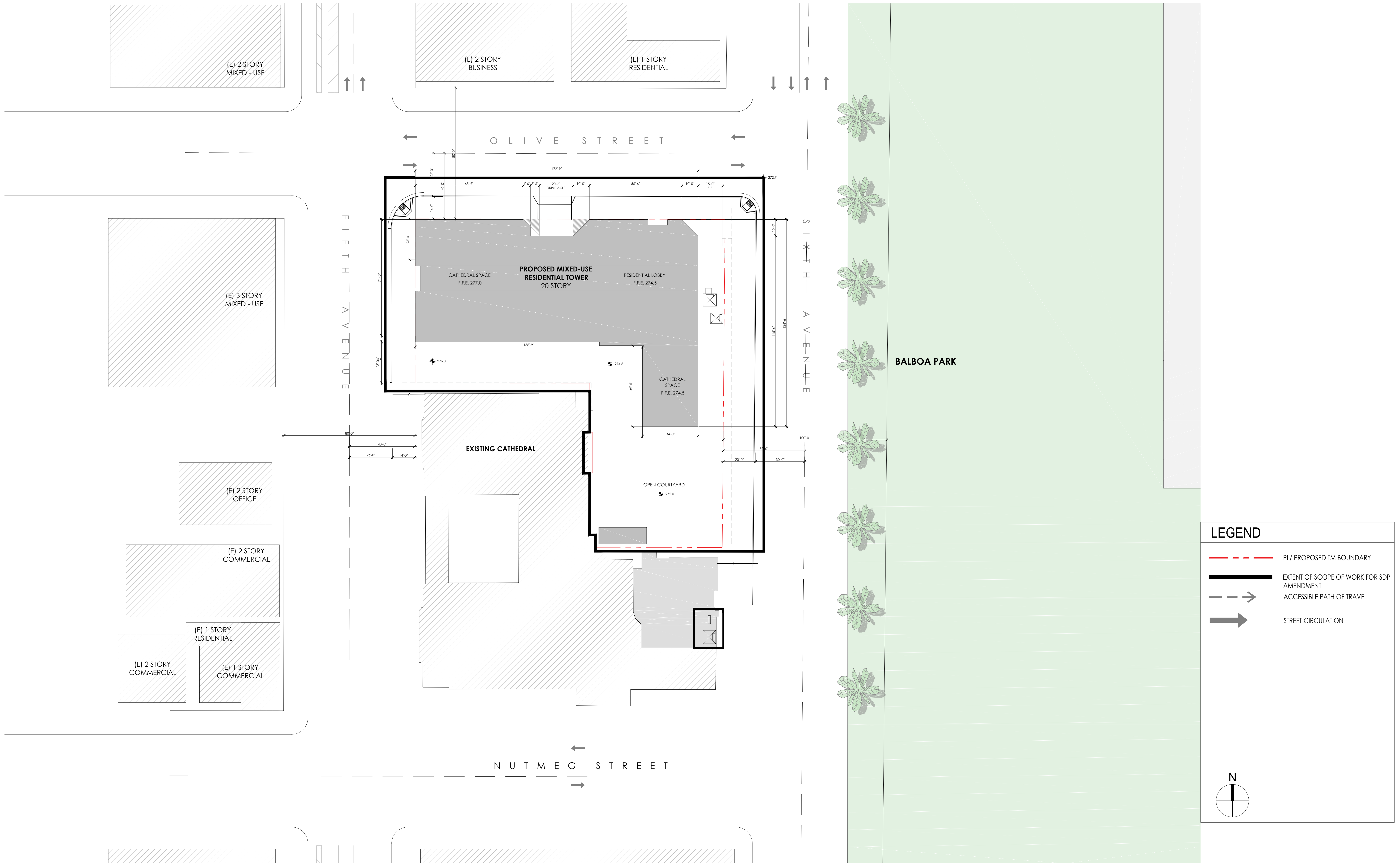
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Sheet 5 of 5
DEP#

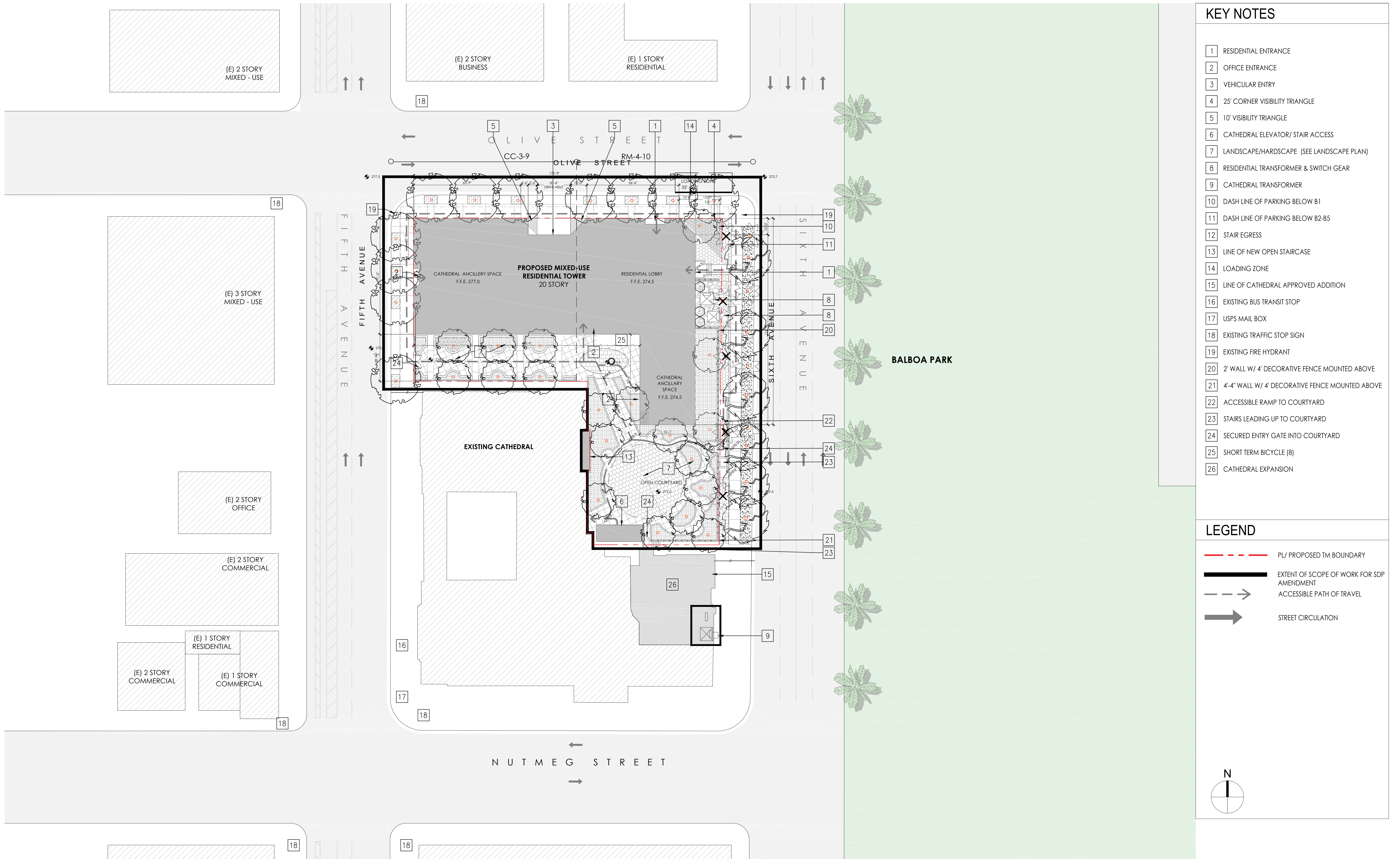


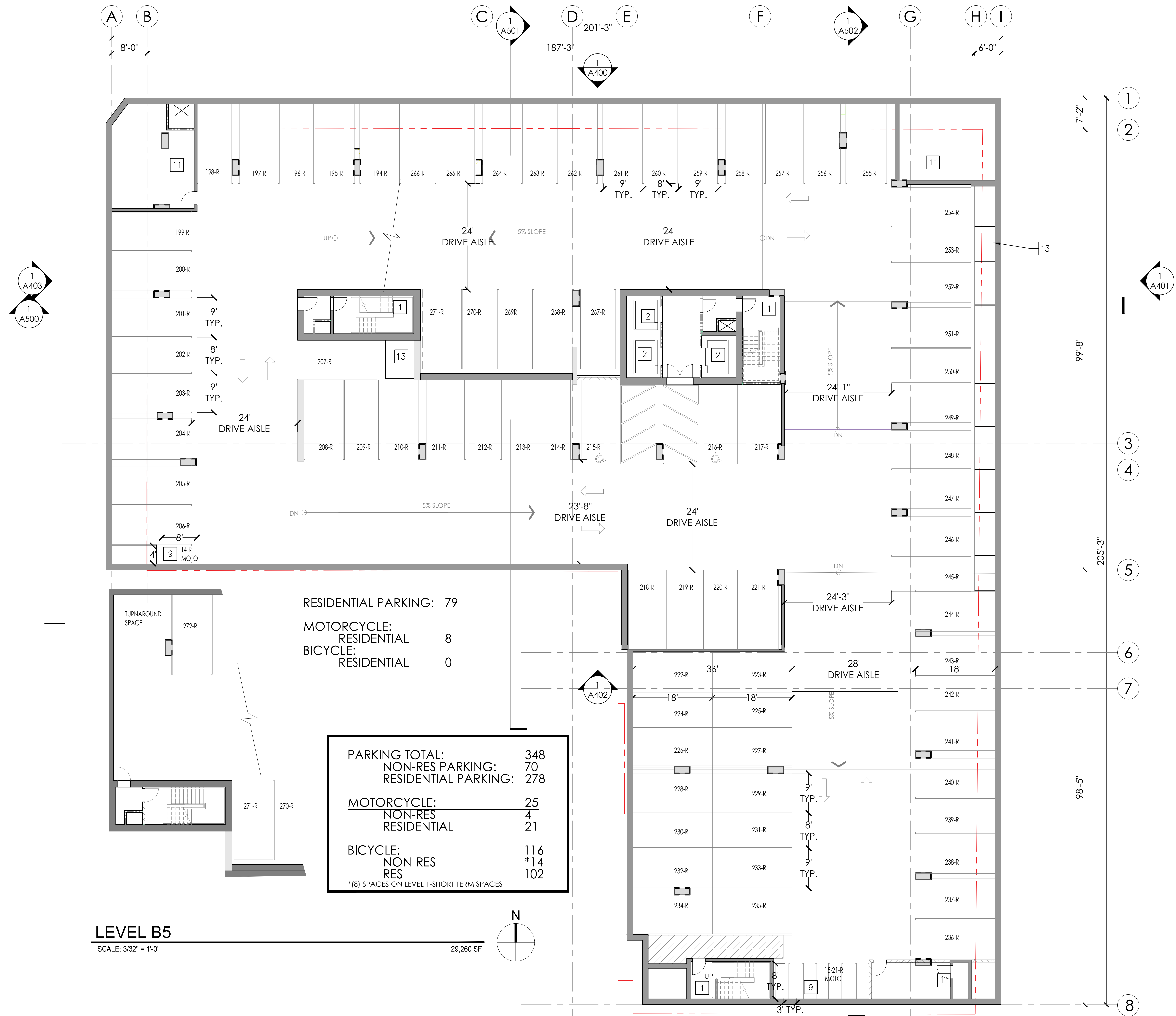












KEYNOTES

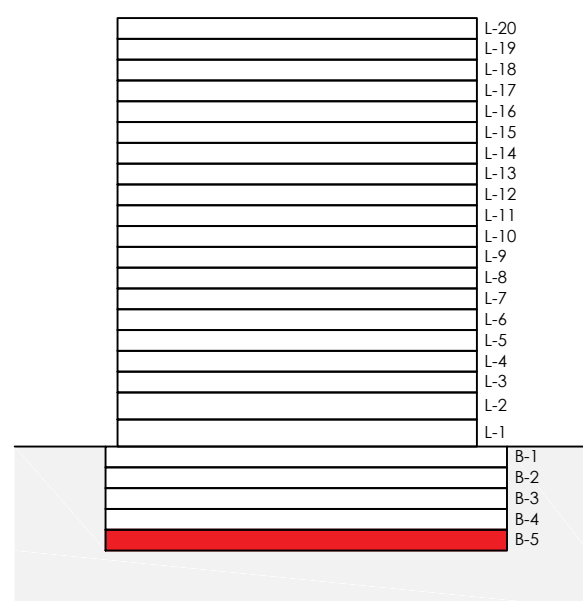
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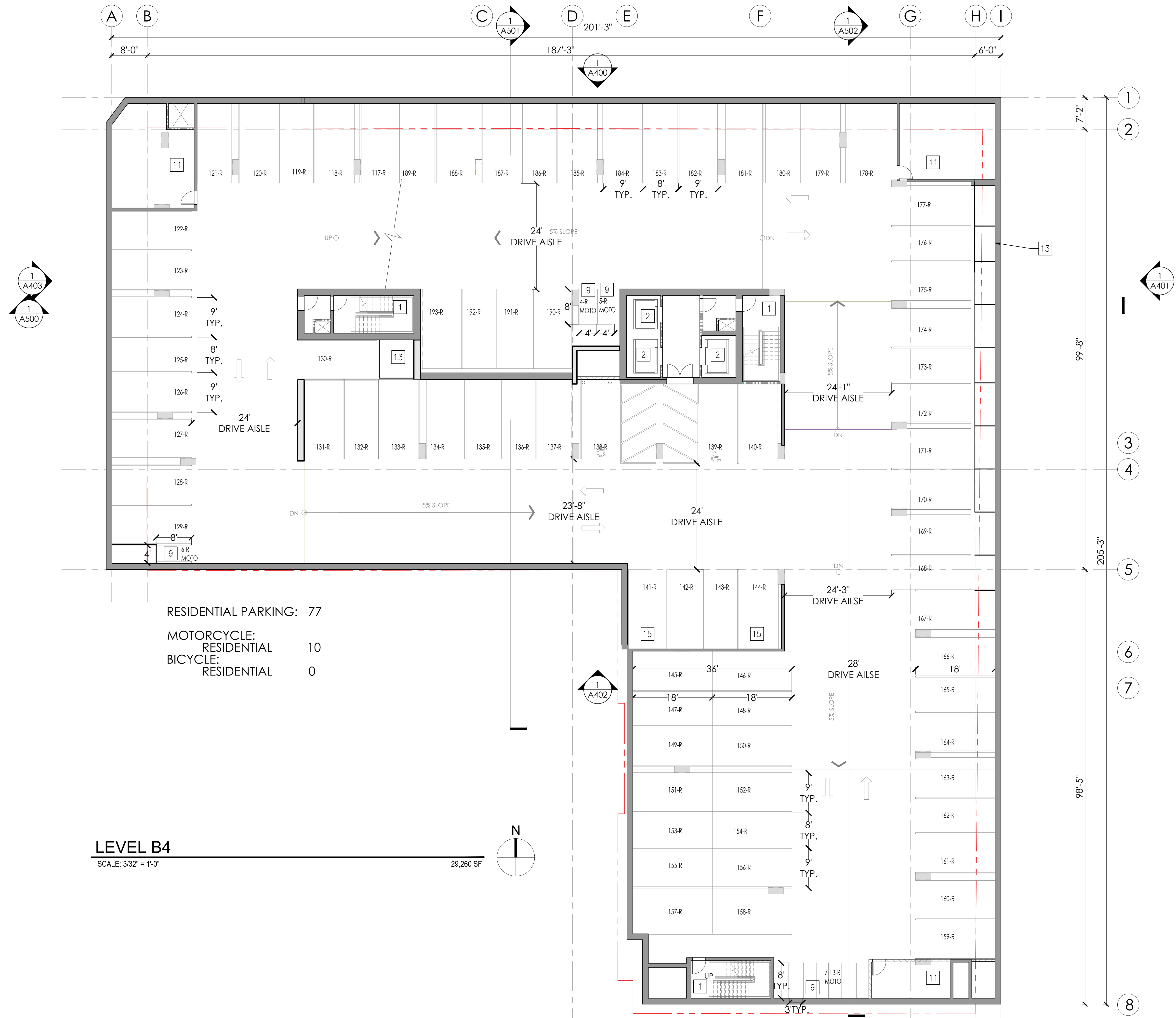
- 1 STAIRS
- 2 RESIDENTIAL USE ELEVATOR
- 3 CATHEDRAL USE ELEVATOR
- 4 VEHICULAR ENTRANCE
- 5 STORAGE
- 6 TRANSFORMER ABOVE (ON GRADE)
- 7 ELECTRICAL ROOM
- 8 TRASH ROOM
- 9 MOTORCYCLE PARKING
- 10 BICYCLE STORAGE
- 11 MECHANICAL ROOM
- 12 CLEARANCE FOR TRANSFORMER CONDUIT
- 13 PRIVATE STORAGE FOR UNIT (TYP.)
- 14 RESIDENTIAL GATE
- 15 EVCS - READY TO USE
- 16 CLEAN AIR/ VAN POOL
- 17 EMERGENCY GENERATOR
- 18 ELEVATOR ROOM
- 19 FIRE PUMP ROOM

LEGEND

- PROPERTY LINE
- LINE OF FIRST LEVEL
- LINE OF STRUCTURE BELOW (B2-B5)
- CATHEDRAL PARKING
- RESIDENTIAL GUEST PARKING
- RESIDENTIAL PARKING
- NO PARKING STRIPED AREA
- VEHICULAR CIRCULATION

KEY PLAN





RESIDENTIAL PARKING: 77
MOTORCYCLE:
RESIDENTIAL 10
BICYCLE:
RESIDENTIAL 0

LEVEL B4
SCALE: 3/32" = 1'-0" 29,260 SF

KEYNOTES

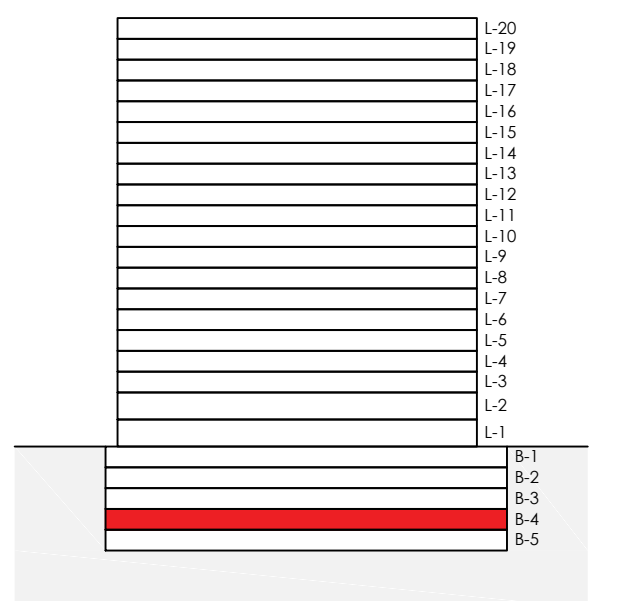
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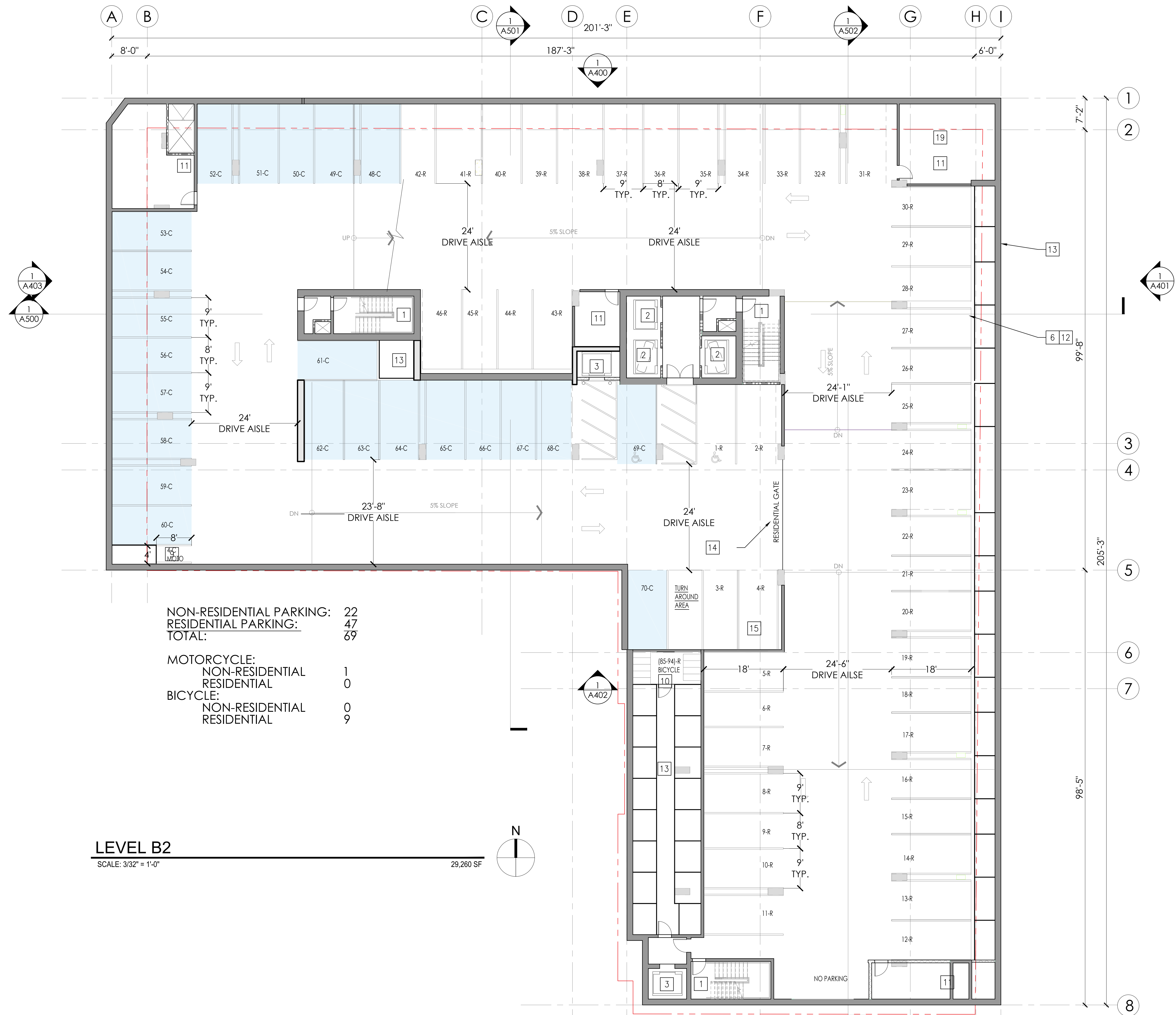
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- 13 PRIVATE STORAGE FOR UNIT (TYP.)
- 14 RESIDENTIAL GATE
- 15 EVCS - READY TO USE
- 16 CLEAN AIR/ VAN POOL
- 17 EMERGENCY GENERATOR
- 18 ELEVATOR ROOM
- 19 FIRE PUMP ROOM

LEGEND

- PROPERTY LINE
- LINE OF FIRST LEVEL
- LINE OF STRUCTURE BELOW (B2-B5)
- CATHEDRAL PARKING
- RESIDENTIAL GUEST PARKING
- RESIDENTIAL PARKING
- NO PARKING STRIPED AREA
- VEHICULAR CIRCULATION

KEY PLAN





KEYNOTES

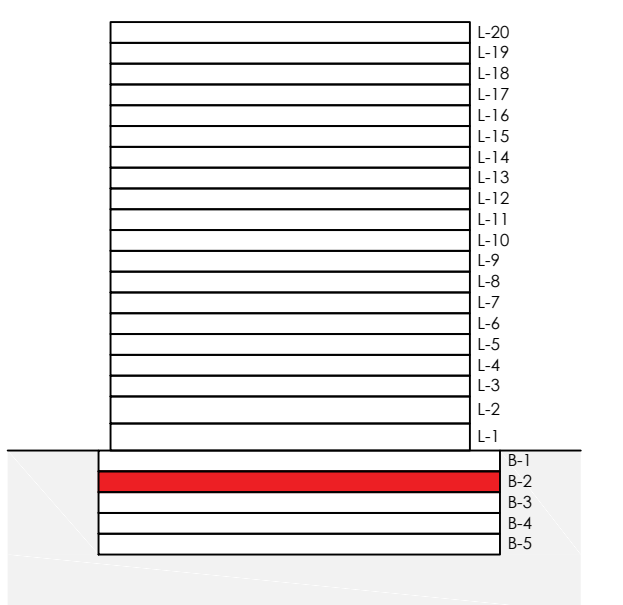
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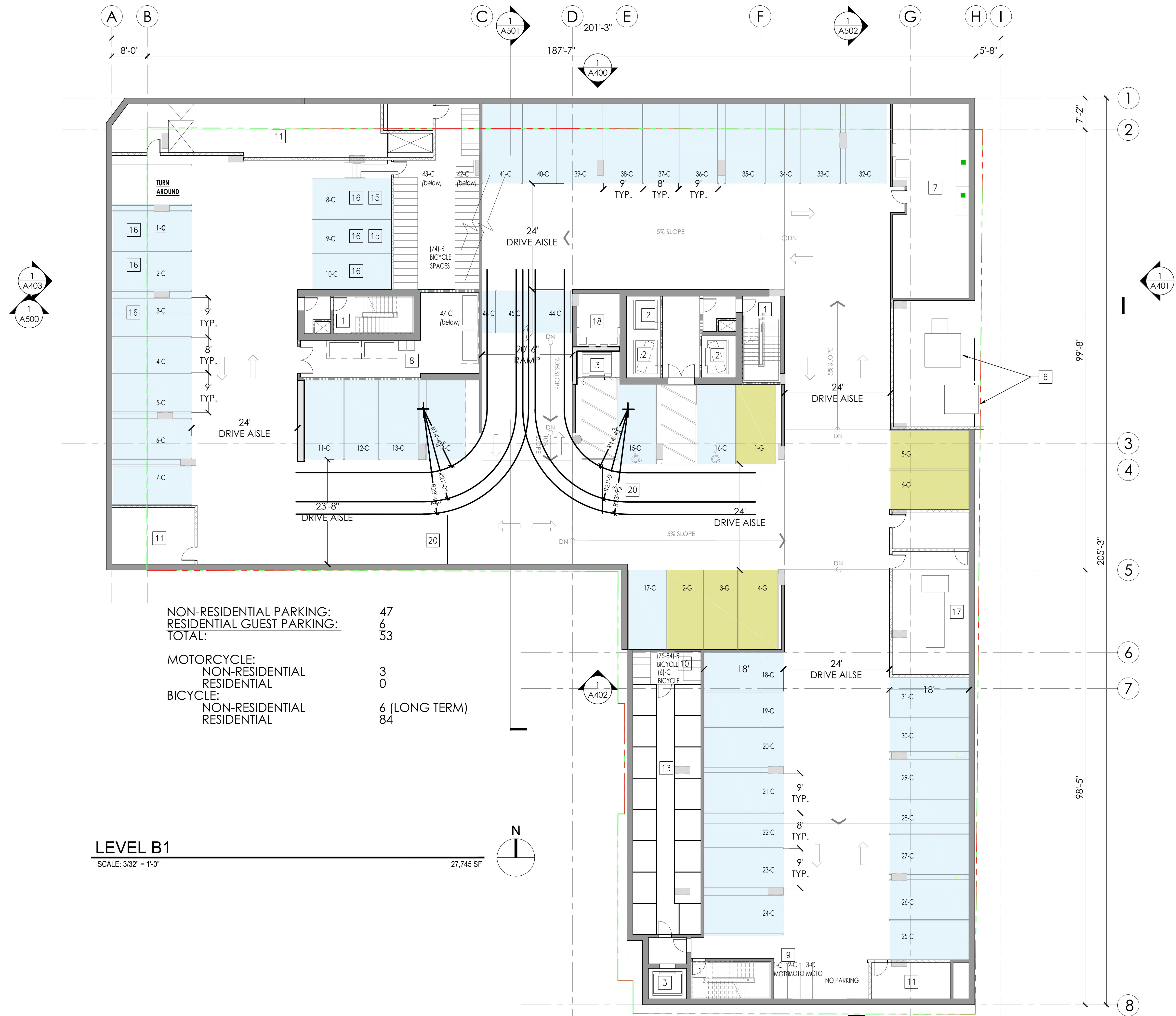
- 1 STAIRS
- 2 RESIDENTIAL USE ELEVATOR
- 3 CATHEDRAL USE ELEVATOR
- 4 VEHICULAR ENTRANCE
- 5 STORAGE
- 6 TRANSFORMER ABOVE (ON GRADE)
- 7 ELECTRICAL ROOM
- 8 TRASH ROOM
- 9 MOTORCYCLE PARKING
- 10 BICYCLE STORAGE
- 11 MECHANICAL ROOM
- 12 CLEARANCE FOR TRANSFORMER CONDUIT
- 13 PRIVATE STORAGE FOR UNIT (TYP.)
- 14 RESIDENTIAL GATE
- 15 EVCS - READY TO USE
- 16 CLEAN AIR/ VAN POOL
- 17 EMERGENCY GENERATOR
- 18 ELEVATOR ROOM
- 19 FIRE PUMP ROOM

LEGEND

- PROPERTY LINE
- LINE OF FIRST LEVEL
- LINE OF STRUCTURE BELOW (B2-B5)
- CATHEDRAL PARKING
- RESIDENTIAL GUEST PARKING
- RESIDENTIAL PARKING
- NO PARKING STRIPED AREA
- VEHICULAR CIRCULATION

KEY PLAN





KEYNOTES

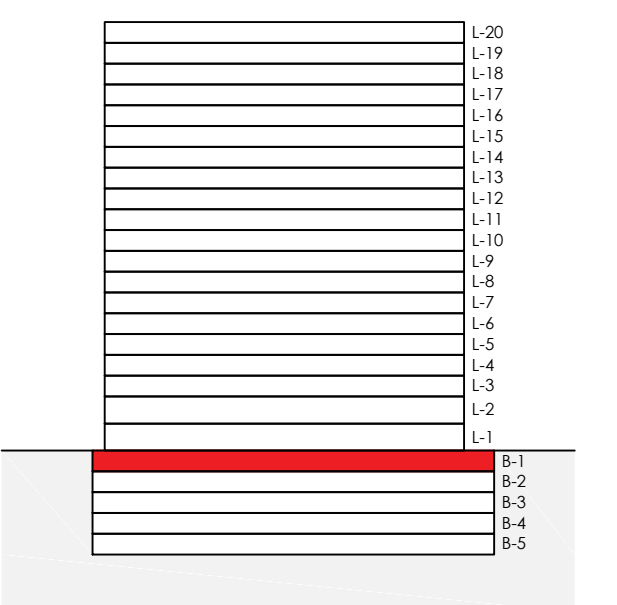
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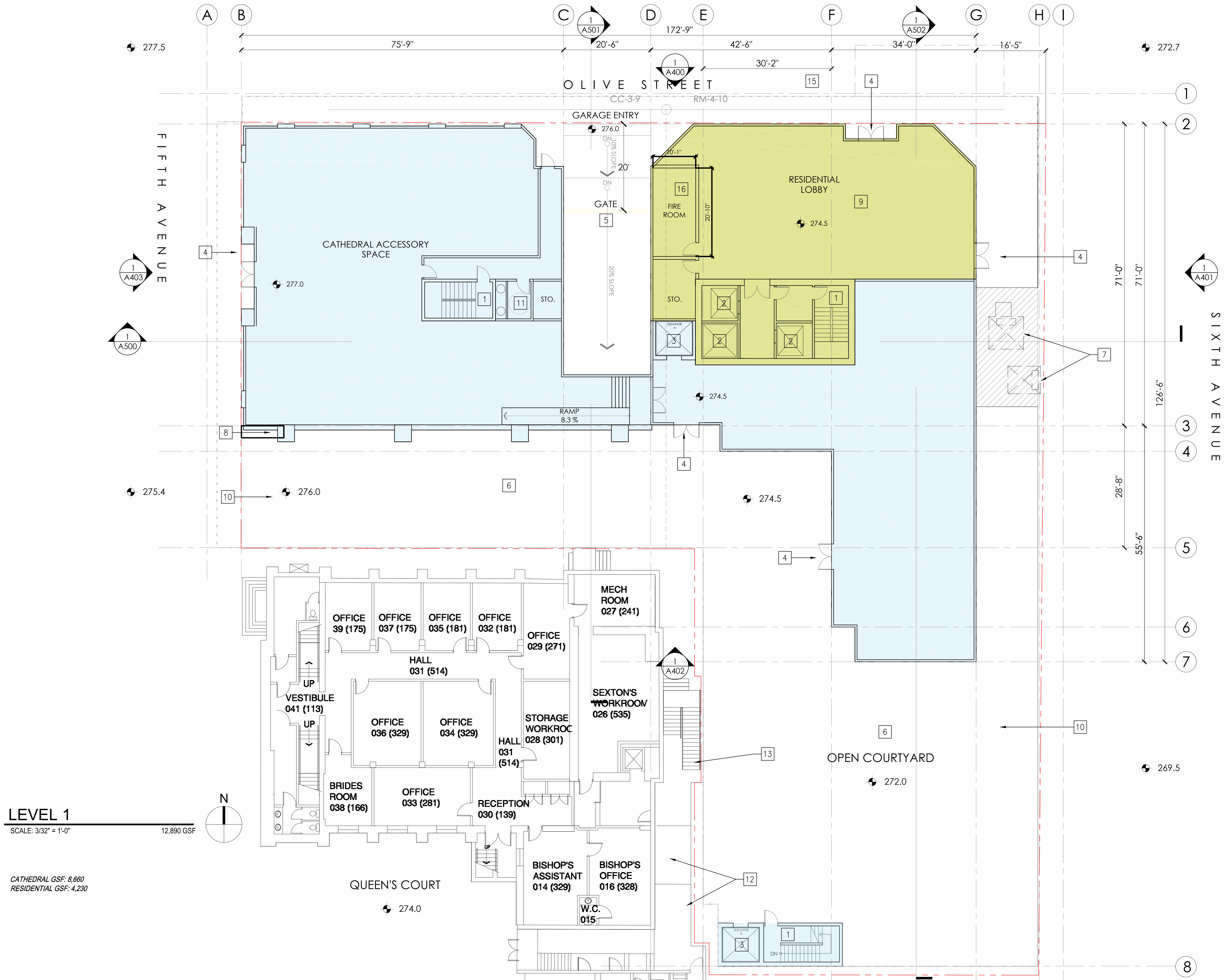
- 1 STAIRS
- 2 RESIDENTIAL USE ELEVATOR
- 3 CATHEDRAL USE ELEVATOR
- 4 VEHICULAR ENTRANCE
- 5 STORAGE
- 6 TRANSFORMER ABOVE (ON GRADE)
- 7 ELECTRICAL ROOM
- 8 TRASH ROOM
- 9 MOTORCYCLE PARKING
- 10 BICYCLE STORAGE
- 11 MECHANICAL ROOM
- 12 CLEARANCE FOR TRANSFORMER CONDUIT
- 13 PRIVATE STORAGE FOR UNIT (TYP.)
- 14 RESIDENTIAL GATE
- 15 EVCS - READY TO USE
- 16 CLEAN AIR/ VAN POOL
- 17 EMERGENCY GENERATOR
- 18 ELEVATOR ROOM
- 19 FIRE PUMP ROOM
- 20 STOP BAR

LEGEND

- PROPERTY LINE
- LINE OF FIRST LEVEL
- LINE OF STRUCTURE BELOW (B2-B5)
- CATHEDRAL PARKING
- RESIDENTIAL GUEST PARKING
- RESIDENTIAL PARKING
- NO PARKING STRIPED AREA
- VEHICULAR CIRCULATION

KEY PLAN





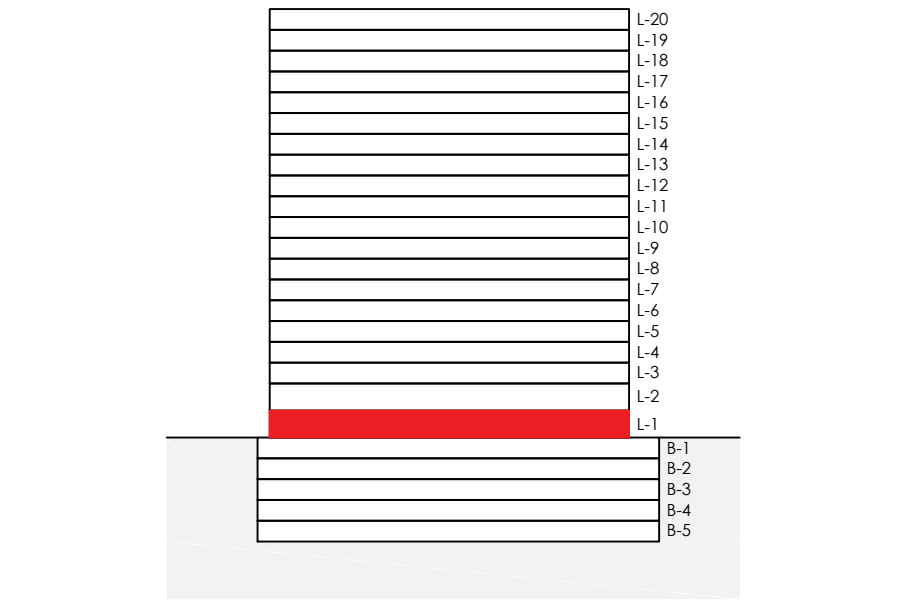
KEYNOTES

- 1 STAIRS
- 2 RESIDENTIAL USE ELEVATOR
- 3 CATHEDRAL USE ELEVATOR
- 4 ENTRY TO BUILDING
- 5 VEHICULAR ENTRY TO GARAGE
- 6 COURTYARD; SEE LANDSCAPE PLANS
- 7 ON-GRADE TRANSFORMERS
- 8 MODULAR WETLANDS
- 9 RESIDENTIAL LOBBY/ AMENITY SPACE
- 10 ENTRY TO COURTYARD; SEE LANDSCAPE PLANS
- 11 TRASH ROOM
- 12 EXISTING LANDING AND RAMP TO REMAIN
- 13 NEW STAIR
- 14 REPURPOSED CAST-IN-PLACE CONCRETE PANELS FROM EXISTING ADMIN BUILDING
- 15 1-OFF STREET PARKING SPACE 35'X12'
- 16 FIRE COMMAND CENTER 10'-1" X 20'-10"

LEGEND

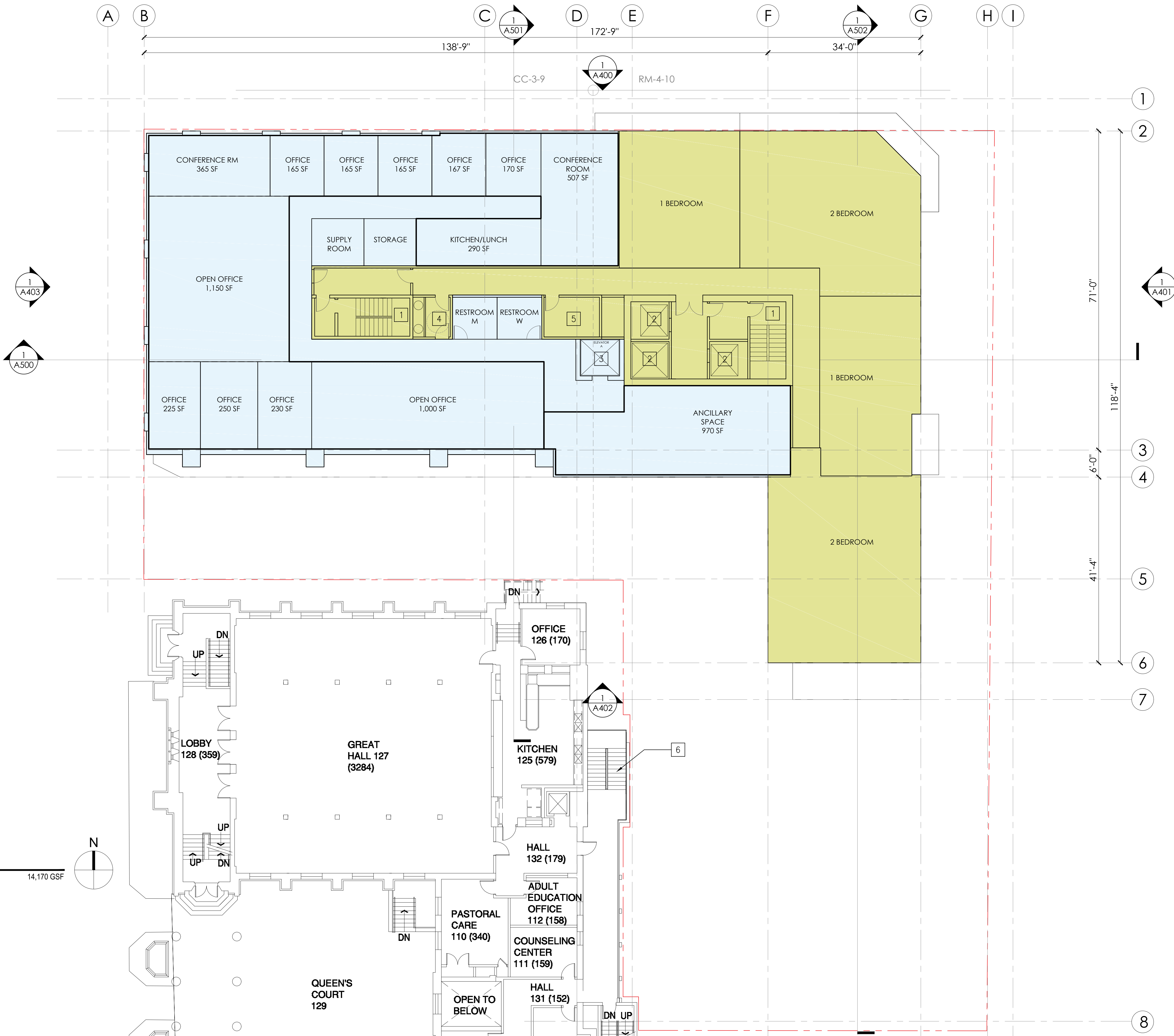
- PROPOSED PROPERTY LINE, PER LOT LINE ADJUSTMENT PARCEL MAP NO.
- PROPOSED CATHEDRAL OFFICE
- EXISTING CATHEDRAL OFFICE
- RESIDENTIAL

KEY PLAN



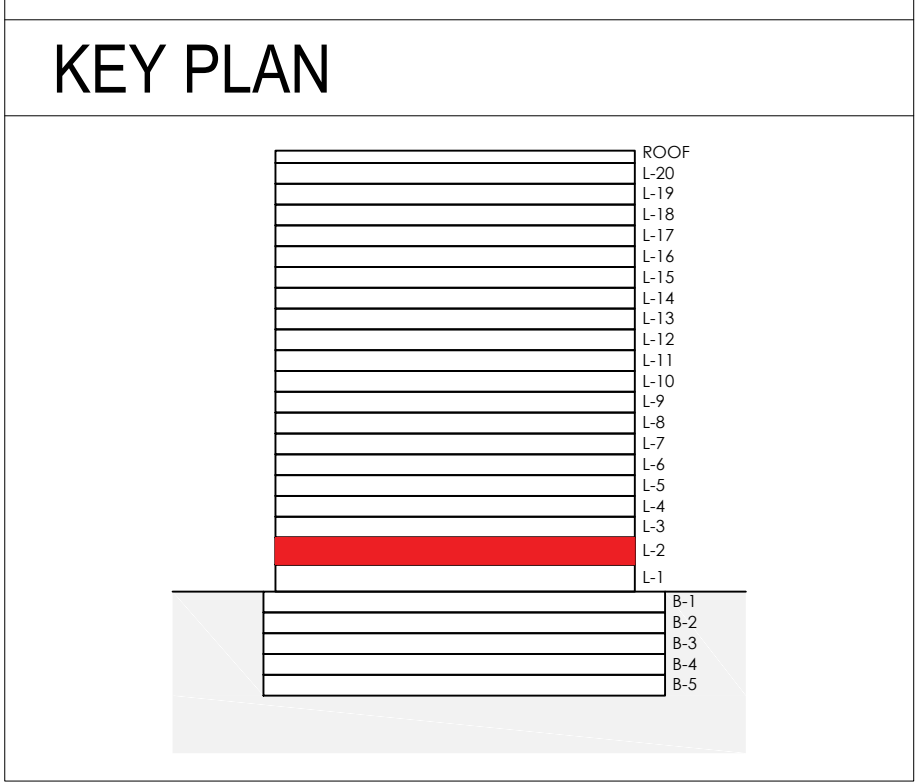
LEVEL 1
SCALE: 3/32" = 1'-0"

CATHEDRAL GSF: 8,660
RESIDENTIAL GSF: 4,230



- KEYNOTES**
- 1 STAIRS
 - 2 RESIDENTIAL USE ELEVATOR
 - 3 CATHEDRAL USE ELEVATOR
 - 4 TRASH
 - 5 MECHANICAL
 - 6 NEW STAIR
 - 7 REPURPOSED CAST-IN-PLACE CONCRETE PANELS FROM EXISTING ADMIN BUILDING

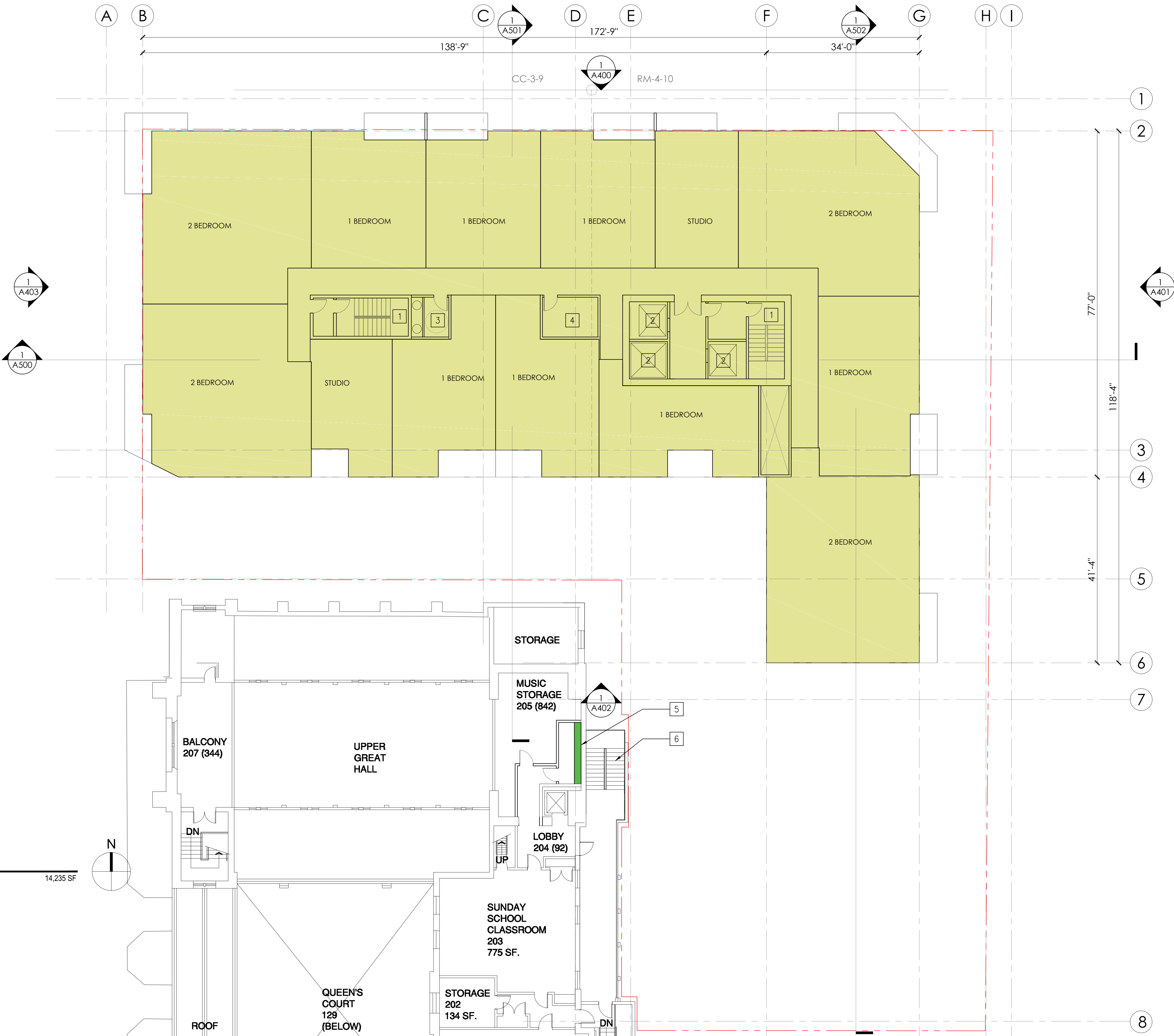
- LEGEND**
- PROPOSED PROPERTY LINE PER LOT LINE ADJUSTMENT PARCEL MAP NO.
 - CATHEDRAL OFFICE
 - RESIDENTIAL



LEVEL 2
SCALE: 3/32" = 1'-0"
14,170 GSF

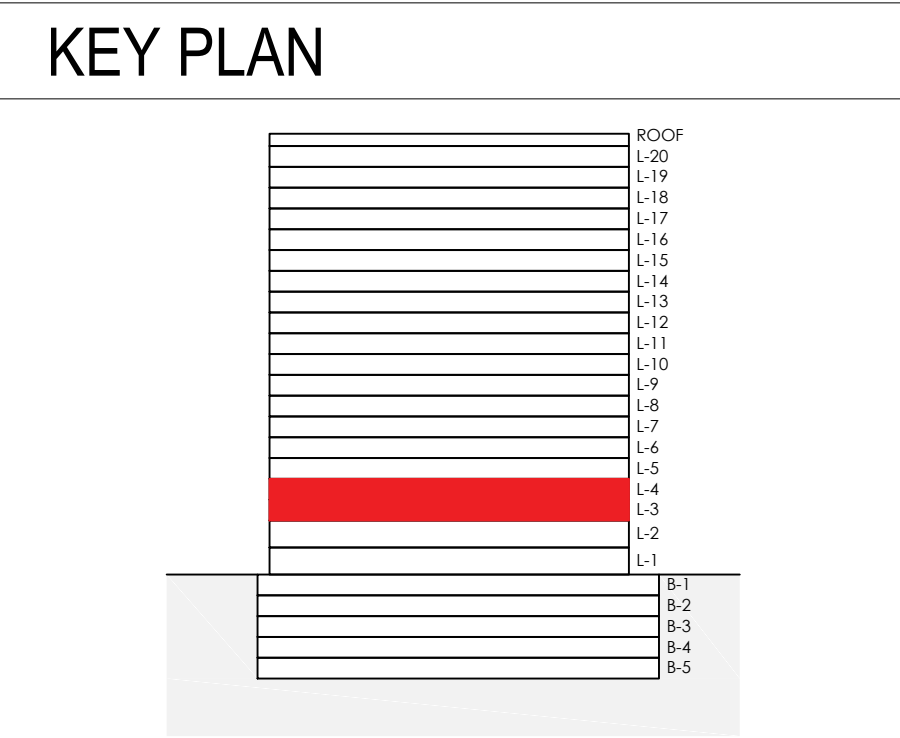
CATHEDRAL GSF: 7,530
RESIDENTIAL GSF: 6,640

UNIT MIX:
2 BEDROOM: 2
1 BEDROOM: 2
STUDIO: 0
4



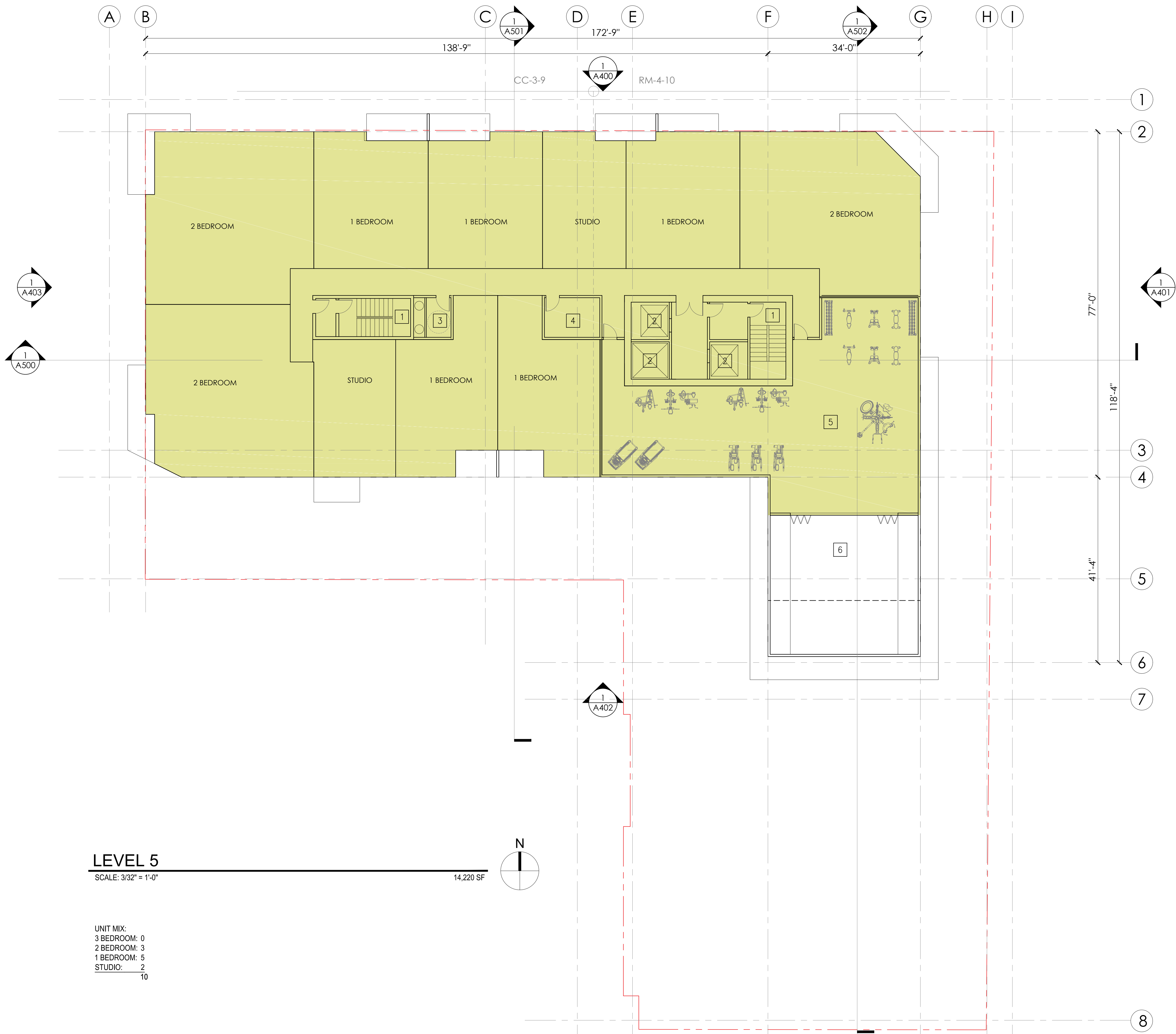
- KEYNOTES**
- 1 STAIRS
 - 2 RESIDENTIAL USE ELEVATOR
 - 3 TRASH
 - 4 MECHANICAL
 - 5 ELECTRICAL GEAR RELOCATION
 - 6 NEW STAIR (UP TO L3)
 - 7 REPURPOSED CAST-IN-PLACE CONCRETE PANELS FROM EXISTING ADMIN BUILDING

- LEGEND**
- PROPOSED PROPERTY LINE, PER LOT LINE ADJUSTMENT PARCEL MAP NO.
 - RESIDENTIAL



LEVEL 3 - 4
SCALE: 3/32" = 1'-0"
14,235 SF

UNIT MIX:
3 BEDROOM: 0/ FLR
2 BEDROOM: 4/ FLR
1 BEDROOM: 7/ FLR
STUDIO: 2/ FLR
13/ FLR
X 2 = 26



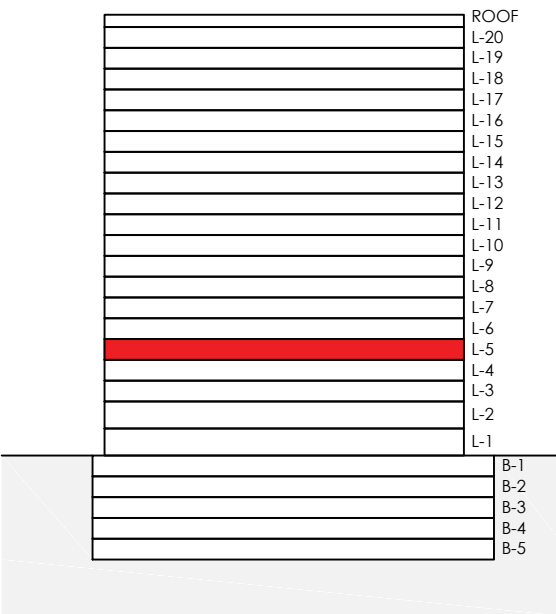
KEYNOTES

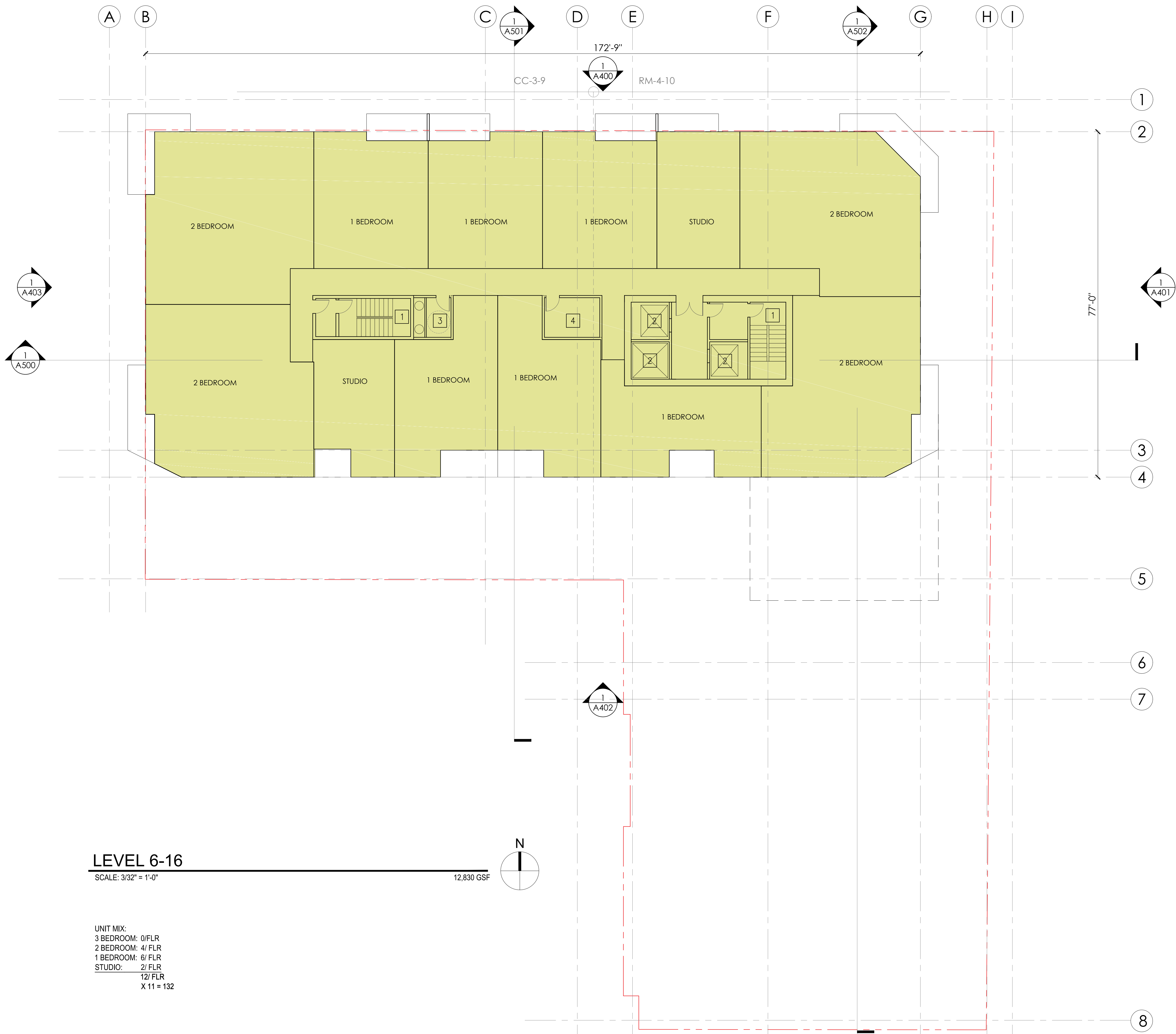
- 1 STAIRS
- 2 RESIDENTIAL USE ELEVATOR
- 3 TRASH
- 4 MECHANICAL
- 5 AMENITY SPACE - 2,225 SF
- 6 TERRACE - 750 SF

LEGEND

- PROPOSED PROPERTY LINE, PER LOT LINE ADJUSTMENT PARCEL MAP NO.
- RESIDENTIAL

KEY PLAN





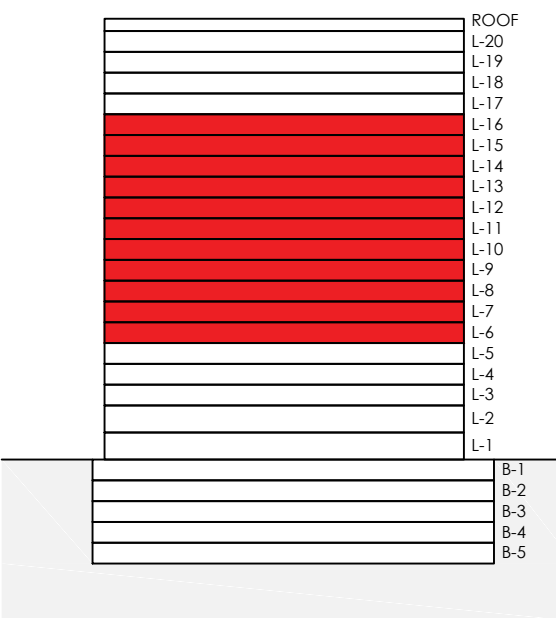
KEYNOTES

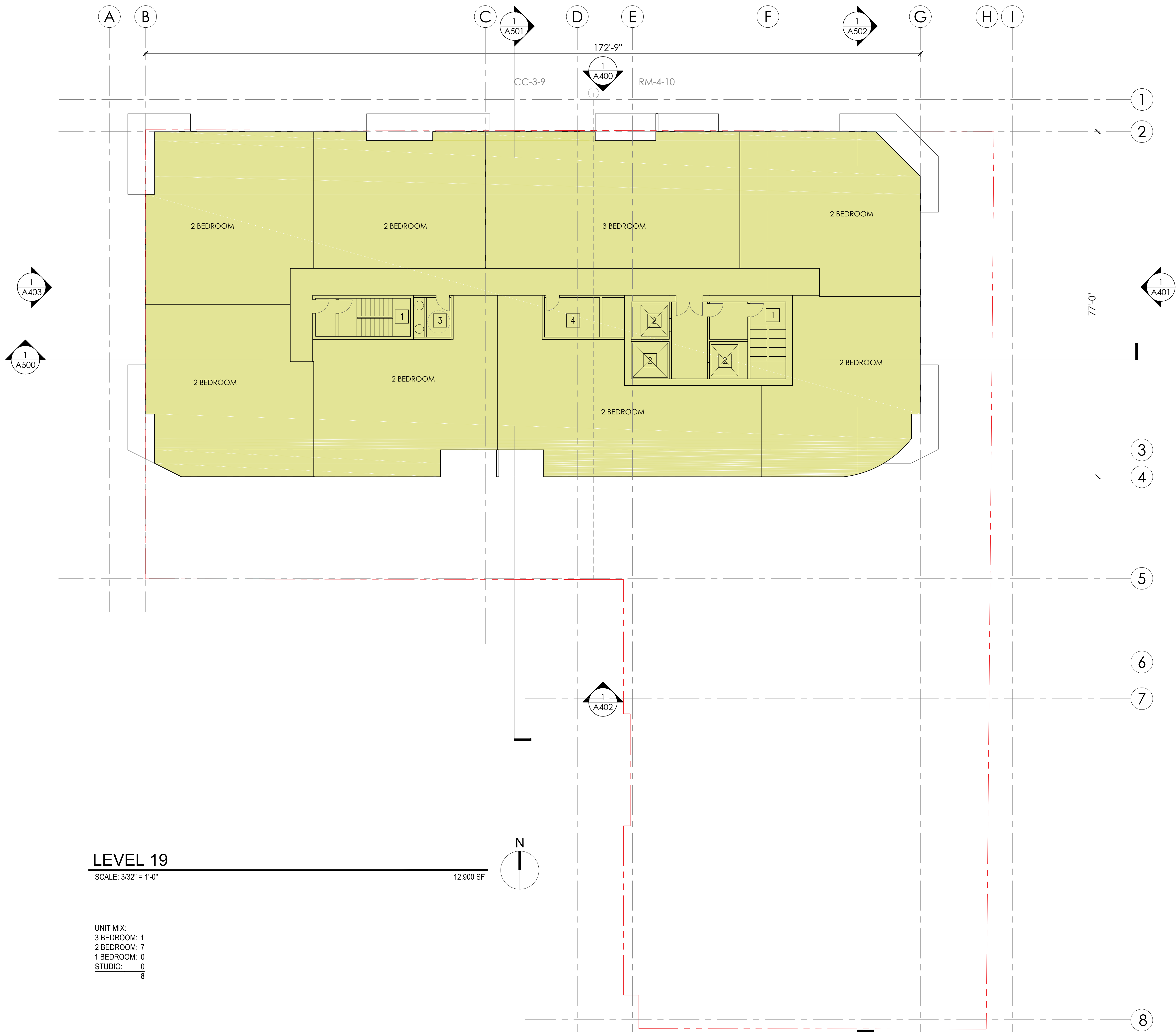
- 1 STAIRS
- 2 RESIDENTIAL USE ELEVATOR
- 3 TRASH
- 4 MECHANICAL

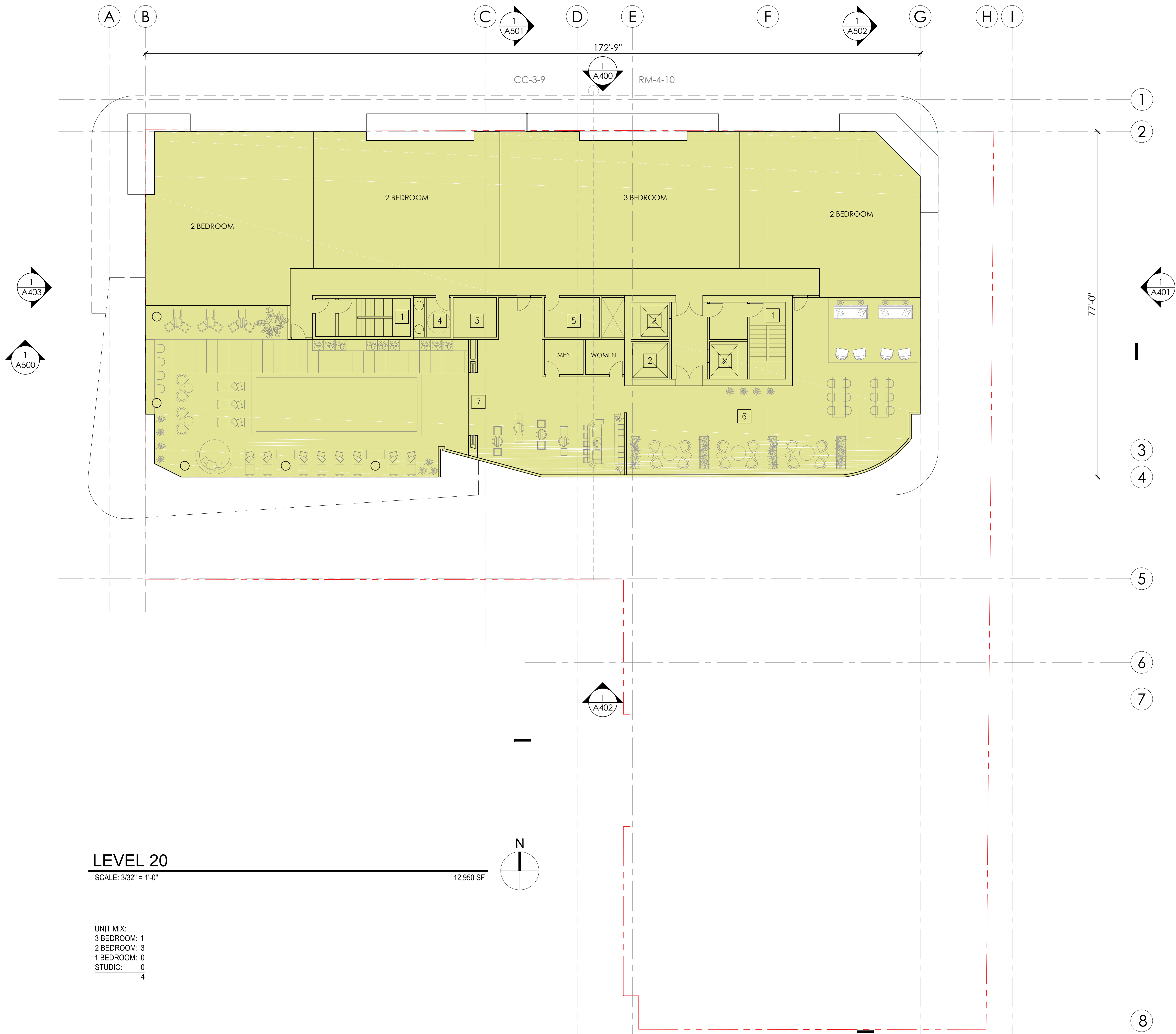
LEGEND

- PROPOSED PROPERTY LINE, PER LOT LINE ADJUSTMENT PARCEL MAP NO.
- RESIDENTIAL

KEY PLAN







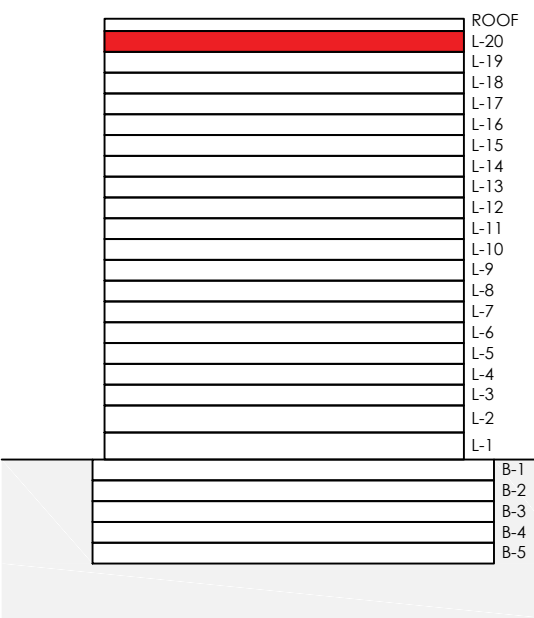
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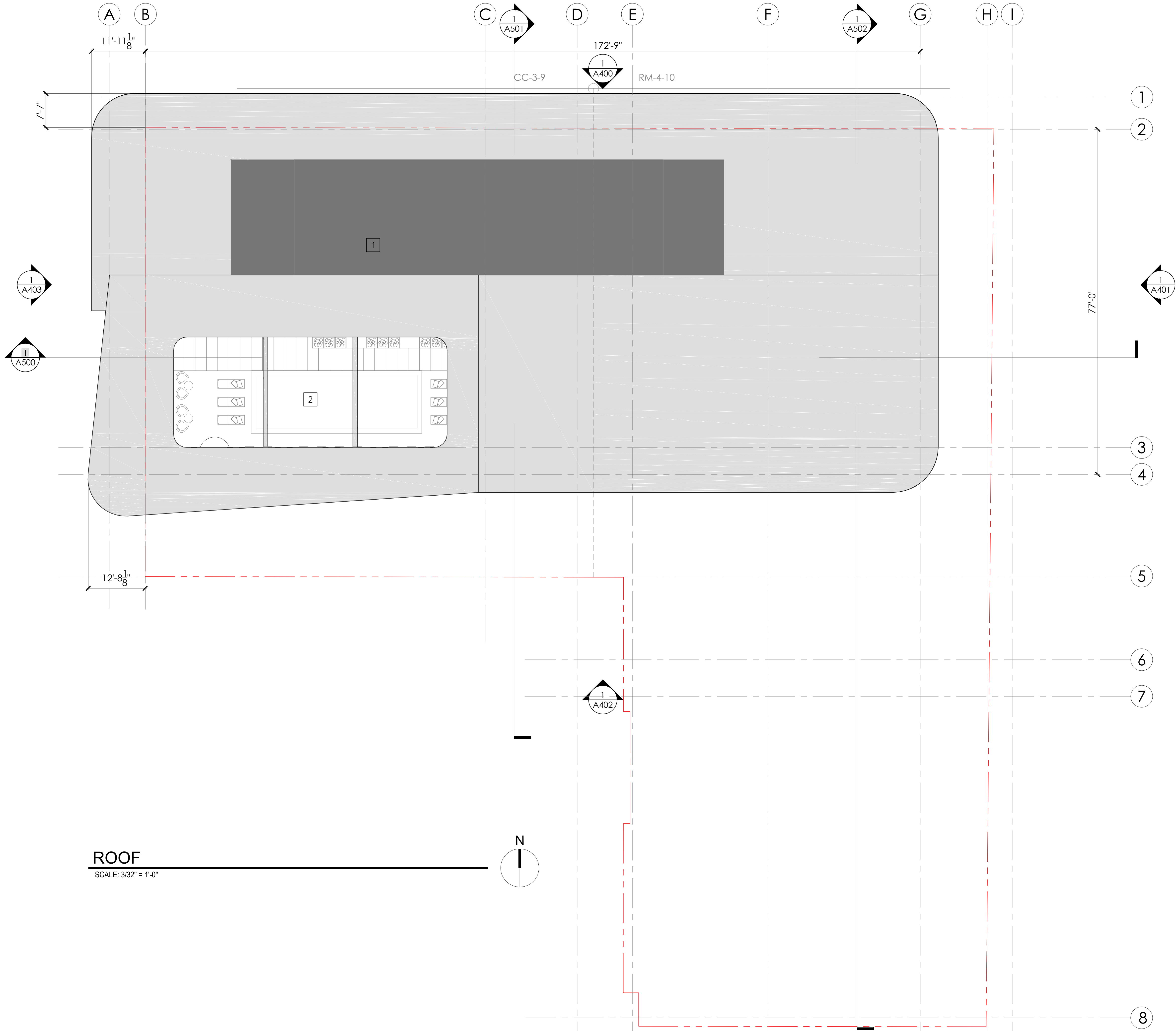
- 1 STAIRS
- 2 RESIDENTIAL USE ELEVATOR
- 3 STORAGE
- 4 TRASH
- 5 MECHANICAL
- 6 AMENITY SPACE - SKY LOUNGE - 2,615 SF
- 7 TERRACE- 2,615 SF

LEGEND

- PROPOSED PROPERTY LINE, PER LOT LINE ADJUSTMENT PARCEL MAP NO.
- RESIDENTIAL

KEY PLAN





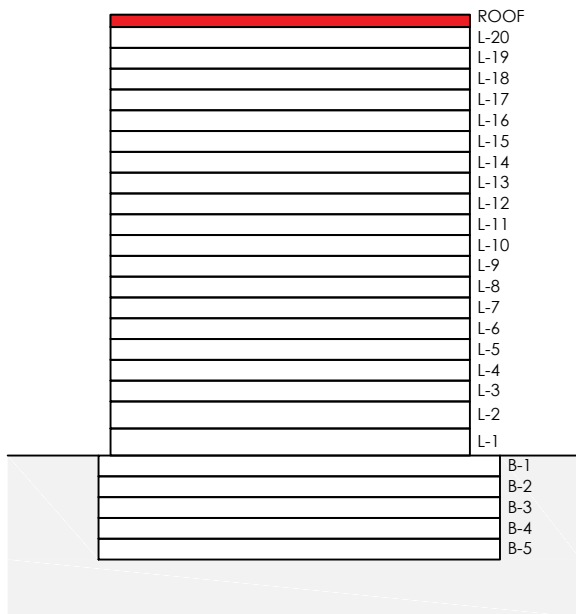
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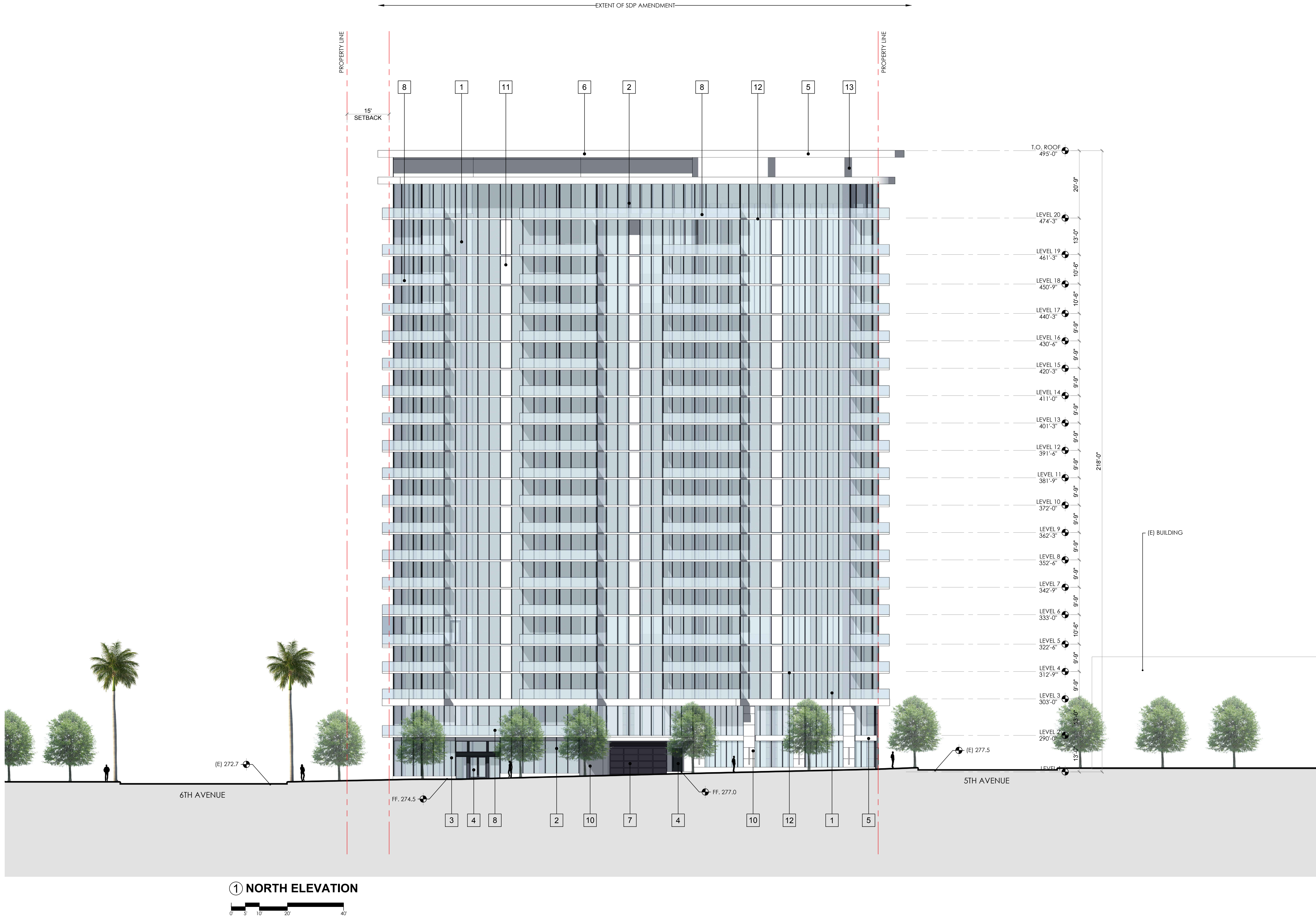
- 1 MECHANICAL EQUIPMENT
- 2 TERRACE BELOW

LEGEND

--- PROPOSED PROPERTY LINE, PER LOT LINE ADJUSTMENT PARCEL MAP NO.

KEY PLAN





KEY NOTES

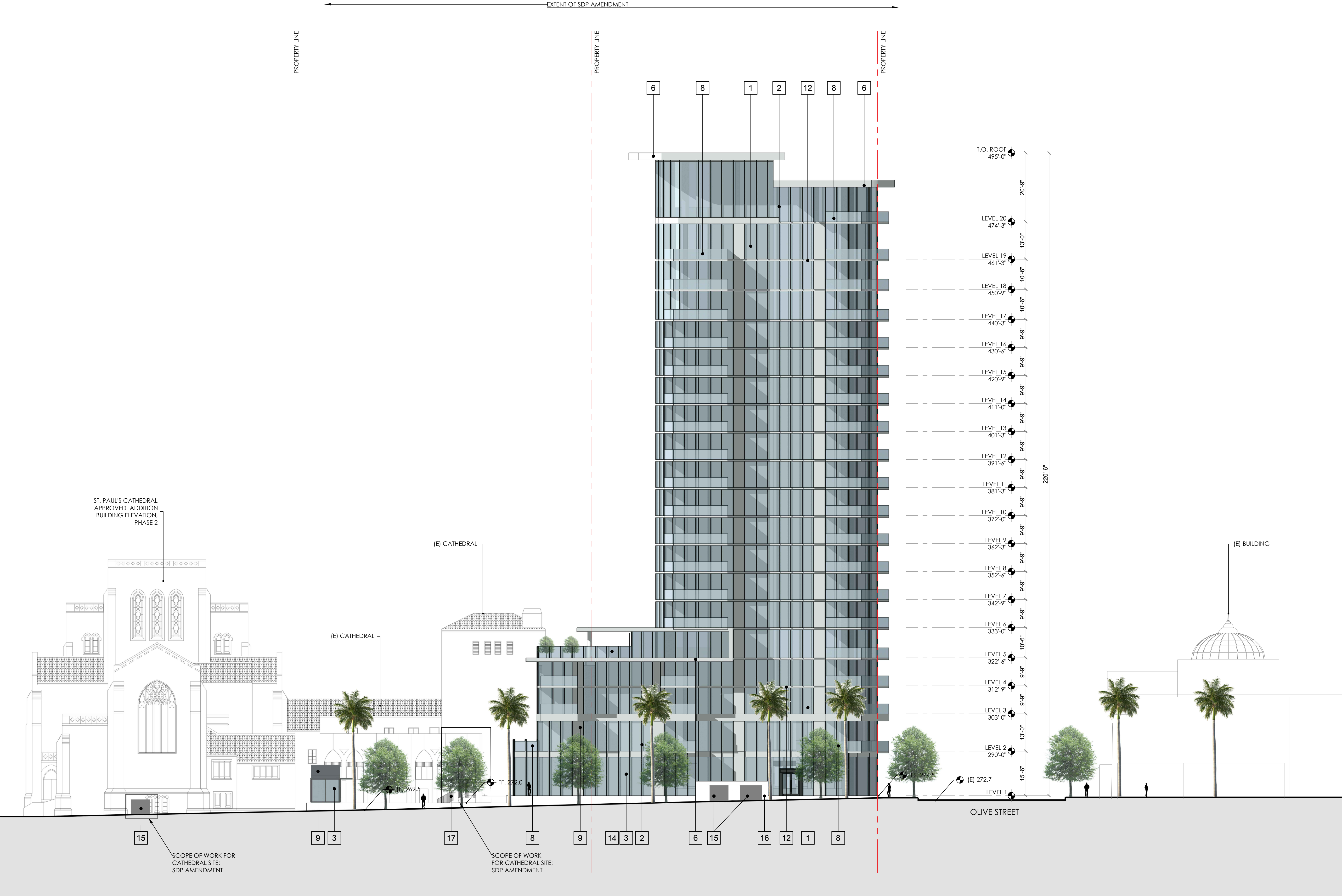
(NOT ALL KEYNOTES MAY BE USED ON THIS SHEET)

- 1 WINDOW WALL SYSTEM
- 2 ALUMINUM MULLION
- 3 STOREFRONT GLAZING SYSTEM
- 4 METAL/ GLASS DOOR
- 5 METAL CANOPY
- 6 METAL OR STUCCO TRIM
- 7 PARKING GARAGE DOOR
- 8 GLASS GUARDRAIL 42"
- 9 COMPOSITE METAL PANEL
- 10 STONE TILE
- 11 SPANDREL GLASS
- 12 EXPOSED CONCRETE SLAB
- 13 METAL COLUMN
- 14 ROOF DECK GLASS GUARDRAIL
- 15 TRANSFORMER
- 16 TRANSFORMER ENCLOSURE- 5' WALL
- 17 PROPOSED NEW STAIRCASE W/ REPURPOSED CAST-IN-PLACE CONCRETE PANELS FROM EXISTING ADMIN. BUILDING
- 18 NEW METAL STAIR

LEGEND

--- PROPERTY LINE

KEY PLAN



KEY NOTES

(NOT ALL KEYNOTES MAY BE USED ON THIS SHEET)

- 1 WINDOW WALL SYSTEM
- 2 ALUMINUM MULLION
- 3 STOREFRONT GLAZING SYSTEM
- 4 METAL/ GLASS DOOR
- 5 METAL CANOPY
- 6 METAL OR STUCCO TRIM
- 7 PARKING GARAGE DOOR
- 8 GLASS GUARDRAIL 42"
- 9 COMPOSITE METAL PANEL
- 10 STONE TILE
- 11 SPANDREL GLASS
- 12 EXPOSED CONCRETE SLAB
- 13 METAL COLUMN
- 14 ROOF DECK GLASS GUARDRAIL
- 15 TRANSFORMER
- 16 TRANSFORMER ENCLOSURE- 5' WALL
- 17 PROPOSED NEW STAIRCASE W/ REPURPOSED CAST-IN-PLACE CONCRETE PANELS FROM EXISTING ADMIN. BUILDING
- 18 NEW METAL STAIR

LEGEND

--- PROPERTY LINE

KEY PLAN



① SOUTH ELEVATION

KEY NOTES

(NOT ALL KEYNOTES MAY BE USED ON THIS SHEET)

- 1 WINDOW WALL SYSTEM
- 2 ALUMINUM MULLION
- 3 STOREFRONT GLAZING SYSTEM
- 4 METAL/ GLASS DOOR
- 5 METAL CANOPY
- 6 METAL OR STUCCO TRIM
- 7 PARKING GARAGE DOOR
- 8 GLASS GUARDRAIL 42"
- 9 COMPOSITE METAL PANEL
- 10 STONE TILE
- 11 SPANDREL GLASS
- 12 EXPOSED CONCRETE SLAB
- 13 METAL COLUMN
- 14 ROOF DECK GLASS GUARDRAIL
- 15 TRANSFORMER
- 16 TRANSFORMER ENCLOSURE- 5' WALL
- 17 PROPOSED NEW STAIRCASE W/ REPURPOSED CAST-IN-PLACE CONCRETE PANELS FROM EXISTING ADMIN. BUILDING
- 18 NEW METAL STAIR

LEGEND

--- PROPERTY LINE

KEY PLAN



KEY NOTES

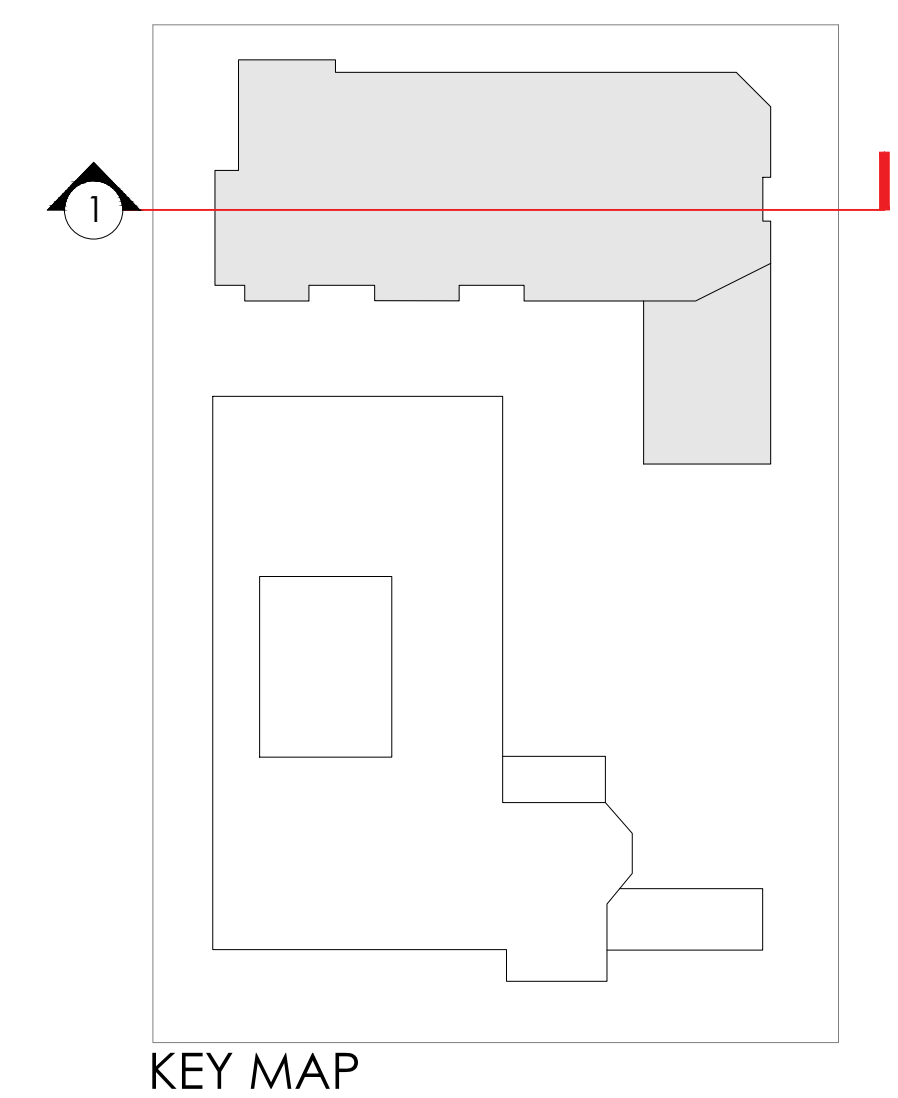
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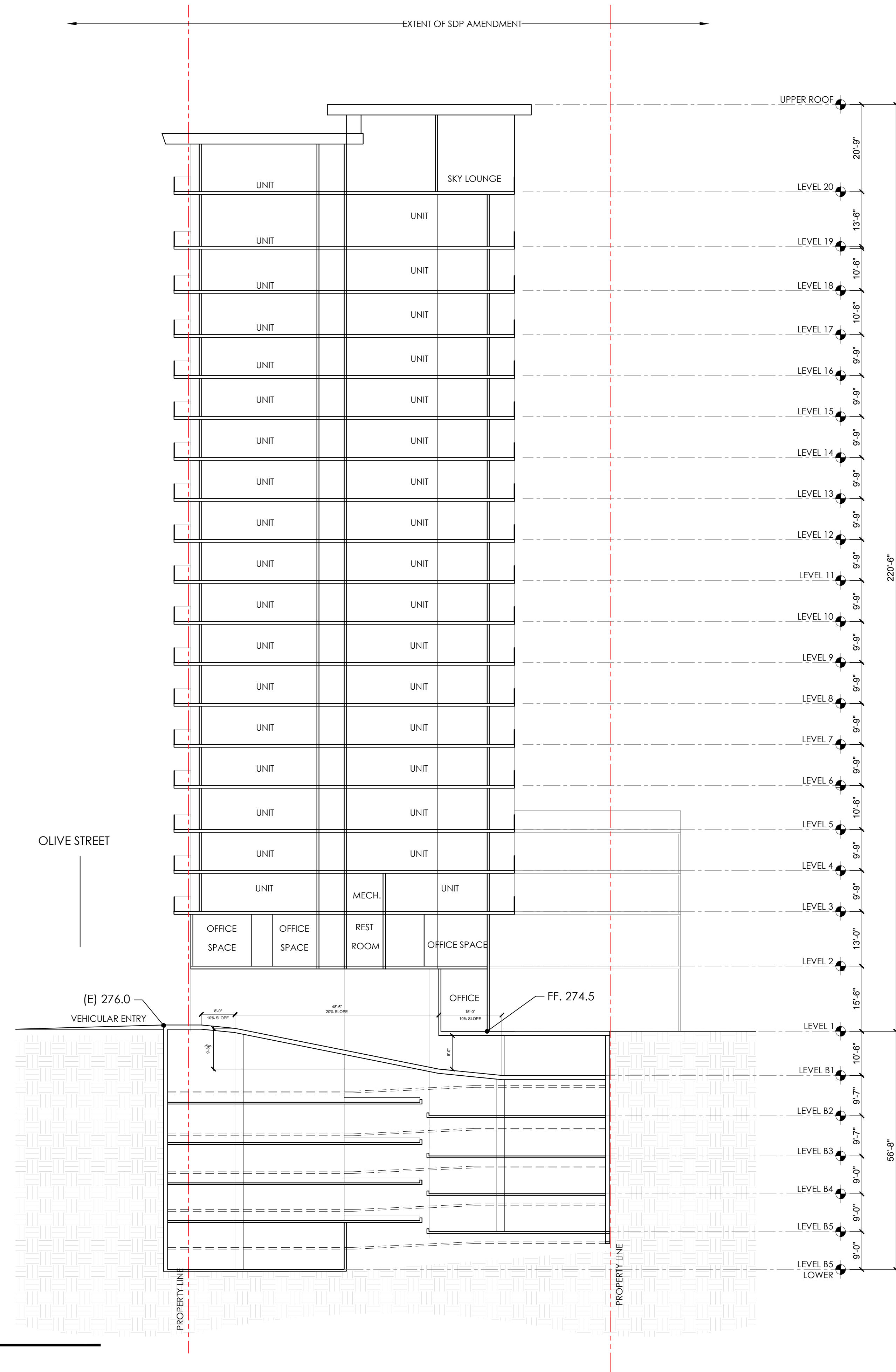
- 1 WINDOW WALL SYSTEM
- 2 ALUMINUM MULLION
- 3 STOREFRONT GLAZING SYSTEM
- 4 METAL/ GLASS DOOR
- 5 METAL CANOPY
- 6 METAL OR STUCCO TRIM
- 7 PARKING GARAGE DOOR
- 8 GLASS GUARDRAIL 42"
- 9 COMPOSITE METAL PANEL
- 10 STONE TILE
- 11 SPANDREL GLASS
- 12 EXPOSED CONCRETE SLAB
- 13 METAL COLUMN
- 14 ROOF DECK GLASS GUARDRAIL
- 15 TRANSFORMER
- 16 TRANSFORMER ENCLOSURE- 5' WALL
- 17 PROPOSED NEW STAIRCASE W/ REPURPOSED CAST-IN-PLACE CONCRETE PANELS FROM EXISTING ADMIN. BUILDING
- 18 NEW METAL STAIR

LEGEND

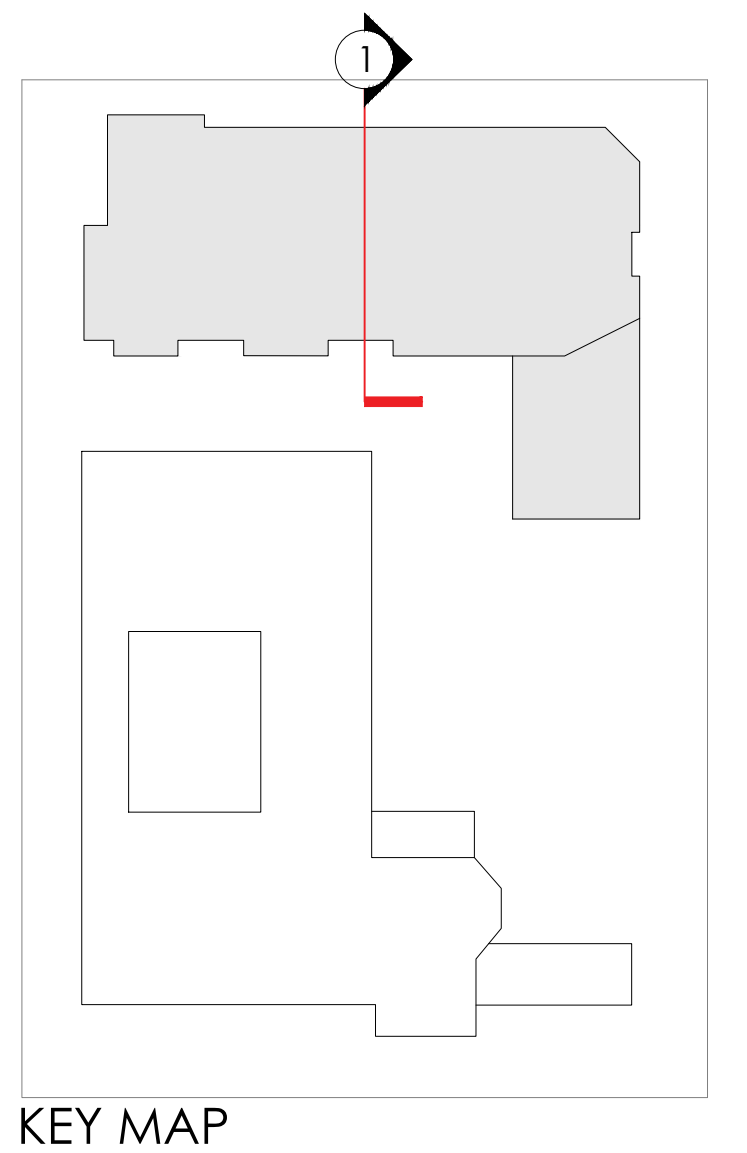
--- PROPERTY LINE

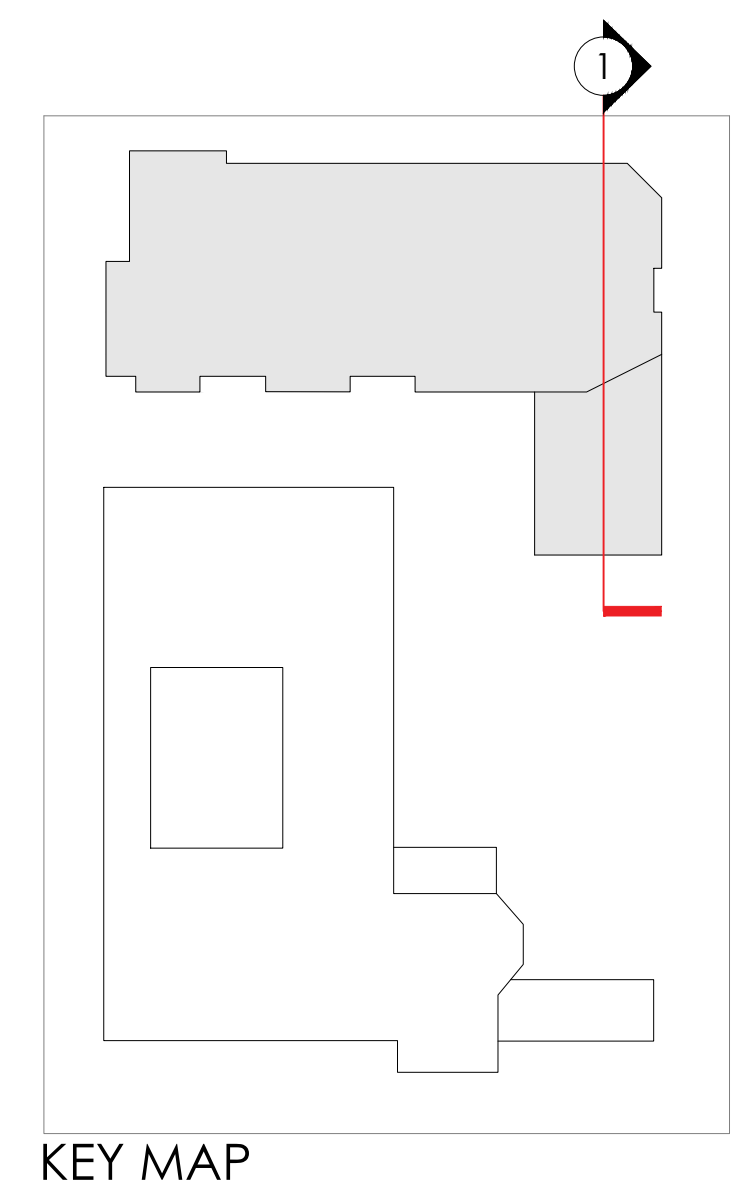
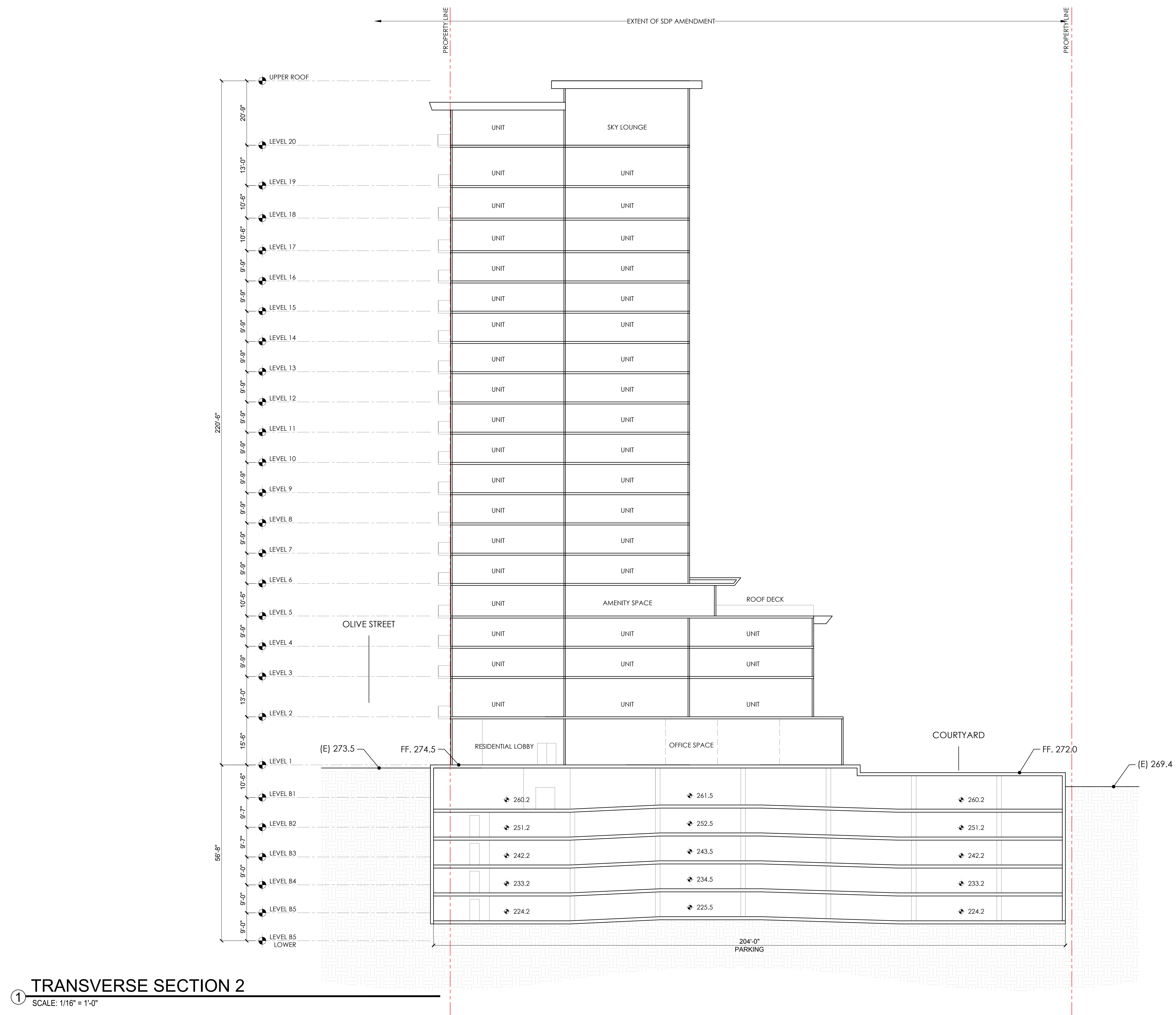
KEY PLAN





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

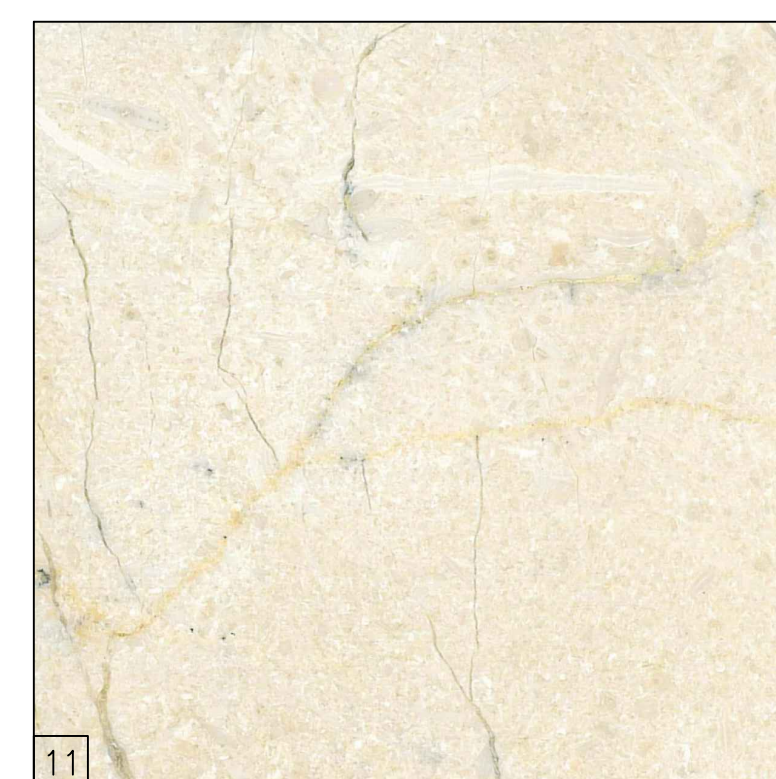
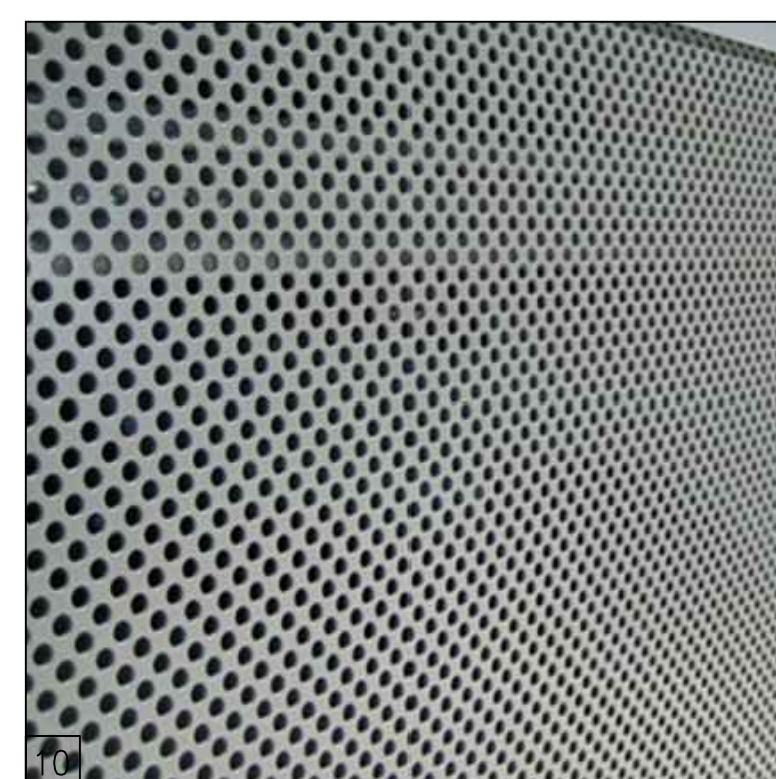
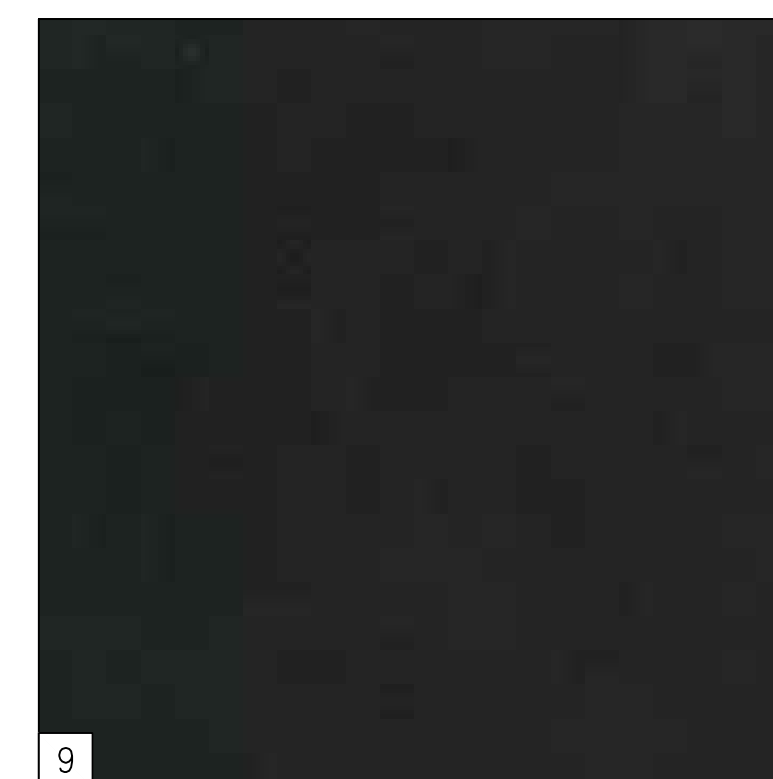
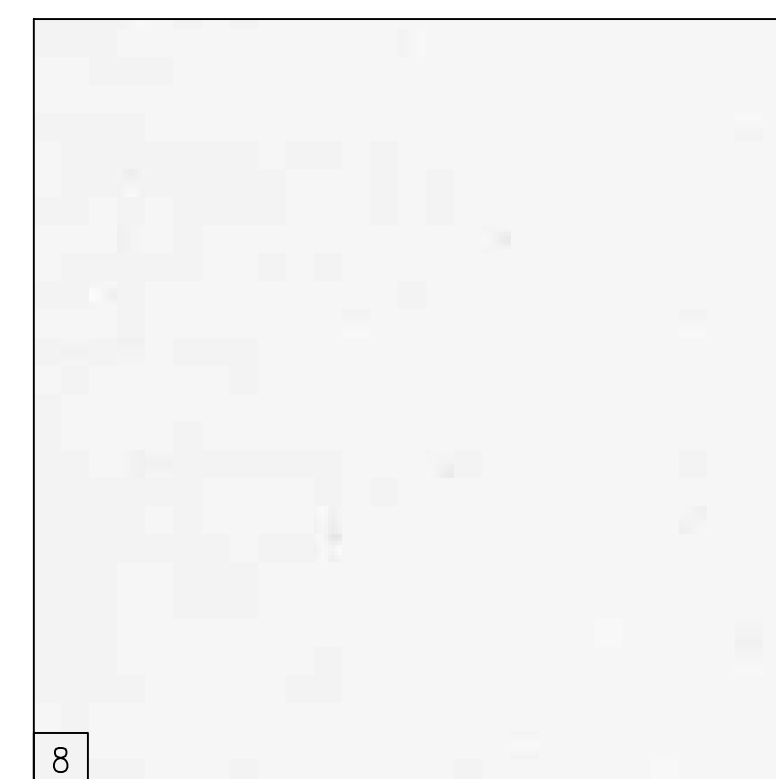
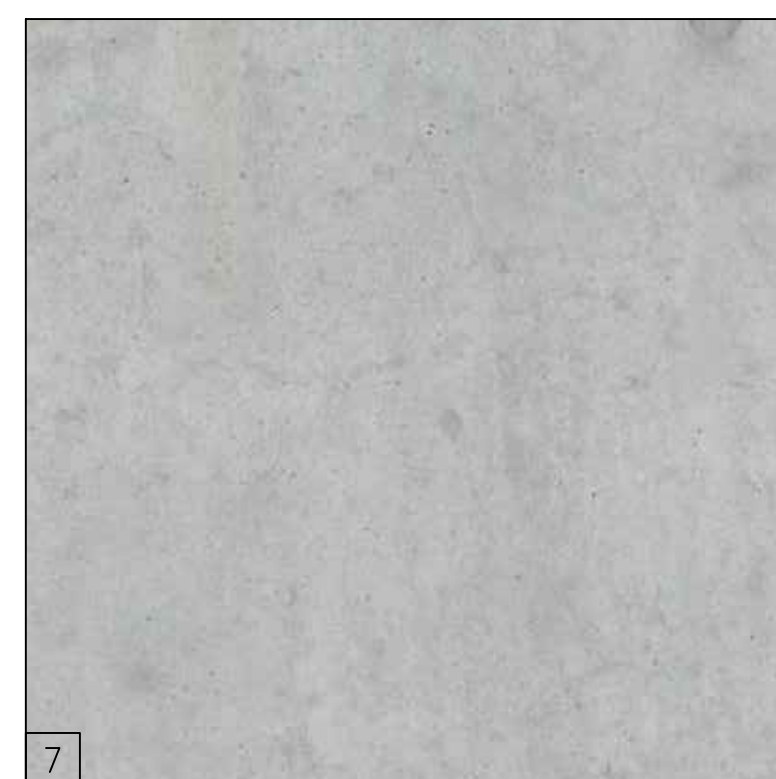
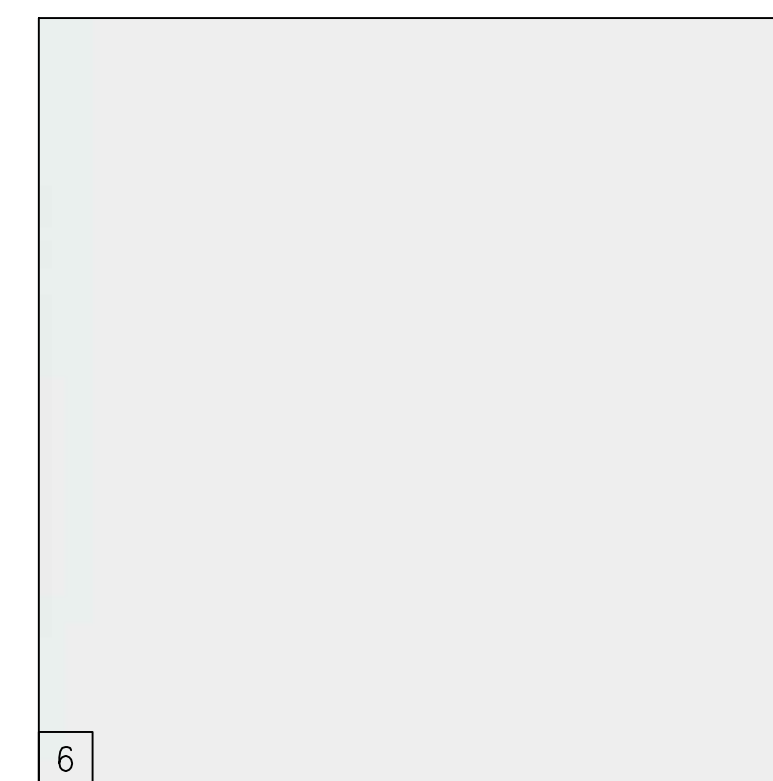
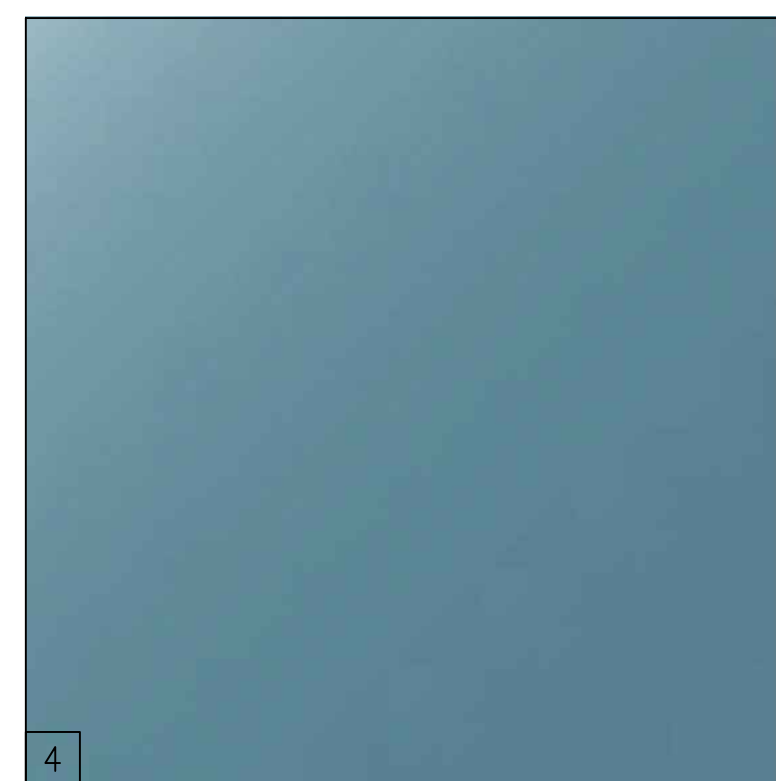
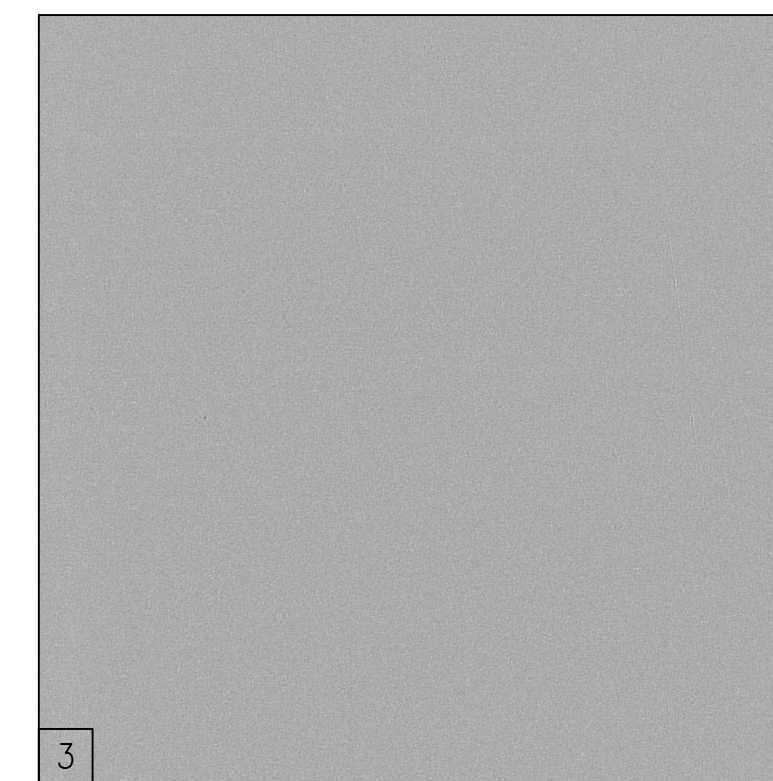
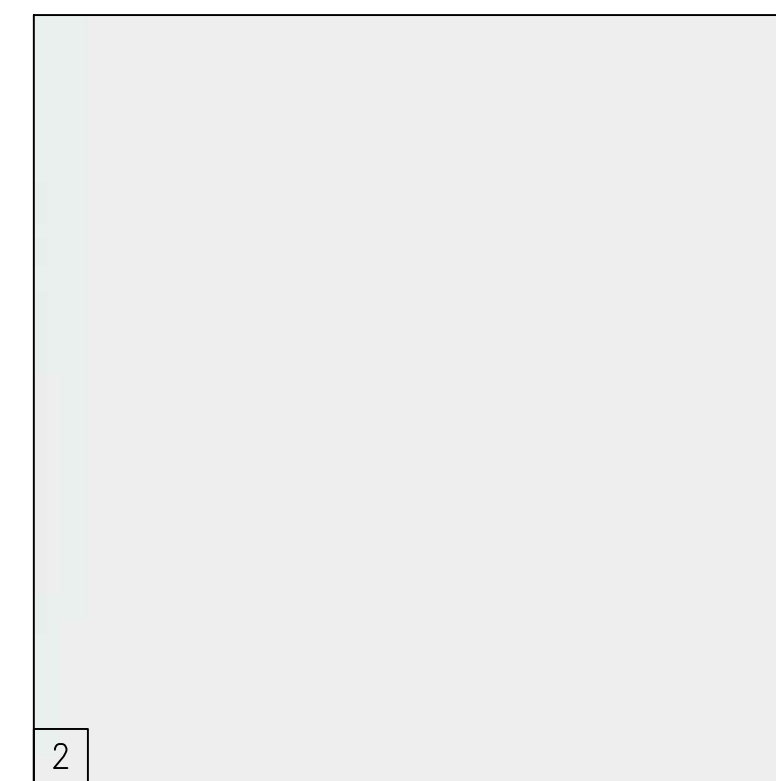
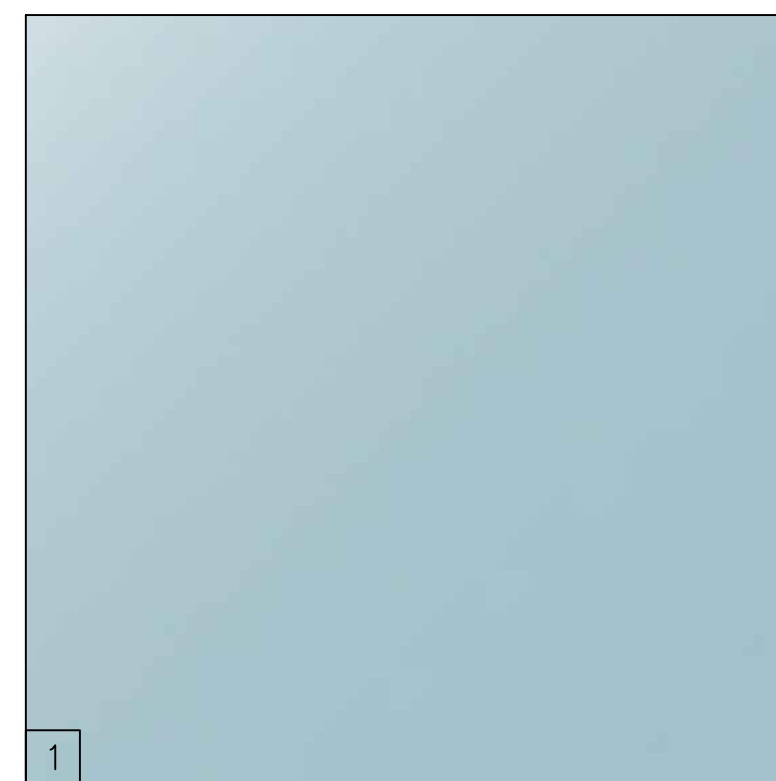
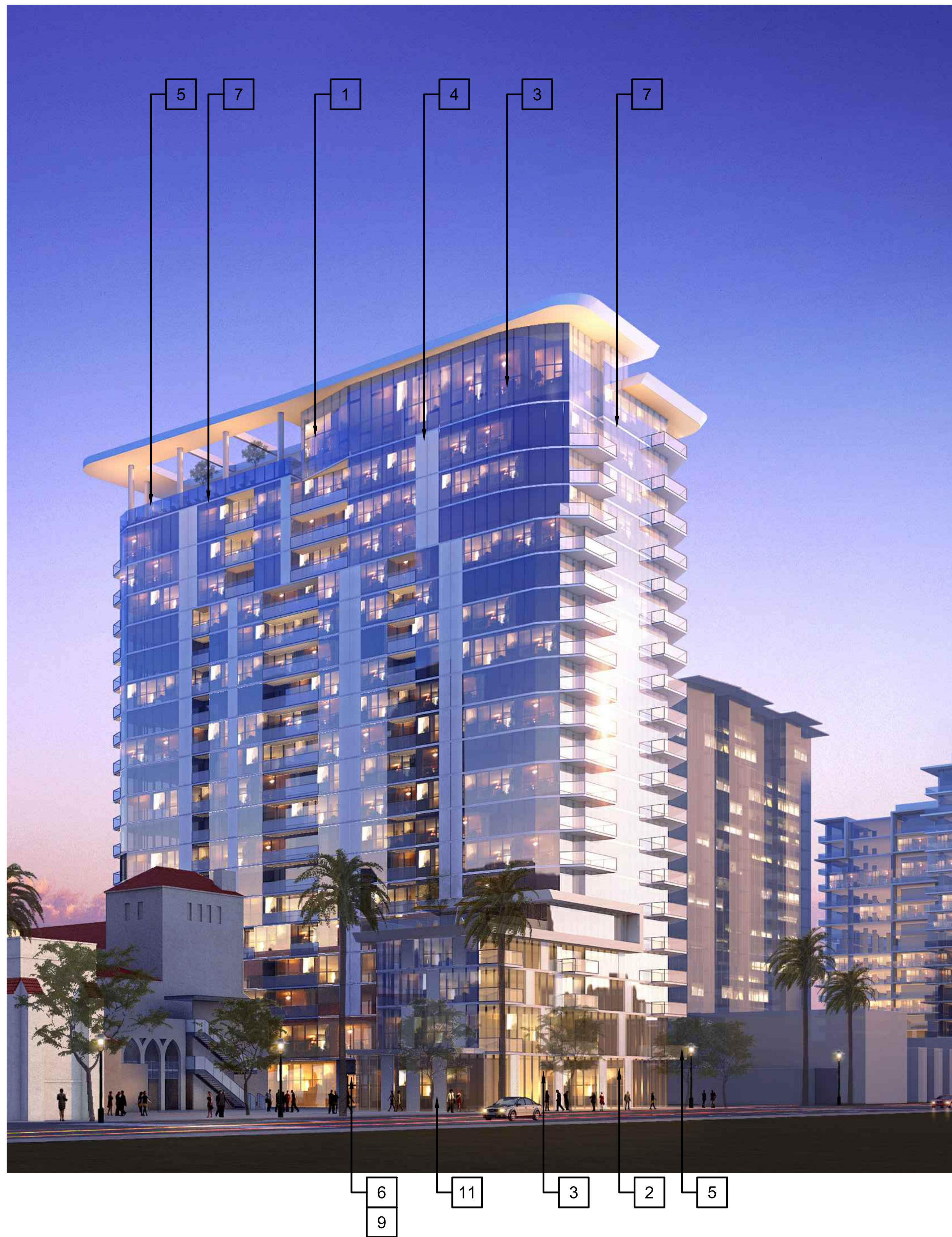












BUILDING MATERIALS

- 1 WINDOW WALL SYSTEM
- 2 STOREFRONT GLAZING SYSTEM
- 3 ALUMINUM MULLION
- 4 SPANDREL GLASS
- 5 GLASS BALCONY RAILING SYSTEM
- 6 GLASS DOOR
- 7 EXPOSED SLAB
- 8 COMPOSITE PANEL
- 9 METAL CANOPY
- 10 GARAGE DOOR
- 11 GFRP PANELS/ STONE CLADDING

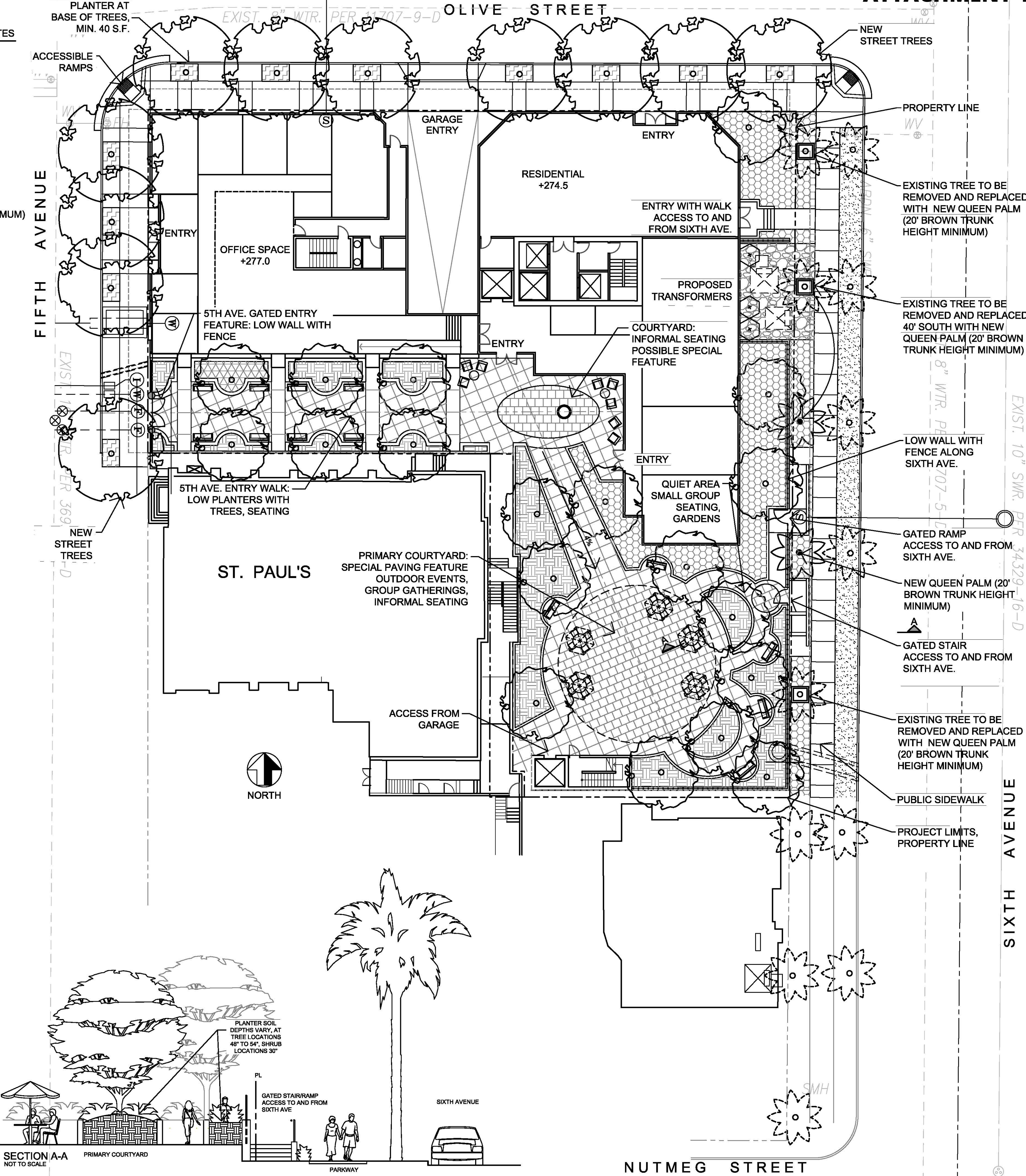
PLANT MATERIAL LEGEND

SYMBOL	CATEGORY/DESCRIPTION	SYMBOL	CATEGORY/DESCRIPTION
	FIFTH AVENUE/OLIVE STREET TREE MINIMUM SIZE, 24" BOX (20' - 35' HEIGHT, 25' - 40' SPREAD) SUCH AS: ULMUS PARVIFOLIA CHINESE EVERGREEN ELM CASSIA LEPTOPHYLLA GOLD MEDALLION TREE QUANTITY - 11 EACH		EXISTING QUEEN PALM REPLACE WITH A NEW QUEEN PALM (20' BROWN TRUNK HEIGHT MINIMUM)
	INTERIOR ACCENT TREE (20' - 25' HEIGHT, 15' - 20' SPREAD) SUCH AS: PYRUS CALLERYANA ORNAMENTAL PEAR ERIOBOTRYA DEFLEXA BRONZE LOQUAT MAGNOLIA GRANDIFLORA SOUTHERN MAGNOLIA "ST. MARY" QUANTITY - APPROX. 18 EACH		EXISTING QUEEN PALM TO REMAIN AND BE PROTECTED IN PLACE
			NEW QUEEN PALM (20' BROWN TRUNK HEIGHT MINIMUM)
	CATEGORY/DESCRIPTION LOW WATER USE SHRUBS AND GROUNDCOVERS MINIMUM SIZE, 1 GALLON SUCH AS: AGAVE SPP. AGAVE ALOE SPP. ALOE CALISTEMON VIMINALIS "LITTLE JOHN" LITTLEJOHN BOTTLEBRUSH CAREX DIVULSA BERKLEY SEDGE MUHLENBERGIA CAPILLARIS "REGAL MIST" REGAL MIST MUHLENBERGIA ROSMARINUS OFF. "HUNTINGTON CARPET" HUNTINGTON CARPET ROSMARY SALVIA LEUCANTHA MEXICAN BUSH SAGE SENECIO MANDRALISCAE BLUE PICKLE VERBENA LILACINA "DE LA MINA" CEDROS ISLAND VERBENA QUANTITY - APPROX. 350 EACH		
	CATEGORY/DESCRIPTION MODERATE WATER USE SHRUBS AND GROUNDCOVERS MINIMUM SIZE, 1 GALLON SUCH AS: ANIGOZANTHOS FLAVIDUS KANGAROO PAW AGAPANTHUS AFRICANUS LILY OF THE NILE DIANELLA TASMANICA "VARIEGATA" VARIEGATED FLAX LILY HEMEROCALLIS HYBRIDS DAYLILIES LOMANDRA LONGIFOLIA "BREEZE" DWARF MAT RUSH PHORMIUM TENAX NEW ZEALAND FLAX PITTOSPORUM TOBIRA TOBIRA RHAPIOLEPSIS INDICA VAR. INDIA HAWTHORN QUANTITY - APPROX. 150 EACH		
	CATEGORY/DESCRIPTION ROW SHRUB PLANTING MINIMUM SIZE, 1 GALLON SUCH AS: AGAPANTHUS AFRICANUS LILY OF THE NILE CAREX DIVULSU BERKLEY SEDGE DIANELLA TASMANICA "VARIEGATA" VARIEGATED FLAX LILY HEMEROCALLIS HYBRIDS DAYLILIES LOMANDRA LONGIFOLIA "BREEZE" DWARF MAT RUSH QUANTITY - APPROX. 44 EACH NOTE: PLANTS LOCATED WITHIN VISIBILITY AREA TO BE 24" OR LESS IN HEIGHT FROM TOP OF CURB.		
	CATEGORY/DESCRIPTION BIO-FILTRATION PLANTING MINIMUM SIZE, 1 GALLON SUCH AS: CUPHEA HYSSOPIFOLIA FALSE HEATHER AGAPANTHUS AFRICANUS LILY OF THE NILE HEMEROCALLIS HYBRIDS DAYLILIES ROCK MULCH IN BASIN AREA QUANTITY - APPROX. 80 EACH		
	EXISTING LAWN PARKWAY EDGE		INORGANIC MATERIALS: UNIT PAVERS / GRAVEL
	SCREENING SHRUB MIN. SIZE, 5 GALLON (8'-10' HEIGHT) SUCH AS: ESCALLONIA "FRADES" ESCALLONIA PRUNUS CAROLINIANA LAUREL CHERRY QUANTITY - APPROX. 3 EACH		

DESIGN STATEMENT

THE LANDSCAPE CONCEPT IS BASED ON THREE GUIDING PRINCIPALS:

1. LOW WATER USAGE - THE MAJORITY OF SELECTED SHRUBS AND GROUND COVERS HAVE LOW TO MODERATE WATERING REQUIREMENTS. PLANTS HAVE ALSO BEEN SELECTED WITH CONSIDERATION FOR LOCAL WEATHER CONDITIONS.
2. MODERATE MAINTENANCE REQUIREMENTS - THE TREES, SHRUBS AND GROUND COVERS SELECTED ARE NOTED FOR THEIR HARDINESS AND MODERATE MAINTENANCE REQUIREMENTS.
3. ATTRACTIVE/FUNCTIONAL PLANTING DESIGN - CREATING AN ATTRACTIVE IMAGE ALONG FIFTH AND SIXTH AVENUE IS A PRIORITY RELATIVE TO THE DESIGN. SELECTED TREES ARE CHOSEN FROM THE URBAN DESIGN ELEMENT OF THE UPTOWN COMMUNITY PLAN. SEVERAL OUTDOOR SEATING AREAS IN THE FORM OF COURTYARDS AND GARDENS ARE PROMINENT IN THE SITE DESIGN. REQUIRED BIOSWALE AREAS WILL BE INCORPORATED IN THE FRONTAGE PLANTING DESIGN THEME TO ACCOMMODATE DRAINAGE RUNOFF.



LANDSCAPE CALCULATIONS

6TH & OLIVE
LANDSCAPE DEVELOPMENT PLAN
ZONE: MULTI FAMILY

STREET YARD	
TOTAL STREET YARD AREA - 3,160 S.F.	
REQUIRED LANDSCAPE AREA - 1,580 S.F. (50%)	
REQUIRED POINTS - 158 (.05/S.F.)	
LANDSCAPE AREA PER PLAN - 1,876 S.F. (59%)	
POINTS PER PLAN - 340 (.11/S.F.)	
24" BOX TREE, 5 @ 20 PTS. EA. =	100
240 SHRUBS, 1 GAL. @ 1 PTS. EA. =	240
	340

REMAINING YARD	
TOTAL REMAINING YARD AREA - 8,740 S.F.	
REQUIRED LANDSCAPE AREA - NA	
REQUIRED POINTS - NA	
LANDSCAPE AREA PER PLAN - 2,005 S.F.	
POINTS PER PLAN - 530	
24" BOX TREE, 14 @ 20 PTS. EA. =	280
250 SHRUBS, 1 GAL. @ 1 PTS. EA. =	250
	530

VEHICULAR USE AREA = 0 S.F.
(ALL VUA IS SUBTERRANEAN)

STREET TREES		
FIFTH AVENUE: LINEAR FEET OF STREET FRONTAGE - 100 REQUIRED TREES - 3.3 EA. (1/30 L.F.) TREES PER PLAN - 4 EA.	SIXTH AVENUE: THE PROJECT IS REQUIRED TO IMPLEMENT ADDENDUM TO AN EIR, NO. 96101, MITIGATION MEASURES HR-2.1 AND HR-2.2, THUS THE PROJECT IS EXEMPT FROM THE LANDSCAPE ORDINANCE REQUIREMENTS FOR STREET TREES.	OLIVE STREET: LINEAR FEET OF STREET FRONTAGE - 188 REQUIRED TREES - 6.2 EA. (1/30 L.F.) TREES PER PLAN - 7 EA.

GENERAL NOTES

1. ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE STANDARDS OF THE CITY WIDE LANDSCAPE REGULATIONS AND THE CITY OF SAN DIEGO LAND DEVELOPMENT MANUAL LANDSCAPE STANDARDS AND ALL OTHER LANDSCAPE RELATED CITY AND REGIONAL STANDARDS.

2. ALL GRADED, DISTURBED OR ERODED AREAS THAT WILL NOT BE PERMANENTLY PAVED OR COVERED BY STRUCTURES SHALL BE PERMANENTLY REVEGETATED AND IRRIGATED AS SHOWN IN TABLE 142-04F AND IN ACCORDANCE WITH THE STANDARDS IN THE LAND DEVELOPMENT MANUAL.

3. IRRIGATION: AN AUTOMATIC, ELECTRICALLY CONTROLLED IRRIGATION SYSTEM SHALL BE PROVIDED FOR PROPER IRRIGATION, DEVELOPMENT AND MAINTENANCE OF THE VEGETATION IN A HEALTHY, DISEASE-RESISTANT CONDITION. THE DESIGN OF THE SYSTEM SHALL PROVIDE ADEQUATE SUPPORT FOR THE VEGETATION SELECTED. THE IRRIGATION SYSTEM WILL INCLUDE A COMBINATION OF DRIP AND OVERHEAD SPRAY SYSTEMS.

ALL PLANTED AREAS WILL BE IRRIGATED USING LOW PRECIPITATION SPRINKLERS, WATER MONITORING DEVICES, CHECK VALVES AND APPROPRIATE WATER CONSERVING EQUIPMENT.

NO IRRIGATION RUN-OFF SHALL DRAIN OFFSITE INTO THE PUBLIC RIGHT OF WAY, STREETS, DRIVES OR ALLEY.

A DEDICATED IRRIGATION METER FOR LANDSCAPING WILL BE PROVIDED.

4. ALL LANDSCAPE AREAS WILL BE ENCLOSED BY A 6" HIGH CONCRETE CURB IN OR ADJACENT TO ALL VUA'S.

5. MINIMUM DISTANCE TO STREET TREE:
TRAFFIC SIGNALS (STOP SIGNS) - 20 FEET
UNDERGROUND UTILITY LINES - 5 FEET
ABOVE GROUND UTILITY STRUCTURES - 10 FEET
DRIVEWAY (ENTRIES) - 10 FEET
INTERSECTIONS (INTERSECTING CURBLINE OF TWO STREETS) - 25 FEET

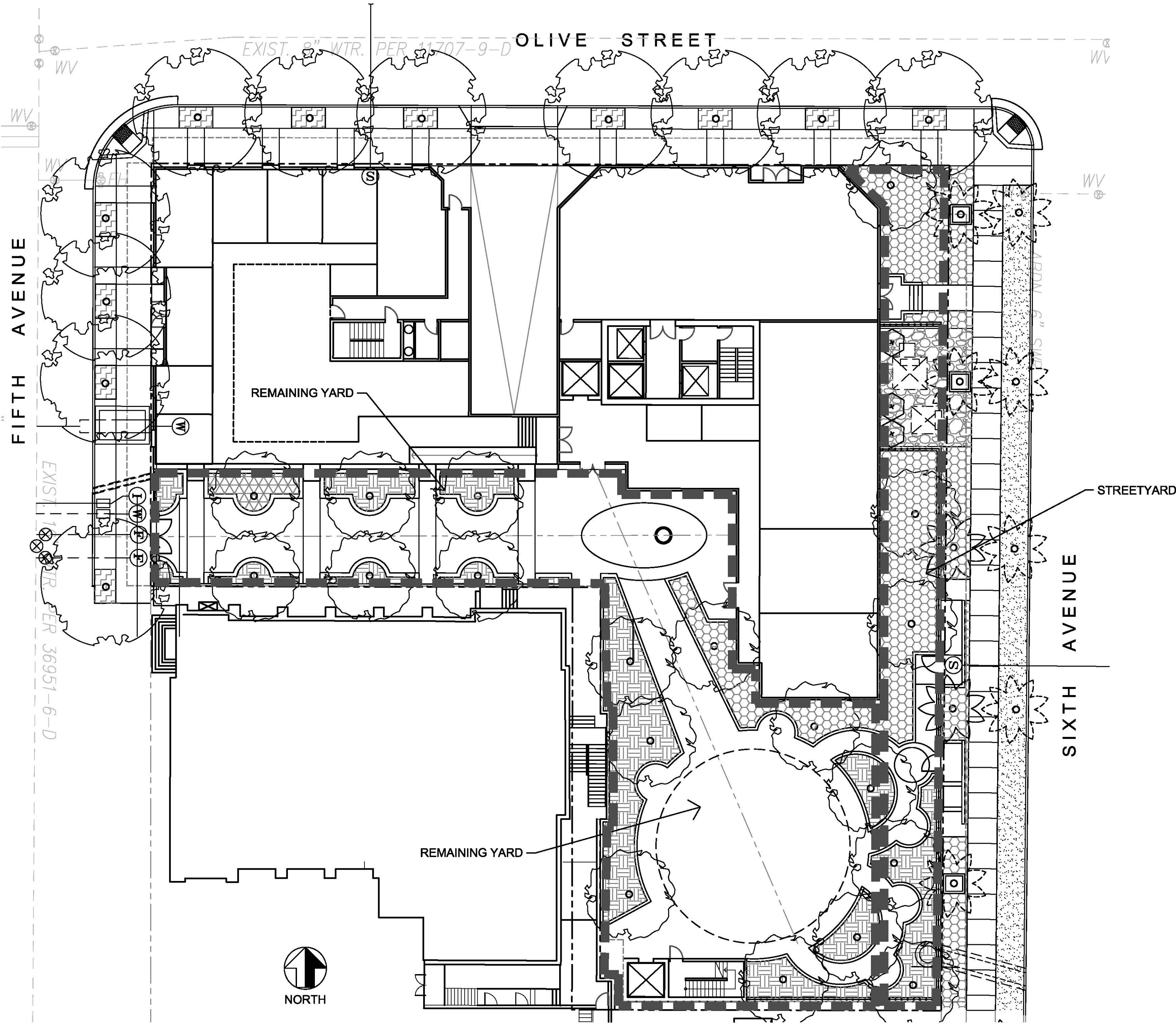
6. A MINIMUM ROOT ZONE OF 40 SQUARE FEET IN AREA SHALL BE PROVIDED FOR ALL TREES, WITH A MINIMUM DIMENSION OF 5 FEET.

7. TREE ROOT BARRIERS SHALL BE INSTALLED WHERE TREES ARE PLACED WITHIN 5 FEET OF PUBLIC IMPROVEMENTS INCLUDING WALKS, CURBS, OR STREET PAVEMENTS OR WHERE PUBLIC IMPROVEMENTS ARE PLACED ADJACENT TO EXISTING TREES. THE ROOT BARRIER WILL NOT WRAP AROUND THE ROOT BALL.

8. MAINTENANCE: ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY THE OWNER. LANDSCAPE AND IRRIGATION AREAS WITHIN THE PUBLIC ROW SHALL BE MAINTAINED BY THE OWNER. THE LANDSCAPE AREAS SHALL BE MAINTAINED FREE OF DEBRIS AND LITTER AND ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION. DISEASED OR DEAD PLANT MATERIAL SHALL BE SATISFACTORILY TREATED OR REPLACED PER THE CONDITIONS OF THE PERMIT.

9. PRIOR TO PLANTING EXISTING BOXED QUEEN PALMS AN EVALUATION SHALL BE MADE BY A CERTIFIED ARBORIST SELECTED BY THE LANDSCAPE ARCHITECT OF RECORD ATTESTING TO THE HEALTHY CONDITION AND SAFETY OF PLANTING EACH INDIVIDUAL QUEEN PALM.

LANDSCAPE CALCULATIONS EXHIBIT



WATER BUDGET LANDSCAPE WORKSHEET

HYDROZONE EXHIBIT

PROJECT NAME: 6TH & OLIVE PROJECT NUMBER:
PROJECT ADDRESS: CORNER OF 6TH AVENUE AND OLIVE STREET, SAN DIEGO, CA.
INDIVIDUAL/BUSINESS COMPLETING THE WORKSHEET: PATERRE, PATRICK O'CONNOR
PHONE NUMBER: (619) 296-3717

MAXIMUM APPLIED WATER ALLOWANCE (MAWA)

The projects Maximum Applied Water Allowance shall be calculated using this equation:

MAWA = (ETo) (0.62) [(0.7 x LA) + (0.3 x SLA)]

where:

MAWA = Maximum Applied Water Allowance (gallons per year)
ETo = Reference Evapotranspiration (inches per year)
0.7 = ET Adjusted Factor (ETAF)
LA = Landscape Area (square feet)
0.62 = Conversion factor (to gallons per square foot)
SLA = Portion of the landscape area identified as Special Landscape Area (square feet)
.03 = the additional ET Adjustment Factor for Special Landscape Area

Maximum Applied Water Allowance = 111,657 gallons per year

Show calculations.

MAWA = (41.0) (0.62) [(0.7 x 6,275) + (0.3 x SLA)]
(25.42) (4,392 + 0)
111,657

ESTIMATED TOTAL WATER USE (ETWU)

The projects Estimated Total Water Use is calculated using the following formula:

ETWU = (ETo)(0.62)(PF x HA / IE + SLA)

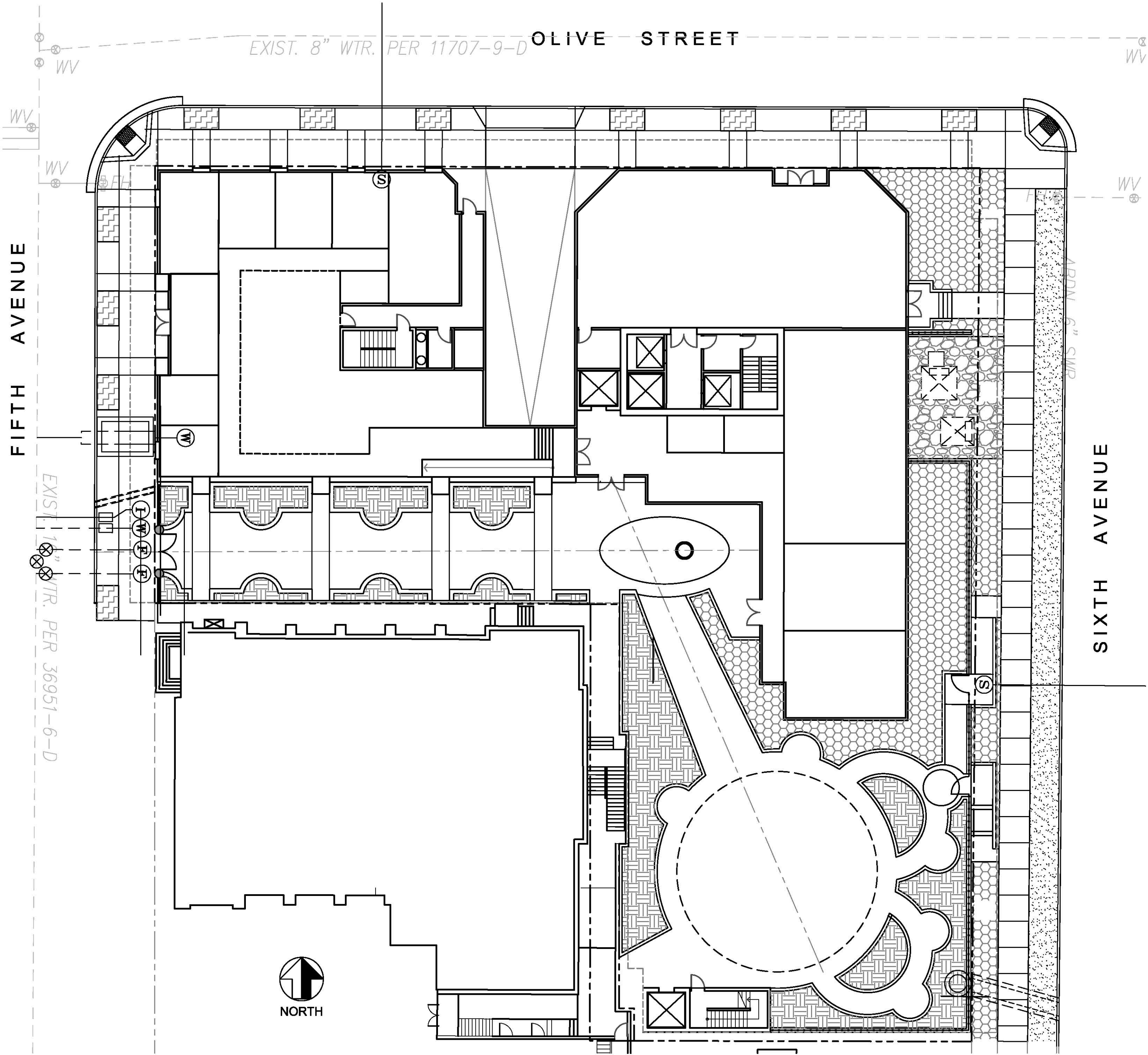
where:

ETWU = Estimated Total Water Use per year (gallons per year)
ETo = Reference Evapotranspiration (inches per year)
PF = Plant Factor from WULCOLS
HA = Hydrozone Area (Sq. Ft.)
0.62 = Conversion factor (to gallons per square foot)
SLA = Portion of the landscape area identified as Special Landscape Area (square feet)
IE = Irrigation Efficiency

Estimated Total Water Use = 97,661 gallons per year

Show calculations.

ETWU = (ETo) (0.62) (PF x HA / IE + SLA)
(25.42) (3,841.9 + 0)
97,661



HYDROZONE LEGEND

- L (LOW) – PLANT SPECIES FACTOR 0.1 – 0.3
- M (MODERATE) – PLANT SPECIES FACTOR 0.4 – 0.6
- H (HIGH) – PLANT SPECIES FACTOR 0.7 – 1.0

HYDROZONE INFORMATION TABLE							
Hydrozone Category	Irrigation Method	Plant Factor (PF)	Hydrozone Area (HA)	% of Total Landscaped Area	PF x HA	IE	PF x HA / IE
LOW	DRIP	0.2	1,690 SF	26.94	338	.80	422.5
MODERATE	DRIP	0.5	3,290 SF	52.43	1,645	.80	2,056.2
HIGH	MP ROTOR	0.8	1,295 SF	20.63	1,036	.76	1,363.2
			6,275 SF	100.00%	TOTAL		3,841.9