



THE CITY OF SAN DIEGO

Report to the Planning Commission

DATE ISSUED: November 17, 2022 REPORT NO. PC-22-066
HEARING DATE: December 15, 2022
SUBJECT: AIR RIGHTS TOWER. Process Four Decision
PROJECT NUMBER: [1066848](#)
OWNER/APPLICANT: Jman Tower, LLC & Jman at the Barrio, LLC

SUMMARY

Issue: Should the Planning Commission approve a request for a Site Development Permit (SDP) and Coastal Development Permit (CDP) for the relocation of a designated historical resource (Andrew Cassidy Home, HRB No. 283) from 1620 Union Street in the Downtown Community Plan (DCP) area (Council District 3) ("Little Italy site") to 2642-2648 Newton Avenue in the Barrio Logan Community Plan (BLCP) area (Council District 8) ("Barrio Logan site") and the construction of a 24-story, 250-foot tall residential development with 73 dwelling units (DU) (including eight affordable DU) at the Little Italy site ("Project")?

Staff Recommendation: **APPROVE** SDP No. 3170849 and CDP No. 3170850.

Community Planning Groups' Recommendation: On September 15, 2021, the Downtown Community Planning Council voted 10-0 to recommend approval of the Project at the Little Italy site. On October 20, 2021, the Barrio Logan Community Planning Group voted 11-0 to recommend approval of the Project at the Barrio Logan site.

Historical Resources Board Recommendation: On November 17, 2022, the Historical Resources Board (HRB) reviewed the findings and mitigation measures associated with the Project's SDP for the relocation of the designated historical resource, HRB Site No. 283 – the Andrew Cassidy Home and voted 6-0 on the consent agenda to recommend approval of the findings and mitigation measures associated with the SDP.

Environmental Review: Development within the DCP area is covered under the following documents, all referred to as the "Downtown FEIR": Final Environmental Impact Report (FEIR) for the San Diego Downtown Community Plan, Centre City Planned District Ordinance, and 10th Amendment to the Centre City Redevelopment Plan, certified by the former Redevelopment Agency ("Former Agency") and the City Council on March 14, 2006 (Resolutions R-04001 and R-301265, respectively); subsequent addenda to the FEIR certified

by the Former Agency on August 3, 2007 (Former Agency Resolution R-04193), April 21, 2010 (Former Agency Resolution R-04510), and August 3, 2010 (Former Agency Resolution R-04544), and certified by the City Council on February 12, 2014 (City Council Resolution R-308724), July 14, 2014 (City Council Resolution R-309115), and November 17, 2020 (City Council Resolution R-313302); and, the Final Supplemental Environmental Impact Report for the Downtown San Diego Mobility Plan certified by the City Council on June 21, 2016 (Resolution R-310561). Development within the DCP area is also covered under the following documents, all referred to as the "CAP FEIR": FEIR for the City of San Diego Climate Action Plan (CAP), certified by the City Council on December 15, 2015 (City Council Resolution R-310176), and the Addendum to the CAP, certified by the City Council on July 12, 2016 (City Council Resolution R-310595). Development within the DCP area is also consistent with the FEIR for Complete Communities: Housing Solutions and Mobility Choices (SCH No. 2019060003) certified by the San Diego City Council on November 9, 2020 (Resolution R313279).

The Project is also consistent with the Barrio Logan Community Plan Update (BLCPU) Program Environmental Impact Report (PEIR) (SCH No. 2009091021) certified by the City of San Diego City Council on October 2, 2013 (Resolution R-308444) and as amended with the 2021 revised BLCPU PEIR Addendum (SCH No. 2009091021) adopted by the San Diego City Council on December 7, 2021 (Resolution R-313812). The Downtown FEIR, CAP FEIR, Complete Communities FEIR, and BLCPU PEIR are "Program EIRs" prepared in compliance with California Environmental Quality Act (CEQA) Guidelines Section 15168. The information contained in the Downtown FEIR, CAP FEIR, Complete Communities FEIR, and BLCPU PEIR reflects the independent judgement of the City of San Diego as the Lead Agency. The environmental impacts of the Project were adequately addressed in the Downtown FEIR, CAP FEIR, Complete Communities FEIR, and BLCPU PEIR; the Project is within the scope of the development program described in the Downtown FEIR, CAP FEIR, Complete Communities FEIR, and BLCPU PEIR and are adequately described within each document for the purposes of CEQA; and, none of the conditions listed in CEQA Guidelines Section 15162 exist. Therefore, no further environmental documentation is required under CEQA. All environmental documents for the DCP area are available here: <https://www.sandiego.gov/development-services/news-programs/downtown-development/eirs>, the CAP FEIR and BLCUP PEIR are available here: <https://www.sandiego.gov/ceqa/final>, and the Complete Communities FEIR is available here: <https://www.sandiego.gov/complete-communities>. The Project CEQA Consistency Evaluation is attached to this staff report (Attachment 7) for informational purposes only; no action regarding the Evaluation is required by the decision maker.

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

Code Enforcement Impact: A Civil Penalty Notice and Order was issued by City Code Enforcement on May 28, 2021 for unpermitted alterations to the designated historical resource on the Little Italy site (Case No. CE-0514352). Issuance of this Permit would include rehabilitation of the designated historical resource, which would result in the resolution of outstanding code issues.

Housing Impact Statement: The Project proposes the construction of a net increase of 73 DU on the 5,013 SF Little Italy site currently occupied by a historical resource containing 1,470 SF of office space and a net increase of two DU on the 21,042 SF Barrio Logan site currently occupied by a vehicle storage surface parking lot. Compliance with the Inclusionary Housing Ordinance will be provided on the Little Italy site with eight low-income DU. The Inclusionary Housing Ordinance does not apply to the Barrio Logan site because the relocated historical resource is proposed to contain less than ten DU. According to the San Diego Housing Commission, as of March 2022, there are a total of 5,663 active deed-restricted affordable housing units within the DCP area and 467 within the BLCF area. According to SANDAG 2020 estimates, there are approximately 30,622 housing units within the DCP area and 1,303 within the BLCF area.

BACKGROUND

The Little Italy site is located at 1620 Union Street on the west side of Union Street between West Date Street and West Cedar Street (Attachment 1) in the Little Italy neighborhood of the DCP area and the Residential Emphasis land use district of the Centre City Planned District. The Project site is also subject to the Fine Grain Overlay, which requires building design that exhibits architectural form and variety at a less than full block scale to ensure a pedestrian scale, the Little Italy Sun Access Overlay, which establishes a building envelope to maintain adequate sunlight and air to sidewalks and residential areas of Little Italy, and the Airport Land Use Compatibility Overlay Zone, within which development is reviewed for consistency with the applicable Airport Land Use Compatibility Plan. The site is surrounded by a mix of uses, including mid-rise multi-family residential to the north and south, a surface parking lot to the west, and a 20-story hotel to the east. Many Downtown amenities are located within walking distance of the site, including Amici Park, the India Street commercial corridor of Little Italy, the County Center/Little Italy Trolley Station, and the County Administration Center and Waterfront Park.

The Little Italy site currently contains the Andrew Cassidy Home ("Resource"), a designated historical resource that was listed in the City of San Diego Register of Historical Resources in 1990 as HRB Site No. 283 (Resolution R-90082213). The Resource was constructed in 1888 in the Queen Anne Cottage architectural style. It is a one-story building constructed by Mr. Andrew Cassidy that is considered an example of the type of residence built to accommodate the influx of people moving to San Diego in the 1880's population boom that followed the completion of the transcontinental railroad connection. The historical designation resolution states that the Resource is architecturally significant because it reflects Victorian era craftsmanship and ornamentation, and part of an intact collection of Victorian houses still on their original sites that reflect the early development of Downtown at the turn of the century. Over the years, however, many of the original Victorian homes in the vicinity of the Resource have been demolished, relocated, or substantially altered. The Resource has been leased to various residential tenants and most recently used as office space.

The Resource on the Little Italy site is currently a Mills Act property. The City is still evaluating a decision regarding the disposition of the Mills Act contract due to the relocation. The disposition of the contract is not part of the action in front of the Planning Commission during the review of this Project.

The Barrio Logan site is located at 2642-2648 Newton Avenue on the north side of Newton Avenue between South 26th Street and South 27th Street (Attachment 1) of the BLCP area and Subdistrict A of the Barrio Logan Planned District (BLPD). The Barrio Logan site is within the Coastal Overlay Zone, which requires a Coastal Development Permit (CDP) for any new construction, including the placement of the relocated Resource. The construction of a three-story, 33'-9" tall mixed-use development with 12 DU (including two affordable DU) and 7,964 SF of warehouse space was approved at the rear of the same site on July 8, 2022 by the City of San Diego through CDP No. 694291. The site is currently developed as a surface parking lot for the storage of vehicles and is surrounded by primarily single-family residential homes, with a vacant lot and recreational vehicle storage yard to the north. Many Barrio Logan shops and restaurants are located approximately three blocks (0.28 miles) to the northwest of the site and the nearest trolley station (Harborside Station) is approximately four blocks (0.4 miles) to the southeast.

The Project requires a Process 4 SDP for the relocation of the Resource and construction of the residential development on the Little Italy site per San Diego Municipal Code (SDMC) Section 143.0210(e)(2)(C) and a SDP and CDP for the relocation onto the Barrio Logan site per SDMC Section 126.0702(a). Pursuant to SDMC Section 112.0103, when an applicant applies for more than one permit for a project, the applications shall be consolidated for processing and shall be reviewed by a single decision maker. The decision maker shall act on the consolidated application at the highest level of authority for that development, and the findings required for approval of each permit shall be considered individually. The decision maker for this Project is the Planning Commission under a Process Four review. The decision is appealable to the City Council.

DISCUSSION

Project Description:

The Project consists of a SDP for the relocation of the Resource from 1620 Union Street in the DCP area (Council District 3) ("Little Italy site") to 2642-2648 Newton Avenue in the BLCP area (Council District 8) and within the non-appealable area of the Coastal Overlay Zone ("Barrio Logan site"). Once the Resource is relocated, the 5,013 SF Little Italy site is proposed to contain new construction of 24-story, 250-foot tall residential tower development with 73 DU (including eight affordable DU) and 70 parking spaces in an automated mechanical parking garage. The ground level will consist of 50 feet of frontage and is proposed to contain the residential lobby and the driveway with a curb cut off Union Street leading to a single-car mechanical lift. The Project on the Little Italy site proposes 10 studios, 47 one-bedroom DUs, 15 two-bedroom DUs, and one three-bedroom DU (Attachment 11, Sheet T1.1). The Project on the Little Italy site also contains a 550 SF outdoor rooftop deck and 90% of the DUs are proposed to have private outdoor patios. The exterior is comprised of primarily cast in place board form concrete and glazing, but the frontage also contains a textured metallic sheeting spanning six levels, which adds variation and visual interest to the façade (Attachment 11, Sheet A4.2). Because the applicant is also the owner of the building to the south, an easement was recorded over the neighboring building that restricts its existing height in perpetuity, so that glazing on the south side of the Project's tower is able to be maximized (Attachment 11, Sheet A4.1). Glazing on the north side of the tower is maximized to the extent feasible (Attachment 11, Sheet A4.3), but is limited due to fire and building codes.

Once relocated, the Resource is proposed to be set along the street frontage of the Barrio Logan site, restored, and proposed to contain two DUs, one 341 SF studio and one 1,129 SF two-bedroom unit. Behind the Resource, a three-story, 33'-9" tall mixed-use development with 12 DUs (including two affordable DUs) and 8,975 SF of warehouse space was recently approved on July 8, 2022 by the City of San Diego through CDP No. 694291 to be constructed along the rear of the property (Attachment 12, Sheet A1.1). The Barrio Logan site is within the Coastal Overlay Zone, which requires a CDP for any new construction, including the placement of the relocated Resource.

Complete Communities Housing Solutions Regulations:

The Project on the Little Italy site is utilizing the Complete Communities Housing Solutions Regulations (CCHSR) (Chapter 14, Article 3, Division 10 of the SDMC) by providing 15% of the total DUs in the Base Floor Area Ratio (FAR) (20 DUs) for rent by low income households at a cost that does not exceed 30% of 50% of the area median income (AMI) (3 DUs), 15% for rent by moderate income households at a cost that does not exceed 30% of 120% of AMI (3 DUs), and 10% for rent by low income households at a cost that does not exceed 30% of 60% of AMI (2 DUs). Per SDMC Section 143.1010, a Project proposing development that is consistent with CCHSR requirements is entitled to waivers from the maximum FAR (unlimited), the maximum structure height, street frontage requirements, and maximum lot coverage, which the Project is utilizing. This Project is consistent with all requirements of the CCHSR, as contained within SDMC Chapter 14, Article 3, Division 10.

Additionally, per SDMC Section 143.1010(j)(4), the Project is also entitled to requesting unlimited waivers from development regulations if the Project is consistent with the requirements of the CCHSR and if a written agreement and a deed of trust securing the agreement is entered into by the Applicant and the President and Chief Executive Officer of the San Diego Housing Commission, which is a condition of approval in the draft permit (Attachment 6). The Project on the Little Italy site is requesting the use of the following ten waivers:

1. Driveway Width (SDMC Section 142.0560(j)(1)) – Reduce the minimum driveway width from 14 feet to 10 feet.
2. Refuse and Recycling (SDMC Section 142.0820(b)) – Reduce the minimum refuse and recycling storage area from 288 SF to 145 SF.
3. Tower Setbacks (SDMC Section 156.0310(d)(3)(E)) – Reduce the tower setback from interior property lines from ten feet to three feet on both the north and west tower elevations.
4. Common Indoor Space (SDMC Section 156.0310(g)(2)) – Reduce the minimum area of common indoor space from 500 SF to zero SF.
5. Private Open Space (SDMC Section 156.0310(g)(3)) – Reduce the minimum area of private open space from 40 SF to 36 SF.
6. Pet Open Space (SDMC Section 156.0310(g)(5)) – Reduce the required pet open space from 100 SF to zero SF.
7. Transparency (SDMC Section 156.0311(d)(1)) – Reduce the minimum ground level transparency from 60% of the building façade to 28%.
8. Oriel Windows (SDMC Section 156.0311(h)(2)) – Increase the maximum width of oriel windows from 12 feet to 19'-4" and increase the maximum façade coverage of oriel windows from 30% to 76.3%

9. Electric Vehicle Parking (SDMC Section 156.0313(a)(2)(C)) – Reduce the number of required electric vehicle parking spaces from seven to six.
10. Motorcycle Parking (SDMC Section 156.0313(a)(2)(D)) – Reduce the number of required motorcycle parking spaces from seven to zero.

The CCHSR further states that, upon an applicant's request, development that meets the applicable requirements of the CCHSR shall be entitled to these waivers unless the City makes a written finding of denial based on substantial evidence of any of the findings in the SDMC Section 143.1010(j)(2). If the findings for the applicable sections cannot be made, the waivers must be granted. Each of the requested waivers have been reviewed as they relate to the proposed design and use of the proposed Project on the Little Italy site, the site layout, and the impact on the surrounding neighborhood. Staff has determined that they are appropriate and will result in a better project that efficiently utilizes the property while meeting the purpose and intent of the DCP.

Airport Land Use Compatibility:

The Project on the Little Italy site is located within the Airport Influence Area for the San Diego International Airport (SDIA) (Review Area 2) and FAA Part 77 Notification Area for SDIA. The FAA issued a determination of no hazard to air navigation for the proposed structure on February 26, 2021 and for temporary structure (crane) on September 21, 2021 with 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 October 1, 2021, ALUC staff determined the Project is conditionally consistent with the SDIA ALUCP subject to the conditions as outlined in the draft permit for the Little Italy site (Attachment 6).

Community Plan Analysis:

The Resource is located within the Little Italy neighborhood of the Downtown Community Plan (DCP) area. The Little Italy neighborhood is envisioned in the DCP to continue to evolve as a cohesive, mixed use waterfront neighborhood. Redevelopment efforts in Little Italy will underscore the neighborhood's historic and contemporary qualities, with strategic intensification to accomplish housing goals and increase neighborhood vitality. Residential development will be intensified in the southern portion of the neighborhood, near the Civic/Core employment district, the activity apex of Downtown.

The DCP states that redevelopment in the Little Italy neighborhood should underscore the neighborhood's historic and contemporary qualities and evolve as a cohesive, mixed-use waterfront neighborhood (DCP, 6.7-G-1). The Project on the Little Italy site is a high-density development because it proposes 73 DU on a 5,000 SF site, which equates to approximately 663 units per acre, which is a highly efficient, intense use of the site that will contribute to the achievement of the DCP's population targets to be met (DCP, 3.2-G-2) and create neighborhood vitality, a market for a broad array of supporting stores and services, opportunities for living close to jobs and transit, and support regional growth strategies (DCP, 3.2-G-1), further advancing the goals and policies of the DCP. Additionally, the Project on the Little Italy site proposes eight affordable DU, which diversifies Downtown's housing mix and increases the supply of rental housing affordable to low income

persons (DCP, 3.4-G-3).

The following are some key applicable DCP Goals and Policies for the Project on the Little Italy site:

- DCP, Section 3.1-G-2 - Provide for an overall balance of uses—employment, residential, cultural, government, and destination—as well as a full compendium of amenities and services
- DCP, Section 3.2-G-1 - Target a residential population of approximately 90,000, and downtown employment of over 165,000 by 2040, to create vitality, a market for a broad array of supporting stores and services, opportunities for living close to jobs and transit, and support regional growth strategies.
- DCP, Section 3.2-G-2 - Maintain a range of development intensities to provide diversity, while maintaining high overall intensities to use land efficiently and permit population and employment targets to be met.
- DCP, Section 3.4-G-3 - Increase the supply of rental housing affordable to low income persons.
- DCP, Section 3.5-G-2 - Foster a rich mix of uses in all neighborhoods, while allowing differences in emphasis on uses to distinguish between them.
- DCP, Section 6.7-G-1 - Facilitate Little Italy's continued evolution as a cohesive, mixed use waterfront neighborhood.

The Resource is proposed to be relocated to a site within the Barrio Logan Community Plan (BLCP) area. The BLCP recommends that redevelopment of the neighborhood expands the population to increase the economic viability of the community in terms of its ability to support a minimum level of commercial services (BLCP, page 98), which this Project accomplishes through the addition of two DU in the relocated Resource. The relocated Resource is proposed to be sited at the street frontage of the of what is currently an underutilized lot within an established residential neighborhood and surrounded by existing primarily single-family residences, which is consistent with the BLCP recommendation to add new housing in established housing areas and infilling underutilized lots (BLCP, page 113).

The following are some key BLCP Recommendations applicable to the relocated Resource on the Barrio Logan site:

- BLCP, Page 98 - Expand the Barrio population. Encourage the development of new housing in the area for low- and moderate-income families, both through private rehabilitation and through various housing assistance programs. An increase in residential population is needed to increase the economic viability of the community in terms of its ability to support a minimum level of commercial services.
- BLCP, Page 107 - Provide development opportunities for low- and moderate-income housing. Projected values of residential development could maintain their present low- and moderate-income levels even if rehabilitation and new building development takes place. The community's land and improvement costs are still relatively moderate for marketable residential development, putting the projected values of existing rehabilitated and new housing in the 30,000 to 40,000 dollar value, which at today's prices qualify for low- and

moderate-income housing. The projections indicate that this type of development would, for the most part, be able to be privately financed.

- BLCP, Page 113 - Provide expanded housing development opportunities in the community. The Plan proposes the establishment of ways by which new housing units can be built in already established housing areas. It recommends housing infill in some areas using vacant lots, excess street areas, unneeded parking lot areas, and housing intensification in the rear lots of existing developed areas. Much of these proposed actions are dependent on the successful resolution of the transportation and parking recommendations of this Plan.
- BLCP, Page 191 - Residential uses should be rehabilitated and new residential development should maintain a compatible scale with the existing development. The Plan's recommended residential densities of R-2 (14 dwelling units per net acre) and R-2A (29 dwelling units per net acre) will maintain densities of housing and development which are compatible with existing development. In addition, development should take place in small parcels, or building facades should be broken to establish narrow facade planes and be compatible with the existing lot development. Roofs should be pitched, and if flat roofs are developed, they should form useable terraces on the roof. Colors should be warm and bright to match the existing remodelings and older structures. Parking requirements should be flexible, considering the great portion of the residential population which is transit-dependent.

Project-Related Issues:

As described in the Community Plan Analysis, there are many goals of the DCP that apply to the Project in different ways. On one hand, the DCP has established a residential buildout population of approximately 90,000 people, including a target of 12,000 residents and 12,000 employees in the Little Italy neighborhood alone. In pursuit of this goal, it is anticipated that new development will maintain a range of development intensities to provide diversity, while maintaining high overall intensities to use land efficiently and permit population and employment targets to be met. On a relatively small site (5,013 SF or 0.115 acre), the Project on the Little Italy site proposes a development containing 73 DUs, which equates to approximately 634 DU per acre. The Project is optimizing the use of the site by utilizing the CCHSR to maximize the buildable area, while maintaining a financially feasible project.

While the DCP sets high population targets and goals for high-density neighborhoods, it also encourages projects to protect and integrate existing historic structures in order to communicate the story of Downtown and preserve its unique character that it has developed over the last 150 years. To do so, it encourages the rehabilitation and reuse of historical resources and recommends incorporating historical resources into new projects. which can be a major constraint for any new construction. Reconciling these conflicting DCP goals is a difficult balance. This Project constructs a high-density residential development consistent with the DCP, yet it proposes to relocate the Resource outside the DCP area.

The Applicant provided an economic analysis by London-Moeder Associates (Attachment 9) that assessed the Project and two alternatives to the relocation of the Resource, which concluded that any alternative would not be financially feasible. The Resource is, however, being moved to a location in the Barrio Logan neighborhood in a way that is consistent with recommendations of the BLCP. Pursuant to BLCP recommendations, the Project on the Barrio Logan site is an infill housing development making use of a underutilized property (a parking lot), and with the placement of the

Resource along the frontage, maintains a compatible scale and continues the traditional single-family development pattern of the existing buildings in the neighborhood.

Staff has closely analyzed this balance between DCP goals for density and preservation, as well as the goals of the BLCP, and believes that the Project advances these key applicable goals of both the DCP and BLCP and has prepared the findings to support the SDP and CDP (Attachment 5).

Conclusion:

City staff has reviewed the proposed Project and all issues identified through the review process have been resolved in conformance with adopted policies and regulations of the DCP, the BLCP, and SDMC. Staff has provided draft findings to support approval of the Project (Attachment 5) and draft conditions of approval (Attachment 6 and 7). Staff recommends that the Planning Commission approve SDP No. 3170849 and CDP No. 3170850 for the Project.

ALTERNATIVES

1. Approve SDP No. 3170849 and CDP No. 3170850, with modifications.
2. Deny SDP No. 3170849 and CDP No. 3170850, if the findings required to approve the Project cannot be affirmed and the written findings required under SB 330 can be made.

Respectfully submitted,



Brian Schoenfisch
Deputy Director, Urban Division
Development Services Department



James Alexander
Senior Planner, Urban Division
Development Services Department

Attachments:

1. Project Location Maps
2. Project Data Sheet
3. Project Site Photos
4. Ownership Disclosure Statement
5. Draft Permit Resolution with Findings
6. Draft Permit with Conditions (Little Italy site)
7. Draft Permit with Conditions (Barrio Logan site)
8. CEQA Consistency Evaluation
9. London-Moeder Advisors Economic Analysis of Alternatives
10. Community Planning Group Recommendations
11. Development Plans (Little Italy site)
12. Relocation Plans (Barrio Logan site)

PROJECT LOCATION MAP
PROJECT NO. 1066848



PROJECT LOCATION MAP
PROJECT NO. 1066848



**PROJECT DATA SHEET
PROJECT NO. 1066848**

Project Address	1620 Union Street										
Assessor's Parcel No.	533-353-11-00										
Site Area	5,013 SF										
Community Plan Area	Downtown										
Land Use District	Centre City Planned District—Residential Emphasis										
Min. FAR	3.5										
Base Max. FAR	6.0										
Max. FAR w/CCPDO Bonuses	8.0										
Max. FAR w/Complete Communities	Unlimited*										
Proposed FAR	21.91										
FAR Bonuses Proposed	+15.91 – Complete Communities										
Total Above-Grade Gross Floor Area	109,546 SF										
Stories/Height	23 stories / 250 feet										
Number of Dwelling Units	73										
Amount of Non-Residential Space	None										
Housing Units Summary	<table> <tr> <td>Total</td> <td>73</td> </tr> <tr> <td>Studios</td> <td>10</td> </tr> <tr> <td>1 Bedroom</td> <td>47</td> </tr> <tr> <td>2 Bedroom</td> <td>15</td> </tr> <tr> <td>3 Bedroom</td> <td>1</td> </tr> </table>	Total	73	Studios	10	1 Bedroom	47	2 Bedroom	15	3 Bedroom	1
Total	73										
Studios	10										
1 Bedroom	47										
2 Bedroom	15										
3 Bedroom	1										
Number of Buildings over 45 Years Old	1 – Andrew Cassidy Home, HRB Site No. 283 (constructed in 1888); relocated to 2642-2648 Newton Avenue										
Inclusionary Affordable Housing Compliance	Compliance with the Inclusionary Housing Ordinance will be provided on-site with 8 affordable units.										
On-Site Parking	<table> <tr> <td>Automobile</td> <td>70</td> </tr> <tr> <td>Motorcycle</td> <td>0**</td> </tr> <tr> <td>Bicycle</td> <td>16</td> </tr> </table>	Automobile	70	Motorcycle	0**	Bicycle	16				
Automobile	70										
Motorcycle	0**										
Bicycle	16										
Adjacent Properties	North – Multi-family residential (3 stories) South – Multi-family residential (8 stories) East – Hotel (20 stories) West – Surface parking lot										
Deviations	See below**										
Community Planning Group Recommendation	Presented to Downtown Community Planning Council on September 15, 2021 and voted 10-0 with one abstention to recommend approval.										

* A Project proposing development that is consistent with the requirements of the Complete Communities Housing Solutions Regulations (CCHSR) is entitled to unlimited FAR per Sec. 143.1010(a)(1) of the San Diego Municipal Code (SDMC).

** A Project proposing development that is consistent with the requirements of the CCHSR is entitled to unlimited waivers from development regulations per Sec. 143.1010(j)(4) of the SDMC. The Project on the Little Italy site proposes the following waivers:

1. Driveway Width (Sec. 142.0560(j)(1)) – Reduce the minimum driveway width from 14 feet to 10 feet.
2. Refuse and Recycling (Sec. 142.0820(b)) – Reduce the minimum refuse and recycling storage area from 288 SF to 145 SF.
3. Tower Setbacks (Sec. 156.0310(d)(3)(E)) – Reduce the tower setback from interior property lines from ten feet to three feet on both the north and west tower elevations.

ATTACHMENT 2

4. Common Indoor Space (Sec. 156.0310(g)(2)) – Reduce the minimum area of common indoor space from 500 SF to zero SF.
5. Private Open Space (Sec. 156.0310(g)(3)) – Reduce the minimum area of private open space from 40 SF to 36 SF.
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8. Oriel Windows (Sec. 156.0311(h)(2)) – Increase the maximum width of oriel windows from 12 feet to 19'-4" and increase the maximum façade coverage of oriel windows from 30% to 76.3%
9. Electric Vehicle Parking (Sec. 156.0313(a)(2)(C)) – Reduce the number of required electric vehicle parking spaces from seven to six.
10. Motorcycle Parking (Sec. 156.0313(a)(2)(D)) – Reduce the number of required motorcycle parking spaces from seven to zero.


**PROJECT SITE PHOTOS
PROJECT NO. 1066848**

Little Italy Site:



Barrio Logan Site:



	City of San Diego Development Services 1222 First Ave., MS 302 San Diego, CA 92101 (619) 446-5000	<h1>Ownership Disclosure Statement</h1>	FORM DS-318 October 2017
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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: Air Rights Tower **Project No. For City Use Only:** _____
Project Address: 1620 Union Street

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

Corporation Limited Liability -or- General – What State? CA 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: JMAN TOWER LLC Owner Tenant/Lessee Successor Agency
 Street Address: 3000 Upas Street Suite 101
 City: San Diego, CA 92104 State: CA Zip: 92104
 Phone No.: 619-993-6269 Fax No.: _____ Email: mrmatthewsegal@gmail.com
 Signature: _____ Date: March 15th 2022
 Additional pages Attached: Yes No

Applicant

Name of Individual: JMAN TOWER LLC Owner Tenant/Lessee Successor Agency
 Street Address: 3000 Upas Street Suite 101
 City: San Diego State: CA Zip: 92104
 Phone No.: 619-993-6269 Fax No.: _____ Email: mrmatthewsegal@gmail.com
 Signature: _____ Date: March 15th 2022
 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

	City of San Diego Development Services 1222 First Ave., MS 302 San Diego, CA 92101 (619) 446-5000	<h1>Ownership Disclosure Statement</h1>	FORM <h1>DS-318</h1> October 2017
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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: Air Rights Tower **Project No. For City Use Only:** _____
Project Address: 1620 Union Street

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

Corporation Limited Liability -or- General - What State? CA 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: JMAN TOWER LLC Owner Tenant/Lessee Successor Agency
 Street Address: 3000 Upas Street Suite 101
 City: San Diego, CA 92104 State: CA Zip: 92104
 Phone No.: 619-993-6269 Fax No.: _____ Email: mrmatthewsegal@gmail.com
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Other Financially Interested Persons

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 Street Address: _____
 City: _____ State: _____ Zip: _____
 Phone No.: _____ Fax No.: _____ Email: _____
 Signature: _____ Date: _____
 Additional pages Attached: Yes No

PLANNING COMMISSION
RESOLUTION NO. _____

SITE DEVELOPMENT PERMIT NO. 3170849
COASTAL DEVELOPMENT PERMIT NO. 3170850
AIR RIGHTS TOWER - PROJECT NO. 1066848

WHEREAS, JMAN TOWER LLC and JMAN AT THE BARRIO LLC, Owner/Permittee, filed an application with the City of San Diego for a Site Development Permit (SDP) for the relocation of a designated historical resource (Andrew Cassidy Home, Historical Resources Board (HRB) No. 283 (“Resource”) from 1620 Union Street to 2642-2648 Newton Avenue and the construction at 1620 Union Street of a 24-story, 250-foot tall residential development with 73 dwelling units (DU) (including eight affordable DUs) and a Coastal Development Permit (CDP) for the placement of the Resource at 2642-2648 Newton Avenue (“Project”) (as described in and by reference to the approved plans on file at the City of San Diego and corresponding conditions of approval for the associated Permit No. 1066848); and

WHEREAS, the Resource donor site and Project site of the 24-story residential development is located at the 5,013 square foot (SF) site at 1620 Union Street (“Little Italy site”) in the Residential Emphasis land use district and Fine Grain and Park Sun Access overlay districts of the Centre City Planned District (CCPD), as well as the Airport Land Use Compatibility Overlay Zone, Transit Area Overlay Zone, and Little Italy neighborhood of the Downtown Community Plan (DCP) area (“Downtown”); and

WHEREAS, the Resource receiver site and the Project site of the three-story mixed-use development is located at the 21,042 SF site at 2642-2648 Newton Avenue (“Barrio Logan site”) in Subdistrict A of the Barrio Logan Planned District (BLPD), the Airport Land Use Compatibility Overlay Zone, Transit Area Overlay Zone, Parking Impact Overlay Zone, and Barrio Logan Community Plan (BLCP) area; and

ATTACHMENT 5

WHEREAS, the Little Italy site is legally described as Lot 8 in Block 33 of Middleton, in the City of San Diego, County of San Diego, State of California, according to map thereof, made by J.E. Jackson, filed in the Office of the County Recorder of San Diego County; and

WHEREAS, the Barrio Logan site is legally described as Lots 33 through 38, inclusive of Block 12, Reed and Hubbell's addition, in the City of San Diego, County of San Diego, State of California, according to the map No. 327, filed in the Office of the Recorder of San Diego County, June 30, 1886; and

WHEREAS, Development within the Downtown Community Planning area is covered under the following documents, all referred to as the "Downtown FEIR": Final Environmental Impact Report (FEIR) for the San Diego Downtown Community Plan, Centre City Planned District Ordinance, and 10th Amendment to the Centre City Redevelopment Plan, certified by the former Redevelopment Agency ("Former Agency") and the City Council on March 14, 2006 (Resolutions R-04001 and R-301265, respectively); subsequent addenda to the FEIR certified by the Former Agency on August 3, 2007 (Former Agency Resolution R-04193), April 21, 2010 (Former Agency Resolution R-04510), and August 3, 2010 (Former Agency Resolution R-04544), and certified by the City Council on February 12, 2014 (City Council Resolution R-308724), July 14, 2014 (City Council Resolution R-309115), and November 17, 2020 (City Council Resolution R-313302); and, the Final Supplemental Environmental Impact Report for the Downtown San Diego Mobility Plan certified by the City Council on June 21, 2016 (Resolution R-310561). Development within the Downtown Community Planning area is also covered under the following documents, all referred to as the "CAP FEIR": FEIR for the City of San Diego Climate Action Plan (CAP), certified by the City Council on December 15, 2015 (City Council Resolution R-310176), and the Addendum to the CAP, certified by the City Council on July 12, 2016 (City Council Resolution R-310595). Development within the DCP area is also consistent with the FEIR for Complete

ATTACHMENT 5

Communities: Housing Solutions and Mobility Choices (SCH No. 2019060003) certified by the San Diego City Council on November 9, 2020 (Resolution R313279); and

WHEREAS, the Project is also consistent with the Barrio Logan Community Plan Update (BLCPU) Program Environmental Impact Report (PEIR) (SCH No. 2009091021) certified by the City of San Diego City Council on October 2, 2013 (Resolution R-308444) and as amended with the 2021 revised BLCPU PEIR Addendum (SCH No. 2009091021) adopted by the San Diego City Council on December 7, 2021 (Resolution R-313812). The Downtown FEIR, CAP FEIR, Complete Communities FEIR, and BLCPU PEIR are "Program EIRs" prepared in compliance with California Environmental Quality Act (CEQA) Guidelines Section 15168. The information contained in the Downtown FEIR, CAP FEIR, Complete Communities FEIR, and BLCPU PEIR reflects the independent judgement of the City of San Diego as the Lead Agency. The environmental impacts of the Project were adequately addressed in the Downtown FEIR, CAP FEIR, Complete Communities FEIR, and BLCPU PEIR; the Project is within the scope of the development program described in the Downtown FEIR, CAP FEIR, Complete Communities FEIR, and BLCPU PEIR and are adequately described within each document for the purposes of CEQA; and, none of the conditions listed in CEQA Guidelines Section 15162 exist. Therefore, no further environmental documentation is required under CEQA; and

WHEREAS, on December 15, 2022, the Planning Commission of the City of San Diego considered SDP No. 2573328, CDP No. 2581703, and NDP No. 2594455 pursuant to the Land Development Code (LDC) of the City of San Diego; and

BE IT RESOLVED by the Planning Commission of the City of San Diego, that it adopts the following findings with respect to SDP No. 2573328 and CDP No. 2581703:

A. SITE DEVELOPMENT PERMIT [San Diego Municipal Code (SDMC) Section 126.0505]

1. Findings for all Site Development Permits:

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

The Project includes relocation of a designated historical resource, the Andrew Cassidy Home, HRB Site No. 283 from 1620 Union Street in the Little Italy neighborhood of the DCP area to 2642-2648 Newton Avenue in the BLCP area and the construction of a 24-story, 250-foot tall residential building containing 73 DUs on the Little Italy site. The Project (Little Italy site) is located within the Residential Emphasis land use district of the CCPD in the DCP area. Multi-family residential is permitted in the Residential Emphasis District, which accommodates primarily residential development, but also allows small-scale commercial. The Barrio Logan site is located within Subdistrict A of the BLPD. Multi-family residential is a permitted land use in Subdistrict A, which is intended to accommodate walk-up, low-rise apartments and encourage the rehabilitation and development of residential structures.

Historic Preservation is addressed in Chapter 9 of the DCP and states that locally designated historical resources are to be retained on-site whenever possible and that "Partial retention, relocation or demolition of a resource shall only be permitted through applicable City procedures," that are outlined in SDMC Chapter 14, Article 3, Division 2, "Historical Resources Regulations." The proposed relocation is not consistent with the Secretary of the Interior's Standards for Historical Properties due to the loss in integrity of location, setting, and association; therefore, the SDP is required because the relocation of the Resource deviates from the Historical Resources Regulations of SDMC Section 126.0502(d)(1)(E). However, the Resource will be relocated to an appropriate location with buildings of similar scale and character, which is consistent with the recommendations of the BLCP to infill established residential neighborhoods with new housing opportunities on an individual parcel-by-parcel basis that maintain a compatible scale and continues the character of the residential neighborhoods (BLCP, page 113). Additionally, the BLCP encourages development to take place in small parcels, consistent with existing lot development, and share similar architectural characteristics, such as pitched roofs (BLCP, page 191), which is also an architectural feature of the Resource. Additionally, the Resource is proposed to occupy roughly one-third of the street frontage, allowing for future development to continue the existing lot development pattern of the neighborhood, consistent with this BLCP recommendation. In contrast, the goals and policies of the DCP applicable to the Little Italy site call for maximization of densities and strategic intensification to accomplish population goals and increase neighborhood vitality.

The DCP states that redevelopment in the Little Italy neighborhood should underscore the neighborhood's historic and contemporary qualities and evolve as a cohesive, mixed-use waterfront neighborhood (DCP, 6.7-G-1). The Project on the Little Italy site is a high-density development because it proposes 73 DUs on the 5,000 SF site, which equates to approximately 663 units per acre, which is a highly efficient, intense use of the site that will contribute to the achievement of the DCP's population targets to be met (DCP, 3.2-G-2) and create neighborhood vitality, a

market for a broad array of supporting stores and services, opportunities for living close to jobs and transit, and support regional growth strategies (DCP, 3.2-G-1), further advancing the goals and policies of the DCP. Additionally, the Project on the Little Italy site proposes eight affordable DUs, which diversifies Downtown's housing mix and increases the supply of rental housing affordable to low income persons (DCP, 3.4-G-3).

The BLCP recommends that redevelopment of the neighborhood expands the population to increase the economic viability of the community in terms of its ability to support a minimum level of commercial services (BLCP, page 98), which this Project accomplishes through the addition of two DUs in the Resource. The relocated Resource is proposed to be located at the street frontage of the lot and construction of new housing units in the rear (approved on July 8, 2022 through CDP No. 694291) on what is currently an underutilized lot within an established residential neighborhood and surrounded by existing primarily single-family residences, which is consistent with the BLCP recommendation to add new housing in established housing areas and infilling underutilized lots and intensifying development in the rear (BLCP, page 113).

With compliance with both the development regulations of the CCPD and BLPD and advancement of the goals of the DCP and BLCP, the proposed development will not adversely affect the applicable land use plans of either site.

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

The Project includes relocation of the Resource from the Little Italy site at 1620 Union Street to the Barrio Logan site at 2642-2648 Newton Avenue and the construction of a 24-story, 250-foot tall residential building containing 73 DUs on the Little Italy. The granting of the SDP and approval of the Project will not have a detrimental impact to the public health, safety, and general welfare. The Project on the Little Italy site is consistent with the plans for the Little Italy neighborhood as envisioned in the DCP by facilitating the neighborhood's continued evolution as a cohesive, mixed use waterfront neighborhood (DCP, 6.1-G-1) and by constructing a 24-story high-rise with 73 DUs, including eight affordable DU (DCP, 3.4-G-3) on a small lot, which is a high-intensity development that uses land efficiently to contribute to the achievement of population targets (DCP, 3.2-G-2). The addition of new residents will result in a more active neighborhood, which improves safety, and adds economic support for local businesses, improving both the vitality and welfare of the neighborhood (DCP, 3.2-G-1). Additionally, the relocated Resource on the Barrio Logan site is consistent with the plans for the Barrio Logan neighborhood as envisioned in the BLCP by expanding the population, which will result in an increase in the economic viability of the community because the increased number of residents living in the two DU of the relocated Resource will help support a minimum level of commercial services (BLCP, page 98), improving the welfare of the neighborhood. The Project on the Barrio Logan site is also designed to be an infill development in an established housing area (BLCP, page 113), activating a currently

underutilized lot in the middle of a residential street and continuing the existing lot development pattern (BLCP, page 191), which activates otherwise empty areas thereby improving safety for residents.

Public improvements are proposed for both sites that include new sidewalks, which will provide paths for the public's use and will contribute to an improved pedestrian environment in each neighborhood. On the Little Italy site, the Project proposes a 12-foot wide sidewalk, consistent with other sidewalks in the Little Italy neighborhood and beyond the requirement of SDMC Section 143.1025(a)(1) of the Complete Communities Housing Solutions Regulations (CCHSR), which calls for a minimum ten-foot wide sidewalk. The Project also meets the required provision of infrastructure amenities of the CCHSR by paying into the Neighborhood Enhancement Fund. On the relocation site in Barrio Logan, street trees are proposed in the right-of-way, which provide shade for pedestrians, enhance the aesthetics of the parkway, reduce the heat island effect, and provide carbon sequestration, which is an improvement to public health, rather than a detriment.

An environmental consistency evaluation was prepared for the Project in accordance with State of California Environmental Quality Act (CEQA) Guidelines to evaluate whether the environmental effects of the proposed development were adequately addressed in the 2006 Downtown Final Environmental Impact Report (FEIR), the Climate Action Plan FEIR, and the Complete Communities Housing Solutions and Mobility Choices FEIR. The evaluation determined that the environmental impacts of the Project were adequately addressed in the Downtown FEIR, CAP FEIR, and Complete Communities FEIR and that the Project is within the scope of the development program described in the Downtown FEIR, CAP FEIR, and Complete Communities FEIR and are adequately described within each document for the purposes of CEQA, and none of the conditions listed in CEQA Guidelines Section 15162 exist. Additionally, a Mitigation, Monitoring and Reporting Program (MMRP) would be implemented with this Project, which would reduce all potential impacts to below a level of significance.

Due to the Project's location within the airport influence area of the San Diego International Airport (SDIA) Airport Land Use Compatibility Plan (ALUCP), the Project was reviewed by the Airport Land Use Commission (ALUC) to ensure compatibility with respect to airport-related noise, public safety, airspace protection, and aircraft overflight. On October 1, 2021, ALUC issued a determination that the Project is conditionally consistent with the SDIA ALUCP, subject to conditions that have been incorporated into the permit for the Little Italy site. The Project was also issued a determination of no hazard to air navigation by the Federal Aviation Administration (FAA) on February 26, 2021.

The permit for the Project also includes various conditions and referenced exhibits of approval relevant to achieving compliance with the applicable regulations of the SDMC in effect for this Project. Such conditions within the permit have been determined as necessary to avoid adverse impacts upon the health, safety and general welfare of persons residing or working in the surrounding area. The Project

will comply with the development conditions in effect for the subject property as described in SDP, and other regulations and guidelines pertaining to the subject property per the SDMC for the site. Prior to issuance of any building permits for the proposed development, the plans will be reviewed for compliance with all Building, Electrical, Mechanical, Plumbing and Fire Code requirements, and the Owner/Permittee will be required to obtain a grading and public improvement permit. Therefore, the proposed development would not be detrimental to the public health, safety and welfare.

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

The Project includes relocation of the Resource from the Little Italy site at 1620 Union Street to the Barrio Logan site at 2642-2648 Newton Avenue and the construction of a 24-story, 250-foot tall residential building containing 73 DUs on the Little Italy site. Although the relocation of the Resource deviates from the Historical Resources Regulations of SDMC Section 126.0502(d)(1)(E), it will be relocated to an appropriate location with buildings of similar scale and character, which is consistent with the recommendations of the BLCP to infill established residential neighborhoods with new housing opportunities on an individual parcel-by-parcel basis that maintain a compatible scale and continues the character of the residential neighborhoods (BLCP, page 113).

The Project on the Little Italy site utilizes the Complete Communities Housing Solutions Regulations (CCHSR) by providing eight affordable DUs, which entitles the Project to unlimited waivers to deviate from the development regulations. Per Section 143.1010(j) of the SDMC, development that meets the applicable requirements of the CCHSR shall be entitled to waivers unless the City makes a written finding of denial based upon substantial evidence. The Project on the Little Italy site requests ten waivers to deviate from the SDMC as follows:

1. Driveway Width (Sec. 142.0560(j)(1)) – Reduce the minimum driveway width from 14 feet to 10 feet.
2. Refuse and Recycling (Sec. 142.0820(b)) – Reduce the minimum refuse and recycling storage area from 288 SF to 145 SF.
3. Tower Setbacks (Sec. 156.0310(d)(3)(E)) – Reduce the tower setback from interior property lines from ten feet to three feet on both the north and west tower elevations.
4. Common Indoor Space (Sec. 156.0310(g)(2)) – Reduce the minimum area of common indoor space from 500 SF to zero SF.
5. Private Open Space (Sec. 156.0310(g)(3)) – Reduce the minimum area of private open space from 40 SF to 36 SF.
6. Pet Open Space (Sec. 156.0310(g)(5)) – Reduce the required pet open space from 100 SF to zero SF.
7. Transparency (Sec. 156.0311(d)(1)) – Reduce the minimum ground level transparency from 60% of the building façade to 28%.

8. Oriel Windows (Sec. 156.0311(h)(2)) – Increase the maximum width of oriel windows from 12 feet to 19'-4" and increase the maximum façade coverage of oriel windows from 30% to 76.3%
9. Electric Vehicle Parking (Sec. 156.0313(a)(2)(C)) – Reduce the number of required electric vehicle parking spaces from seven to six.
10. Motorcycle Parking (Sec. 156.0313(a)(2)(D)) – Reduce the number of required motorcycle parking spaces from seven to zero.

The Project utilizes the CCHSR by proposing to include affordable housing DUs as outlined in SDMC Section 143.1002, and per SDMC Section 143.1010(j)(2), the proposed waivers would not have a significant, quantifiable, direct, and unavoidable impact upon health, safety, or the physical environment for which there is no feasible method to mitigate or avoid the impact, would not have an adverse impact on any real property that is listed on the California Register of Historical Resources, and would not be contrary to state or federal law. Each of the requested waivers have been reviewed as they relate to the proposed design and use of the proposed Project on the Little Italy site, the site layout, and the impact on the surrounding neighborhood. The waivers are appropriate and will result in a better project that efficiently utilizes the property while meeting the purpose and intent of the DCP.

Other than the requested waivers, the proposed Project meets all applicable regulations and policy documents and is consistent with the recommended land use and development standards in effect for the subject property per the SDMC. Therefore, the proposed development would comply with the applicable regulations, including any allowable deviations.

2. Supplemental Findings – Historical Resources deviation for Substantial Alteration of a Designated Historical Resource or Within a Historical District:

- a. **There are no feasible measures, including maintaining the resource on site, that can further minimize the potential adverse effects on historical resources.**

The historical resource, the Andrew Cassidy Home, HRB Site No. 283 ("Resource"), was designated based on its architectural significance as a good example of the Queen Anne cottage design and as part of a significant, intact collection of Victorian houses still on their original sites which reflect the early development of Downtown at the turn of the century.

The Project proposes the relocation of the existing Resource, rehabilitating the structure at the receiver site in Barrio Logan and constructing a new 24-story residential tower with eight levels of fully automated mechanical parking, 73 residential dwelling units, of which eight are deed-restricted low and moderate income per the Complete Communities Housing Solutions Regulations (CCHSR) on the Little Italy site. The relocation of the Resource to a currently empty lot in Barrio Logan is not consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties due to the loss of integrity of location, setting, and association.

The applicant retained London Moeder Advisors (LMA) to conduct an economic analysis of the proposed Project (“Base Project”) and two alternative designs. The designs were previously reviewed and approved by Historical Resources staff and the Historical Resources Board’s Design Assistance Subcommittee. A summary of the analyzed projects is located in the table below:

Alternative	Description
BASE	Relocate the Resource, rehabilitate the historical structure on the new Barrio Logan site and construct a 24-level, 73-unit new development at Little Italy site
1	Rehabilitate and maintain the existing 1,470 SF historical structure on the current site as a single-family residence
2	Rehabilitate and integrate the existing 1,470 SF historical residence into new development on the current site by partially demolishing the existing structure and constructing a 46-unit building

As demonstrated by the LMA analysis, the Base Project, which proposes relocation of the Resource and the construction of 73 dwelling units, was the only economically feasible option because both the Yield on Cost (YOC) and Internal Rate of Return (IRR) exceed the thresholds as identified in the LMA analysis required to make a project financially feasible. In contrast, the LMA analysis concluded that the two alternatives that included retaining the Resource on site (and thus had less impact on the Resource) are not economically feasible due to the reduced amount of revenue-producing residential dwelling units. Integrating the Resource into the new development (Alternative 2) was found to not be economically feasible in the LMA analysis and would also result in significant impacts to the Resource. The confined nature of the project site is physically challenging and integrating the Resource into the new development would result in an increase of construction costs as well as a decrease in the number of residential units when compared to the Base Project. This alternative does not achieve the required minimum yield on cost or internal rate of return which demonstrates that it is not economically feasible. Additionally, Alternative 2 would result in the loss of approximately 51% of the existing historic structure due to the construction of an eight-story tower to accommodate an additional 46 dwelling units. Alternative 1 has the least impact on the historic integrity of the Resource but is not economically feasible due to the high cost of land and the relatively low income produced by renting a single-family dwelling. Additionally, this alternative would not provide additional units because it is infeasible to construct any additional residential units onsite and maintain the integrity of the historical resource due to the small lot size. In this scenario, the reduction of revenue producing units is unable to support the total project costs consisting of purchasing the land and renovating the historical structure. Alternative 1 does not achieve the required minimum yield on cost or internal rate of return, which demonstrates that Alternative 1 is not economically feasible. The Base Project,

while not the project that has the least adverse impacts to the integrity of the Resource, is the only economically feasible alternative and provides a balance between development of the site and preservation of the historic structure. Therefore, there are no feasible measures, including maintaining the Resource on site, that can further minimize the potential adverse effects on the Resource.

b. The proposed relocation will not destroy the historical, cultural, or architectural values of the historical resource, and the relocation is part of a definitive series of actions that will assure the preservation of the designated historical resource.

The Project proposes to relocate the existing Resource, the Andrew Cassidy Home, to a currently vacant lot in Barrio Logan on Newton Avenue that was approved by the City of San Diego on July 8, 2022 (CDP No. 694291) to contain a three-story, 33'-9" tall mixed-use development with 14 dwelling units (DUs) (including two affordable DU) and 7,964 square feet (SF) of warehouse space constructed along the rear of the property. The new structure will be at the rear of the receiver site and will not have a significant impact on the relocated Resource's integrity of feeling, setting or association. The proposed relocation site is located primarily in the vicinity of single-family residential structures from the early twentieth century. The sizing and massing of the houses surrounding the Barrio Logan site is comparable to the historic structure and the location provides an appropriate setting for the Queen Anne style resource originally constructed in 1888.

In order to mitigate for the impacts to the Resource the applicant will be required to submit Historic American Building Survey (HABS) documentation, a Treatment Plan and Monitoring Plan. A set of HABS drawings and photos documenting the historic resource will be created prior to relocation to document the architecturally significant building in its current condition. The Treatment Plan and accompanying drawings specifies the methodology behind relocation of the structure and its treatment at the new location. During relocation, the resource will be transported in two pieces because it is necessary to remove eight feet of roof to avoid interference with the overhead MTS Trolley lines encountered on the route from Little Italy to Barrio Logan. Once at the new location, the resource will be restored consistent with the Secretary of the Interior's Standards and non-original features will be removed. A Monitoring Plan will be established that requires a Historical Monitor to document the relocation of the historic structure and submit reports to City staff for review. Preconstruction meetings will also be held at both sites prior to the relocation. The Treatment and Monitoring plans outline the steps necessary to relocate the historic structure and monitor progress of this project. Therefore, the relocation is part of a definitive series of actions that will assure the preservation of the designated historical resource.

The Resource was designated based on its architectural significance as a good example of the Queen Anne cottage design and as part of a significant, intact collection of Victorian houses still on their original sites which reflect the early development of downtown at the turn of the century. Through the HABS

documentation, and implementation of the Treatment and Monitoring Plans, the proposed relocation will not destroy the Resource's significance as a Queen Anne cottage. At the time of designation, the Resource was located on the west side of the 1600 block of Union Street, which contained five consecutive intact Victorian residences from the 1880s and 1890s. All five structures were designated by the HRB. The integrity of this row of residences has been significantly impaired by the demolition of the Oscar M. Millard Residence at 1610 Union Street (HRB No. 282), approved by City Council in 2017 under Centre City Development Permit, Centre City Planned Development Permit, Site Development Permit No. 2016-39, and the alteration of the residence at 1632 Union Street (HRB No. 123). In its current location, the Andrew Cassidy Home is no longer a part of an intact collection of Victorian residences; therefore, relocation would not destroy the historical, cultural or architectural values of the designated historical resource.

- c. There are special circumstances or conditions apart from the existence of historical resources, applying to the land that are peculiar to the land and are not of the applicant's making, whereby the strict application of the provisions of the historical resources regulations would deprive the property owner of reasonable use of the land.**

The Project includes relocation of the Resource from the Little Italy site to the Barrio Logan site, and construction on the Little Italy site of a high-density residential development on a 5,000 SF lot that, despite its small lot size, proposes 73 DU, which equates to approximately 663 units per acre. The relatively small lot size for a Downtown property is a development constraint that is compounded by the presence of the Resource on-site. Historically, each block in the Downtown area was subdivided into twelve 5,000 SF parcels. However, over the years, as allowable densities have increased and construction types have modernized, larger developments were accommodated by combining lots into larger parcels that provided more buildable area, making 5,000 SF lots less common.

The goals and policies of the DCP also generally stipulate that historical resources should be retained on-site and integrated into the Downtown fabric in a way that contributes to the achievement of the goals for significant development and population intensification (DCP, 9.2-G-1); however, one of the guiding principles of the DCP is to create an intense yet always livable community with a substantial and diverse Downtown population. An intense downtown is central to not only fostering vibrancy, but also to curtailing regional sprawl and minimizing growth pressures in mature neighborhoods. Increased residential population will contribute to Downtown's vitality, improve economic success, and allow people to live close to work, transit, and culture (DCP, Sec. 1.1). In pursuit of this, the goals and policies of the DCP target a residential population of approximately 90,000, and downtown employment of over 165,000 by 2030 (DCP, 3.2-G-1), which is accomplished by maintaining high overall intensities across Downtown to use land efficiently (DCP, 3.2-G-2).

Strict application of the Historical Resources Regulations and maintaining the Resource on-site would limit the buildable area for any new development, as the Resource currently occupies approximately 36% of the lot area. The resulting development on the remainder of the already-constrained site is estimated in the LMA analysis to yield a total of 46 DUs, which is 27 DUs less than the proposed Project. In contrast, the relocation of the Resource allows the amount of available buildable land on the small lot to be maximized, thereby using the land efficiently to advance the goal of achieving the target population by providing 73 new DU, while also avoiding total demolition of the Resource by relocating it to a compatible neighborhood. The Project on the Little Italy site is further optimizing the use of the site by utilizing the CCHSR, which allows for unlimited FAR on this site and throughout Downtown and waives from the development regulations of the Centre City Planned District Ordinance. Due to the small lot size, with strict application of the Historical Resources Regulations, the Project would not be able to fully take advantage of the housing and development tools provided by the SDMC, while also accommodating retention of the Resource and maintaining a financially feasible project.

To demonstrate the financial feasibility of the Project on the Little Italy site, the applicant retained London Moeder Advisors (LMA) to conduct an economic analysis of the proposed Project (“Base Project”) and two alternative designs for potential feasible measures to avoid the relocation of the Resource. The LMA analysis used the Yield on Cost (YOC) and Internal Rate of Return (IRR) as measures to determine the economic feasibility of each alternative. As stated in the LMA analysis, for a rental residential project to be economically feasible, it must achieve a minimum YOC of 1.5% and an IRR of 13% to 15% or higher; anything less would be unlikely to attract investors and achieve project financing. The table below summarizes the conclusions of the LMA analysis for each alternative.

Alternative	YOC Min: 1.5%	IRR Min: 13%
Base	5.6%	18.4%
1	1.4%	None
2	4.2%	8.9%

Alternative 1 proposed a full rehabilitation of the Resource and reuse as a single-family home rental. As demonstrated, due to the cost of rehabilitation and the land, Alternative 1 ultimately produces no financial return for the property owner, rather it results in a loss of approximately \$1.2 million. Alternative 2 maintained the Resource on site and incorporated it into a new development on the site. Although maintaining most of the Resource on-site, Alternative 2 limits the buildable area of the site and results in a smaller project that would otherwise be achieved, producing 46 DUs instead of the proposed Project’s 73 DUs, which results in a YOC and IRR below the threshold of financing threshold. The LMA analysis shows that the Base Project is the only financially feasible project and each alternative that strictly applies the provisions of the Historical Resources Regulations to maintain the Resource on

site would result in a financial loss and therefore deprive the owner of a reasonable use of the land.

B. COASTAL DEVELOPMENT PERMIT [SDMC Section 126.0708]

1. Findings for all Coastal Development Permits:

- a. The proposed coastal development will not encroach upon any existing physical accessway that is legally used by the public or any proposed public accessway identified in a Local Coastal Program land use plan; and the proposed coastal development will enhance and protect public views to and along the ocean and other scenic coastal areas as specified in the Local Coastal Program land use plan.**

The relocation site is located on a 21,042 SF lot within the BLCP area and the Barrio Logan Planned District, which together comprise the Local Coastal Program land use plan applicable to the relocation site. The CDP applies to the relocation site only because it is within the Coastal Overlay Zone. The BLCP and BLPD do not identify any existing or proposed public accessway that affects the Project site; therefore, the development will not encroach upon any existing physical public accessway. Additionally, the BLCP and BLPD do not identify any view corridors that apply to the relocation site, which is located approximately 2,100 feet (0.39 mile) inland north of the San Diego Bay shoreline; therefore, the development will have no impact on public views to and along the ocean or other scenic coastal areas.

- b. The proposed coastal development will not adversely affect environmentally sensitive lands.**

The relocation site is located on a 21,042 SF lot within the BLCP area and the Barrio Logan Planned District. The CDP applies to the relocation site only because it is within the Coastal Overlay Zone. The relocation site has been previously graded and is currently developed as a surface parking lot for the storage of vehicles, so it does not contain any sensitive vegetation and is not located within or adjacent to the City's Multiple Habitat Planning Area.

An environmental consistency evaluation was prepared for the Project in accordance with State of California Environmental Quality Act (CEQA) Guidelines to evaluate whether the environmental effects of the proposed development were adequately addressed in the Barrio Logan Community Plan Update (BLCPU) Program Environmental Impact Report (PEIR) (SCH No. 2009091021), certified by the City of San Diego City Council on October 2, 2013 (Resolution R-308444) and as amended with the 2021 revised BLCPU PEIR Addendum (SCH No. 2009091021) adopted by the San Diego City Council on December 7, 2021 (Resolution R-313812). The evaluation determined that the environmental impacts of the Project were adequately addressed in the BLCPU PEIR and that the Project is within the scope of the development program described in the BLCPU PEIR and are adequately described within the document for the purposes of CEQA, and none of the conditions listed in

CEQA Guidelines Section 15162 exist. Additionally, a Mitigation, Monitoring and Reporting Program (MMRP) regarding the designated historical resource would be implemented with this Project, which would reduce all potential impacts to below a level of significance.

Therefore, the proposed development will not adversely affect environmentally sensitive lands.

c. The proposed coastal development is in conformity with the certified Local Coastal Program land use plan and complies with all regulations of the certified Implementation Program.

The relocation site is located on a 21,042 SF lot within the BLCP area and the Barrio Logan Planned District, which together comprise the Local Coastal Program land use plan applicable to the relocation site. The CDP applies to the relocation site only because it is within the Coastal Overlay Zone. The relocation site is located within Subdistrict A of the BLPD, which is intended to accommodate walk-up, low-rise apartments and encourage the rehabilitation and development of residential structures. Multi-family residential is a permitted land use in Subdistrict A (SDMC Section 152.0303).

The relocated Resource will be placed at an appropriate location on the lot because it will be surrounded by single-family residential buildings of similar scale and character, which is consistent with the recommendations of the BLCP to infill established residential neighborhoods with new housing opportunities on an individual parcel-by-parcel basis that maintain a compatible scale and continues the character of the residential neighborhoods (BLCP, page 113). Additionally, the BLCP encourages development to take place in small parcels, consistent with existing lot development, and share similar architectural characteristics, such as pitched roofs (BLCP, page 191), which is also an architectural feature of the Resource. Additionally, the Resource is proposed to occupy roughly one-third of the street frontage, allowing for future development to continue the existing lot development pattern of the neighborhood, consistent with this BLCP recommendation. The relocated Resource is proposed to be sited at the street frontage of what is currently an underutilized lot within an established residential neighborhood and surrounded by existing primarily single-family residences, which is consistent with the BLCP recommendation to add new housing in established housing areas and infilling underutilized lots (BLCP, page 113).

As described above, the relocated Resource complies with the BLPD and advances key recommendations of the BLCP; therefore, the relocated Resource is in conformity with the certified Local Coastal Program land use plan and complies with all regulations of the certified Implementation Program.

d. For every Coastal Development Permit issued for any coastal development between the nearest public road and the sea or the shoreline of any body of water located within the Coastal Overlay Zone the coastal development is in

conformity with the public access and public recreation policies of Chapter 3 of the California Coastal Act.

The relocation site is located at 2642-2648 Newton Avenue on the north side of Newton Avenue between South 26th Street and South 27th Street, approximately 2,100 feet (0.39 mile) inland north of the shoreline of San Diego Bay and is not between the nearest public road and the shoreline. Therefore, the Project has no adverse impact on the public access and public recreation policies of Chapter 3 of the California Coastal Act. The CDP applies to the relocation site only because it is within the Coastal Overlay Zone.

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

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Planning Commission, SDP No. 3170849 and CDP No. 3170850 is hereby GRANTED by the Planning Commission to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in the approved permits, a copy of which is attached hereto and made a part hereof.

James Alexander
Senior Planner, Urban Division
Development Services Department

Adopted on: December 15, 2022

IO#: 24009332

Attachments: SDP No. 3170849 (Little Italy site)
SDP No. 3170849/CDP No. 3170850 (Barrio Logan site)

RECORDING REQUESTED BY
CITY OF SAN DIEGO
URBAN DIVISION
THIRD FLOOR

WHEN RECORDED MAIL TO
PROJECT MANAGEMENT
PERMIT CLERK
MAIL STATION 501

INTERNAL ORDER NUMBER: 24009332

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SITE DEVELOPMENT PERMIT NO. 3170849

AIR RIGHTS TOWER (1620 UNION STREET) - PROJECT NO. 1066848

PLANNING COMMISSION

This Site Development Permit is granted by the Planning Commission of the City of San Diego ("City") to Jman Tower Inc., Owner/Permittee, pursuant to San Diego Municipal Code (SDMC) Section 126.0505 to allow 1) the relocation of a designated historical resource and 2) the construction of a 24-story, 250-foot tall residential development ("Project"). The approximately 5,013 square-foot (SF) site is located at 1620 Union Street (west side of Union Street between West Date and West Cedar streets) in the Little Italy neighborhood of the Downtown Community Plan (DCP) area and within the Centre City Planned District. The Project site is legally described as Lot 8 in Block 33 of Middletown in the City of San Diego, County of San Diego, State of California, according to partition map thereof, made by J.E. Jackson on file in the Office of the County Clerk of San Diego County.

Subject to the terms and conditions set forth in this Permit, permission is granted to the Owner/Permittee to construct and operate a development and uses as described and identified by size, dimension, quantity, type, and location on the approved exhibits (Exhibit "A") dated December 15, 2022, on file in the Development Services Department (DSD).

The Project shall include:

- Site Development Permit (SDP): Relocation of designated Historical Resources Board (HRB) Site No. 238, the Andrew Cassidy Home, pursuant to SDMC Section 126.0502(d)(1)(E) from 1620 Union Street to 2642-2648 Newton Avenue.
- Construction of a 24-story, 250-foot tall residential development, totaling approximately 109,546 SF, and comprised of 73 residential dwelling units and 70 parking spaces within a fully-automated mechanical parking garage.
- Public and private accessory improvements determined by DSD 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 December 30, 2025.
2. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
 - a. The Owner/Permittee signs and returns the Permit to DSD; and
 - b. The Permit is recorded in the Office of the San Diego County Recorder.
3. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.
4. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.
5. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
6. Issuance of this Permit by the City does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).
7. The Owner/Permittee shall secure all necessary building permits. The Owner/Permittee is informed that to secure these permits, substantial building modifications and site improvements may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.
8. Construction plans shall be in substantial conformity to Exhibit "A." Changes, modifications, or alterations to the construction plans are prohibited unless appropriate application(s) or amendment(s) to this Permit have been granted.
9. All of the conditions contained in this Permit have been considered and were determined necessary to make the findings required for approval of this Permit. The Permit holder is required to comply with each and every condition in order to maintain the entitlements that are granted by this Permit.

10. If any condition of this Permit, on a legal challenge by the Owner/Permittee of this Permit, is found or held by a court of competent jurisdiction to be invalid, unenforceable, or unreasonable, this Permit shall be void. However, in such an event, the Owner/Permittee shall have the right, by paying applicable processing fees, to bring a request for a new permit without the "invalid" condition(s) back to the discretionary body which approved the Permit for a determination by that body as to whether all of the findings necessary for the issuance of the proposed permit can still be made in the absence of the "invalid" condition(s). Such hearing shall be a hearing de novo, and the discretionary body shall have the absolute right to approve, disapprove, or modify the proposed permit and the condition(s) contained therein.
11. The Owner/Permittee shall defend, indemnify, and hold harmless the City, its agents, officers, and employees from any and all claims, actions, proceedings, damages, judgments, or costs, including attorney's fees, against the City or its agents, officers, or employees, relating to the issuance of this permit including, but not limited to, any action to attack, set aside, void, challenge, or annul this development approval and any environmental document or decision. The City will promptly notify Owner/Permittee of any claim, action, or proceeding and, if the City should fail to cooperate fully in the defense, the Owner/Permittee shall not thereafter be responsible to defend, indemnify, and hold harmless the City or its agents, officers, and employees. The City may elect to conduct its own defense, participate in its own defense, or obtain independent legal counsel in defense of any claim related to this indemnification. In the event of such election, Owner/Permittee shall pay all of the costs related thereto, including without limitation reasonable attorney's fees and costs. In the event of a disagreement between the City and Owner/Permittee regarding litigation issues, the City shall have the authority to control the litigation and make litigation related decisions, including, but not limited to, settlement or other disposition of the matter. However, the Owner/Permittee shall not be required to pay or perform any settlement unless such settlement is approved by Owner/Permittee.
12. Development Impact Fees: The development will be subject to Development Impact Fees. The fee shall be determined in accordance with the fee schedule in effect at the time of building permit issuance and with the SDMC. The Owner/Permittee shall provide all necessary documentation to the City's Planning Department.
13. This development shall comply with the standards, policies, and requirements in effect at the time of approval of this development, including any successor(s) or new policies, financing mechanisms, phasing schedules, plans and ordinances adopted by the City.
14. No permit for construction, operation, or occupancy of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until this Permit is recorded in the Office of the San Diego County Recorder.

ENVIRONMENTAL/MITIGATION REQUIREMENTS:

15. 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.
16. The mitigation measures specified in the MMRP and outlined in the 2006 Downtown Final Environmental Impact Report for the DCP and as amended by subsequent addenda (SCH No. 2003041001), shall be noted on the construction plans and specifications under the heading ENVIRONMENTAL MITIGATION REQUIREMENTS.
17. The Owner/Permittee shall comply with the MMRP as specified the 2006 Downtown Final Environmental Impact Report for the DCP and as amended by subsequent addenda (SCH No. 2003041001), to the satisfaction of DSD 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: Air Quality (AQ-B.1-1), Historical Resources (HIST-A.1-1, HIST-A.1-2, HIST-A.1-3, HIST-B.1-1), Land Use (LU-B.1), Paleontology Resources (PAL-A.1-1).

CLIMATE ACTION PLAN REQUIREMENTS:

18. Owner/Permittee shall comply with the Climate Action Plan (CAP) Consistency Checklist stamped as Exhibit "A." Prior to issuance of any construction permit, all CAP strategies shall be noted within the first three (3) sheets of the construction plans under the heading "Climate Action Plan Requirements" and shall be enforced and implemented to the satisfaction of DSD, including:
 - a. Cool/Green Roofs: Roofing materials with a minimum three-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 (CAL Green).
 - b. Plumbing Fixtures & Fittings:
 - i. Residential:
 1. Kitchen faucets: Maximum flow rate not to exceed 1.5 gallons per minute at 60 PSI;
 2. Standard dishwashers: 4.25 gallons per cycle;
 3. Compact dishwashers: 3.5 gallons per cycle;
 4. Clothes washers: Water factor of six gallons per cubic feet of drum capacity.
 - c. Electric Vehicle Charging: Of the total required listed cabinets, boxes, or enclosures, 50% shall have the necessary electric vehicle supply equipment installed to provide active electric vehicle charging stations ready for use.
 - d. Bicycle Parking Spaces: Owner/Permittee shall provide more short- and long-term bicycle parking spaces than required in the SDMC.

AFFORDABLE HOUSING REQUIREMENTS:

19. Prior to issuance of any building permit associated with this Project, the Owner/Permittee shall demonstrate compliance with the provisions of the Complete Communities Housing Solutions Regulations of SDMC Chapter 14, Article 3, Division 10 and Inclusionary Affordable Housing Regulations of SDMC Chapter 14, Article 2, Division 13. The Owner/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 Owner/Permittee, and secured by a deed of trust, which incorporates applicable affordability conditions consistent with the SDMC. The Agreement will specify that in exchange for the City's approval of the Project, which contains a new unlimited floor area ratio density bonus, alone or in conjunction with any incentives or concessions granted as part of Project approval, the Owner/Permittee shall provide three affordable units with rents of no more than 30% of 50% of area median income (AMI), two affordable units with rents of no more than 30% of 60% of AMI, and three affordable units with rents of no more than 30% of 120% of AMI for no fewer than 55 years.

AIRPORT REQUIREMENTS:

20. The Owner/Permittee shall comply with conditions established by the City Airport Approach Overlay Zone (and any successor or amendment thereto) which were approved by the Airport Land Use Commission (ALUC) on October 1, 2021. The ALUC Board made the determination that the project is conditionally consistent with the San Diego International Airport Land Use Compatibility Plan (ALUCP). Owner/Permittee shall comply with the following ALUC conditions:
- a. The structure and temporary construction crane shall be marked and lighted in accordance with Federal Aviation Administration (FAA) procedures.
 - b. An aviation easement for airspace shall be recorded with the County Recorder prior to building permit issuance.
 - c. The ALUCP requires that a means of overflight notification be provided for new residential land uses. In instances when an aviation easement is required, the overflight notification requirement is satisfied.

ENGINEERING REQUIREMENTS:

21. Prior to the issuance of any building permits, the Owner/Permittee shall provide any right-of-way (ROW) dedication to meet minimum 12-foot curb to property line required along Union Street frontage to satisfaction of the City Engineer.
22. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the construction of a new 10-foot driveway adjacent to the site on Union Street to satisfaction of the City Engineer.
23. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, to replace existing curb and sidewalk with standard curb/gutter and sidewalk per current City Standards along Union Street frontage.

24. Prior to the issuance of any building permits, the Owner/Permittee shall obtain an Encroachment Maintenance Removal Agreement, from the City Engineer, for non-standard driveway, enhanced sidewalk, landscaping /trees, out-swinging doors, and sidewalk underdrain/curb outlet in the Union Street ROW.
25. Prior to the issuance of any building permits, the Owner/Permittee shall obtain an Encroachment Maintenance Agreement, from the City Engineer, for above-ground encroachments in the Union Street ROW.
26. The drainage system proposed for this Project, as shown on the site plan, is private and subject to approval by the City Engineer.
27. Prior to the issuance of any construction permit, the Owner/Permittee shall incorporate any construction Best Management Practices necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the SDMC, into the construction plans or specifications.
28. Prior to the issuance of any construction permit, the Owner/Permittee shall submit a Water Pollution Control Plan (WPCP). The WPCP shall be prepared in accordance with the guidelines in Part 2 Construction BMP Standards Chapter 4 of the City's Storm Water Standards.

GEOLOGY REQUIREMENTS:

29. The Owner/Permittee shall submit a geotechnical investigation report or update letter that specifically addresses the proposed construction plans. The geotechnical investigation report or update letter shall be reviewed for adequacy by the Geology Section of the Development Services Department prior to issuance of any construction permits.
30. The Owner/Permittee shall submit an as-graded geotechnical report prepared in accordance with the City's "Guidelines for Geotechnical Reports" following completion of the grading. The as-graded geotechnical report shall be reviewed for adequacy by the Geology Section of the Development Services Department prior to exoneration of the bond and grading permit close-out.

HISTORICAL RESOURCES REQUIREMENTS:

31. Prior to the issuance of any construction permits, the Owner/Permittee shall submit drawings that incorporate the Treatment Plan as approved by the Historical Resources Board (HRB) and City Historical Resources Staff.
32. Prior to the issuance of any construction permits, the Historic American Building Survey (HABS) documentation as approved by HRB and City Historical Resources Staff shall be submitted for archival storage with the City of San Diego HRB, South Coastal Information Center, the California Room of the City of San Diego Public Library, the San Diego Historical Society, and/or other historical society or group(s).

33. During construction of the Project, the Owner/Permittee shall implement the Monitoring Plan as approved by HRB and City Historical Resources staff. The Project's Principal Investigator shall send monitoring reports as described in the Monitoring Plan to the City's Mitigation Monitoring staff and Historical Resources staff. The Principal Investigator may submit a detailed letter to City staff prior to the start of work or during construction requesting a modification to the Monitoring Plan. This request shall be based on relevant information and site conditions.
34. Prior to the issuance of a building permit, the Owner/Permittee shall submit a plan showing the design and location of an interpretive plaque to be placed on the Union Street façade to the satisfaction of the Design Assistance Subcommittee of the Historical Resources Board, with subsequent staff approval. The plaque shall include information regarding the collection of five historic homes located or previously located on the west side of the 1600 block of Union Street (HRB #123, HRB #282, HRB #283, HRB #284 and HRB #285), as well as the address of the relocation site. The interpretive plaque shall be installed in the location identified on the previously approved plans for the Designated Historic Site prior to the issuance of a Certificate of Occupancy. The Owner/Permittee shall be responsible for funding and implementing the long-term management of the story board in perpetuity.
35. Prior to the issuance of a demolition permit for relocation, the requirements of the Mills Act contract shall be removed from the 1620 Union Street property and any required fees associated with the removal of the Mills Act contract shall be paid by the Owner/Permittee.

LANDSCAPE REQUIREMENTS:

36. Prior to issuance of any grading permit, if applicable, the Owner/Permittee shall submit construction documents for the revegetation and hydro-seeding of all disturbed land in accordance with the City Landscape Standards, Storm Water Design Manual, and to the satisfaction of DSD. All plans shall be in substantial conformance to this permit (including Environmental conditions) and Exhibit "A," on file at DSD.
37. Prior to issuance of any public improvement permit, the Owner/Permittee shall submit landscape construction documents for ROW improvements to DSD 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.
38. Prior to issuance of any building permit (including shell), the Owner/Permittee shall submit landscape and irrigation construction documents, which are consistent with the Landscape Standards, to DSD for approval. The construction documents shall be in substantial conformance with Exhibit "A," Landscape Development Plan, on file in DSD. Construction plans shall provide a 40-square-foot area around each tree that is unencumbered by hardscape and utilities unless otherwise approved per SDMC Section 142.0403(b)5.
39. In the event that a foundation only permit is requested by the Owner/Permittee, a site plan or staking layout plan, shall be submitted to DSD identifying all landscape areas consistent with

Exhibit "A," Landscape Development Plan, on file at DSD. These landscape areas shall be clearly identified with a distinct symbol, noted with dimensions, and labeled as 'landscaping area.'

40. The Owner/Permittee shall be responsible for the maintenance of all landscape improvements shown on the approved plans, including in the ROW, unless long-term maintenance of said landscaping will be the responsibility of another entity approved by DSD. 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.
41. If any required landscape (including existing or new plantings, hardscape, landscape features, etc.) indicated on the approved construction documents is damaged or removed, the Owner/Permittee shall repair and/or replace in kind and equivalent size per the approved documents to the satisfaction of DSD within 30 days of damage or Certificate of Occupancy.

PUBLIC UTILITIES REQUIREMENTS:

42. All proposed private water and sewer facilities located within a single lot are to be designed to meet the requirements of the California Plumbing Code and will be reviewed as part of the building permit plan check.
43. Prior to the issuance of any building permits, the Owner/Permittee shall apply for a ROW permit for new water and sewer service(s) outside of any driveway or drive aisle and the abandonment of any existing unused water and sewer services within the public right-of-way adjacent to the project site, in a manner satisfactory to the Public Utilities Director and the City Engineer.
44. Prior to the issuance of any building permits, the Owner/Permittee shall apply for a plumbing permit for the installation of appropriate private back flow prevention device(s) (BFPD), on each water service (domestic, fire and irrigation), in a manner satisfactory to the Public Utilities Director and the City Engineer. BFPDs shall be located outside of the ROW adjacent to the development's water meters, either within the building, a recessed alcove area, or within a plaza or landscaping area. The devices shall be screened from view from the ROW.
45. The Owner/Permittee shall be responsible for any damage caused to City of San Diego water and sewer facilities within the vicinity of the Project site, due to the construction activities associated with this Project, in accordance with SDMC Sec. 142.0607. In the event that any such facility loses integrity, the Owner/Permittee shall repair or reconstruct any damaged public water and sewer facility in a manner satisfactory to the Public Utilities Director and the City Engineer.
46. Prior to final inspection, all public water and sewer facilities shall be complete and operational in a manner satisfactory to the Public Utilities Director and the City Engineer.
47. No trees or shrubs exceeding three feet in height at maturity shall be installed within ten feet of any sewer facilities and five feet of any water facilities.

48. The Owner/Permittee shall design and construct all proposed public water and sewer facilities, in accordance with established criteria in the current edition of the City of San Diego Water and Sewer Facility Design Guidelines and City regulations, standards and practices.
49. The Owner/Permittee shall obtain approval from DSD-Fire Protection, prior to submission to PUD Water and Sewer ministerial review, then submit the final water study per the City's current Water Design Guide criteria prior to ministerial review approval.

PLANNING/DESIGN REQUIREMENTS:

50. Floor Area Ratio (FAR) Bonus: The Project achieves a FAR of **21.91** through the utilization of the Complete Community Housing Solutions Regulations (CCHSR), SDMC Chapter 14, Article 3, Division 10. A written agreement and a deed of trust securing the agreement shall be entered into by the Applicant and the President and Chief Executive Officer of the San Diego Housing Commission prior to the issuance of a building permit. Pursuant to Section 143.1010(j) of the CCHSR, the Project is granted the following waivers:
 - a. Driveway Width (SDMC Section 142.0560(j)(1)) – Reduce the minimum driveway width from 14 feet to 10 feet.
 - b. Refuse and Recycling (SDMC Section 142.0820(b)) – Reduce the minimum refuse and recycling storage area from 288 SF to 145 SF.
 - c. Tower Setbacks (SDMC Section 156.0310(d)(3)(E)) – Reduce the tower setback from interior property lines from ten feet to three feet on both the north and west tower elevations.
 - d. Common Indoor Space (SDMC Section 156.0310(g)(2)) – Reduce the minimum area of common indoor space from 500 SF to zero SF.
 - e. Private Open Space (SDMC Section 156.0310(g)(3)) – Reduce the minimum area of private open space from 40 SF to 36 SF.
 - f. Pet Open Space (SDMC Section 156.0310(g)(5)) – Reduce the required pet open space from 100 SF to zero SF.
 - g. Transparency (SDMC Section 156.0311(d)(1)) – Reduce the minimum ground level transparency from 60% of the building façade to 28%.
 - h. Oriel Windows (SDMC Section 156.0311(h)(2)) – Increase the maximum width of oriel windows from 12 feet to 19'-4" and increase the maximum façade coverage of oriel windows from 30% to 76.3%
 - i. Electric Vehicle Parking (SDMC Section 156.0313(a)(2)(C)) – Reduce the number of required on-site electric vehicle parking spaces from seven to six.

- j. Motorcycle Parking (SDMC Section 156.0313(a)(2)(D)) – Reduce the number of required motorcycle parking spaces from seven to zero.
51. Parking: No on-site vehicular parking is required for the residential DUs and the Project shall not provide more than 73 parking spaces for the residential DUs (one space per DU, excluding tandem spaces). The Project proposes 70 total parking spaces within a fully-automated mechanical parking garage.
 52. Bicycle Parking: Secured bicycle storage shall be provided to accommodate a minimum of 16 bicycles. Bicycle storage areas shall be within a secured enclosure with access restricted to authorized persons and provide devices for the locking of individual bicycles.
 53. Urban Design Standards: The Project, including its architectural design concepts and off-site improvements, shall be consistent with the Centre City Planned District Ordinance (CCPDO) and Centre City Streetscape Manual (CCSM). These standards, together with the following specific conditions, will be used as a basis for evaluating the development through all stages of the development process.
 54. Architectural Standards: The architecture of the development shall establish a high quality of design and complement the design and character of the Little Italy neighborhood as shown in the approved Exhibit "A," on file at DSD. The development shall utilize a coordinated color scheme consistent with the approved Exhibit "A," on file at DSD.
 55. Form and Scale: The development shall consist of a 24-story mixed-use development (approximately 250 feet tall) measured to the top of the roofline, with roof equipment enclosures, elevator penthouses, and mechanical screening above this height permitted per the CCPDO and the FAA. All building elements shall be complementary in form, scale, and architectural style.
 56. Building Materials: All building materials shall be of a high quality as shown in Exhibit "A" on file at DSD and approved materials board or an approved equal. All materials and installation shall exhibit high-quality design, detailing, and construction execution to create a durable and high-quality finish. The base of the buildings shall be clad in upgraded materials and carry down to within one inch of finish sidewalk grade, as illustrated in the approved Exhibit "A," on file at DSD. Any graffiti coatings shall be extended the full height of the upgraded base materials or up to a natural design break such a cornice line. All downspouts, exhaust caps, and other additive elements shall be superior grade for urban locations, carefully composed to reinforce the architectural design. Reflectivity of the glass shall be the minimum reflectivity required by Title 24 of the California Code of Regulations (Title 24). All construction details shall be of the highest standard, as shown in the approved Exhibit "A," on file at DSD, and executed to minimize weathering, eliminate staining, and not cause deterioration of materials on adjacent properties or the ROW. No materials/colors substitutions shall be permitted without prior written City consent.
 57. Street Level Design: Street level windows shall be clear glass and may be lightly tinted. Architectural features such as awnings and other design features which add human scale to the

streetscape are encouraged where they are consistent with the design theme of the structure. Exit corridors including garage entrances shall provide a finished appearance to the street with street level exterior finishes wrapping into the openings a minimum of ten feet, or the garage door, whichever is deeper. All exhaust caps, lighting, sprinkler heads, and other elements on the undersides of all balconies and surfaces shall be logically composed and placed to minimize their visibility, while meeting code requirements. All soffit materials shall be high quality and consistent with adjacent elevation materials and incorporate drip edges and other details to minimize staining and ensure long-term durability.

58. Utilitarian Areas: Areas housing trash, storage, or other utility services shall be completely concealed from view of the ROW and adjoining developments, except for utilities required to be exposed by the City or utility company. The development shall provide trash and recyclable material storage areas per SDMC Section 142.0810 and 142.0820. Such areas shall be provided within an enclosed building area and kept clean and orderly at all times.
59. Mail and Delivery Locations: It is the Owner/Permittee's responsibility to coordinate mail service and mailbox locations with the United States Postal Service and to minimize curb spaces devoted to postal and loading use. The Owner/Permittee shall locate all mailboxes and parcel lockers outside of the ROW either within the building or recessed into a building wall.
60. Circulation and Parking: Owner/Permittee shall prepare a plan which identifies the location of curbside parking control zones, parking meters, fire hydrants, valet services if any, trees, street lights to the satisfaction of the City, and consistent with the performance standards in the CCPDO and CCSM. Such plan shall be submitted in conjunction with Construction Permits. All parking shall meet the requirements of the Building Department, Fire Department and City Engineer. All parking shall be mechanically ventilated. The exhaust system for mechanically ventilated structures shall be located to mitigate noise and exhaust impacts on the public ROW. The garage doors shall be a minimum 80% opaque to prevent views into the garage areas.
61. Open Space and Development Amenities: A landscape plan that illustrates the relationship of the proposed on and off-site improvements and the location of water, and electrical hookups to the satisfaction of the City and consistent with the performance standards in the CCPDO, shall be submitted with construction drawings.
62. Roof Tops: A rooftop equipment and appurtenance location and screening plan and consistent with the performance standards in the CCPDO shall be prepared and submitted to the satisfaction of the City with construction drawings. Any roof-top mechanical equipment shall be grouped, enclosed, and screened from surrounding views.
63. Lighting: A lighting plan, which highlights the architectural qualities of the proposed development and also enhances the lighting of the public ROW shall be submitted with construction drawings. All lighting shall be designed to avoid illumination of, or glare to, adjoining properties, including those across any street.
64. Noise Control: All mechanical equipment, including but not limited to, air conditioning, heating and exhaust systems, shall comply with the City Noise Ordinance and California Noise Insulation

Standards as set forth in Title 24. The Owner/Permittee shall provide evidence of compliance with construction drawings.

65. Street Address: Building address numbers shall be provided that are visible and legible from the ROW.
66. On-Site Improvements: All on-site improvements shall be designed as part of an integral site development. An on-site improvement plan shall be submitted to the satisfaction of the City with construction drawings.
67. Off-Site Improvements: Public improvements shall be installed in accordance with the Centre City Streetscape Manual (CCSM) and City Street Design Manual.
68. Sidewalk Paving: Paving in the ROW shall be Little Italy Paving, per the CCSM. The Little Italy Paving shall be a concrete sidewalk with scorelines creating a two (2) foot by two (2) foot grid, integrally colored French Gray (C-14) by Scofield or approved equal, and a medium broom finish with a light pressure wash. Any specialized paving materials shall be approved through the execution of an EMRA with the City.
69. Planters: Planters shall be permitted to encroach into the ROW a maximum of three feet. The planter encroachment shall be measured from the property line to the face of the curb/wall surrounding the planter. A minimum five-foot clear path shall be maintained between the face of the planter and the edge of any tree grate or other obstruction in the ROW.
70. Franchise Public Utilities: The Owner/Permittee shall be responsible for the installation or relocation of franchise utility connections including, but not limited to, gas, electric, telephone and cable, to the development and all extensions of those utilities in public streets. Existing franchised utilities located above grade serving the property and in the sidewalk ROW shall be removed and incorporated into the adjoining development. All franchise utilities shall be installed as identified in Exhibit A. Any above grade devices shall be screened from public view.
71. Construction Fence: Owner/Permittee shall install a construction fence pursuant to specifications of, and a permit from, the City Engineer. The fence shall be solid plywood with wood framing, painted a consistent color with the development's design, and shall contain a pedestrian passageway, signs, and lighting as required by the City Engineer. The fencing shall be maintained in good condition and free of graffiti at all times.
72. Development Identification Signs: Prior to commencement of construction on the site, the Owner and/or Permittee shall prepare and install, at its cost and expense, one sign on the barricade around the site, which identifies the development. The sign shall be at least four feet by six feet and be visible to passing pedestrian and vehicular traffic. The signs shall at a minimum include: 1) Color rendering of the development, 2) Development name, 3) Developer, 4) Completion Date, 5) For information call _____. Additional development signs may be provided around the perimeter of the site. All signs shall be limited to a maximum of 160 sq. ft. per street frontage. Graphics may also be painted on any barricades surrounding the site. All signs and graphics shall be submitted to the City for approval prior to installation.

TRANSPORTATION REQUIREMENT:

73. 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.

APPROVED by the Planning Commission of the City of San Diego on December 15, 2022 and Resolution No. ____-PC.

Approval No. SDP 31708049
Project No. 1066848
Date of Approval: December 15, 2022

AUTHENTICATED BY THE CITY OF SAN DIEGO URBAN DIVISION

James Alexander
Senior Planner, Urban Division
Development Services Department

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

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

Owner/Permittee

By _____
Matthew Segal
Jman Tower, Inc.

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

ATTACHMENT: Resolution No. ____-PC

RECORDING REQUESTED BY
CITY OF SAN DIEGO
URBAN DIVISION
THIRD FLOOR

WHEN RECORDED MAIL TO
PROJECT MANAGEMENT
PERMIT CLERK
MAIL STATION 501

INTERNAL ORDER NUMBER: 24009332

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SITE DEVELOPMENT PERMIT NO. 3170849
COASTAL DEVELOPMENT PERMIT NO. 3170850

ANDREW CASSIDY HOME RELOCATION (2642-2648 NEWTON AVENUE) - PROJECT NO. 1066848
PLANNING COMMISSION

This Site Development Permit and Coastal Development Permit are granted by the Planning Commission of the City of San Diego ("City") to Jman at the Barrio LLC, Owner/Permittee, pursuant to San Diego Municipal Code (SDMC) Sections 126.0505 and 126.0708 to allow the placement of a relocated designated historical resource, the Andrew Cassidy Home, Historical Resources Board (HRB) Site No. 238 ("Project") to the approximately 21,042 square-foot (SF) site located at 2642-2648 Newton Avenue (north side of Newton Avenue between South 26th and South 27th streets) in the Barrio Logan Community Plan (BLCP) area. The Project site is legally described as Lots 33 through 38, inclusive in Block 12 of Reed and Hubbel's addition in the City of San Diego, County of San Diego, State of California, according to partition map thereof No. 327, made by J.E. Jackson on file in the Office of the Recorder of San Diego County on June 30, 1886.

Subject to the terms and conditions set forth in this Permit, permission is granted to the Owner/Permittee to construct a development and uses as described and identified by size, dimension, quantity, type, and location on the approved exhibits (Exhibit "A") dated December 15, 2022, on file in the Development Services Department (DSD).

The Project shall include:

- Site Development Permit (SDP) and Coastal Development Permit (CDP): Placement of a relocated designated HRB Site No. 238, the Andrew Cassidy Home, pursuant to SDMC Section 126.0502(d)(1)(E) at 2642-2648 Newton Avenue, within the Coastal Overlay Zone.
- Public and private accessory improvements determined by DSD 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 December 30, 2025.
2. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
 - a. The Owner/Permittee signs and returns the Permit to DSD; and
 - b. The Permit is recorded in the Office of the San Diego County Recorder.
3. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.
4. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.
5. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
6. Issuance of this Permit by the City does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).
7. The Owner/Permittee shall secure all necessary building permits. The Owner/Permittee is informed that to secure these permits, substantial building modifications and site improvements may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.
8. Construction plans shall be in substantial conformity to Exhibit "A." Changes, modifications, or alterations to the construction plans are prohibited unless appropriate application(s) or amendment(s) to this Permit have been granted.
9. All of the conditions contained in this Permit have been considered and were determined necessary to make the findings required for approval of this Permit. The Permit holder is required to comply with each and every condition in order to maintain the entitlements that are granted by this Permit.

10. If any condition of this Permit, on a legal challenge by the Owner/Permittee of this Permit, is found or held by a court of competent jurisdiction to be invalid, unenforceable, or unreasonable, this Permit shall be void. However, in such an event, the Owner/Permittee shall have the right, by paying applicable processing fees, to bring a request for a new permit without the "invalid" condition(s) back to the discretionary body which approved the Permit for a determination by that body as to whether all of the findings necessary for the issuance of the proposed permit can still be made in the absence of the "invalid" condition(s). Such hearing shall be a hearing de novo, and the discretionary body shall have the absolute right to approve, disapprove, or modify the proposed permit and the condition(s) contained therein.
11. The Owner/Permittee shall defend, indemnify, and hold harmless the City, its agents, officers, and employees from any and all claims, actions, proceedings, damages, judgments, or costs, including attorney's fees, against the City or its agents, officers, or employees, relating to the issuance of this permit including, but not limited to, any action to attack, set aside, void, challenge, or annul this development approval and any environmental document or decision. The City will promptly notify Owner/Permittee of any claim, action, or proceeding and, if the City should fail to cooperate fully in the defense, the Owner/Permittee shall not thereafter be responsible to defend, indemnify, and hold harmless the City or its agents, officers, and employees. The City may elect to conduct its own defense, participate in its own defense, or obtain independent legal counsel in defense of any claim related to this indemnification. In the event of such election, Owner/Permittee shall pay all of the costs related thereto, including without limitation reasonable attorney's fees and costs. In the event of a disagreement between the City and Owner/Permittee regarding litigation issues, the City shall have the authority to control the litigation and make litigation related decisions, including, but not limited to, settlement or other disposition of the matter. However, the Owner/Permittee shall not be required to pay or perform any settlement unless such settlement is approved by Owner/Permittee.
12. This development shall comply with the standards, policies, and requirements in effect at the time of approval of this development, including any successor(s) or new policies, financing mechanisms, phasing schedules, plans and ordinances adopted by the City.
13. No permit for construction, operation, or occupancy of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until this Permit is recorded in the Office of the San Diego County Recorder.

ENVIRONMENTAL/MITIGATION REQUIREMENTS:

14. 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.
15. The mitigation measures specified in the MMRP and outlined in the Barrio Logan Community Plan Update Program Environmental Impact Report and as amended by subsequent addenda

(SCH No. 2009091021), shall be noted on the construction plans and specifications under the heading ENVIRONMENTAL MITIGATION REQUIREMENTS.

16. The Owner/Permittee shall comply with the MMRP as specified the Barrio Logan Community Plan Update Program Environmental Impact Report and as amended by subsequent addenda (SCH No. 2009091021), to the satisfaction of DSD 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: Historical Resources

CLIMATE ACTION PLAN REQUIREMENTS:

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

ENGINEERING REQUIREMENTS:

18. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, to reconstruct the damaged portions of the sidewalk with current City Standard sidewalk, maintaining the existing sidewalk scoring pattern and preserving the contractor's stamp, adjacent to the site on Newton Avenue.
19. Prior to the issuance of any building permits, the Owner/Permittee shall obtain an Encroachment Maintenance Removal Agreement, from the City Engineer, for private stairs, curb outlets, trees and hardscape within Newton Avenue public right-of-way (ROW).
20. The drainage system proposed for this development, as shown on the site plan, is private and subject to approval by the City Engineer.
21. Prior to the issuance of any construction permit, the Owner/Permittee shall incorporate any construction Best Management Practices necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the SDMC, into the construction plans or specifications.
22. Prior to the issuance of any construction permit the Owner/Permittee shall submit a Water Pollution Control Plan (WPCP). The WPCP shall be prepared in accordance with the guidelines in Part 2 Construction BMP Standards Chapter 4 of the City's Storm Water Standards.

GEOLOGY REQUIREMENTS:

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

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

HISTORICAL RESOURCES REQUIREMENTS:

25. Prior to the issuance of any construction permits, the Owner/Permittee shall submit drawings that incorporate the Treatment Plan as approved by the Historical Resources Board (HRB) and City Historical Resources Staff.
26. Prior to the issuance of any construction permits, the Historic American Building Survey (HABS) documentation as approved by HRB and City Historical Resources Staff shall be submitted for archival storage with the City of San Diego HRB, South Coastal Information Center, the California Room of the City of San Diego Public Library, the San Diego Historical Society, and/or other historical society or group(s).
27. During construction of the Project, the Owner/Permittee shall implement the Monitoring Plan as approved by HRB and City Historical Resources staff. The Project's Principal Investigator shall send monitoring reports as described in the Monitoring Plan to the City's Mitigation Monitoring staff and Historical Resources staff. The Principal Investigator may submit a detailed letter to City staff prior to the start of work or during construction requesting a modification to the Monitoring Plan. This request shall be based on relevant information and site conditions.

LANDSCAPE REQUIREMENTS:

28. Prior to issuance of any grading permit, if applicable, the Owner/Permittee shall submit construction documents for the revegetation and hydro-seeding of all disturbed land in accordance with the City Landscape Standards, Storm Water Design Manual, and to the satisfaction of DSD. All plans shall be in substantial conformance to this permit (including Environmental conditions) and Exhibit "A," on file at DSD.
29. Prior to issuance of any public improvement permit, the Owner/Permittee shall submit landscape construction documents for ROW improvements to DSD 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.
30. Prior to issuance of any building permit (including shell), the Owner/Permittee shall submit landscape and irrigation construction documents, which are consistent with the Landscape Standards, to DSD for approval. The construction documents shall be in substantial conformance with Exhibit "A," Landscape Development Plan, on file in DSD. Construction plans shall provide a 40-square-foot area around each tree that is unencumbered by hardscape and utilities unless otherwise approved per Sec. 142.0403(b)5.

31. In the event that a foundation only permit is requested by the Owner/Permittee, a site plan or staking layout plan, shall be submitted to DSD identifying all landscape areas consistent with Exhibit "A," Landscape Development Plan, on file at DSD. These landscape areas shall be clearly identified with a distinct symbol, noted with dimensions, and labeled as 'landscaping area.'
32. The Owner/Permittee shall be responsible for the maintenance of all landscape improvements shown on the approved plans, including in the ROW, unless long-term maintenance of said landscaping will be the responsibility of another entity approved by DSD. 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.
33. If any required landscape (including existing or new plantings, hardscape, landscape features, etc.) indicated on the approved construction documents is damaged or removed, the Owner/Permittee shall repair and/or replace in kind and equivalent size per the approved documents to the satisfaction of DSD within 30 days of damage or Certificate of Occupancy.

PUBLIC UTILITIES REQUIREMENTS:

34. All proposed private water and sewer facilities located within a single lot are to be designed to meet the requirements of the California Plumbing Code and will be reviewed as part of the building permit plan check.
35. Prior to the issuance of any building permits, the Owner/Permittee shall apply for a ROW permit for new water and sewer service(s) outside of any driveway or drive aisle and the abandonment of any existing unused water and sewer services within the public ROW adjacent to the project site, in a manner satisfactory to the Public Utilities Director and the City Engineer.
36. Prior to the issuance of any building permits, the Owner/Permittee shall apply for a plumbing permit for the installation of appropriate private back flow prevention device(s) (BFPD), on each water service (domestic, fire and irrigation), in a manner satisfactory to the Public Utilities Director and the City Engineer. BFPDs shall be located outside of the ROW adjacent to the development's water meters, either within the building, a recessed alcove area, or within a plaza or landscaping area. The devices shall be screened from view from the ROW.
37. The Owner/Permittee shall be responsible for any damage caused to City of San Diego water and sewer facilities within the vicinity of the Project site, due to the construction activities associated with this Project, in accordance with SDMC Sec. 142.0607. In the event that any such facility loses integrity, the Owner/Permittee shall repair or reconstruct any damaged public water and sewer facility in a manner satisfactory to the Public Utilities Director and the City Engineer.
38. Prior to final inspection, all public water and sewer facilities shall be complete and operational in a manner satisfactory to the Public Utilities Director and the City Engineer.
39. No trees or shrubs exceeding three feet in height at maturity shall be installed within ten feet of any sewer facilities and five feet of any water facilities.

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

TRANSPORTATION REQUIREMENT:

41. 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.

APPROVED by the Planning Commission of the City of San Diego on December 15, 2022 and Resolution No. ____-PC.

Approval No. SDP 3170849, CDP 3170850
Project No. 1066848
Date of Approval: December 15, 2022

AUTHENTICATED BY THE CITY OF SAN DIEGO URBAN DIVISION

James Alexander
Senior Planner, Urban Division
Development Services Department

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

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

Owner/Permittee

By _____
Matthew Segal
Jman at the Barrio LLC

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

ATTACHMENT: Resolution No. ____-PC

**CEQA CONSISTENCY EVALUATION
FOR THE AIR RIGHTS TOWER SDP/CDP
PRJ 1066848**

Prepared by: City of San Diego, Development Services Department
1222 First Avenue, MS 501
San Diego, CA 92101

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LIST OF ACRONYMS AND ABBREVIATIONS

ADT	average daily trips
AHR	Affordable Housing Regulations
ALUCP	Airport Land Use Compatibility Plan
APN	Assessor's Parcel Number
BMP	Best Management Practice
CAP	Climate Action Plan
CAP FEIR	City of San Diego Final Environmental Impact Report for the Climate Action Plan
CBC	California Building Code
CCDC	Centre City Development Corporation
CCPDO	Centre City Planned District Ordinance
CEQA	California Environmental Quality Act
City	City of San Diego
CNEL	community noise equivalent level
dB(A)	A-weighted decibels
DCP	Downtown/Centre City Community Plan
DIF	Development Impact Fee
DOC	California Department of Conservation
DTSC	California Department of Toxic Substances
DU	dwelling unit
EIR	Environmental Impact Report
ESA	Environmental Site Assessment
EV	electric vehicle
FAA	Federal Aviation Administration
FAR	floor-to-area ratio
FEIR	Final Environmental Impact Report
GHG	greenhouse gas
I-5	Interstate 5
LOS	level of service
MMRP	Mitigation, Monitoring and Reporting Program
NDP	Neighborhood Development Permit
NS	Not Significant
PLWTP	Point Loma Water Treatment Plant
PRC	Public Resources Code
SANDAG	San Diego Association of Governments
SB	Senate Bill
SDAPCD	San Diego Air Pollution Control District
SDBL	State Density Bonus Law
SDIA	San Diego International Airport
SDMC	San Diego Municipal Code
SDP	Site Development Permit
SEIR	Final Supplemental Environmental Impact Report
sf	square feet
SM	Significant but Mitigated
SMP	Soil Management Plan

SNM	Significant and Not Mitigated
SWPPP	Storm Water Pollution Prevention Plan
SWQMP	Stormwater Quality Management Plan
SWRCB	State Water Resources Control Board
TPA	Transit Priority Area
WSA	water supply assessment

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CEQA CONSISTENCY EVALUATION

1. **PROJECT TITLE:** Air Rights Tower SDP/CDP
2. **APPLICANT:** JMAN TOWER, LLC
3. **PROJECT LOCATION:** The proposed project is located at 1620 Union Street in the Downtown Community Plan (DCP) area and 2642-2648 Newton Avenue in the Barrio Logan Community Plan (BLCP) area. The 1620 Union Street site is on the west side of Union Street between West Date and West Cedar streets 2642-2648 Newton Avenue on the north side of Newton Avenue between South 26th and South 27th streets.

The DCP area includes approximately 1,500 acres within the metropolitan core of the City, bounded by Laurel Street and Interstate 5 (I-5) on the north; I-5, Commercial Street, 16th Street, Sigsbee Street, Newton Avenue, Harbor Drive, and the extension of Beardsley Street on the east and southeast; and San Diego Bay on the south, west, and southwest. The major north-south access routes to downtown are I-5, State Route 163, and Pacific Highway. The major east-west access route to downtown is State Route 94. Surrounding areas include the community of Uptown and Balboa Park to the north, Greater Golden Hill and Sherman Heights to the east, Barrio Logan and Logan Heights to the South, and the City of Coronado to the west across San Diego Bay.

4. **PROJECT SETTING:** The Final Environmental Impact Report (FEIR) for the DCP, Centre City Planned District Ordinance (CCPDO), and 10th Amendment to the Centre City Redevelopment Plan, certified by the Redevelopment Agency (Former Agency) and City Council on March 14, 2006 (Resolutions R-04001 and R-301265, respectively), and subsequent addenda to the FEIR certified by the Former Agency on August 3, 2007 (Former Agency Resolution R-04193), April 21, 2010 (Former Agency Resolutions R-04508 and R-04510), August 3, 2010 (Former Agency Resolution R-04544) and certified by City Council on February 12, 2014 (Resolution R-308724) and July 14, 2014 (Resolution R-309115) describe the setting of the DCP area including the East Village district. These descriptions are hereby incorporated by reference.

The zoning for the Union site is CCPD-R and the zoning for the Newton site is BLPD-SUBD-A. The Union site is situated amongst similar residential uses across the street from a hotel. The Newton site currently contains an asphalt storage lot.

5. **PROJECT DESCRIPTION:** The Project consists of a Site Development Permit (SDP) for the relocation of a designated historical resource, the Andrew Cassidy Home (Historical Resources Board No. 283), from 1620 Union Street in the DCP area (Council District 3) to 2642-2648 Newton Avenue in the BLCP area (Council District 8). The historic Andrew Cassidy Home was constructed in 1888 and was designated as a historic resource by the City of San Diego in 1990. The Victorian style building is wood framed and set on a cast-in-place concrete foundation stem wall. A crawlspace access hatch is located on the west façade located underneath the non-historic wood accessibility ramp. The foundation wall is mostly covered with non-historic horizontal wood siding. The exterior walls consist of horizontal wood clapboard siding with a painted finish. There are vertical wood trim corner boards at the corners of each façade. A decorative wood base trim runs the perimeter of the building. Below the wood base trim is the non-historic wood siding over concrete stem wall. The project proposes to relocate the Andrew Cassidy Home to the 21,042 square foot receiver site at 2642-2648 Newton Avenue. The receiver site is on the north

side of Newton Avenue between South 26th and South 27th streets, which currently contains an industrial storage asphalt lot. A Coastal Development Permit for the construction of a three-story, 33'-9" tall mixed-use development containing 14 dwelling units (including two affordable units) and 7,964 square feet of warehouse space on the 21,042 SF site was previously permitted for the Newton Avenue site under PTS 694291, but that development is not part of this project. The relocated resource would be developed as a multi-family residential dwelling with two units.

Once the historical resource is moved from the 5,013 square foot donor site at 1620 Union Street the project would construct a 24-story, 250-foot-tall residential tower development containing 73 dwelling units (including eight affordable units) and 70 parking spaces within a fully-automated parking garage incorporated into levels 1 through 6. The ground level contains the residential lobby and the car elevator of the automated parking garage. Residential units are contained on levels 2 through 23 and would include ten studio units, 47 one-bedroom units, 15 two-bedroom units, and one three-bedroom unit. The tower is characterized primarily by glazing and board form concrete and accented by metal panels of various colors. Level 24 contains a 600 SF common area roof deck with a rooftop tree. At the ground level in the right-of-way, a ten-foot curb-cut is proposed for vehicular access off Union Street and the sidewalks will be upgraded to be consistent with the Centre City Streetscape Manual for sidewalks in the Little Italy neighborhood.

The Project on the Little Italy site is utilizing the Complete Communities Housing Solutions Regulations (CCHSR) (Chapter 14, Article 3, Division 10 of the SDMC) by providing 15% of the total DU in the Base FAR (20 DU) for rent by low income households at a cost that does not exceed 30% of 50% of the area median income (AMI) (3 DU), 15% for rent by moderate income households at a cost that does not exceed 30% of 120% of AMI (3 DU), and 10% for rent by low income households at a cost that does not exceed 30% of 60% of AMI (2 DU). Per Sec. 143.1010, a Project proposing development that is consistent with the requirements of the CCHSR is entitled to waivers from the maximum FAR (unlimited), the maximum structure height, street frontage requirements, and maximum lot coverage, which the Project is utilizing. The project does not propose development on the Barrio Logan site other than the placement of the historic home. On July 8, 2022, Development Services Department approved an application for a Process 2 Coastal Development Permit for the construction of a three-story, 33'-9" tall mixed-use development containing 14 dwelling units (including one affordable unit) and 7,964 square feet of warehouse space on the 21,042 SF site at 2642-2648 Newton Avenue but that development is not part of this application. The project is in conformance with adopted policies and regulations of the DCP, the BLCP, and SDMC.

- 6. CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) COMPLIANCE:** CEQA encourages reliance on a program EIR or other EIR previously adopted for a project.¹ The City has adopted several programmatic EIRs for its downtown planning documents, all with the goal of facilitating and streamlining downtown development. By analyzing the potential environmental impacts of buildout of the downtown land use plans, the City allows later development to streamline CEQA analysis if they comply with the project scope analyzed in those previous EIRs.

The following environmental documents and their appendices, which were prepared prior to this Consistency Evaluation, are hereby incorporated by reference:

¹ Public Resources Code § 21003(f); CEQA Guidelines § 15152, 15168, 15183.

1. FEIR for the DCP, CCPDO, and Tenth Amendment to the Redevelopment Plan for the Centre City Project (State Clearinghouse Number 2003041001, certified by the Redevelopment Agency (Resolution No. R-04001) and the City Council (Resolution No. R-301265), with date of final passage on March 14, 2006.
2. Addendum to the FEIR for the amendments to the Centre City Redevelopment Plan, DCP, and CCPDO certified by the Redevelopment Agency (Resolution No. R-04193) and by the City Council (Resolution No. R-302932), with date of final passage on July 31, 2007.
3. Second Addendum to the FEIR for amendments to the DCP, CCPDO, and Centre City Redevelopment Plan certified by the Redevelopment Agency (Resolution No. R-04508), with date of final passage on April 21, 2010.
4. Third Addendum to the FEIR for the Residential Emphasis District Amendments to the CCPDO certified by the Redevelopment Agency (Resolution No. R-04510), with date of final passage on April 21, 2010.
5. Fourth Addendum to the FEIR for the San Diego Civic Center Complex Project certified by the Redevelopment Agency (Resolution No. R-04544) with date of final passage on August 3, 2010.
6. Fifth Addendum to the FEIR for amendments to the CCPDO Establishing an Industrial Buffer Overlay Zone certified by the City Council (Resolution No. R-308724) with date of final passage on February 12, 2014.
7. Sixth Addendum to the FEIR for the India and Date Project certified by the City Council (Resolution No. R-309115) with date of final passage on July 14, 2014.
8. Final Supplemental Environmental Impact Report for the Downtown San Diego Mobility Plan certified by the City Council on June 21, 2016 (Resolution No. R-310561).
9. City of San Diego FEIR for the Climate Action Plan (CAP FEIR) certified by the City Council on December 15, 2015, (Resolution No. R-310176), including the Addendum to the CAP FEIR certified by the City Council on July 12, 2016.
10. General Plan FEIR (GP FEIR) consisting of (i) Land Development Code FEIR No. 96-0333 (SCH 96081056) certified November 18, 1997 (Resolution No. R-289458) and associated environmental determinations; (ii) General Plan PEIR No. 104495 (SCH 2006091032) certified March 10, 2008 (Resolution No. R-2008-685) and associated addenda; (iii) Public Resources Code (PRC) Section 21166 analysis covering City Council's approval of the City's Affordable Housing Density Bonus Regulations (San Diego Municipal Code ["SDMC"] section 143.0710 et seq.) on March 6, 2018 and March 22, 2018 (City Council Resolution No. R-311593 and City Council Ordinance No. O-20916, respectively); and (iv) CEQA Guidelines Section 15378 not a project determination and CEQA Guidelines Section 15183 analysis covering City Council's approval of the City's Inclusionary Affordable Housing Regulations (SDMC section 142.1301 et seq.) on December 10, 2019 (City Council Resolution No. R-312784) and on January 14, 2020 (City Council Ordinance No. O-21167, respectively).

11. City of San Diego Final Program Environmental Impact Report No. 2019060003 for Complete Communities: Housing Solutions and Mobility Choices (Complete Communities FEIR) certified by the City Council on November 17, 2020 (Resolution No. R-313279); and associated resolutions amending the Land Development Manual to amend the City's CEQA Significance transportation thresholds, and adding the new Transportation Study Manual and Mobility Choices Regulations Implementing Guidelines, all relating to the City's Complete Communities Mobility Choices Program (Resolution Number R-313280). The Mobility Choices Regulations were adopted by City Council Ordinance No, O-21274 on December 9, 2020.
12. Barrio Logan Community Plan Update Program Environmental Impact Report (PEIR) (Project No. 0680811/SCH No. 2009091021, certified by the City of San Diego City Council on October 2, 2013, via Resolution No. 308444) and as amended with the 2021 revised Barrio Logan Community Plan Update (BLCPU) PEIR Addendum (No. 240982/SCH No. 2009091021, adopted by the San Diego City Council on December 7, 2021, via Resolution No. 313812).

As used herein, the term "FEIR or Downtown FEIR" refers to the 2006 FEIR and all the addenda and supplemental environmental documentation referenced in 1 thru 8 above; the term "CAP FEIR" refers to the 2015 FEIR and the Addendum referenced in 9 above, the term "GP FEIR" refers to the 2008 FEIR and the EIRs, addenda, and CEQA Section 21166 analysis referenced in 10 above, the term "Complete Communities FEIR" refers to the 2020 FEIR and associated resolutions amending the Land Development Manual to amend the transportation threshold as well as adding the new Transportation Study Manual (TSM) and Mobility Choices Regulations as referenced in 11 above, and the term "Barrio Logan PEIR" refers to the 2013 PER and 2021 Addendum referenced in 12 above.

The FEIR, GP FEIR, CAP FEIR, Complete Communities FEIR (the FEIRs), Barrio Logan PEIR and Addendum are Program EIRs prepared in compliance with CEQA Guidelines Section 15168. The aforementioned environmental documents are the most recent and comprehensive environmental documents pertaining to the project. The FEIR and GP FEIR and subsequent addenda are available for review at the offices of the City of San Diego Smart and Sustainability Communities, Urban Division located at 1222 1st Avenue, San Diego, CA 92101 and on the City's website at <https://www.sandiego.gov/development-services/news-programs/downtown-development/eirs> and <https://www.sandiego.gov/planning/genplan/documents/peir>. The CAP FEIR and Complete Communities FEIR is available at the offices of the City of San Diego Planning Department located at 9485 Aero Drive, San Diego, CA 92123 and on the City's website at <https://www.sandiego.gov/sustainability/climate-action-plan> and [final_peir_for_complete_communities_housing_solutions_and_mobility_choices.pdf \(sandiego.gov\)](https://www.sandiego.gov/ceqa/final). The Barrio Logan FEIR is available at the offices of the City of San Diego Planning Department located at 9485 Aero Drive, San Diego, CA 92123 and on the City's website at <https://www.sandiego.gov/ceqa/final>.

Under this process described in CEQA Guidelines Section 15168(c), a Consistency Evaluation is prepared for each subsequent proposed action as a written checklist to determine whether additional environmental documentation beyond the FEIRs must be prepared. No additional documentation is required for subsequent proposed actions if the Consistency Evaluation determines that the potential impacts were within the scope of the FEIRs and subsequent

proposed actions implement appropriate feasible mitigation measures identified in the Mitigation Monitoring and Reporting Programs (MMRPs) that accompanies the FEIRs.

Through its CEQA Guidelines 15162 analysis, the Consistency Evaluation identifies whether additional environmental documentation is required. The form of this documentation depends upon the nature of the impacts of the subsequent proposed action being proposed. A Subsequent or Supplemental Environmental Impact Report would be prepared in accordance with Sections 15162 or 15163 of the State CEQA Guidelines should the lead agency determine, on the basis of substantial evidence in the light of the whole record, one or more of the three triggers described in CEQA Guidelines Section 15162(a) exist.

Pursuant to CEQA Guidelines 15168(c)(2), if the lead agency under CEQA finds that, pursuant to Sections 15162, no subsequent EIR would be required, the lead agency can approve the subsequent proposed action to be within the scope of the project covered by the FEIRs, and no new environmental document is required. Whether a later activity is within the scope of a program EIR is a factual question that the lead agency determines based on substantial evidence in the record. Factors that a legal agency may consider in making that determination include, but are not limited to, consistency of the later activity with the type of allowable land use, overall planned density and building intensity, geographic area analyzed for environmental impacts and covered infrastructure as described in the program EIR. The Downtown FEIR is specific to the Downtown Community Plan Area where the project is located and the others are City-wide, which also includes where the project is located.

7. **PROJECT-SPECIFIC ENVIRONMENTAL ANALYSIS:** See attached Environmental Checklist.
8. **MITIGATION, MONITORING, AND REPORTING PROGRAM:** Mitigation may include, but is not limited to, the mitigation measures found in Volume 1B of the Downtown FEIR. Some of the mitigation measures found in Volume 1B of the Downtown FEIR are DCP-wide and implemented on an ongoing basis regardless of whether the project is enacted, e.g., transportation improvements. Other measures are to be specifically implemented by development projects as they come forward. Consistent with the significance determinations in the Downtown FEIR, the project is anticipated to result in impacts that would require mitigation to reduce the impact to a below a level of significance. Because of this, a project-specific MMRP is included as Appendix A that includes applicable Downtown FEIR mitigation measures. The project-specific MMRP incorporates applicable mitigation measures from the Downtown FEIR.
9. **DETERMINATION:** In accordance with Sections 15168, 15162, and 15180 of the CEQA Guidelines, the potential impacts associated with future development within the DCP area are addressed in the FEIR prepared for the DCP, CCPDO, and the six subsequent addenda to the FEIR listed in Section 6 above, as well as the SEIR for the Downtown San Diego Mobility Plan, the CAP FEIR, GP FEIR, and the Complete Communities FEIR.

These documents address the potential environmental effects of future development within the DCP based on buildout forecasts projected from the land use designations, density bonus, and other policies and regulations governing development intensity and density.

The Downtown FEIR and its subsequent addenda and CAP FEIR, as listed in Section 6 above, conclude that development downtown would result in significant impacts related to the following issues (mitigation and type of impact shown in parentheses):

Significant but Mitigated Impacts

- Air Quality: Construction Emissions (AQ-B.1) (Direct [D])
- Land Use: Ballpark Noise (LU-B.1) (D)²
- Land Use: Ballpark Lighting (LU-B.5) (D)²
- Noise: Interior from Traffic Noise (NOI-B.1) (D)²
- Noise: Interior from Ballpark Noise (NOI-B.2) (D)²
- Historical Resources: Paleontological (PAL-A.1) (D)

Significant and Not Mitigated Impacts

- Aesthetics/Visual Quality: Views of Bay and Bay Bridge (VIS-B.1) (D)²
- Air Quality: Construction Emissions (AQ-B.1) (Cumulative [C])
- Air Quality: Mobile-source Emissions (C)
- Historical Resources: Historical (D/C)
- Historical Resources: Archaeological (D/C)
- Land Use: Traffic Noise (LU-B.2) (D)²
- Land Use: Aircraft Noise (LU-B.3) (D)²
- Land Use: Railroad Noise (LU-B.4) (D)²
- Land Use: Physical Changes Related to Transient Activity (LU-B.6) (D/C)
- Noise: Traffic Noise Level Increase on Grid Streets (NOI-A.1) (D/C)
- Noise: Exterior Traffic Noise in Residential Development (NOI-C.1) (D)
- Noise: Exterior Aircraft Noise in Residential Development (NOI-C.2) (D)²
- Noise: Exterior Traffic Noise in Public Parks and Plazas (NOI-D.1) (D)²
- Noise: Exterior Aircraft Noise in Public Parks and Plazas (NOI-D.2) (D)²
- Parking: Excessive Parking Demand (TRF-D.1) (D/C)²
- Traffic: Impact on Grid Streets (TRF-A.1.1) (D)²
- Traffic: Impact on Surrounding Streets (TRF-A.1.2) (D/C)²
- Traffic: Impact on Freeway Ramps and Segments (TRF-A.2.1) (D/C)²
- Traffic: Impact from Removal of Cedar Street Ramp (TRF-A.2.2) (D)²
- Water Quality: Urban Runoff (WQ-A.1) (C)

In certifying the FEIR and approving the DCP, the City Council and the Former Agency adopted a Statement of Overriding Considerations, which determined that the unmitigated impacts were acceptable in light of economic, legal, social, technological, or other factors including the following:

Overriding Considerations

- Develop Downtown as the primary urban center for the region.
- Maximize employment opportunities within the DCP area.
- Develop full-service, walkable neighborhoods linked to the assets the DCP area offers.
- Increase and improve park and public spaces.
- Maximize the advantages of Downtown's climate and waterfront setting.
- Implement a coordinated, efficient system of vehicular, transit, bicycle, and pedestrian traffic.
- Integrate historical resources into the DCP.

² Not applicable to the project

- Facilitate and improve the development of business and economic opportunities located in the DCP area.
- Integrate health and human services into neighborhoods within Downtown.
- Encourage a regular process of review to ensure the DCP and related activities are best meeting the vision and goals of the DCP.

10. SUMMARY OF FINDINGS: In accordance with PRC Section 21166 and CEQA Guidelines Sections 15168, 15162, and 15180(c) the following findings are derived from the environmental review documented by this Consistency Evaluation and the FEIRs:

1. No substantial changes are proposed in the Centre City Redevelopment Project or Barrio Logan Community Plan Update, or with respect to the circumstances under which the Centre City Redevelopment Project or Barrio Logan Community Plan is to be undertaken as a result of the development of the proposed project, which will require important or major revisions in the Downtown FEIR, GP FEIR, CAP FEIR, Complete Communities FEIR, or Barrio Logan FEIR, due to the involvement of new significant environmental effects or substantial increase in the severity of previously identified significant effects;
2. No new information of substantial importance to the Centre City Redevelopment Project or Barrio Logan Community Plan Update, which was not known and could not have been known with the exercise of reasonable diligence at the time the Downtown FEIR, GP FEIR, CAP FEIR, Complete Communities FEIR or Barrio Logan FEIR, were certified as complete, has become available that shows the project will have any new significant and unmitigated effects not discussed previously in the Downtown FEIR, GP FEIR, CAP FEIR, Complete Communities FEIR, or Barrio Logan FEIR; or that any significant effects previously examined will be substantially more severe than shown in the Downtown FEIR, GP FEIR, CAP FEIR, Complete Communities EIR, and Barrio Logan FEIR as mitigated; or that any mitigation measures or alternatives previously found not to be feasible are in fact feasible and would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt it; or that any mitigation measures or alternatives, which are considerable different from those analyzed in the Downtown FEIR, GP FEIR, CAP FEIR, Complete Communities FEIR, or Barrio Logan FEIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt it;
3. The proposed project will have no significant effect on the environment, except as identified and considered in the Downtown FEIR, GP FEIR, CAP FEIR, Complete Communities FEIR, and Barrio Logan FEIR that analyze the Centre City Redevelopment Project and Barrio Logan Community Plan Update and their geographic areas.
4. Because no Subsequent EIR would be required under CEQA Guidelines Section 15162, the City can approve the proposed project as being within the scope of the Centre City Redevelopment Project covered by the Downtown FEIR, GP FEIR, CAP FEIR, Complete Communities FEIR, and Barrio Logan FEIR and no new environmental document is required.
5. The finding that the proposed project is within the scope of the Downtown FEIR, GP FEIR, CAP FEIR, Complete Communities FEIR, and Barrio Logan FEIR is based on the Consistency Evaluation and all the substantial evidence in the record, including but not limited to the fact that the proposed project's land use (residential), overall planned intensity, and geographic

location (Downtown San Diego outside the Employment Required Overlay) were analyzed in the Downtown FEIR, GP FEIR, CAP FEIR, Complete Communities FEIR, and Barrio Logan FEIR.

6. The City has incorporated feasible and applicable mitigation measure and alternatives into the proposed project.

Signature of Lead Agency Representative/Preparer

Date

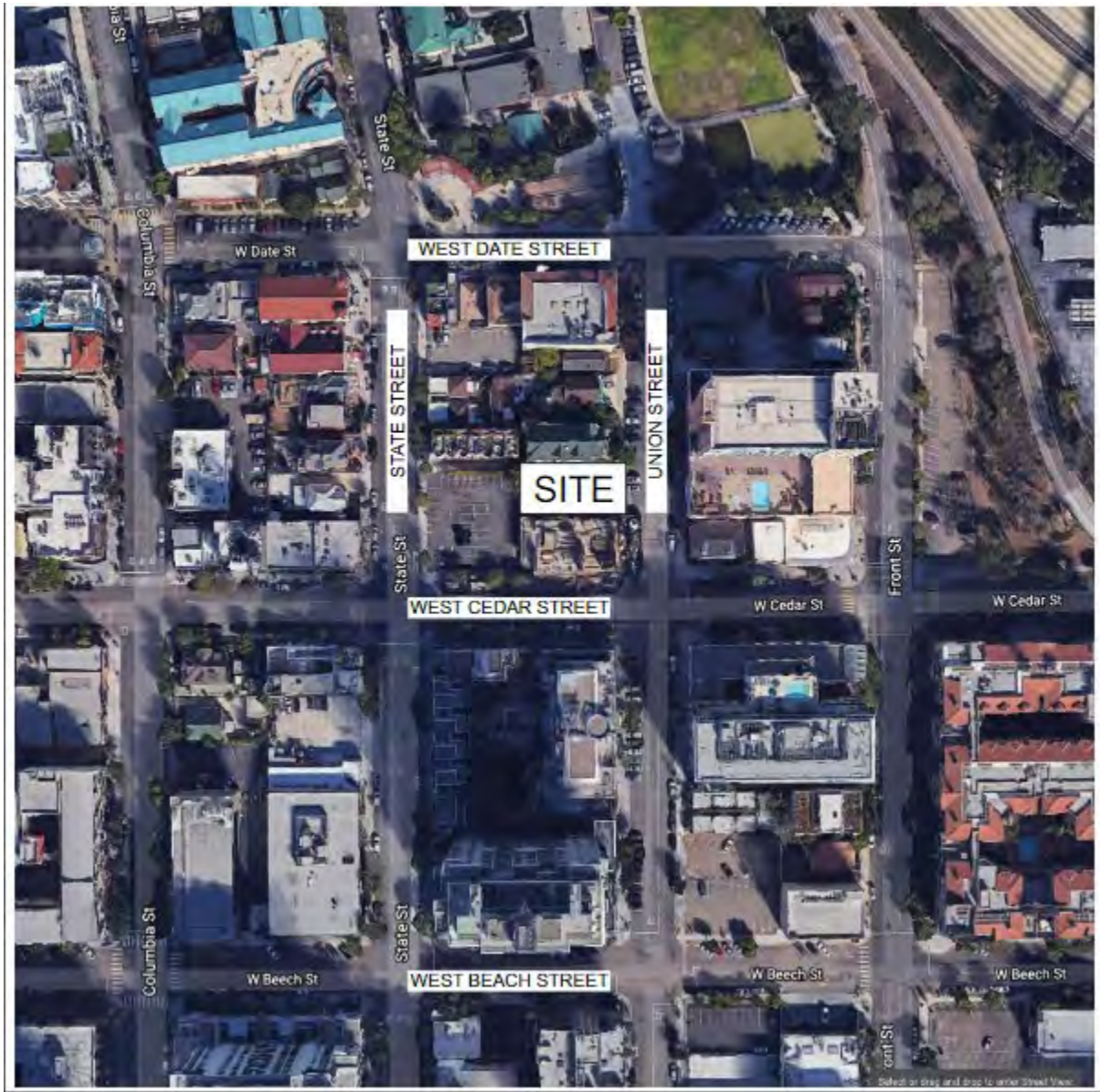


Figure 1 – Union Street Location



Figure 2 – Newton Ave Location

ENVIRONMENTAL CHECKLIST

The following Consistency Evaluation table is the written environmental checklist for evaluating the potential environmental effects of the project to determine if there are any new significant and unmitigated impacts compared to the impacts analyzed in the FEIR, GP FEIR, CAP FEIR, Complete Communities FEIR, and Barrio Logan FEIR to determine if an SEIR is required. As a result, the impacts are classified into one of the following categories:

- **Significant and Not Mitigated (SNM)** indicates that FEIR mitigation measures may be applicable that do not reduce the impact to below a level of significance, but the significant and unmitigated impact was already identified in the FEIR so no further environmental documentation is required beyond this Consistency Evaluation and project record. If the significant and unmitigated impact was not identified in the FEIR, or applicable sections of the GP FEIR, CAP FEIR, Complete Communities FEIR, and Barrio Logan FEIR, then it is noted in the analysis as a significant and unmitigated impact that would trigger the need for a SEIR.
- **Significant but Mitigated (SM)** indicates that FEIR mitigation measures or other feasible mitigation measures would be applicable and are accepted so no further environmental documentation is required beyond this Consistency Evaluation and project record.
- **Not Significant (NS)** indicates that the project would not result in a significant impact and no further environmental documentation is required beyond this Consistency Evaluation and project record.

The checklist identifies each potential environmental effect and provides information supporting the conclusion drawn as to the degree of impact associated with the project when compared to applicable analyses in the FEIR, GP FEIR, CAP FEIR, Complete Communities FEIR, and Barrio Logan FEIR. This Consistency Evaluation primarily analyzes the project's consistency with the Downtown FEIR, unless there has been a subsequent update to CEQA Guidelines such that a more recent environmental document's analysis applies to a specific impact area or threshold. Instances where consistency is evaluated with regards to a document besides the Downtown FEIR are noted in the evaluation below. An impact conclusion (in bold italic text) follows each threshold question that reflects the project impact conclusion as determined by this Consistency Evaluation. The project impact conclusion is followed by a summary of the FEIR, GP FEIR, CAP FEIR, Complete Communities FEIR, and/or Barrio Logan FEIR impacts, and a discussion of the project impacts based on the applicable analysis. The impact classifications checked in the columns to the right of the checklist reiterate the project impact conclusion.

Issues and Supporting Information	Significant and Not Mitigated (SNM)		Significant but Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
1. Aesthetics/Visual Quality						
<p>(a) Substantially disturb a scenic resource, vista, or view from a public viewing area or substantially degrade a scenic resource? <i>Not Significant</i></p> <p><u>FEIR Summary:</u> There are no designated scenic resources within the downtown planning area, and thus no significant impacts regarding scenic resources would occur. The FEIR concludes that there would also be no significant impact to the skyline views from Balboa Park or to views of San Diego Bay along the north-south trending Sixth Avenue and Park Boulevard.</p> <p>However, implementation of the DCP would substantially block views of the San Diego Bay and the San Diego-Coronado Bay Bridge currently seen from Balboa Park and Highway 94 through the construction of taller buildings. The DCP and CCPDO would ensure buildings are not unattractive but would not be able to restrict building height without compromising the DCP's goals. Thus, the FEIR concludes that the impact on public views would be significant and not mitigated.</p> <p><u>Complete Communities FEIR:</u> The Complete Communities PEIR determined that the Housing Program would apply citywide within TPAs in zones that allow multi-family housing. In exchange for new development that provides affordable housing units and neighborhood-serving infrastructure improvements, the Housing Program would allow additional building square footage and height beyond what is otherwise allowed in the base zone, Planned District Ordinance (PDO), or applicable Community Plan. Height incentives would only apply outside the City's Coastal Zone. Within the Coastal Zone, the existing 30-foot height limit would continue to apply, which would limit the maximum height and densities that could be accommodated in coastal areas.</p>					X	X

Issues and Supporting Information	Significant and Not Mitigated (SNM)		Significant but Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
<p>Development associated with the Housing Program is not anticipated to affect scenic views or vista from designated scenic highways in the City. The only state-designated scenic highway in close proximity to the project areas is SR-163. However, the designated scenic portion of SR-163 is located within a canyon and due to topography, surrounding future development would not be visible from this scenic road. Thus, the proposed project would not adversely affect scenic views or vistas from a state-designated scenic highway.</p> <p><u>Barrio Logan PEIR:</u> The PEIR determined that the 2013 plan would not substantially alter or block public views from critical view corridors, designated open space areas, public roads, or public parks. Furthermore, the proposed land use plan would not significantly change the maximum height allowed within the area, with the exception of the Community Village. While some use types would result in greater maximum height limits, the policies of the plan and associated zoning would enhance public view corridors through the use of setbacks and design improvements along major roadways within the plan area. Therefore, the 2013 BLCPU PEIR determined that public view impacts would be less than significant, and no mitigation would be required.</p> <p><u>Project Summary:</u> The project sites are not located within, or adjacent to a designated scenic vista or view corridor that is identified in the DCP or the BLCPU. Therefore, the project would not have a substantial adverse effect on a scenic vista. No impact would result. The project does not trigger any of the CEQA Guidelines Section 15162 circumstances requiring additional review related to surrounding development, and no mitigation would be required.</p>						

Issues and Supporting Information	Significant and Not Mitigated (SNM)		Significant but Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
<p>(b) Substantially incompatible with the bulk, scale, color, and/or design of surrounding development? <i>Not Significant.</i></p> <p><u>FEIR Summary:</u> The FEIR concluded that there would be no significant impacts related to incompatible bulk, scale, color, or design associated with future development in the DCP. Additionally, Urban Design Standards contained in the CCPDO would ensure compatible building scales and styles.</p> <p><u>Complete Communities PEIR Summary:</u> The Complete Communities PEIR determined the Housing Program would allow for additional building square footage and height beyond the allowance in the applicable base zone, PDO, or applicable Community Plan. Height incentives would only apply outside of the City's Coastal Zone. Within the Coastal Zone, the existing 30-foot height limit would continue to apply, which would limit the maximum densities that could be accommodated in coastal areas and reduce the potential for adverse impacts to neighborhood character that could result from structure heights that are greater than what currently exists. Within the Coastal Zone, FAR incentives would still apply; however, the ability to achieve the highest FAR would be limited by the 30-foot height limit. While the 30-foot height limit would restrict building square footage, the FAR incentives within the Coastal Zone could result in development that is inconsistent with the existing neighborhood character. Outside of the Coastal Zone, height restrictions related to development in proximity to airports would continue to apply which could limit the height and intensity of development that could occur within areas proximate to airports. Furthermore, market and construction factors could contribute to height limitations.</p> <p>Under the Housing Program, development of a certain size would be required to provide public amenities as</p>					X	X

Issues and Supporting Information	Significant and Not Mitigated (SNM)		Significant but Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
<p>discussed in Section 3.5.1.3 of the PEIR. Future development would also be required to incorporate design features that enhance neighborhood character and minimize adverse impacts associated with increased bulk, scale, and height. Building materials, style, and architectural features would be reviewed to ensure the character of development meets required development standards.</p> <p>Development would also be required to adhere to the City's landscape regulations which would support neighborhood compatibility. Nevertheless, implementation of the Housing Program could result in development at densities and heights that could substantially alter the existing neighborhood character. While the Housing Program is intended to create a more vibrant, pedestrian-oriented community with transit supportive development, implementation of the proposed ordinance could result in a substantial change to the existing character within the project areas. Thus, at this programmatic level of review, impacts associated with neighborhood character would be significant.</p> <p><u>Barrio Logan PEIR:</u> The PEIR determined that the BLCP would not be incompatible with the bulk, scale, color, and/or design of surrounding development. The land use plan, design guidelines, and planned mobility and infrastructure enhancements of the proposed CPU implementation of the LDC, would encourage residential development which forms neighborhood units and enhances community character while also providing appropriate transitions between residential and neighborhood-serving uses and industrial use areas. Therefore, neighborhood character impacts would be less than significant.</p> <p><u>Project Summary:</u> Both project sites are in fully developed urbanized areas and this type of development has been</p>						

Issues and Supporting Information	Significant and Not Mitigated (SNM)		Significant but Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
<p>previously analyzed in the Complete Communities PEIR. The Project on the Little Italy site is utilizing the Complete Communities Housing Solutions Regulations (CCHSR) (Chapter 14, Article 3, Division 10 of the SDMC) by providing 15% of the total DU in the Base FAR (20 DU) for rent by low income households at a cost that does not exceed 30% of 50% of the area median income (AMI) (3 DU), 15% for rent by moderate income households at a cost that does not exceed 30% of 120% of AMI (3 DU), and 10% for rent by low income households at a cost that does not exceed 30% of 60% of AMI (2 DU). Per Sec. 143.1010, a Project proposing development that is consistent with the requirements of the CCHSR is entitled to waivers from the maximum FAR (unlimited), the maximum structure height, street frontage requirements, and maximum lot coverage, which the Project is utilizing. There are similar high-rise towers within the immediate vicinity of the Union site. The architecture of the Newton site is in line with existing development in the neighborhood. There would not be a substantial adverse alteration to the existing or planned (adopted) character of the area. The project does not trigger any of the CEQA Guidelines Section 15162 circumstances requiring additional review related to surrounding development, and no mitigation would be required.</p>						
<p>(c) Substantially affect daytime or nighttime views in the area due to lighting? <i>Not Significant.</i></p> <p><u>FEIR Summary:</u> The Downtown FEIR concludes that no significant impacts related to lighting would occur with implementation of the DCP. The DCP and CCPDO include policies to prevent adverse effects due to lighting.</p> <p><u>Complete Communities PEIR Summary:</u> Sources of light within the project areas include those typical of an urban community, such as building lighting for residential and</p>					X	X

Issues and Supporting Information	Significant and Not Mitigated (SNM)		Significant but Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
<p>commercial land uses, roadway infrastructure lighting, and signage. Future development associated with the Housing Program would introduce new residential interior and exterior lighting, parking lot lighting, commercial signage lighting, and lamps for streetscape and public recreational areas. Transportation infrastructure associated with the Mobility Choices Program could also include additional roadway lighting within or along public rights-of-way.</p> <p>Future development would be required to comply with the applicable outdoor lighting regulations of the SDMC (§142.0740 et seq.) which would require development to minimize negative impacts from light pollution including light trespass, glare, and urban sky glow. Compliance with these regulations would preserve enjoyment of the night sky and minimize conflict caused by unnecessary illumination. New outdoor lighting fixtures must minimize light trespass in accordance with the California Green Building Standards Code, where applicable, or otherwise shall direct, shield, and control light to keep it from falling onto surrounding properties.</p> <p>Future development associated with the Housing Program would also be required to comply with SDMC Section 142.0730 to limit the amount of reflective material on the exterior of a building that has a light reflectivity factor greater than 30 percent to a maximum of 50 percent. Additionally, per SDMC Section 142.0730(b), reflective building materials are not permitted where it is determined that their use would contribute to potential traffic hazards, diminish the quality of riparian habitat, or reduce enjoyment of public open space. Therefore, through regulatory compliance, the proposed project would not create substantial light or glare that would adversely affect daytime or nighttime views in the area, and impacts would be less than significant.</p>						

Issues and Supporting Information	Significant and Not Mitigated (SNM)		Significant but Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
<p><u>Barrio Logan PEIR</u>: The Barrio Logan PEIR does not specifically address daytime or nighttime views due to lighting.</p> <p><u>Project Summary</u>: The project would comply with the outdoor lighting standards in Municipal Code Section 142.0740 (Outdoor Lighting Regulations) that require all outdoor lighting be installed, shielded, and adjusted so that the light is directed in a manner that minimizes negative impacts from light pollution, including trespass, glare, and to control light from falling onto surrounding properties. Therefore, lighting installed with the project would not adversely affect day or nighttime views in the area, resulting in a less than significant lighting impact. In regards to glare, the project would comply with Municipal Code Section 142.0730 (Glare Regulations) that require exterior materials utilized for proposed structures be limited to specific reflectivity ratings. The exterior is comprised of primarily cast in place board form concrete and glazing, but the frontage also contains a textured metallic sheeting spanning six levels. The project would have a less than significant glare impact. As such, the project would not create a new source of substantial light or glare that would adversely affect day or nighttime views in the area.</p> <p>The Andrew Cassidy Home would be relocated to a neighborhood of similar residential uses. Once relocated, the Resource is proposed to be set along the street frontage of the Barrio Logan site, restored, and proposed to contain two DU—one 341 SF studio and one 1,129 SF two-bedroom unit. These residential uses have typical residential lighting. Therefore, the relocation of a historic house would not introduce a new source of substantial light or glare that would adversely affect day or nighttime views in the area.</p>						

Issues and Supporting Information	Significant and Not Mitigated (SNM)		Significant but Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
Both project sites are in an urban area where light and glare already exist such that the project would not substantially affect daytime or nighttime views due to its lighting. Therefore, the project does not trigger any of the CEQA Guidelines Section 15162 circumstances requiring additional review, and no mitigation would be required.						
2. Agricultural Resources						
<p>(a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) to non-agricultural use? <i>Not Significant.</i></p> <p><u>FEIR Summary:</u> The FEIR concludes that no impacts to farmland would occur with implementation of the DCP.</p> <p><u>Complete Communities FEIR:</u> The Complete Communities PEIR determined that the project areas do not contain land designated as Prime Farmland. Further, the PEIR did not include the development or redesignation of open space; therefore, there would be no impacts associated with the development or conversion of General Plan- or community plan-designated Open Space or Prime Farmland, and the impacts would, therefore, be less than significant.</p> <p><u>Barrio Logan PEIR:</u> The Barrio Logan PEIR determined that impacts to agricultural resources are not significant. There is no designated agriculture use mapped within the proposed CPU area</p> <p><u>Project Summary:</u> There is no land that contains soils that would be considered prime agricultural soils or land that would be designated as Farmland by the California Department of Conservation (DOC) in the DCP, Complete Communities PEIR, or Barrio Logan PEIR. Therefore, there would be no conversion of land of Farmland to a non-agricultural use. The project does not trigger any of the</p>					X	X

Issues and Supporting Information	Significant and Not Mitigated (SNM)		Significant but Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
CEQA Guidelines Section 15162 circumstances requiring additional review, and no mitigation would be required.						
<p>(b) Conflict with existing zoning for agricultural use, or a Williamson Act contract? <i>Not Significant.</i></p> <p><u>FEIR Summary:</u> The FEIR concludes that no impacts to agricultural zoning would occur with implementation of the DCP, as there are no Williamson Act contracts in the planning area or nearby.</p> <p><u>Complete Communities FEIR:</u> The Complete Communities PEIR determined that the project areas do not contain land designated as Prime Farmland. Further, the PEIR did not include the development or redesignation of open space; therefore, there would be no impacts associated with the development or conversion of General Plan- or community plan-designated Open Space or Prime Farmland, and the impacts would, therefore, be less than significant.</p> <p><u>Barrio Logan PEIR:</u> There are no mapped prime agricultural soils or farmlands as designated by the California Department of Conservation. No properties within the proposed CPU area are under a Williamson Act contract, nor are any Williamson Act parcels located in the vicinity.</p> <p><u>Project Summary:</u> As discussed in the DCP, the BLCP, both planning areas, and therefore the project sites, are not located on or near land zoned for agriculture or land that has a Williamson Act contract. Therefore, the project does not trigger any of the CEQA Guidelines Section 15162 circumstances requiring additional review, and no mitigation would be required.</p>					X	X

Issues and Supporting Information	Significant and Not Mitigated (SNM)		Significant but Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
3. Air Quality						
<p>(a) Conflict with or obstruct implementation of an applicable air quality plan, including the County's Regional Air Quality Strategies or the State Implementation Plan? <i>Not Significant.</i></p> <p><u>FEIR Summary:</u> The FEIR concludes that, while implementation of the DCP would increase air emissions generated in the DCP area with respect to current levels, the DCP would not conflict with regional air quality planning as it would implement strategies and policies to reduce air pollution.</p> <p>As discussed in the FEIR, the mixed-use emphasis proposed in the DCP as well as the DCP area's proximity to a variety of transit opportunities would reduce mobile source emissions. The DCP also represents smart growth, which would be consistent with the goals and policies of the San Diego Air Pollution Control District (SDAPCD).</p> <p><u>Complete Communities FEIR:</u> The Complete Communities PEIR determined that the California Clean Air Act (CCAA) requires air basins that are designated nonattainment of the California Ambient Air Quality Standards (CAAQs) for criteria pollutants prepare and implement plans to attain the standards by the earlier practicable dates. The two pollutants addressed in the San Diego SIP and RAQs are reactive organic gas (ROG) and oxides of nitrogen (NOx), which are precursors to the formation of ozone (O3). The SIP and the RAQS, which in conjunction with the TCMs were most recently dated in 2016, serve as the air quality plans of the SDAB.</p> <p>The basis for the SIP and RAQS is the distribution of population in the region as projected by SANDAG. The SDAPCD refers to approved general plans to forecast, inventory, and allocate regional emissions from land use</p>					X	X

Issues and Supporting Information	Significant and Not Mitigated (SNM)		Significant but Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
<p>and development-related sources. These emissions budgets are used in statewide air quality attainment planning efforts. As such, proposed development at an intensity equal to or less than the population growth projects and land use intensity described in their located land use plans are inherently consistent.</p> <p>The Housing Program is intended to incentivize high-density multi-family residential development where affordable housing and community-serving amenities are provided within TPAs. The Housing Program could result in a redistribution of the density that was evaluated within recent community plan update (CPU) Environmental Impact Reports (EIRs). Densities could shift to focus more within TPAs, but it is not anticipated to exceed overall CPU densities that were evaluated in the respective CPU EIRs. However, in project areas within communities that have not undergone a recent comprehensive CPR, it is possible that the Housing Program could result in additional new development.</p> <p>Recent CPU EIRs recognized that as the community plans were updated, newly designated land uses would be forwarded to SANDAG for inclusion in future updates to the air quality plans for the SDAB. The current SUP and RAQs were last updated in 2016 and are intended to be updated on a three-year cycle. Therefore, densities with community plans adopted after 2016 would be reflected in the current air quality plans. Additional density allowed with communities without a recent comprehensive CPU would also not be reflected in the air quality plans. Thus, the implementation of the Housing Program could result in a significant impact due to conflicts with the land use assumptions used to develop current RAQs and SIP.</p> <p><u>Barrio Logan PEIR</u>: The 2013 BLCPU Final PEIR determined that the 2013 plan would result in fewer overall vehicle trips than were anticipated under the previously adopted</p>						

Issues and Supporting Information	Significant and Not Mitigated (SNM)		Significant but Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
<p>Community Plan; however, the 2013 plan would result in an increase in residential units and land designated for commercial and industrial uses, which would be inconsistent with adopted air quality plans. Because these land use changes would result in greater emissions of pollutants when compared to the previously adopted Community Plan, the 2013 plan would conflict with the Regional Air Quality Standards, representing a significant impact.</p> <p><u>Project Summary:</u> The Union and Newton project sites are located in the San Diego Air Basin (SDAB) and are under the jurisdiction of the San Diego Air Pollution Control District (SDAPCD) and the California Air Resources Board (CARB). Both the State of California and the Federal government have established health-based Ambient Air Quality Standards (AAQS) for the following six criteria pollutants: carbon monoxide (CO); ozone (O3); nitrogen oxides (NOx); sulfur oxides (SOx); particulate matter up to 10 microns in diameter (PM10); and lead (Pb). O3 (smog) is formed by a photochemical reaction between NOx and reactive organic compounds (ROCs). Thus, impacts from O3 are assessed by evaluating impacts from NOx and ROCs. A new increase in pollutant emissions determines the impact on regional air quality as a result of a proposed project. The results also allow the local government to determine whether a proposed project would deter the region from achieving the goal of reducing pollutants in accordance with the Air Quality Management Plan (AQMP) in order to comply with Federal and State AAQS.</p> <p>The SDAPCD and San Diego Association of Governments (SANDAG) are responsible for developing and implementing the clean air plan for attainment and maintenance of the ambient air quality standards in the SDAB. The County Regional Air Quality Strategy (RAQS) was initially adopted in 1991 and is updated on a triennial basis (most recently in 2016). The RAQS outlines the SDAPCD's</p>						

Issues and Supporting Information	Significant and Not Mitigated (SNM)		Significant but Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
<p>plans and control measures designed to attain the state air quality standards for ozone (O3). The RAQS relies on information from the CARB and SANDAG, including mobile and area source emissions, as well as information regarding projected growth in San Diego County and the cities in the county, to project future emissions and then determine the strategies necessary for the reduction of emissions through regulatory controls. CARB mobile source emission projections and SANDAG growth projections are based on population, vehicle trends, and land use plans developed by San Diego County and the cities in the county as part of the development of their general plans.</p> <p>The RAQS relies on SANDAG growth projections based on population, vehicle trends, and land use plans developed by the cities and by the county as part of the development of their general plans. As such, projects that propose development that is consistent with the growth anticipated by local plans would be consistent with the RAQS. However, if a project proposes development that is greater than that anticipated in the local plan and SANDAG's growth projections, the project might be in conflict with the RAQS and may contribute to a potentially significant cumulative impact on air quality. The proposed project would not create a substantial increase in air pollutants. The proposed project would relocate an existing single-family home 4.5 miles south of its current location and provide exterior rehabilitation of the structure. The proposed project also would construct a 24-story residential tower with 73 dwelling units, a three-story, 33-foot-9-inch-tall mixed-use building containing 14 dwelling units.</p> <p>The Project on the Little Italy site is utilizing the Complete Communities Housing Solutions Regulations (CCHSR) (Chapter 14, Article 3, Division 10 of the SDMC) by providing 15% of the total DU in the Base FAR (20 DU) for</p>						

Issues and Supporting Information	Significant and Not Mitigated (SNM)		Significant but Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
<p>rent by low income households at a cost that does not exceed 30% of 50% of the area median income (AMI) (3 DU), 15% for rent by moderate income households at a cost that does not exceed 30% of 120% of AMI (3 DU), and 10% for rent by low income households at a cost that does not exceed 30% of 60% of AMI (2 DU). Per Sec. 143.1010, a Project proposing development that is consistent with the requirements of the CCHSR is entitled to waivers from the maximum FAR (unlimited), the maximum structure height, street frontage requirements, and maximum lot coverage, which the Project is utilizing. Other than the utilization of the CCHSR, the project is consistent with the General Plans, Community Plans, and the underlying zones. Therefore, the Union portion of the project would be consistent at a sub-regional level with the underlying growth forecasts in the RAQS and would not obstruct implementation of the RAQS.</p> <p>The project on the Newton site is the relocation of a historic resource. Once relocated, the Resource is proposed to be set along the street frontage of the Newton site, restored, and proposed to contain two DU—one 341 SF studio and one 1,129 SF two-bedroom unit. This type of residential development was accounted for in the BLCP FEIR and is not a new impact. Therefore, the Newton portion of the project would be consistent at a sub-regional level with the underlying growth forecasts in the RAQS and would not obstruct implementation of the RAQS. the project does not trigger any of the CEQA Guidelines Section 15162 circumstances requiring additional review, and no mitigation would be required. No impact would result.</p>						
<p>(b) Expose sensitive receptors to substantial air contaminants including, but not limited to, criteria pollutants, smoke, soot, grime, toxic fumes and substances, particulate matter, or any other emissions</p>			X	X		

Issues and Supporting Information	Significant and Not Mitigated (SNM)		Significant but Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
<p>that may endanger human health? <i>Significant but Mitigated.</i></p> <p><u>FEIR Summary:</u> The Downtown FEIR concludes that emissions generated during demolition and construction activities could exceed acceptable local standards and pose a health risk to nearby sensitive receptors. The FEIR identifies Mitigation Measure AQ-B.1-1, which requires dust control measures to be implemented during demolition and construction. With implementation of Mitigation Measure AQ-B.1-1 and compliance with the City of San Diego mandated dust controls within the City Land Development Manual, Appendix O, Storm Water Standards Manual, impacts would be reduced to below a significant level. The FEIR concludes that no significant impacts associated with mobile source, stationary, and hazardous materials emissions would occur with implementation of the DCP. However, mobile source emissions combined with other emissions in the San Diego Air Basin would result in a significant cumulative impact.</p> <p><u>Complete Communities FEIR:</u> In reviewing recent comprehensive CPU FEIR analysis related to operational emissions, generally, where CPUs would result in additional density beyond the prior plan, operational emission impacts were found to be significant and unavoidable. Where densities proposed were the same as or below the existing plan buildout densities, impacts were found to be less than significant.</p> <p>For purposes of analyzing potential operational emissions, it is assumed that development under the Housing Program could exceed emissions levels compared to existing plans as the Housing Program could increase multi-family residential densities within the Housing Program project areas.</p>						

Issues and Supporting Information	Significant and Not Mitigated (SNM)		Significant but Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
<p>The primary source of operational emissions resulting from residential development is vehicle emissions. While the proposed project could increase multi-family residential densities within Housing Program project areas; the redistribution of density to focus within TPAs would provide a more efficient land use pattern that will support a reduction in vehicle miles traveled (VMT) and associated operational air emissions. Additionally, high density residential development generally would result in less area source emissions associated with fireplaces and landscape equipment.</p> <p>However, the Complete Communities project spans multiple community planning areas, including areas without recently adopted community plans. As the Housing Program could increase operational emissions within communities without recently adopted CPUs and would redistribute density within communities with recently adopted CPUs, it is possible that operational air emissions could be in excess of what was evaluated in the community plan EIRs completed for all of the project areas.</p> <p>Thus, at this programmatic level of review, and without project-specific development plans, operational emissions impacts resulting from development under the Housing Program would be significant.</p> <p><u>Barrio Logan PEIR:</u> The 2021 BLCPU PEIR Addendum found that the total cancer risk from all sources evaluated for the 2021 BLCPU combined with the overall background risk would be similar to that discussed in the 2013 BLCPU Final PEIR and would exceed 10 in one million. Therefore, the Addendum found the 2021 BLCPU would result in significant impacts related to incremental and total cancer risks as detailed in the 2013 BLCPU Final PEIR. Total chronic risk would remain less than significant. Unlike the 2013 plan, the 2021 BLCPU would prohibit new uses that would require a permit from the San Diego APCD or emit</p>						

Issues and Supporting Information	Significant and Not Mitigated (SNM)		Significant but Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
<p>hazardous pollutants. Therefore, the Addendum found that the 2021 BLCPU would lessen impacts associated with stationary sources of pollutants and toxic air contaminants. However, because many of the sources are mobile in nature and the health risk stems from the exposure to diesel particulate matter generated on area freeways and roads, the Addendum found that impacts associated with the incremental increase in cancer risk would not be substantially less than those identified in the 2013 BLCPU Final PEIR, and like the conclusions reached therein, no feasible mitigation measures would be available. Therefore, like the 2013 plan, the Addendum found the incremental and total cancer risks due to exposure to diesel particulate matter and other toxic emissions under the 2021 BLCPU would be considered significant and unmitigable. This finding was consistent with the 2013 BLCPU Final PEIR and the Addendum found the 2021 BLCPU would not result in a new significant impact, nor would there be a substantial increase in the severity of impacts from that described in the 2013 BLCPU Final PEIR.</p> <p><u>Project Summary:</u></p> <p><u>Short Term (Construction) Emissions:</u> Project construction activities could potentially generate combustion emissions from on-site heavy-duty construction vehicles and motor vehicles transporting the construction crew, and necessary construction materials. Exhaust emissions generated by construction activities would generally result from the use of typical construction equipment that may include excavation equipment, forklift, skip loader, and/or dump truck. Variables that factor into the total construction emissions potentially generated include the level of activity, length of construction period, number of pieces and types of equipment in use, site characteristics, weather conditions, number of construction personnel, and the amount of materials to be transported on- or off-</p>						

Issues and Supporting Information	Significant and Not Mitigated (SNM)		Significant but Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
<p>site. It is anticipated that construction equipment would be used on-site for four to eight hours per day; however, construction would be short-term (approximately five months from initiation of relocation efforts until the Andrew Cassidy Home is fully relocated, settled, and restored) and impacts to neighboring uses would be minimal and temporary. Excavation, grading, and relocation activities can cause fugitive dust emissions. Construction of the project would be subject to standard measures required by a City of San Diego grading permit to reduce potential air quality impacts to less than significant. These measures include, but are not limited to, compliance with SDMC section 142.0710, which prohibits airborne contaminants from emanating beyond the boundaries of the premises upon which the use emitting the contaminants is located. Some example measures are watering three times daily, reducing vehicle speeds to 15 miles per hour on unpaved or use architectural coatings that comply with San Diego Air Pollution Control District Rule 67.0 [i.e., architectural coatings that meet a volatile organic compounds (VOC) content of 100 grams per liter (g/l) for interior painting and 150 g/l for exterior painting] would be used during construction. As discussed in the FEIR, implementation of Mitigation Measure AQ-B.1-1, compliance with the City's mandated dust control measures, pre-construction hazard assessment, and subsequent implementation of required remediation procedures would be required prior to and during demolition and construction activities (see Appendix A). Therefore, impacts associated with fugitive dust are considered less than significant and would not violate air quality standard and would not contribute substantially to an existing or projected air quality violation. No mitigation measures are required.</p> <p><u>Long-Term (Operational) Emissions</u> : There would be no new operational emissions associated with the proposed project not already discussed the previous environmental</p>						

Issues and Supporting Information	Significant and Not Mitigated (SNM)		Significant but Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
<p>analysis. The project would not violate any air quality standard or contribute substantially to an existing or projected air quality violation. The DTEIR identified significant impacts from operational traffic emissions. While this project would add to that impact, no new operational impacts would result. Similarly, like the 2013 plan, the Barrio Logan Addendum found the incremental and total cancer risks due to exposure to diesel particulate matter and other toxic emissions under the 2021 BLCPU would be considered significant and unmitigable. This finding was consistent with the 2013 BLCPU Final PEIR and the Addendum found the 2021 BLCPU would not result in a new significant impact, nor would there be a substantial increase in the severity of impacts from that described in the 2013 BLCPU Final PEIR. While this project would add to that impact, no new operational impacts would result.</p> <p>The project does not trigger any of the CEQA Guidelines Section 15162 circumstances requiring additional review related to air quality impacts to sensitive receptors.</p>						
<p>(c) Generate substantial air contaminants including, but not limited to, criteria pollutants, smoke, soot, grime, toxic fumes and substances, PM, or any other emissions that may endanger human health? Significant and Not Mitigated for cumulative impacts. Significant but Mitigated for direct impacts.</p> <p><u>FEIR & Complete Communities FEIR Summary:</u> The Downtown FEIR concludes that emissions generated during demolition and construction activities could exceed acceptable local standards result in significant impacts. As discussed above in section 3(b), the FEIR identifies Mitigation Measure AQ-B.1-1, which requires dust control measures to be implemented during demolition and construction. With implementation of Mitigation Measure AQ-B.1-1 and compliance with the City of San Diego</p>		X	X			

Issues and Supporting Information	Significant and Not Mitigated (SNM)		Significant but Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
<p>mandated dust controls within the City Land Development Manual, Appendix O, Storm Water Standards Manual, impacts would be reduced to below a significant level.</p> <p>Mobile source emissions combined with other emissions in the San Diego Air Basin would result in a significant cumulative impact.</p> <p>The Complete Communities FEIR’s additional analysis of air quality impacts concluded that focusing residential development would support the reduction of mobile source emissions. The Complete Communities FEIR further notes that there are no additional feasible mitigation measures available to reduce air quality impacts beyond adherence to applicable regulations, which would reduce impacts but may not reduce cumulative impacts below significant levels.</p> <p><u>Barrio Logan PEIR</u>: The San Diego Air Basin (SDAB) is nonattainment for the eight-hour federal and state ozone standards, and nonattainment for the state 10-micron particulate matter (PM10) and 2.5-micron particulate matter (PM2.5) standards. Emissions due to construction of small individual projects were not expected to exceed the applicable thresholds. The information related to construction presented in Section 4.3.3.1.a of the 2013 BLCPU Final PEIR illustrated the potential scope of air impacts from future projects that could be implemented under the 2013 BLCPU. Based on the hypothetical construction model, it was concluded that direct construction impacts would be less than significant; however, the 2013 BLCPU Final PEIR concluded that if multiple projects were developed simultaneously, construction of those projects could result in a cumulatively considerable increase in construction related emissions, which would be considered a significant impact. Likewise, long-term/operational emissions of air pollutants occurring from area and mobile sources would be greater</p>						

Issues and Supporting Information	Significant and Not Mitigated (SNM)		Significant but Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
<p>under the 2013 plan than the existing condition resulting in a significant impact. While all future discretionary projects would be evaluated for consistency with City goals, policies, and recommendations related to air quality, it was determined that at the program level, without specific project development plans, it was not possible to conclude for certain that adherence to the regulations would adequately protect air quality, and no way to evaluate project specific mitigation measures that would be further employed to avoid or reduce significant air quality impacts. Therefore, impacts (construction and operations) associated with emissions of criteria pollutants would remain significant and unavoidable.</p> <p><u>Project Summary:</u> As identified in the Downtown FEIR, demolition and construction of the proposed project would create emissions that would be significant impacts without mitigation. Implementation of Mitigation Measure AQ-B.1-1 and compliance with the City's dust control measures and other standards would reduce project impacts to less than significant levels.</p> <p>Vehicle traffic associated with the project would not exceed air quality significance standards, however, in combination with dust generated during demolition and proposed construction of the project, it would contribute to the significant and unmitigated cumulative impact to air quality identified in the FEIR. Total daily trips would not be increased by more than 2,400 additional average daily trips (ADT), which is the threshold for significant trip generation identified in the FEIR. The proposed project forecasts 292 ADT and would therefore be consistent with the analysis previously completed in the FEIR. While emissions were cumulatively considerable in the FEIR, implementation of the DCP would ultimately decrease vehicle emissions as it concentrates development in an area that is well served by transit and offers a variety of opportunities to work and live in the same area. The project would add residential</p>						

Issues and Supporting Information	Significant and Not Mitigated (SNM)		Significant but Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
<p>units to this area, which is close to employment opportunities and transit stations. The significant and unmitigated cumulative impacts related to air quality were previously identified in the FEIR and the project’s contributions to these impacts do not require further environmental documentation related to the proposed project. The Andrew Cassidy Home would be relocated and is proposed to be set along the street frontage of the Barrio Logan site, restored, and proposed to contain two DU—one 341 SF studio and one 1,129 SF two-bedroom unit. This residential use would qualify under the City’s small project of 300 ADT. This additional residential would not be a new impact. The significant and unmitigated cumulative impacts related to air quality were previously identified in the FEIR and the project’s contributions to these impacts do not require further environmental documentation related to the proposed project.</p> <p>The project does not trigger any of the CEQA Guidelines Section 15162 circumstances requiring additional review related to air contaminants. As discussed in the FEIR, implementation of Mitigation Measure AQ-B.1-1, compliance with the City’s mandated dust control measures, pre-construction hazard assessment, and subsequent implementation of required remediation procedures would be required prior to and during demolition and construction activities (see Appendix A). As identified in the FEIR, cumulative impacts to the San Diego Air Basin cannot be mitigated.</p>						
4. Biological Resources						
(a) Substantially effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive or special status species in local or regional plans, policies, or regulations, or by local, state, or federal agencies? <i>Not Significant.</i>					X	X

Issues and Supporting Information	Significant and Not Mitigated (SNM)		Significant but Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
<p><u>FEIR Summary:</u> The FEIR concludes that no significant impacts to sensitive species would occur with implementation of the DCP.</p> <p><u>Complete Communities FEIR:</u> The Complete Communities PEIR determined that proposed Housing Program is intended to facilitate and streamline multi-family development within the project areas by allowing such development to occur ministerially, subject to the requirements of the proposed ordinance and other applicable regulatory requirements. While the Housing Program would allow ministerial multi-family development within TPAs and incentivize housing within existing Mobility Zones 1, 2, and 32, some project areas may support sensitive species as shown in Figure 4.3-1, and summarized in Table 4.3-1. Of these sensitive habitats, approximately 605 acres are located within lands designated as ESL, including lands within the MHPA.</p> <p>Future ministerial development within the project areas would be reviewed by City staff as part of the intake process to determine the presence of ESL, which would include sensitive habitats that may support sensitive species (LDM, Project Submittal Requirements, Section 1). If the presence of ESL is unclear, City staff would request evidence to confirm the presence or absence of ESL. If ESL is present and would be impacted by the proposed project, the project would no longer be processed ministerially and would be required to obtain a discretionary permit as detailed in SDMC Table 143- 01A, Applicability of Environmentally Sensitive Lands Regulations. This process would ensure that potentially sensitive habitats would be reviewed in accordance with ESL Regulations, the City's Biology Guidelines, and the provisions of the MSCP. Development under the Housing Program on sites with ESL that are processed with a Site Development Permit could result in significant impacts to sensitive species. While the discretionary review process would generally ensure</p>						

Issues and Supporting Information	Significant and Not Mitigated (SNM)		Significant but Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
<p>impacts would be mitigated to less than significant, it cannot be ensured at this program level of review whether all impacts could be fully mitigated. Thus, impacts associated with potential future discretionary development under the Housing Program would be significant.</p> <p><u>Barrio Logan PEIR:</u> Biological resources are discussed in Section 4.14 of the 2013 BLCPU PEIR and in the 2021 BLCPU PEIR Addendum. The 2021 BLCPU PEIR Addendum found that changes proposed in the 2021 BLCPU did not affect the underlying biological conditions throughout the planning area. Thus, the Addendum found that all conclusions related to biological resources would remain the same as under the 2013 plan and impacts would be less than significant. This finding was consistent with the 2013 BLCPU PEIR. Thus, the 2021 BLCPU would not result in a new significant impact, nor would there be a substantial increase in the severity of impacts from that described in the 2013 BLCPU PEIR.</p> <p><u>Project Summary:</u> Both project sites are fully developed within an urbanized area. No native habitat is located on or adjacent to either site. As such, the proposed project would not directly or through habitat modification affect any species identified as a candidate, sensitive, or special statues species in local or regional plans, policies, or regulations, or by CDFW or USFW. Additionally, the project sites are located outside the City's Multi-Habitat Preservation Area (MHPA). No impacts would occur. Therefore, the project does not trigger any of the CEQA Guidelines Section 15162 circumstances requiring additional review, and no mitigation would be required.</p>						
<p>(b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and</p>					X	X

Issues and Supporting Information	Significant and Not Mitigated (SNM)		Significant but Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
<p>regulations by local, state, or federal agencies? <i>Not Significant.</i></p> <p><u>FEIR Summary:</u> The FEIR concludes that no significant impacts to riparian habitat or other sensitive natural communities would occur with implementation of the DCP.</p> <p><u>Complete Communities FEIR:</u> The Complete Communities PEIR determined that implementation of the project could impact sensitive habitats. Pursuant to the ESL Regulations, ministerial projects would be reviewed for the presence of ESL. If the development area is determined to support ESL, the project would not be processed ministerially and would instead be required to undergo a discretionary permit process in accordance with ESL Regulations, the City's Biology Guidelines, and the provisions of the MSCP and VPHCP. Thus, with implementation of existing regulatory protections for biological resources, impacts to sensitive habitats resulting from future ministerial development within the project areas would be less than significant. However, at this program level of review, impacts associated with potential future discretionary development under the proposed project would be significant.</p> <p><u>Barrio Logan:</u> No wetlands are identified within the community plan area; therefore, the 2013 BLCPU Final PEIR determined that no impacts to wetland vegetation would occur as a result of buildout under the 2013 plan. Furthermore, the 2013 BLCPU Final PEIR determined that future development under the 2013 plan would not impact wetland or riparian vegetation habitat downstream because future development would be required to comply with storm water regulation and the implementation of required BMPs. Impacts to wetlands would be less than significant, and no mitigation would be required.</p> <p><u>Project Summary:</u> The DCP covers a highly urbanized area with little to no native habitat. There have been no</p>						

Issues and Supporting Information	Significant and Not Mitigated (SNM)		Significant but Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
sensitive communities identified in the planning area or in plans covering the area. Neither project site currently is developed with a storage facility and does not contain riparian or other natural communities. As applicable, the project would comply with local, state, and federal plans and policies. Therefore, the project does not trigger any of the CEQA Guidelines Section 15162 circumstances requiring additional review, and no mitigation would be required.						
5. Historical Resources						
<p>(a) Substantially impact a significant historical resource, as defined in § 15064.5? <i>Significant and Mitigated.</i></p> <p><u>FEIR Summary:</u> The FEIR concludes that significant impacts to historical resources have the potential to occur with implementation of the DCP and cannot be presumed to be mitigated below a significant level with implementation of the identified mitigation measures. Mitigation Measures HIST-A.1-1, HIST-A.1-2, and HIST-A.1-3 outline measures for identifying historic resources, permitting and constructing projects proposed to impact historic resources, submitting monitoring verifications, and issuance of demolition permits. Due to Mitigation Measure HIST-A.1-3 allowing pursuit of a demolition permit through the documentation program, impacts cannot be considered less than significant for the DCP. Impacts to San Diego Register Listed resources are considered potentially significant and unmitigated.</p> <p><u>Complete Communities FEIR:</u> The FEIR anticipated that development under the proposed ordinances may result in the proposed demolition or alteration of a structure older than 45 years old. Development on parcels containing individually significant historical resources would need to comply with the U.S. Secretary of the Interior's Standards for the Treatment of Historic Properties or obtain a Site</p>			X	X		

Issues and Supporting Information	Significant and Not Mitigated (SNM)		Significant but Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
<p>Development Permit with deviation findings and site-specific mitigation would be required. The FEIR determined the project could result in direct impacts including the substantial alteration, relocation, or demolition of historic buildings or structures. Impacts were determined to be significant.</p> <p>The FEIR also determined that it would be impossible to ensure the successful preservation of all archaeological resources. Therefore, potential impacts to archaeological resources and human remains are considered significant.</p> <p><u>Barrio Logan FEIR</u>: The Barrio Logan FEIR found that because the degree of future impacts and applicability, feasibility, and success of future mitigation measures cannot be adequately known for each specific future project at the program level of analysis, impacts related to effects on a prehistoric or historic building, structure, object, or site remained significant and unavoidable.</p> <p><u>Project Summary</u>: The Andrew Cassidy Home is listed in the City of San Diego Register of Historical Resources (HRB #283) but the property is not eligible for listing under National Register or the California Register.</p> <p>The Andrew Cassidy Home (HRB Resource #283) is located on a rectangular lot, approximately 50' by 100', at 1620 Union Street. The building is wood framed and set on a cast-in-place concrete foundation stem wall. A crawlspace access hatch is located on the west façade located underneath the non-historic wood accessibility ramp. The foundation wall is mostly covered with non-historic horizontal wood siding. The exterior walls consist of horizontal wood clapboard siding with a painted finish. There are vertical wood trim corner boards at the corners of each façade. A decorative wood base trim runs the perimeter of the building. Below the wood base trim is the non-historic wood siding over concrete stem wall.</p>						

Issues and Supporting Information	Significant and Not Mitigated (SNM)		Significant but Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
<p>The proposed project would result in a significant direct impact to the historical resource, the Andrew Cassidy Home, because of its relocation. Mitigation measures (HIST 1 and HIST 2) would reduce impacts to the historical resource to less than significant since the new location is situated within a similar residential block in the Barrio Logan community that is compatible with the original character and use of the Andrew Cassidy Home and will reintroduce the house to a residential neighborhood made-up of similar houses from the same period. Adherence to The Secretary of the Interior’s Standards for the Treatment of Historic Properties will be conducted on the relocated resource which will enable the building to continue to convey its architecture, retaining a high degree of its integrity of setting, design, workmanship, materials, feeling, and association, for which the property received its designation.</p> <p>Therefore, a Mitigation Monitoring Reporting Program, would be implemented. With implementation of the historical resources monitoring program, potential impacts on historical resources would be reduced to below a level of significance.</p>						
<p>(b) Substantially impact a significant archaeological resource pursuant to § 15064.5, including the disturbance of human remains interred outside of formal cemeteries? <i>Significant and Not Mitigated.</i></p> <p><u>FEIR Summary:</u> The FEIR concludes that significant archaeological resources may be impacted by implementation of the DCP. Mitigation Measure HIST-B.1-1 lists steps required prior to, during, and after construction for projects with potential to impact archaeological resources. It further details steps to follow if remains are discovered during project activity. Due to the unknown</p>	X	X				

Issues and Supporting Information	Significant and Not Mitigated (SNM)		Significant but Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
<p>nature of archaeological resources, specifically at undisturbed sites, there is potential for significant impacts to occur.</p> <p><u>Complete Communities FEIR:</u> The Complete Communities FEIR acknowledges that while existing regulations and the LDC would provide for the regulation and protection of archaeological resources and human remains, it is impossible to ensure the successful preservation of all archaeological resources. Therefore, potential impacts to archaeological resources and human remains are considered significant.</p> <p><u>Barrio Logan PEIR:</u> Implementation of the 2021 BLCPU was not expected to disturb human remains; however, as determined in the 2013 BLCPU Final PEIR, there remains the potential for human remains to be present. Future development proposals would be required to incorporate feasible mitigation measures adopted in conjunction with the certification of the 2013 BLCPU PEIR. However, because the degree of future impacts and the applicability, feasibility, and success of future mitigation measures cannot be adequately known for each specific future project at this program level of analysis, the 2021 BLCPU PEIR Addendum found that the program-level impact related to effects on human remains would be significant and unmitigable. This finding was consistent with the 2013 BLCPU Final PEIR. However, the 2021 BLCPU would not result in a new significant impact, nor would there be a substantial increase in the severity of impacts from that described in the 2013 BLCPU PEIR.</p> <p><u>Project Summary:</u> Many areas of San Diego County, including mesas and the coast, are known for intense and diverse prehistoric occupation and important archaeological and historical resources. The region has been inhabited by various cultural groups spanning 10,000 years or more. The project area is located within an area</p>						

Issues and Supporting Information	Significant and Not Mitigated (SNM)		Significant but Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
<p>identified as sensitive on the City of San Diego Historical Resources Sensitivity Maps. Qualified City staff conducted a records search of the California Historic Resources Information System (CHRIS) digital database; the search identified several previously recorded historic and prehistoric sites in the project vicinity but none within either the Union or the Newton site. Based on this information, there is a potential for buried cultural resources to be impacted through implementation of the project. There are no formal cemeteries or known burials in the immediate vicinity of either project site. In the unlikely event of a discovery of human remains, the project would be handled in accordance with procedures of the California Public Resources Code (§5097.98), State Health and Safety Code (§7050.5), and California Government Code (§27491). These regulations detail specific procedures to follow in the event of a discovery of human remains, i.e. work would be required to halt and no soil would be exported off-site until a determination could be made via the County Coroner and other authorities as required. In addition, for the Union Street site, to reduce potential archaeological resource impacts to below a level of significance, all excavation within previously undisturbed soil would be monitored by a qualified archaeologist or archaeological monitor and Native American monitor. This monitoring would ensure that any remains are identified and handled in compliance with these regulations. As no known burials exist within the project site, it is not anticipated that human remains would be encountered during construction.</p> <p>The only development on the Newton site is the relocation of the historic resource. Once relocated, the Resource is proposed to be set along the street frontage of the Newton site, restored, and proposed to contain two DU—one 341 SF studio and one 1,129 SF two-bedroom unit. While the historic resource would be restored, here is limited ground disturbance associated with this restoration on an already</p>						

Issues and Supporting Information	Significant and Not Mitigated (SNM)		Significant but Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
<p>developed site. Additionally, a CHRIS search was performed for the Newton site and was negative. Based upon the negative CHRIS search, the developed nature of the site, and the amount of fill found on site, staff determined archaeological monitoring is not required and no impacts would occur. Therefore, the project does not trigger any of the CEQA Guidelines Section 15162 circumstances requiring additional review.</p>						
<p>(c) Substantially impact a unique paleontological resource or site or unique geologic feature? <i>Significant but Mitigated</i></p> <p><u>FEIR Summary:</u> The Downtown FEIR concludes that significant impacts to paleontological resources have the potential to occur with implementation of the DCP. The FEIR states that any grading or excavation outside of the artificial fill zone, measuring beyond 1 to 3 feet deep, of surficial fills for foundations, subterranean parking, or below-grade features such as utilities has the potential to expose fossil-bearing formations and impact resources. Mitigation Measure PAL-A.1-1 would require construction monitoring and would reduce impacts below a significant level.</p> <p><u>Complete Communities FEIR:</u> The Complete Communities PEIR determined that implementation of the General Grading Guidelines for Paleontological Resources, as required by the SDMC and applicable to all new development, would require paleontological monitoring to ensure that potential paleontological resources impacts resulting from future grading activities would be less than significant. If paleontological resources, as defined in the General Grading Guidelines for Paleontological Resources, are discovered during grading, notwithstanding Section 142.0151(a), all grading in the area of discovery shall cease until a qualified paleontological monitor has observed the discovery, and the discovery has been recovered in</p>			X	X		

Issues and Supporting Information	Significant and Not Mitigated (SNM)		Significant but Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
<p>accordance with the General Grading Guidelines for Paleontological Resources.</p> <p><u>Barrio Logan PEIR</u>: Since the certification of the 2013 BLCPU Final EIR, the City updated the LDC to address potential impacts to paleontological resources for all types of development throughout the City. The City’s LDC now provides detailed development regulations related to grading and paleontological monitoring. Through compliance with the LDC, the 2021 BLCPU PEIR Addendum found that impacts to paleontological resources would be less than significant.</p> <p><u>Project Summary</u>: The Union Street project site is not located on artificial fill and thus is in an area with potential for paleontological resources to occur. Construction of subterranean parking will require excavation beyond 3 feet deep, which presents the potential for paleontological resources to be encountered. Mitigation Measure PAL-A.1-1 would be implemented to reduce impacts below a significant level by requiring monitoring during ground disturbance and outlining procedures for before, during, and after construction. The Newton project site is located in an area with artificial fill which has a low potential for paleontological resources to occur. In addition, the only development on the Newton site is the relocation and resotation of the historic resource. Once relocated, the Resource is proposed to be set along the street frontage of the Newton site, restored, and proposed to contain two DU—one 341 SF studio and one 1,129 SF two-bedroom unit. There is limited ground disturbance associated with this restoration on an already developed site which would not trigger any impacts to paleontological resources. No monitoring would be required for the Newton Avenue site. The project does not trigger any of the CEQA Guidelines Section 15162 circumstances requiring additional review. Mitigation Measure PAL-A.1-1 would be required for</p>						

Issues and Supporting Information	Significant and Not Mitigated (SNM)		Significant but Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
ground-disturbing activities and would reduce impacts to less than significant levels.						
6. Geology and Soils						
<p>(a) Substantial health and safety risk associated with seismic or geologic hazards? <i>Not Significant.</i></p> <p><u>FEIR Summary:</u> The FEIR concludes there would be no significant impact to health or safety related to seismic or geologic hazards with implementation of the DCP. The planning area is subject to earthquakes and liquefaction, however impacts would not be significant with implementation of Health and Safety policies in the FEIR and conformance with design policies, such as the California Building Code (CBC; California Code of Regulations Title 24).</p> <p><u>Complete Communities Summary FEIR:</u> The FEIR determined that implementation of Housing Solutions program would not have direct or indirect significant environmental impacts in regard to seismic hazards because future development would be required to comply with the SDMC and CBC. This regulatory framework includes a requirement for site-specific geotechnical investigations to identify potential geologic hazards or concerns that would need to be addressed during grading and/or construction of a specific development project. Adherence to the SDMC grading regulations and construction requirements and implementation of recommendations contained within required site-specific geotechnical studies would preclude significant impacts related to seismic hazards. Thus, impacts would be less than significant.</p> <p><u>Barrio Logan PEIR:</u> The 2021 BLCPU PER Addendum found that the 2021 BLCPU would not result in a potential for increased impacts related to geology and soils. Like the</p>					X	X

Issues and Supporting Information	Significant and Not Mitigated (SNM)		Significant but Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
<p>2013 plan, all future development within the community plan area would be required to comply with federal, state, and local building standards and regulations, as well as geotechnical reconnaissance reports and investigations, where required. All construction activities would be required to comply with the CBC and SDMC, both of which would ensure implementation of appropriate measures during grading and construction activities, as well as structural and treatment BMPs ensure impacts associated with geologic hazards, soils erosion, and geologic stability are less than significant. This finding was consistent with the 2013 BLCPU PEIR. The 2021 BLCPU would not result in a new significant impact, nor would there be a substantial increase in the severity of impacts from that described in the 2013 BLCPU PEIR.</p> <p><u>Project Summary:</u> The proposed project sites could be affected by seismic activity as a result of earthquakes on major active faults located throughout the Southern California area. The following geotechnical reports were prepared for the proposed project:</p> <p>Geotechnical and Fault Investigation, Air Rights Tower, 1620 Union Street, San Diego, California prepared by Geocon Incorporated, July 29, 2021</p> <p>Additional Foundation Recommendations, Air Rights Tower, 1620 Union Street, San Diego, California, prepared by Geocon Incorporated, October 15, 2021</p> <p>Preliminary Geotechnical Investigation, 2642, 2646, and 2648 Newton Avenue, San Diego, California, prepared by Geocon Incorporated, August 13, 2021</p> <p>Surface Fault Rupture Evaluation, 2632, 2646, and 2648 Newton Avenue, San Diego, California, prepared by GDS Inc., July 28, 2021</p>						

Issues and Supporting Information	Significant and Not Mitigated (SNM)		Significant but Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
Based upon these investigations, it was determined that the proposed project would not expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault, strong seismic ground shaking, seismic related ground failure, including liquefaction, or landslides. No active or potentially active faults were identified on either project site. The project would utilize proper engineering design and utilization of standard construction practices, to be verified at the building permit stage, in order to ensure that potential impacts from regional geologic hazards would remain less than significant and mitigation is not required. The project does not trigger any of the CEQA Guidelines Section 15162 circumstances requiring additional review, and no mitigation would be required.						
7. Greenhouse Gas Emissions						
(a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment? <i>Not Significant.</i> <u>CAP FEIR & Complete Communities FEIR Summary:</u> GHG Emissions (CAP FEIR) Impacts related to greenhouse gas (GHG) emissions are identified in the Climate Action Plan (CAP) FEIR. The CAP FEIR analysis included impacts related to anticipated growth, inclusive of the DCP growth projections. The City adopted its CAP Consistency Checklist to provide streamlined review of project level consistency with the CAP. The CAP FEIR concludes that GHG emissions from a project that complies with the CAP are not a significant impact and are not cumulatively considerable. The City's CAP outlines measures that would support substantial progress towards the City's 2035 GHG					X	X

Issues and Supporting Information	Significant and Not Mitigated (SNM)		Significant but Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
<p>emissions reduction targets, which are intended to keep the City making substantial progress toward achieving its share of the state’s 2050 GHG reductions targets that Executive Order B-30-15 found would “attain a level of emissions necessary to avoid dangerous climate change” because it limits global warming to 2 degrees Celsius by 2050. The CAP Consistency Checklist was adopted on July 12, 2016, to uniformly implement the CAP for project-specific analyses of GHG emission impacts.</p> <p>Energy (Complete Communities FEIR)</p> <p>Energy was added as a separate issue under CEQA after the certification of the CAP FEIR and is contained in the Complete Communities FEIR. Impacts related to this issue area are analyzed related to wasteful energy consumption or conflicts with energy efficiency plans. The Complete Communities FEIR concludes that development under the Housing Program would not result in significant impacts to energy resources or create conflicts with energy plans or policies, as projects would be required to comply with energy requirements in the state and local regulations.</p> <p><u>Barro Logan FEIR:</u> Future development projects would incorporate the 2021 BLCPU policies and strategies to reduce VMT and promote energy-efficient building design. Additionally, the updated transportation modeling for the 2021 BLCPU Addendum showed an overall decrease in vehicle traffic as compared to the 2013 BLCPU, therefore resulting in less mobile-source GHG emissions compared to the previous plan. Further, each future development project would be required to demonstrate consistency with the CAP through completion of a CAP Consistency Checklist.</p> <p><u>Project Summary:</u> GHG Emissions (CAP FEIR)</p>						

Issues and Supporting Information	Significant and Not Mitigated (SNM)		Significant but Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
<p>The project's CAP Checklist demonstrates the project's consistency with the City's CAP through features such as a cool/green roof, low-flow fixtures/appliances, and electric vehicle (EV) charging spaces. Overall, implementation of residential units in proximity to transit corridors would result in a net decrease of GHG emissions over time. The project would contribute to Action 3.6 of the CAP FEIR by implementing development within a TPA. Therefore, the project does not trigger any of the CEQA Guidelines Section 15162 circumstances requiring additional review, and no mitigation would be required.</p> <p>Energy (Complete Communities FEIR)</p> <p>The project would be constructed in compliance with the energy efficiency requirements contained in the CBC and City's CAP. No inefficient construction practices would be used. Energy use related to transportation would be efficient, as residences would be constructed in a TPA. Therefore, the project does not trigger any of the CEQA Guidelines Section 15162 circumstances requiring additional review, and no mitigation would be required.</p>						
<p>(b) Conflict with any applicable plan, policy, or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gas? <i>Not Significant.</i></p> <p><u>CAP FEIR Summary:</u> The CAP FEIR concludes that it would not conflict with GHG reduction plans and policies, such as Executive Order S-3-05, Executive Order B-30-15, AB 32, or the CARB Scoping Plan. The CAP would result in the City attaining its share of statewide GHG emission reductions and would otherwise reduce future GHG emissions.</p> <p><u>Complete Communities FEIR:</u> The Complete Communities PEIR determined that future development under the proposed project would be consistent with state plans,</p>					X	X

Issues and Supporting Information	Significant and Not Mitigated (SNM)		Significant but Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
<p>SANDAG's San Diego Forward, the City's General Plan, and the City's CAP. Future housing development implemented under the proposed project will require compliance with the State Building Code energy efficiency and applicable green building standards and therefore would be compliant with state plans. The PEIR determined that the Housing Program would require provision of infrastructure amenities such as bicycle lanes, transit amenities, or public open spaces and would implement SANDAG's Regional Plan goals and land use strategies. Regarding compliance with the City's General Plan by allowing qualifying multi-family housing to proceed with a ministerial approval process under the Housing Program and allowing for increased height and square footage for projects processed under the proposed ordinances, the proposed project would support and incentivize future development envisioned by the City of Villages strategy. Based upon this analysis, impacts associated with applicable GHG emission reduction plans would be less than significant.</p> <p><u>Barrio Logan PEIR:</u> The PEIR found that future development would be required to demonstrate consistency with the City's CAP which is a qualified GHG reduction plans that outlines how the City would achieve the necessary GHG emissions reductions needed to be consistent with state goals. Through implementation of the City's CAP and CAP regulations, future development implemented under the 2021 BLCPU would not conflict with implementation of adopted plans, policies, or regulations aimed at reducing GHG emissions. Thus, the 2021 BLCPU PEIR Addendum found that impacts would be less than significant, which was consistent with the 2013 BLCPU Final PEIR and did not represent a new significant, or more severe impact, than previously identified.</p> <p><u>Project Summary:</u> As discussed further in section 7(a) above, the project would be consistent with the CAP, as demonstrated by the CAP Checklist and verified by City</p>						

Issues and Supporting Information	Significant and Not Mitigated (SNM)		Significant but Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
staff. Therefore, the project does not trigger any of the CEQA Guidelines Section 15162 circumstances requiring additional review, and no mitigation would be required.						
8. Hazards and Hazardous Materials						
<p>(a) Substantial health and safety risk related to on-site hazardous materials? <i>Not Significant.</i></p> <p><u>FEIR Summary:</u> The FEIR concludes that no significant impacts related to on-site hazardous materials would occur with implementation of the DCP. Compliance with regulations related to hazardous materials would be sufficient to reduce impacts and no mitigation would be required.</p> <p><u>Complete Communities PEIR:</u> The Complete Communities PEIR determined that although construction activities associated with the proposed project could involve the transport, use, or disposal of hazardous materials, compliance with applicable federal, state, and local regulations would ensure that regulated hazardous materials are handled and disposed of properly. Operation of future development could use small amounts of hazardous materials for cleaning and maintenance; however, hazardous materials and waste would be managed and used in accordance with all applicable federal, state, and local laws and regulations, which would ensure that no hazards would result during long-term operation of the project. Therefore, the project would not create a significant hazard to the public or environment. Impacts would be less than significant.</p> <p><u>Barrio Logan PEIR:</u> Like the 2013 plan, the 2021 BLCPU PEIR Addendum found that future development under the 2021BLCPU, would be required to comply with all applicable federal, state, and local regulations related to human health, public safety, and hazardous materials. The</p>					X	X

Issues and Supporting Information	Significant and Not Mitigated (SNM)		Significant but Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
<p>proposed changes to land uses within the CPIOZ would not result in changes to any requirements relating to DEH processes or clearance of development within known hazardous sites. Therefore, the Addendum found that impacts would be less than significant. This finding is consistent with the 2013 BLCPU PEIR. Thus, the Addendum found the project would not result in a new significant impact, nor would there be a substantial increase in the severity of impacts from that described in the 2013 BLCPU PEIR.</p> <p><u>Project Summary:</u> Construction activities for the project on both the Union Street and Newton Avenue sites would involve the use of potentially hazardous materials including vehicle fuels, oils, transmission fluids, paint, adhesives, surface coatings and other finishing materials, cleaning solvents, and pesticides for landscaping purposes. However, the use of these hazardous materials would be temporary, and all potentially hazardous materials would be stored, used, and disposed of in accordance with manufacturers' specifications, and applicable federal, state, and local health and safety regulations. As such, impacts associated with the transport, use, or disposal of hazardous materials would be less than significant during construction.</p> <p>The operational phase of the project would occur after construction is completed. The project Union Street portion of the project includes residential and commercial uses that are compatible with surrounding uses. These types of uses do not routinely transport, use, or dispose of hazardous materials, or present a reasonably foreseeable release of hazardous materials, with the potential exception of common commercial grade hazardous materials such as household and commercial cleaners, paint, etc. The Newon Avenue portion of the project includes the relocation and restoration of a historic home into a multi-family residence that would be compatible</p>						

Issues and Supporting Information	Significant and Not Mitigated (SNM)		Significant but Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
with surrounding uses. These types of uses do not routinely transport, use, or dispose of hazardous materials, or present a reasonably foreseeable release of hazardous materials, with the potential exception of common commercial grade hazardous materials such as household and commercial cleaners, paint, etc. The project would not create a significant hazard through the routine transport, use, or disposal of hazardous materials, nor would a significant hazard to the public or to the environment through the reasonably foreseeable upset and accidental conditions involving the likely release of hazardous materials into the environment occur. Therefore, the proposed project would not create a significant hazard to the public or the environment and any impacts would be less than significant.						
<p>(b) Be located on or within 2,000 feet of a site that is included on a list of hazardous materials sites compiled pursuant to Government Code § 65962.5 and, as a result, would it create a significant hazard to the public or the environment? <i>Not Significant.</i></p> <p><u>Downtown FEIR Summary:</u> The FEIR concludes that projects within the planning area have a high likelihood of being located on or near sites compiled pursuant to Government Code Section 65962.5. Compliance with the applicable regulations would avoid significant impacts to human health and the environment. Implementation of the DCP would not create significant hazards related to hazardous materials sites and no mitigation would be required.</p> <p><u>Complete Communities PEIR:</u> The Complete Communities PEIR determined that implementation of the proposed project would be in accordance with City, county, state, and federal requirements, and any new development that</p>					X	X

Issues and Supporting Information	Significant and Not Mitigated (SNM)		Significant but Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
<p>involves contaminated property would necessitate the clean-up and/or remediation of the property in accordance with applicable requirements and regulations. No construction would be permitted at such locations until a “no further action” clearance letter from the County’s DEH, or a similar determination is issued by the SDFD, DTSC, RWQCB, or other responsible agency. Therefore, impacts related to hazardous materials sites and health hazards would be less than significant.</p> <p><u>Project Summary:</u> As discussed in both FEIRs, project sites are likely to be located on or near sites listed as hazardous materials sites. However, this would not create a significant hazard given compliance with appropriate regulations.</p> <p>As indicated in both FEIRs, the project’s proximity to hazardous waste sites would not cause a significant impact given compliance with the applicable federal, state, and local regulations. Therefore, the project does not trigger any of the CEQA Guidelines Section 15162 circumstances requiring additional review, and no mitigation would be required.</p>						
<p>(c) Substantially impair implementation of an adopted emergency response plan or emergency evacuation plan? <i>Not Significant.</i></p> <p><u>FEIR Summary:</u> The FEIR concludes that there would not be significant impacts to emergency preparedness with implementation of the DCP. The City would continue to participate in the Unified San Diego County Emergency Services Organization and implement its Emergency Operations Plan.</p> <p><u>Complete Communities FEIR:</u> The San Diego County Emergency Operations Plan (County of San Diego 2018) identifies a broad range of potential hazards and a</p>					X	X

Issues and Supporting Information	Significant and Not Mitigated (SNM)		Significant but Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
<p>response plan for public protection, and identifies major interstates and highways within San Diego County that could be used as primary routes for evacuation. Additionally, the County of San Diego MJHMP provides methods to help minimize damage caused by natural and man-made disasters. The City and the OES of San Diego County continue to coordinate to update the MJHMP as hazards, threats, population, and land use, or other factors change to ensure that impacts to emergency response plans are less than significant. Therefore, impacts related to emergency evacuation and response plans would be less than significant.</p> <p><u>Barrio Logan PEIR</u>: The 2021 BLCPU PEIR Addendum found that impacts would be less than significant, and no mitigation would be required. This finding is consistent with the 2013 BLCPU Final PEIR. The project would not result in a new significant impact, nor would there be a substantial increase in the severity of impacts from that described in the 2013 BLCPU PEIR.</p> <p><u>Project Summary</u>: The ongoing implementation of the City's Emergency Operations Plan would provide adequate emergency response throughout the City. The project would not prevent or impair implementation of this plan and no significant impact would occur. Therefore, the project does not trigger any of the CEQA Guidelines Section 15162 circumstances requiring additional review, and no mitigation would be required.</p>						
9. Hydrology and Water Quality						
<p>(a) Substantially degrade groundwater or surface water quality? <i>Not Significant.</i></p> <p><u>Downtown FEIR Summary</u>: The FEIR concludes that no significant impacts related to degradation of groundwater or surface water quality would occur. Adherence to state</p>					X	X

Issues and Supporting Information	Significant and Not Mitigated (SNM)		Significant but Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
<p>and local water quality controls, such as the City Jurisdictional Runoff Management Plan, Storm Water Pollution Prevention Plan (SWPPP), City Stormwater Standards, and Hazardous Materials Release Response and Inventory Plan, would reduce potential water quality impacts generated by new development.</p> <p><u>Complete Communities FEIR</u>: The Complete Communities PEIR determined that storm water regulations that encourage infiltration of storm water runoff and protection of water quality would protect the quality of groundwater resources and support infiltration where appropriate. Impacts would be less than significant.</p> <p><u>Barrio Logan PEIR</u>: Since certification of the 2013 BLCPU Final PEIR, there has been a change in circumstances regarding municipal stormwater regulations. The San Diego Regional Water Quality Control Board (Regional Board) issued a new Municipal Stormwater Permit under the NPDES on discharges from MS4. The new MS4 Permit was adopted by the Regional Board on May 8, 2013 and amended on November 18, 2015. Any application for development would be required to comply with the storm water regulations in affect at the time of permit application. The application of the new permit requirements throughout the community plan area would ensure that impacts related to water quality would be less than significant. Therefore, notwithstanding the updated MS4 permit since the 2013 plan which provides additional water quality regulations to ensure protection of downstream water resources, the 2021 BLCPU PEIR Addendum found a less than significant finding consistent with the 2013 BLCPU PEIR. The Addendum found that the 2021 BLCPU would not result in a new significant impact, nor would there be a substantial increase in the severity of impacts from that described in the 2013 BLCPU Final PEIR.</p>						

Issues and Supporting Information	Significant and Not Mitigated (SNM)		Significant but Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
<p><u>Project Summary:</u> The proposed project has the potential to result in short-term, temporary water quality impacts during construction activities. Water quality control measures would reduce the potential impacts through compliance with (1) the San Diego Regional Water Quality Control Board under a National Pollutant Discharge Elimination System general permit for construction dewatering (if dewatering is discharged to surface waters); (2) the City of San Diego Metropolitan Wastewater Department (if dewatering is discharged into the City's sanitary sewer system under the Industrial Waste Pretreatment Program); or (3) the mandatory requirements controlling the treatment and disposal of contaminated dewatered groundwater would ensure that potential impacts associated with construction dewatering and the handling of contaminated groundwater are not significant. A Storm Water Quality Management Plan (SWQMP) has been prepared for the project and identified the Best Management Practices (BMPs) that would be implemented to prevent project impacts to water quality. Therefore, the project does not trigger any of the CEQA Guidelines Section 15162 circumstances requiring additional review, and no mitigation would be required.</p>						
<p>(b) Substantially increase impervious surfaces and associated runoff flow rates or volumes? <i>Not Significant.</i></p> <p><u>Downtown FEIR Summary:</u> The FEIR concludes that there would not be significant impacts to impervious surface increase or associated runoff flow rates or volumes. The DCP area is composed of mostly impervious surfaces that may be decreased with implementation of the DCP. The hydrology of the DCP area would not be significantly altered, as it is already highly urbanized and the DCP does not propose topographic changes such that runoff patterns would be altered.</p>					X	X

Issues and Supporting Information	Significant and Not Mitigated (SNM)		Significant but Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
<p><u>Complete Communities FEIR</u>: The Complete Communities FEIR determined that storm water regulations that encourage infiltration of storm water runoff and protection of water quality would protect the quality of groundwater resources and support infiltration where appropriate. Impacts would be less than significant.</p> <p><u>Barrio Logan PEIR</u>: Like the 2013 plan, future development under the 2021 BLCPU would be required to adhere to applicable regulations, policies and planning guidance related to storm water run-off. Future projects would be required to include BMPs and LIDs as necessary to ensure that runoff volumes and rates are maintained. Project design features would also be required to ensure the reduction of surface flows that contain pollutants of concern that affect local tributaries and water bodies. Therefore, 2021 BLCPU PEIR Addendum found that impacts associated with runoff and pollutant discharge would be less than significant. This finding is consistent with the 2013 BLCPU Final PEIR. The Addendum found the project would not result in a new significant impact, nor would there be a substantial increase in the severity of impacts from that described in the 2013 BLCPU Final PEIR.</p> <p><u>Project Summary</u>: Both the project sites are currently developed and covered with impervious surfaces. The proposed project would decrease impervious surface area at the site Union Street by 10.87 percent and would replace the rest of the existing impervious area thereby maintaining a similar level of runoff. The Newton Street is relocating a historic home to a developed and the impervious surface area increase is negligible. The project would be required to comply with City BMPs, as identified in the SWQMP. The project does not trigger any of the</p>						

Issues and Supporting Information	Significant and Not Mitigated (SNM)		Significant but Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
CEQA Guidelines Section 15162 circumstances requiring additional review, and no mitigation would be required.						
<p>(c) Substantially impede or redirect flows within a 100-year flood hazard area? <i>Not Significant.</i></p> <p><u>Downtown FEIR Summary:</u> The FEIR concludes that there would be no impacts to flood flows with implementation of the DCP.</p> <p><u>Complete Communities PEIR:</u> The Complete Communities PEIR concludes that there would be no impacts to flood flows with implementation of the project.</p> <p><u>Barrio Logan PEIR:</u> While the 2013 plan includes land designated for industrial development within the 100-year flood hazard areas of Las Chollas Creek, and industrial development within the 100-year flood hazard area for Switzer Creek, compliance with the City's floodplain regulations would require any future development projects to conduct project-specific studies and implement design measures to ensure flooding impacts are avoided or reduced to below a level of significance. Therefore, impacts would be less than significant, and no mitigation would be required.</p> <p><u>Project Summary:</u> There are no 100-year flood hazard areas in the DCP area or the BLCP area and therefore the project sites are not within a 100-year flood hazard area. The project would not impede or redirect flows associated with a 100-year flood hazard area. The project does not trigger any of the CEQA Guidelines Section 15162 circumstances requiring additional review, and no mitigation would be required.</p>					X	X
(d) Substantially increase erosion and sedimentation? <i>Not Significant.</i>					X	X

Issues and Supporting Information	Significant and Not Mitigated (SNM)		Significant but Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
<p><u>Downtown FEIR Summary</u>: The FEIR discusses the potential for erosion and sedimentation in the short-term during site preparation and other construction activities. However, compliance with state and local water quality controls would ensure that impacts are not significant. The FEIR concludes that no significant impacts associated with an increase in erosion or sedimentation would occur with implementation of the DCP.</p> <p><u>Complete Communities PEIR</u>: Implementation of the proposed project would result in less than significant impacts related to erosion and loss of topsoil. SDMC regulations prohibit sediment and pollutants from leaving the worksite and require the property owner to implement and maintain temporary and permanent erosion, sedimentation, and water pollution control measures. Conformance to mandated City grading requirements would ensure that proposed grading and construction operations would avoid significant soil erosion impacts. Thus, impacts would be less than significant.</p> <p><u>Barrio Logan PEIR</u>: Like the 2013 plan, all future development within the community plan area would be required to comply with federal, state, and local building standards and regulations, as well as geotechnical reconnaissance reports and investigations, where required. All construction activities would be required to comply with the CBC and SDMC, both of which would ensure implementation of appropriate measures during grading and construction activities, as well as structural and treatment BMPs ensure impacts associated with geologic hazards, soils erosion, and geologic stability are less than significant. This finding was consistent with the 2013 BLCPU PEIR. The 2021 BLCPU would not result in a new significant impact, nor would there be a substantial increase in the severity of impacts from that described in the 2013 BLCPU PEIR.</p>						

Issues and Supporting Information	Significant and Not Mitigated (SNM)		Significant but Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
<p><u>Project Summary:</u> The project has the potential to result in erosion and sedimentation temporarily during construction. As discussed in the SWQMP, implementation of BMPs and a Water Pollution Control Plan would be required for both project sites. These measures would reduce potential impacts to less than significant levels. Therefore, the project does not trigger any of the CEQA Guidelines Section 15162 circumstances requiring additional review, and no mitigation would be required.</p>						
10. Land Use and Planning						
<p>(a) Physically divide an established community? <i>Not Significant.</i></p> <p><u>Downtown FEIR Summary:</u> The FEIRs conclude that implementation of the DCP would not result in dividing established communities. The DCP should create integrated neighborhoods with strengthened community identity. Projects spanning more than one block would be subject to additional review, as they have the potential to divide an established community.</p> <p><u>Complete Communities PEIR:</u> The PEIR conclude that implementation of Complete Communities would not result in dividing established communities.</p> <p><u>Barrio Logan PEIR:</u> The Barrio Logan PEIR found that the proposed CPU under both scenarios would not physically divide an established community, and associated land use impacts would not be significant. Community connectivity would be enhanced by provisions in the proposed CPU that establish a Community Village and improve pedestrian and transit amenities. No significant impacts were identified.</p>					X	X

Issues and Supporting Information	Significant and Not Mitigated (SNM)		Significant but Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
<p><u>Project Summary:</u> The Union Street portion of the proposed project is a residential, mixed-use facility, which complies with the use permitted for the site in the DCP. The project would no span more than one block and would therefore not be considered a large facility that may divide a community. The project footprint would be limited to the footprint of the existing facility. Therefore, the project does not trigger any of the CEQA Guidelines Section 15162 circumstances requiring additional review, and no mitigation would be required.</p> <p>The Newton Avenue portion of the project is the relocation and restoration of a historic resource. After relocation the resource would function as a multi-family residential unit. The proposed project would be relocated into a residential neighborhood of similar uses. It would not be considered a large facility that may divide a community. Therefore, the project does not trigger any of the CEQA Guidelines Section 15162 circumstances requiring additional review, and no mitigation would be required.</p>						
<p>(b) Substantially conflict with the City's General Plan and Progress Guide, Downtown Community Plan, Centre City PDO or other applicable land use plan, policy, or regulation? <i>Not Significant.</i></p> <p><u>Downtown FEIR & GP FEIR Summary:</u> The Downtown FEIR concludes that implementation of the DCP would not result in significant impacts related to conflicts with applicable land use plans. The DCP further details policies for the development of the downtown area as intended in the City's General Plan and Progress Guide.</p> <p>The GP FEIR includes the Land Development Code FEIR, General Plan PEIR and associated addenda, and PRC Section 21166 analysis covering City Council's approval of the City's Affordable Housing Density Bonus Regulations,</p>					X	X

Issues and Supporting Information	Significant and Not Mitigated (SNM)		Significant but Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
<p>which concludes there are no new significant and unmitigated impacts from implementation of the City's Affordable Housing Density Bonus Regulations, which permits floor area ratio bonuses in excess of maximum zoning density for project sites downtown.</p> <p><u>Complete Communities FEIR:</u> The FEIR determined land use designations and policies associated with the Complete Communities Housing Solutions and Mobility Choices Program are consistent with the City's overarching policy and regulatory documents including the General Plan and SDMC. The FEIR analyzed compliance with San Diego Forward: The Regional Plan and determined that the Housing Solutions and Mobility Choices Program facilitates the implementation of existing land use plans across multiple planning areas throughout the City consistent with the goals of the Regional Plan. Therefore, the adoption and implementation of the proposed project would not generate any conflict with smart growth strategies. The FEIR also analyzed compliance with the City of San Diego General Plan and found that the Housing Program would allow multi-family development with an affordable component to occur with TPAs at densities and heights beyond what is specifically identified in the applicable community plan. Thus, the Housing Program implements the General Plan City of Villages strategy, by allowing increased densities for multi-family residential development to occur in TPAs. Therefore, the FEIR is consistent with applicable goals objectives, or guidelines of the General Plan and other applicable plans and regulations and impacts would be less than significant.</p> <p><u>Barrio Logan PEIR:</u> The historic structure would be relocated to a site within the Barrio Logan FEIR. The 2021 BLCPU implements the City's General Plan and the BLCP, which are policy documents applicable to the geographic area within which the Air Rights Tower relocation site is located. The Air Rights Tower would also be consistent with</p>						

Issues and Supporting Information	Significant and Not Mitigated (SNM)		Significant but Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
<p>all other applicable policy documents for the Air Rights Tower. Accordingly, the Air Rights Tower Project would have a less-than-significant impact due to conflicts with other planning documents and no mitigation.</p> <p><u>Project Summary:</u> The Union Street portion of the proposed project complies with the employment/residential mixed-use category through the creation of residential units and a retail space. Compliance with the assumed land use in the DCP and CCPDO ensures the Downtown FEIR adequately covered project impacts. The Newton Avenue portion of the proposed project site complies with the BLCP. The BLCP identifies the land use as part of the Housing Rehabilitation and Infill Residential/Commercial/Industrial Use. The proposed mixed residential and commercial use meets this land use designation. Compliance with the assumed land use in the BLCP ensures the FEIR adequately covered project impacts. Therefore, based on the foregoing analysis, the project does not trigger any of the CEQA Guidelines Section 15162 circumstances requiring additional review, and no mitigation would be required.</p>						
<p>(c) Substantial incompatibility with surrounding land uses? <i>Significant and Not Mitigated.</i></p> <p><u>Downtown FEIR Summary:</u> The FEIR concludes that significant land use incompatibility impacts related to noise and lighting would occur with implementation of the DCP. Even with implementation of the mitigation measures, impacts related to traffic, aircraft, and railroad noise would be significant and not mitigated.</p> <p><u>Complete Communities FEIR:</u> The FEIR determined land use designations and policies associated with the Complete Communities Housing Solutions and Mobility</p>	X	X				

Issues and Supporting Information	Significant and Not Mitigated (SNM)		Significant but Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
<p>Choices Program are consistent with the City's overarching policy and regulatory documents including the General Plan and SDMC.</p> <p><u>Project Summary:</u> The Downtown Community Plan identifies the donor site for residential uses and the receiving site as residential. Relocating the Andrew Cassidy Home from the donor site to the receiving site is consistent with both Community Plans. The General Plan identifies both sites as residential, and the relocation of a single-family home, rehabilitation of a home into a multi-family home and the development of 87 dwelling units is consistent with that designation. Therefore, based on the foregoing analysis, the project does not trigger any of the CEQA Guidelines Section 15162 circumstances requiring additional review, and no mitigation would be required.</p>						
<p>(d) Substantially impact surrounding communities due to sanitation and litter problems generated by transients displaced by Downtown development? <i>Significant and Not Mitigated for cumulative impacts. Not Significant for direct impacts.</i></p> <p><u>FEIR Summary:</u> The Downtown FEIR concludes that impacts related to sanitation and litter generated by individuals experiencing homelessness would be significant and unmitigated with implementation of the DCP. The City would continue to support social services and other programs that aim to support people experiencing homelessness as a mitigation effort but would not be able to reduce impacts below a significant level. Specifically identified in the FEIR is support for the Homeless Outreach Team that was created through mitigation in the Ballpark EIR.</p> <p><u>Project Summary:</u> The project site is currently developed and does not provide spaces that are used by people</p>		X			X	

Issues and Supporting Information	Significant and Not Mitigated (SNM)		Significant but Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
<p>experiencing homelessness. As such, construction of the project would not cause displacement of any individuals.</p> <p>As identified in the FEIR, development of the DCP would overall have a significant cumulative impact on surrounding communities due to displacement of individuals who are experiencing homelessness. The appropriate mitigation for these impacts outlined in the FEIR is the City's continued support of local social service providers and government programs. This mitigation effort would not be implemented at the project level and as such is not included in Appendix A. The project does not trigger any of the CEQA Guidelines Section 15162 circumstances requiring additional review, and no mitigation would be required.</p>						
11. Mineral Resources						
<p>(a) Substantially reduce the availability of important mineral resources? <i>Not Significant.</i></p> <p><u>FEIR Summary:</u> The FEIR concludes that there would be no impacts to mineral resources with implementation of the DCP as there is limited potential for mineral resources to occur and be extracted in the area.</p> <p><u>Project Summary:</u> As discussed in the FEIR, there are not known mineral deposits in the DCP area. Furthermore, the urban nature of the area prevents viable extraction. Therefore, the project would not substantially reduce the availability of important mineral resources. The project does not trigger any of the CEQA Guidelines Section 15162 circumstances requiring additional review, and no mitigation would be required.</p>					X	X
12. Noise						
<p>(a) Substantial noise generation? <i>Significant but Mitigated.</i></p>			X	X		

Issues and Supporting Information	Significant and Not Mitigated (SNM)		Significant but Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
<p><u>Downtown FEIR Summary:</u> The FEIR concludes development within the DCP area could generate temporary noise impacts caused by construction activities. However, short-term construction noise impacts would be avoided by adherence to construction noise limitations imposed by the City's Noise Abatement and Control Ordinance. The FEIR also concludes that significant impacts associated with traffic, aircraft, and ballpark noise increases would occur with implementation of the DCP. No feasible mitigation measures are available to reduce the significant traffic and aircraft noise increase.</p> <p><u>Barrio Logan PEIR:</u> Buildout of the 2021 BLCPU would include new stationary sources associated with commercial and industrial land uses. Noise associated with these land uses would be expected from sources such as mechanical equipment, loading docks, and other operations. The 2021 BLCPU included changes in land uses within the CPIOZ to further reduce land use incompatibilities and a reduction in noise conflict. However, as with the 2013 plan, the 2021 BLCPU PEIR Addendum found that noise levels generated by activities associated with future development under the 2021 BLCPU cannot be anticipated at the program level. Enforcement of the SDMC and implementation of policies of the Noise Element would assist in reducing noise impacts; however, because residential uses could still be located in close proximity to stationary sources of noise, exposure of noise-sensitive land uses to future noise levels which exceed established standards may still occur and would be considered significant and unavoidable. This finding was consistent with the 2013 BLCPU Final PEIR. Thus, the Addendum found that the 2021 BLCPU would not result in a new significant impact, nor would there be a substantial increase in the severity of impacts from that described in the 2013 BLCPU PEIR.</p>						

Issues and Supporting Information	Significant and Not Mitigated (SNM)		Significant but Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
<p><u>Project Summary:</u> Short-term noise impacts would occur from the demolition, grading, and construction activities from the project. Construction-related short-term noise levels would be higher than existing ambient noise levels in the project area but would be temporary and would no longer occur once construction is completed. Sensitive receptors (e.g. residential uses) occur in the immediate area and may be temporarily affected by construction noise; however, construction activities would be required to comply with the construction hours specified in City's Municipal Code, (Section 59.5.0404, Construction Noise), which are intended to reduce potential adverse effects resulting from construction noise. With compliance to the City's construction noise requirements, project construction noise levels would be reduced to less than significant, and no mitigation measures are required.</p> <p>For the long-term, typical noise levels associated with the existing residential uses are anticipated, and the project would not increase in the existing ambient noise level. The project would not result in noise levels in excess of the standards established in the City of San Diego General Plan or Noise Ordinance. No significant long-term impacts would occur, and no mitigation measures are required. Therefore, based on the foregoing analysis, the project does not trigger any of the CEQA Guidelines Section 15162 circumstances requiring additional review, and no mitigation would be required.</p>						
<p>(b) Substantial exposure of required outdoor residential open spaces or public parks and plazas to noise levels (e.g., exposure to levels exceeding 65 dBA CNEL)? Significant and Not Mitigated.</p>	X	X				

Issues and Supporting Information	Significant and Not Mitigated (SNM)		Significant but Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
<p><u>FEIR Summary:</u> The FEIR concludes that outdoor residential open spaces or public parks and plazas may be subject to noise levels exceeding 65 dB(A) CNEL. Impacts would be significant and unmitigated.</p> <p>The FEIR identifies Mitigation Measure NOI-C.1-1, which would require a project-specific noise study prior to approval of a development permit for any residential development within 475 feet of the centerline of I-5 or adjacent to a roadway carrying more than 7,000 ADT. Even with implementation of Mitigation Measure NOI-C.1-1, without knowing the exact spatial relationship of the open space areas to the traffic noise for each future development, it is impossible to know whether every future development would be able to maintain noise levels below 65 dB(A) CNEL. Full attenuation of noise may be contrary to the goal of creating outdoor open space and parks, so impacts are considered unmitigated.</p> <p><u>Project Summary:</u> The project would not include public parks or plazas, so no impact would occur in relation to these land uses. The project does not trigger any of the CEQA Guidelines Section 15162 circumstances requiring additional review, and no mitigation would be required.</p>						
<p>(c) Substantial interior noise within habitable rooms (e.g., levels in excess of 45 dBA CNEL)? <i>Significant but Mitigated.</i></p> <p><u>FEIR Summary:</u> The FEIR concludes that significant impacts to interior noise as a result of traffic, railroad, and ballpark noise would occur with implementation of the DCP. The FEIR identifies Mitigation Measure NOI-B.1-1, which would require a project-specific noise study prior to approval of a building permit for any residential, hospital, or hotel development within 475 feet of the centerline of I-5 or adjacent to a roadway carrying more than 7,000 ADT or that has the potential to expose habitable rooms to</p>			X	X		

Issues and Supporting Information	Significant and Not Mitigated (SNM)		Significant but Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
<p>disruptive railroad noise. The FEIR also identifies Mitigation Measure NOI-B.2-1, which would require a project- specific noise study prior to approval of a building permit for any noise-sensitive land uses, including hotels within four blocks of the ballpark. Implementation of these mitigation measures and compliance with Title 24 and CBC requirements would reduce interior noise impacts to below a level of significance by requiring noise levels in habitable rooms to not exceed 45 dB(A) CNEL.</p> <p><u>Project Summary:</u> Short-term noise impacts would occur from the demolition, grading, and construction activities from the project. Construction-related short-term noise levels would be higher than existing ambient noise levels in the project area but would be temporary and would no longer occur once construction is completed. Sensitive receptors (e.g. residential uses) occur in the immediate area and may be temporarily affected by construction noise; however, construction activities would be required to comply with the construction hours specified in City’s Municipal Code, (Section 59.5.0404, Construction Noise), which are intended to reduce potential adverse effects resulting from construction noise. With compliance to the City’s construction noise requirements, project construction noise levels would be reduced to less than significant, and no mitigation measures are required.</p> <p>For the long-term, typical noise levels associated with the existing residential uses are anticipated, and the project would not increase in the existing ambient noise level. The project would not result in noise levels in excess of the standards established in the City of San Diego General Plan or Noise Ordinance. No significant long-term impacts would occur, and no mitigation measures are required. Therefore, based on the foregoing analysis, the project does not trigger any of the CEQA Guidelines Section 15162 circumstances requiring additional review.</p>						

Issues and Supporting Information	Significant and Not Mitigated (SNM)		Significant but Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
13. Population and Housing						
<p>(a) Substantially induce population growth in an area? <i>Not Significant.</i></p> <p><u>FEIR Summary:</u> The FEIR concludes that no significant adverse impacts associated with inducing population growth would occur with implementation of the DCP.</p> <p><u>Complete Communities FEIR:</u> The FEIR found that Housing Program would incentivize and is reasonably anticipated to result in development of multi-family residential units within areas already suitable for growth because they are within Transit Priority Areas (TPAs). As the Housing Program is intended as an implementation strategy for the City to realize its existing housing goals, and because it would be consistent with the City's strategy for growth by focusing development within areas accessible to transit, the Housing Program would not be growth inducing. The Housing Program would instead redirect planned growth into TPAs where the needed infrastructure exists, to help achieve the existing RHNA targets in an environmentally sensitive manner.</p> <p><u>Barrio Logan PEIR:</u> The PEIR found that the BLCPU was growth accommodating, rather than growth inducing, because it provides comprehensive planning for the management of population growth and necessary economic expansion to support the development efforts.</p> <p><u>Project Summary:</u> The project would construct 73 dwelling units on the Union Street site, which would be expected to induce population growth. However, the creation of housing would be consistent with the growth assumptions contained in the Downtown FEIR and would not lead to additional adverse physical changes. The project would rehabilitate the relocated Andrew Cassidy Home to be a two unit multi-family dwelling. This development would not</p>					X	X

Issues and Supporting Information	Significant and Not Mitigated (SNM)		Significant but Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
be expected to induce population growth. Therefore, the project does not trigger any of the CEQA Guidelines Section 15162 circumstances requiring additional review, and no mitigation would be required.						
<p>(b) Substantial displacement of existing housing units or people? <i>Not Significant.</i></p> <p><u>FEIR Summary:</u> The FEIR concludes that no significant adverse impacts would occur to housing units as a result of the DCP. Implementation of the DCP would result in a beneficial increase in housing supply by contributing additional residential units beyond those projected by SANDAG in an area that is experiencing housing deficiencies.</p> <p><u>Complete Communities FEIR:</u> The Complete Communities FEIR concludes that no adverse impacts to population or housing are anticipated from implementation of the proposed Housing Solutions program. It is anticipated that most of the new housing units would be absorbed by existing residents of the San Diego area and would assist in accommodating projected population growth that would occur without the proposed ordinances. The number of additional housing units and the corresponding forecasted number of new residents is not substantial and would contribute to the housing provision goals of the City's Housing Element by helping to accommodate regional growth projected for the project areas, the City, and the region as a whole. Therefore, the proposed project is not anticipated to result in overall regional population growth, and there would be no population and housing related impacts.</p> <p><u>Barrio Logan PEIR:</u> The projected increase in the total number of multiple-family housing units would ensure that some of the projected population growth could be accommodated within the proposed CPU, although not to</p>					X	X

Issues and Supporting Information	Significant and Not Mitigated (SNM)		Significant but Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
<p>the same degree as the proposed CPU. Any displacement of residents from future development under the proposed CPU would be temporary in nature. Therefore, similar to the proposed CPU, impacts related to population growth and the potential displacement of residents would not be a significant impact under CEQA and would be less than significant.</p> <p><u>Project Summary:</u> As discussed in the Downtown FEIR, the San Diego region has housing deficiencies that would be improved by the implementation of the DCP. The Union Street portion of the proposed project would contribute 73 new dwelling units to the area and would not result in the displacement of any existing housing. The Newtown Avenue portion of the proposed project would rehabilitate a historic home and remodel it to a two unit multi-family home, resulting in the net increase of one new dwelling unit. Therefore, the project does not trigger any of the CEQA Guidelines Section 15162 circumstances requiring additional review, and no mitigation would be required.</p>						
14. Public Services and Utilities						
<p>(a) Substantial adverse physical impacts associated with the provision of new schools? <i>Not Significant.</i></p> <p><u>FEIR Summary:</u> The FEIR concludes that implementation of the DCP would generate residential units that increase the number of school-age children, therefore requiring additional schools. Specifically, the need for a new elementary school and possibly a new high school are identified. Impacts related to these facilities would be speculative, as there is no proposed location, and therefore the impacts are not required to be addressed in the FEIR.</p> <p><u>Complete Communities FEIR:</u> The FIER found that Implementation of the Complete Communities project</p>					X	X

Issues and Supporting Information	Significant and Not Mitigated (SNM)		Significant but Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
<p>could result in construction of schools. Additionally, transportation infrastructure and amenities constructed under the Mobility Choices program could result in environmental impacts. As the location and need for potential future facilities cannot be determined at this time, it is unknown what specific impacts may occur associated with the future construction and operation of such facilities. Thus, as it cannot be ensured all impacts associated with the construction and operation of potential future facilities would be mitigated to less than significant, impacts would be significant and unavoidable.</p> <p><u>Barro Logan FEIR</u>: The FEIR found that program level of analysis, impacts related to the construction of new school facilities would be less than significant.</p> <p><u>Project Summary</u>: The Union Street portion of project would construct 73 residential units, which would be expected to generate new school-age residents. The project would be consistent with the increase in students identified in the FEIR and would not cause the need for an additional school facility. The Newtown Avenue portion of the project would result in two residential units which may generate new school-age residents, but that increase would be negligible. The movement of the historic house itself would not generate new school age residents. payment of impact fees to the San Diego Unified School District would be required prior to issuance of a building permit and would reduce potential impacts related to school facilities. Therefore, the project does not trigger any of the CEQA Guidelines Section 15162 circumstances requiring additional review, and no mitigation would be required.</p>						
<p>(b) Substantial adverse physical impacts associated with the provision of new libraries? <i>Not Significant.</i></p>					X	X

Issues and Supporting Information	Significant and Not Mitigated (SNM)		Significant but Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
<p><u>FEIR Summary:</u> The FEIR concludes that implementation of the DCP would result in the need for a new Main Library. The impacts of the Main Library were addressed in a Secondary Study, which concluded the library would have no impacts that could not be reduced below significant levels. Smaller libraries could be constructed to serve the downtown population; however, their location and impacts would be speculative and thus are not included in the FEIR.</p> <p><u>Complete Communities FEIR:</u> The FIER found that Implementation of the Complete Communities project could result in the construction of new library facilities. Additionally, transportation infrastructure and amenities constructed under the Mobility Choices program could result in environmental impacts. As the location and need for potential future facilities cannot be determined at this time, it is unknown what specific impacts may occur associated with the future construction and operation of such facilities. Thus, as it cannot be ensured all impacts associated with the construction and operation of potential future facilities would be mitigated to less than significant, impacts would be significant and unavoidable.</p> <p><u>Barro Logan FEIR:</u> The FEIR found that program level of analysis, impacts related to the construction of new school facilities would be less than significant.</p> <p><u>Project Summary:</u> The Union Street portion of the project would introduce new people to the downtown area through construction of 73 residential units, however this growth was anticipated in the Downtown FEIR and therefore included in assumptions regarding the need for library facilities. The project would not generate the need for any additional library facilities; however, the project's Development Impact Fees (DIFs) would contribute to funding any future library facilities that are proposed. In addition, the Downtown Main Library has already been constructed. The Newton Avenue of the project would</p>						

Issues and Supporting Information	Significant and Not Mitigated (SNM)		Significant but Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
potentially introduce new people to the Barrio Logan area, but this addition would be negligible as only two residential units are being developed. The project does not trigger any of the CEQA Guidelines Section 15162 circumstances requiring additional review, and no mitigation would be required.						
<p>(c) Substantial adverse physical impacts associated with the provision of new fire protection/emergency facilities? <i>Not Significant.</i></p> <p><u>FEIR & Complete Communities FEIR Summary:</u></p> <p>Fire Protection Facilities (Downtown FEIR)</p> <p>The FEIR concludes that implementation of the DCP would result in the need for additional fire protection and emergency facilities. The impacts associated with new facilities proposed at the time of the FEIR's certification would have been speculative and were not included in the FEIR. Since the FEIR was certified, the City opened Station 2 at 875 West Cedar Street to serve Little Italy and the downtown area west of the train and trolley tracks. Any future facilities would be analyzed individually for impacts, as analysis provided in the FEIR would be speculative.</p> <p>Fire Hazards (Complete Communities FEIR)</p> <p>Further updates to CEQA Guidelines have resulted in the addition of a "Wildfire" section to ensure projects do not result in increased hazards associated with wildfires. Adherence to CBC, the City's Fire Code, and Brush Management Regulations would be required, but may not fully reduce impacts related to wildfire. The Complete Communities FEIR concludes that impacts related to wildfire would be significant and unavoidable, as there are</p>					X	X

Issues and Supporting Information	Significant and Not Mitigated (SNM)		Significant but Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
<p>places in the citywide planning area that may develop residences in an area with wildfire risks.</p> <p><u>Complete Communities FEIR</u>: The FIER found that Implementation of the Complete Communities fire facilities. Additionally, transportation infrastructure and amenities constructed under the Mobility Choices program could result in environmental impacts. As the location and need for potential future facilities cannot be determined at this time, it is unknown what specific impacts may occur associated with the future construction and operation of such facilities. Thus, as it cannot be ensured all impacts associated with the construction and operation of potential future facilities would be mitigated to less than significant, impacts would be significant and unavoidable.</p> <p><u>Barro Logan FEIR</u>: The FEIR found that program level of analysis, impacts related to the construction of new public facilities but impacts would be less than significant.</p> <p><u>Project Summary</u>:</p> <p>Fire Protection Facilities (Downtown FEIR)</p> <p>The growth assumptions in the DCP include the project’s introduction of additional housing and therefore construction of the project would not necessitate additional fire protection or emergency facilities beyond those identified in the FEIR. The collection of DIFs was the policy identified to mitigate future impacts associated with provision of fire protection and emergency facilities. The project would pay the applicable DIFs to minimize such impacts. The project does not trigger any of the CEQA Guidelines Section 15162 circumstances requiring additional review, and no mitigation would be required.</p> <p>Fire Hazards (Complete Communities FEIR)</p>						

Issues and Supporting Information	Significant and Not Mitigated (SNM)		Significant but Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
As identified in the Complete Communities FEIR, the project site is not located within a Fire Hazard Severity Zone and is located within the moderate fire threat level of the Downtown area. Urban areas, such as the project site, are unlikely to experience wildfires. The project would be constructed in accordance with state and local Fire Codes and Building Codes, such that impacts related to wildfire would not be significant. The project does not trigger any of the CEQA Guidelines Section 15162 circumstances requiring additional review, and no mitigation would be required.						
<p>(d) Substantial adverse physical impacts associated with the provision of new law enforcement facilities? <i>Not Significant.</i></p> <p><u>FEIR Summary:</u> The FEIR concludes that implementation of the DCP would result in the need for additional law enforcement, which may include the need for additional facilities. However, the growth impacts associated with the DCP most directly require additional officers and not the provision of additional facilities. Any future substation addition would pursue its own analysis of environmental impacts associated with its physical construction.</p> <p><u>Complete Communities FEIR:</u> The FIER found that Implementation of the Complete Communities project could result in construction of additional law enforcement facilities. Additionally, transportation infrastructure and amenities constructed under the Mobility Choices program could result in environmental impacts. As the location and need for potential future facilities cannot be determined at this time, it is unknown what specific impacts may occur associated with the future construction and operation of such facilities. Thus, as it cannot be ensured all impacts associated with the construction and operation of potential</p>					X	X

Issues and Supporting Information	Significant and Not Mitigated (SNM)		Significant but Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
<p>future facilities would be mitigated to less than significant, impacts would be significant and unavoidable.</p> <p><u>Barro Logan FEIR</u>: The FEIR found that program level of analysis, impacts related to the construction of new fire facilities would be less than significant.</p> <p><u>Project Summary</u>: The Union Street portion of the project would add population to the DCP area, consistent with the analysis provided in the FEIR. The Newton Avenue portion of the project would add population with the development of the two residential units. The additional population would not require the provision of additional law enforcement facilities but would be part of the population increase that would require additional officers. The addition of personnel would not result in environmental impacts under CEQA, and any future facility development would undergo a separate CEQA process. The project does not trigger any of the CEQA Guidelines Section 15162 circumstances requiring additional review, and no mitigation would be required.</p>						
<p>(e) Substantial adverse physical impacts associated with the provision of new water transmission or treatment facilities? <i>Not Significant.</i></p> <p><u>FEIR Summary</u>: The FEIR concludes that implementation of the DCP would result in additional growth, which would increase the demand for treated water. However, the Alvarado Water Treatment Plant has the capacity to support the additional DCP population. Further, the San Diego Water Department routinely replaces and upsizes deteriorating and under-sized pipes through its Capital Improvement Project program, which is categorically exempt from environmental review pursuant to CEQA. There would be no significant impacts associate with</p>					X	X

Issues and Supporting Information	Significant and Not Mitigated (SNM)		Significant but Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
<p>provision of water transmission or treatment as a result of DCP implementation.</p> <p><u>Complete Communities FEIR:</u> The Complete Communities determined that mandatory compliance with City standards for the design, construction, and operation of storm water, water distribution, wastewater, and communications systems infrastructure would likely minimize significant environmental impacts associated with the future construction of and/or improvements to utility infrastructure. However, at this programmatic level of review and without the benefit of project specific development plans, both direct and cumulative impacts associated with the construction of storm water, water distribution, wastewater, and communication systems would be significant.</p> <p><u>Barrio Logan PEIR:</u> The 2021 BLCPU PEIR Addendum found that through policy adherence and regulatory compliance, impacts related to public utilities would be less than significant. This finding is consistent with the 2013 BLCPU Final PEIR. Thus, the Addendum found the 2021 BLCPU would not result in a new significant impact, nor would there be a substantial increase in the severity of impacts from that described in the 2013 BLCPU Final PEIR.</p> <p><u>Project Summary:</u> As identified in the FEIR, the growth proposed in the DCP would not require the provision of new water facilities. The growth associated with the proposed project, including the development of the residences on the Newton Avenue site, would be consistent with the assumptions included in the previous FEIR analyses and would not require new water facilities to be constructed. Future facilities would be assessed in accordance with CEQA as they are proposed. Therefore, the project does not trigger any of the CEQA Guidelines Section 15162 circumstances requiring additional review, and no mitigation would be required.</p>						

Issues and Supporting Information	Significant and Not Mitigated (SNM)		Significant but Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
<p>(f) Substantial adverse physical impacts associated with the provision of new storm water facilities? <i>Not Significant.</i></p> <p><u>FEIR Summary:</u> The FEIR concludes that implementation of the DCP would not substantially alter stormwater runoff, and therefore would not require the provision of new stormwater facilities.</p> <p><u>Complete Communities FEIR:</u> The Complete Communities determined that mandatory compliance with City standards for the design, construction, and operation of storm water, water distribution, wastewater, and communications systems infrastructure would likely minimize significant environmental impacts associated with the future construction of and/or improvements to utility infrastructure. However, at this programmatic level of review and without the benefit of project specific development plans, both direct and cumulative impacts associated with the construction of storm water, water distribution, wastewater, and communication systems would be significant.</p> <p><u>Barrio Logan PEIR:</u> The 2021 BLCPU PEIR Addendum found that through policy adherence and regulatory compliance, impacts related to public utilities would be less than significant. This finding is consistent with the 2013 BLCPU Final PEIR. Thus, the Addendum found the 2021 BLCPU would not result in a new significant impact, nor would there be a substantial increase in the severity of impacts from that described in the 2013 BLCPU Final PEIR.</p> <p><u>Project Summary:</u> The project would result in a small decrease in impervious surfaces compared to existing conditions on both project sites, but no significant change would occur regarding runoff. Any future changes to the</p>					X	X

Issues and Supporting Information	Significant and Not Mitigated (SNM)		Significant but Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
<p>offsite stormwater system would be assessed in accordance with CEQA as they are proposed. The project does not trigger any of the CEQA Guidelines Section 15162 circumstances requiring additional review, and no mitigation would be required.</p>						
<p>(g) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? <i>Not Significant.</i></p> <p><u>FEIR Summary:</u> The FEIR concludes that implementation of the DCP would result in additional growth, which would increase the demand for treated water. The San Diego County Water Authority indicated that it would have a local water supply sufficient to support the increase in water use. Additionally, SB 610 and SB 221 require a water supply assessment (WSA) for any development that would construct 500 or more dwelling units, 500 or more hotel rooms, or a project that would demand an amount of water equivalent to, or greater than, the amount of water required by a 500-dwelling unit project. Pipe replacements in East Village were included in the FEIR to accommodate more intense development associated with the DCP.</p> <p><u>Complete Communities PEIR:</u> The Complete Communities PEIR determined that according to Water Supply Assessments prepared for recent CPUs, water demand would not increase within project areas located in communities with a recent CPU. Within project areas that do not have a recent comprehensive CPU, it is possible that densities could be authorized in excess of what would have been considered in the latest water supply planning document. Thus, at this programmatic level of review, direct and cumulative impacts related to the availability of water supplies based on existing projections would be significant.</p>					X	X

Issues and Supporting Information	Significant and Not Mitigated (SNM)		Significant but Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
<p><u>Barrio Logan PEIR</u>: Based on the findings of the Water Supply Assessment (WSA) prepared for the 2013 plan, the 2013 BLCPU Final PEIR determined that there would be sufficient water supply to serve existing and projected demands of the plan, and future water demands within the Public Utilities' Department (PUD) service area in normal and dry year forecasts during a 20-year projection. Therefore, impacts would be less than significant impacts, no mitigation would be required. The Addendum found the 2021 BLCPU would not result in a new significant impact, nor would there be a substantial increase in the severity of impacts from that described in the 2013 BLCPU Final PEIR.</p> <p><u>Project Summary</u>: The project proposes 73 units on the Union Street site and two units on the Newton Avenue site and would not require the preparation of a WSA. The increased population was included in assumptions of the DCP, and impacts were analyzed in the FEIR. Therefore, the project does not trigger any of the CEQA Guidelines Section 15162 circumstances requiring additional review, and no mitigation would be required.</p>						
<p>(h) Substantial adverse physical impacts associated with the provision of new wastewater transmission or treatment facilities? <i>Not Significant.</i></p> <p><u>FEIR Summary</u>: The FEIR concludes that the Point Loma Wastewater Treatment Plant (PLWTP) would have sufficient capacity to accommodate increased wastewater through 2025, by which point the South Bay Wastewater Treatment Plant would be available and able to accommodate excess wastewater. There would not be significant environmental impacts related to the provision of new wastewater transmission or treatment facilities given the implementation of the DCP.</p>					X	X

Issues and Supporting Information	Significant and Not Mitigated (SNM)		Significant but Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
<p><u>Complete Communities FEIR</u>: The Complete Communities FEIR determined that mandatory compliance with City standards for the design, construction, and operation of storm water, water distribution, wastewater, and communications systems infrastructure would likely minimize significant environmental impacts associated with the future construction of and/or improvements to utility infrastructure. However, at this programmatic level of review and without the benefit of project specific development plans, both direct and cumulative impacts associated with the construction of storm water, water distribution, wastewater, and communication systems would be significant.</p> <p><u>Barrio Logan PEIR</u>: The 2021 BLCPU PEIR Addendum found that through policy adherence and regulatory compliance, impacts related to public utilities would be less than significant. This finding is consistent with the 2013 BLCPU Final PEIR. Thus the Addendum found the 2021 BLCPU would not result in a new significant impact, nor would there be a substantial increase in the severity of impacts from that described in the 2013 BLCPU Final PEIR.</p> <p><u>Project Summary</u>: The increased wastewater associated with construction of the project would be consistent with the growth assumed in the Downton FEIR and Barrio Logan PEIR and would not directly warrant construction of a new wastewater treatment facility. The project’s wastewater would be treated at the PLWTP. Future new or updated facilities will address their impacts pursuant to CEQA as they are proposed. Therefore, the project does not trigger any of the CEQA Guidelines Section 15162 circumstances requiring additional review, and no mitigation would be required.</p>						
<p>(i) Substantial adverse physical impacts associated with the provision of new landfill facilities? <i>Not Significant.</i></p>					X	X

Issues and Supporting Information	Significant and Not Mitigated (SNM)		Significant but Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
<p><u>FEIR Summary:</u> The FEIR concludes that solid waste would increase and be disposed of at the Miramar Landfill until it reaches capacity, however impacts related to a new landfill would be speculative and are not considered in the FEIR. Projects proposing at least 50 residential units are required to prepare a waste management plan.</p> <p><u>Complete Communities FEIR:</u> The Complete Communities PEIR determined that future development within the project areas would generate solid waste through demolition/construction and ongoing operations, which would increase the amount of solid waste generated within the region. However, future projects would be required to comply with City regulations regarding solid waste that are intended to divert solid waste from the Miramar Landfill to preserve capacity. Compliance with existing regulations requiring waste diversion would help preserve solid waste capacity. Therefore, impacts associated with solid waste would be less than significant.</p> <p><u>Barrio Logan PEIR:</u> The PEIR found that Adherence to the policies in the General Plan and proposed CPU, implementation of waste management plans as required by the Department of Environmental Services, and compliance with the SDMC and the Recycling Ordinance, would continue to reduce solid waste. Therefore, there would be no cumulatively significant impact to solid waste disposal.</p> <p><u>Project Summary:</u> Adequate services are available to serve tboth project sites, and the project would not require the construction or expansion of existing facilities. The project would be served by a landfill with sufficient permitted capacity to accommodate the project’s disposal needs. Construction debris and waste would be generated from the construction of the new residential and commercial units. All construction waste from the project site would be</p>						

Issues and Supporting Information	Significant and Not Mitigated (SNM)		Significant but Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
transported to an appropriate facility, which would have adequate capacity to accept the limited amount of waste that would be generated by the project. Long-term operation of the project would be anticipated to generate typical amounts of solid waste associated with residential and commercial use. Furthermore, the project would be required to comply with the City's Municipal Code (including the Refuse and Recyclable Materials Storage Regulations (Municipal Code Chapter 14, Article 2, Division 8), Recycling Ordinance (Municipal Code Chapter 6, Article 6, Division 7), and the Construction and Demolition (C&D) Debris Deposit Ordinance (Municipal Code Chapter 6, Article 6, Division 6)) for diversion of both construction waste during the demolition phase and solid waste during the long-term, operational phase. Impacts would be less than significant.						
15. Parks and Recreational Facilities						
(a) Substantial increase in the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? <i>Not Significant.</i> <u>FEIR Summary:</u> The FEIR concludes that there would be no significant impacts contributing to the physical deterioration of park facilities with implementation of the DCP. The DCP intends to provide increased park and recreational space to the downtown area through a Transfer of Development Rights program. Implementation of the DCP would accommodate an increased downtown population with park facilities and would not create significant impacts related to deterioration of these facilities.					X	X

Issues and Supporting Information	Significant and Not Mitigated (SNM)		Significant but Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
<p><u>Complete Communities FEIR:</u> Implementation of the Complete Communities project could result in the need for additional police, fire-rescue, school, library, and parks and recreation facilities. Additionally, transportation infrastructure and amenities constructed under the Mobility Choices program could result in environmental impacts. As the location and need for potential future facilities cannot be determined at this time, it is unknown what specific impacts may occur associated with the future construction and operation of such facilities. Thus, as it cannot be ensured all impacts associated with the construction and operation of potential future facilities would be mitigated to less than significant, impacts would be significant and unavoidable.</p> <p><u>Barrio Logan PEIR:</u> The 2021 BLCPU proposed additional parkland above that included in the 2013 plan. Specifically, in addition to the parkland located within the Community Village Area, the 2021 BLCPU increased both parkland and open space in the Boston Avenue/Main Street Area to further enhance access to Chollas Creek through a linear park, and provide enhanced amenities associated with the adjacent proposed Neighborhood Village land use. Like the 2013 plan, future development projects under the 2021 BLCPU would be reviewed on a case-by-case basis at the project-level to ensure that adequate parkland area is provided, either through dedication of park facilities, or payment of in lieu fees. However, the 2021 BLCPU additionally incorporates regulations through the CPIOZ to require dedication of park land to support the Boston Avenue linear park. The 2021 BLCPU additionally incorporated updates to reflect the recently adopted Parks Master Plan. Potential environmental effects associated with the development of future parkland and/or recreational facilities would be analyzed at that time they are proposed, consistent with the analysis in the 2013 BLCPU Final PEIR. Therefore, the 2021 BLCPU PEIR Addendum found that impacts associated with parks</p>						

Issues and Supporting Information	Significant and Not Mitigated (SNM)		Significant but Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
<p>would be less than significant. This finding is consistent with the 2013 BLCPU Final PEIR. The Addendum found that the 2021 BLCPU would not result in a new significant impact, nor would there be a substantial increase in the severity of impacts from that described in the 2013 BLCPU PEIR.</p> <p><u>Project Summary:</u> Both project sites are located in an urbanized and developed area where City-operated parks are available. The project would not significantly increase the demand on existing neighborhood or regional parks or other recreational facilities over that which presently exists and is not anticipated to result in a significant increase in demand for parks or other offsite recreational facilities.</p> <p>The project sites are located in an urbanized and developed area where City services are already available. The project would not adversely affect existing levels of other public facilities and not require the construction or expansion of an existing governmental facility.</p> <p>Additionally, a condition of the project includes the requirement for both Development Impact Fees (DIF) and Neighborhood Enhancement Fee (NEF) payments for the funding of future public improvements to the surrounding areas of the project per Municipal Code Chapter 9, Article 6 Division 4 (Development of Park and Recreational Facilities) and Municipal Code Ch 14m Article 3, Division 10 (Complete Housing Solutions Regulations). The DIF is determined by the type, size and location of the development for the building permit being issued. Monies collected are placed in a City special fund by community, to be used solely for those public facilities specifically defined or generally described in the Development Impact Fee Plan for each community. The NEF is to be used solely to fund recreation amenities, active transportation, and transit infrastructure projects that are not vehicular accommodating in Transit Priority Areas. In tandem, these</p>						

Issues and Supporting Information	Significant and Not Mitigated (SNM)		Significant but Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
<p>fee payments would be used to address library , park and recreational other public facilities needs associated with increased population in the community.</p> <p>The project does not trigger any of the CEQA Guidelines Section 15162 circumstances requiring additional review, and no mitigation would be required.</p>						
16. Transportation/Traffic						
<p>(a) Cause the level of service (LOS) on a roadway segment or intersection to drop below LOS E? <i>Not Significant.</i></p> <p><u>FEIR & Complete Communities FEIR Summary:</u></p> <p>LOS Analysis (Downtown FEIR)</p> <p>The FEIR concludes that significant traffic impacts on 62 intersections in the DCP area would occur with implementation of the DCP. The FEIR identifies improvements at 50 of the impacted intersections that would maintain an acceptable LOS. Due to constraints imposed by adjacent land use, up to 12 intersections would not be within acceptable LOS and the impact would be significant and not mitigated.</p> <p>The FEIR also concludes that significant traffic impacts to roadway segments in the DCP area would occur with implementation of the DCP. The FEIR identifies Mitigation Measures TRF-A.1.1-1 and TRF-A.1.1-2, which would require subsequent monitoring and project-specific traffic studies to determine appropriate future improvements. Even with implementation of Mitigation Measures TRF-A.1.1-1 and TRF-A.1.1-2, the impact may be significant and not mitigated.</p> <p>VMT Analysis (Complete Communities FEIR)</p>					X	X

Issues and Supporting Information	Significant and Not Mitigated (SNM)		Significant but Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
<p>Since certification of the Downtown FEIR, California enacted SB 743 to modernize transportation analysis and transition lead agencies from analyzing traffic impacts under CEQA from a congestion-based LOS threshold to a VMT threshold designed to assist the state in meeting its greenhouse gas emissions targets. SB 743, as codified in PRC 21099(b), provides that upon certification of the new VMT CEQA Guidelines by the Secretary of Natural Resources Agency in December 2018, automobile delay, as described <i>solely</i> by level of service or similar measures of vehicular capacity or traffic congestion, shall not be considered a significant impact on the environment, except for transportation projects.</p> <p>The City of San Diego subsequently adopted the Complete Communities FEIR, which incorporated updates to CEQA significance thresholds by utilizing VMT analysis, as directed by SB 743. The Complete Communities FEIR concludes that development in areas with VMT at or below 85 percent of the base year regional average would have less than significant impacts. Future development of similar types would be expected to have similar levels of VMT to the existing development in that area.</p> <p><u>Barrio Logan PEIR:</u> Since certification of the 2013 BLCPU PEIR, the CEQA Guidelines were revised to evaluate potential transportation impact using a VMT metric instead of LOS. Therefore, the addendum analyzed the 2021 BLCPU's transportation impacts based on VMT. The Addendum's analysis concluded that the 2021 BLCPU's transportation VMT impact would be less than significant, and no mitigation would be required. This finding was different than the 2013 BLCPU Final PEIR conclusion; however, it did not represent a new significant, or more severe impact, than previously identified.</p> <p><u>Project Summary:</u> The proposed project locations are in two separate census tracks, 4.5 miles apart. The Union</p>						

Issues and Supporting Information	Significant and Not Mitigated (SNM)		Significant but Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
<p>Street portion of the project is presumed to have a less than significant Vehicle Miles Traveled (VMT) impact due to its estimated trip generation of 292 ADT, which is under the 300 ADT trip generation screening criteria for Small Projects per the City of San Diego Transportation Study Manual (9/29/20). The Newton Ave portion of the project is presumed to have a less than significant VMT impact due to its estimated trip generation of 113 ADT, which is also under the 300 ADT trip generation screening criteria for Small Projects per the City of San Diego Transportation Study Manual (9/29/20). Therefore, impacts would be less than significant and the project does not trigger any of the CEQA Guidelines Section 15162 circumstances requiring additional review, and no mitigation would be required.</p>						
<p>(b) Cause the LOS on a freeway segment to drop below LOS E or cause a ramp delay in excess of 15 minutes? <i>Not Significant.</i></p> <p><u>FEIR Summary:</u> The FEIR concludes that significant traffic impacts on nine freeway segments and 14 freeway ramps would occur with implementation of the DCP. The FEIR identifies Mitigation Measure TRF-A.2.1-1, which would require initiation of a multi-jurisdictional effort to develop a detailed, enforceable plan to identify improvements to reduce congestion on I-5 through the DCP area and identify funding sources. Even with implementation of Mitigation Measure TRF-A.2.1-1, as the City of San Diego do not have jurisdiction to improve the freeway system, the impact would be significant and not mitigated.</p> <p><u>Complete Communities FEIR:</u> The Complete Communities FEIR relied on a VMT metric and not a LOS service metric.</p> <p><u>Barrio Logan PEIR:</u> The 2013 BLCPU PEIR determined that implementation of the 2013 plan would result in significant impacts to five freeway segments. The impacts at these</p>					X	X

Issues and Supporting Information	Significant and Not Mitigated (SNM)		Significant but Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
<p>freeway segments would occur because the LOS would degrade to an unacceptable E or F, or because the v/c ratio increase would exceed the then allowable threshold at a location already operating at LOS E or F. The SANDAG 2050 RTP at the time included freeway improvements along I-5 between I-15 and I-8, and an addition of one main lane and one managed lane in each direction between I-15 and State Route 54 (SR-54). The improvements included in the previous RTP were recommended to enhance the regional connectivity and accommodate the forecasted growth of the San Diego region. It was noted that the 2013 BLCPU would generate less traffic than the adopted 1978 Community Plan; however, the BLCPU would not eliminate cumulative freeway traffic impacts. In addition to the proposed freeway improvements listed in the approved SANDAG 2050 RTP, freeway access improvements detailed in Table 4.2-18 of the PEIR were recommended. Several of the proposed improvements would be the responsibility of other agencies (Caltrans, the Port, the Navy). While implementation of identified improvements would reduce impacts, until funding was identified and assured, impacts associated with freeway segments would remain significant and unavoidable. Therefore, without feasible mitigation, impacts associated with freeway segments would remain significant and unavoidable.</p> <p><u>Project Summary:</u> As discussed above in section 16(a), if LOS was still the applicable threshold to analyze transportation, the project itself would not generate significant impacts related to traffic. It would contribute to the cumulative traffic increases identified in the FEIR that would cause traffic impacts to freeway segments and ramps but would not exceed the project-level significance threshold. The FEIR identified Mitigation Measure TRF-A.2.1-1 to address freeway impacts, however implementation of the measure would not be the responsibility of the project applicant to implement. The project does not trigger any of the CEQA Guidelines Section</p>						

Issues and Supporting Information	Significant and Not Mitigated (SNM)		Significant but Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
15162 circumstances requiring additional review, and no mitigation would be required.						
<p>(c) Create an average demand for parking that would exceed the average available supply? <i>Not Significant.</i></p> <p><u>FEIR Summary:</u> The FEIR concludes that impacts to demand for parking would be significant, as demand may exceed supply with implementation of the DCP. The CCPDO would identify specific parking ratios for new development that would provide some of the supply but would not be adequate to cover the full demand. Mitigation Measure TRF-D.1-1 was identified to provide reviews of parking supply and demand every five years and identify necessary corrective action. The specific supply and demand for parking upon DCP implementation was not considered fully identified in the FEIR, and thus the impacts were considered significant, even with implementation of TRF-D.1-1.</p> <p><u>Complete Communities FEIR:</u> The Complete Communities FEIR relied on a VMT metric and not a LOS service metric; parking was not addressed.</p> <p><u>Barrio Logan PEIR:</u> Since certification of the 2013 BLCPU PEIR, the CEQA Guidelines were revised to evaluate potential transportation impact using a VMT metric instead of LOS. Therefore, the addendum analyzed the 2021 BLCPU's transportation impacts based on VMT. The Addendum's analysis concluded that the 2021 BLCPU's transportation VMT impact would be less than significant, and no mitigation would be required. This finding was different than the 2013 BLCPU Final PEIR conclusion; however, it did not represent a new significant, or more severe impact, than previously identified.</p>					X	X

Issues and Supporting Information	Significant and Not Mitigated (SNM)		Significant but Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
<p><u>Project Summary:</u> The DCP requires projects to meet their individual project-generated parking demands through ratios established in the CCPDO. According to the CCPDO, residential developments may provide between zero and one parking space per dwelling unit and commercial developments of less than 30,000 sf are exempt from parking development requirements. The project would comply with these parking requirements through the creation of 70 total spaces within a fully-automated parking garage incorporated into levels 1 through 6. The ground level contains the residential lobby and the car elevator of the automated parking garage.</p> <p>The project would provide sufficient parking for its generated demand and would not be responsible for implementation of Mitigation Measure TRF-D.1-1. The Newtown Avenue site is providing the required parking. Therefore, the project does not trigger any of the CEQA Guidelines Section 15162 circumstances requiring additional review, and no mitigation would be required.</p>						
<p>(d) Substantially discourage the use of alternative modes of transportation or cause transit service capacity to be exceeded? <i>Not Significant.</i></p> <p><u>FEIR Summary:</u> The FEIR concludes that implementation of the DCP would not result in significant impacts related to discouraging the use of alternative transportation or causing the transit service capacity to be exceeded.</p> <p>As discussed in the FEIR, the DCP contains policies to develop a pedestrian and bicycle network. Additionally, although development under the DCP would increase the demand for transit service, the San Diego Association of Governments indicates that existing and planned transit services would have the capacity to meet the increased demand.</p>					X	X

Issues and Supporting Information	Significant and Not Mitigated (SNM)		Significant but Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
<p><u>Complete Communities FEIR</u>: Overall, the proposed project would support improved pedestrian, bicycle, and transit facilities and foster increased safety for all alternative modes by facilitating the development of high-density multi-family residential land uses close to existing transit areas. Additionally, the Mobility Choices Program would further support multi-modal opportunities within Mobility Zones 1, 2, and 3 consistent with City policies. Thus, impacts related to conflicts with adopted policies, plans, or programs supporting transportation would be less than significant. SB 743 requires the Governor's OPR to identify new metrics for identifying and mitigating transportation impacts within CEQA. Consistent with the intent of SB 743, the City's new CEQA significance threshold are required to be adopted by July 1, 2020.</p> <p><u>Barrio Logan PEIR</u>: The 2021 BLCPU PEIR Addendum determined that the revised BLCPU would be consistent with the Mobility Element of the General Plan and other adopted policies, plans, or programs supporting the transportation system, as it strives to improve pedestrian, bicycle, transit, and roadway facilities. Elements of the 2021 BLCPU were found to support each of the transportation modes. The Addendum also determined the 2021 BLCPU additionally supports implementation of mobility hubs to support future planned transit infrastructure, consistent with SANDAG's Regional Plan (2021). Additionally, the bicycle and pedestrian network is designed to provide improved connections and access to transit. Roadway improvements are also included in the plan that would support alternative transportation modes including but not limited to, repurposing vehicle travel lanes to provide dedicated bicycle facilities, signal operational improvements, reserving right-of-way to construct multi-use paths, and providing bicycle and pedestrian signal enhancements. Therefore, like the 2013 plan, the 2021 BLCPU PEIR Addendum found that no impacts related to alternative transportation modes would</p>						

Issues and Supporting Information	Significant and Not Mitigated (SNM)		Significant but Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
<p>occur under the 2021 BLCPU. This finding was consistent with the 2013 BLCPU Final PEIR and did not represent a new significant, or more severe impact, than previously identified.</p> <p><u>Project Summary:</u> The project would not discourage the use of alternative transportation, as it provides housing in a TPA. The housing would also be in proximity to existing commercial, entertainment, and retail services, which ultimately encourages the use of alternative transportation. The project does not trigger any of the CEQA Guidelines Section 15162 circumstances requiring additional review, and no mitigation would be required.</p>						
17. Mandatory Findings of Significance						
<p>(a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory? <i>Significant and Not Mitigated.</i></p> <p><u>FEIR Summary:</u> The Downtown FEIR concludes that significant impacts to biological resources would not occur with implementation of the DCP. However, significant impacts to historical resources have the potential to occur with implementation of the DCP.</p> <p><u>Complete Communities FEIR:</u> The Complete Communities PEIR determined that the Housing Solutions and Mobility Choices would result in significant and unavoidable impacts related to air quality; biological resources; historical, archaeological, and tribal cultural resources; hydrology/water quality; noise; public services and</p>	X	X				

Issues and Supporting Information	Significant and Not Mitigated (SNM)		Significant but Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
<p>facilities; transportation; public utilities and infrastructure; wildfire; and visual effects and neighborhood character.</p> <p><u>Barrio Logan PEIR</u>: The 2021 BLCPU PEIR Addendum found that changes proposed in the 2021 BLCPU did not affect the underlying biological conditions throughout the planning area. Thus, the Addendum found that all conclusions related to biological resources would remain the same as under the 2013 plan and impacts would be less than significant. This finding was consistent with the 2013 BLCPU PEIR. Thus, the 2021 BLCPU would not result in a new significant impact, nor would there be a substantial increase in the severity of impacts from that described in the 2013 BLCPU PEIR.</p> <p><u>Project Summary</u>: As discussed in section 4 of this Consistency Evaluation, pursuant to CEQA Guidelines Section 15162, the project does not trigger any of the circumstances requiring additional review related to biological resources, and no mitigation would be required.</p> <p>As discussed further in section 5 of this Consistency Evaluation, the project would relocate a locally significant historical resource. Mitigation Measures HIST-A.1-1, HIST-A.1-2, and HIST-A.1-3 would be required prior to and during demolition and construction activities to mitigate impacts to historic resources (see Appendix A). The project will receive a City SDP and comply with City regulations and mitigation to ensure no impacts remain.</p> <p>The project also has the potential to impact unknown archaeological and paleontological resources during demolition and construction activities. Implementation of Mitigation Measures HIST-B.1-1 and PAL-A.1-1 would be required (see Appendix A).</p> <p>The project does not trigger any of the CEQA Guidelines Section 15162 circumstances requiring additional review</p>						

Issues and Supporting Information	Significant and Not Mitigated (SNM)		Significant but Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
related to historical, archaeological, or paleontological resources.						
<p>(b) Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)? <i>Significant and Not Mitigated</i></p> <p><u>FEIR Summary:</u> As discussed in the FEIR, implementation of the DCP would result in cumulative impacts associated with air quality, historical resources, land use, noise, traffic and circulation, and water quality. Even with implementation of applicable mitigation measures, cumulative impacts would be significant and not mitigated (see FEIR Table 1.4-1).</p> <p><u>Project Summary:</u> CEQA Guidelines Section 15064(i) states that a Lead Agency shall consider whether the cumulative impact of a project is significant and whether the effects of the project are cumulatively considerable. The assessment of the significance of the cumulative effects of a project must, therefore, be conducted in connection with the effects of past projects, other current projects, and probable future projects. Cumulative environmental impacts are those impacts that by themselves are not significant, but when considered with impacts occurring from other projects in the vicinity would result in a cumulative impact. Related projects considered to have the potential of creating cumulative impacts in association with the project consist of projects that are reasonably foreseeable and that would be constructed or operated during the life of the project. The project would be located in a developed area that is largely built out. No other</p>		X				

Issues and Supporting Information	Significant and Not Mitigated (SNM)		Significant but Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
<p>construction projects are anticipated in the immediate area of the project.</p> <p>As documented in this Initial Study, the project may have the potential to degrade the environment as a result of Cultural Resources (Archaeology), and Tribal Cultural Resources impacts, which may have cumulatively considerable impacts when viewed in connection with the effects of other potential projects in the area. As such, mitigation measures have been identified to fully mitigate and reduce impacts to a less than significant level. Other future projects within the surrounding area would be required to comply with applicable local, State, and Federal regulations to reduce potential impacts to less than significant, or to the extent possible. As such, the project is not anticipated to contribute to potentially significant cumulative environmental impacts. Project impacts would be less than significant. The project would be required to implement applicable mitigation measures as discussed above and included in Appendix A.</p>						
<p>(c) Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly? <i>Significant and Not Mitigated.</i></p> <p><u>FEIR Summary:</u> Impacts associated with air quality, noise, and geology and soils have the potential to cause substantial adverse effects on human beings. The FEIR concludes that no significant impacts associated with geology and soils would occur with implementation of the DCP. Implementation of Mitigation Measure AQ-B.1-1 would reduce direct impacts related to construction to less than significant levels. Implementation of Mitigation Measures LU-B.4-1, NOI-B.1-1, and NOI-B.2-1 would reduce impacts associated with interior noise levels. Mitigation Measure NOI-C.1-1 would reduce impacts related to exterior noise levels, but full attenuation of these impacts</p>	X	X				

Issues and Supporting Information	Significant and Not Mitigated (SNM)		Significant but Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
<p>would conflict with the goal of creating outdoor spaces for gathering and/or enjoyment.</p> <p><u>Complete Communities FEIR:</u> The Complete Communities PEIR determined that the Housing Solutions and Mobility Choices would result in significant and unavoidable impacts related to air quality; biological resources; historical, archaeological, and tribal cultural resources; hydrology/water quality; noise; public services and facilities; transportation; public utilities and infrastructure; wildfire; and visual effects and neighborhood character.</p> <p><u>Barrio Logan PEIR:</u> The cumulative impacts assessment in the PEIR primarily relies on the cumulative impact determinations in the General Plan PEIR. The following issues were identified as cumulatively significant in the General Plan PEIR: air quality, biological resources, geologic conditions, health and safety, historic resources, hydrology, land use, mineral resources, noise, paleontological resources, population and housing, public services and facilities, public utilities, traffic, visual effects and neighborhood character, and water quality. Consistent with Section 15130(e), where significance of cumulative impacts was previously identified for the General Plan PEIR, and the CPU is consistent, those impacts do not need to be analyzed further.</p> <p><u>Project Summary:</u> As discussed throughout this document, it is not anticipated that the construction and operation of the project would cause environmental effects that would significantly directly or indirectly impact human beings. All impacts identified as being significant have been mitigated to below a level of significance. For this reason, all environmental effects fall below the thresholds established by the City of San Diego. Impacts would be less than significant.</p>						

REFERENCES

- City of San Diego. 2015. Downtown San Diego Mobility Plan Technical Report. December. Available at <http://civicsd.com/wp-content/uploads/2015/02/DSDMP-Technical-Report.pdf>, accessed March 12, 2020.
- Federal Aviation Administration (FAA). 2021a. Aeronautical Study No. 2021-AWP-3108-OE. May 14.
- Federal Aviation Administration (FAA). 2021b. Aeronautical Study No. 2021-AWP-3109-OE. May 14.
- Federal Aviation Administration (FAA). 2021c. Aeronautical Study No. 2021-AWP-3110-OE. May 14.
- Federal Aviation Administration (FAA). 2021d. Aeronautical Study No. 2021-AWP-3111-OE. May 14.
- San Diego County Regional Airport Authority. 2014. San Diego International Airport Land Use Compatibility Plan, as amended. April. Available at <https://www.san.org/Airport-Projects/Land-Use-Compatibility#7121296-alucps>, accessed February 8, 2022.
- State Water Resources Control Board (SWRCB). 2020. GeoTracker database search. Available at <https://geotracker.waterboards.ca.gov/>, accessed February 7, 2022.

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**APPENDIX A
MITIGATION, MONITORING AND REPORTING PROGRAM
AIR RIGHTS TOWER
PTS No. 0694291**

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

1. Prior to the issuance Bid Opening/Bid Award 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 have been incorporated.
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/information/standtemp.shtml>

4. The **TITLE INDEX SHEET** must also show on which pages the "Environmental/Mitigation Requirements" notes are provided.

B. GENERAL REQUIREMENTS – PART II

Post Plan Check (After permit issuance/Prior to start of construction)

1. **PRE-CONSTRUCTION MEETING IS REQUIRED TEN (10) WORKING DAYS PRIOR TO BEGINNING ANY WORK ON THIS PROJECT.** The PERMIT HOLDER/OWNER is responsible to arrange and perform this meeting by contacting the CITY RESIDENT ENGINEER (RE) of the Field Engineering Division and City staff from MITIGATION MONITORING COORDINATION (MMC). Attendees must also include the Permit holder's Representative(s), Job Site Superintendent and the following consultants: **LIST APPROPRIATE MONITORS HERE**

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) 694291, shall conform to the mitigation requirements contained in the associated Environmental Document and implemented to the satisfaction of the DSD's ED, 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 that any other agency requirements or permits have been obtained or are in process 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 for this project OR IDENTIFY APPROPRIATE AGENCY PERMITS NEEDED .*

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

5. **OTHER SUBMITTALS AND INSPECTIONS:** The Permit Holder/Owner’s representative shall submit all required documentation, verification letters, and requests for all associated inspections to the RE and MMC for approval per the following schedule:

DOCUMENT SUBMITTAL/INSPECTION CHECKLIST		
Issue Area	Document Submittal	Associated Inspection/ Approvals/Notes
General	Consultant Qualification Letters	Prior to Preconstruction Meeting
General	Consultant Construction Monitoring Exhibits	Prior to or at Preconstruction Meeting
Bond Release	Request for Bond Release Letter	Final MMRP Inspections Prior to Bond Release Letter

**C. SPECIFIC ISSUE AREA CONDITIONS/REQUIREMENTS:
CULTURAL RESOURCES (ARCHITECTURAL RESOURCES)**

HIST-1 MONITORING

1. Preconstruction Meeting [City Historic Resources staff, Developer/Construction Manager (D/CM), Project Architect (PA), Historic Architect & Monitor (HA), Relocation Contractor (RC), General Contractor (GC), Building Inspector (BI)]

- a. Overview of Treatment Plan and Monitoring Plan as related to the historic resource on Site A
- b. Overview of architectural, landscape, and engineering documents as related to Site B. Also visit Site B.
- c. Review work required to prepare the site for arrival of the building.
2. Preparation of structure for moving (D/CM, HA)
 - a. Architect/Monitor to be present to observe removal of the masonry foundation, chimneys, and front steps. Other items, including disconnection/capping of utility connection, removal of exterior plumbing and electrical lines, removal non- historic porch enclosure, which are required for the relocation, shall be complete prior to the Preconstruction Meeting.
3. Pre-Move (D/CM, HA, RC, GC)
 - a. Observe temporary shoring and protection.
 - b. Review storage of salvaged building materials.
 - c. Approve structure as ready for relocation.
 - d. Review preparation work at Site B prior to relocation of building for new footings, foundation, utilities, and site preparation.
4. Move to Site B (D/CM, HA, RC, BI)
 - a. Review building relocation. Review overall Treatment Plan for rehabilitation of building as well as architectural, landscape, and engineering documents prior to commencement of relocation.
5. Continued Monitoring During Rehabilitation (D/CM, PA, HA, GC)
 - a. Monitoring to occur as required during rehabilitation.
 - b. Complete Consultant Site Visit Record forms, as needed.
 - c. Observe rehabilitation of the building in accordance with the Treatment Plan and approved architectural, landscape, and engineering documents.
6. Final Monitoring (D/CM, PA, HA)
 - a. Prepare final punch list of items to complete according to the Treatment Plan and architectural, landscape, and engineering documents.
7. Draft Monitoring Report (HA, BI)
 - a. Draft report of monitoring process to be submitted to the BI for review following completion of rehabilitation.
8. Final Monitoring Report (D/CM, HA, BI)
 - a. Final Monitoring Report, review relevant documents with the BI to confirm compliance with the Site Development Permit following review and acceptance of the Draft Monitoring Report.

HIST-2 PREPARATION, RELOCATION, & REHABILITATION REQUIREMENTS

RELOCATION/RESTORATION STRATEGY: Prior to the development of the 1620 Union site the Andrew Cassidy home will be relocated to its new location at 2642 Newton Ave. The main structure will be transported in two pieces. Approximately 8 feet of roof will be removed and transported separately to accommodate overhead MTS trolley lines.

The future tenant of the restored home has not yet been identified however the proposed future use of the building will not change its occupancy classification from residential. The proposed site improvements include the addition of landscaping and new front stoops.

Modifications to the Andrew Cassidy Residence shall be in compliance with *The Secretary of the Interior's Standards for the Treatment of Historic Properties* (The Standards), specifically *The Standards for Restoration*.

PREPARATION, RELOCATION, & RESTORATION REQUIREMENTS:

1. Preparation of the Structure Prior to Relocation:

Coordination Meeting & Monitoring: Prior to the start of any work the Project Architect and Historic Architect / Monitor shall meet on site with the moving contractor to review the scope of demolition, removal, salvage, temporary shoring and relocation. Through the course of all work, the moving contractor shall notify the Historic Architect / Monitor of discovery of any architectural elements on site. The Historic Architect / Monitor shall evaluate the significance of such material prior to determining the appropriate treatment in compliance with *The Secretary of the Interior's Standards for Restoration*.

Construction monitoring shall be provided prior to preparation of the building for relocation. The Construction Monitor shall provide a Consultant Site Visit Record summarizing the field conditions and any recommendations for compliance with *The Standards*.

Temporary Shoring: The moving contractor shall provide and maintain necessary shoring to protect and stabilize the building during the relocation. Means and methods for temporary shoring will be determined by the moving contractor and the implementation of these procedures shall occur after review by the Project Architect. The mover shall outline any proposed points of entry and attachment for anchors or beams. Historic siding or trim affected by the attachment of temporary shoring shall be removed prior to installation of shoring, catalogued, labeled and securely stored in a weathertight lockable container pending reinstallation at the final site.

Roof: Roofing shingles will be removed and roof 2x4s will be cut approximately 18" above the interior attic floor. The material above 18" will be disposed of. Below the 18" cut line all roofing and structure will remain in tact. The front gable will be disconnected from the attic 2x8 joists and plywood, braced and laid down flat onto the attic floor and secured horizontally for transport.

Windows: All windows shall be protected by ¾" exterior grade plywood prior to relocation installed without causing damage to the existing historic windows, frames, and trim.

Doors: The single existing historic exterior door at the front façade of the building shall be protected in place.

Cast in Place Concrete Foundation: The existing cast in place concrete foundation is non-original and will be demolished after the building relocation.

Chimneys: Prior to Relocation, the historic brick chimney located at the ridge of the gabled roof shall be disassembled above the roofline. Prior to disassembly the chimney shall be measured and photo documented. All documentation will be submitted to the City for review and approval prior to removal of the chimney. The brick shall be catalogued, salvaged and stored for reinstallation at the final site. All salvaged items will

be stored on labeled and wrapped pallets and secured in a weather tight lockable steel container that will be located at the relocation site adjacent to the building.

Front Steps and Porch: The front porch, including the porch floor, balustrade, columns, roof, trim, railings, and decorative elements shall be protected in place and securely shored in order to facilitate the structure relocation. The non-original front porch portion to the north of the porch roof will be disassembled and removed.

Rear Porch: The raised wood deck and stairs are non-original and will be demolished prior to relocation.

Side Ramp: The wood side ramp is non-original and will be demolished prior to relocation.

2. **Relocation Procedures:** The Andrew Cassidy Home will be moved approximately 3.1 miles to its new site location at 2642 Newton Avenue San Diego, CA 92113. The building will be moved in two pieces and Restoration will commence.

The mover shall outline the route, schedule, and sequence of the move as well as the means by which the building will be secured for relocation. The Historic Architect / Monitor and City Staff shall approve the plan prior to the relocation date.

Monitoring: Construction monitoring shall be provided during the relocation process when the building is moved to its new location. Following each site visit, the Monitor shall provide a Consultant Site Visit Record summarizing field conditions and any recommendations for compliance with The Standards.

3. **Building Restoration:** Following the relocation of the Andrew Cassidy Home, the exterior of the structure will be restored in accordance with The Secretary of the Interior's Standards for Restoration.

The foundation

Construction Monitoring: Periodic construction monitoring shall be provided during the restoration process. Following each site visit, the construction monitor shall provide a Consultant Site Visit Record summarizing field conditions and any recommendations for compliance with *The Standards*.

Restoration Design: The future restoration of the building shall be completed in accordance with The Standards. The design team shall include the services of a historic architect that meets the Secretary of the Interior's Professional Qualification Standards. The restoration design will require review and approval by the City of San Diego Development Services Department and the Historical Resources Board staff and or Design Assistance Subcommittee.

ARCHAEOLOGICAL RESOURCES

I. Prior to Permit Issuance**A. Entitlements Plan Check**

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

B. Letters of Qualification have been submitted to ADD

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

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

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

B. PI Shall Attend Precon Meetings

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

consultant/monitor when Native American resources may be impacted) based on the appropriate construction documents (reduced to 11x17) to MMC identifying the areas to be monitored including the delineation of grading/excavation limits.

b. The AME shall be based on the results of a site-specific records search as well as information regarding existing known soil conditions (native or formation).

3. When Monitoring Will Occur
 - a. Prior to the start of any work, the PI shall also submit a construction schedule to MMC through the RE indicating when and where monitoring will occur.
 - b. The PI may submit a detailed letter to MMC prior to the start of work or during construction requesting a modification to the monitoring program. This request shall be based on relevant information such as review of final construction documents which indicate site conditions such as depth of excavation and/or site graded to bedrock, etc., which may reduce or increase the potential for resources to be present.

III. During Construction

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

2. The Monitor shall immediately notify the PI (unless Monitor is the PI) of the discovery.
 3. The PI shall immediately notify MMC by phone of the discovery, and shall also submit written documentation to MMC within 24 hours by fax or email with photos of the resource in context, if possible.
 4. No soil shall be exported off-site until a determination can be made regarding the significance of the resource specifically if Native American resources are encountered.
- C. Determination of Significance
1. The PI and Native American consultant/monitor, where Native American resources are discovered shall evaluate the significance of the resource. If Human Remains are involved, follow protocol in Section IV below.
 - a. The PI shall immediately notify MMC by phone to discuss significance determination and shall also submit a letter to MMC indicating whether additional mitigation is required.
 - b. If the resource is significant, the PI shall submit an Archaeological Data Recovery Program (ADRP) which has been reviewed by the Native American consultant/monitor, and obtain written approval from MMC. Impacts to significant resources must be mitigated before ground disturbing activities in the area of discovery will be allowed to resume. Note: If a unique archaeological site is also an historical resource as defined in CEQA, then the limits on the amount(s) that a project applicant may be required to pay to cover mitigation costs as indicated in CEQA Section 21083.2 shall not apply.
 - c. If the resource is not significant, the PI shall submit a letter to MMC indicating that artifacts will be collected, curated, and documented in the Final Monitoring Report. The letter shall also indicate that that no further work is required.

IV. Discovery of Human Remains

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

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

3. If a field examination is not warranted, the Medical Examiner will determine with input from the PI, if the remains are or are most likely to be of Native American origin.
- C. If Human Remains ARE determined to be Native American
1. The Medical Examiner will notify the Native American Heritage Commission (NAHC) within 24 hours. By law, ONLY the Medical Examiner can make this call.
 2. NAHC will immediately identify the person or persons determined to be the Most Likely Descendent (MLD) and provide contact information.
 3. The MLD will contact the PI within 24 hours or sooner after the Medical Examiner has completed coordination, to begin the consultation process in accordance with CEQA Section 15064.5(e), the California Public Resources and Health & Safety Codes.
 4. The MLD will have 48 hours to make recommendations to the property owner or representative, for the treatment or disposition with proper dignity, of the human remains and associated grave goods.
 5. Disposition of Native American Human Remains will be determined between the MLD and the PI, and, if:
 - a. The NAHC is unable to identify the MLD, OR the MLD failed to make a recommendation within 48 hours after being 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.

V. Night and/or Weekend Work

- A. If night and/or weekend work is included in the contract
1. When night and/or weekend work is included in the contract package, the extent and timing shall be presented and discussed at the precon meeting.
 2. The following procedures shall be followed.
 - a. No Discoveries
In the event that no discoveries were encountered during night and/or weekend work, the PI shall record the information on the CSVr and submit to MMC via fax by 8AM of the next business day.
 - b. Discoveries
All discoveries shall be processed and documented using the existing procedures detailed in Sections III - During Construction, and IV - Discovery of Human Remains. Discovery of human remains shall always be treated as a significant discovery.
 - c. Potentially Significant Discoveries

If the PI determines that a potentially significant discovery has been made, the procedures detailed under Section III - During Construction and IV-Discovery of Human Remains shall be followed.

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

VI. Post Construction

- A. Preparation and Submittal of Draft Monitoring Report
 1. The PI shall submit two copies of the Draft Monitoring Report (even if negative), prepared in accordance with the Historical Resources Guidelines (Appendix C/D) which describes the results, analysis, and conclusions of all phases of the Archaeological Monitoring Program (with appropriate graphics) to MMC for review and approval within 90 days following the completion of monitoring. It should be noted that if the PI is unable to submit the Draft Monitoring Report within the allotted 90-day timeframe resulting from delays with analysis, special study results or other complex issues, a schedule shall be submitted to MMC establishing agreed due dates and the provision for submittal of monthly status reports until this measure can be met.
 - a. For significant archaeological resources encountered during monitoring, the Archaeological Data Recovery Program shall be included in the Draft Monitoring Report.
 - b. Recording Sites with State of California Department of Parks and Recreation

The PI shall be responsible for recording (on the appropriate State of California Department of Park and Recreation forms-DPR 523 A/B) any significant or potentially significant resources encountered during the Archaeological Monitoring Program in accordance with the City's Historical Resources Guidelines, and submittal of such forms to the South Coastal Information Center with the Final Monitoring Report.

 2. MMC shall return the Draft Monitoring Report to the PI for revision or, for preparation of the Final Report.
 3. The PI shall submit revised Draft Monitoring Report to MMC for approval.
 4. MMC shall provide written verification to the PI of the approved report.
 5. MMC shall notify the RE or BI, as appropriate, of receipt of all Draft Monitoring Report submittals and approvals.
- B. Handling of Artifacts
 1. The PI shall be responsible for ensuring that all cultural remains collected are cleaned and catalogued
 2. The PI shall be responsible for ensuring that all artifacts are analyzed to identify function and chronology as they relate to the history of the area; that faunal material is identified as to species; and that specialty studies are completed, as appropriate.

3. The cost for curation is the responsibility of the property owner.
- C. Curation of artifacts: Accession Agreement and Acceptance Verification
 1. The PI shall be responsible for ensuring that all artifacts associated with the survey, testing and/or data recovery for this project are permanently curated with an appropriate institution. This shall be completed in consultation with MMC and the Native American representative, as applicable.
 2. The PI shall include the Acceptance Verification from the curation institution in the Final Monitoring Report submitted to the RE or BI and MMC.
 3. When applicable to the situation, the PI shall include written verification from the Native American consultant/monitor indicating that Native American resources were treated in accordance with state law and/or applicable agreements. If the resources were reinterred, verification shall be provided to show what protective measures were taken to ensure no further disturbance occurs in accordance with Section IV – Discovery of Human Remains, Subsection 5.
- D. Final Monitoring Report(s)
 1. The PI shall submit one copy of the approved Final Monitoring Report to the RE or BI as appropriate, and one copy to MMC (even if negative), within 90 days after notification from MMC that the draft report has been approved.
 2. The RE shall, in no case, issue the Notice of Completion and/or release of the Performance Bond for grading until receiving a copy of the approved Final Monitoring Report from MMC which includes the Acceptance Verification from the curation institution.

Mitigation Measure PAL-A.1-1: In the event the Secondary Study indicates the potential for significant paleontological resources, the following measures shall be implemented as determined appropriate by CITY.

I. Prior to Permit Issuance

A. Construction Plan Check

1. Prior to Notice to Proceed (NTP) for any construction permits, including but not as defined in the City of San Diego Paleontology Guidelines.
2. City 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 City 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 CITY 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 City. 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 City, the PI, RE, CM or BI, if appropriate, prior to the start of any work that requires monitoring.

2. Identify Areas to be Monitored

a. Prior to the start of any work that requires monitoring, the PI shall submit a Paleontological Monitoring Exhibit (PME) based on the appropriate construction documents (reduced to 11x17) to City 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 CITY through the RE indicating when and where monitoring will occur.

b. The PI may submit a detailed letter to CITY 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 City of changes to any construction activities.

2. The monitor shall document field activity via the Consultant Site Visit Record (CSV). The CSV's shall be faxed by the CM to the RE the first day of monitoring, the last day of monitoring, monthly (Notification of Monitoring Completion), and in the case of any discoveries. The RE shall forward copies to City.

3. The PI may submit a detailed letter to CITY 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.

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 City by phone of the discovery, and shall also submit written documentation to CITY 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 CITY by phone to discuss significance determination and shall also submit a letter to City indicating whether additional mitigation is required. The determination of significance for fossil discoveries shall be at the discretion of the PI.

d. The PI shall submit a letter to City 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 Work

A. If night work is included in the contract

1. When night 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

(1) In the event that no discoveries were encountered during night work, The PI shall record the information on the CSV and submit to City via fax by 9am the following morning, if possible.

b. Discoveries

(1) All discoveries shall be processed and documented using the existing procedures detailed in Sections III – During Construction.

c. Potentially Significant Discoveries

(1) If the PI determines that a potentially significant discovery has been made, the procedures detailed under Section III - During Construction shall be followed.

d. The PI shall immediately contact City, or by 8AM the following morning to report and discuss the findings as indicated in Section III-B, unless other specific arrangements have been made.

B. If night work becomes necessary during the course of construction

- a. The Construction Manager shall notify the RE, or BI, as appropriate, a minimum of 24 hours before the work is to begin.
- b.

2. The RE, or BI, as appropriate, shall notify City 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) which describes the results, analysis, and conclusions of all phases of the Paleontological Monitoring Program (with appropriate graphics) to City 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

(1) The PI shall be responsible for recording (on the appropriate forms) any significant or potentially significant fossil resources encountered during the Paleontological Monitoring Program in accordance with the City's Paleontological Guidelines, and submittal of such forms to the San Diego Natural History Museum with the Final Monitoring Report.

2. City shall return the Draft Monitoring Report to the PI for revision or, for preparation of the Final Report.

3. The PI shall submit revised Draft Monitoring Report to City for approval.

4. City shall provide written verification to the PI of the approved report.

5. City 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 City.

D. Final Monitoring Report(s)

1. The PI shall submit two copies of the Final Monitoring Report to City (even if negative), within 90 days after notification from City that the draft report has been approved.

2. The RE shall, in no case, issue the Notice of Completion until receiving a copy of the approved Final Monitoring Report from City which includes the Acceptance Verification from the curation institution.



london moeder advisors

Jonathan Segal FAIA & Development Company
1620 Union Street — Little Italy, San Diego
Economic Alternative Analysis

August 18, 2021

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August 18, 2021

Mr. Jonathan Segal
Jonathan Segal FAIA & Development Company

Via email: jonathansegal@yahoo.com; mrmatthewsegal@gmail.com

1620 Union Street – Economic Alternative Analysis

Jonathan Segal FAIA & Development Company is currently in the entitlement phase of redeveloping a 5,015 square-foot parcel that currently houses a multifamily residence, considered of historical significance by the City of San Diego. The site is located at 1620 Union Street (“Subject Site”), between W. Date Street to the north and W. Cedar Street to the south in what is considered the Little Italy neighborhood of Downtown San Diego.

London Moeder Advisors has completed an economic analysis of various development alternatives for the property. The purpose of this analysis is to analyze the Proposed Project and the financial impacts and economic feasibility of the development alternatives. For the City’s assessment of whether there is substantial evidence to support a Site Development Permit’s Supplemental Findings for a Historical Resources Deviation for Substantial Alteration of a Designated Historical Resource pursuant to (i) Supplemental Findings--Historical Resources Deviation for Substantial Alteration of a Designated Historical Resource or Within a Historical District A Site Development Permit required in accordance with San Diego Municipal Code Section 125.0505(i), our report concludes the following:

1. There are no feasible measures, including a less environmentally damaging alternative, that can further minimize the potential adverse effects on the designated historical resource or historical district.
2. The deviation is the minimum necessary to afford relief and accommodate the development and all feasible measures to mitigate for the loss of any portion of the historical resource that have been provided by the applicant.
3. The denial of the proposed development would result in economic hardship to the owner. For purposes of this finding, “economic hardship” means there is no reasonable beneficial use of a property, and it is not financially feasible to derive a reasonable economic return from the property.

We have analyzed the Proposed Project and two development alternatives for the property, which include:

- ➔ **Proposed Project (Rehabilitate & Relocate):** Rehabilitate the existing 1,470 square-foot historic structure and relocate it to an alternative site; then, construct a 23-level residential building consisting of 73 units (8 rent-restricted inclusionary units and 65 market-rate units), a ground floor lobby, and eight levels of above ground parking (70 spaces).
- ➔ **Alternative 1 (Rehabilitate & Maintain):** Rehabilitate the existing 1,470 square-foot historic structure and maintain it as a multifamily residence. Compared to the proposed project, this alternative is a less environmentally damaging alternative that can further minimize the

potential adverse effects on the designated historical resource because it proposes the rehabilitation of the historic structure and no new development on the Subject Site.

- ➔ **Alternative 2 (Rehabilitate & Integrate into Development)**: Remove approximately 51.4% of the 1,470 square-foot historic structure to accommodate new development on the remainder of the parcel. Then, rehabilitate the remaining 756 square-feet of the historic structure, maintain it as a multifamily residence, and construct a new eight-level residential building consisting of 46 units (6 rent-restricted inclusionary units and 40 market-rate units) while integrating the existing structure. Compared to the proposed project, this alternative is a less environmentally damaging alternative that can further minimize the potential adverse effects on the designated historical resource because it proposes rehabilitation of the historic structure and its integration into the proposed new development.

Conclusions of Economic Feasibility

We analyzed the project performance of the Proposed Project for the property. The Proposed Project includes construction of a ground floor lobby and 23 levels of residential units including eight levels of parking. The average rentable area of the residential units is 719 square feet.

We have assumed a 12-month construction period with the lease up of residential units commencing immediately after completion, including two months of pre-leasing. The project will be sold after a 10-year holding period.

We have determined that only the Proposed Project is economically feasible. This project is estimated to generate a Net Operating Income ("NOI") at stabilization of \$2,051,220, which when compared to the total costs of the project (\$36,482,633) represents a Yield on Cost ("YOC") of 5.6%.

Based on performing feasibility analyses and consulting services on hundreds of real estate projects, it is our experience that a residential redevelopment project in the current market requires the YOC spread over existing cap rates to be 1.5% to be economically feasible and to qualify for project financing. Meaning if cap rates are approximately 4% for residential projects the targeted minimum YOC is 5.5%.

The internal rate of return ("IRR") of the Proposed Project is forecasted to be 18.4%. This also demonstrates that the project is economically feasible. The typical minimum IRR for rental housing projects in today's market ranges from 13% to 15%. Any IRR below this range would struggle to attract investors and achieve project financing.

The table on the following page summarizes the impacts to the Proposed Project under each of the two alternatives. None of the alternatives achieve the required minimum YOC or IRR, which demonstrates these alternatives are not economically feasible.



Summary of Scenarios 1620 Union Street - Little Italy, Downtown San Diego, CA																																	
<p style="text-align: center;">Proposed Project <i>Rehab. & Relocate Historic Structure</i></p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td colspan="2"><i>Development Summary</i></td></tr> <tr><td># Units:</td><td style="text-align: right;">73</td></tr> <tr><td>Total Rentable S.F.</td><td style="text-align: right;">52,462</td></tr> <tr><td>Total Gross S.F.</td><td style="text-align: right;">109,546</td></tr> <tr><td>Total Net Development Profit</td><td style="text-align: right;">\$35,039,187</td></tr> <tr><td>Yield on Cost</td><td style="text-align: right;">5.6%</td></tr> <tr><td>IRR</td><td style="text-align: right;">18.4%</td></tr> </table>	<i>Development Summary</i>		# Units:	73	Total Rentable S.F.	52,462	Total Gross S.F.	109,546	Total Net Development Profit	\$35,039,187	Yield on Cost	5.6%	IRR	18.4%	<p style="text-align: center;">Alternative 1 <i>Rehab. & Maintain Historic Structure</i></p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td colspan="2"><i>Development Summary</i></td></tr> <tr><td># Units:</td><td style="text-align: right;">1</td></tr> <tr><td>Total Rentable S.F.</td><td style="text-align: right;">1,470</td></tr> <tr><td>Total Gross S.F.</td><td style="text-align: right;">1,470</td></tr> <tr><td>Total Net Development Profit</td><td style="text-align: right;">(\$1,206,349)</td></tr> <tr><td>Difference From Base Project (\$)</td><td style="text-align: right;">-\$36,245,536</td></tr> <tr><td>Difference From Base Project (%)</td><td style="text-align: right;">-103.4%</td></tr> <tr><td>Yield on Cost</td><td style="text-align: right;">1.4%</td></tr> <tr><td>IRR</td><td style="text-align: right;">-</td></tr> </table>	<i>Development Summary</i>		# Units:	1	Total Rentable S.F.	1,470	Total Gross S.F.	1,470	Total Net Development Profit	(\$1,206,349)	Difference From Base Project (\$)	-\$36,245,536	Difference From Base Project (%)	-103.4%	Yield on Cost	1.4%	IRR	-
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IRR	8.9%																																

Alternative 1 is not economically feasible. Under this alternative there is no construction of additional residential units. When rehabilitation of the existing structure is complete, the multifamily residence will generate a NOI of \$29,066. When compared to the high cost of land (\$1,800,000) the reduction in revenue producing units is unable to support the total project costs. With total project costs of \$2,053,986 (including \$200,000 in renovations and repairs), the resulting YOC is 1.4%. This is below the 5.5% YOC threshold required. The total profit in this alternative is also reduced by approximately \$36.2 million (-103.4%) compared to the Proposed Project. In addition, the NOI generated by the project is unable to support the estimated annual debt service of \$67,043, resulting in an economic loss to the developer.

Alternative 2 is not economically feasible. Due to the confined nature of the Subject Site, it is physically challenging to integrate the historical structure into a new development, resulting in a 10% increase in direct construction costs. Additionally, the resulting development includes 46 residential units, a reduction of 27 units when compared to the Proposed Project. When compared to the cost of construction and acquisition, this reduction in revenue producing units is unable to support the total project costs (\$14,300,058). With an estimated NOI at stabilization of \$593,826 compared to the total project costs, the resulting YOC is 4.2%. This is below the 5.5% YOC threshold required. The total profit in this alternative is also reduced by approximately \$28.2 million (-80.4%) compared to the Proposed Project. In addition, the IRR for this alternative is only 8.9%, which is below the minimum targeted IRR of 13% to 15%.

Approach to Analysis

To determine the impact to the project, we prepared financial proformas for the two alternatives and compared the performances to the Proposed Project proforma. In each proforma, we assumed the following:

- Construction period of 12 months for the Proposed Project and Alternative 2 and 6 months for Alternative 1.
- Rental residential units begin leasing immediately after construction is completed with two months of pre-leasing.
- Construction costs are provided by the developer based on similar projects and construction types.
- Rental rates and revenues were provided by the developer with cross-reference by our survey of market rents for competitive projects in the area.
- Residential rental units are estimated to stabilize at approximately a 5% vacancy rate.
- Lease rates will increase on average 3% per year.
- The following summarizes the financial proformas we have prepared for analyzing the project, which are included in the [Appendix](#).

Proposed Project

The Proposed Project includes rehabilitation of the existing historic structure, relocation to an alternative site, renting as a 1,470 square-foot multifamily residence and the construction of a ground floor lobby and 23 levels of residential units (8 rent-restricted inclusionary units and 65 market-rate units) including eight levels of parking. The multifamily residence is assumed to be leased immediately after rehabilitation is complete. The 73 residential units are to begin leasing after construction is complete with two months of pre-leasing. The project is to be sold after a 10-year holding period.

The 73 residential units and the multifamily residence include an average of 719 and 1,470 square feet of rentable residential space, respectively. There will be a total of 70 parking spaces included in the parking levels of the building.

When the 73 residential units are leased after construction is completed, the forecasted average rent is estimated to be \$2,882, or \$4.01 per square foot of usable space (2021 dollars). The 1,470 square-foot multifamily residence is estimated to rent at \$3,500, or \$2.38 per square foot (2021 dollars).

The total gross profit generated from this investment is forecasted to be \$35,039,187. In addition, this project is estimated to generate an NOI at stabilization of \$2,051,220, which when compared to the total costs of the project represents a YOC of 5.6%, which satisfies the minimum requirement of 5.5% for project feasibility.

The IRR of the investment is forecasted to be 18.4%. This also demonstrates that the project is economically feasible. The typical minimum IRR for rental housing projects ranges from 13% to 15%. Any IRR below this range would struggle to attract investors and achieve project financing.

Alternative 1 – Rehabilitate & Maintain the Historic Structure

Alternative 1 includes rehabilitation of the existing historic structure and renting the structure as a 1,470 square foot multifamily residence. The multifamily residence is assumed to be leased immediately after rehabilitation is complete. The project is to be sold after a 10-year holding period.

When the multifamily residence is leased after rehabilitation is completed, the forecasted rent is estimated to be \$4,000, or \$2.72 per square foot of rentable space (2021 dollars).

The forecasted sale price for the entire project is \$896,031. Total project costs are forecasted at \$2,053,986 (including \$200,000 of renovations and repairs).

When rehabilitation is complete the estimated NOI of \$29,066 cannot support the forecasted annual debt service of \$67,043, resulting in recurring negative cash flow to the developer. This translates to a total economic loss of \$1,206,349. This is the first indication that the project is not economically feasible. When compared to the total profit of the Proposed Project, this represents a reduction of \$36,245,536 (103.4% reduction).



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To further illustrate the infeasibility of Alternative 1, the forecasted YOC (1.4%) does not meet the minimum required of 5.5% to be economically feasible.

Alternative 2 – Rehabilitate and Integrate the Historic Structure

Alternative 2 includes removal of 51.4% of the 1,470 square-foot historic structure, rehabilitation of the remaining 756 square-foot historic structure and construction of eight levels of residential units (6 rent-restricted inclusionary units and 40 market-rate units). The existing structure and the newly constructed residential building would be integrated into the same overall project. The 46 residential units are to begin leasing after construction is complete with two months of pre-leasing. The multifamily residence is assumed to be leased immediately after rehabilitation is complete. The project is to be sold after a 10-year holding period.

The 46 residential units and the multifamily residence include an average of 372 and 756 square feet of rentable residential space, respectively.

When the 46 residential units are leased after construction is completed, the forecasted average rent is estimated to be \$1,605, or \$4.32 per square foot of rentable space (2021 dollars). The 756 square-foot multifamily residence is estimated to rent at \$2,500, or \$3.31 per square foot (2021 dollars).

The forecasted sale price for the entire project is \$17,479,285. Total project costs are forecasted at \$14,300,058.

With a total forecasted profit at disposition of \$6,853,506, Alternative 2 would generate approximately \$28.2 million less total profit than the Proposed Project (80.4% reduction). More importantly, the project is not economically feasible because the forecasted YOC (4.2%) does not meet the minimum required of 5.5% to be economically feasible.

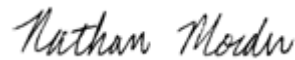
To further illustrate the infeasibility of Alternative 2, the IRR of this project is forecasted to be 8.9%. This also demonstrates that the project is infeasible because an IRR below 13% to 15% will struggle to attract investors and qualify for project financing.

Should you have any questions regarding this analysis, please feel free to contact our firm.

Sincerely,



Gary H. London



Nathan Moeder



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Appendix

1620 Union Street - Little Italy, Downtown, San Diego
Proposed Project - Rehabilitate & Relocate Historic Structure
 Assumptions & Results

GENERAL ASSUMPTIONS

Current Year	2021
Construction Start	2022
High Cost Escalation	0.0%
Interest Fees Escalation	0.0%
Construction Period	12 months
Construction Per Unit	\$550
Operating Inflation	2.0%
Rent Inflation (Market Rate)	3.0%
Rent Inflation (Affordable)	3.0%
Rent Inflation (Other Income)	2.0%

HOLDING & DISPOSITION

Holding Period:	10 Years
Cap Rate @ Refl/Sale (Residential):	4.50%
Cap Rate @ Refl/Sale (Retail):	5.50%
Commissions & Closing Costs:	1.50%
Value at Time of Sale (Year 10)	\$59,073,373
Asset Value PSF	\$539

BUILDING ASSUMPTIONS

Total # of Units	73
Units Per Net Acre (pad)	634.1
FAR (incl. parking)	218
Residential Gross S.F.	89,546
Ground Floor Lobby/Equipment	Incl.
Parking S.F.	20,000
Gross Building Area	109,546
Net Rentable Area (Residential)	58.6% Efficiency
Net Rentable Area (Retail)	100% Efficiency
Total Net Rentable Area	52,462

Parking -

Parking Spaces	70
Monthly Parking Rent	\$200 per space
Storage Units -	35
Monthly Storage Rent	\$90 per unit

FINANCING

Construction Financing:	
Loan Amount	\$22,801,645
Loan to Cost	62.5%
Interest Rate	3.8%
Term (Months)	24
Refinance:	
Refinance at End of Year:	2
Permanent Loan Amount	\$28,261,252
Less: Construction Loan	(\$22,801,645)
Less: Loan Fees	(\$141,306)
Net Proceeds From Refinance	\$5,318,300
Permanent Loan Lmta:	
Loan Amount	\$28,261,252
Amortization	30
Interest Rate	3.25%
Annual Debt Service	\$1,475,937
Next Year NOI @ Refl	\$2,051,220
Value at Refl	\$45,582,665
Loan To Value	62.0%
Debt Coverage Ratio	1.39
Debt Yield	7.26%

PROJECT LAND VALUE

Land S.F.	5,015
Land Acres	0.12
Land Value	\$1,800,000
\$/Unit	\$24,658

PROJECT SUMMARY

Residential	Affordable Units	# of Units	% of Mix	Residential Unit Size	Total Net Usable	Monthly Rent	\$/S.F. Rent
Market Rate		65	100%	728	47,327	\$3,150	\$4.33
Studio - Very Low	1		12.5%	310	310	\$635	\$2.05
1 Bed - Very Low	1		12.5%	565	565	\$660	\$1.17
1 Bed - Low	2		25.0%	565	1,130	\$661	\$1.17
1 Bed - Moderate	2		25.0%	565	1,130	\$662	\$1.17
2 Bed - Very Low	1		12.5%	1,000	1,000	\$790	\$0.79
2 Bed - Low	1		12.5%	1,000	1,000	\$910	\$0.91
Subtotal	8	73	100.0%	642	52,462	\$2,882	\$4.01
Historic Home							
Net Rentable Area						1,470	
Monthly Rent						\$3,500	
\$ per SF						\$2.38	
Retail							
Retail S.F. (Gross)						0	
Retail S.F. (Net)						0	
Stabilized Occupancy			100%				
Stabilized Occupied S.F.						0	
Monthly Rent PSF (NNN - Base)						\$3.00	
Rental Rate Inflation							3.0%
Average Daily Trips							
Retail						0	
Total							
						40	1,000 SF
						0	

CONSTRUCTION COST SUMMARY

	Total Cost	Per Unit Cost	Per Gross S.F. Cost	Per Net S.F. Cost
Land Costs	\$1,800,000	\$24,658	\$16.43	\$34.31
Predevelopment	\$785,000	\$10,753	\$7.17	\$14.96
Hard Costs	\$25,968,690	\$355,735	\$237.06	\$495.00
Soft Costs	\$5,193,738	\$71,147	\$47.41	\$99.00
Finance & Contingency	\$2,735,205	\$37,469	\$24.92	\$52.14
Total Costs	\$36,482,633	\$499,762	\$333.03	\$695.41
Less: Loan Amount	(\$22,801,645)	(\$312,351)	(\$208.15)	(\$5.95)
Initial Investment:	\$13,680,987	\$187,411	\$124.89	\$260.78

INVESTMENT PERFORMANCE

	Year 3
Stabilized NOI	\$2,051,220
Total Project Costs	\$36,482,633
Stabilized Yield On Cost	5.6%
Initial	Return on Equity
Year 1	0.0%
Year 2	51.8%
Year 3	4.2%
Year 4	4.7%
Year 5	5.2%
Year 6	5.7%
Year 7	6.3%
Year 8	6.8%
Year 9	7.4%
Year 10	26339%
Total Profit	\$35,039,187
Before Tax IRR	18.4%

Market Rate Units	65
Affordable Units	8
Total # of Units	73
Residential Gross S.F.	89,546
Ground Floor Lobby/Equipment	Incl.
Gross Building Area (excl. parking)	89,546
Parking S.F.	20,000
Gross Building Area	109,546
Net Rentable Area (Residential)	52,462
Net Rentable Area (Retail)	0
Total Net Rentable Area	52,462
Parking Spaces	70

		Total Cost	Cost Per Unit	Cost Per Gross S.F.	Cost Per Net S.F.
Land Costs		\$1,800,000	\$24,658	\$16.43	\$34.31
Predevelopment					
Site Work	incl.	\$0	\$0	\$0.00	\$0.00
Historical Preservation		\$200,000	\$2,740	\$1.83	\$3.81
Structure Relocation		\$85,000	\$1,164	\$0.78	\$1.62
Off-Site Land Costs		\$500,000	\$6,849	\$4.56	\$9.53
Predevelopment Subtotal		\$785,000	\$10,753	\$7.17	\$14.96
Hard Costs					
Hard Costs (Residential)		\$25,968,690	\$355,735	\$237.06	\$495.00
Parking	incl.	\$0	\$0	\$0.00	\$0.00
Hard Costs Subtotal		\$25,968,690	\$355,735	\$237.06	\$495.00
Soft Costs					
Soft Costs Subtotal	20%	\$5,193,738	\$71,147	\$47.41	\$99.00
Finance & Contingency					
Contingency	5.0%	\$1,597,371	\$24,575	\$14.58	\$30.45
Construction Loan Interest		\$911,233	\$14,019	\$8.32	\$17.37
Loan Fee	1.0%	\$226,600	\$3,486	\$2.07	\$4.32
Finance & Contingency Subtotal		\$2,735,205	\$37,469	\$24.97	\$52.14
Total Project Costs		\$36,482,633	\$499,762	\$333.03	\$695.41
Total Project Costs (Excl. Land)		\$34,682,633	\$475,105	\$316.60	\$661.10

1620 Union Street - Little Italy, Downtown, San Diego
 Alternative 1 - Rehabilitate & Maintain Historic Structure
 Assumptions & Results

GENERAL ASSUMPTIONS

Current Year	2021
Construction Start	2022
High Cost Escalation	0.0%
Impact Fees Escalation	0.0%
Construction Period	6 months
Cost, Per Unit	\$125
Cost, Per Unit	2.0%
Rent Inflation (Market Rate)	3.0%
Rent Inflation (Affordable)	3.0%
Rent Inflation (Other Income)	2.0%

HOLDING & DISPOSITION

Holding Period:	10 Years
Cap Rate @ Refl/Sale (Residential):	4.50%
Cap Rate @ Refl/Sale (Retail):	5.50%
Commissions & Closing Costs:	1.50%
Value at Time of Sale (Year 10)	\$896,031
Asset Value PSF	\$610

BUILDING ASSUMPTIONS

Total # of Units	1
Units Per Net Acre (Pnd)	8.7
FAR (Incl. Parking)	0.3
Residential Gross S.F.	1,470
Ground Floor Lobby/Equipment	Incl.
Parking S.E.	0
Gross Building Area	1,470
Net Rentable Area (Residential)	100.0% Efficiency
Net Rentable Area (Retail)	100% Efficiency
Total Net Rentable Area	1,470

Parking -

Parking Spaces	0
Monthly Parking Rent	\$200 per space

Storage Units -

Storage Units	0
Monthly Storage Rent	\$90 per unit

FINANCING

Construction Financing:	
Loan Amount	\$1,283,741
Loan to Cost	62.5%
Interest Rate	3.8%
Term (Months)	12
Refinance:	
Refinance at End of Year:	Mini-Perm
Year 1	1
Year 2	
Year 3	
Year 4	
Year 5	
Year 6	
Year 7	
Year 8	
Year 9	
Year 10	
Permanent Loan Info:	
Loan Amount	\$1,283,741
Amortization	30
Interest Rate	3.25%
Annual Debt Service	\$67,043
Next Year NOI @ Refl	\$29,066
Value at Refl	-
Loan To Value	-
Debt Coverage Ratio	0.43
Debt Yield	2.26%

PROJECT LAND VALUE

Land S.F.	5,015
Land Acres	0.12
Land Value	\$1,800,000
\$/Unit	\$1,800,000

PROJECT SUMMARY

Residential	# of Units	% of Mix	Residential Unit Size	Total Net Usable	Monthly Rent	\$/S.F. Rent
Historic Single-Family Home	1	100%	1,470	1,470	\$4,000	\$2,772
Studio - Very Low	0		1,470	0	\$635	
Subtotal	0		0	0	\$0	
Total	1	100%	1,470	1,470	\$4,000	\$2,772

Retail S.F. (Gross)	0
Retail S.F. (Net)	0
Stabilized Occupancy	100%
Monthly Rent PSF (NNN - Base)	\$3.00
Rental Rate Inflation	3.0%

Average Daily Trips	40 /1,000 SF
Retail	0
Total	0

CONSTRUCTION COST SUMMARY

	Total Cost	Per Unit Cost	Per Gross S.F. Cost	Per Net S.F. Cost
Land Costs	\$1,800,000	\$1,800,000	\$1,224.49	\$1,224.49
Predevelopment	\$200,000	\$200,000	\$136.05	\$136.05
Hard Costs	\$0	\$0	\$0.00	\$0.00
Soft Costs	\$10,000	\$10,000	\$6.80	\$6.80
Finance & Contingency	\$43,986	\$43,986	\$29.92	\$29.92
Total Costs	\$2,053,986	\$2,053,986	\$1,397.27	\$1,397.27
Less: Loan Amount	(\$1,283,741)	(\$1,283,741)	(\$873.29)	(\$873.29)
Initial Investment:	\$770,245	\$770,245	\$523.98	\$523.98

INVESTMENT PERFORMANCE

	Year 1	Year 2
Stabilized NOI		\$29,066
Total Project Costs		\$2,053,986
Stabilized Yield On Cost		1.4%
Initial		
Year 1	0.0%	
Year 2	-4.9%	(\$37,977)
Year 3	-4.8%	(\$36,887)
Year 4	-4.6%	(\$35,759)
Year 5	-4.5%	(\$34,593)
Year 6	-4.3%	(\$33,368)
Year 7	-4.2%	(\$32,142)
Year 8	-4.0%	(\$30,853)
Year 9	-3.8%	(\$29,521)
Year 10	-2.4%	(\$164,983)
Total Profit		(\$1,206,349)
Before Tax IRR		-

Market Rate Units	1
Affordable Units	0
Total # of Units	1
Residential Gross S.F.	1,470
Ground Floor Lobby/Equipment	Incl.
Gross Building Area (excl. parking)	1,470
Parking S.F.	0
Gross Building Area	1,470
Net Rentable Area (Residential)	1,470
Net Rentable Area (Retail)	0
Total Net Rentable Area	1,470
Parking Spaces	0

	Total Cost	Cost Per Unit	Cost Per Gross S.F.	Cost Per Net S.F.
Land Costs	\$1,800,000	\$1,800,000	\$1,224.49	\$1,224.49
Predevelopment				
Site Work	\$0	\$0	\$0.00	\$0.00
Historical Preservation	\$200,000	\$200,000	\$136.05	\$136.05
Structure Relocation	\$0	\$0	\$0.00	\$0.00
Off-Site Land Costs	\$0	\$0	\$0.00	\$0.00
Predevelopment Subtotal	\$200,000	\$200,000	\$136.05	\$136.05
Hard Costs				
Hard Costs (Residential)	\$0	\$0	\$0.00	\$0.00
Parking	Incl. \$0	\$0	\$0.00	\$0.00
Hard Costs Subtotal	\$0	\$0	\$0.00	\$0.00
Soft Costs				
Soft Costs Subtotal	5% \$10,000	\$10,000	\$6.80	\$6.80
Finance & Contingency				
Contingency	2.5% \$5,250	\$5,250	\$3.57	\$3.57
Construction Loan Interest	\$25,978	\$25,978	\$17.67	\$17.67
Loan Fee	1.0% \$12,758	\$12,758	\$8.68	\$8.68
Finance & Contingency Subtotal	\$43,986	\$43,986	\$29.92	\$29.92
Total Project Costs	\$2,053,986	\$2,053,986	\$1,397.27	\$1,397.27
Total Project Costs (Excl. Land)	\$253,986	\$253,986	\$172.78	\$172.78

1620 Union Street - Little Italy/ Downtown, San Diego
 Alternative 1 - Rehabilitate & Maintain Historic Structure
 Cash Flow Forecast

	Initial	6 Month Construction											
		Year 1 2022	Year 2 2023	Year 3 2024	Year 4 2025	Year 5 2026	Year 6 2027	Year 7 2028	Year 8 2029	Year 9 2030	Year 10 2031	Year 11 2032	
7) Market Rate Units	0	1	1	1	1	1	1	1	1	1	1	1	1
Units Leased (Market Rate)		0.5	1	1	1	1	1	1	1	1	1	1	1
Units Leased (Affordable)		0	0	0	0	0	0	0	0	0	0	0	0
Units Vacant (Market Rate)		0.5	0	0	0	0	0	0	0	0	0	0	0
Occupancy Rate (Market Rate)		50.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Vacancy Rate (Market Rate)		50.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Monthly Rent (Market Rate)		\$4,120	\$4,244	\$4,371	\$4,502	\$4,637	\$4,776	\$4,919	\$5,067	\$5,219	\$5,376	\$5,537	
Monthly Rent Per S.F. (Market Rate)		\$2.80	\$2.89	\$2.97	\$3.06	\$3.15	\$3.25	\$3.35	\$3.45	\$3.55	\$3.66	\$3.77	
Annual Increase in Rent (Market Rate)			3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	
Monthly Rent (Affordable)		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Monthly Rent Per S.F. (Affordable)		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Annual Increase in Rent (Affordable)			3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	
Monthly Rent PSF (Retail)		\$3.09	\$3.18	\$3.28	\$3.38	\$3.48	\$3.58	\$3.69	\$3.80	\$3.91	\$4.03	\$4.15	
Annual Increase in Rent (Retail)			3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	

Gross Rental Income (Market Rate Units)		\$49,440	\$50,923	\$52,451	\$54,024	\$55,645	\$57,315	\$59,034	\$60,805	\$62,629	\$64,508	\$66,443
Gross Rental Income (Affordable Units)		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Parking Income		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Storage Income		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Retail Income (NNN)		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Less: Vacancy & Credit Loss (Residential)		(\$24,720)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Less: Vacancy & Credit Loss (Parking)		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Less: Vacancy & Credit Loss (Storage Units)		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Net Rental Income		\$24,720	\$50,923	\$52,451	\$54,024	\$55,645	\$57,315	\$59,034	\$60,805	\$62,629	\$64,508	\$66,443

	Per Unit	% Increase
Less: Operating Expenses (Residential)	(\$1,530)	2.0%
Less: Property Taxes	(\$19,899)	2.0%
Less: Brokerage Commission (Retail)	\$0	3.0%
Operating Expenses	(\$20,679)	42.9%
Operating Expense Ratio	83.7%	42.5%
Net Operating Income	\$4,041	\$29,066
Less: Permanent Debt Service	\$0	(\$67,043)
Net Proceeds from Refinance:	\$0	\$0
Cash Flow From Operations	\$4,041	(\$37,977)

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11
Cap Rate											4.50%
Next Year NOI											\$40,321
Asset Value											\$896,031
Asset Value Per Net SF											\$610
Asset Value Per Unit											\$896,031
Sale Price											\$896,031
Less: Commissions & Closing Costs											(\$13,440)
Less: Principal Balance of Loan O/S											(\$1,019,429)
Net Proceeds from Disposition											(\$136,839)
Total Cash Flow Before Taxes	(\$770,245)	\$0	(\$37,977)	(\$36,887)	(\$35,759)	(\$34,593)	(\$33,388)	(\$32,142)	(\$30,853)	(\$29,521)	(\$164,983)
IRR											

ATTACHMENT 6

1620 Union Street - Little Italy, DOWNTOWN, San Diego
Alternative 2 - Rehabilitate & Integrate Historic Structure
 Assumptions & Results

GENERAL ASSUMPTIONS

Current Year	2021
Construction Start	2022
Final Cost Escalation	0.0%
Impact Fees Escalation	0.0%
Construction Period	12 months
Units Per Unit	\$400
Op. % Inflation	2.0%
Rent Inflation (Market Rate)	3.0%
Rent Inflation (Affordable)	3.0%
Rent Inflation (Other Income)	2.0%

HELPING & DISPOSITION

Helping Period:	10 Years
Cap Rate @ Refr/Sale (Residential):	4.50%
Cap Rate @ Refr/Sale (Retail):	5.50%
Commissions & Closing Costs:	1.50%
Value at Time of Sale (Year 10)	\$17,479,285
Asset Value PSF	\$692

BUILDING ASSUMPTIONS

Total # of Units	46
Units Per Net Acre (Pad)	399.6
FAR (incl. parking)	5.0
Residential Gross S.F.	25,270
Ground Floor Lobby/Equipment	Incl.
Parking S.E.	0
Gross Building Area	25,270
Net Rentable Area (Residential)	17,091
Net Rentable Area (Retail)	0
Total Net Usable Area	17,091
Parking -	
Parking Spaces	0
Monthly Parking Rent	\$200 per space
Storage Units -	
Storage Units	0
Monthly Storage Rent	\$90 per unit

FINANCING

Construction Financing:	
Loan Amount	\$8,937,536
Loan to Cost	62.5%
Interest Rate	3.8%
Term (Months)	24
Refinance:	
Refinance at End of Year:	
Permanent Loan Amount	\$8,181,606
Less: Construction Loan	(\$8,937,536)
Net Loan Fees	(\$540,908)
Net Proceeds from Refinance	(\$796,839)
Permanent Loan Info:	
Loan Amount	\$8,181,606
Amortization	30
Interest Rate	3.25%
Annual Debt Service	\$427,282
Next Year NOI @ Refi	\$593,826
Value at Refi	\$13,196,138
Loan To Value	62.0%
Debt Coverage Ratio	1.39
Debt Yield	7.26%

PROJECT LAND VALUE

Land S.F.	5,015
Land Acres	0.12
Land Value	\$1,800,000
\$/Unit	\$39,130

PROJECT SUMMARY

Residential	# of Units	% of Mix	Residential Unit Size	Total Net Usable	Monthly Rent	\$/S.F. Rent
Market Rate	40	100%	372	14,862	\$1,750	\$4.71
Subtotal Mixed Units						
Affordable Units	6	100.0%	372	2,229	\$635	\$1.71
Studio -Very/Low						
Subtotal	6	100.0%	372	2,229	\$635	\$1.71
Total	46		372	17,091	\$1,605	\$4.32
Historic Home						
Net Rentable Area				756		
Monthly Rent				\$2,500		
\$ per SF				\$3.31		
Retail						
Retail S.F. (Gross)				0		
Retail S.F. (Net)				0		
Stabilized Occupancy		100%		0		
Stabilized Occupied S.F.				0		
Monthly Rent PSF (NNN - Base)				\$3.00		
Rental Rate Inflation				3.0%		

Average Daily Trips	
Retail	40 /1,000 SF
Total	0

CONSTRUCTION COST SUMMARY

Land Costs	\$1,800,000	Cost Per Unit	\$39,130	Cost Per Gross S.F.	\$71.23	Cost Per Net S.F.	\$105.32
Predevelopment	\$200,000		\$4,348		\$7.91		\$11.70
Hard Costs	\$9,400,050		\$204,349		\$371.98		\$550.00
Soft Costs	\$1,880,010		\$40,870		\$74.40		\$110.00
Finance & Contingency	\$1,019,928		\$22,174		\$40.36		\$59.68
Total Costs	\$14,300,058		\$310,871		\$565.89		\$836.70
Less: Loan Amount	(\$8,937,536)		(\$194,294)		(\$353.68)		(\$11.37)
Initial Investment:	\$5,362,522		\$116,577		\$212.21		\$313.76

INVESTMENT PERFORMANCE

Stabilized NOI	\$593,826
Total Project Costs	\$14,300,058
Stabilized Yield On Cost	4.2%
Year 3	
Initial	Return on Equity
Year 1	0.0%
Year 2	-5.0%
Year 3	3.1%
Year 4	3.5%
Year 5	3.9%
Year 6	4.5%
Year 7	4.8%
Year 8	5.2%
Year 9	5.7%
Year 10	202.1%
Total Profit	\$6,855,506
Before Tax IRR	8.9%

	Cash Flow
	(\$5,362,522)
	\$0
	(\$265,516)
	\$166,544
	\$187,968
	\$210,107
	\$232,983
	\$256,621
	\$281,045
	\$306,279
	\$10,839,997

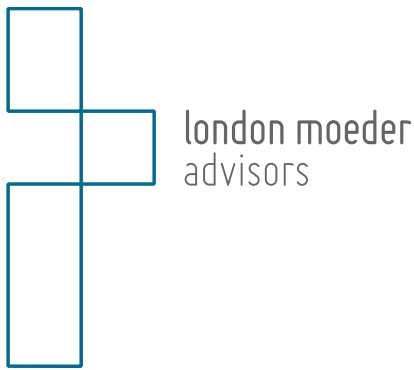
Market Rate Units	40
Affordable Units	6
Total # of Units	46
Residential Gross S.F.	25,270
Ground Floor Lobby/Equipment	Incl.
Gross Building Area (excl. parking)	25,270
Parking S.F.	0
Gross Building Area	25,270
Net Rentable Area (Residential)	17,091
Net Rentable Area (Retail)	0
Total Net Usable Area	17,091
Parking Spaces	0

		Total Cost	Cost Per Unit	Cost Per Gross S.F.	Cost Per Net S.F.
Land Costs		\$1,800,000	\$39,130	\$71.23	\$105.32
Predevelopment					
Site Work	incl.	\$0	\$0	\$0.00	\$0.00
Historical Preservation		\$200,000	\$4,348	\$7.91	\$11.70
Structure Relocation		\$0	\$0	\$0.00	\$0.00
Off-Site Land Costs		\$0	\$0	\$0.00	\$0.00
Predevelopment Subtotal		\$200,000	\$4,348	\$7.91	\$11.70
Hard Costs					
Hard Costs (Residential)		\$9,400,050	\$204,349	\$371.98	\$550.00
Parking	incl.	\$0	\$0	\$0.00	\$0.00
Hard Costs Subtotal		\$9,400,050	\$204,349	\$371.98	\$550.00
Soft Costs					
Soft Costs Subtotal	20%	\$1,880,010	\$40,870	\$74.40	\$110.00
Finance & Contingency					
Contingency	5.0%	\$574,003	\$14,350	\$22.71	\$33.59
Construction Loan Interest		\$357,175	\$8,929	\$14.13	\$20.90
Loan Fee	1.0%	\$88,820	\$2,221	\$3.51	\$5.20
Finance & Contingency Subtotal		\$1,019,998	\$22,174	\$40.36	\$59.68
Total Project Costs		\$14,300,058	\$310,871	\$565.89	\$836.70
Total Project Costs (Excl. Land)		\$12,500,058	\$271,740	\$494.66	\$731.38

1620 Union Street - Little Italy, Downtown, San Diego
 Alternative 2 - Rehabilitate & Integrate Historic Structure
 Cash Flow Forecast

	Initial	12 Month Construction												
		Year 1 2022	Year 2 2023	Year 3 2024	Year 4 2025	Year 5 2026	Year 6 2027	Year 7 2028	Year 8 2029	Year 9 2030	Year 10 2031	Year 11 2032		
Units Market Rate (Market Rate)	0		40	40	40	40	40	40	40	40	40	40	40	40
Units Leased (Market Rate)			36	38	38	38	38	38	38	38	38	38	38	38
Units Leased (Affordable)			6	6	6	6	6	6	6	6	6	6	6	6
Units Vacant (Market Rate)			4	2	2	2	2	2	2	2	2	2	2	2
Occupancy Rate (Market Rate)			89.0%	95.0%	95.0%	95.0%	95.0%	95.0%	95.0%	95.0%	95.0%	95.0%	95.0%	95.0%
Vacancy Rate (Market Rate)			11.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%
Monthly Rent (Market Rate)		\$1,803	\$1,857	\$1,912	\$1,970	\$2,029	\$2,090	\$2,152	\$2,217	\$2,283	\$2,352	\$2,422	\$2,492	\$2,562
Monthly Rent Per S.F. (Market Rate)		\$4.85	\$5.00	\$5.15	\$5.30	\$5.46	\$5.62	\$5.79	\$5.97	\$6.15	\$6.33	\$6.52	\$6.70	\$6.88
Annual Increase in Rent (Market Rate)			3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%
Monthly Rent (Affordable)		\$654	\$674	\$694	\$715	\$736	\$758	\$781	\$804	\$829	\$853	\$879	\$905	\$931
Monthly Rent Per S.F. (Affordable)		\$1.76	\$1.81	\$1.87	\$1.92	\$1.98	\$2.04	\$2.10	\$2.17	\$2.23	\$2.30	\$2.37	\$2.43	\$2.50
Annual Increase in Rent (Affordable)			3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%
Monthly Rent PSF (Retail)		\$3.09	\$3.18	\$3.28	\$3.38	\$3.48	\$3.58	\$3.69	\$3.80	\$3.91	\$4.03	\$4.15	\$4.27	\$4.39
Annual Increase in Rent (Retail)			3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%
Gross Rental Income (Market Rate Units)		\$0	\$891,156	\$917,891	\$945,427	\$973,790	\$1,003,004	\$1,033,094	\$1,064,087	\$1,096,009	\$1,128,890	\$1,162,756	\$1,209,433	
Gross Rental Income (Affordable Units)		\$0	\$48,504	\$49,959	\$51,458	\$53,002	\$54,592	\$56,230	\$57,917	\$59,654	\$61,444	\$63,287	\$65,182	
Gross Rental Income (Historic Structure)		\$0	\$31,827	\$32,782	\$33,765	\$34,778	\$35,822	\$36,896	\$38,003	\$39,143	\$40,317	\$41,527	\$42,772	
Parking Income		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Storage Income		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Retail Income (NNN)		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Less: Vacancy & Credit Loss (Residential)		\$0	(\$98,398)	(\$46,895)	(\$47,271)	(\$48,690)	(\$50,150)	(\$51,655)	(\$53,204)	(\$54,800)	(\$56,444)	(\$58,138)	(\$59,882)	
Less: Vacancy & Credit Loss (Parking)		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Less: Vacancy & Credit Loss (Storage Units)		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Net Rental Income		\$0	\$873,089	\$954,737	\$983,380	\$1,012,881	\$1,043,267	\$1,074,565	\$1,106,802	\$1,140,006	\$1,174,207	\$1,209,433		
Less: Operating Expenses (Residential)			(\$207,664)	(\$224,127)	(\$228,610)	(\$233,182)	(\$237,846)	(\$242,602)	(\$247,454)	(\$252,404)	(\$257,452)	(\$262,601)	(\$267,850)	
Less: Property Taxes			(\$134,102)	(\$136,784)	(\$139,520)	(\$142,310)	(\$145,150)	(\$148,059)	(\$151,021)	(\$154,041)	(\$157,122)	(\$160,264)	(\$163,466)	
Less: Brokerage Commission (Retail)			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Operating Expenses		\$0	(\$341,766)	(\$360,911)	(\$368,129)	(\$375,492)	(\$383,002)	(\$390,662)	(\$398,475)	(\$406,445)	(\$414,574)	(\$422,865)	(\$431,316)	
Operating Expense Ratio			39.1%	37.8%	37.4%	37.1%	36.7%	36.4%	36.0%	35.7%	35.3%	35.0%	34.7%	
Net Operating Income		\$0	\$531,323	\$593,826	\$615,250	\$637,389	\$660,266	\$683,903	\$708,327	\$733,562	\$759,633	\$786,568		
Less: Permanent Debt Service		\$0	\$0	(\$427,282)	(\$427,282)	(\$427,282)	(\$427,282)	(\$427,282)	(\$427,282)	(\$427,282)	(\$427,282)	(\$427,282)	(\$427,282)	
Net Proceeds from Refinance:		\$0	(\$796,839)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Cash Flow From Operations		\$0	(\$265,516)	\$166,544	\$187,968	\$210,107	\$232,983	\$256,621	\$281,045	\$306,279	\$332,351	\$0		
Disposition														
Residential														
Cap Rate													4.50%	
Next Year NOI													\$786,568	
Asset Value													\$17,479,285	
Asset Value Per Net SF													\$1,023	
Asset Value Per Unit													\$379,984	
Sale Price													\$17,479,285	
Less: Commissions & Closing Costs													(\$262,189)	
Less: Principal Balance of Loan O/S													(\$6,709,449)	
Net Proceeds from Disposition													\$10,507,646	
Total Cash Flow Before Taxes		(\$5,362,522)	\$0	(\$265,516)	\$166,544	\$187,968	\$210,107	\$232,983	\$256,621	\$281,045	\$306,279	\$332,351	\$0	
IRR													9%	

ATTACHMENT 6



Corporate Profile

London Moeder Advisors

REPRESENTATIVE SERVICES

Market and Feasibility Studies	Development Services	Litigation Consulting
Financial Structuring	Fiscal Impact	Workout Projects
Asset Disposition	Strategic Planning	MAI Valuation
Government Processing	Capital Access	Economic Analysis


London Moeder Advisors (formerly The London Group) was formed in 1991 to provide real estate advisory services to a broad range of clientele. The firm principals, Gary London and Nathan Moeder, combine for over 60 years of experience. We have analyzed, packaged and achieved capital for a wide variety of real estate projects. Clients who are actively pursuing, developing and investing in projects have regularly sought our advice and financial analysis capabilities. Our experience ranges from large scale, master planned communities to urban redevelopment projects, spanning all land uses and development issues of all sizes and types. These engagements have been undertaken principally throughout North America and Mexico.

A snapshot of a few of the services we render for both the residential and commercial sectors:

- **Market Analysis** for mixed use, urban and suburban properties. Studies concentrate on market depth for specific products, detailed recommendations for product type, absorption and future competition. It also includes economic overviews and forecasts of the relevant communities.
- **Financial Feasibility Studies** for new projects of multiple types, including condominium, apartment, office, and master-planned communities. Studies incorporate debt and equity needs, sensitivity analyses, rates of return and land valuations.
- **Litigation support/expert witness services** for real estate and financial related issues, including economic damages/losses, valuations, historic market conditions and due diligence. We have extensive deposition, trial, mediation and arbitration experience.
- **Investment studies for firms acquiring or disposing of real estate.** Studies include valuation, repositioning projects and portfolios, economic/real estate forecasts and valuation of partnerships. Often, the commercial studies include the valuation of businesses.
- **Estate Planning services** including valuation of portfolios, development of strategies for disposition or repositioning portfolios, succession planning and advisory services for high net worth individuals. We have also been involved in numerous marriage dissolution assignments where real estate is involved.
- **Fiscal Impact, Job Generation and Economic Multiplier Effect Reports**, traditionally prepared for larger commercial projects and in support of Environmental Impact Reports. We have been retained by both developers and municipalities for these reports. The studies typically relate to the tax revenues and employment impacts of new projects.

The London Group also draws upon the experience of professional relationships in the development, legal services, financial placement fields as well as its own staff. Clients who are actively investigating and investing in apartment projects, retail centers, commercial projects, mixed use developments and large master plans have regularly sought our advice and financial analysis capabilities.

San Diego: 825 10th Ave | San Diego, CA 92101 | (619) 269-4010
Carlsbad: 2792 Gateway Road #104 | Carlsbad, CA 92009 | (619) 269-4012

Page 3		City of San Diego · Information Bulletin 620		May 2020
		City of San Diego Development Services		Community Planning Committee Distribution Form
Project Name: Air Rights Tower			Project Number: 694291	
Community: Downtown				
<p>For project scope and contact information (project manager and applicant), log into OpenDSD at https://aca.accela.com/SANDIEGO.</p> <p>Select "Search for Project Status" and input the Project Number to access project information.</p>				
<input checked="" type="radio"/> Vote to Approve <input type="radio"/> Vote to Approve with Conditions Listed Below <input type="radio"/> Vote to Approve with Non-Binding Recommendations Listed Below <input type="radio"/> Vote to Deny				
# of Members Yes	# of Members No	# of Members Abstain		
10	0	1		
Conditions or Recommendations:				
<input type="checkbox"/> No Action (Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)				
NAME: Robert B. Link				
TITLE: DCPC Interim Chair			DATE: September 27, 2021	
<i>Attach additional pages if necessary (maximum 3 attachments).</i>				



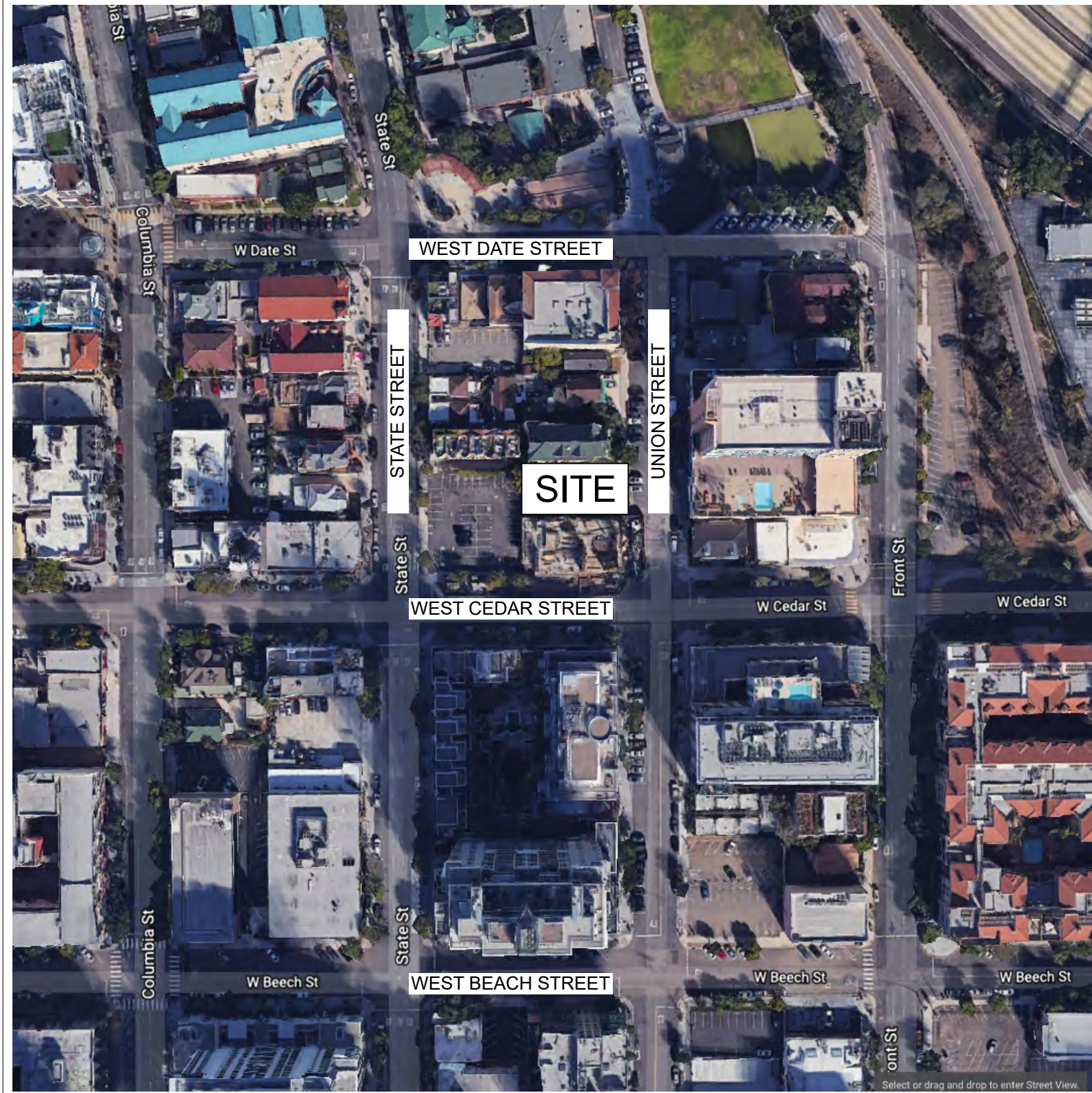
THE CITY OF SAN DIEGO

City of San Diego
Development Services
1222 First Ave., MS-302
San Diego, CA 92101

Community Planning Committee Distribution Form Part 2

Project Name: Union Newton Sites SDPCDP		Project Number: 694291	Distribution Date: 9/7/2021
Project Scope/Location: Two separate development sites; one in Little Italy (Union Street) and one in Barrio Logan (Newton Avenue). You'll see in the attached form that there are separate documents for each site. New construction is proposed on each site and a historical resource currently on the Little Italy site is proposed to be relocated to the Barrio Logan site. 2642,46 Newton Avenue, Barrio Logan			
Applicant Name: Matthew Segal		Applicant Phone Number:	
Project Manager:	Phone Number:	Fax Number: (619) 321-3200	E-mail Address:
Committee Recommendations (To be completed for Initial Review):			
<input checked="" type="checkbox"/> Vote to Approve	Members Yes 11	Members No 0	Members Abstain 0
<input type="checkbox"/> Vote to Approve With Conditions Listed Below	Members Yes 11	Members No 0	Members Abstain 0
<input type="checkbox"/> Vote to Approve With Non-Binding Recommendations Listed Below	Members Yes 11	Members No 0	Members Abstain 0
<input type="checkbox"/> Vote to Deny	Members Yes 11	Members No 0	Members Abstain 0
<input type="checkbox"/> No Action (Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)			<input type="checkbox"/> Continued
CONDITIONS: none			
NAME: Mark Steele		TITLE: Chair, Barrio Logan Planning Group	
SIGNATURE:		DATE: 11/2/2021	
<i>Attach Additional Pages If Necessary.</i>		Please return to: Project Management Division City of San Diego Development Services Department 1222 First Avenue, MS 302 San Diego, CA 92101	
Printed on recycled paper. Visit our web site at www.sandiego.gov/development-services . Upon request, this information is available in alternative formats for persons with disabilities.			

VICINITY MAP



PROJECT DATA

PROJECT ADDRESS:
1620 UNION STREET, SAN DIEGO, CA 92101

LEGAL DESCRIPTION:
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, LOT 8 IN BLOCK 33 OF MIDDLETOWN, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO PARTITION MAP THEREOF MADE BY J.E. JACKSON ON FILE IN THE OFFICE OF THE COUNTY CLERK OF SAID SAN DIEGO COUNTY

APN:
533-353-10-11

USE / STRUCTURES ON SITE:
EXISTING: SINGLE FAMILY RESIDENCE USED AS A HOSTEL TO BE MOVED
PROPOSED USE: RESIDENTIAL DEVELOPMENT

ZONE:
COMPLETE COMMUNITIES HOUSING TIER 1
CENTRE CITY DEVELOPMENT DISTRICT
RESIDENTIAL EMPHASIS
LITTLE ITALY SUN ACCESS (LISA)
AIRPORT APPROACH OVERLAY (AAOZ)
TRANSIT PRIORITY AREA
RESIDENTIAL TANDEM PARKING
FINE GRAIN OVERLAY
FAA PART 77 NOTICING AREA
SAN DIEGO INTERNATIONAL REVIEW AREA 2
GEOLOGIC HAZARD CATEGORY 13

TYPE OF CONSTRUCTION: TYPE 1

LOT SIZE: 5013.44 SQ FT

F.A.R
ALLOWED: UNLIMITED
PROPOSED: 21.91 (CCHSR)

BUILDING AREA:
ALLOWED: UNLIMITED
TOTAL GROSS BLDG AREA: 113923 (CCHSR)
TOTAL ABOVE GRADE: 109546
TOTAL BELOW GRADE: 4377

HEIGHT:
PROPOSED: 250'-0"

PARKING:
REQUIRED: NO PARKING REQUIRED
MAXIMUM ALLOWED: 1 PER DWELLING UNIT
PROPOSED: 70 PARKING SPACES (FULLY AUTOMATED PARKING)
ADA SPACES: 4 VAN ACCESSIBLE ADA SPACE (FULLY AUTOMATED)

EV PARKING: 70 x 10% = 7 PROVIDED: 6 LOCATIONS ON SITE (AUTOMATED GANTRY)
1 LOCATION @ 320 WEST CEDAR STREET

MOTORCYCLE: 70/10 = 7 PROVIDED: NONE
BICYCLE (RES): 73/ 5 = 14.6 REQUIRED: 15 PROVIDED: 16

COMMON OUTDOOR SPACE
REQUIRED: 5014 x 10% = 501 SF
PROPOSED: 550 SF

PET OPEN SPACE:
REQUIRED: 100 SF
PROPOSED: NONE

COMMON INDOOR SPACE:
REQUIRED: 500 SF
PROPOSED: NONE

PRIVATE OUTDOOR SPACE:
REQUIRED: 50% OF UNITS, MIN 40 SF
PROPOSED: 90% OF UNITS HAVE PATIOS

STORAGE: (156.0310)(q)(4)
REQUIRED: EACH UNIT REQ'D TO HAVE 240. C.F.
73 x 240 = 17520
PROPOSED: 26 STORAGE UNITS OF VARYING SIZES ~ 10,000CF.

REFUSE AND RECYCLING AREA:
REQUIRED: REFUSE: 144 SQ FT
RECYCLING: 144 SQ FT
PROPOSED: REFUSE/ RECYCLING TOTAL AREA: 145 SQ FT

PROJECT DATA

REQUESTED WAIVERS:

PERSONAL STORAGE
REQUIRED: EACH UNIT REQ'D TO HAVE 240. C.F.
PROPOSED: 26 TOTAL STORAGE UNITS APPROXIMATELY 10,000 C.F.

DRIVEWAY CURBCUTS: 142-05N
REQUIRED: 20 FEET (20 PARKING SPACES) 14 FEET (6+ UNITS)
PROPOSED: 10FT CURB CUT W/ 10 FT DRIVEWAY

MOTORCYCLE PARKING: 156.0313(a)(2)(D)
REQUIRED: 7
PROPOSED: NONE PROVIDED

EV PARKING: REQUIRED: 7
PROVIDED: 6 LOCATIONS W/ AUTOMATIC GANTRY ONSITE
1 LOCATION AT 320 WEST CEDAR STREET ADJACENT PER SHARED AGREEMENT

NORTH SETBACK: 156.0310(3)(E)(i)
REQUIRED: 10 FEET
PROPOSED: 3'-0" FROM PL @ GRND LEVEL TO ROOF FOR 100 FEET LINEAR FT

WEST SETBACK: 156.0310(3)(E)(i)
REQUIRED: 10 FEET
PROPOSED: 3'-0" FROM PL @ GROUND LEVEL TO 70'-0" FOR 46'-0" LINEAR FT
3'-0" FROM PL @ 70'-1" TO ROOF FOR 26'-0" LINEAR FEET
15'-8" FROM PL @ 70'-1"

EAST ORIEL WINDOWS: 153.0311(h)
REQUIRED: MAXIMUM WIDTH 12'-0" SEPARATED BY 6'-0"
NO MORE THAN 30% OF BUILDING FACADE
PROPOSED: (1) 19'-4" WIDE FROM 16'-0" FT ABOVE GROUND TO ROOF
(2) 15'-3" WIDE FROM 92'-0" FT ABOVE GROUND TO ROOF
76.3% OF ELEVATION

COMMON OUTDOOR SPACE: 156.0310(g)(1)
REQUIRED: MINIMUM DIMENSION 30 FT BOTH DIRECTIONS
PROPOSED: ONE DIMENSION TO BE MINIMUM OF 30 FT
ONE DIMENSION TO VARY FROM 8'-0" FT TO 15'-0" MIN

PET OPEN SPACE: REQUIRED: 100 SQ FT
PROPOSED: NONE PROPOSED

PRIVATE OUTDOOR SPACE: REQUIRED: 50% OF UNITS, MIN 40 SF
PROPOSED: 90% OF UNITS HAVE PATIOS W/ MINIMUM 36 SQ FT PATIO

INDOOR COMMON AREA SPACE: REQUIRED: 500 SQ FT
PROPOSED: NONE PROPOSED

GROUND FLOOR TRANSPARENCY: 156.0311(d)(1)
REQUIRED: 60 % BETWEEN 3-12 FT ABOVE SIDEWALK
9'-0" x 49'-6" = 331.86 SQFT REQ'D 202.72
PROPOSED: 92.97 SF & 28.01%

REFUSE AND RECYCLING AREA: 142.082
REQUIRED: REFUSE: 144 SQ FT
RECYCLING: 144 SQ FT
PROPOSED: REFUSE/ RECYCLING AREA 1: 145 SQ FT

LOADING ZONE: 142.0525 & 142-10B
REQUIRED: 1 LOADING ZONE IN EXCESS OF 100,000 GROSS SF
PROPOSED: NO LOADING ZONE

AUTOMATIC WAIVERS PER CCHSR 143.1010(c)(1):
HEIGHT LIMIT (LISA) 156.0310(c)(1)
REQUIRED: BUILDING BASE MIN: 30
BUILDING BASE MAX: 50
PER FIGURE 'F' MAX OVERALL HEIGHT 150'
PROPOSED: NONE PROPOSED

UNLIMITED FAR Figure L
REQUIRED: BASE MAX 6.0
PROPOSED: 21.9 FAR

TOWER LOT COVERAGE Table 156-0310-A
REQUIRED: BASE MAX 50%
PROPOSED: 85.50%

STREET WALL HEIGHT 156.0310(c)(1)(A)
REQUIRED: MIN: 40 FT
MAX: 85 FT
PROPOSED: 250 FT

LISA TOWER SETBACKS 156.0310(d)(3)(D)
REQUIRED: FROM ROW: 15 FT
FROM INTERIOR PROPERTY LINE: 20FT
PROPOSED: FROM ROW: 0 FT
FROM INTERIOR SOUTH PL: 0 FT
FROM NORTH PL: 3 FT MIN
FROM WEST PL: 3 FT MIN

SCALED DIF FEES REQUIRED: DIF FEES PER UNIT
PROPOSED: SCALED PER UNIT SIZE

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T1.1 PROJECT STATISTICS
T1.2 ALTA SURVEY
T1.3 MATERIALS BOARD
T1.4 EXISTING SITE CONDITIONS & PHOTOGRAPHIC STUDY
T1.5 PERSPECTIVE VIEWS
T1.6 PERSPECTIVE VIEWS
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T1.8 PERSPECTIVE VIEWS
T1.9 PERSPECTIVE VIEWS
T1.9A PERSPECTIVE VIEWS
T2.0 SOLAR STUDY / VICINITY MAP
T2.1 VICINITY SITE ELEVATIONS
T2.2 FAR DIAGRAMS
T2.3 FAR DIAGRAMS
T2.4 FIRE ACCESS PLAN

CIVIL

C1.0 PRELIMINARY GRADING / CURB UTILIZATION PLAN
C1.1 WET UTILITY ENLARGED PLAN

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A1.1 BASEMENT PLAN
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A1.2 LEVEL 2
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A1.8 LEVEL 10-19 TYPICAL
A1.9 LEVEL 20-21
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A1.11 LEVEL 23
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A3.0 BUILDING SECTIONS
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LANDSCAPE

L1.0 LANDSCAPE PLANS

PROJECT DESCRIPTION

AIR RIGHTS TOWER IS LOCATED ON A 5,000 SQ. FT LOT AT 1620 UNION STREET BETWEEN CEDAR AND DATE STREETS IN LITTLE ITALY SAN DIEGO. THE EXISTING HISTORIC RESIDENCE WILL BE RELOCATED TO THE VACANT LOT AT 2642, 2646, 2648 NEWTON AVE, SAN DIEGO, 92113. THE NEW CONSTRUCTION PROPOSED 24-STORY PROJECT, WITH A SINGLE LEVEL UNDERGROUND PROVIDES 73 RESIDENTIAL UNITS OF WHICH 8 ARE AFFORDABLE UNITS. THE 111,795 GROSS SQ FOOT PROJECT WILL PROVIDE A VARIETY OF UNIT TYPES INCLUDING STUDIOS, ONE BEDROOM AND TWO BEDROOMS AND A 3 BEDROOM. THE PROJECT HAS A 50 FOOT STREET FRONTAGE ON UNION STREET AND IS A MID BLOCK SITE. THE PROJECT UTILIZES THE AIR RIGHTS OF THE EXISTING CORNER MICRO HOUSING DEVELOPMENT TO HAVE FULL OPENINGS ON THE INTERIOR LOT LINE ELEVATION ENABLING WINDOWS ON THE 24-STORY BUILDING ABOVE THE ADJACENT STRUCTURE. THE GROUND LEVEL IS SPLIT BETWEEN BUILDING THE RESIDENTIAL LOBBY, FIRE CONTROL ROOM AND THE AUTOMATED PARKING SYSTEM. PARKING IS PROVIDED THROUGH A SINGLE POINT OF ENTRY INTO A FULLY AUTOMATED ROBOTIC PARKING SYSTEM. THIS SYSTEM PROVIDES 70 PARKING SPACES AND FILLS THE AREA SOUTH OF THE BUILDING CORE ON LEVELS GROUND THROUGH 6, WHICH WOULD OTHERWISE BE USELESS AND DARK ADJACENT TO THE EXISTING NEIGHBORING BUILDING TO THE SOUTH. THE RESIDENTIAL UNITS BEGIN AT LEVEL TWO AND CONTINUE THROUGH THE 23RD LEVEL OF THE BUILDING. LEVEL 24 IS COMPRISED OF A SMALL PRIVATE ROOF DECK AND A 600 SQ FOOT COMMON ROOF DECK AND FACES EAST, SOUTH AND WEST.

PROJECT TEAM

OWNER:
UNION STREET CREATIVE HOUSE LLC
989 W. KALMIA STREET
SAN DIEGO, CA 92101
952-240-2602
CONTACT: DOUGLAS HAMM
EMAIL: DOUGLAS@URBANCA.COM

APPLICANT DEVELOPER:
JMAN INVESTMENTS INC
3000 UPAS STREET SUITE 101
SAN DIEGO, CA 92104
619-993-6269
CONTACT: MATTHEW SEGAL
EMAIL: MRMATTHEWSEGAL@GMAIL.COM

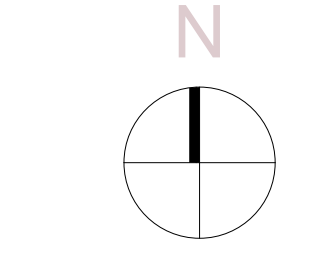
ARCHITECT:
JONATHAN SEGAL FAIA
3000 UPAS STREET SUITE 101
SAN DIEGO, CA 92104
619-993-6269
CONTACT: MATTHEW SEGAL
EMAIL: MRMATTHEWSEGAL@GMAIL.COM

STRUCTURAL ENGINEER
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101 W. BROADWAY STE 1260
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619-400-1704
CONTACT: JON DECK
EMAIL: JDECK@DCI-ENGINEERS.COM

GEOTECHNICAL ENGINEER
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6960 FLANDERS DRIVE
SAN DIEGO, CA 92121
858-558-6900
CONTACT: SHAWN WEEDON
EMAIL: WEEDON@GEOCONINC.COM

CIVIL ENGINEER:
PASCO LARET SUITER
535 N HWY 101
SOLANA BEACH, CA 92075
858-259-8212
CONTACT: WILL MACK
EMAIL: WMACK@PLSAENGINEERING.COM

ELECTRICAL ENGINEER:
NEDC, INC
3103 FALCON STREET SUITE J
SAN DIEGO, CA 92103
619-278-0076
CONTACT: DAVID NUTTER
EMAIL: DAVID@NEDINC.NET



AIR RIGHTS TOWER
1620 Union Street San Diego Ca, 92101
JONATHAN SEGAL / FAIA
3000 Upas Street Suite 101 San Diego, CA 92104



PROJECT #

SHEET TITLE: TITLE SHEET

SCALE:

DATE: 9/1/21

REVISION 1: 10/12/21

REVISION 2: 11/23/21

REVISION 3: 12/21/21

REVISION 4:

REVISION 5:

REVISION 6:

SHEET: OF

SHEET NAME:

Issued Date: 02/26/2021

Jonathan Segal
Jman Investments Inc
3000 Upas Street
suite 101
san diego, CA 92104

** DETERMINATION OF NO HAZARD TO AIR NAVIGATION **

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure: Building U-TOWER
Location: SAN DIEGO, CA
Latitude: 32-43.1925N NAD 83
Longitude: 117-09-56.50W
Heights: 71 feet site elevation (SE)
250 feet above ground level (AGL)
321 feet above mean sea level (AMSL)

This aeronautical study revealed that the structure would have no substantial adverse effect on the safe and efficient utilization of the navigable airspace by aircraft or on the operation of air navigation facilities. Therefore, pursuant to the authority delegated to me, it is hereby determined that the structure would not be a hazard to air navigation provided the following condition(s) is(are) met:

As a condition to this Determination, the structure is to be marked/lighted in accordance with FAA Advisory circular 70/7460-1 M, Obstruction Marking and Lighting, red lights- Chapters 4,5(Red), & 15.

Any failure or malfunction that lasts more than thirty (30) minutes and affects a top light or flashing obstruction light, regardless of its position, should be reported immediately to (877) 487-6867 so a Notice to Airmen (NOTAM) can be issued. As soon as the normal operation is restored, notify the same number.

It is required that FAA Form 7460-2, Notice of Actual Construction or Alteration, be e-filed any time the project is abandoned or:

- At least 10 days prior to start of construction (7460-2, Part 1)
Within 5 days after the construction reaches its greatest height (7460-2, Part 2)

See attachment for additional condition(s) or information.

The structure considered under this study lies in proximity to an airport and occupants may be subjected to noise from aircraft operating to and from the airport.

Page 1 of 8

This determination expires on 08/26/2022 unless:

- (a) the construction is started (not necessarily completed) and FAA Form 7460-2, Notice of Actual Construction or Alteration, is received by this office.
(b) extended, revised, or terminated by the issuing office.
(c) the construction is subject to the licensing authority of the Federal Communications Commission (FCC) and an application for a construction permit has been filed, as required by the FCC, within 6 months of the date of this determination. In such case, the determination expires on the date prescribed by the FCC for completion of construction, or the date the FCC denies the application.

NOTE: REQUEST FOR EXTENSION OF THE EFFECTIVE PERIOD OF THIS DETERMINATION MUST BE E-FILED AT LEAST 15 DAYS PRIOR TO THE EXPIRATION DATE. AFTER RE-EVALUATION OF CURRENT OPERATIONS IN THE AREA OF THE STRUCTURE TO DETERMINE THAT NO SIGNIFICANT AERONAUTICAL CHANGES HAVE OCCURRED, YOUR DETERMINATION MAY BE ELIGIBLE FOR ONE EXTENSION OF THE EFFECTIVE PERIOD.

This determination is subject to review if an interested party files a petition that is received by the FAA on or before March 28, 2021. In the event a petition for review is filed, it must contain a full statement of the basis upon which it is made and be submitted to the Manager of the Rules and Regulations Group. Petitions can be submitted via mail to Federal Aviation Administration, 800 Independence Ave, SW, Washington, DC 20591, via email at OEPetitions@faa.gov, or via facsimile (202) 267-9328.

This determination becomes final on April 07, 2021 unless a petition is timely filed. In which case, this determination will not become final pending disposition of the petition. Interested parties will be notified of the grant of any review. For any questions regarding your petition, please contact Rules and Regulations Group via telephone - 202-267-8783.

This determination is based, in part, on the foregoing description which includes specific coordinates, heights, frequency(ies) and power. Any changes in coordinates, heights and frequencies or use of greater power, except those frequencies specified in the Colo Void Clause Coalition; Antenna System Co-Location; Voluntary Best Practices, effective 21 Nov 2007, will void this determination. Any future construction or alteration, including increase to heights, power or the addition of other transmitters, requires separate notice to the FAA. This determination includes all previously filed frequencies and power for this structure.

If construction or alteration is dismantled or destroyed, you must submit notice to the FAA within 5 days after the construction or alteration is dismantled or destroyed.

This determination does not include temporary construction equipment such as cranes, derricks, etc., which may be used during actual construction of the structure. However, this equipment shall not exceed the overall heights as indicated above. Equipment which has a height greater than the studied structure requires separate notice to the FAA.

This determination concerns the effect of this structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

This aeronautical study considered and analyzed the impact on existing and proposed arrival, departure, and en route procedures for aircraft operating under both visual flight rules and instrument flight rules; the impact on all existing and planned public-use airports, military airports and aeronautical facilities; and the cumulative

Page 2 of 8

impact resulting from the studied structure when combined with the impact of other existing or proposed structures. The study disclosed that the described structure would have no substantial adverse effect on air navigation.

An account of the study findings, aeronautical objections received by the FAA during the study (if any), and the basis for the FAA's decision in this matter can be found on the following page(s).

If we can be of further assistance, please contact Vivian Vilaro, at (847) 294-7575, or vivian.vilaro@faa.gov. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2020-AWP-13014-OE.

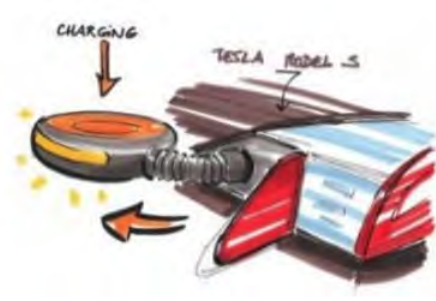
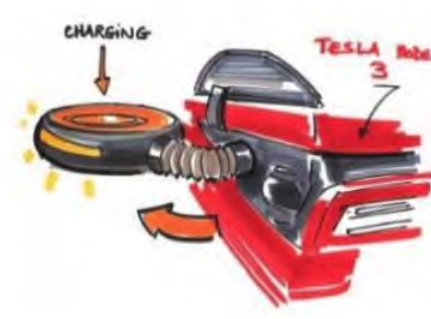
Signature Control No: 457127699-470807380
Mike Helvey
Manager, Obstruction Evaluation Group

(DNH)

Attachment(s)
Additional Information
Map(s)

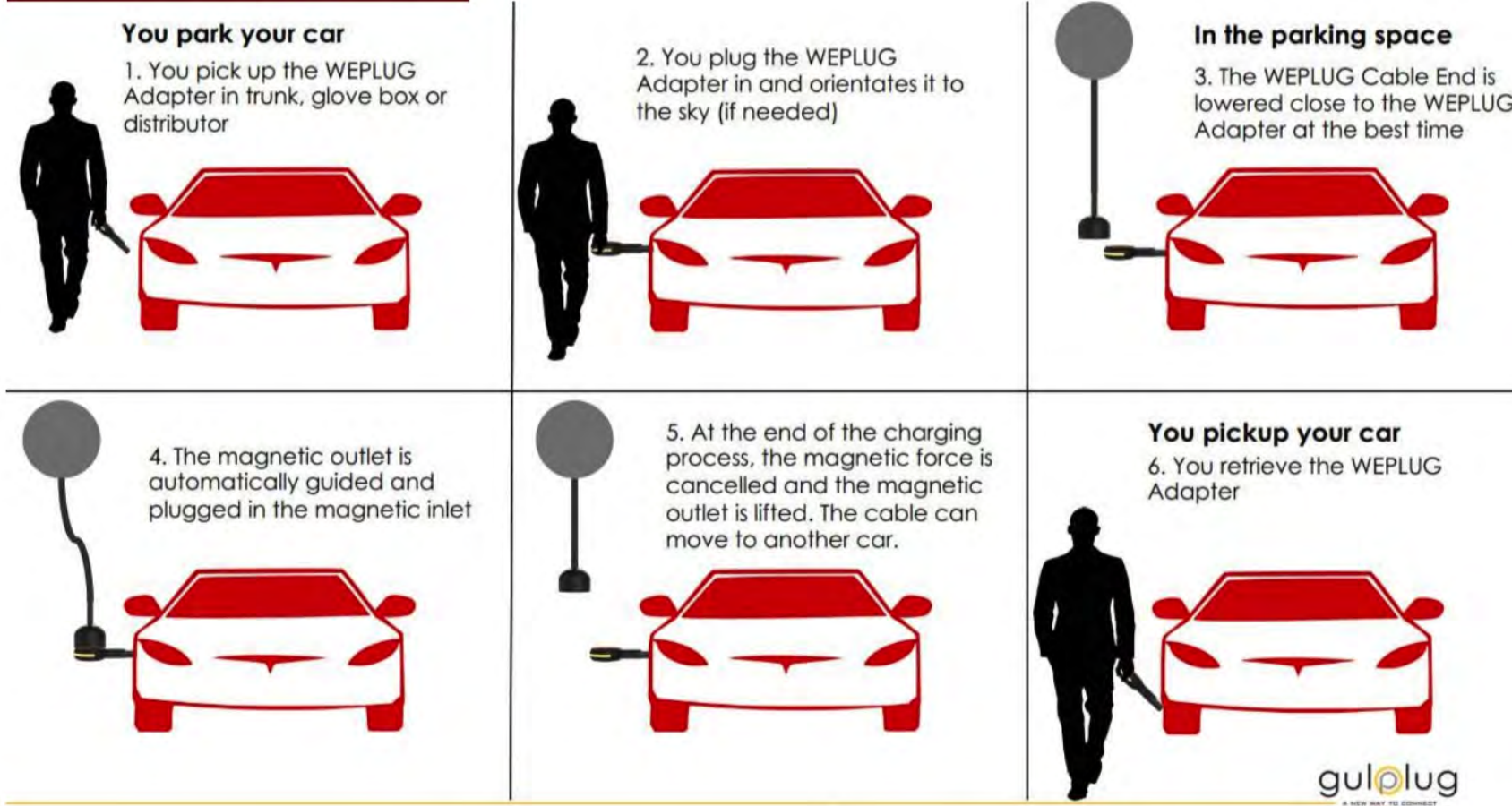
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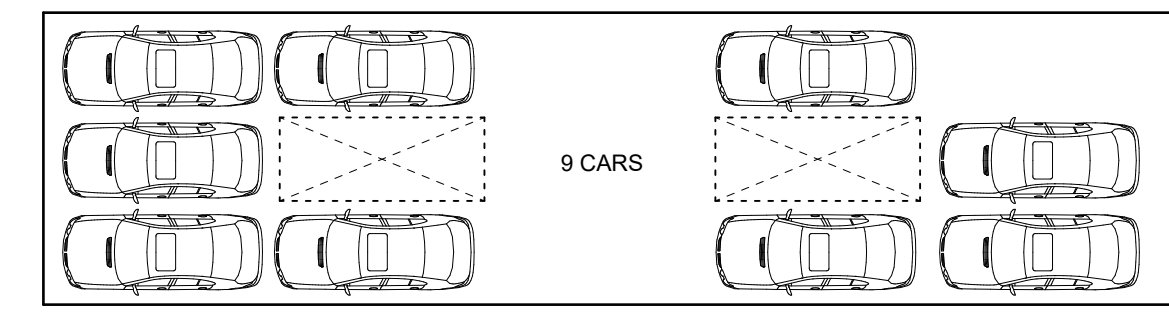
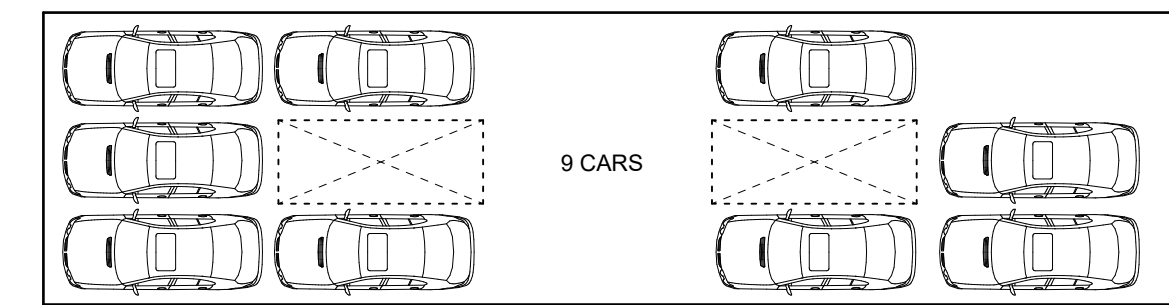
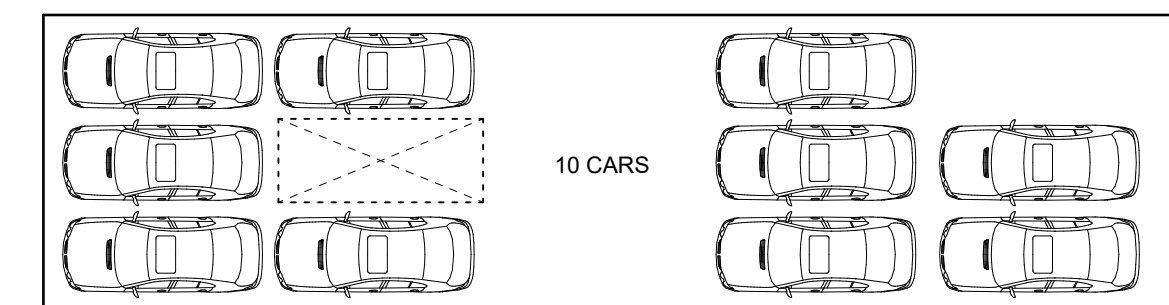
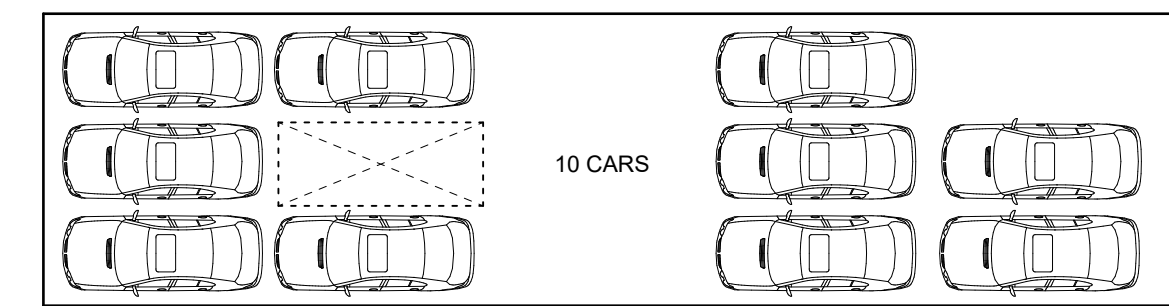
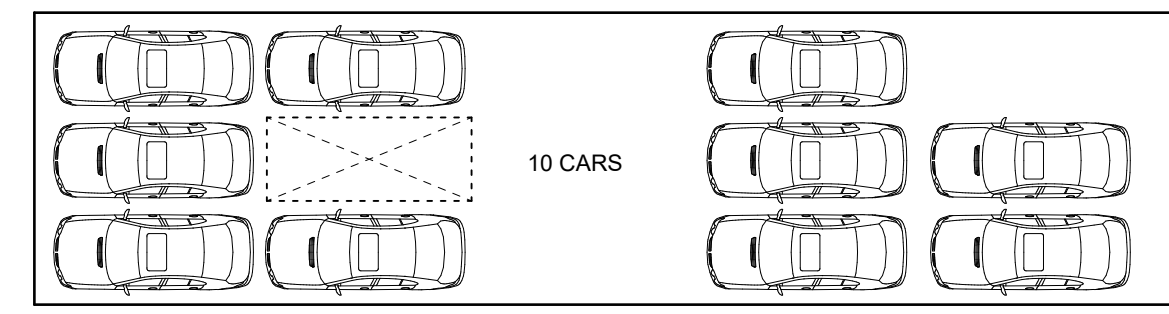
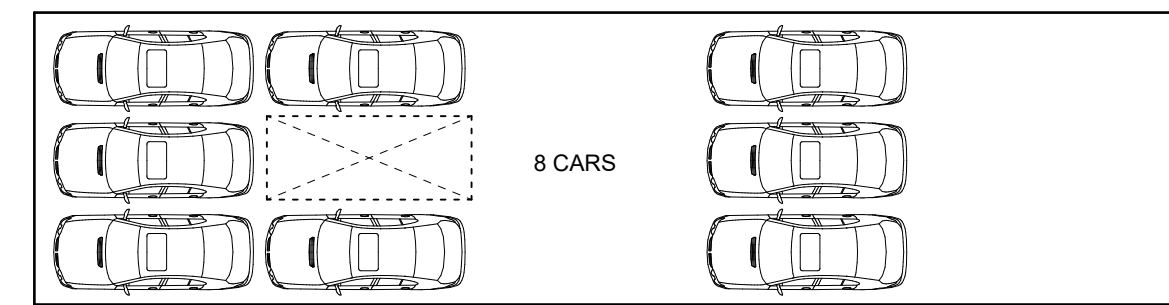
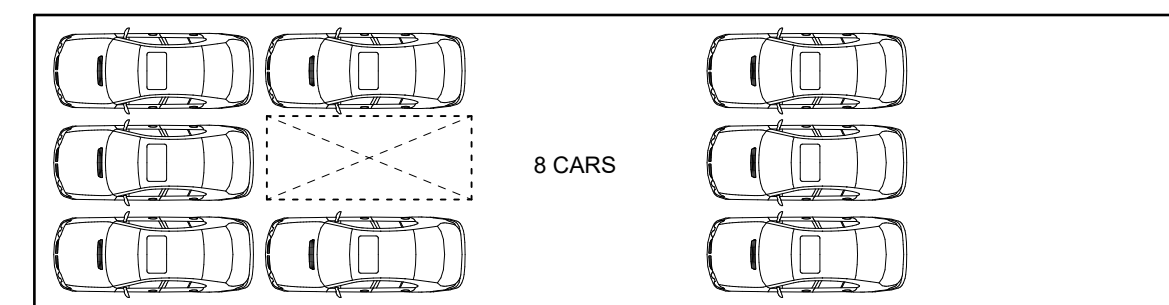
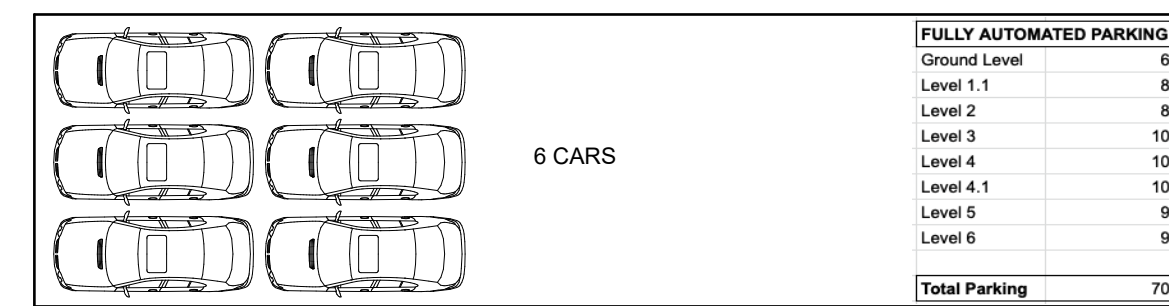


WEPLUG®
the universal
automatic
flexible
magnetic
adapter

Typical process for the WEPLUG® system from a user's perspective



EV CHARGING GANTRY SYSTEM
SCALE: 1:1.11 T1.1

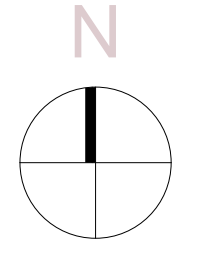


PARKING LEVEL DIAGRAM
SCALE: 1/16" = 1'-0" T1.1

Table with columns: Floor, Gross Area, Net Leasable. Includes rows for Phantom Floor, Levels 2-23, 3.1-Parking, 1.1-Parking, Basement, and Base Site Area.

Summary table with columns: Type, Figure, Round Up, Round Down, Percent. Totals: Total Studio (10, 14%), Total 1 Bed (47, 64%), Total 2 Bed (15, 21%), Total 3 Bed (1, 1%), Total Units (73, 86%).

Table with columns: Unit List, Unit Type, Net Rentable. Lists units from Level 2 to Level 23, including 2301 LOWER and 2301 UPPER.



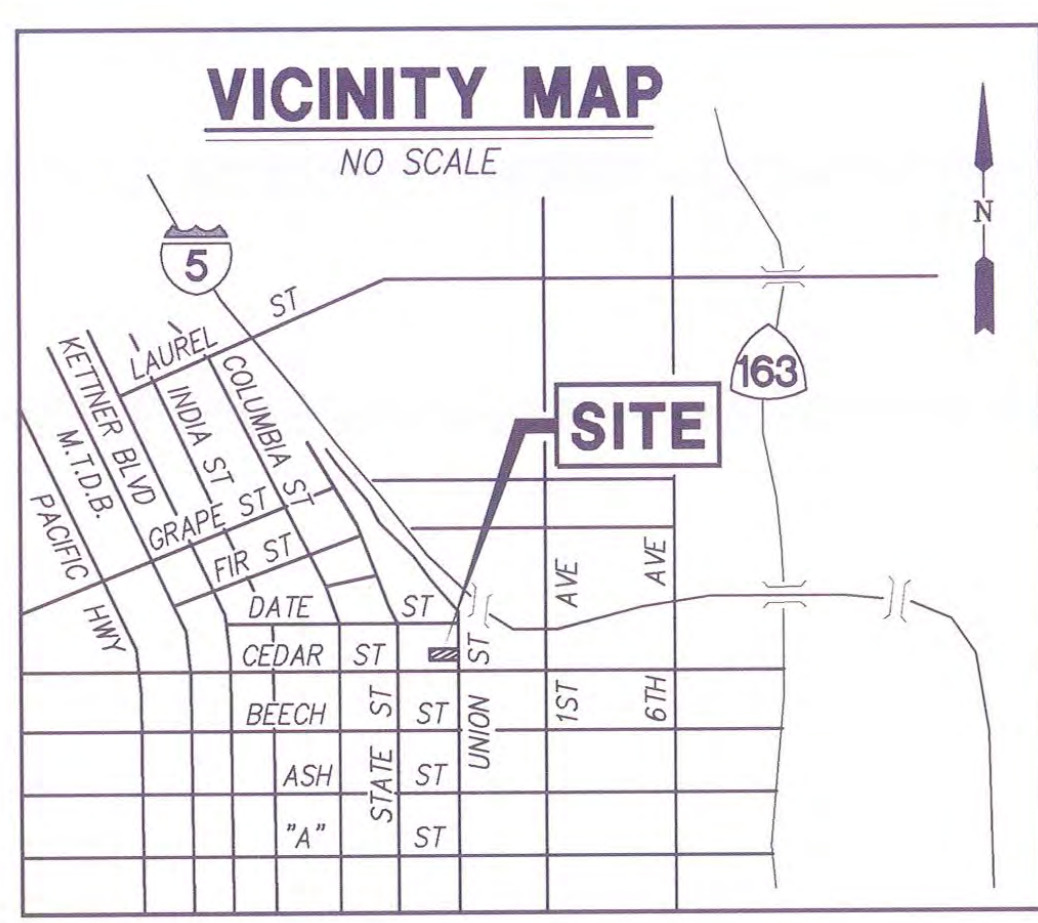
AIR RIGHTS TOWER
1620 Union Street San Diego Ca, 92101
JONATHAN SEGAL / FAIA
3000 Upas Street Suite 101 San Diego, CA 92104



PROJECT #
SHEET TITLE: PROJECT STATISTICS
SCALE:
DATE: 9/1/21
REVISION 1: 10/12/21
REVISION 2: 11/23/21
REVISION 3: 12/21/21
REVISION 4:
REVISION 5:
REVISION 6:
SHEET: OF
SHEET NAME: T1.1

A.L.T.A./NSPS LAND TITLE SURVEY

1620 UNION STREET, LITTLE ITALY, SAN DIEGO, CA



NOTES

- TOTAL AREA WITHIN ALTA SURVEY BOUNDARY = 0.115 ACRE / 5013.44 SQ. FT.
- TAX ASSESSOR PARCEL NO. 533-353-11
- BOUNDARY SURVEY FOR THIS SITE WAS PERFORMED IN APRIL 2019 BY PROJECT DESIGN CONSULTANTS.
- AS DETERMINED BY GRAPHIC PLOTTING ONLY, THIS SITE IS IN ZONE X (UNSHADED) OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 08072C18856, EFFECTIVE MAY 16, 2012 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.
- TOPOGRAPHY SHOWN ON THIS SURVEY IS BASED UPON A FIELD SURVEY BY PROJECT DESIGN CONSULTANTS IN APRIL 2019.
- UNDERGROUND UTILITIES SHOWN ARE FROM READILY OBSERVABLE EVIDENCE FOUND IN THE FIELD.
- THE ZONING INFORMATION SHOWN BELOW IS FROM THE SOURCE CITED AND SHOULD BE CONSIDERED INFORMATIVE BUT SUBJECT TO VERIFICATION BY THE CITY PLANNING DEPARTMENT.

ZONING: CPD-RE (CENTRE CITY PLANNED DISTRICT RESIDENTIAL EMPHASIS)

OVERLAY ZONE: PARK SUN ACCESS OVERLAY, FINE GRAIN DEVELOPMENT OVERLAY, NEW CORRIDOR STEPBACK OVERLAY (ALONG CEDAR STREET).

SETBACKS: THE STREET WALL SHALL BE LOCATED WITHIN 5' OF THE PROPERTY LINE ADJOINING ANY STREET (MEASURED AFTER ANY REQUIRED PUBLIC RIGHT-OF-WAY DEDICATION). IF THERE IS A TOWER, THE TOWER MUST BE SETBACK 15' FROM THE PUBLIC RIGHT OF WAY AND 20' FROM THE INTERIOR PROPERTY LINE (SEE SECTION 156.031(d)(3)(D) AND (E) FOR EXEMPTIONS). THE CCDC PRESIDENT MAY REQUIRE UP TO A 10' INTERIOR PROPERTY LINE SETBACK WHERE A PROJECT IS ADDING AN EXISTING RESIDENTIAL PROJECT TO MAINTAIN MINIMUM PROVISIONS FOR LIGHT AND AIR.

HEIGHT: 500' UNLESS OTHERWISE CONSTRAINED.

FAR: MINIMUM 3.5, MAXIMUM 6.0 (ADDITIONAL FAR BONUSES MAY BE OBTAINED IF THE APPLICANT PROVIDES CERTAIN PUBLIC BENEFITS OR DEVELOPMENT AMENITIES - SEE SECTION 156.030(E)).

SOURCE: CITY OF SAN DIEGO ZONING MAP GRID TITLE IS, DATED 11/12/18 AND THE CENTRE CITY PLANNED DISTRICT ORDINANCE DATED 4/3/06.

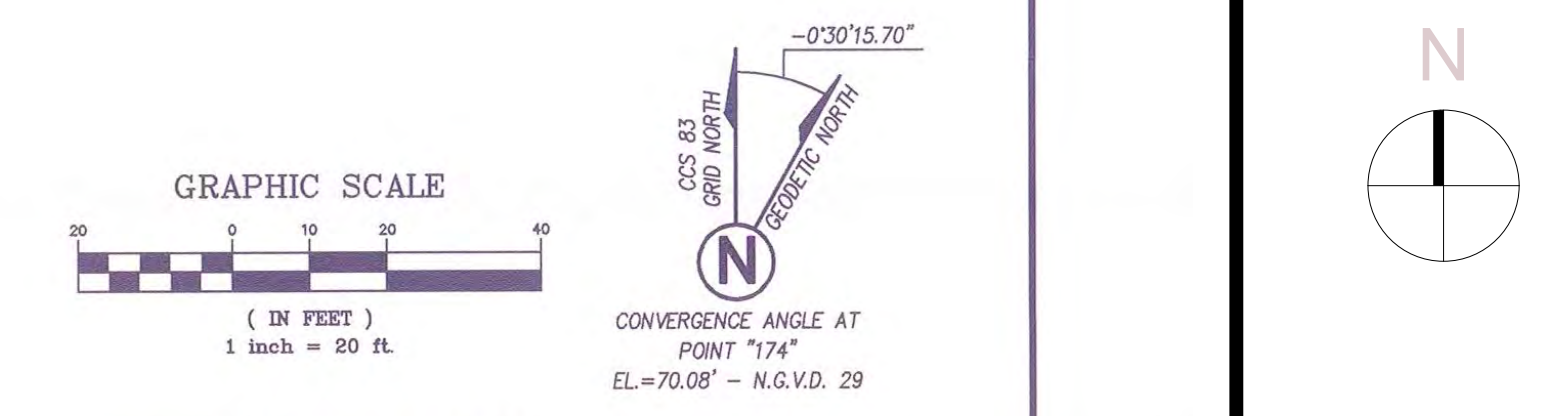
LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

LOT 8 IN BLOCK 33 OF MIDDLETON, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF MADE BY J.E. JACKSON, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EASEMENTS/ENCUMBRANCES

THIS SURVEY IS BASED ON THE PRELIMINARY REPORT NO. 319312508 ISSUED BY LAWYERS' TITLE INSURANCE COMPANY, DATED FEBRUARY 21, 2019. ENCUMBRANCE ITEMS SUCH AS TAXES, LIENS, FACTS, ORDINANCES, RESOLUTIONS, PERMITS, DEEDS OF TRUST AND RIGHTS APPEARING IN SCHEDULE A AS ITEMS NO. 1-7 HAVE BEEN REVIEWED, ARE NOT SURVEY RELATED, AND THEREFORE HAVE NOT BEEN SHOWN HEREON.

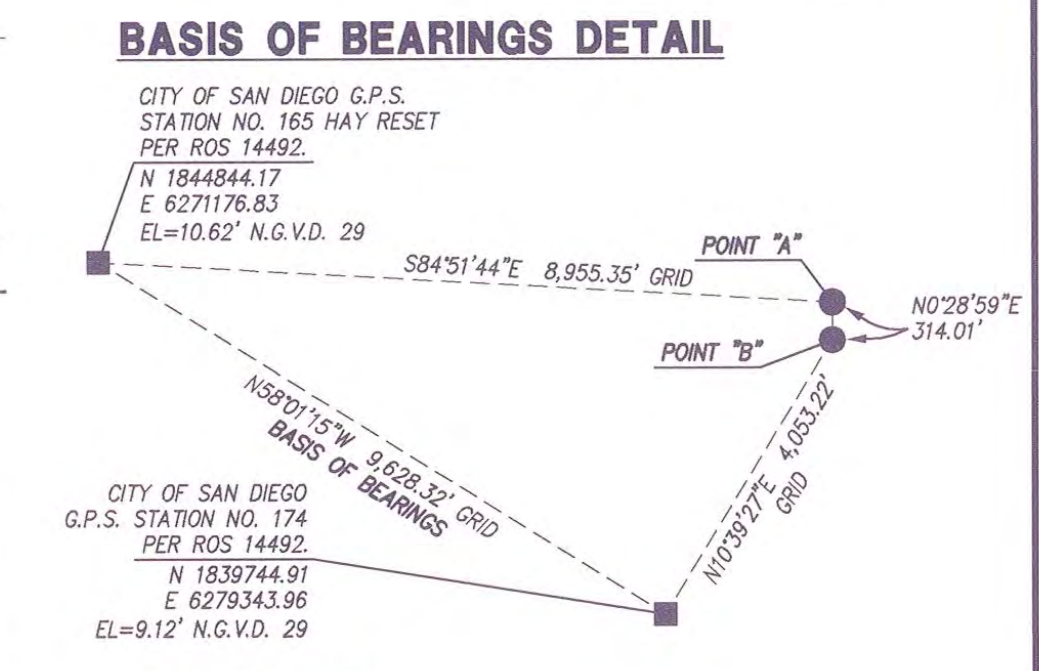


BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 6, EPOCH 1993.35 GRID BEARING BETWEEN FIRST ORDER POINTS '174' AND '165' AS SHOWN HEREON PER ROS 14492.

I.E., NORTH 58°01'15" WEST

DISTANCES SHOWN HEREON ARE GROUND DISTANCES. TO OBTAIN GRID LEVEL DISTANCES, MULTIPLY DISTANCES BY 1.0000177. QUOTED BEARINGS FROM REFERENCE DEEDS/MAPS MAY OR MAY NOT BE IN TERMS OF SAID SYSTEM.



BENCHMARK

CITY OF SAN DIEGO G.P.S. STATION NO. 165 HAY RESET PER ROS 14492

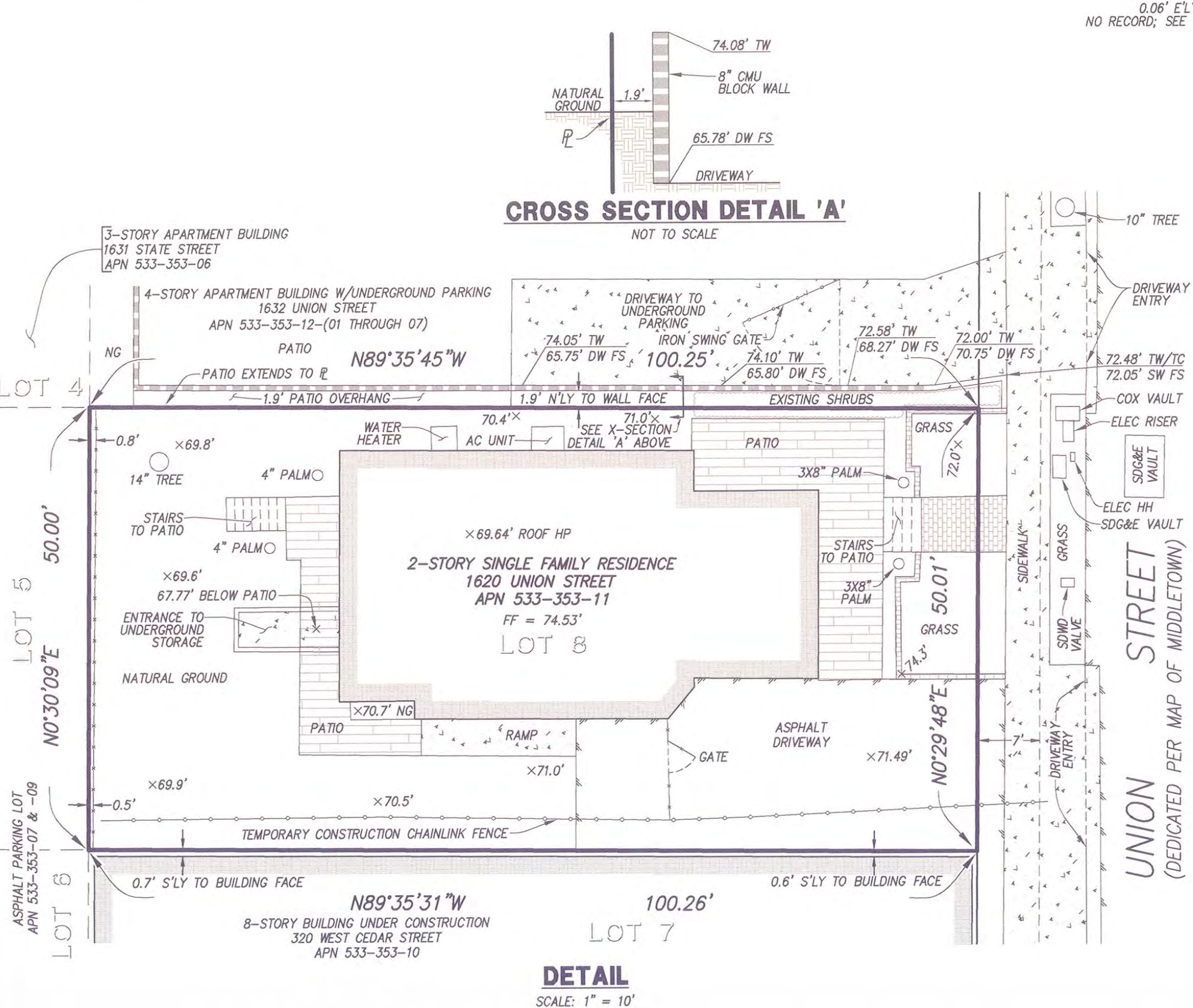
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EL=10.62' N.G.V.D. 29

CITY OF SAN DIEGO G.P.S. STATION NO. 174 PER ROS 14492

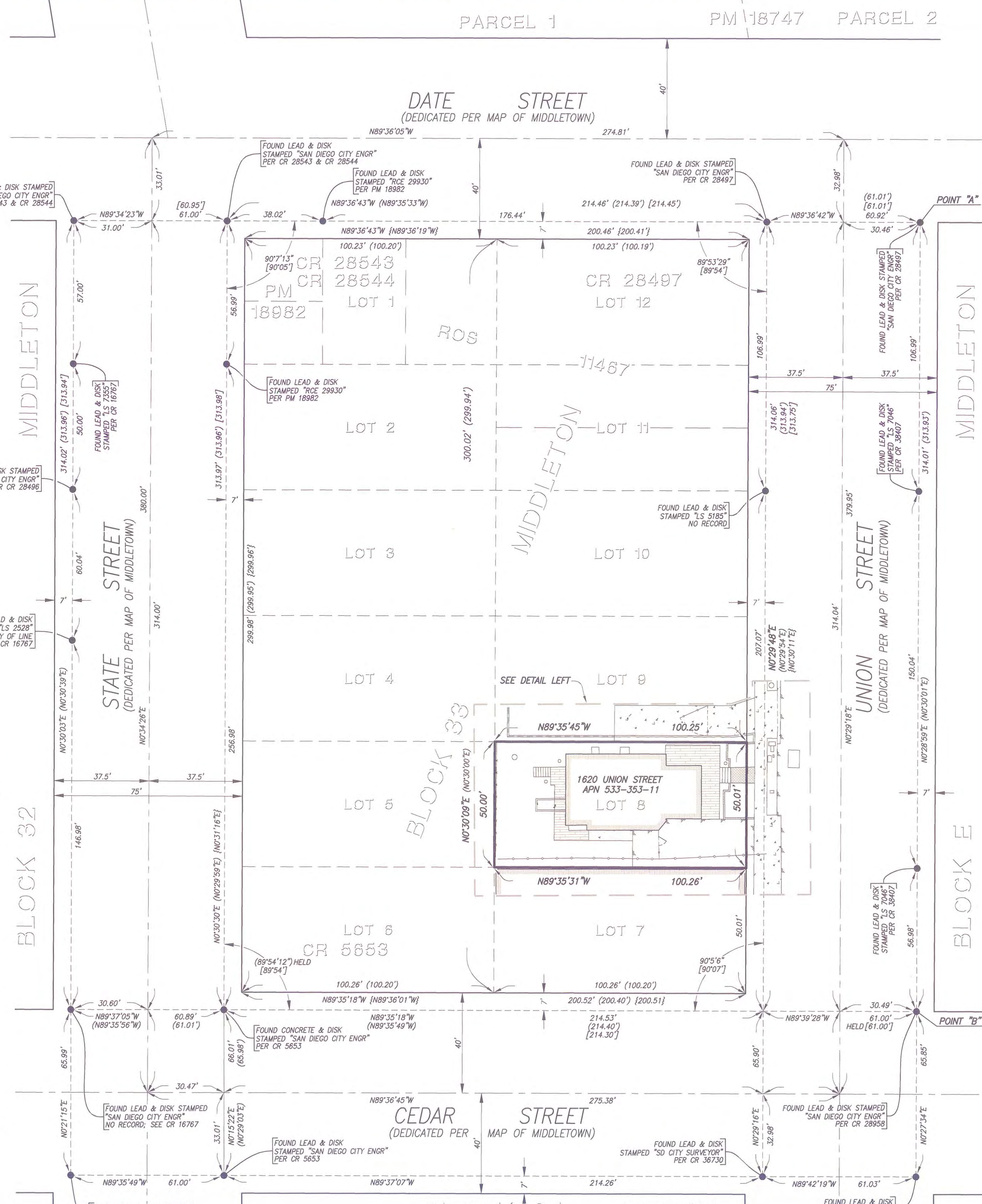
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EL=9.12' N.G.V.D. 29

LEGEND

- INDICATES FOUND MONUMENT AS NOTED
- INDICATES A.L.T.A. SURVEY BOUNDARY
- () INDICATES RECORD VALUE PER CITY THE SHEET NO. 25
- () INDICATES RECORD VALUE PER RECORD OF SURVEY 11467
- { } INDICATES RECORD VALUE PER PARCEL MAP 18982
- HP INDICATES HIGH POINT
- DW INDICATES DRIVEWAY
- FS INDICATES FINISHED SURFACE
- TW INDICATES TOP OF WALL
- TC INDICATES TOP OF CURB
- SW INDICATES SIDEWALK
- ELEC INDICATES ELECTRIC
- HH INDICATES HAND HOLE
- SDG&E INDICATES SAN DIEGO GAS & ELECTRIC
- SDWD INDICATES SAN DIEGO WATER DISTRICT
- INDICATES CONCRETE
- INDICATES EXISTING BUILDING AT GROUND LEVEL
- INDICATES EDGE OF ASPHALT
- INDICATES BRICK SURFACE
- INDICATES WOODEN PATIO
- INDICATES SPOT ELEVATION
- INDICATES 8" CMU WALL
- INDICATES 6" HIGH WOODEN FENCE
- INDICATES WROUGHT IRON GATE



KETTLER LEWECK ENGINEERING



LEGEND

● INDICATES FOUND MONUMENT AS NOTED

— INDICATES A.L.T.A. SURVEY BOUNDARY

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SDG&E INDICATES SAN DIEGO GAS & ELECTRIC

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— INDICATES CONCRETE

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— INDICATES BRICK SURFACE

— INDICATES WOODEN PATIO

— INDICATES SPOT ELEVATION

— INDICATES 8" CMU WALL

— INDICATES 6" HIGH WOODEN FENCE

— INDICATES WROUGHT IRON GATE

CURRENT VESTED OWNER

JAMES BLACK, PER GRANT DEED DOCUMENT NO. 2014-0286937, RECORDED JULY 16, 2014.

SURVEYOR'S CERTIFICATE

TO: DOUGLAS HAMM AND LAWYERS' TITLE INSURANCE COMPANY.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 5, 6, 8, 11(OBSERVED), 13, AND 14 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED IN APRIL, 2019.

DATE OF PLAT OR MAP: 05-03-2019

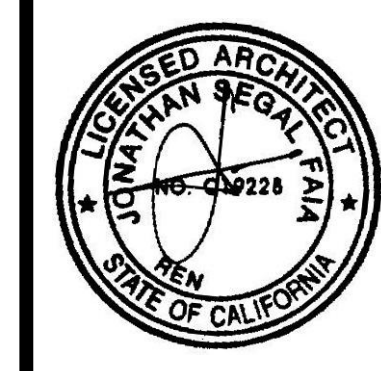
NOTE: SECTION 8770.6 OF THE PROFESSIONAL LAND SURVEYORS ACT IN THE BUSINESS AND PROFESSIONS CODE OF THE STATE OF CALIFORNIA STATES THAT THE USE OF THE WORD "CERTIFY" OR "CERTIFICATION" HEREON ONLY CONSTITUTES AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THOSE FACTS OR FINDINGS WHICH ARE THE SUBJECT OF THE CERTIFICATION, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESSED OR IMPLIED.

GARY L. HUS, L.S. 7019
DATE: 05-03-2019

PROJECT DESIGN CONSULTANTS
Planning | Landscape Architecture | Engineering | Survey

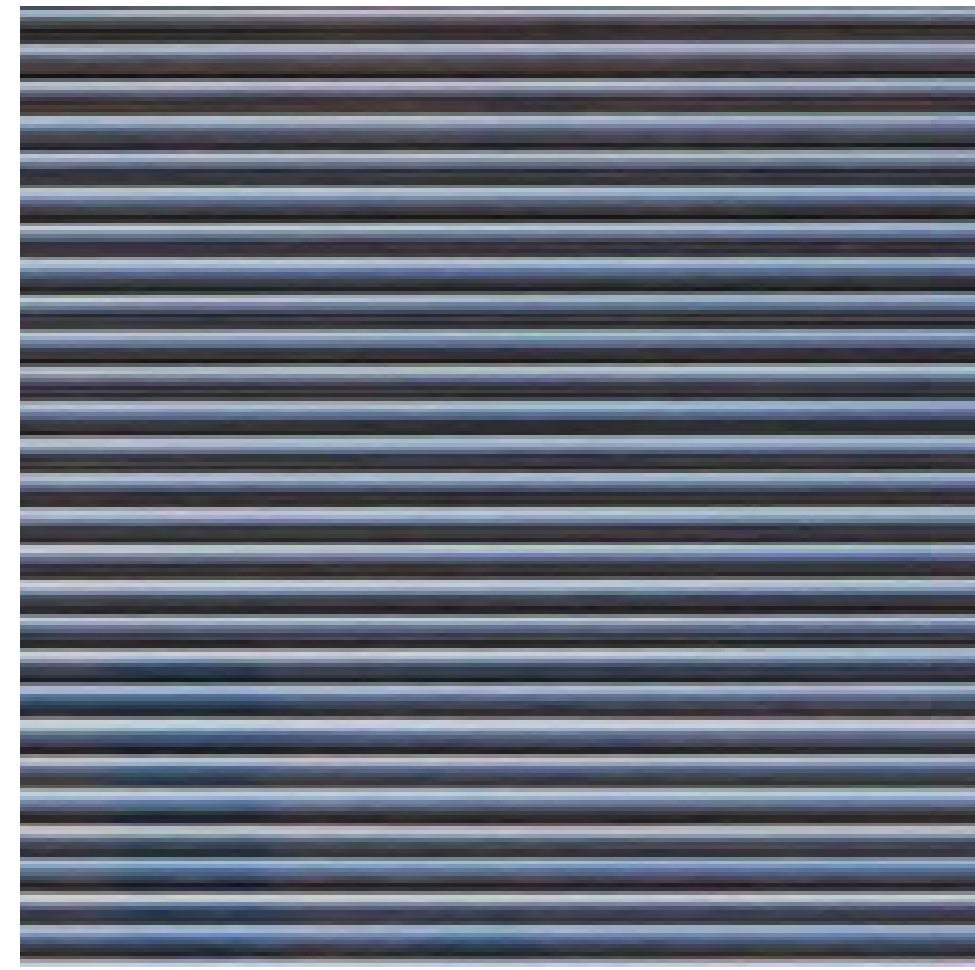
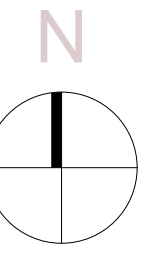
701 B Street, Suite 800
San Diego, CA 92101
619.235.6471 Tel
619.234.0349 Fax

AIR RIGHTS TOWER
1620 Union Street San Diego Ca, 92101
JONATHAN SEGAL / FAIA
3000 Upas Street Suite 101 San Diego, CA 92104



PROJECT #	
SHEET TITLE:	
SURVEY	
SCALE:	
DATE:	9/1/21
REVISION 1:	10/12/21
REVISION 2:	11/23/21
REVISION 3:	
REVISION 4:	12/21/21
REVISION 5:	
REVISION 6:	
SHEET:	OF
SHEET NAME:	

T1.2



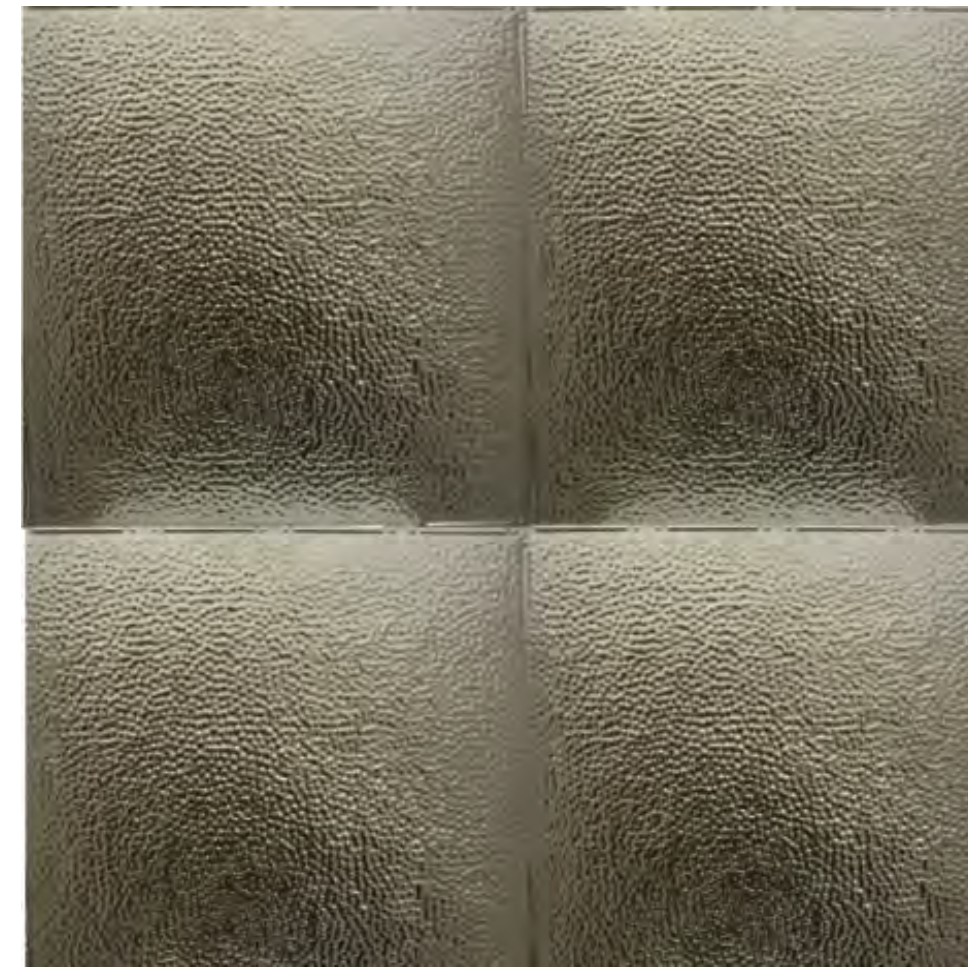
GARGE DOOR CORRUGATED METAL > 80% SOLID

1



DARK BRONZE ANNODIZED SHEETMETAL

2



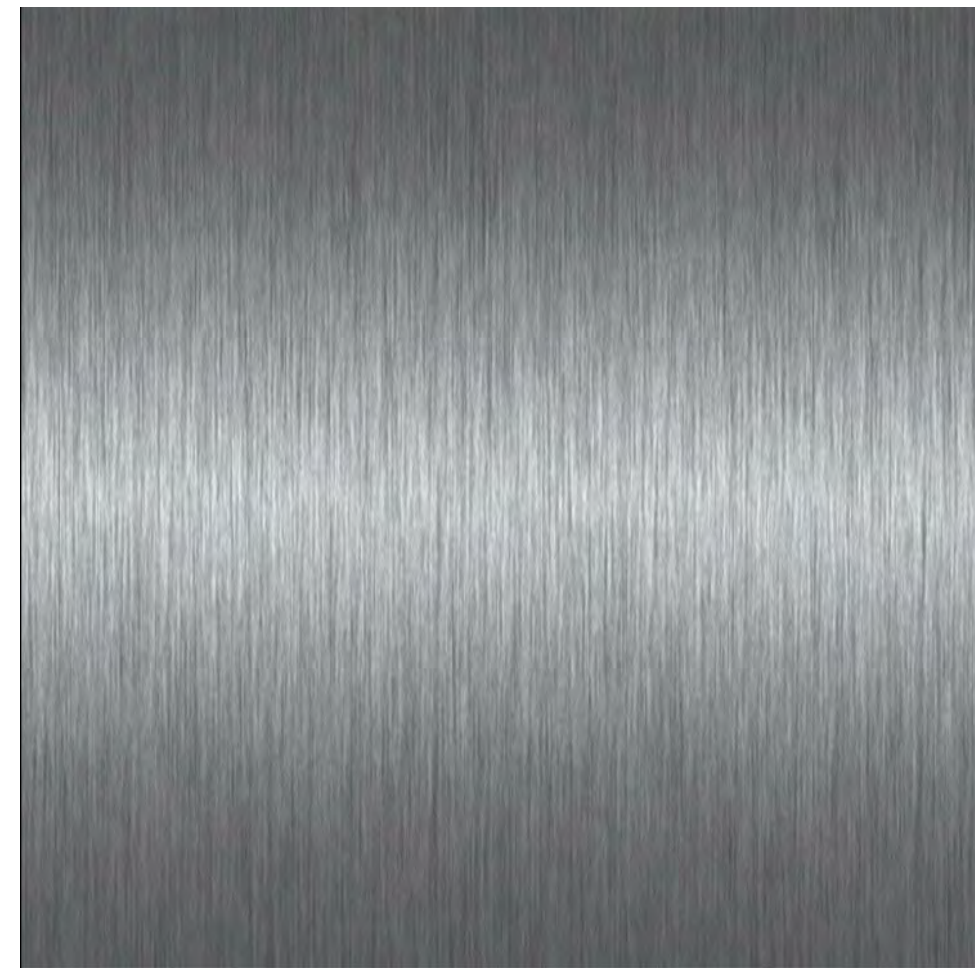
TEXTURED METALLIC SHEETING

3



SOLAR BAN 70 GLASS OFFSET GLAZING

4



METAL PANEL

5



DARK BRONZE POWDER COATED METAL

6



DUAL GLAZED SOLAR BAN 70 CENTER SET

7



CLEAR LAMINATED GUARDRAIL GLASS

8



CAST IN PLACE CONCRETE BOARD FORM

9



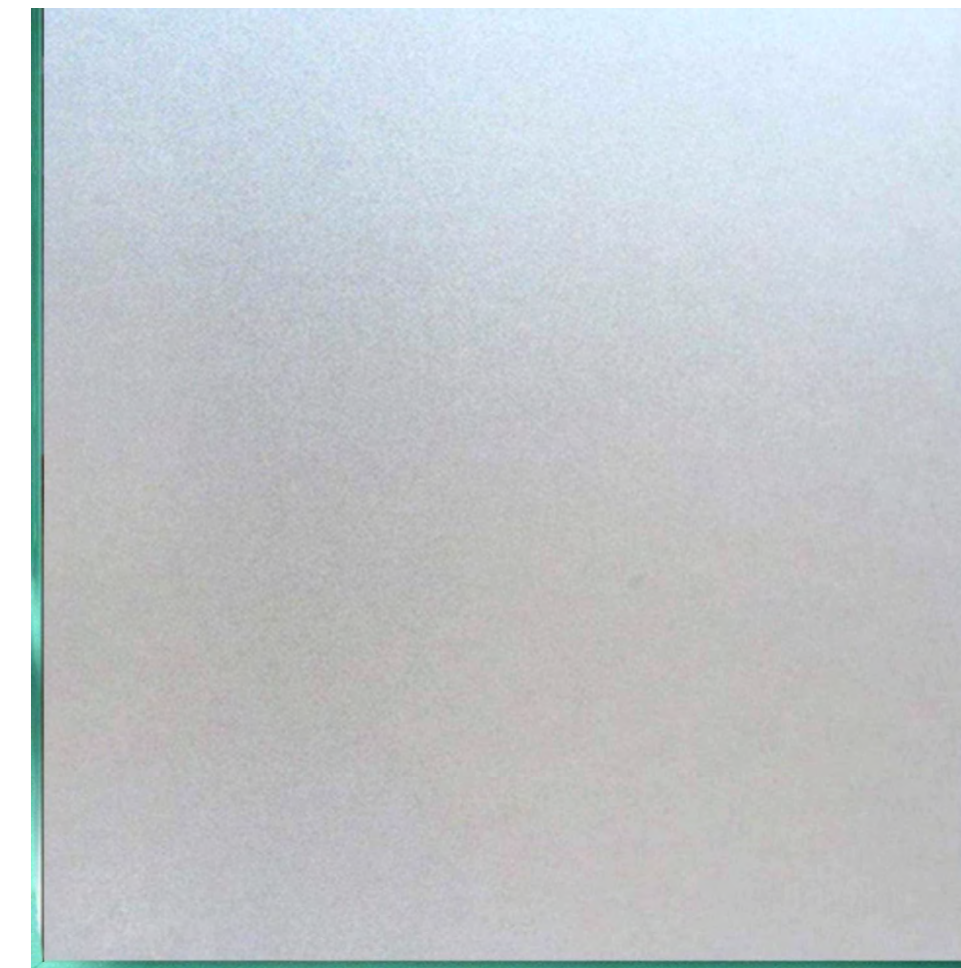
BLACK ANNODIZED SHEETMETAL

10



STUCCO PAINTED DARK BRONZE

11



FROSTED GLASS

12



WHITE/CREAM STUCCO SAND FINISH

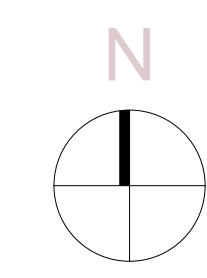
13

AIR RIGHTS TOWER
1620 Union Street San Diego Ca, 92101
JONATHAN SEGAL / FAIA
3000 Upas Street Suite 101 San Diego, CA 92104



PROJECT # _____
SHEET TITLE: _____
MATERIALS BOARD
SCALE: _____
DATE: 9/1/21
REVISION 1: 10/12/21
REVISION 2: 11/23/21
REVISION 3: 12/21/21
REVISION 4: _____
REVISION 5: _____
REVISION 6: _____
SHEET: _____ OF _____
SHEET NAME: _____

T1.3



12



11



10



9



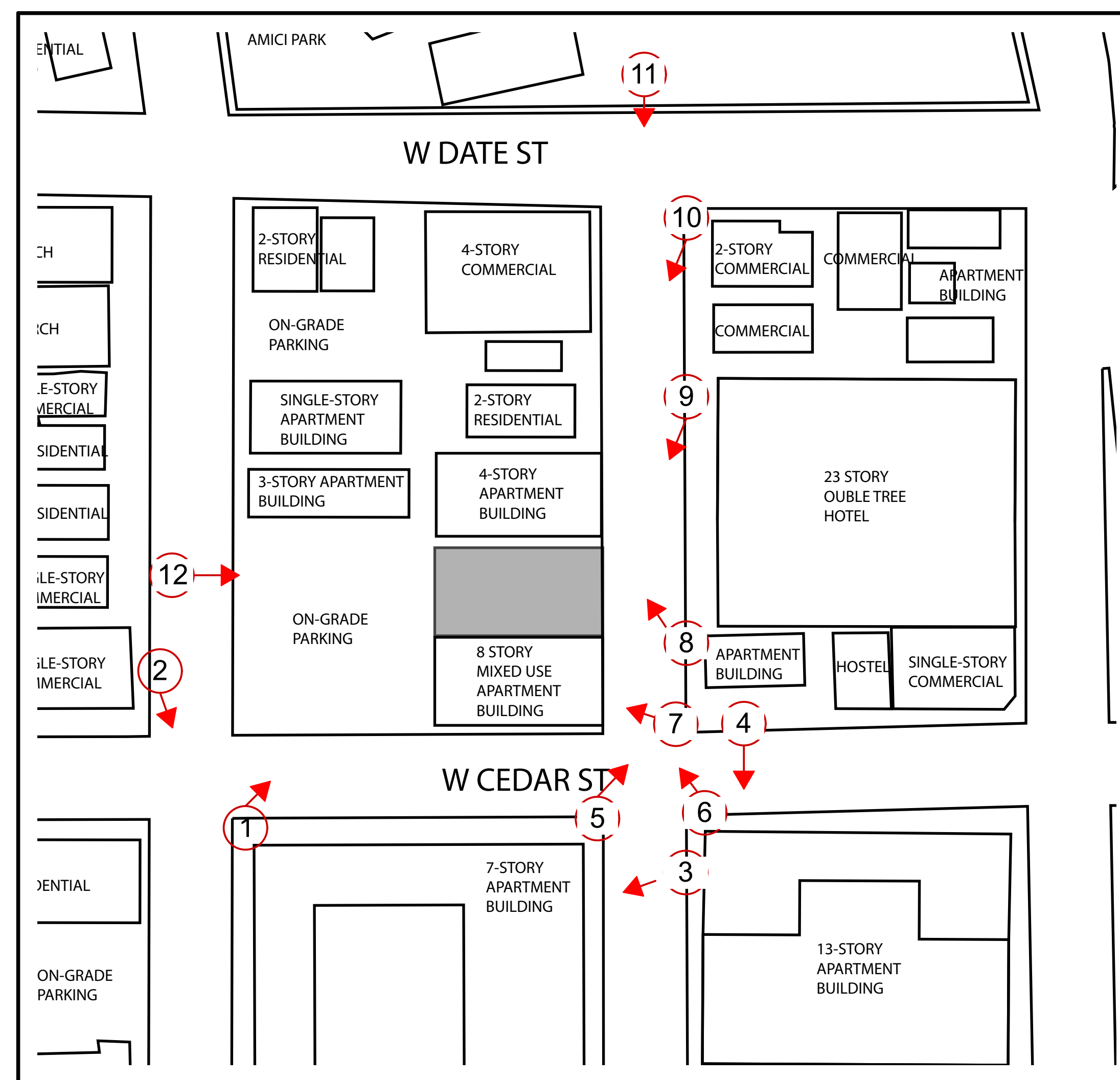
8



7



1



5



6



2

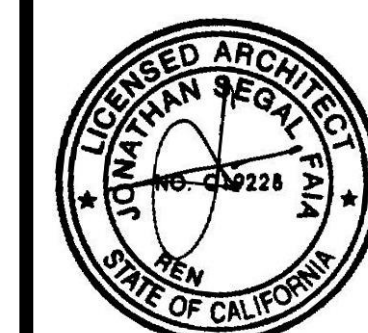


3

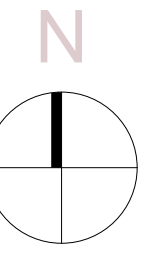


4

AIR RIGHTS TOWER
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 JONATHAN SEGAL / FAIA
 3000 Upas Street Suite 101 San Diego, CA 92104



PROJECT #	
EXISTING SITE CONDITIONS & PHOTOGRAPHIC STUDY	
SCALE:	
DATE:	9/1/21
REVISION 1:	10/12/21
REVISION 2:	11/23/21
REVISION 3:	12/21/21
REVISION 4:	
REVISION 5:	
REVISION 6:	
SHEET:	__ OF __
SHEET NAME:	



AERIAL VIEW FROM SOUTH EAST LOOKING NORTH WEST

AIR RIGHTS TOWER

1620 Union Street San Diego Ca, 92101

JONATHAN SEGAL / FAIA
3000 Upas Street Suite 101 San Diego, CA 92104



PROJECT #

SHEET TITLE:
PERSPECTIVE
VIEWS

SCALE:

DATE: 9/1/21

REVISION 1: 10/12/21

REVISION 2: 11/23/21

REVISION 3: 12/21/21

REVISION 4:

REVISION 5:

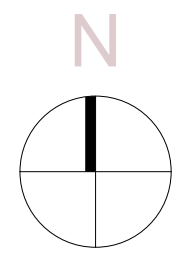
REVISION 6:

SHEET: ___ OF ___

SHEET NAME:



VIEW FROM WEST CEDAR STREET LOOKING EAST



AIR RIGHTS TOWER
 1620 Union Street San Diego Ca, 92101
 JONATHAN SEGAL / FAIA
 3000 Upas Street Suite 101 San Diego, CA 92104



PROJECT #

SHEET TITLE:
PERSPECTIVE
VIEWS

SCALE:

DATE:
9/1/21

REVISION 1:
10/12/21

REVISION 2:
11/23/21

REVISION 3:
12/21/21

REVISION 4:

REVISION 5:

REVISION 6:

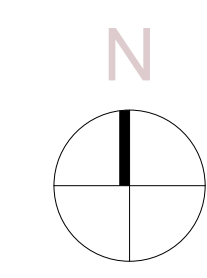
SHEET:
__ OF __

SHEET NAME:

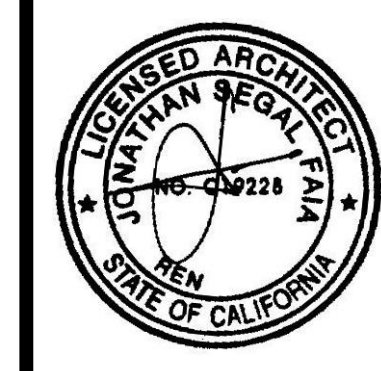
T1.6



VIEW FROM WEST CEDAR STREET LOOKING WEST

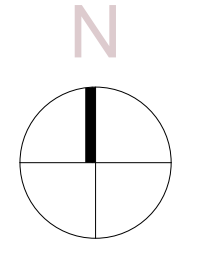


AIR RIGHTS TOWER
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PROJECT # _____
 SHEET TITLE:
 PERSPECTIVE
 VIEWS
 SCALE: _____
 DATE: 9/1/21
 REVISION 1: 10/12/21
 REVISION 2: 11/23/21
 REVISION 3: 12/21/21
 REVISION 4: _____
 REVISION 5: _____
 REVISION 6: _____
 SHEET: _____ OF _____
 SHEET NAME:

T1.7



AIR RIGHTS TOWER

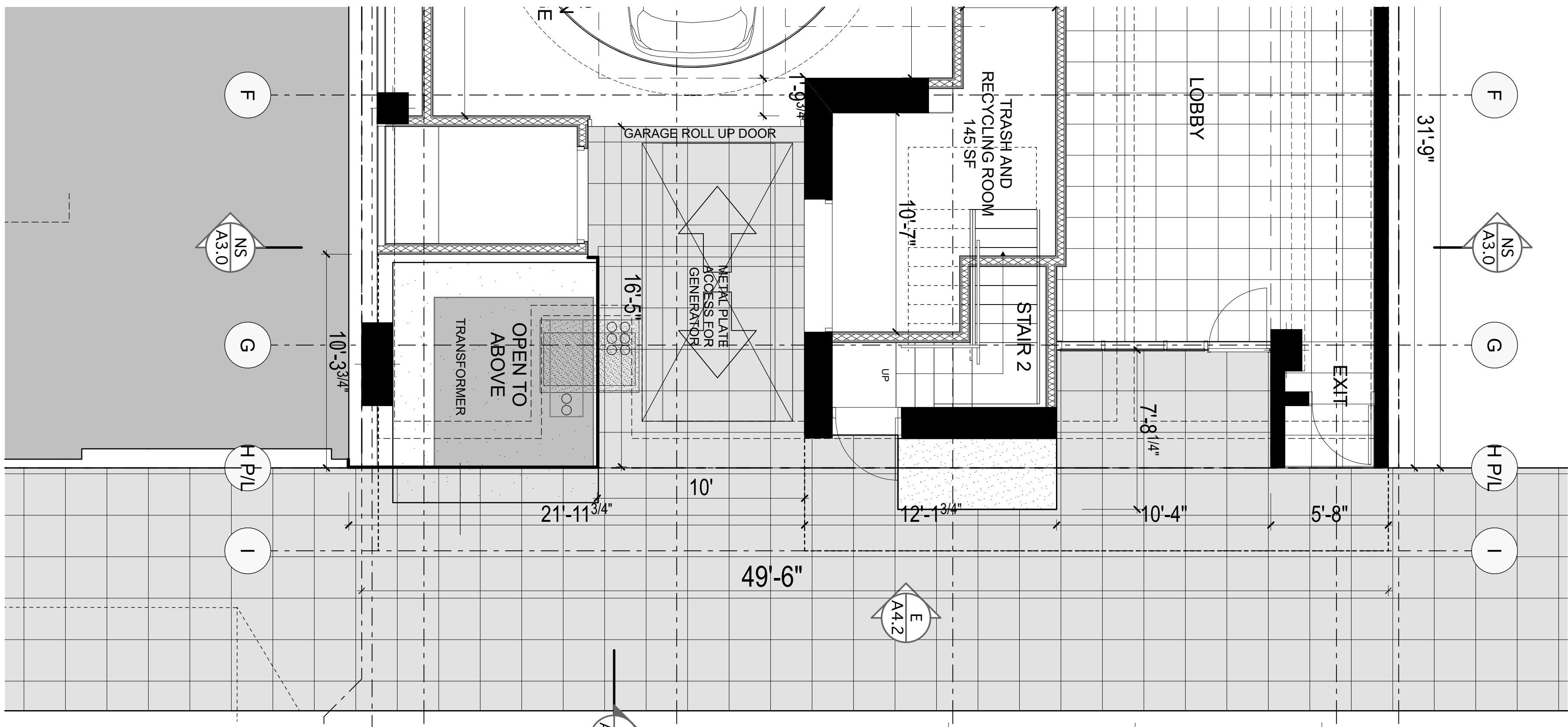
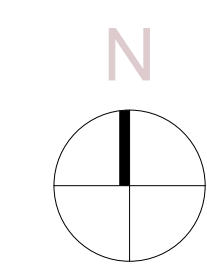
1620 Union Street San Diego Ca, 92101
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 3000 Upas Street Suite 101 San Diego, CA 92104



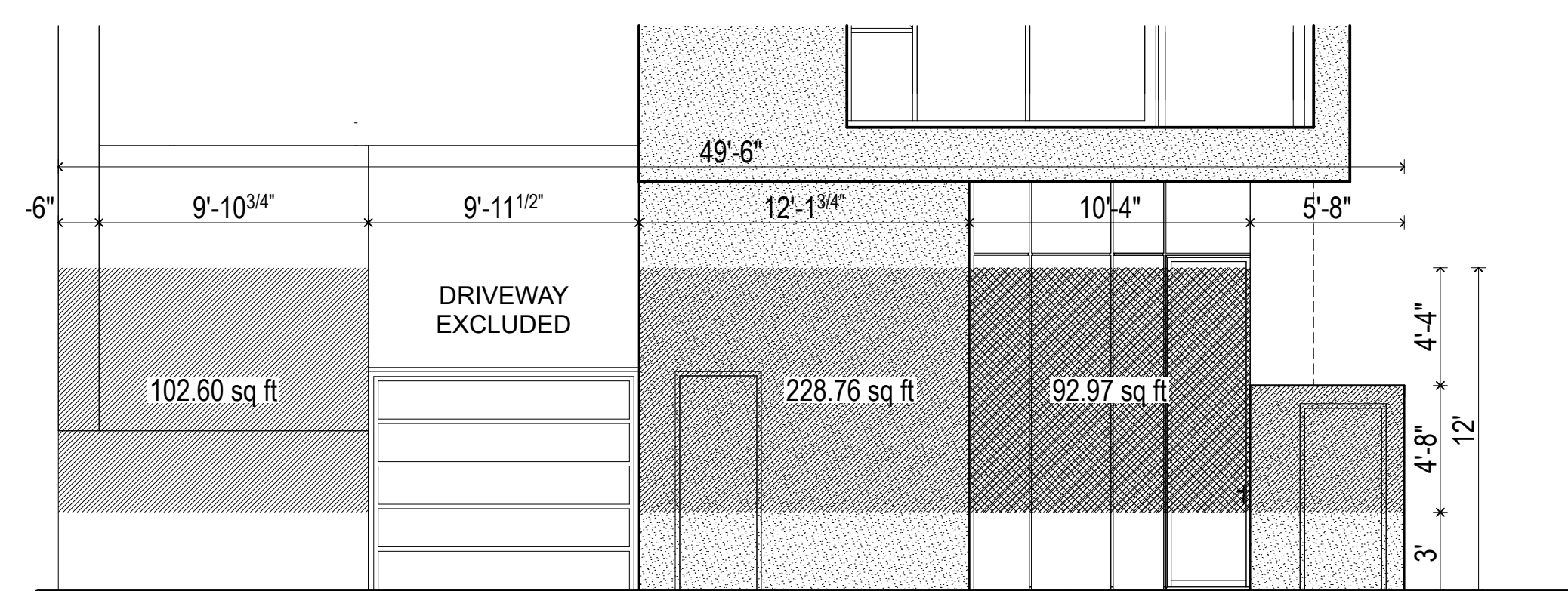
PROJECT #	
SHEET TITLE:	PERSPECTIVE VIEWS
SCALE:	
DATE:	9/1/21
REVISION 1:	10/12/21
REVISION 2:	11/23/21
REVISION 3:	12/21/21
REVISION 4:	
REVISION 5:	
REVISION 6:	
SHEET:	__ OF __
SHEET NAME:	

T1.8

AERIAL VIEW TO THE WEST



Ground Level
SCALE: 1/4" = 1'-0" 1
T1.9

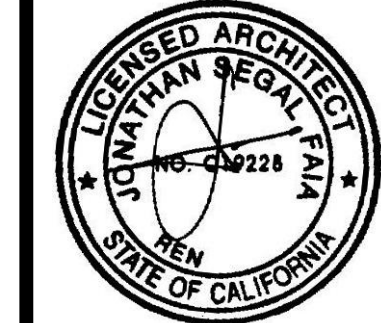


TOTAL AREA BETWEEN 3FT AND 12FT = 331.86 SQ FT
 TOTAL TRANSPARENCY = 92.97 SQ FT
 TOTAL TRANSPARENCY = 92.97/331.86 = 28.01%

TRANSPARENCY DIAGRAM
SCALE: 3/16" = 1'-0" E
T1.9

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PROJECT #

SHEET TITLE:
PERSPECTIVE
VIEWS

SCALE:

DATE: 9/1/21

REVISION 1: 10/12/21

REVISION 2: 11/23/21

REVISION 3: 12/21/21

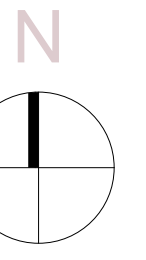
REVISION 4:

REVISION 5:

REVISION 6:

SHEET: ___ OF ___

SHEET NAME:



NORHT ELEVATION T1.9A

AIR RIGHTS TOWER

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PROJECT #

SHEET TITLE:
PERSPECTIVE
VIEWS

SCALE:

DATE:
9/1/21

REVISION 1:
10/12/21

REVISION 2:
11/23/21

REVISION 3:
12/21/21

REVISION 4:

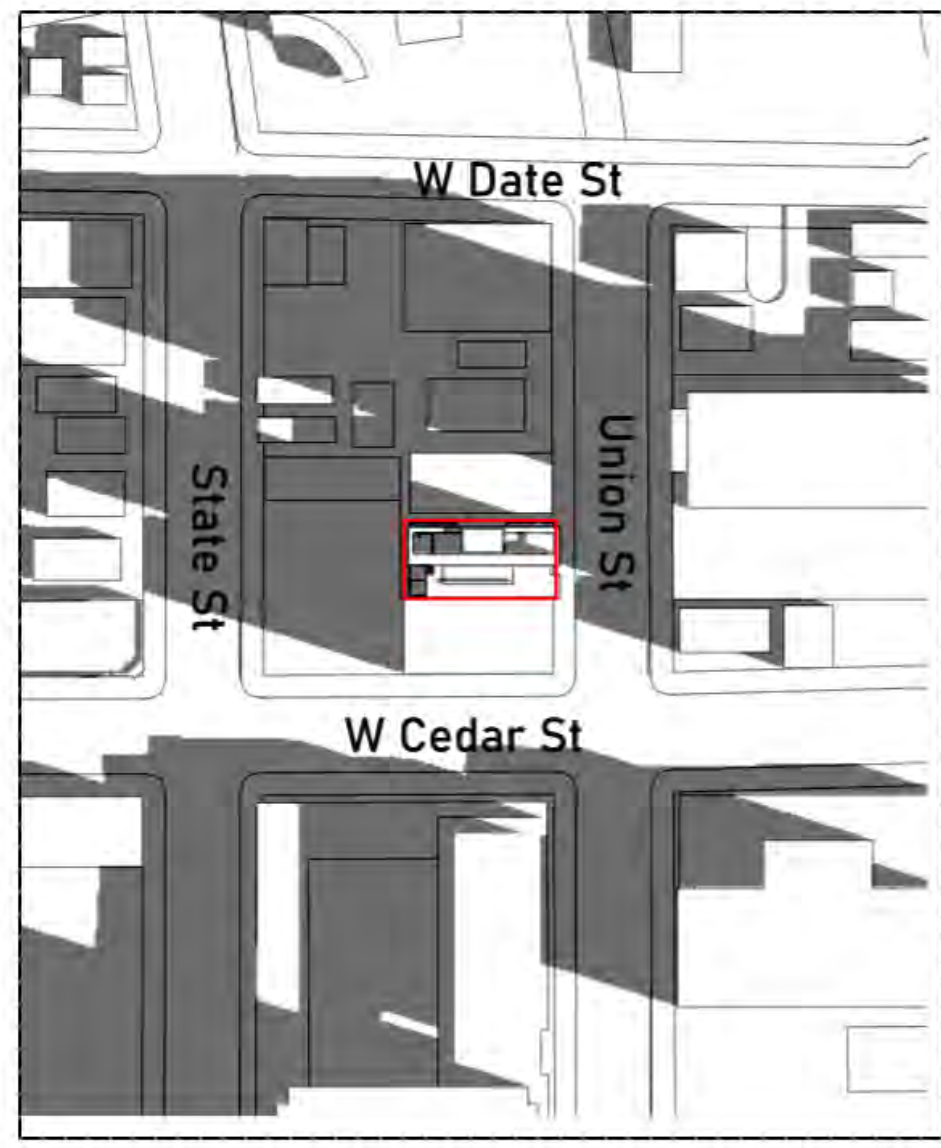
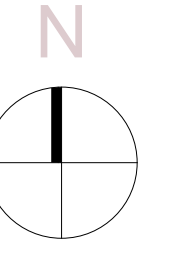
REVISION 5:

REVISION 6:

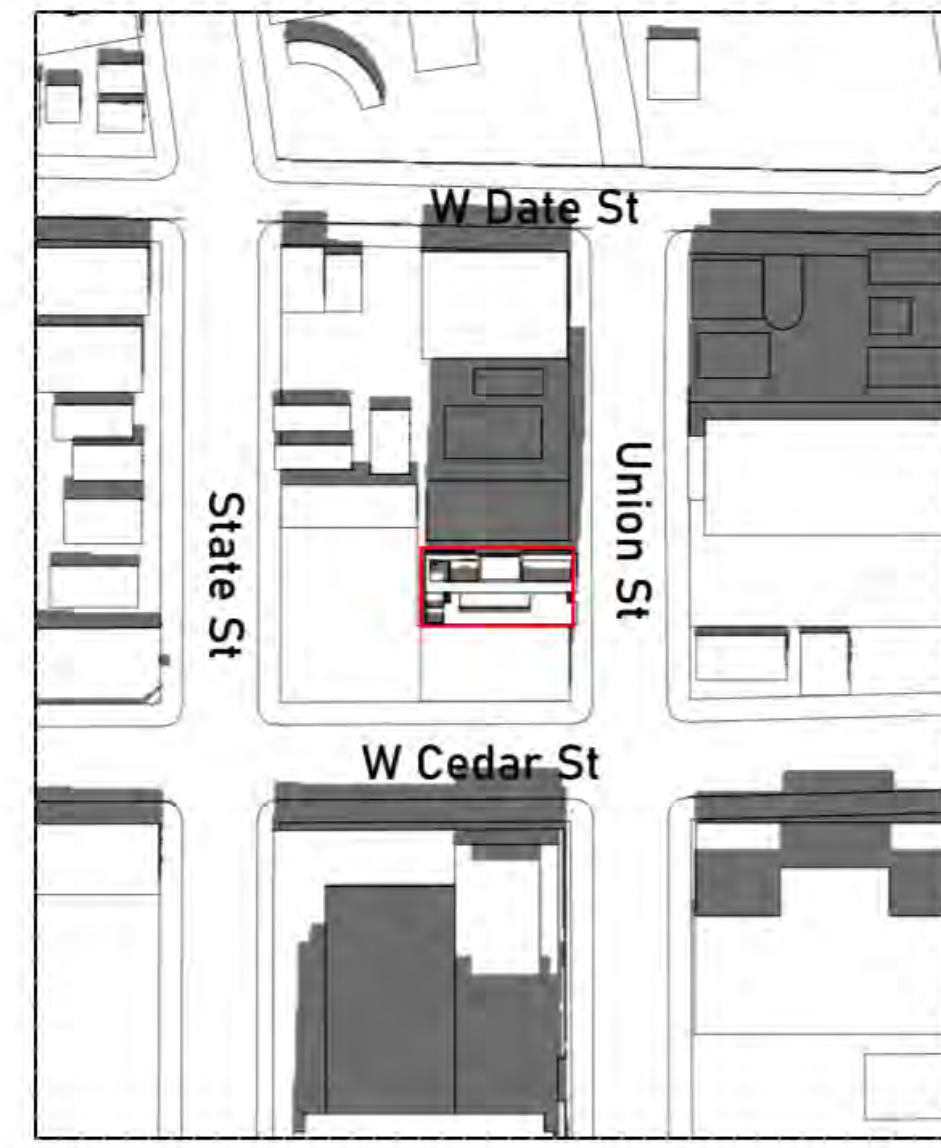
SHEET:
__ OF __

SHEET NAME:

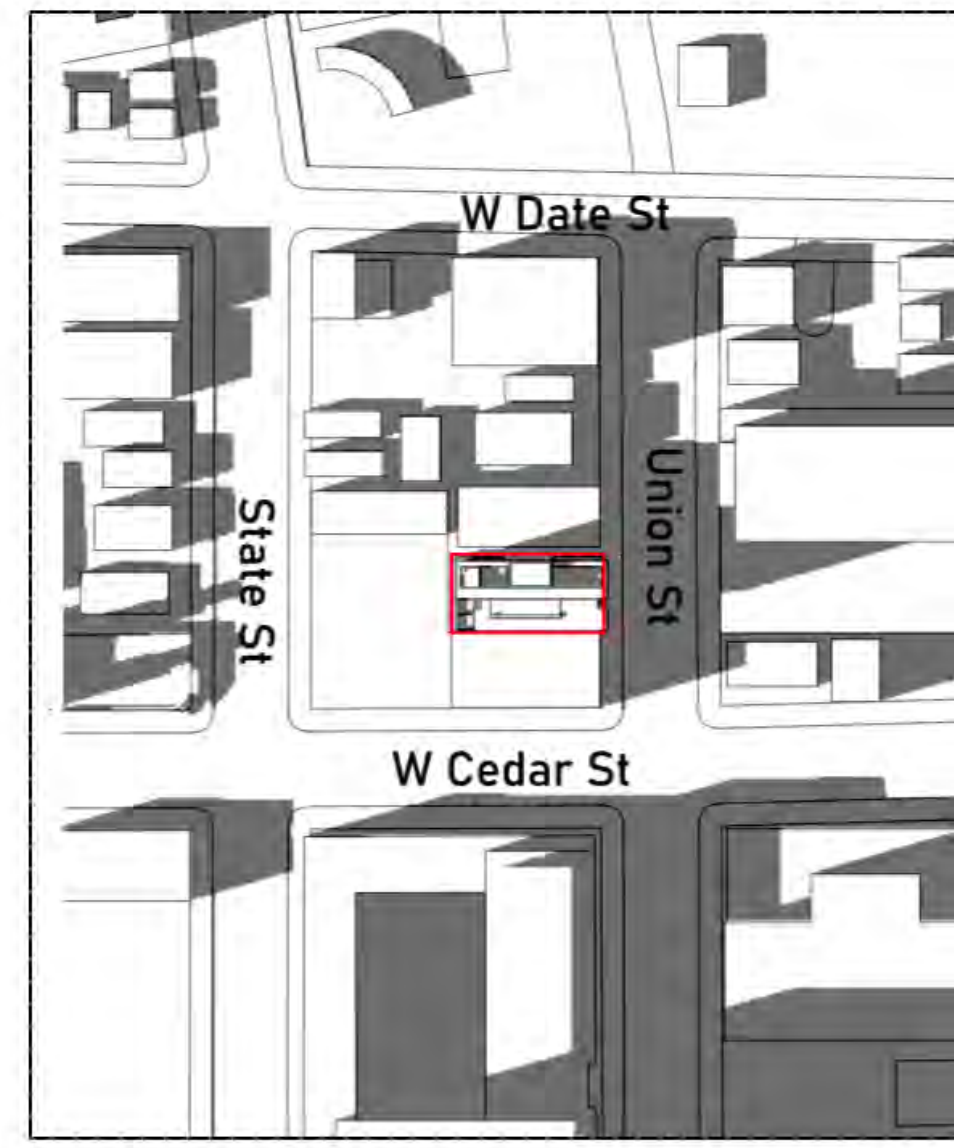
T1.9A



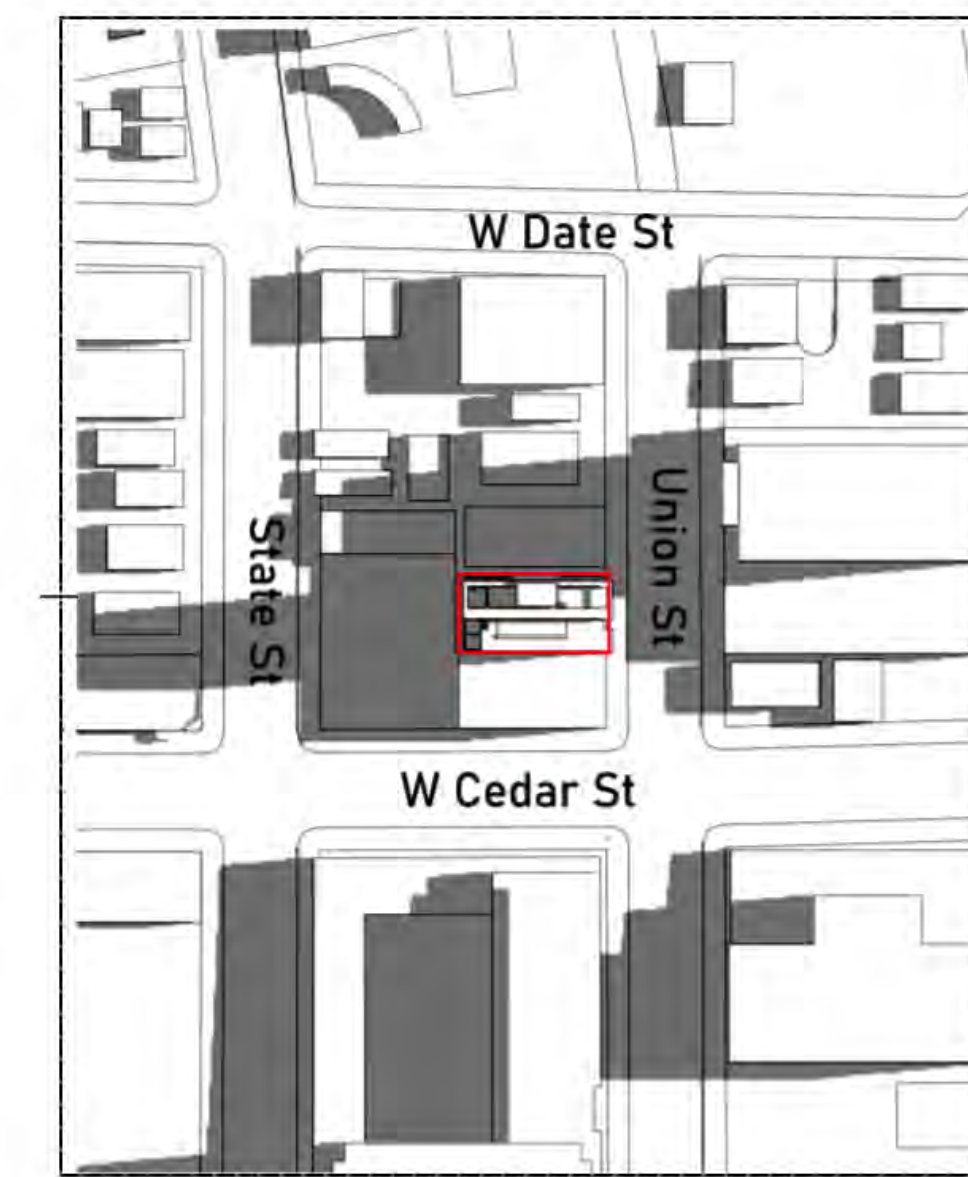
1:0.67 Sun_Spring_8am



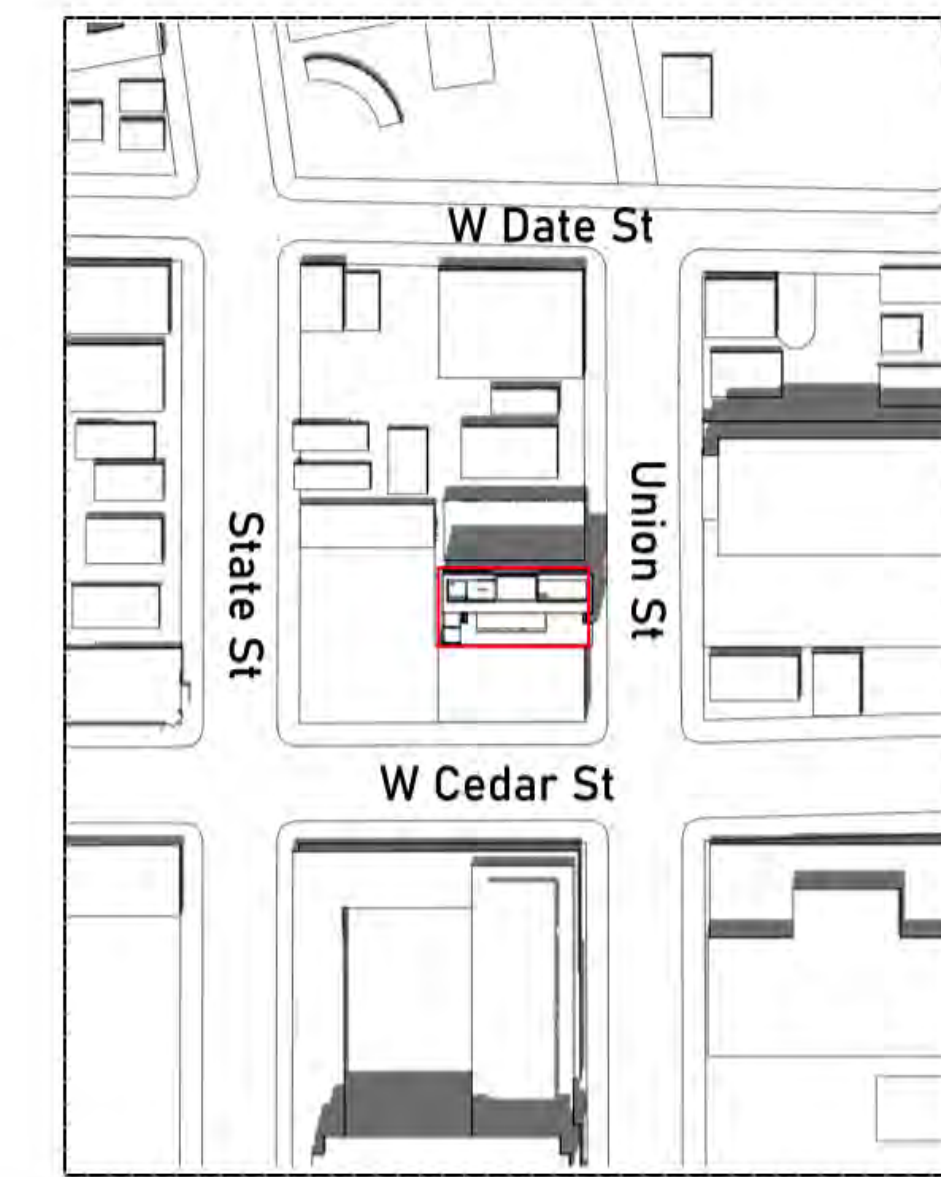
1:0.67 Sun_Spring_12pm



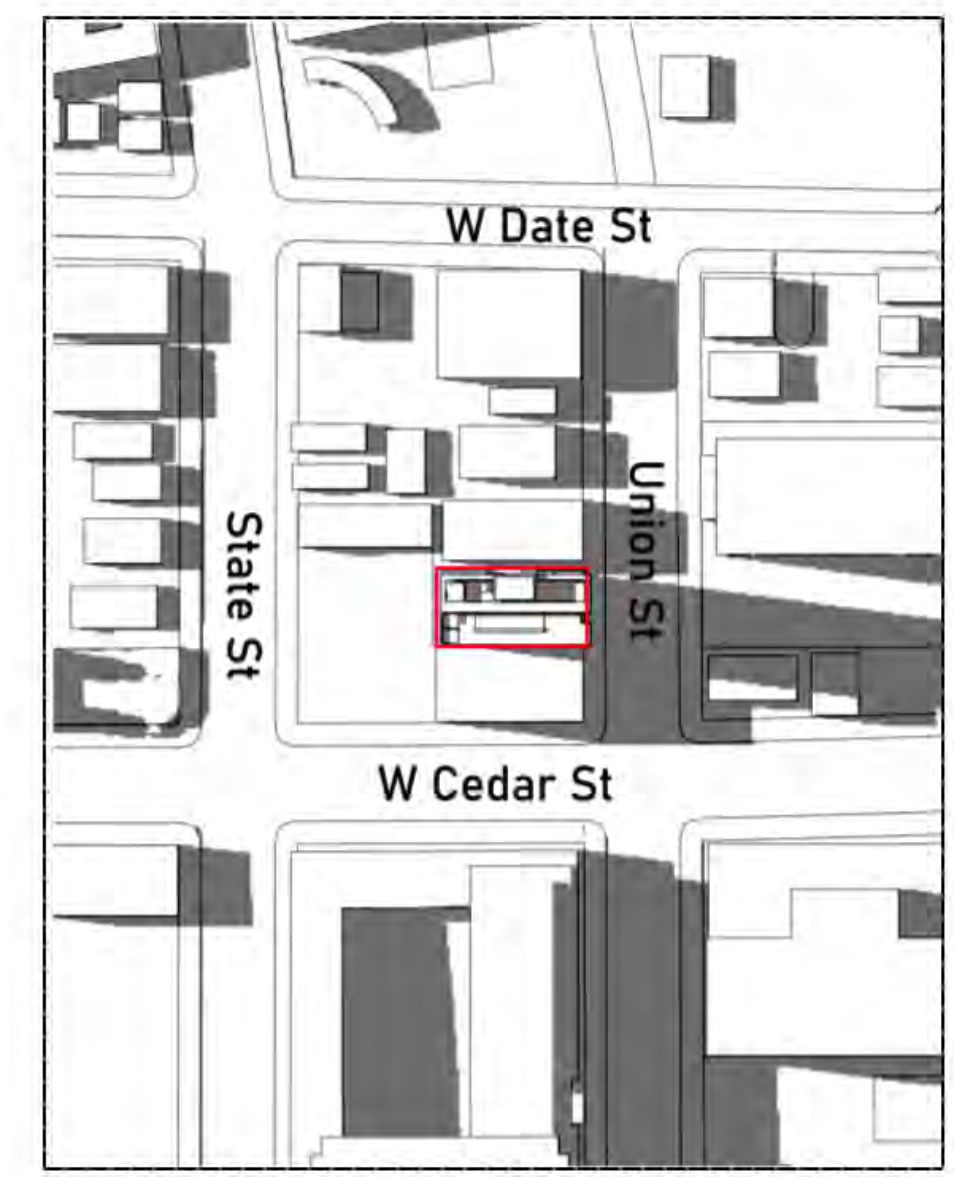
1:0.67 Sun_Spring_4pm



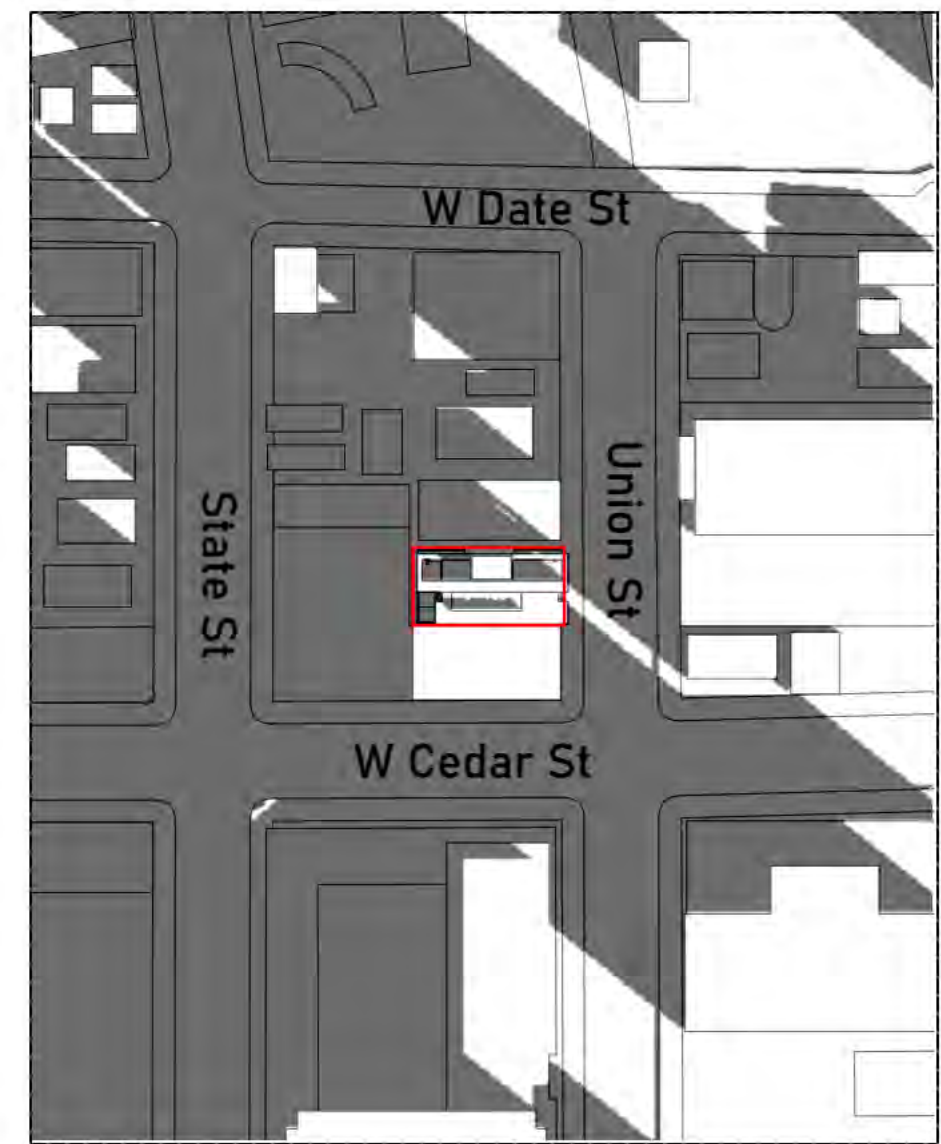
1:0.67 Sun_Summer_8am



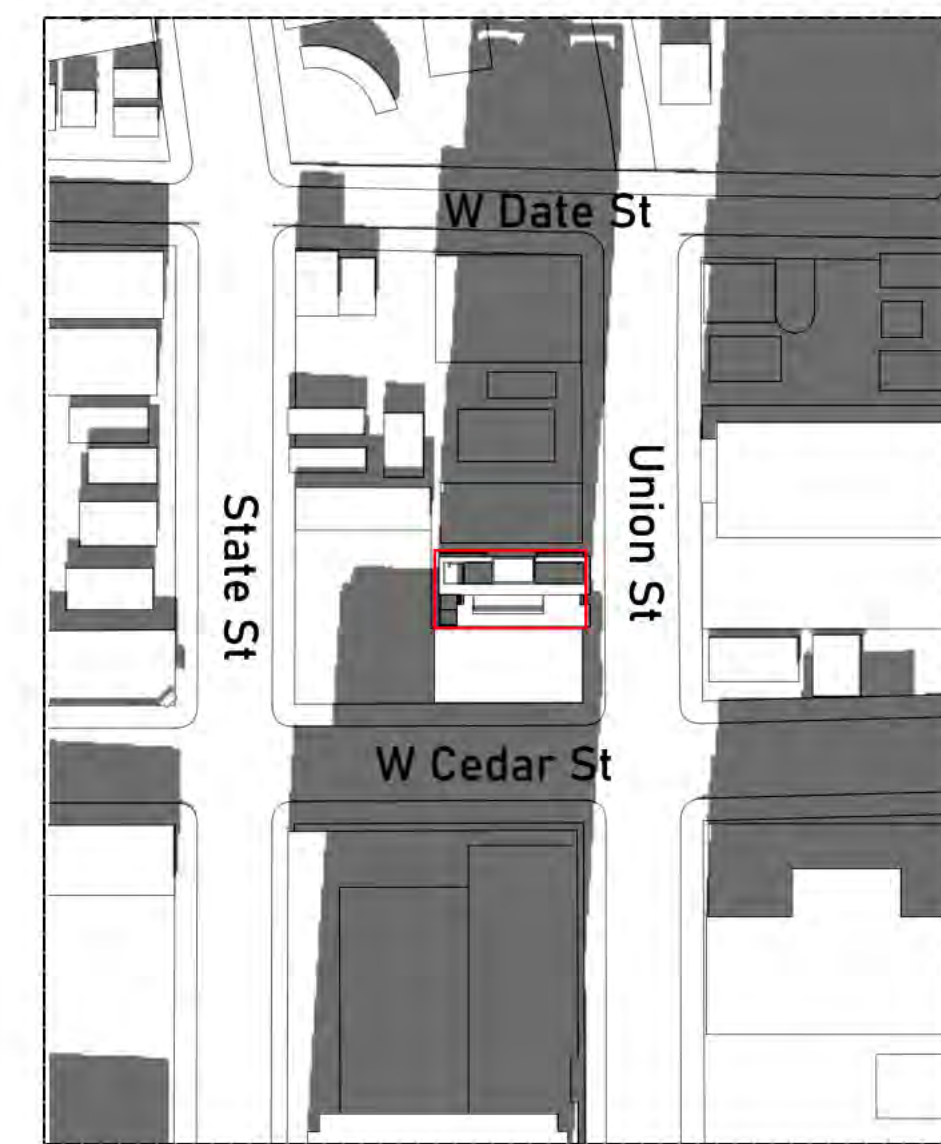
1:0.67 Sun_Summer_12pm



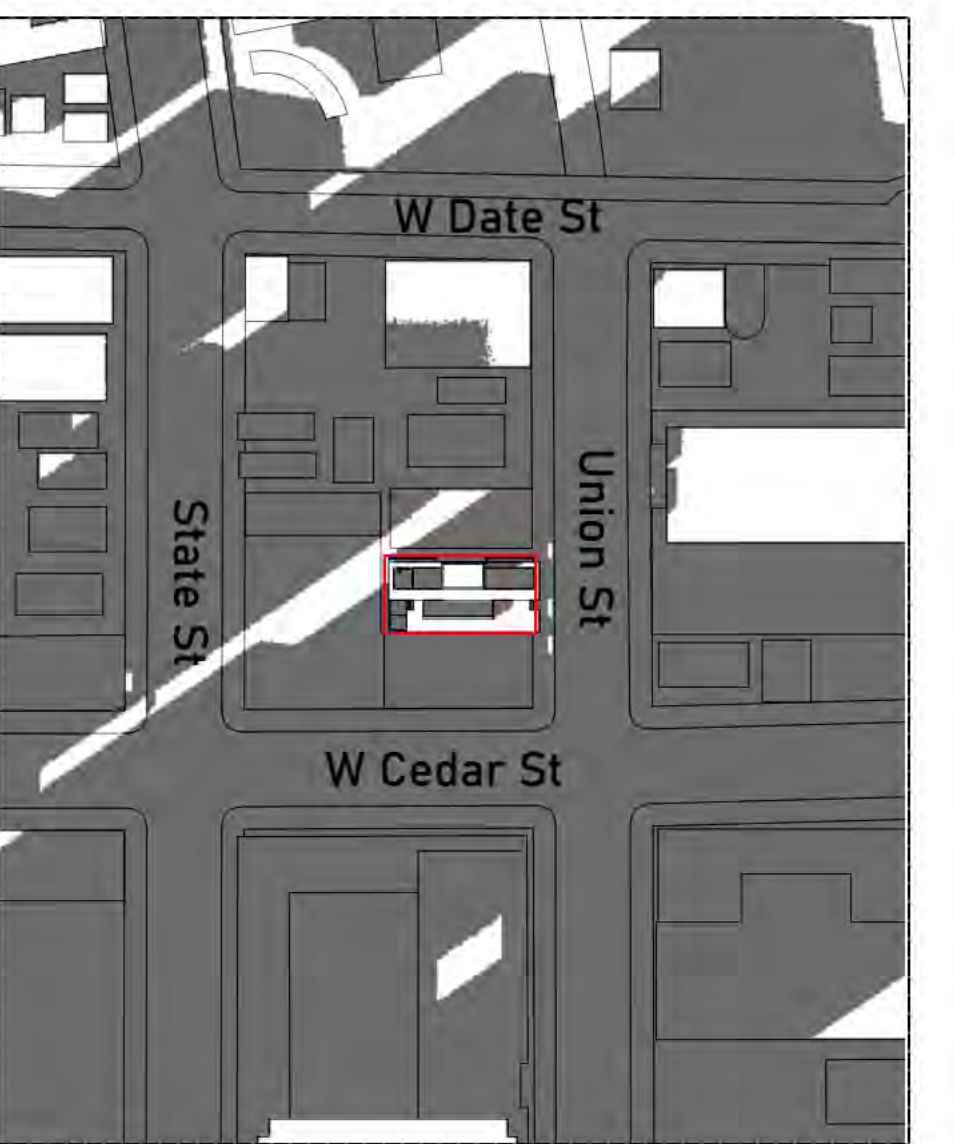
1:0.67 Sun_Summer_4pm



1:0.67 Sun_Winter_8am



1:0.67 Sun_Winter_12pm



1:0.67 Sun_Winter_4pm



1:0.28

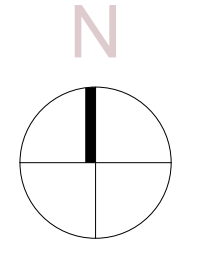
Tower_Vicinity_Map

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PROJECT #	
SHEET TITLE:	SOLAR STUDY / VICINITY SITE PLAN
SCALE:	
DATE:	9/1/21
REVISION 1:	10/12/21
REVISION 2:	11/23/21
REVISION 3:	12/21/21
REVISION 4:	
REVISION 5:	
REVISION 6:	
SHEET:	__ OF __
SHEET NAME:	



CEDAR ST

EXISTING RESIDENTIAL

EXISTING RESIDENTIAL

PROPOSED PROJECT

EXISTING RESIDENTIAL

EXISTING RESIDENTIAL

EXISTING RESIDENTIAL

EXISTING COMMERCIAL

EAST VICINITY ELEVATION
SCALE: 1" = 20'

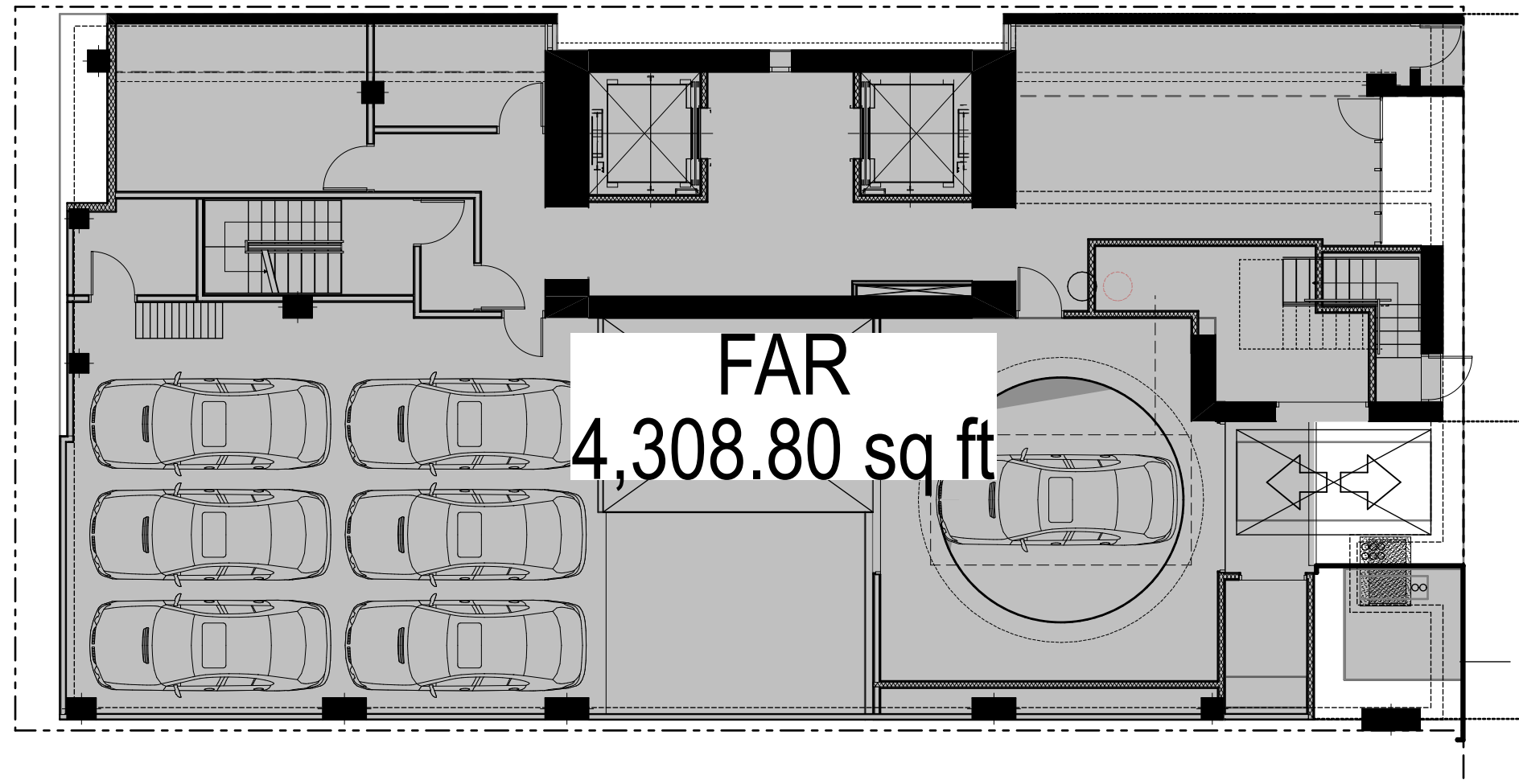
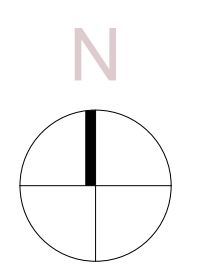
ELEV
T2.1

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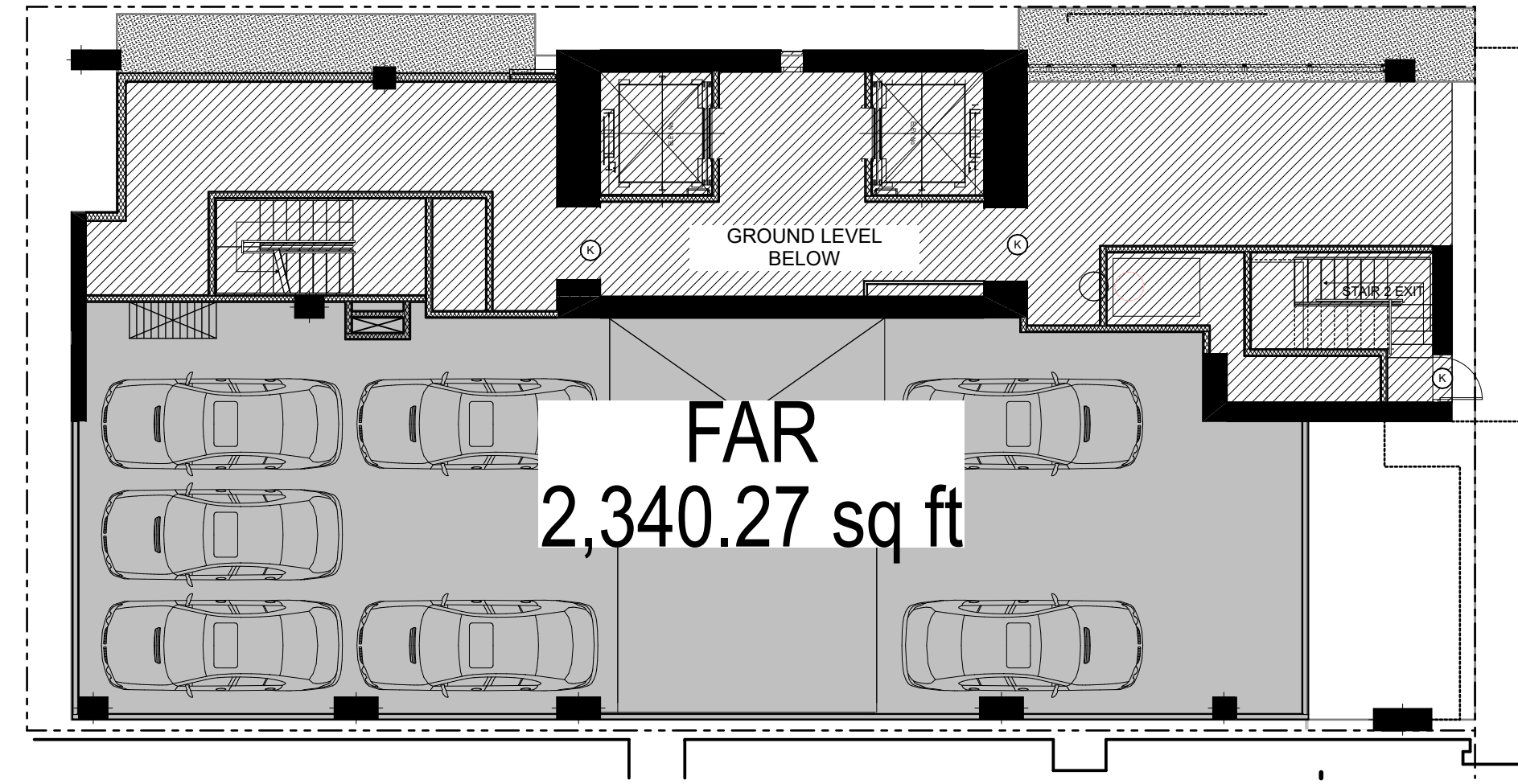


PROJECT #	
SHEET TITLE:	VICINITY ELEVATIONS
SCALE:	
DATE:	9/1/21
REVISION 1:	10/12/21
REVISION 2:	11/23/21
REVISION 3:	12/21/21
REVISION 4:	
REVISION 5:	
REVISION 6:	
SHEET:	__ OF __
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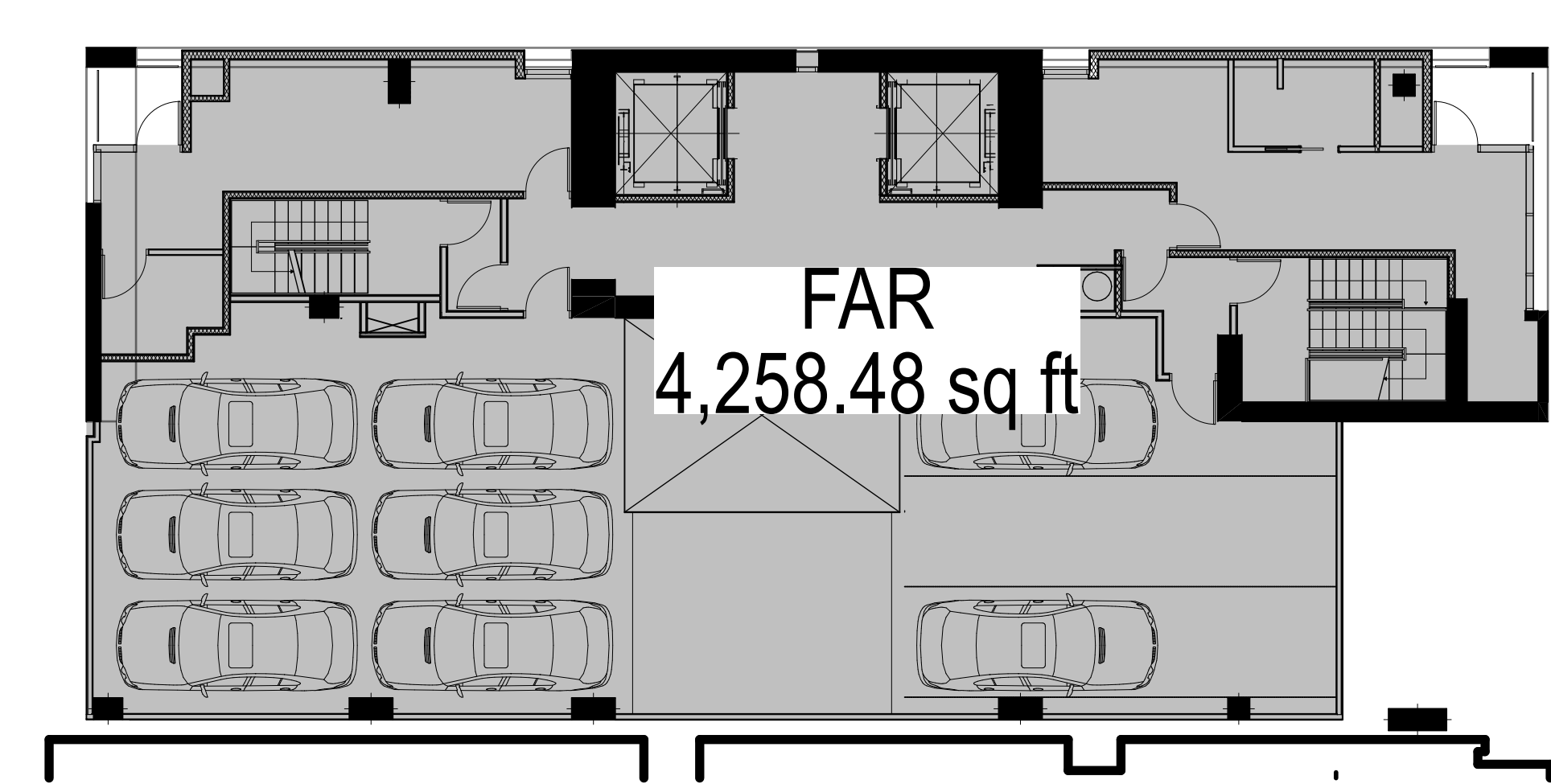
T2.1



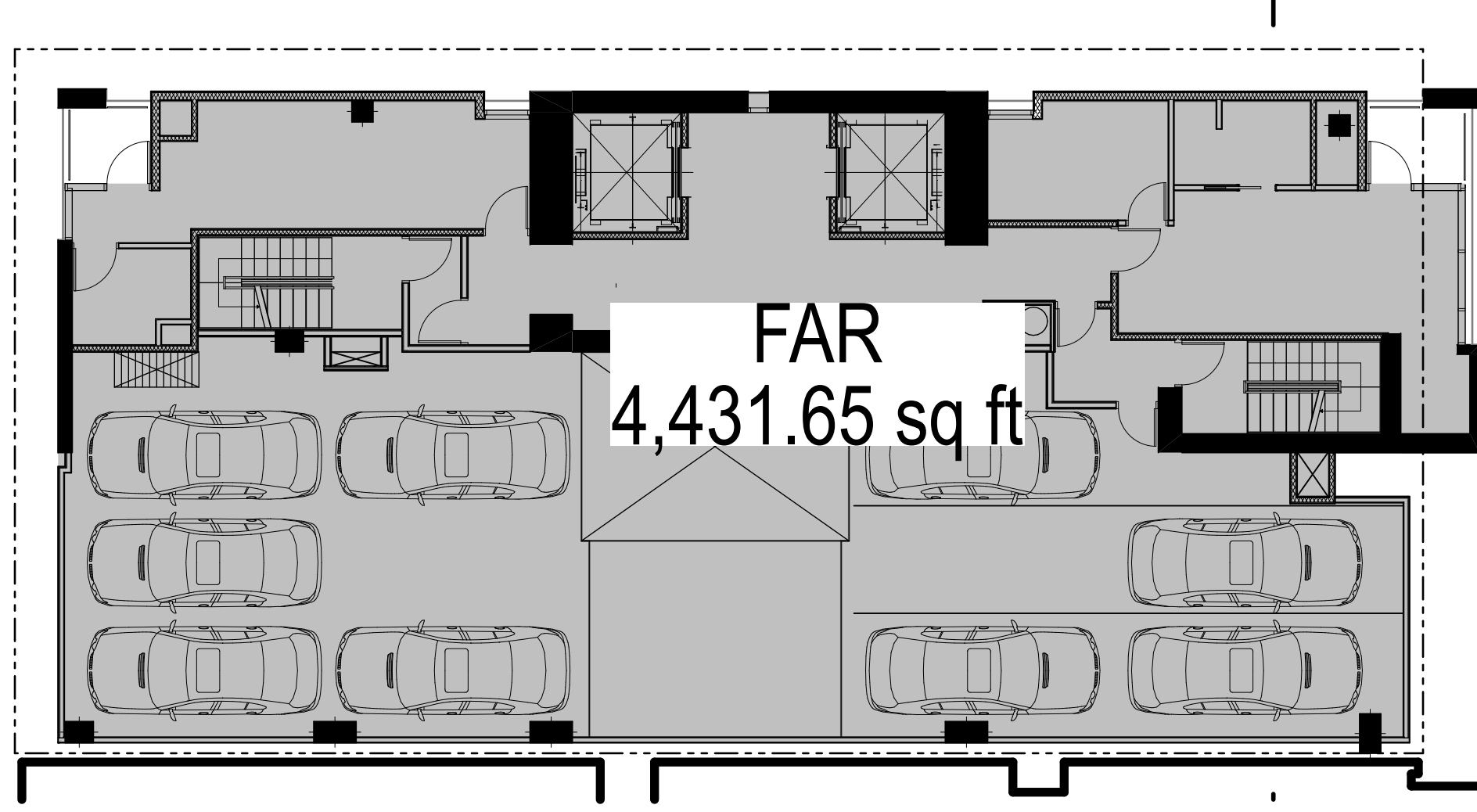
Ground Level FAR
SCALE: 3/32" = 1'-0" 1



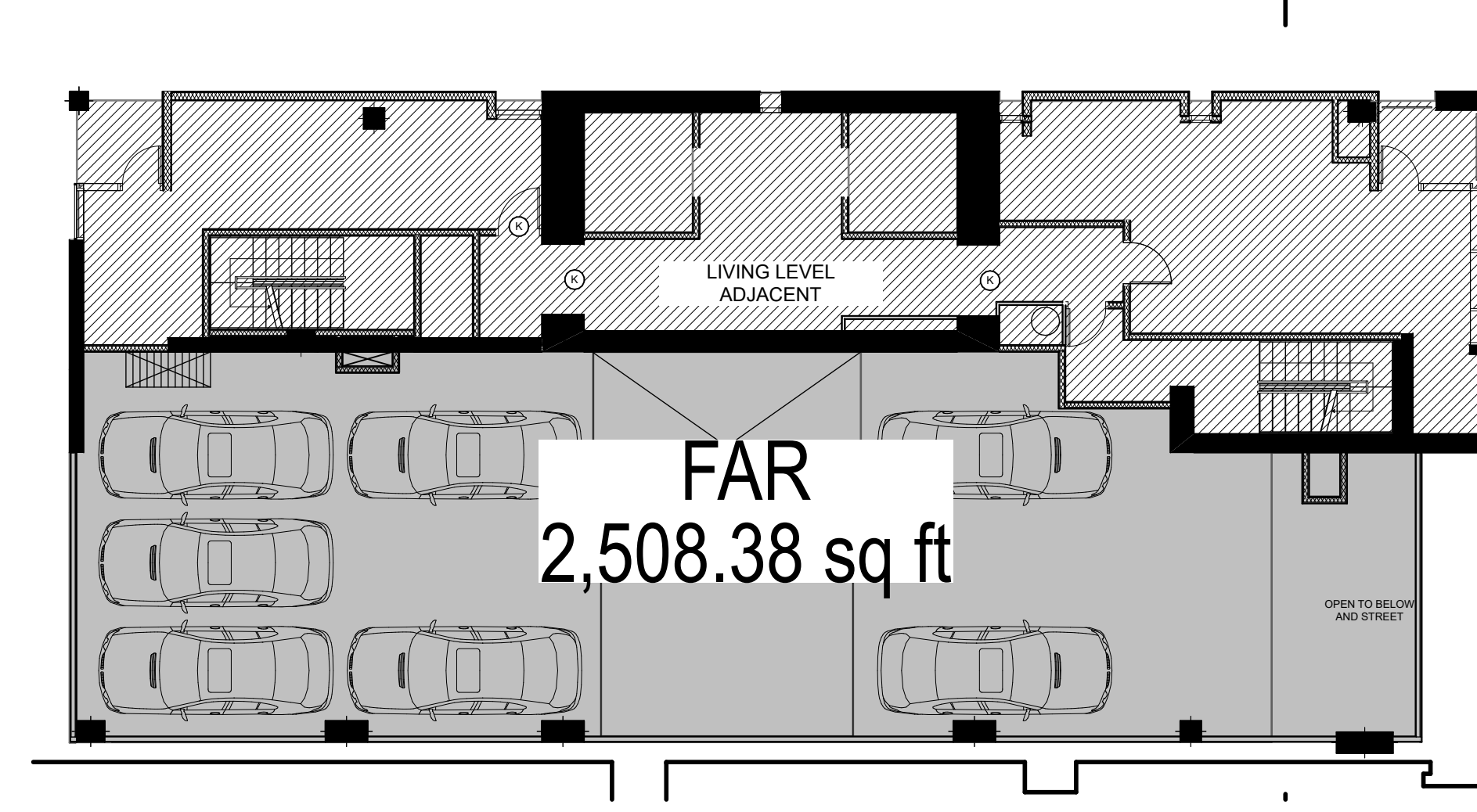
Level 1.1P FAR
SCALE: 3/32" = 1'-0" 1.1



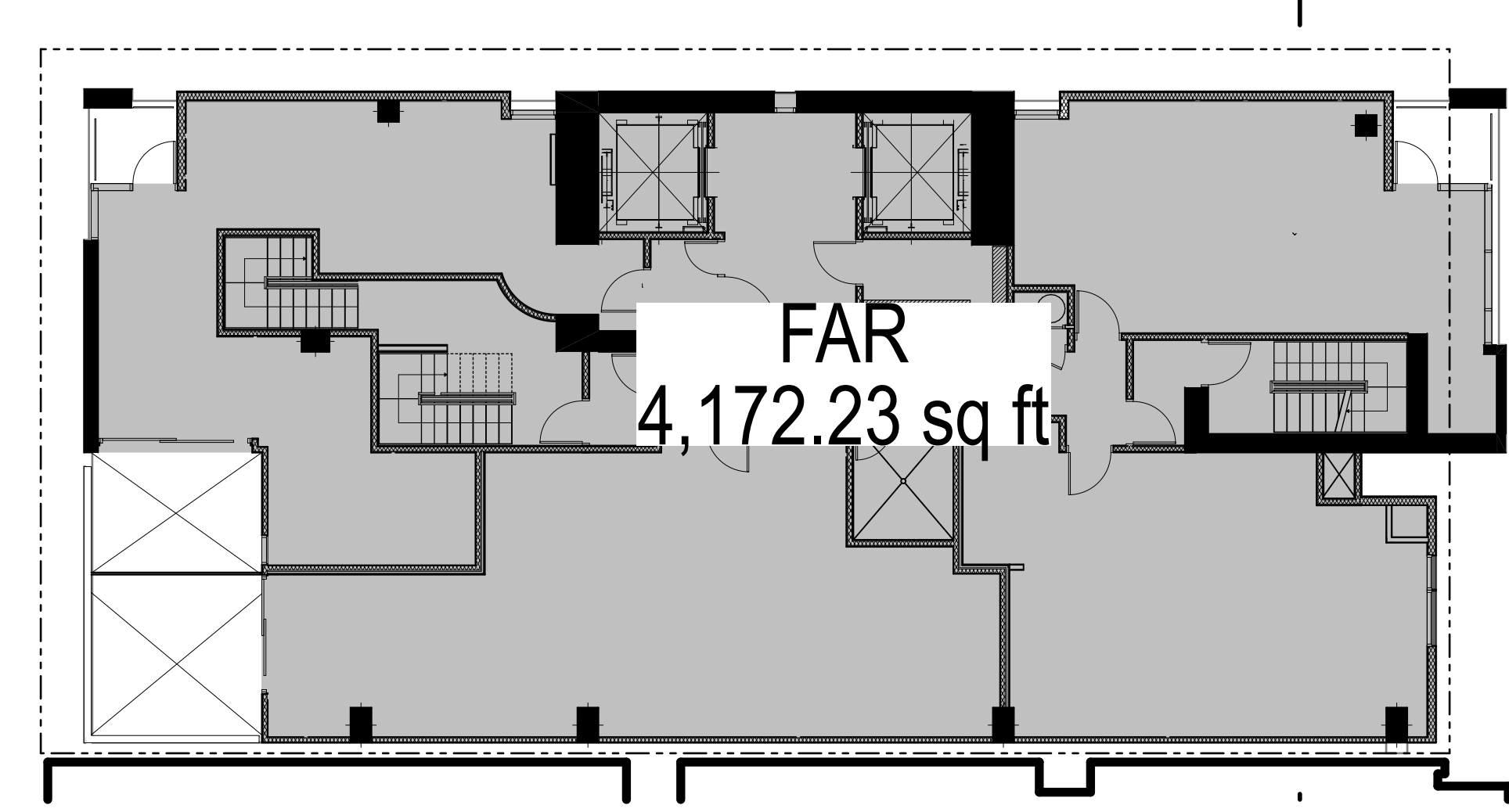
Level 2 FAR
SCALE: 3/32" = 1'-0" 2



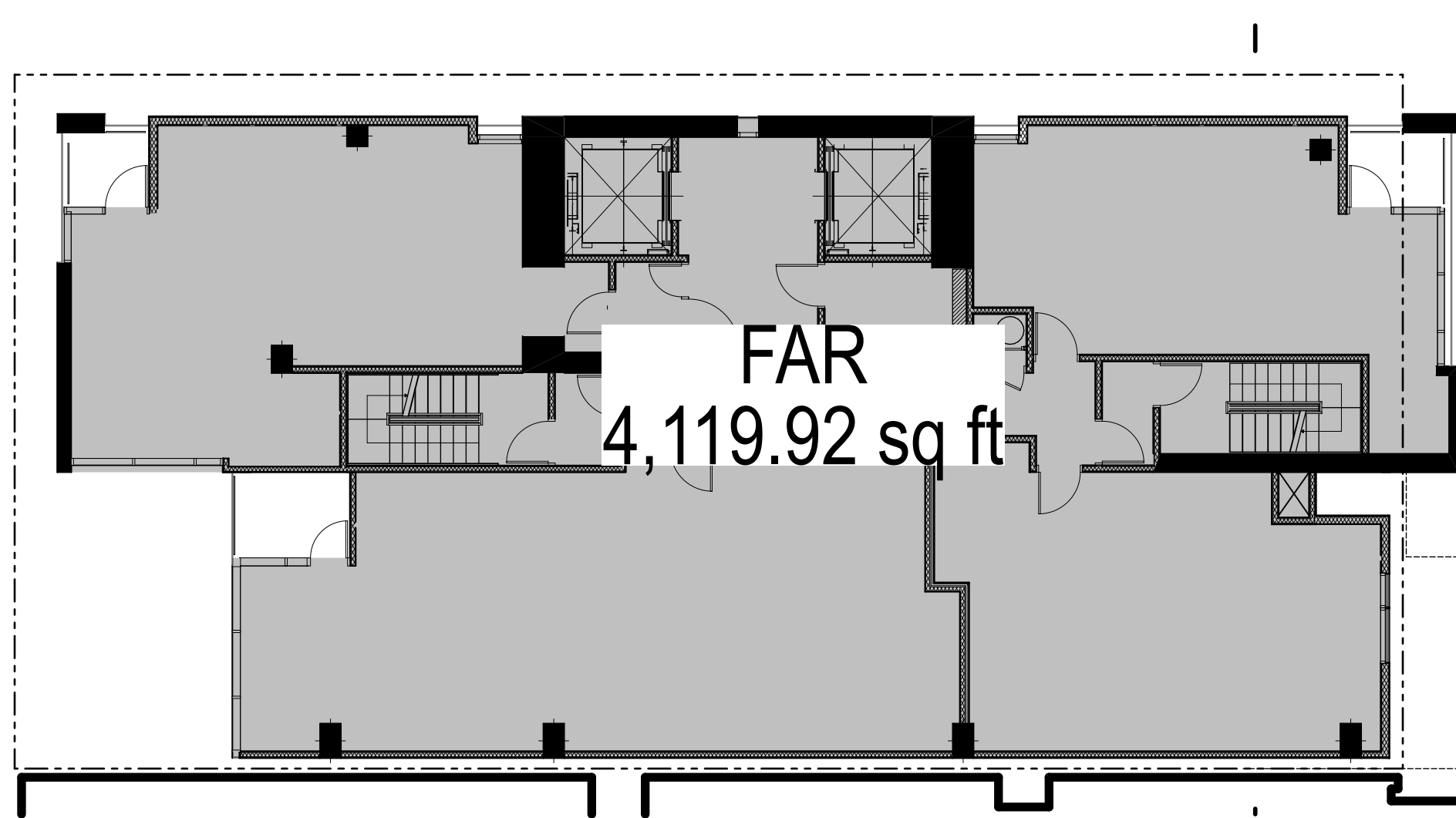
Level 3-6 FAR
SCALE: 3/32" = 1'-0" 3-6



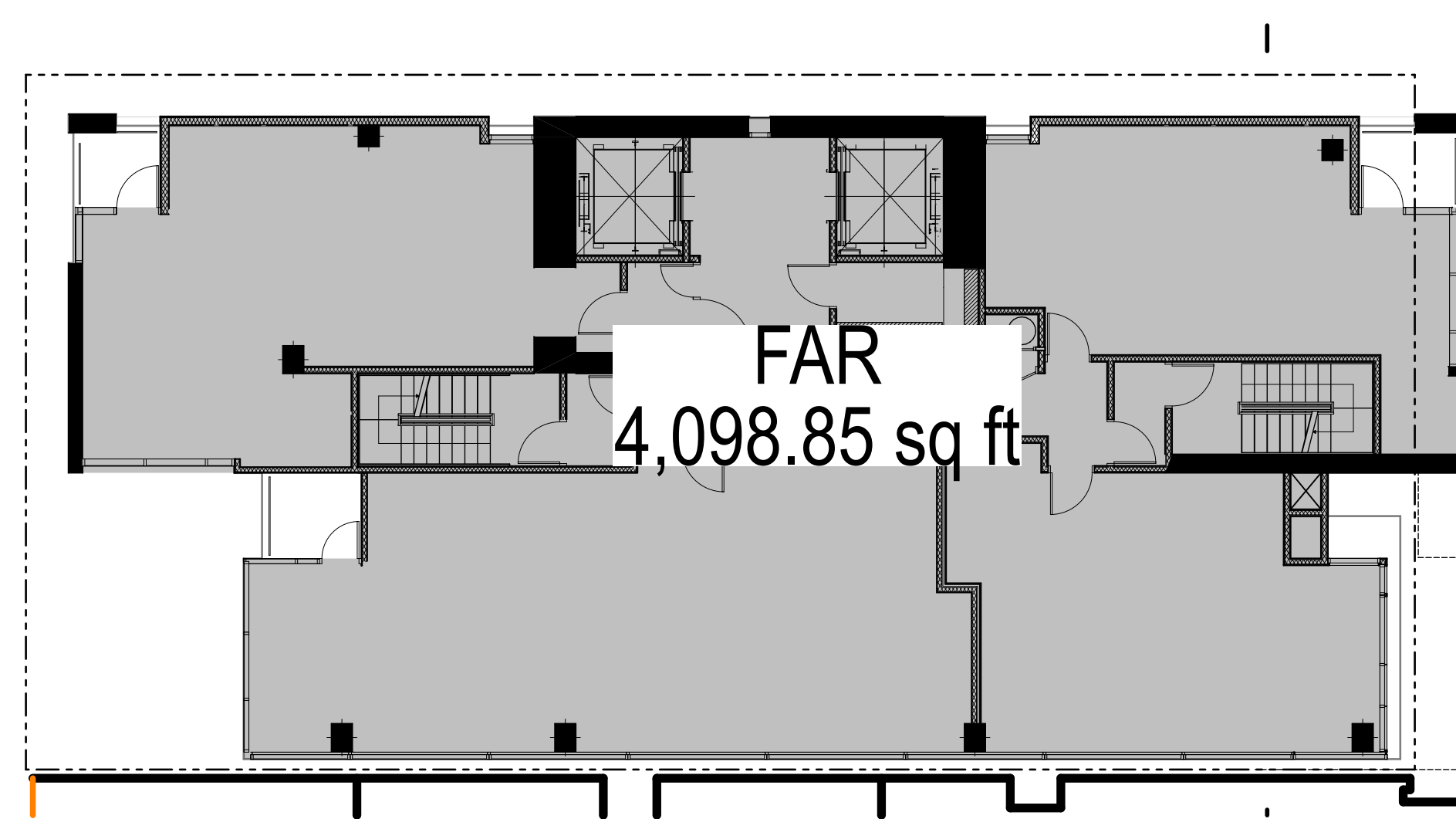
Level 4.1P FAR
SCALE: 3/32" = 1'-0" 4.1



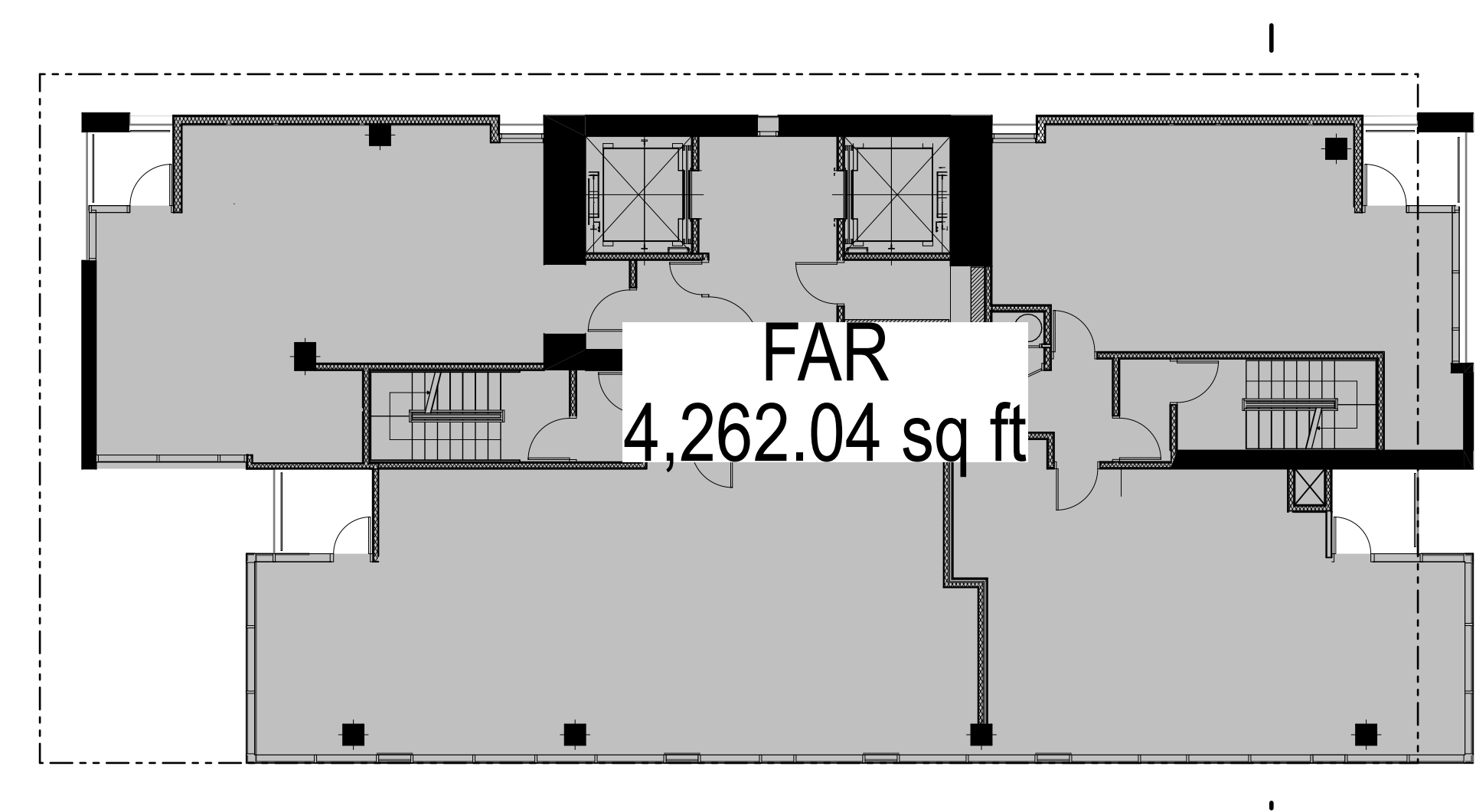
Level 7 FAR
SCALE: 3/32" = 1'-0" 7



Level 8 FAR
SCALE: 3/32" = 1'-0" 8



Level 9 FAR
SCALE: 3/32" = 1'-0" 9

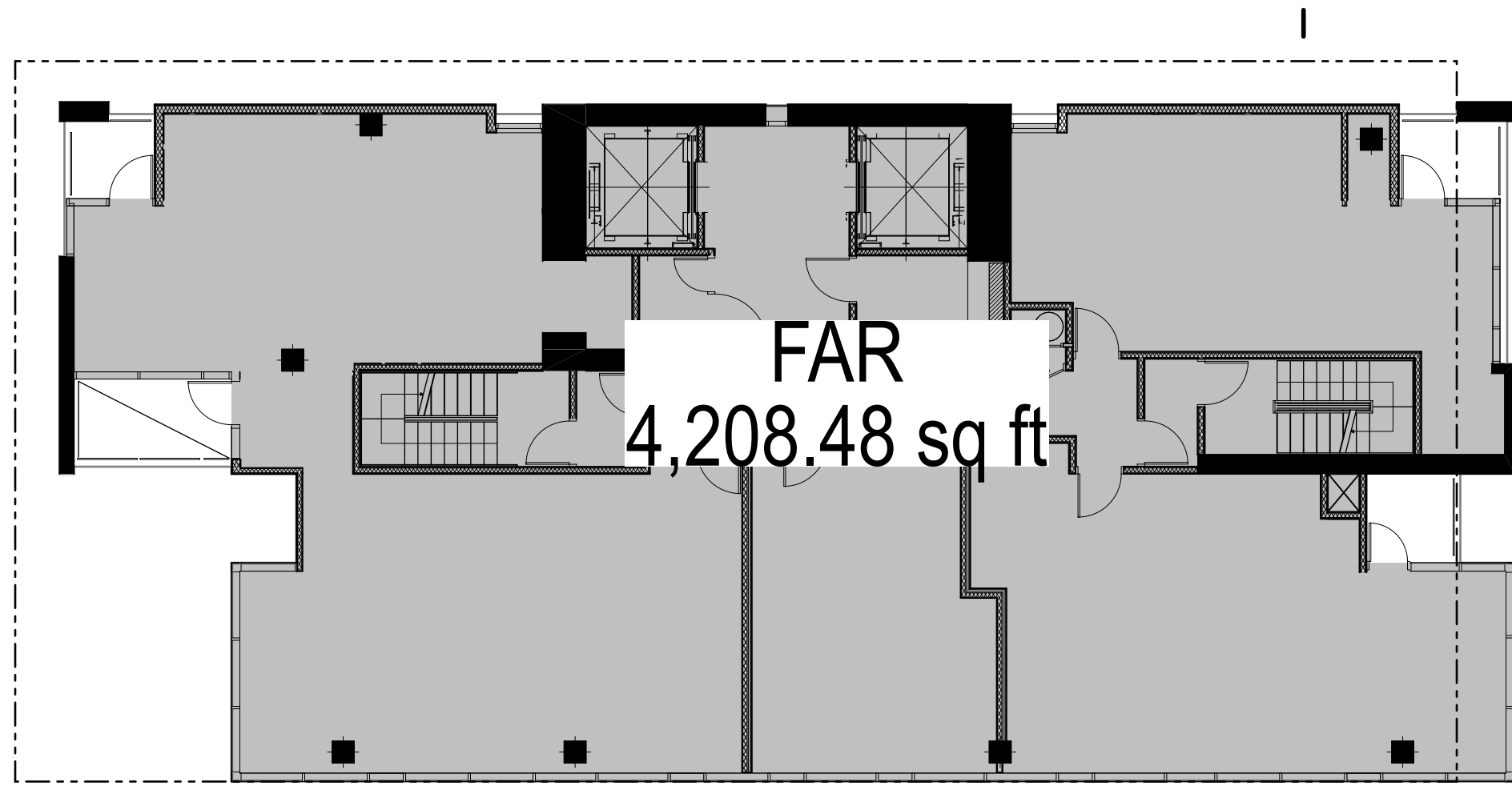
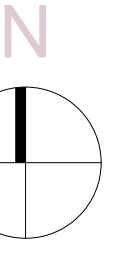


Level 10-19 TYP FAR
SCALE: 3/32" = 1'-0" 10-19

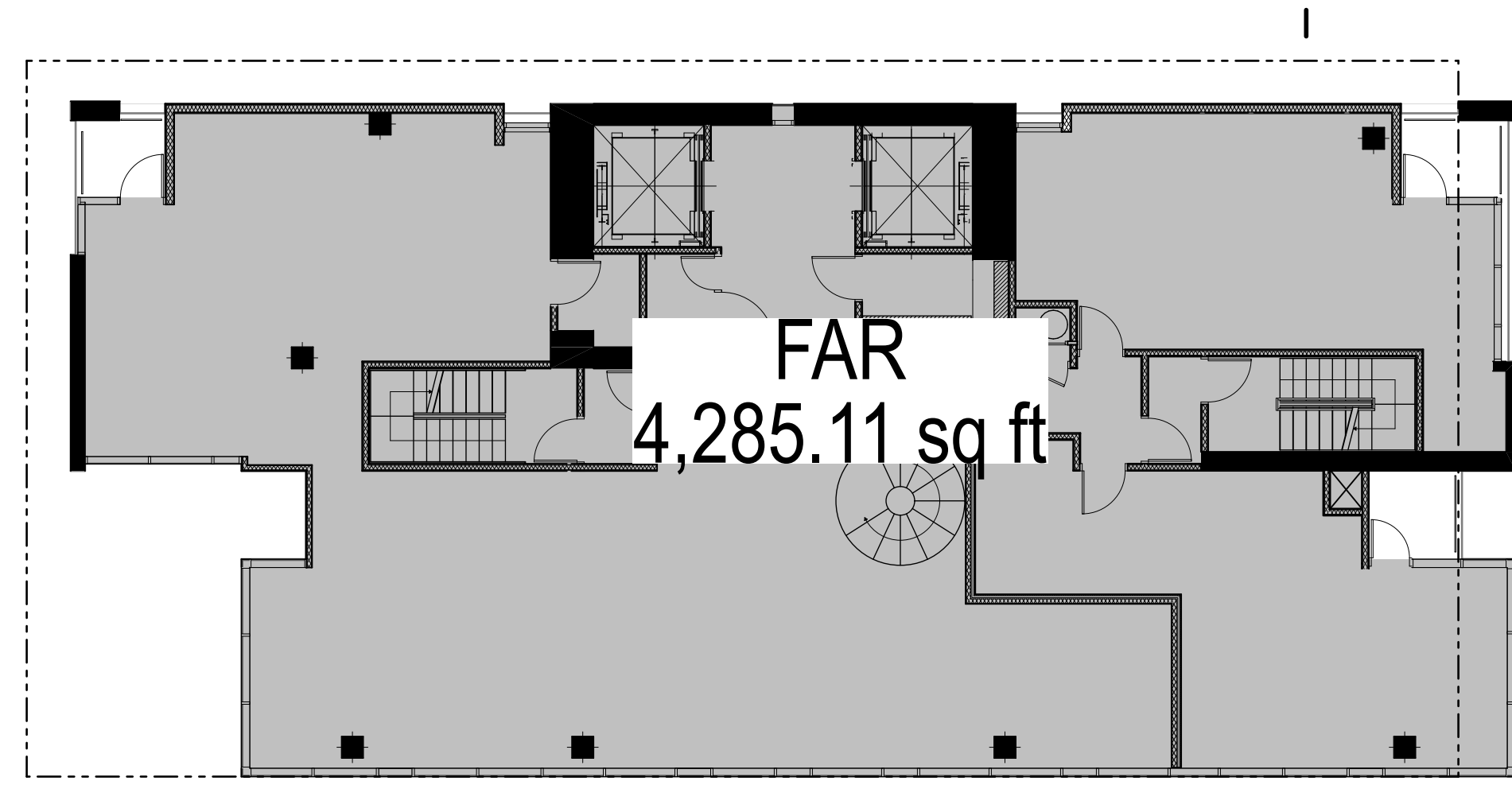
AIR RIGHTS TOWER
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3000 Upas Street Suite 101 San Diego, CA 92104



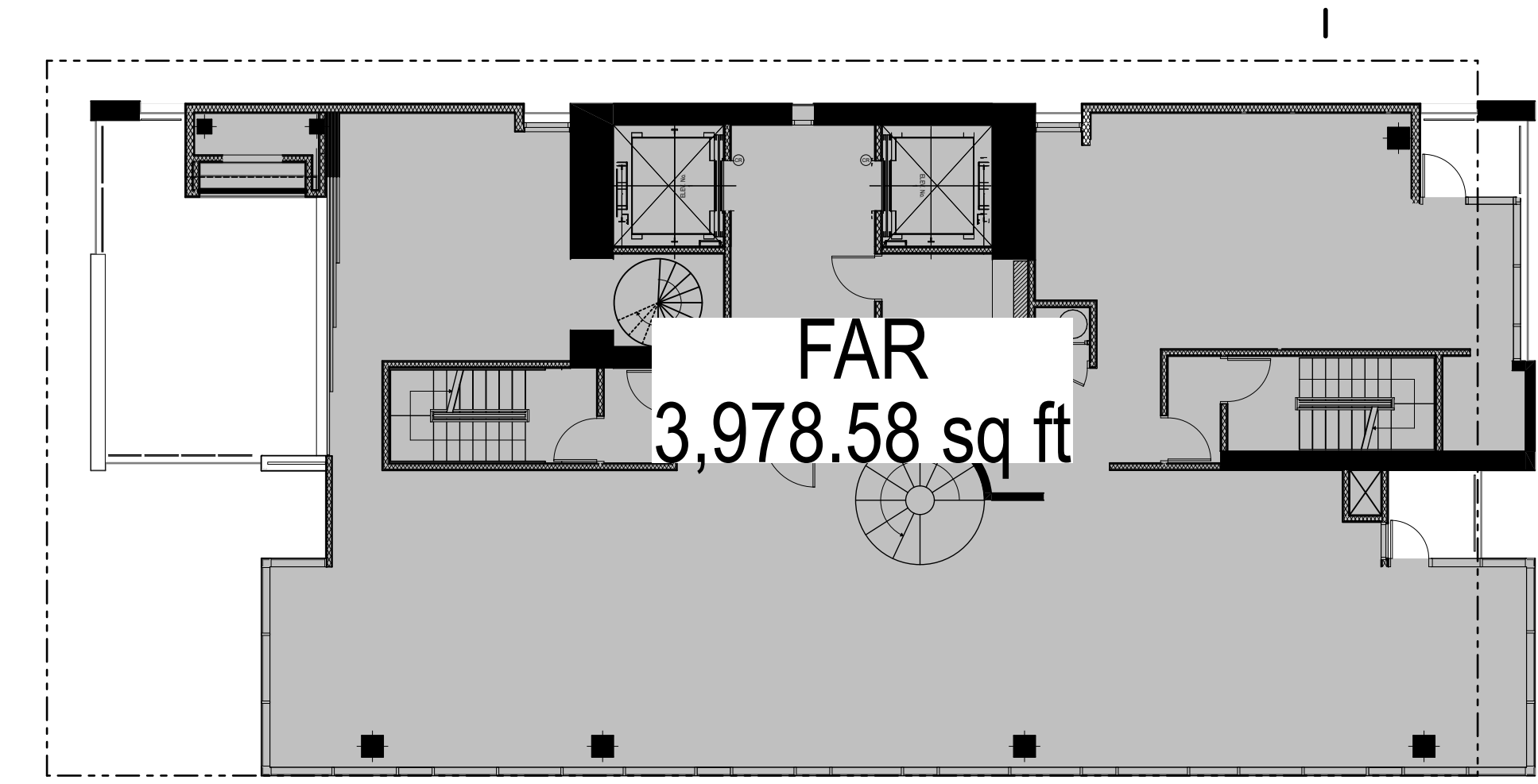
PROJECT #	
SHEET TITLE:	
FAR DIAGRAMS	
SCALE:	
DATE:	9/1/21
REVISION 1:	10/12/21
REVISION 2:	11/23/21
REVISION 3:	12/21/21
REVISION 4:	
REVISION 5:	
REVISION 6:	
SHEET:	__ OF __
SHEET NAME:	



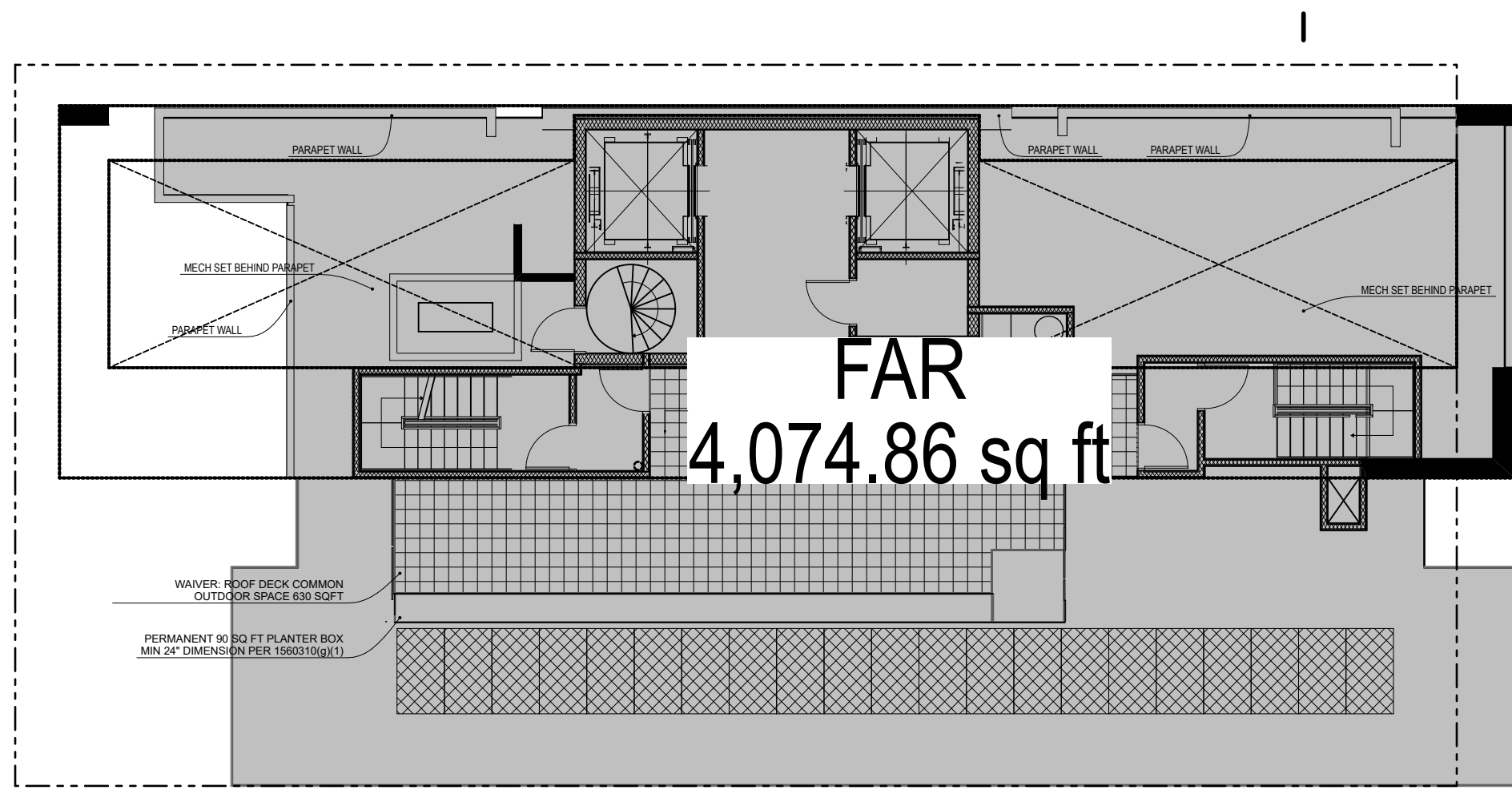
Level 20-21 FAR
SCALE: 3/32" = 1'-0" 20-21



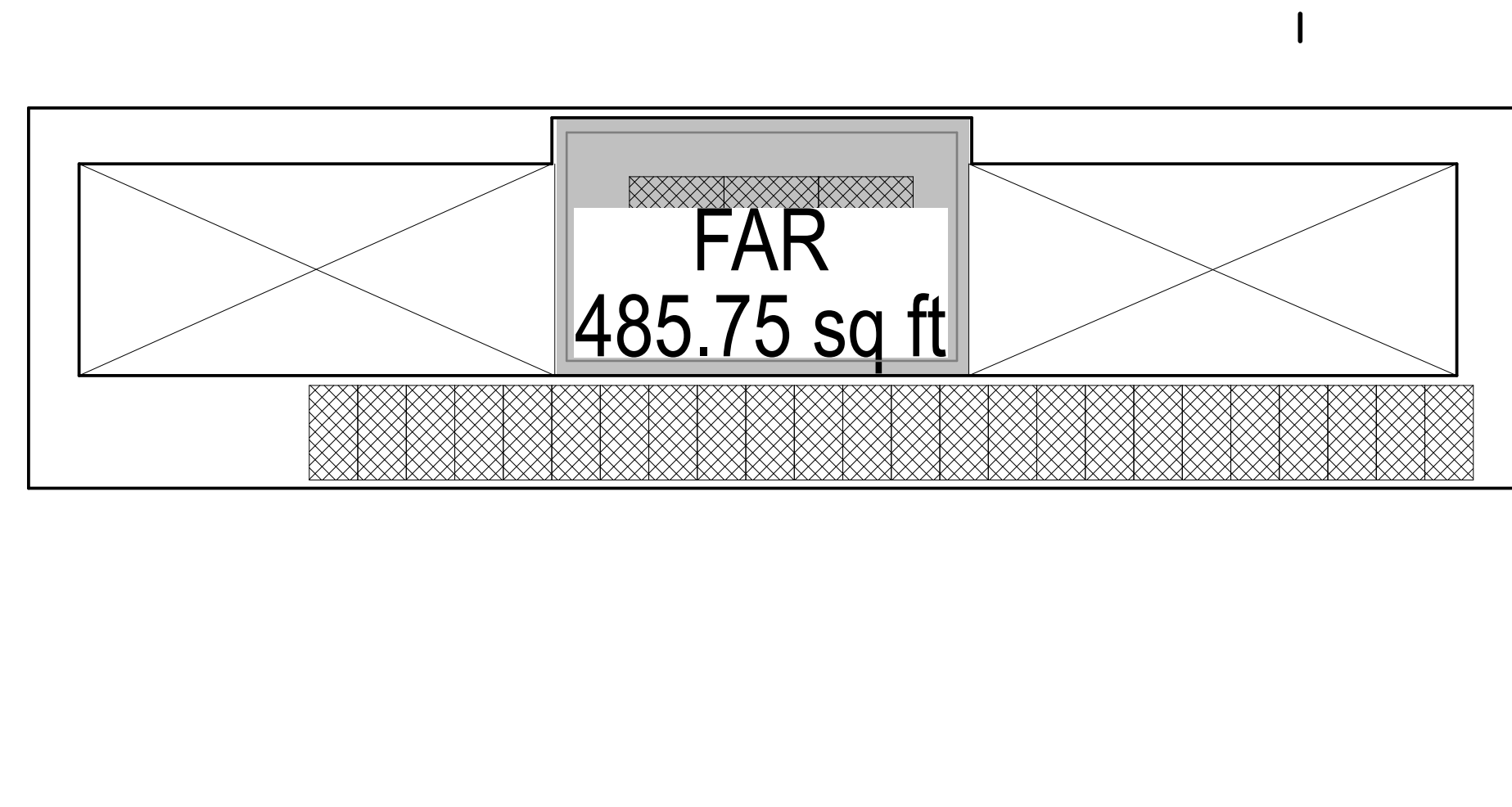
Level 22 Penthouse L1 FAR
SCALE: 3/32" = 1'-0" 22



Level 23 Penthouse L2 FAR
SCALE: 3/32" = 1'-0" 23



Roof FAR
SCALE: 3/32" = 1'-0" 24



Upper Arch Roof FAR
SCALE: 3/32" = 1'-0" 25

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PROJECT # _____

SHEET TITLE: _____

FAR DIAGRAMS

SCALE: _____

DATE: 9/1/21

REVISION 1: 10/12/21

REVISION 2: 11/23/21

REVISION 3: 12/21/21

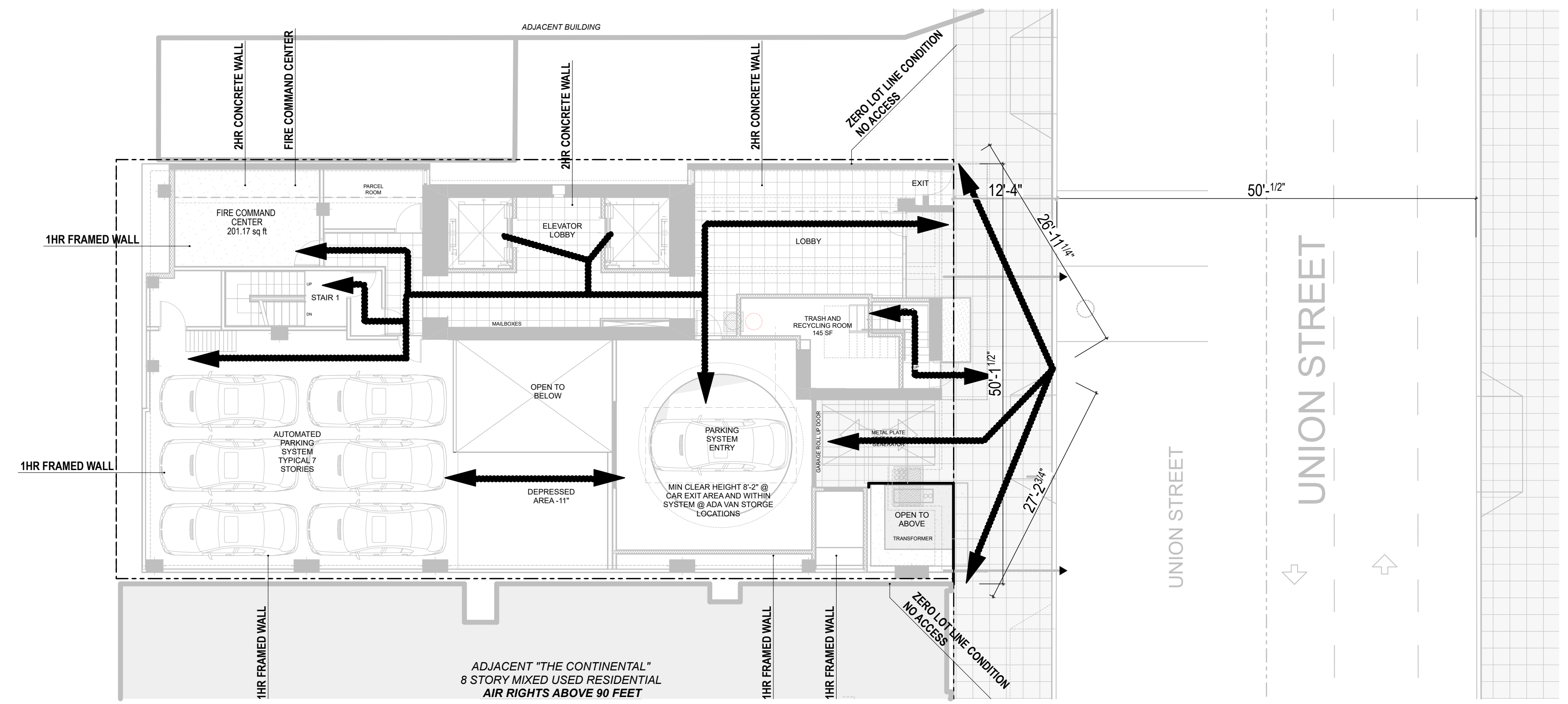
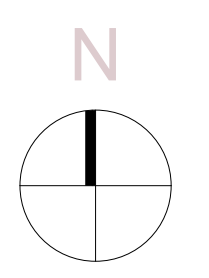
REVISION 4: _____

REVISION 5: _____

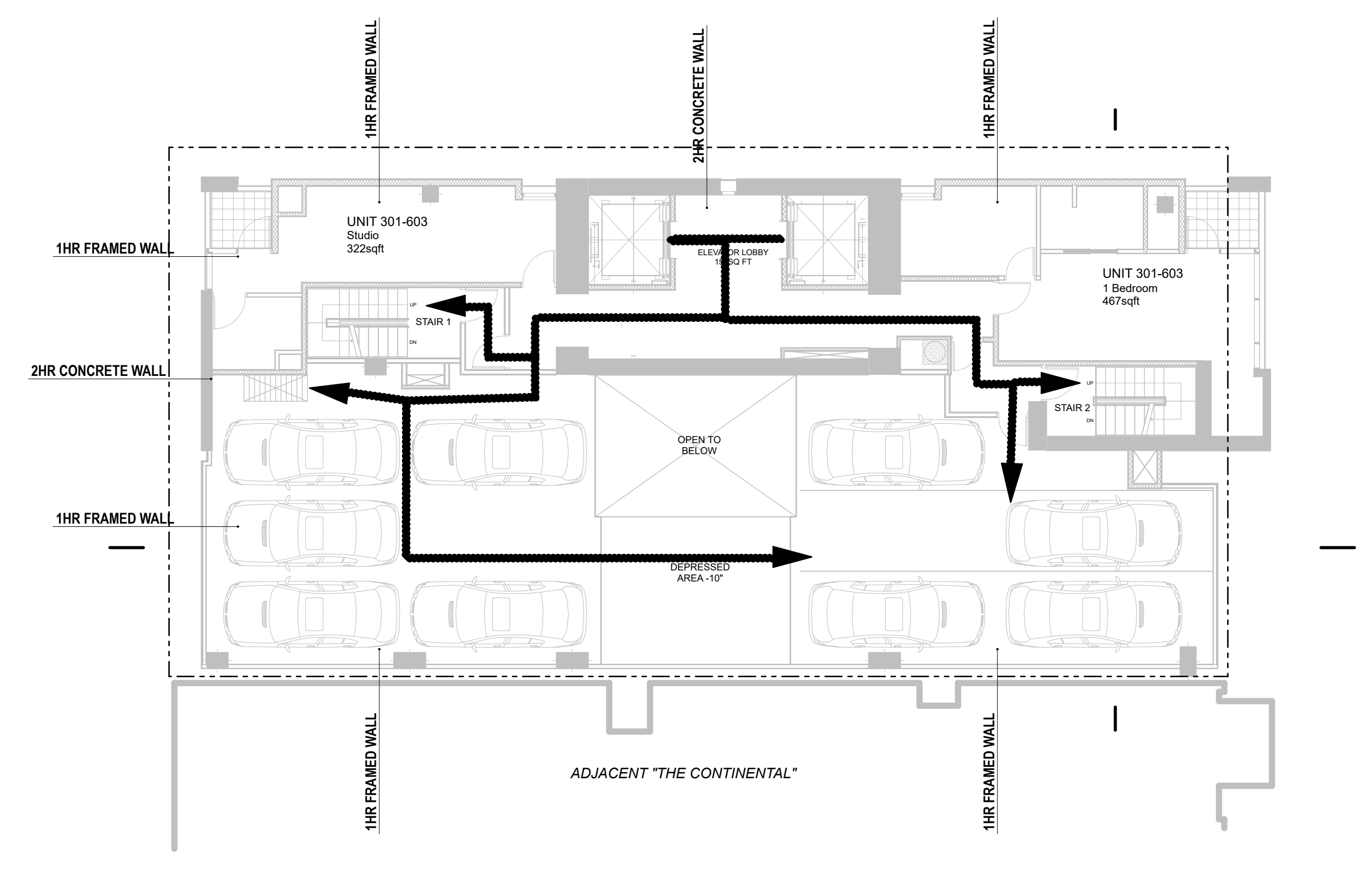
REVISION 6: _____

SHEET: ___ OF ___

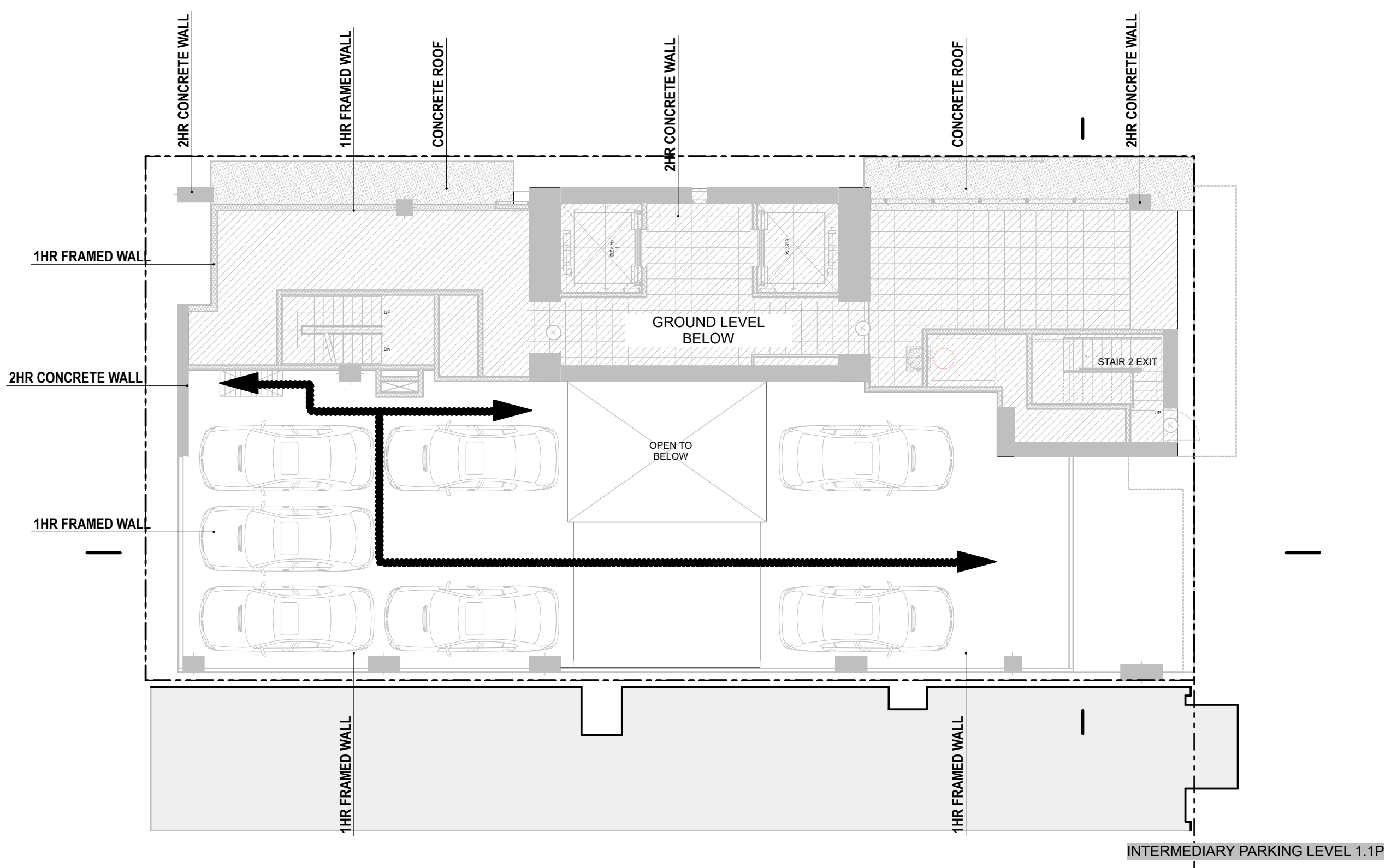
SHEET NAME: _____



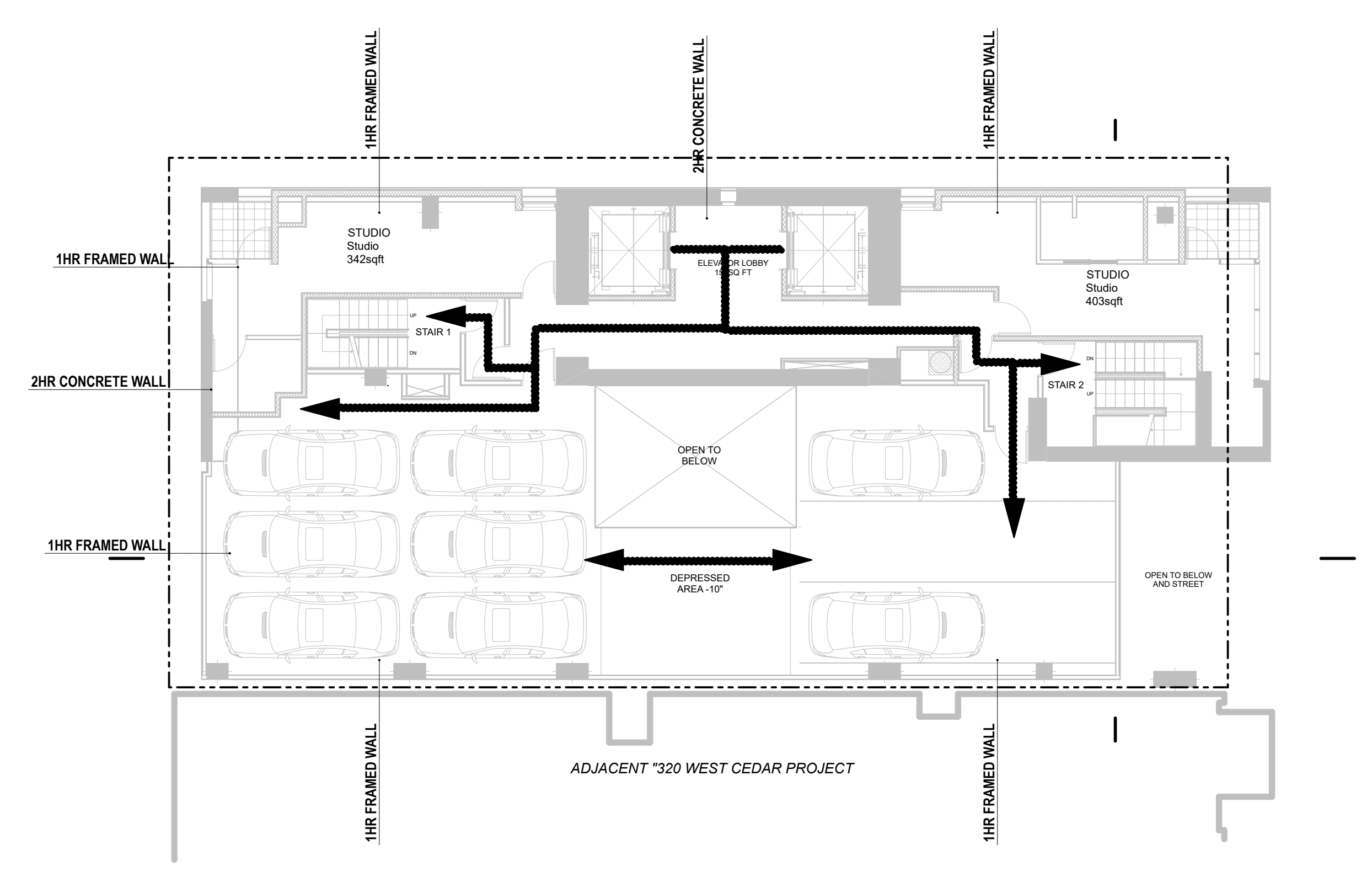
FIRE ACCESS PLAN
SCALE: 1" = 10' T2.4



FIRE ACCESS LEVEL 3-6
SCALE: 1" = 10' T2.4



FIRE ACCESS LEVEL 1.1P
SCALE: 1" = 10' T2.4

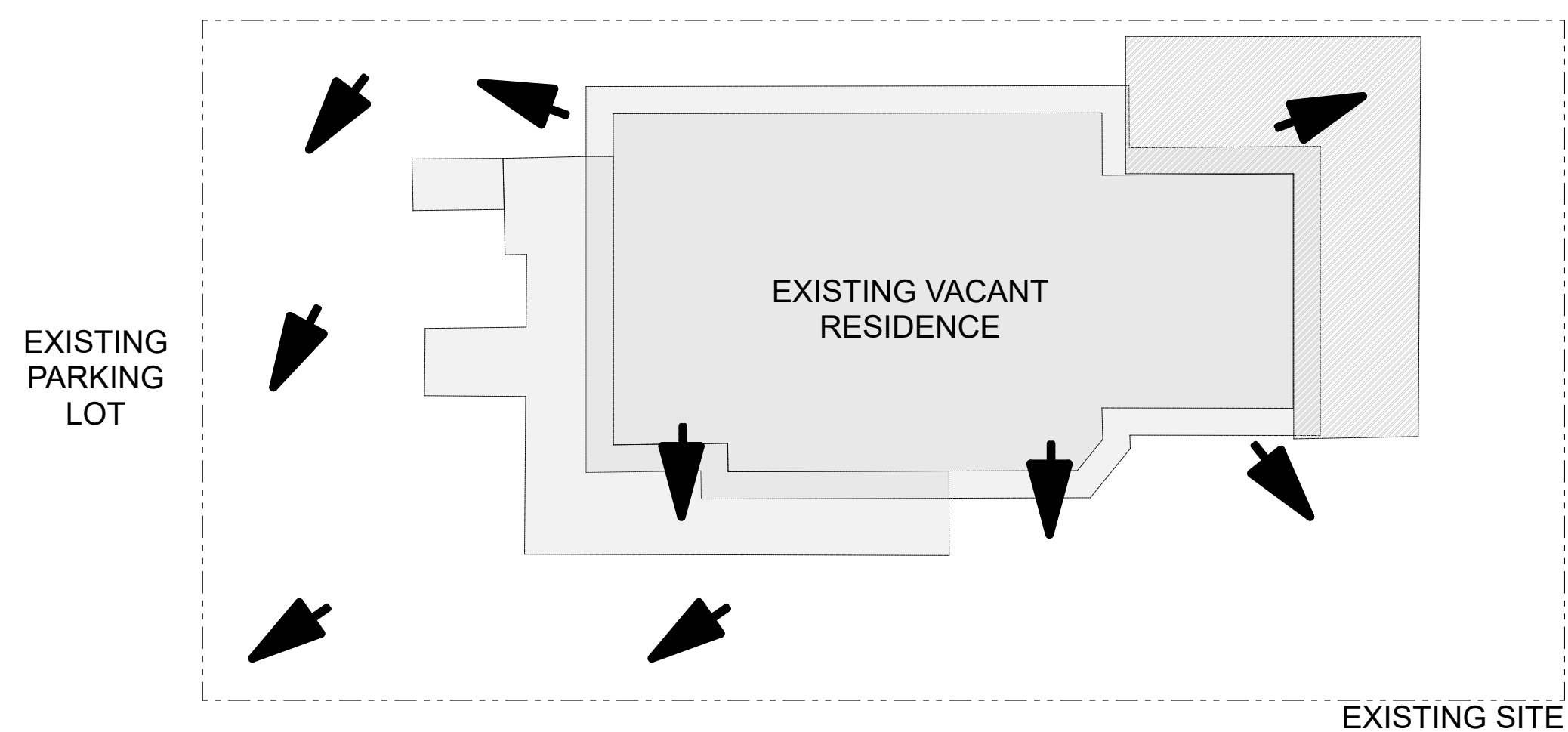
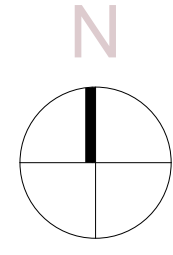


FIRE ACCESS L3
SCALE: 1" = 10' T2.4

AIR RIGHTS TOWER
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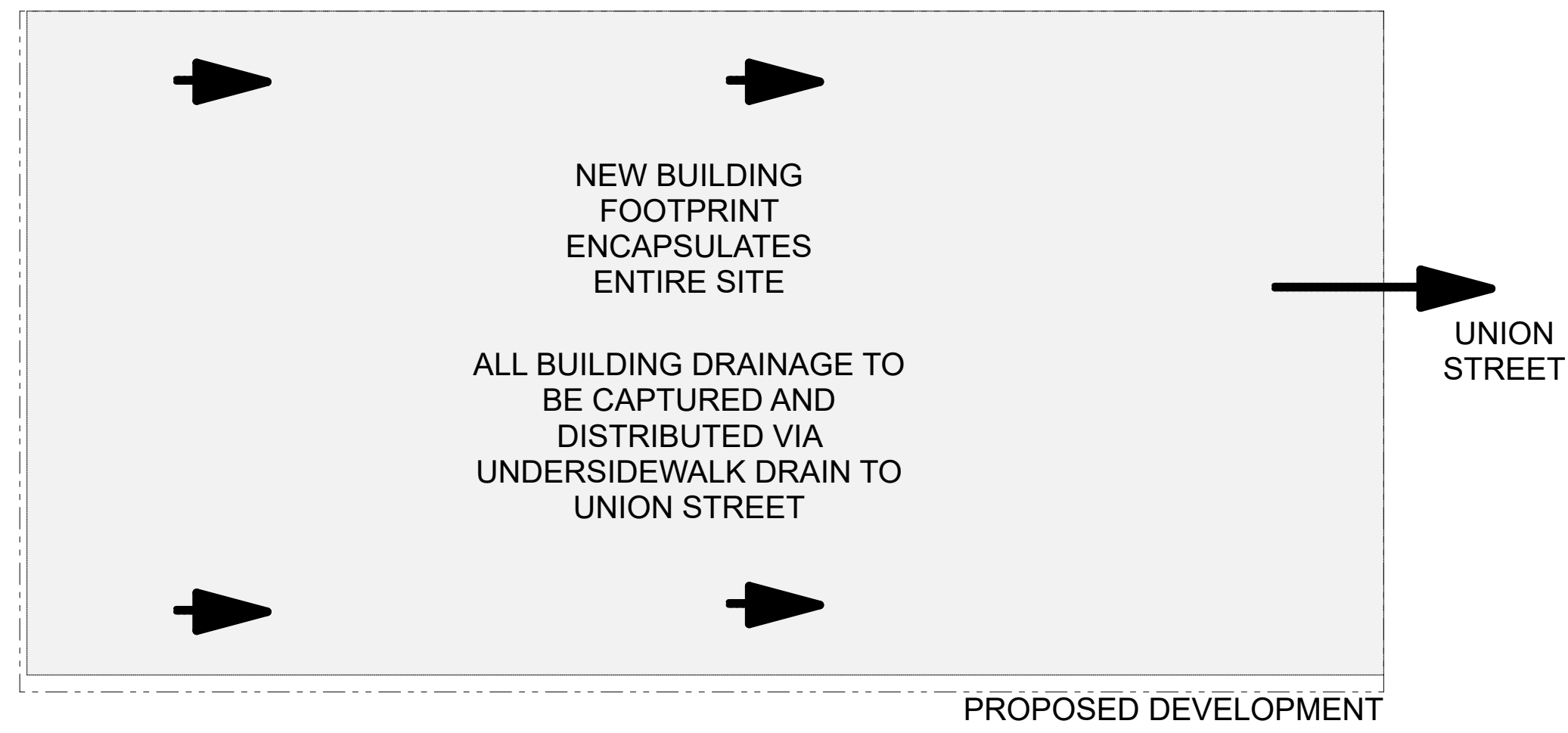


PROJECT #	
SHEET TITLE:	FIRE ACCESS PLAN
SCALE:	
DATE:	9/1/21
REVISION 1:	10/12/21
REVISION 2:	11/23/21
REVISION 3:	12/21/21
REVISION 4:	
REVISION 5:	
REVISION 6:	
SHEET:	__ OF __
SHEET NAME:	



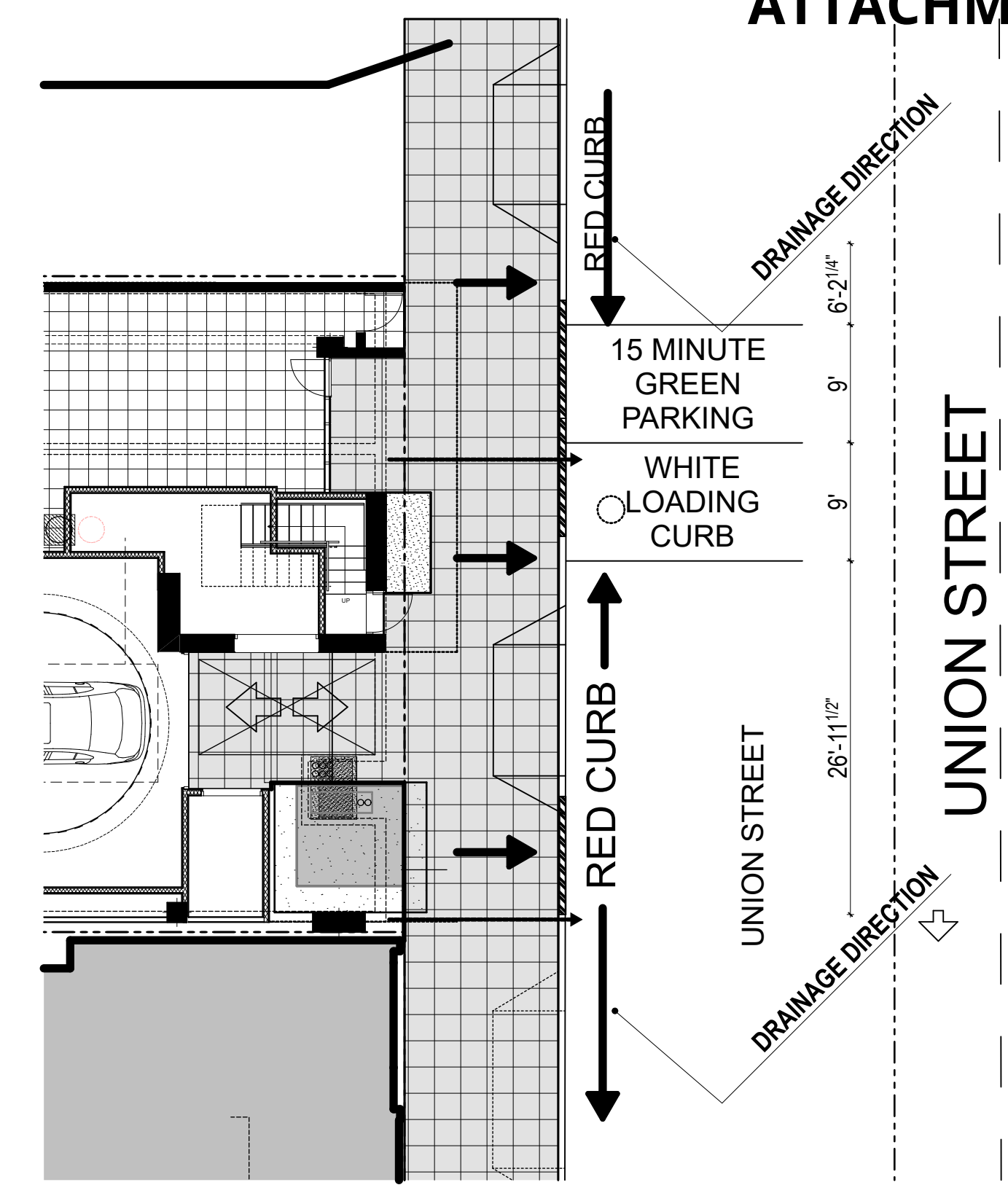
UNION STREET

EXISTING PARKING LOT



DRAINAGE PLAN
SCALE: 3/32" = 1'-0"

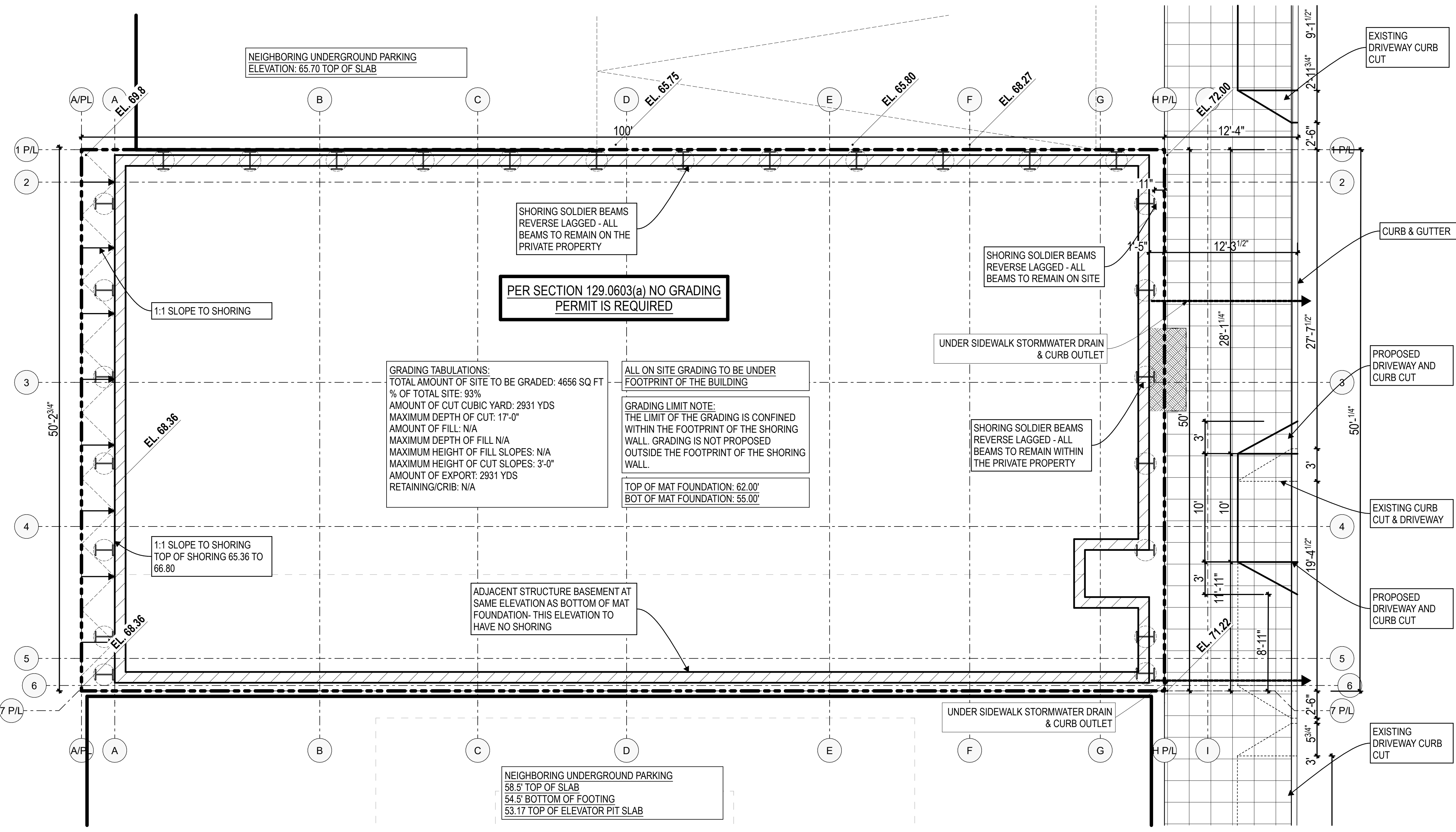
DRAINAGE PLAN
SCALE: 3/32" = 1'-0"



CURB UTILIZATION PLAN
SCALE: 3/32" = 1'-0"

EXISTING PARKING (2) 30 MINUTE GREEN PARKING SPACES IN SAME LOCATION AS PROPOSED PERPENDICULAR PARKING WITH NEW TYPES

NET LOSS OF ONE 30 MINUTE GREEN PARKING SPACE REPLACED BY ONE WHITE LOADING ZONE



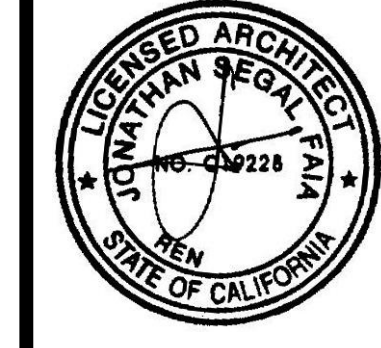
GRADING PLAN
SCALE: 3/16" = 1'-0"

NOTE:
PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITTEE SHALL INCORPORATE ANY BEST MANAGEMENT PRACTICES NECESSARY TO COMPLY WITH CHAPTER 14, ARTICLE 2, DIVISION 1 (GRADING REGULATIONS) OF THE SAN DIEGO MUNICIPAL CODE, INTO THE CONSTRUCTION PLANS OR SPECIFICATIONS.

PRIOR THE ISSUANCE OF ANY CONSTRUCTION PERMIT THE OWNER/PERMITTEE SHALL SUBMIT A WATER POLLUTION CONTROL PLAN (WPCP). THE WPCP SHALL BE PREPARED IN ACCORDANCE WITH GUIDELINES IN PART 2 CONSTRUCTION BMP STANDARDS CHAPTER 4 OF THE CITY'S STORM WATER STANDARDS.

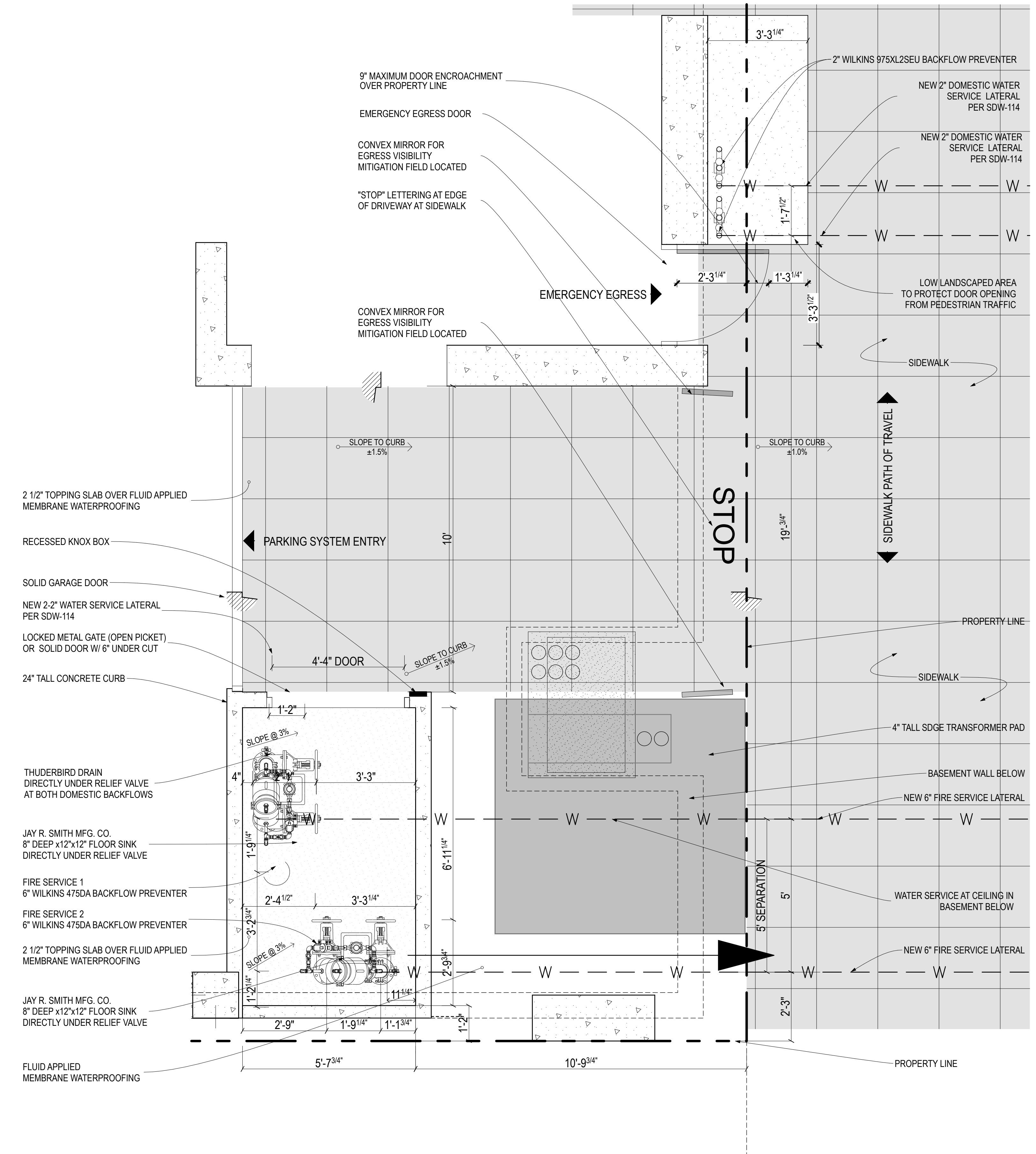
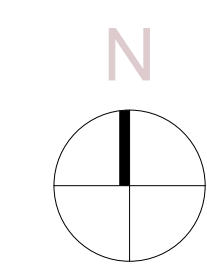
ENCROACHMENT MAINTENANCE AND REMOVAL AGREEMENT (EMRA) WILL BE REQUIRED FOR ALL PRIVATE IMPROVEMENTS SUCH AS A PLANTER BOX, NON STANDARD DRIVEWAY, UNDER SIDEWALK DRAIN & CURB OUTLET, AND ENHANCED SIDEWALK WITHIN PRW.

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PROJECT #	
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SHEET:	OF
SHEET NAME:	

C1.0



NOTE:
 ALL PROPOSED PUBLIC DOMESTIC WATER SERVICE LINE DIAMETERS ARE PROVIDED FOR CLARITY OF INTENT ONLY. ACTUAL SERVICE LINE DIAMETERS WILL BE BASED UPON THE PUBLIC UTILITIES APPROVED WATER METER DATA CARD.

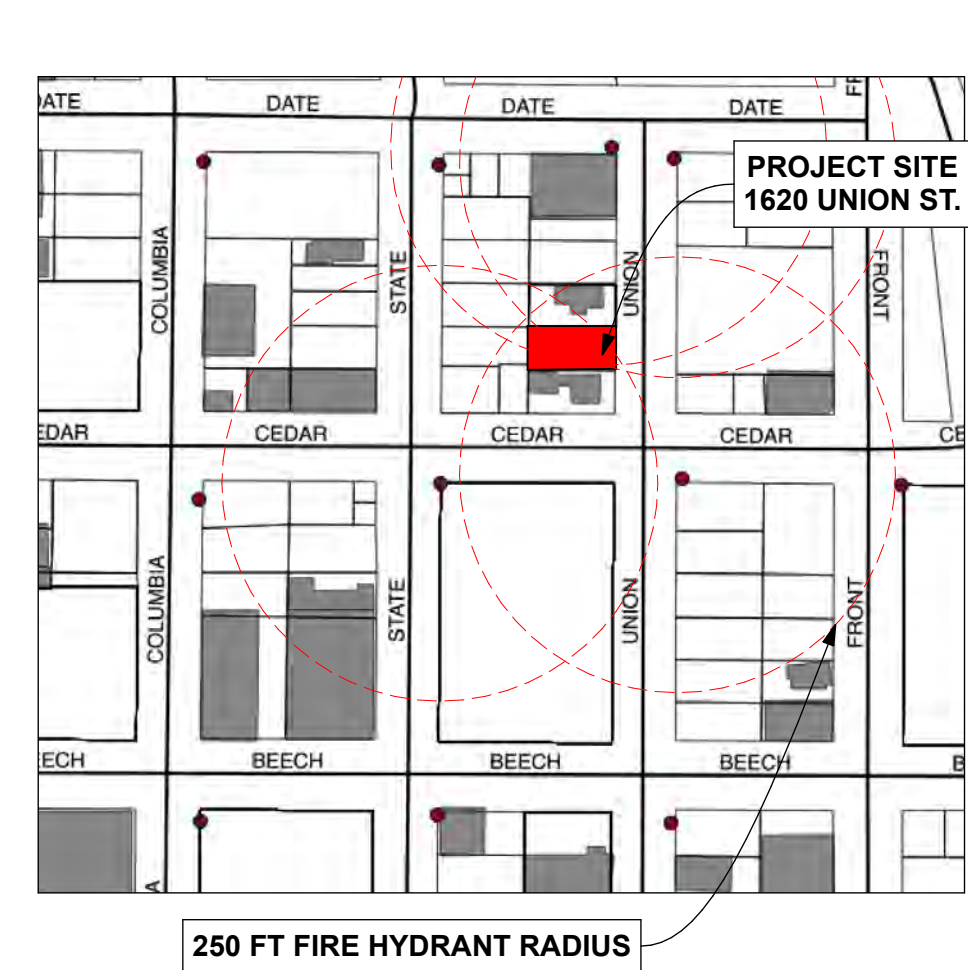
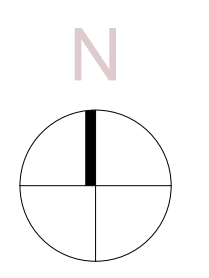
ENLARGED WET UTILITY ROOM + SIDEWALK PLAN 1
 SCALE: 1/2" = 1'-0" C1.1

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C1.1



FIRE HYDRANT LOCATION MAP

IMPERVIOUS AREA SUMMARY TABLE

ONSITE	
TOTAL DISTURBANCE AREA	5,014 SF
EXISTING AMOUNT OF IMPERVIOUS AREA	4,005 SF
PROPOSED AMOUNT OF IMPERVIOUS AREA	5,014 SF
TOTAL IMPERVIOUS AREA	5,014 SF
OFF-SITE (PUBLIC IMPROVEMENTS)	
TOTAL DISTURBANCE AREA	594 SF
EXISTING AMOUNT OF IMPERVIOUS AREA	594 SF
PROPOSED AMOUNT OF IMPERVIOUS AREA	594 SF

REQUIRED FIREFLOW & HYDRANTS

CONSTRUCTION TYPE	TYPE 1A
TOTAL FLOOR AREA	8858 SF BASED ON THE LARGEST AREA OF 3 SUCCESSIVE FLOORS
FIREFLOW:	1500 GPM FOR 2 HOURS PER CFC TABLE B1.05.1
REQUIRED:	25% OF B105.1(2) PER 903.3.1.1
	NFPA 13R
	375 GPM NOT LESS THAN 1000 GPM
MAX DISTANCE TO FIRE HYDRANT: FEET	190

FD POLICY 10-09
 1. CONSTRUCTION DOCUMENTS APPROVED BY THE FIRE CODE OFFICIAL ARE APPROVED WITH THE INTENT THAT SUCH CONSTRUCTION DOCUMENTS COMPLY IN ALL RESPECTS WITH THE CFC.
 REVIEW AND APPROVAL BY THE FIRE CODE OFFICIAL SHALL NOT RELIEVE THE APPLICANT OF THE RESPONSIBILITY OF COMPLIANCE WITH THIS CODE.

CFC 3313.1
 EVERY BUILDING FOUR STORIES OR MORE IN HEIGHT SHALL BE PROVIDED WITH NOT LESS THAN 1 STANDPIPE FOR USE DURING CONSTRUCTION INSTALLED IN ACCORDANCE WITH CFC 3313.1
 STANDPIPE SHALL BE INSTALLED WHEN THE PROGRESS OF CONSTRUCTION IS NOT MORE THAN 40 FEET IN HEIGHT ABOVE THE LOWEST LEVEL OF FIRE DEPARTMENT ACCESS.

FD POLICY:
 •HIGH RISE BUILDINGS FDC'S SHALL HAVE (4) FOUR 2-1/2" INLETS.
 •HIGH RISE BUILDINGS SHALL HAVE (2) REMOTELY LOCATED FDC'S FOR EACH ZONE
 •HIGH RISE AND OTHER BUILDINGS EQUIPPED WITH HOSE VALVES OF THE PRESSURE REGULATING TYPE (PRV) SHALL PROVIDE A SIGN INDICATING MINIMUM PRESSURE THE FIRE APPARATUS IS REQUIRED TO PUMP INTO THE FDC
 •A WEATHER RESISTANT SIGN SECURED WITH CORROSION-RESISTANT CHAIN OR FASTENER, SHALL INDICATE THE ADDRESS, PORTION OF THE BUILDING SERVED.

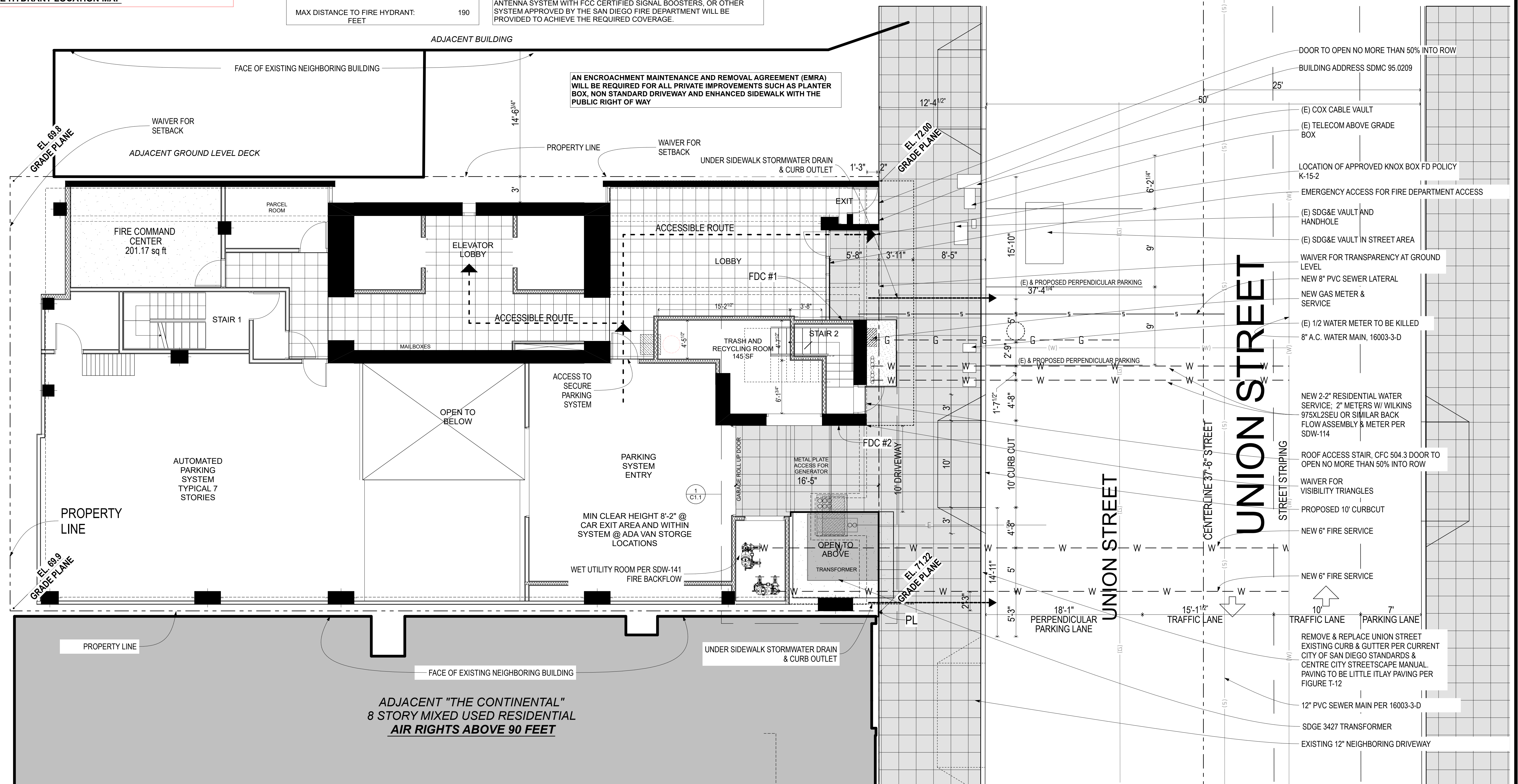
CFC SECTION 510 EMERGENCY RESPONDER RADIO COVERAGE
 IF THIS BUILDING DOES NOT MEET THE SIGNAL STRENGTH REQUIREMENT OF -95DB INTO AND OUT OF THE BUILDING IN 95% OF THE AREAS ON EACH FLOOR OF THE BUILDING, A RADIATING CABLE SYSTEM, A DISTRIBUTED ANTENNA SYSTEM WITH FCC CERTIFIED SIGNAL BOOSTERS, OR OTHER SYSTEM APPROVED BY THE SAN DIEGO FIRE DEPARTMENT WILL BE PROVIDED TO ACHIEVE THE REQUIRED COVERAGE.

FIRE ACCESS PLAN & NOTES

- AERIAL ACCESS CAN BE OBTAINED UNION STREET PER THE REQUIRED SETBACK FROM FIRE DEPARTMENT POLICY A-14-1
- APPROVED STAIRWAY IDENTIFICATION SIGNS SHALL BE LOCATED AT EACH FLOOR LEVEL IN ALL ENCLOSED STAIRWAYS IN BUILDINGS FOUR OR MORE STORIES IN HEIGHT. SHOW DESIGN AND LOCATIONS OF SIGNS ON THE PLANS.
- A CLASS I (OR I AND II OR III STANDPIPE OUTLET CONNECTION IS REQUIRED IN OCCUPANCIES OF 4 OR MORE STORIES AT EVERY FLOOR-LEVEL CONNECTION OF EVERY REQUIRED STAIRWAY ABOVE OR BELOW GRADE. OUTLETS AT STAIRWAYS SHALL BE LOCATED WITH THE EXIT ENCLOSURE OR, IN THE CASE OF PRESSURIZED ENCLOSURES, WITHIN THE VESTIBULE OR EXTERIOR BALCONY, GIVING ACCESS TO THE STAIRWAY. THERE SHALL BE AT LEAST 1 OUTLET ABOVE THE ROOF LINE WHEN THE ROOF HAS A SLOPE OF LESS THAN 4/12 UNITS HORIZONTAL. IN BLDGS WHERE MORE THAN 1 STANDPIPE IS PROVIDED, THE STANDPIPES SHALL BE INTERCONNECTED.
- STAIRWAYS EXITING DIRECTLY TO THE EXTERIOR OF A BUILDING FOUR OR MORE STORIES IN HEIGHT SHALL BE PROVIDED WITH A MEANS FOR EMERGENCY ENTRY FOR FIRE DEPARTMENT ACCESS.
- VEGETATION SHALL BE SELECTED AND MAINTAINED IN SUCH A MANNER AS TO ALLOW IMMEDIATE ACCESS TO ALL HYDRANTS, VALVES, FD CONNECTIONS, PULL STATION, EXTINGUISHERS, SPRINKLER RISERS, ALARM CONTROL PANELS, RESCUE WINDOWS, AND OTHER DEVICES OR AREAS USED FOR FIREFIGHTING PURPOSES. VEGETATION OR BUILDING FEATURES SHALL NOT OBSTRUCT ADDRESS NUMBERS OR INHIBIT THE FUNCTIONING OF ALARM BELLS, HORNS, OR STROBES.

SITE PLAN NOTES:

- OWNER WILL BE REQUIRED TO CAP (ABANDON) AT PROPERTY LINE ANY EXISTING UNUSED SEWER LATERALS AND INSTALL NEW SEWER LATERAL(S) WHICH MUST BE LOCATED OUTSIDE OF ANY DRIVEWAY OR VUA.
- OWNER WILL BE REQUIRED TO REMOVE (KILL) AT THE WATER MAIN ANY EXISTING UNUSED WATER SERVICES.
- CONTRACTOR DATE STAMPS ARE CONSIDERED SIGNIFICANT AND HISTORIC MARKINGS ARE TO BE PRESERVED ON SIDEWALK IN PLACE OR RELOCATED AND SET NEARBY
- ALL CITY CURB AND SIDEWALK TO BE REMOVED AND REPLACED ALONG ENTIRE PROPERTY LINE TO FULL HEIGHT CITY STANDARD CURB AND GUTTER
- PROVIDE BUILDING ADDRESS NUMBERS, VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY PER FHPS POLICY P-00-6 (UFC 901.4.4)
- NO ARCHITECTURAL SCREENING ELEMENTS ON SITE FOR MECHANICAL
- NO EXISTING EASEMENTS
- A PRE-CONSTRUCTION INSPECTION IS REQUIRED DUE TO THE HEIGHT OF PROPOSED STRUCTURE IN RELATION TO THE FAA PART 77 NOTIFICATION SURFACE REQUIREMENTS. THE PRECONSTRUCTION INSPECTION MUST BE SCHEDULED AND CLEARED BY THE FIELD INSPECTOR BEFORE ANY SUBSEQUENT INSPECTIONS CAN BE SCHEDULED. CALL (858-581-7111) TO SCHEDULE THE PRE-CONSTRUCTION INSPECTION. CONTACT INSPECTION SERVICES OFFICE AT (858)492-5070, IF YOU HAVE ANY QUESTIONS PERTAINING TO THE PRE-CONSTRUCTION INSPECTION
- "NO SMOKING WITHIN 25' OF MAIN ENTRANCES EXISTS AND OPERABLE WINDOWS" SIGNS TO BE INSTALLED AS SHOWN ON PLAN



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DATE: 9/1/21

REVISION 1: 10/12/21

REVISION 2: 11/23/21

REVISION 3: 12/21/21

REVISION 4:

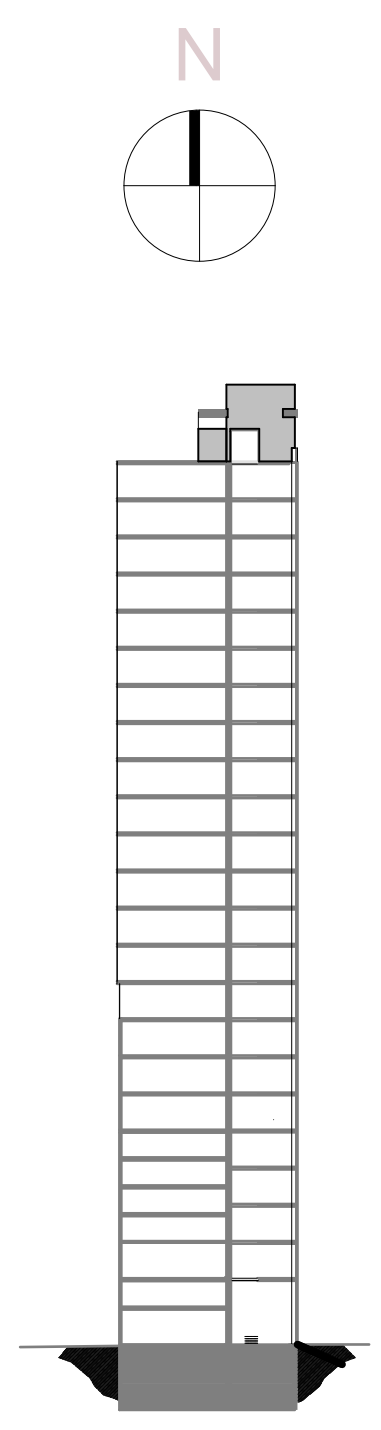
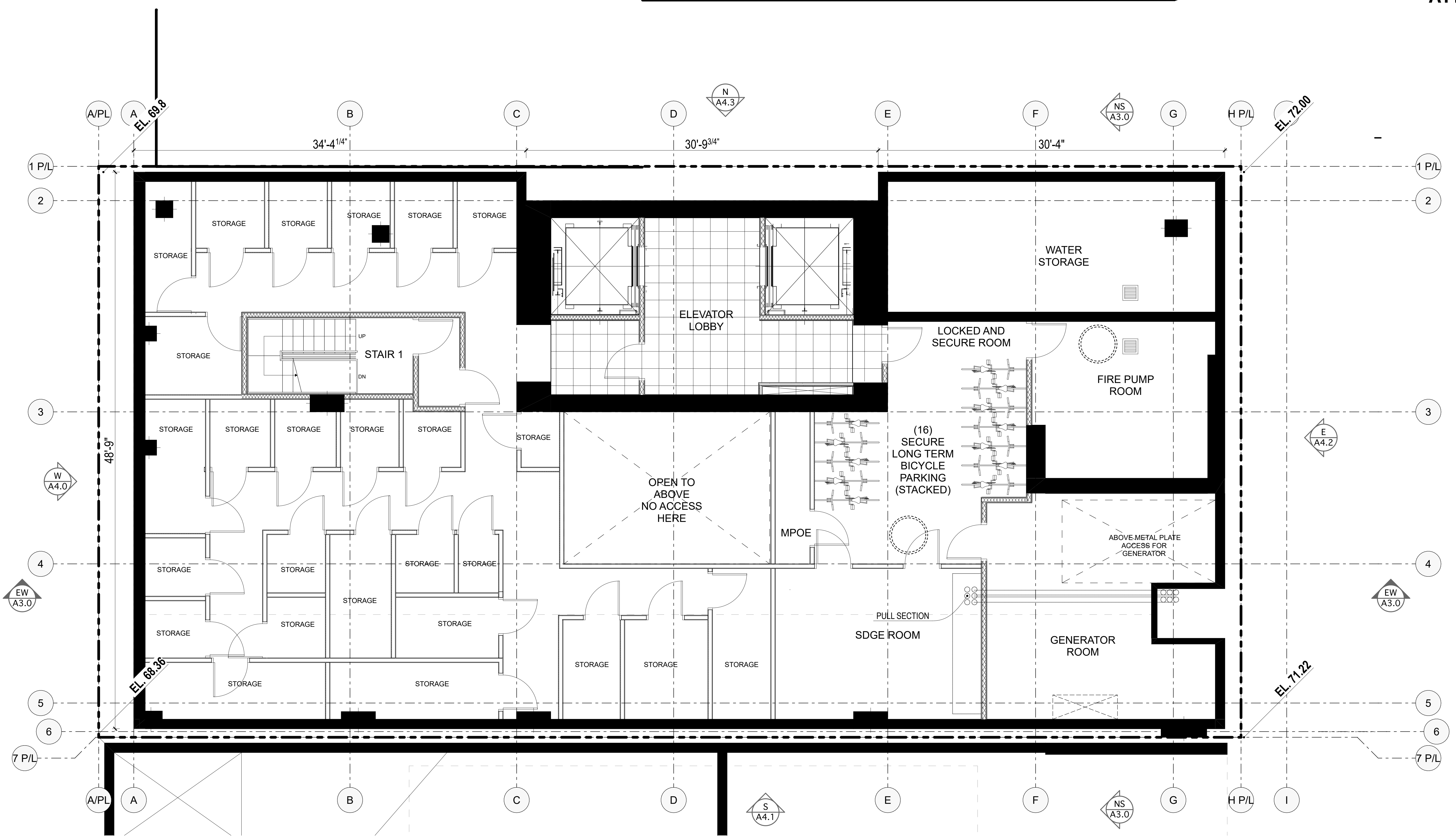
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REVISION 6:

SHEET: ___ OF ___

SHEET NAME:

SITE PLAN
 SCALE: 3/16" = 1'-0"



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PROJECT # _____

SHEET TITLE:
BASEMENT

SCALE:

DATE:
 9/1/21

REVISION 1:
 10/12/21

REVISION 2:
 11/23/21

REVISION 3:
 12/21/21

REVISION 4:

REVISION 5:

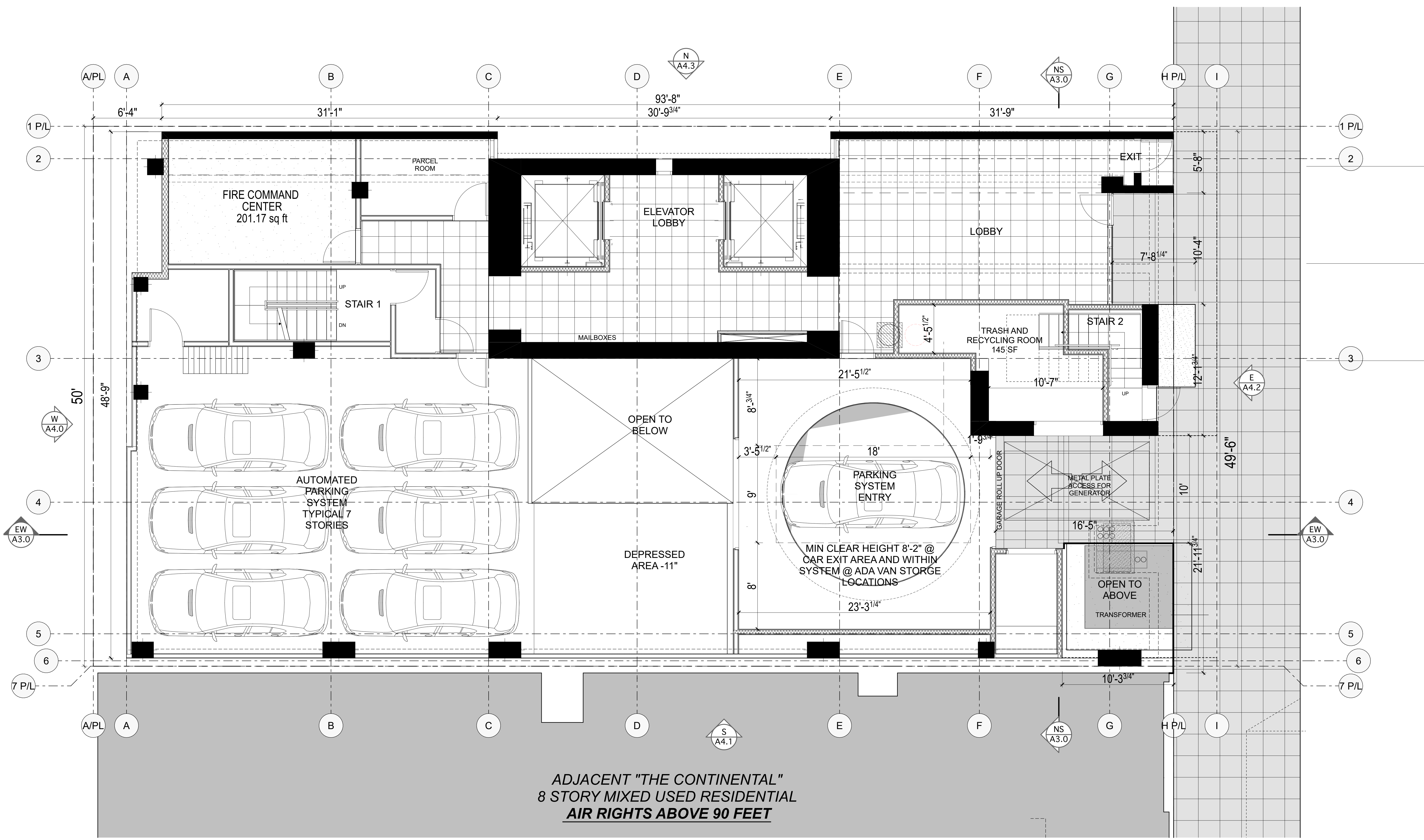
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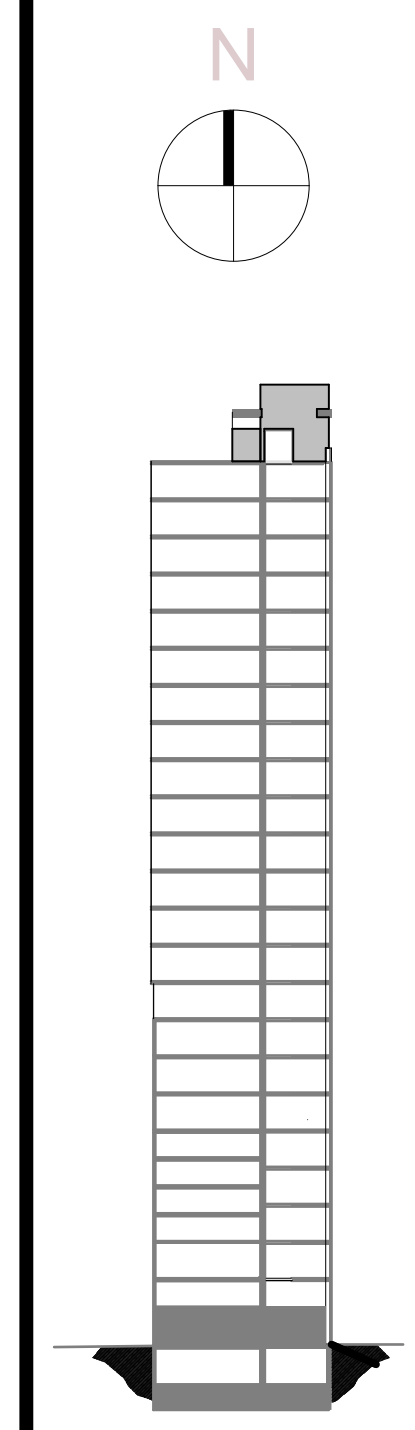
BASEMENT
 SCALE: 1/4" = 1'-0" -1.

A1.0



ADJACENT "THE CONTINENTAL"
8 STORY MIXED USED RESIDENTIAL
AIR RIGHTS ABOVE 90 FEET

GROUND LEVEL
SCALE: 1/4" = 1'-0" 1



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PROJECT #

SHEET TITLE:
GROUND LEVEL
SCALE:

DATE: 9/1/21

REVISION 1: 10/12/21

REVISION 2: 11/23/21

REVISION 3: 12/21/21

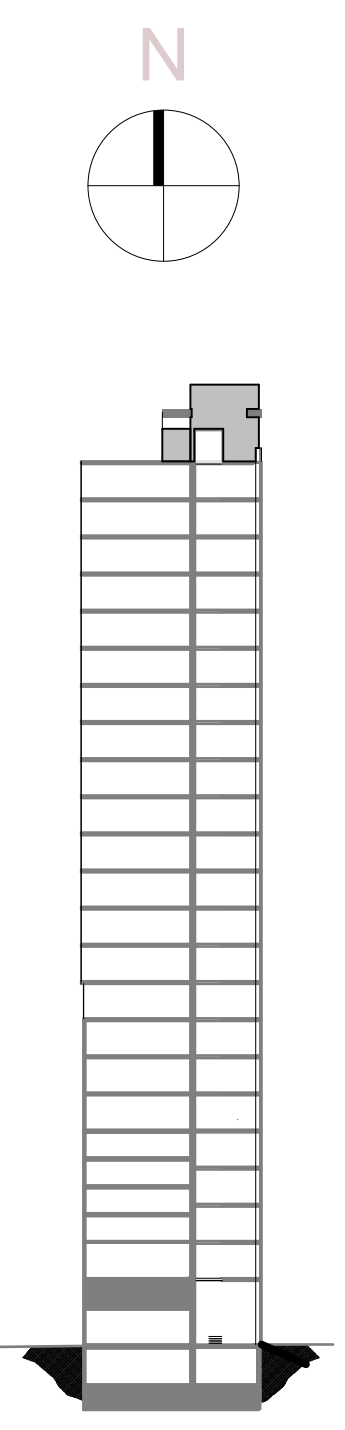
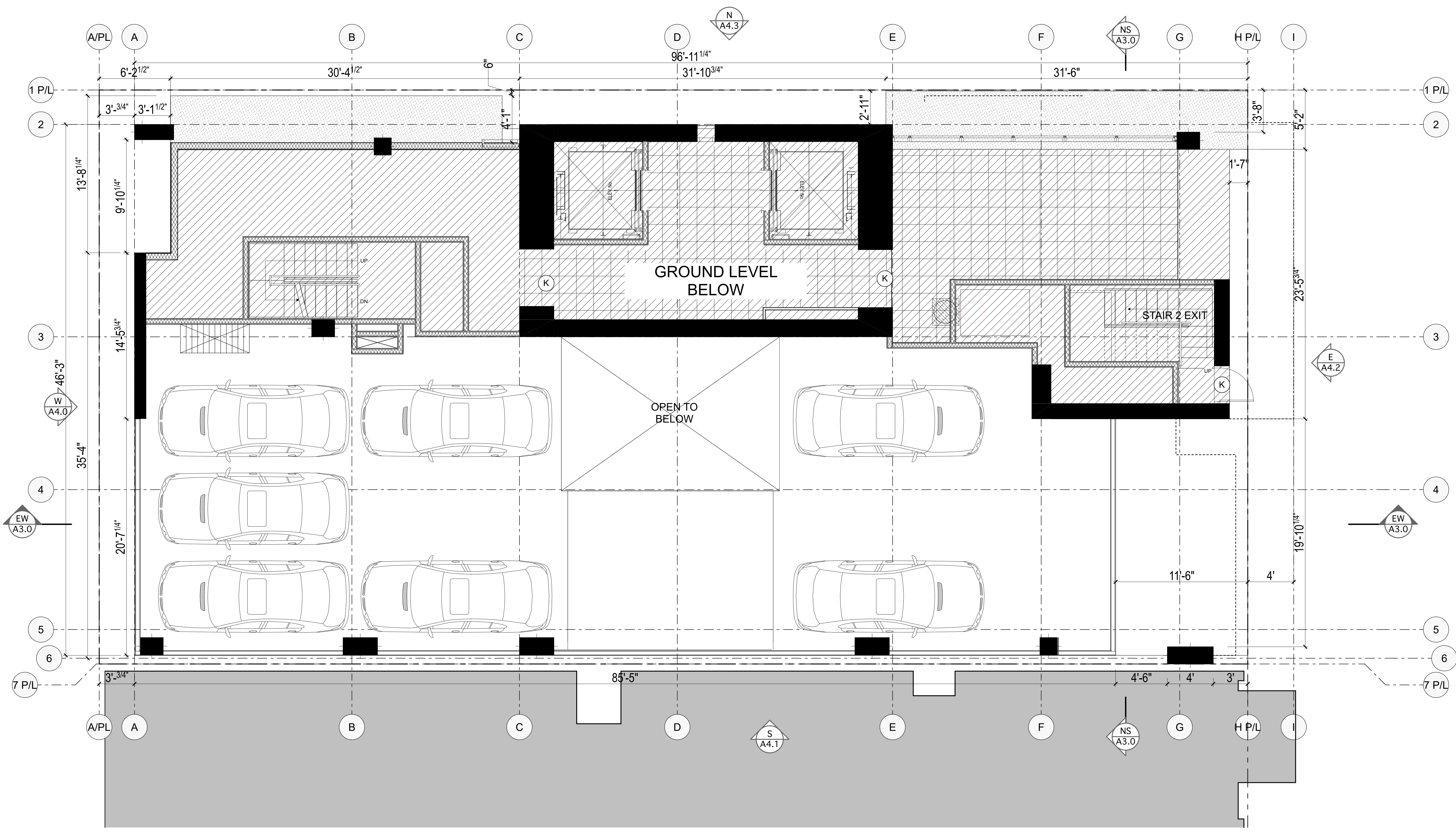
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REVISION 6:

SHEET: ___ OF ___

SHEET NAME:



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PROJECT # _____

SHEET TITLE:
 PARKING LEVEL 1P
 SCALE: _____

DATE: 9/1/21

REVISION 1: 10/12/21

REVISION 2: 11/23/21

REVISION 3: 12/21/21

REVISION 4: _____

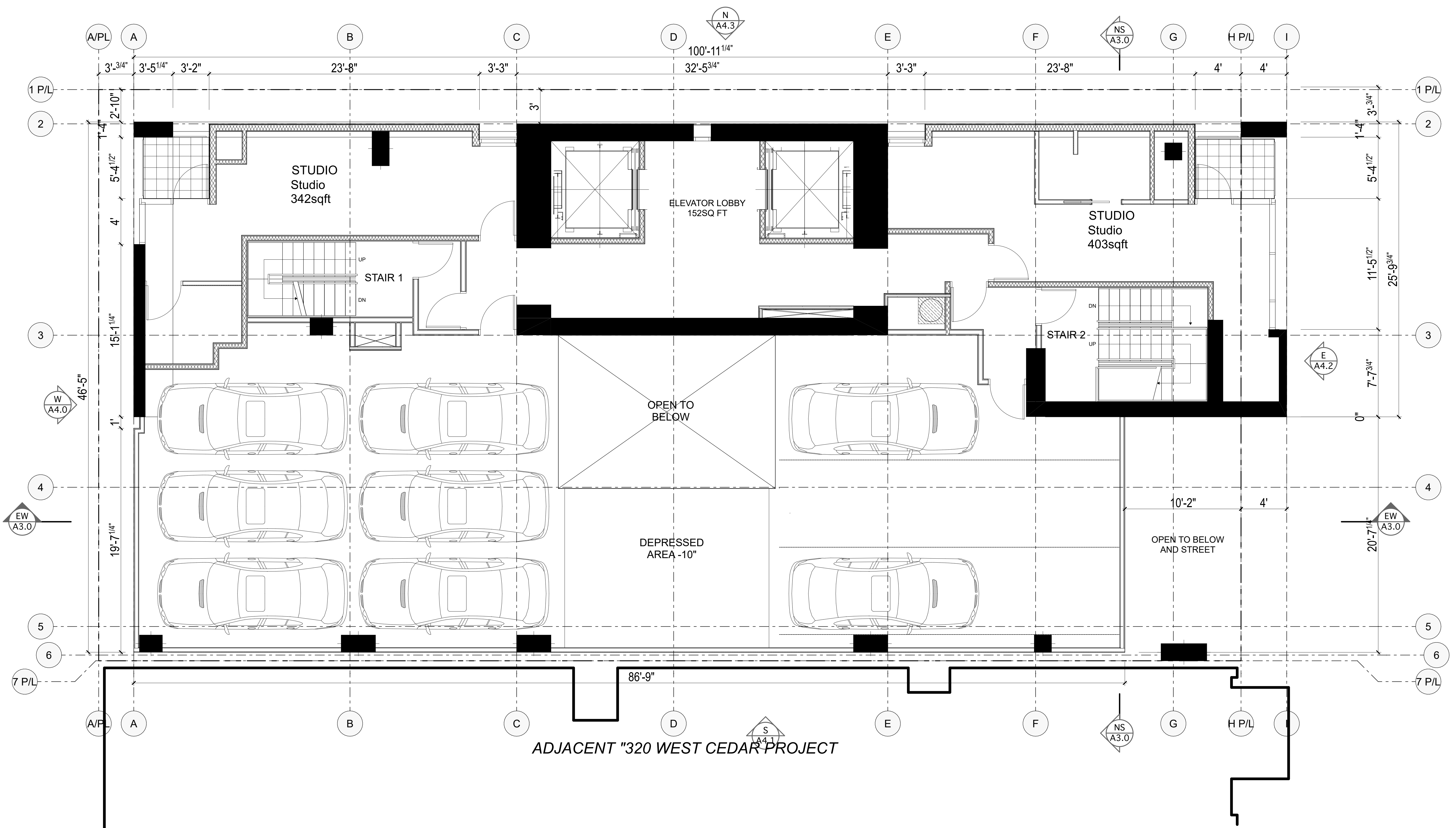
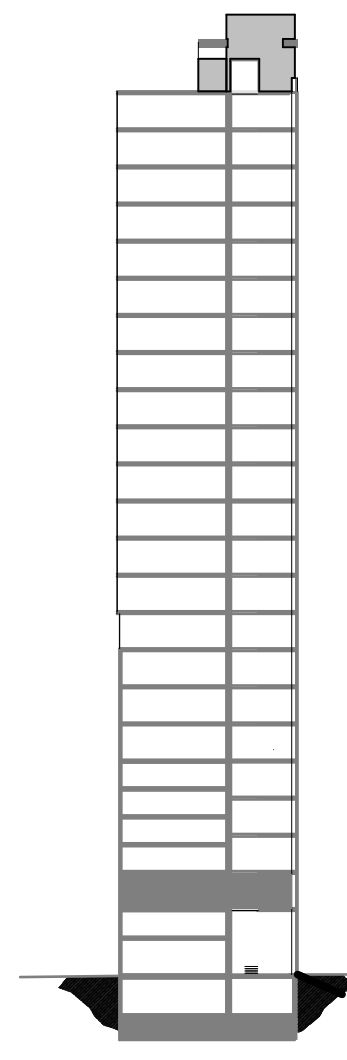
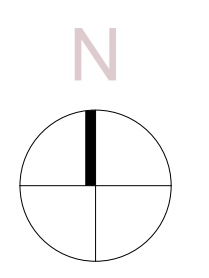
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REVISION 6: _____

SHEET: _____ OF _____

SHEET NAME: _____

INTERMEDIARY PARKING LEVEL 1P
 SCALE: 1/4" = 1'-0" 1.1



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PROJECT # _____

SHEET TITLE:
LEVEL 2

SCALE:

DATE:
 9/1/21

REVISION 1:
 10/12/21

REVISION 2:
 11/23/21

REVISION 3:
 12/21/21

REVISION 4:

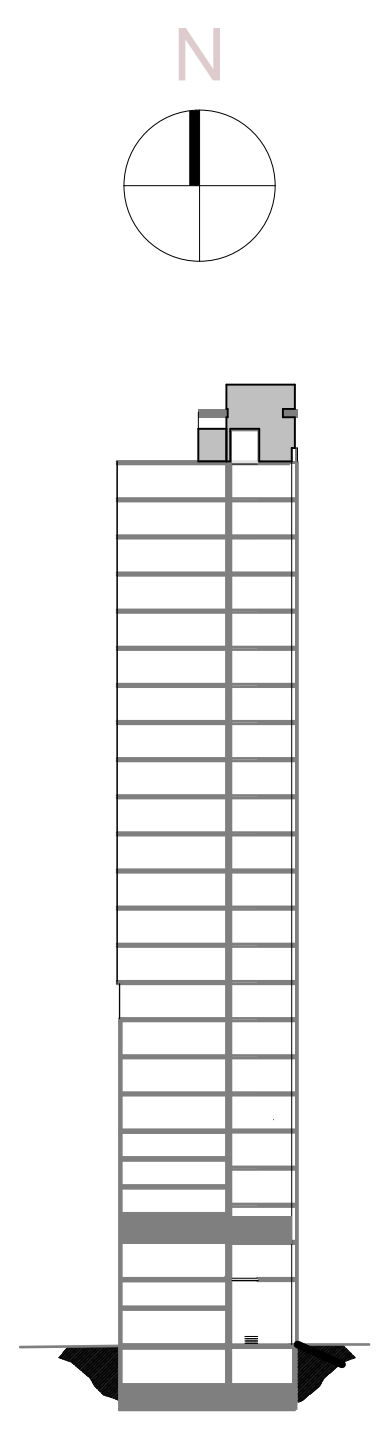
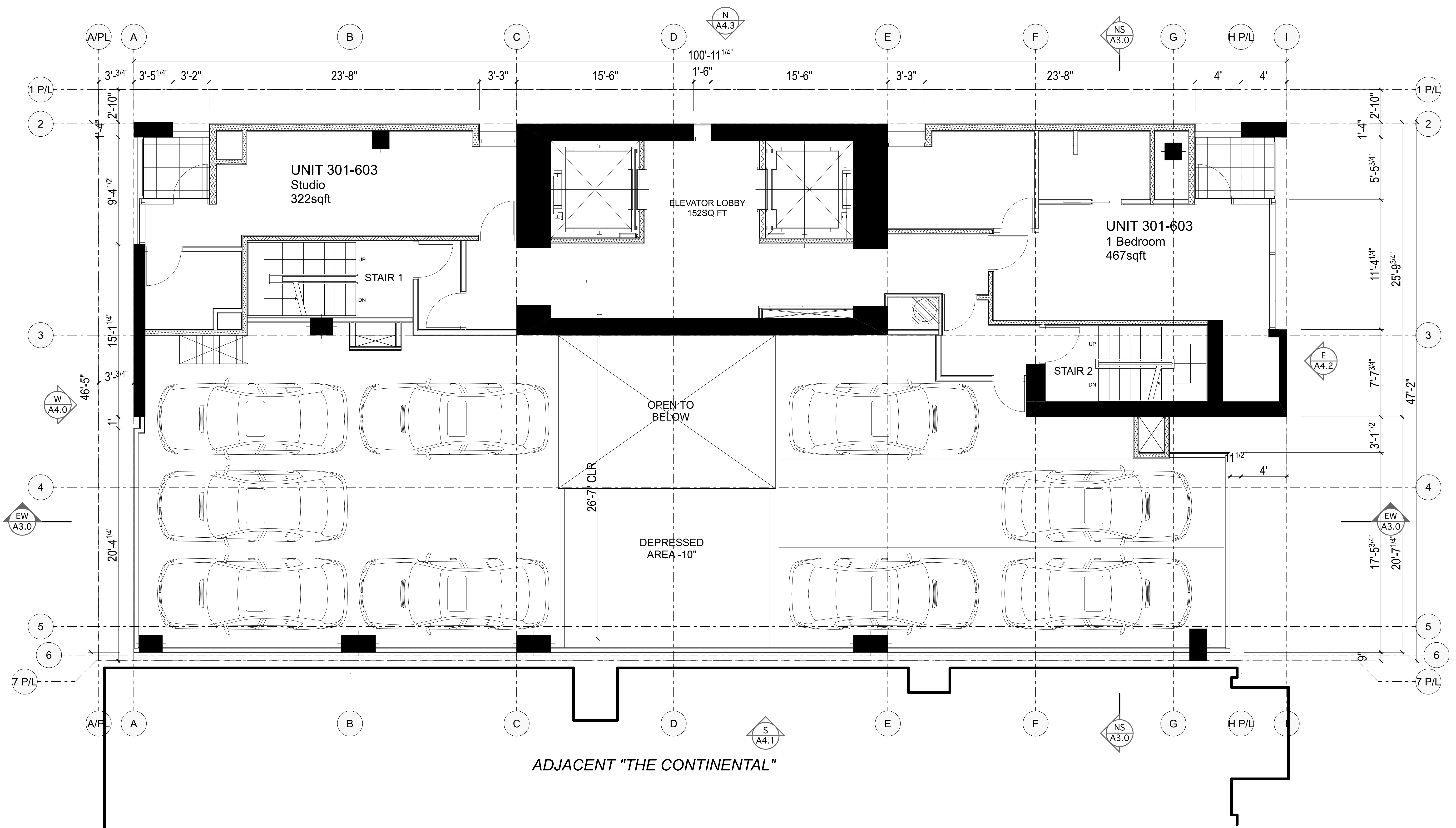
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REVISION 6:

SHEET: _____ OF _____

SHEET NAME:

LEVEL 2
 SCALE: 1/4" = 1'-0" 2.



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PROJECT # _____

SHEET TITLE:
 LEVEL 3

SCALE:

DATE:
 9/1/21

REVISION 1:
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REVISION 2:
 11/23/21

REVISION 3:
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REVISION 4:

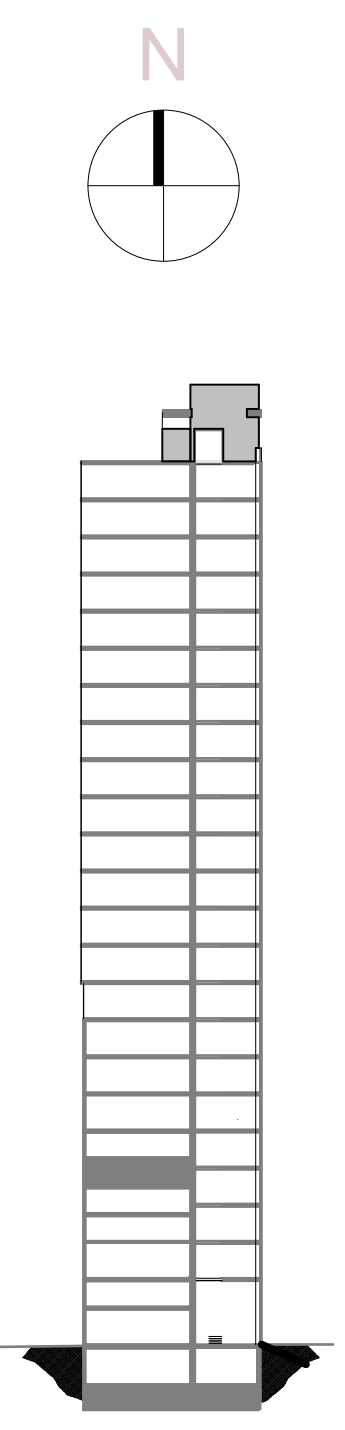
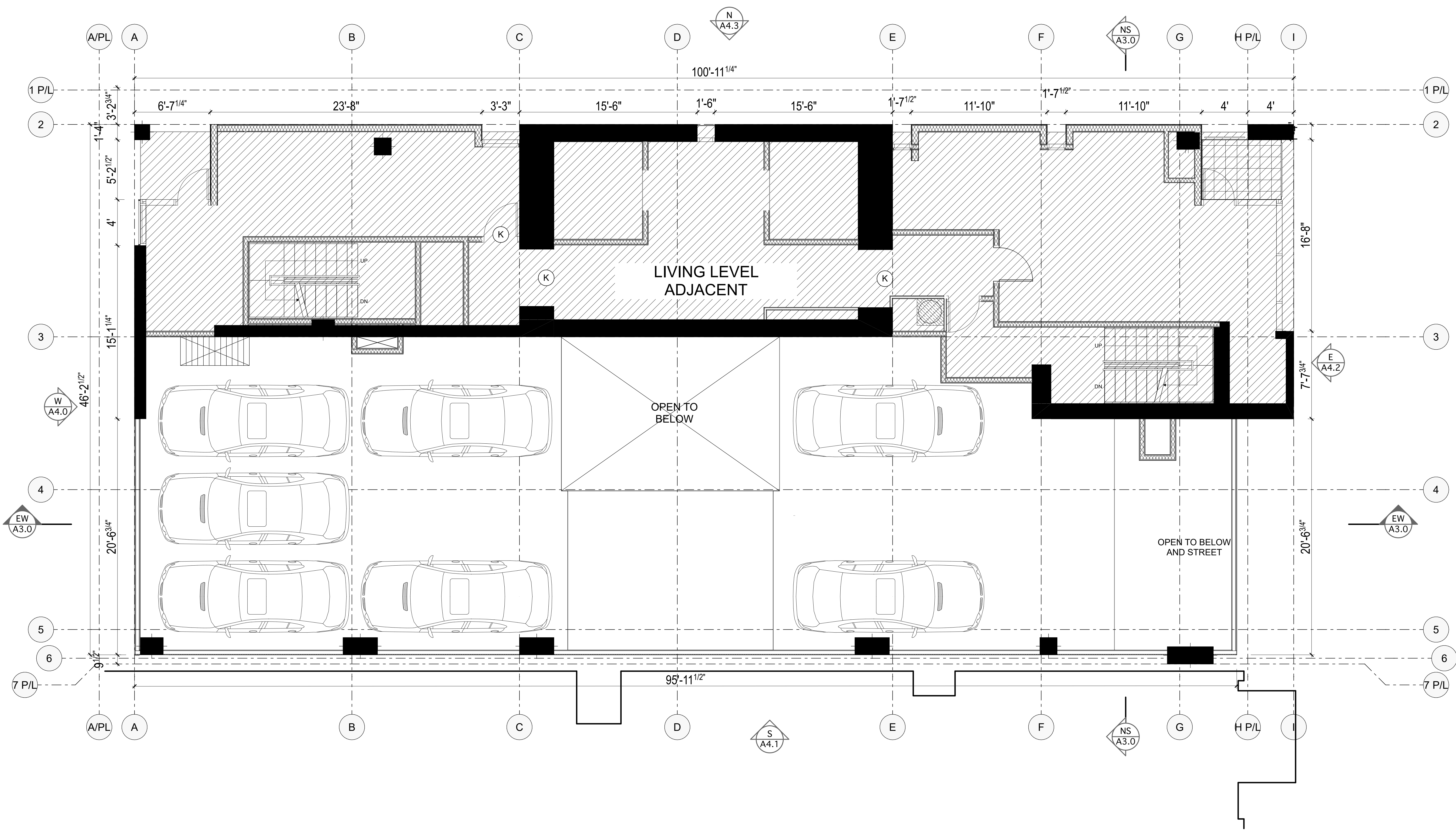
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REVISION 6:

SHEET: _____ OF _____

SHEET NAME:

LEVEL 3
 SCALE: 1/4" = 1'-0" 3-6



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PROJECT # _____

SHEET TITLE:
 PARKING LEVEL 4.1P
 SCALE: _____

DATE: 9/1/21

REVISION 1: 10/12/21

REVISION 2: 11/23/21

REVISION 3: 12/21/21

REVISION 4: _____

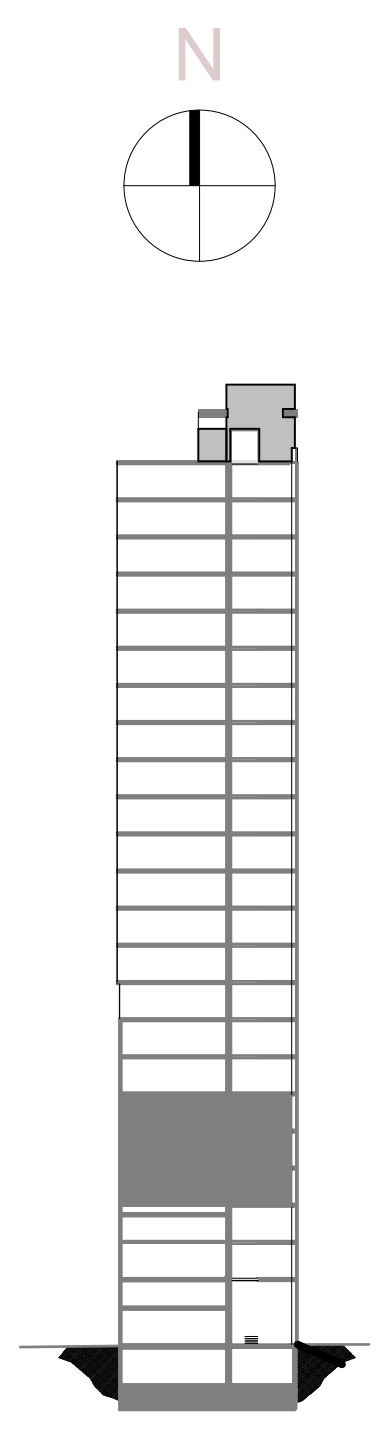
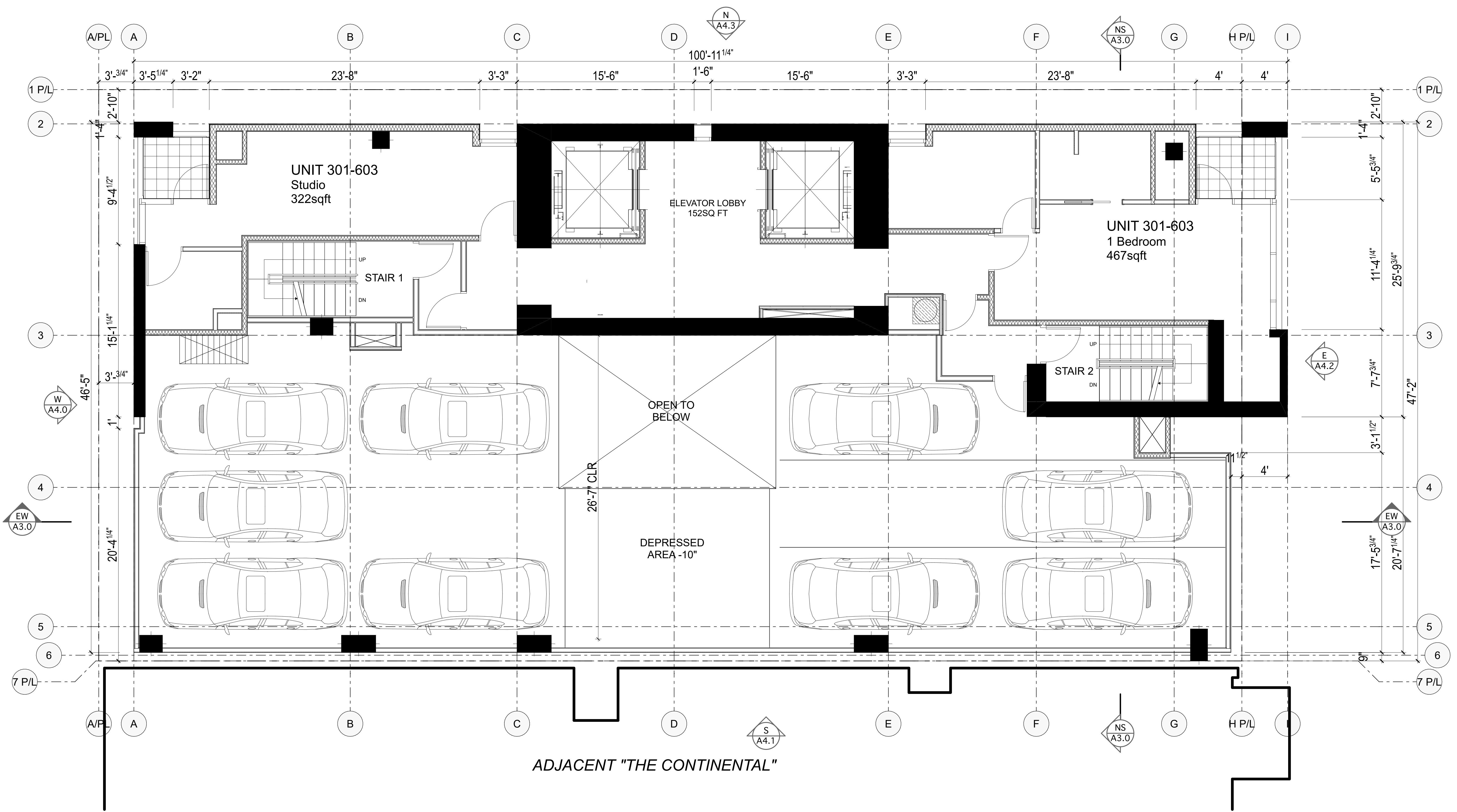
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SHEET: _____ OF _____

SHEET NAME: _____

INTERMEDIARY L LEVEL 4.1P
 SCALE: 1/4" = 1'-0" 4.1



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SHEET TITLE:
 LEVEL 4-6

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REVISION 3:
 12/21/21

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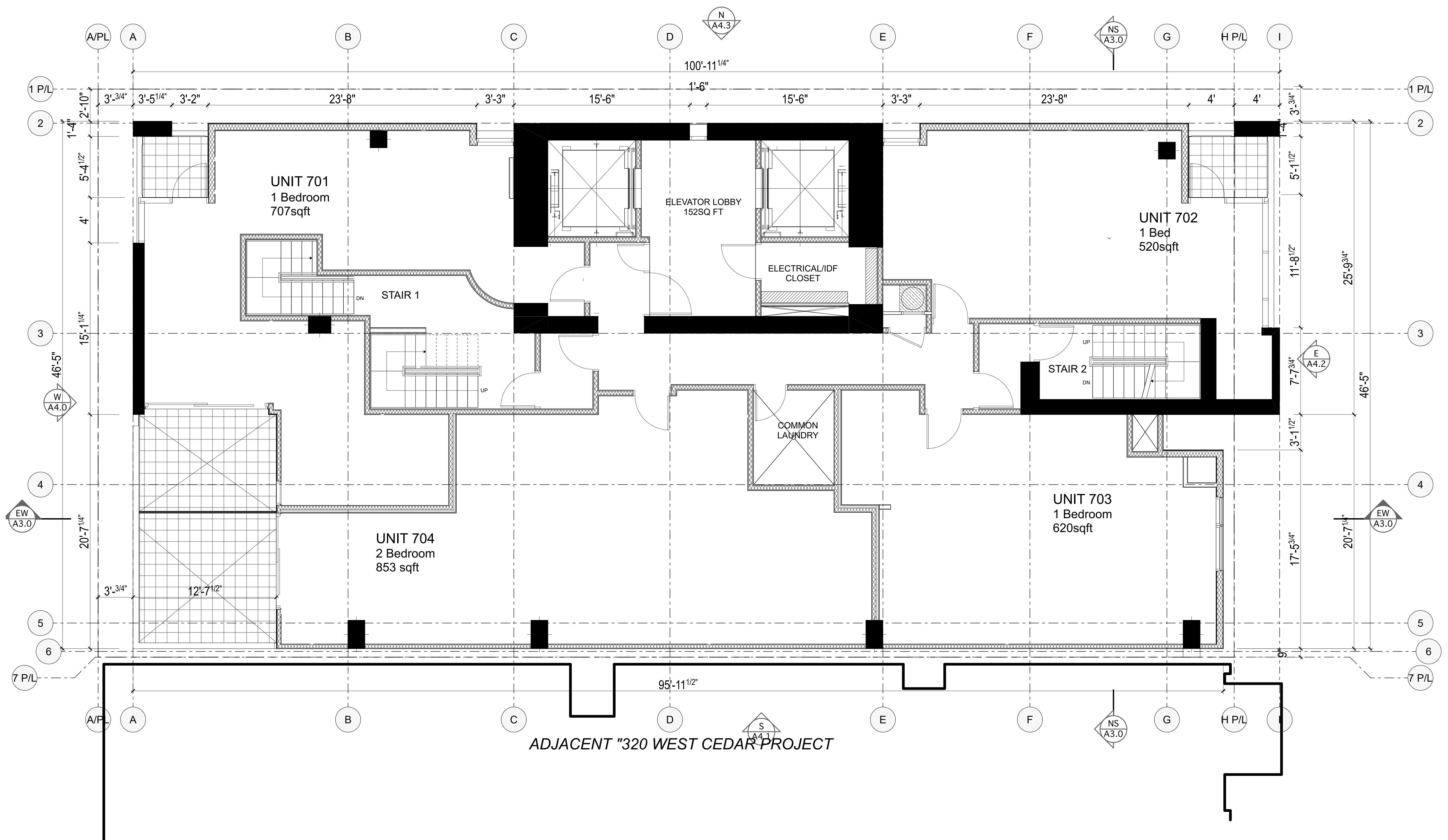
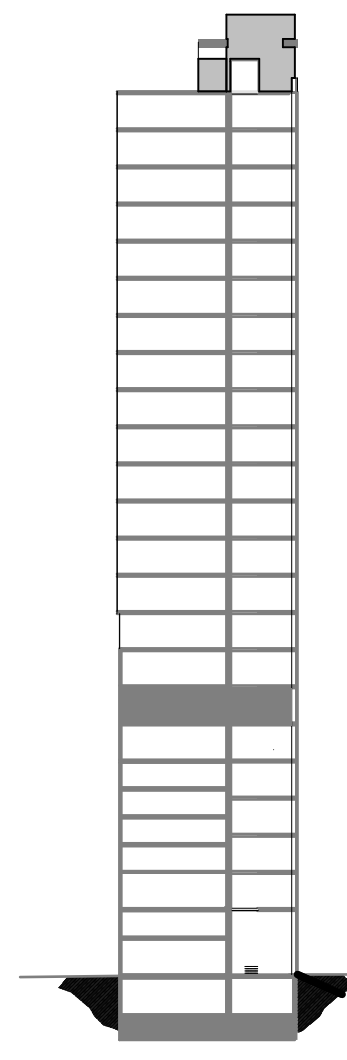
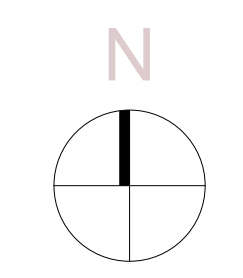
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SHEET:
 ___ OF ___

SHEET NAME:

LEVELS 4-6
 SCALE: 1/4" = 1'-0" 3-6



ADJACENT "320 WEST CEDAR PROJECT"

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PROJECT # _____

SHEET TITLE:
 LEVEL 7

SCALE:

DATE:
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REVISION 1:
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REVISION 2:
 11/23/21

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 12/21/21

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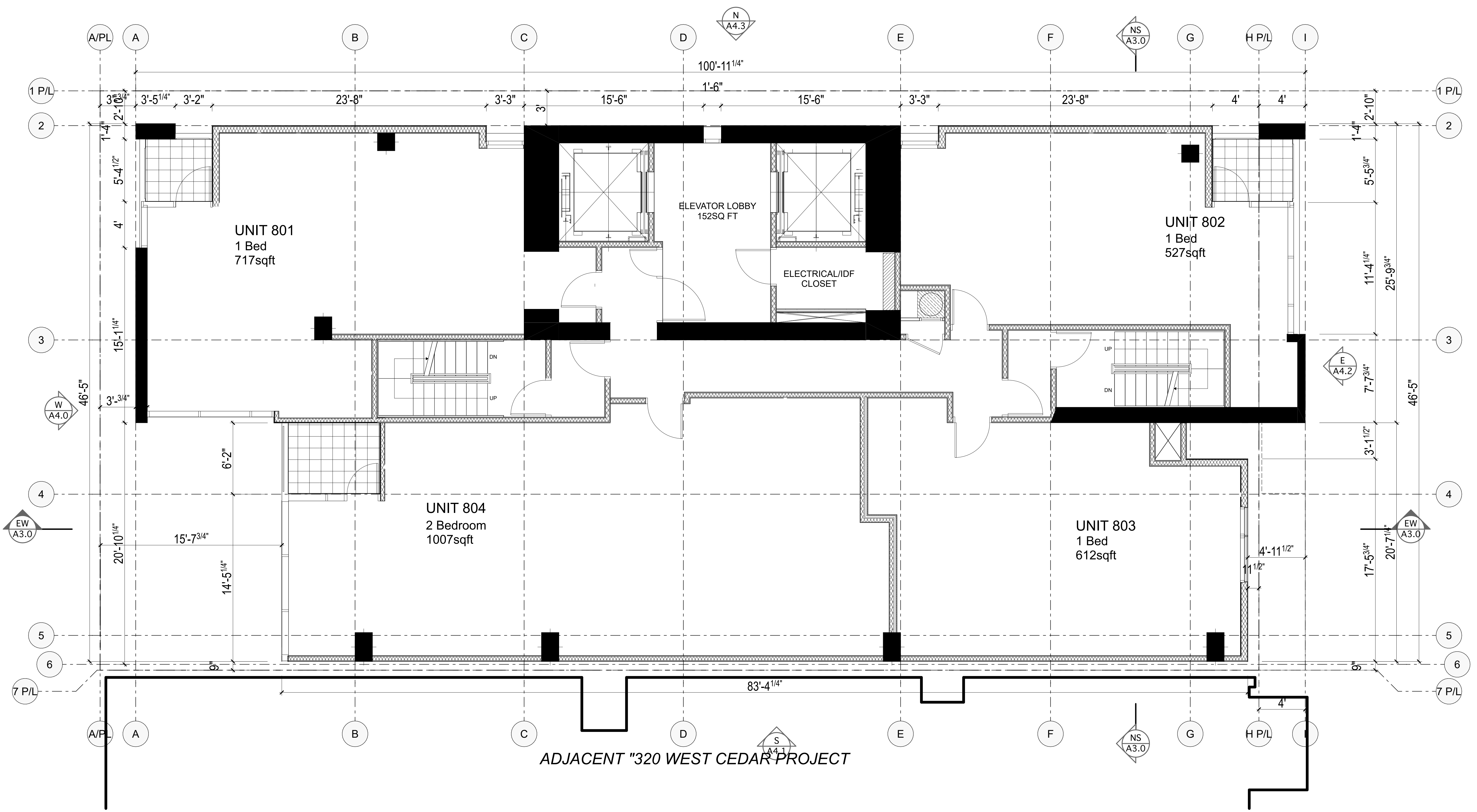
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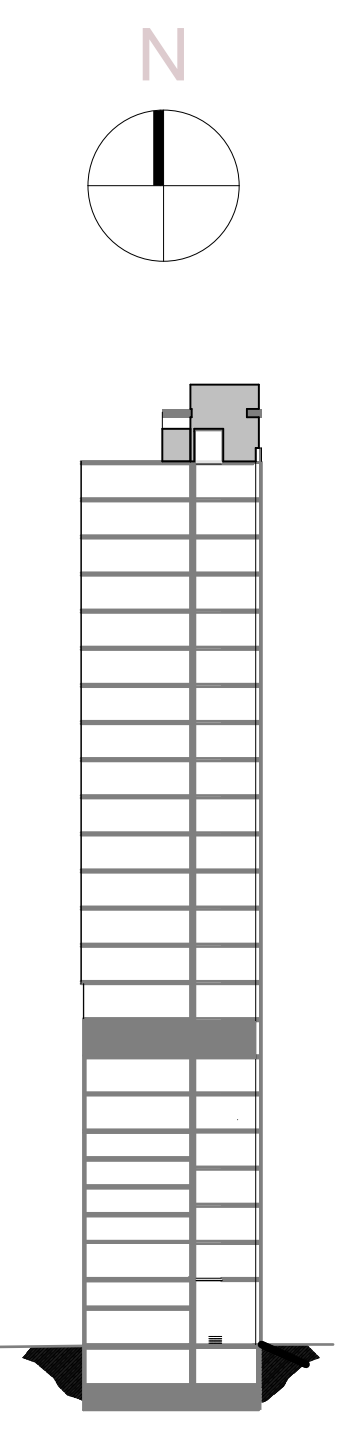
SHEET NAME:

LEVEL 7
 SCALE: 1/4" = 1'-0" 7



ADJACENT "320 WEST CEDAR PROJECT"

LEVEL 8
SCALE: 1/4" = 1'-0" 8



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SHEET TITLE:
Level 8

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DATE: 9/1/21

REVISION 1: 10/12/21

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REVISION 4:

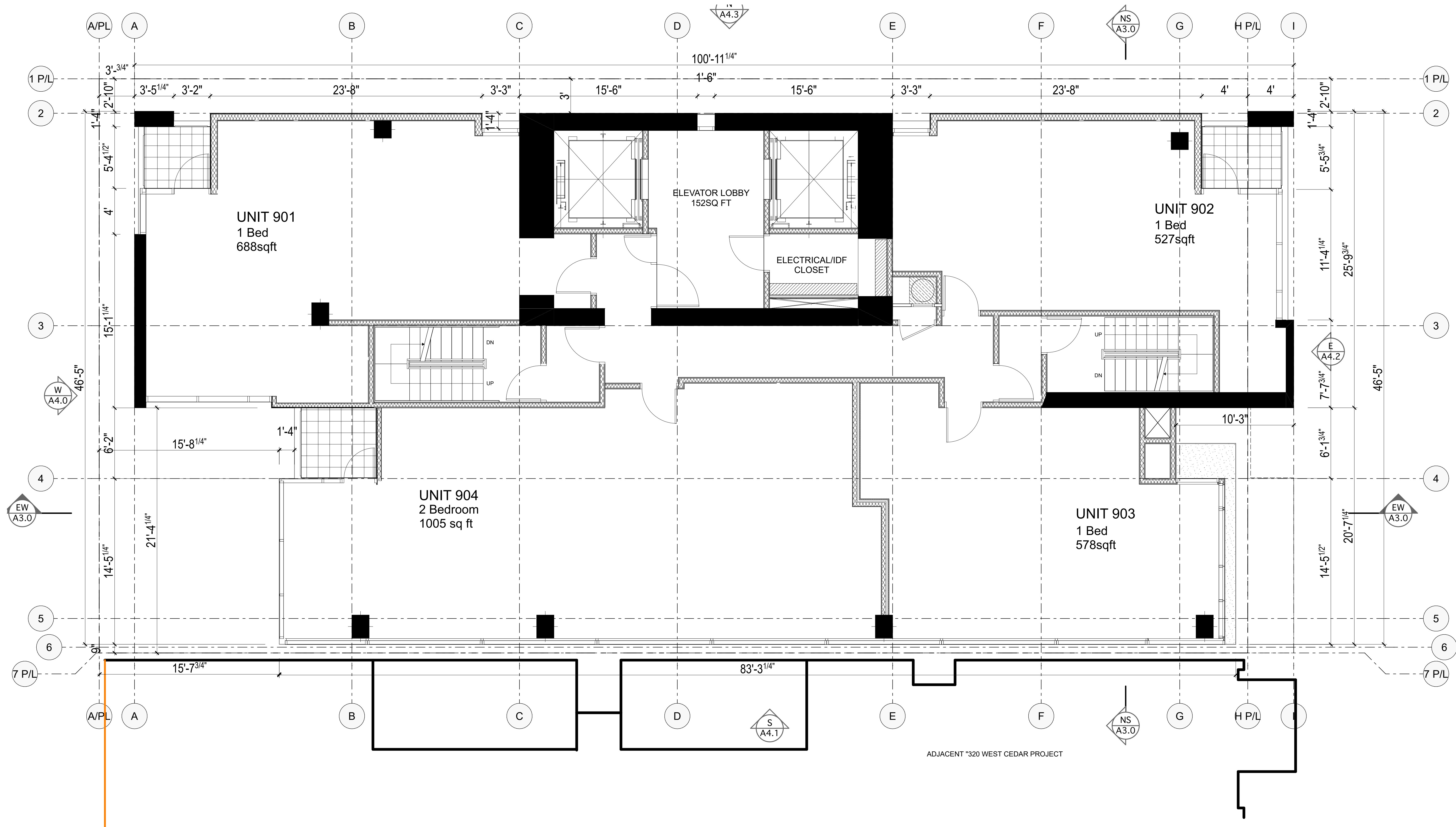
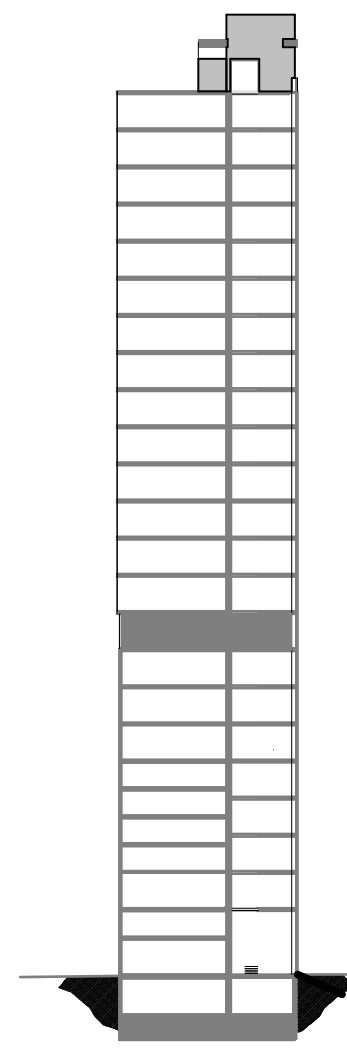
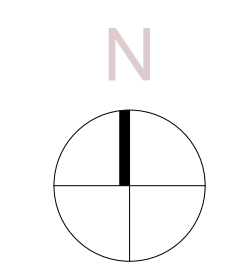
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PROJECT #

SHEET TITLE:
Level 9

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9/1/21

REVISION 1:
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REVISION 3:
12/21/21

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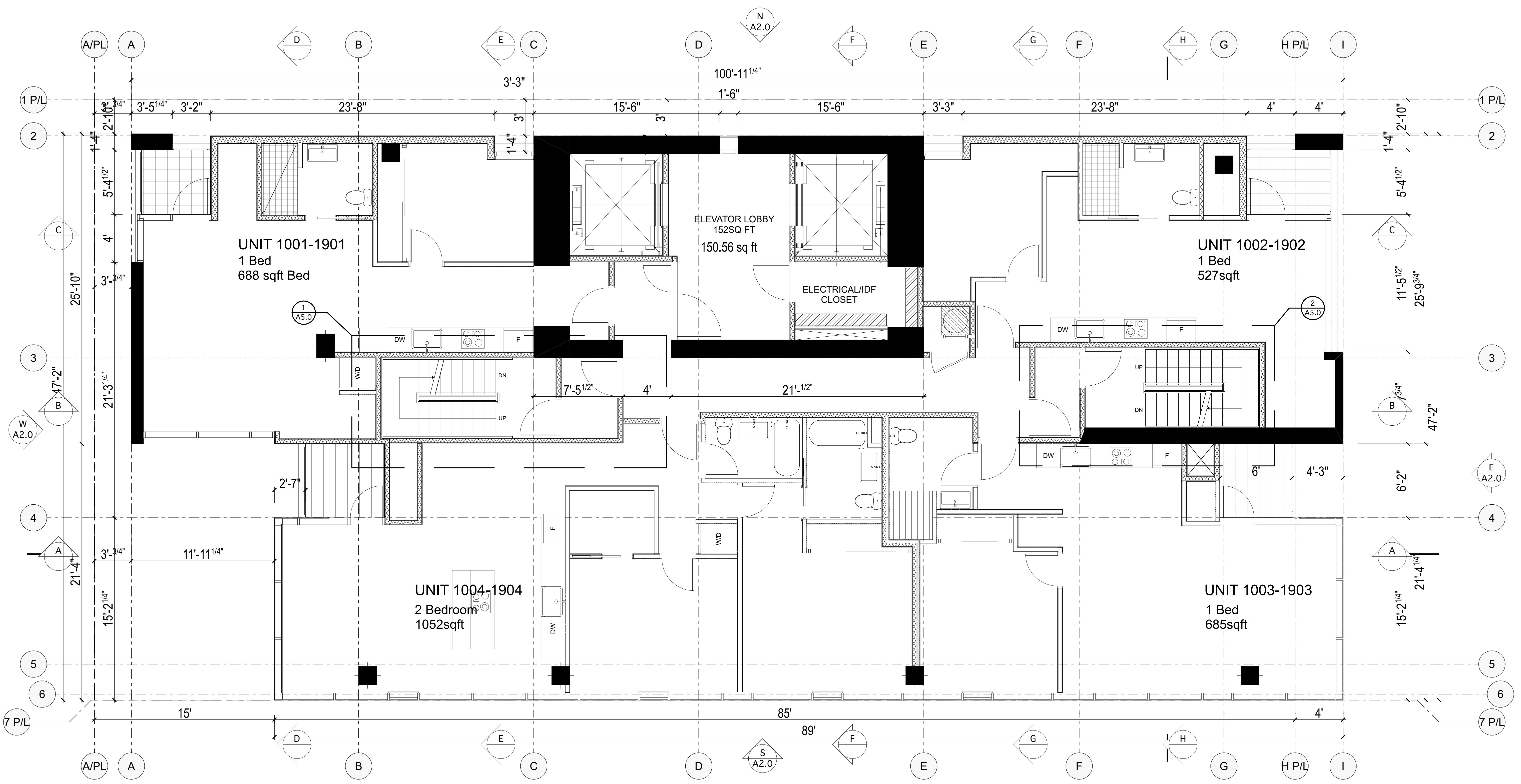
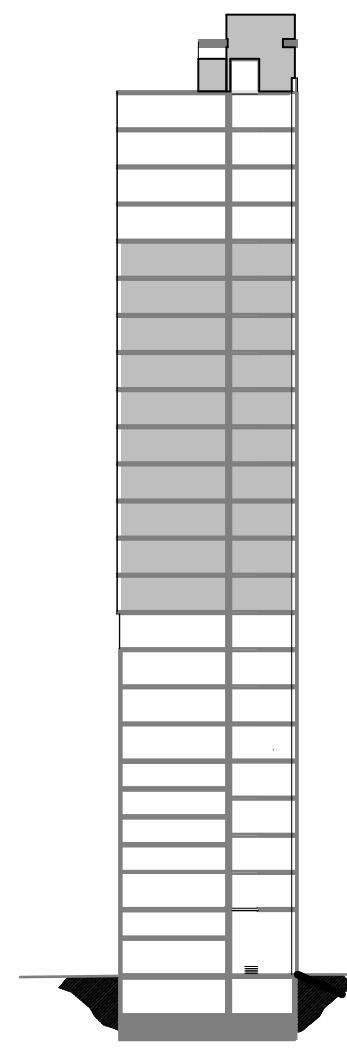
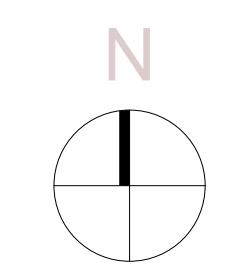
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SHEET: ___ OF ___

SHEET NAME:

LEVEL 9
 SCALE: 1/4" = 1'-0" 9



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PROJECT # _____

SHEET TITLE:
 Level 10-19 TYP

SCALE:

DATE:
 9/1/21

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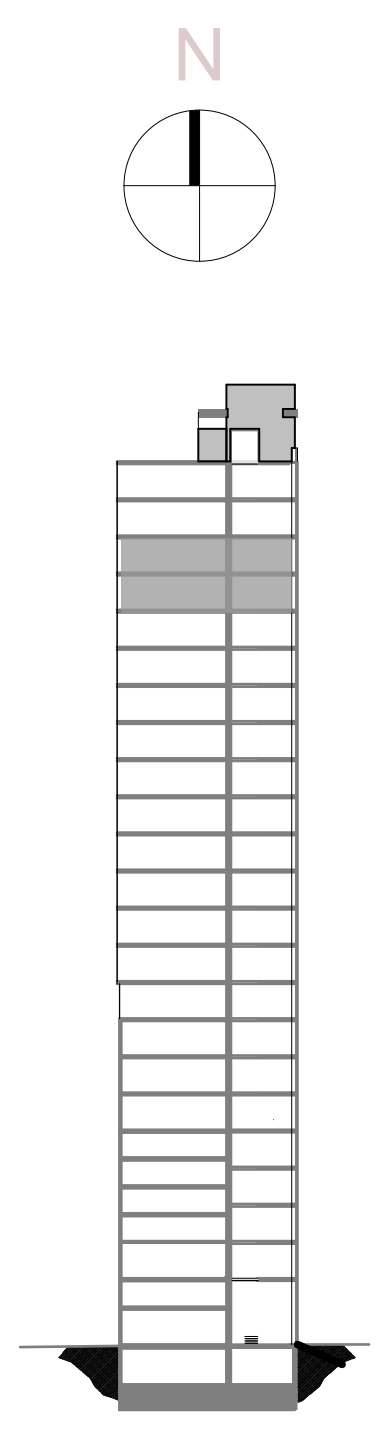
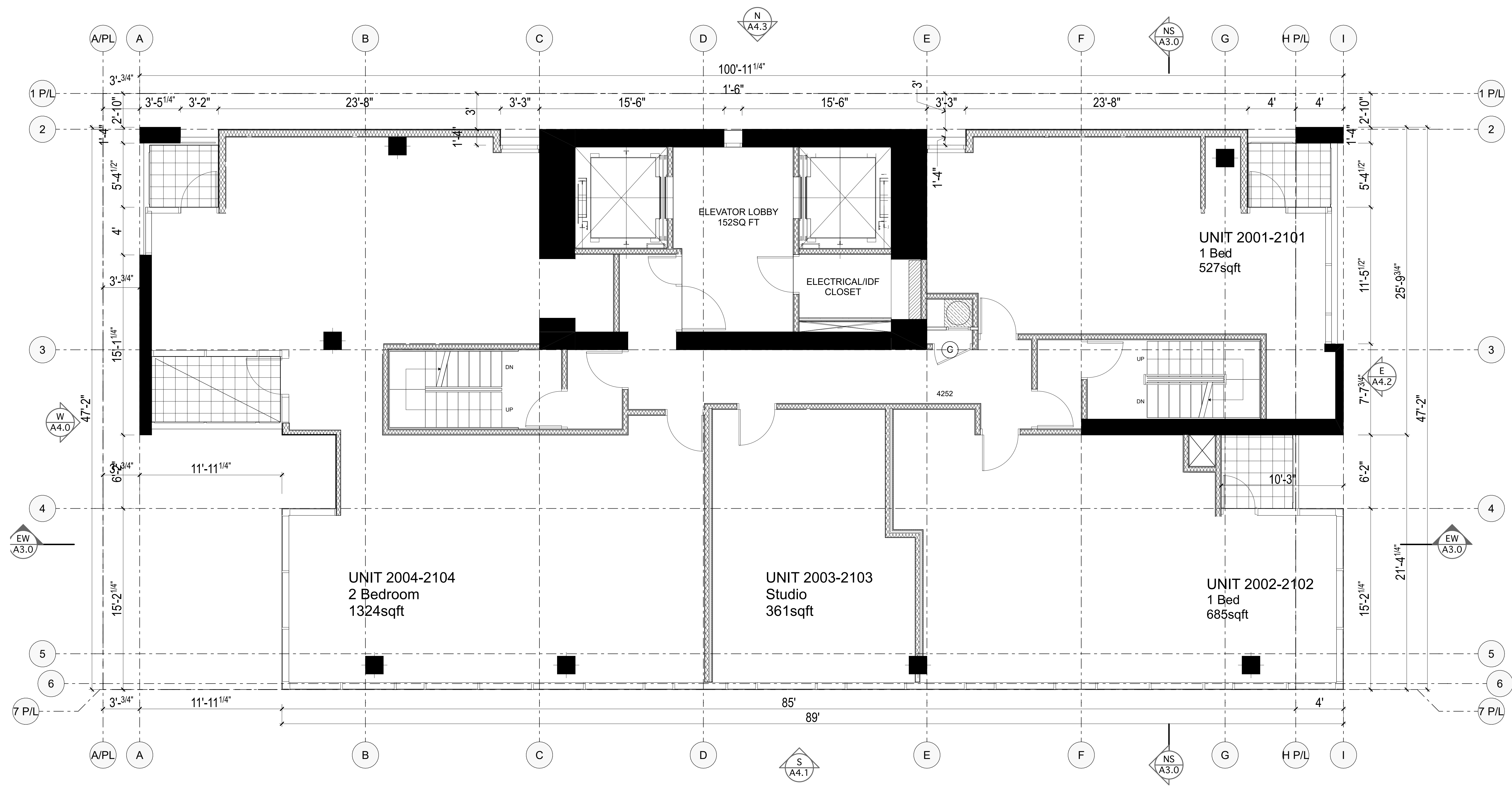
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SHEET NAME:

LEVEL 10-19 TYPICAL
 SCALE: 1/4" = 1'-0"



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PROJECT # _____

SHEET TITLE:
 Level 20-21

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REVISION 1:
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REVISION 3:
 12/21/21

REVISION 4:

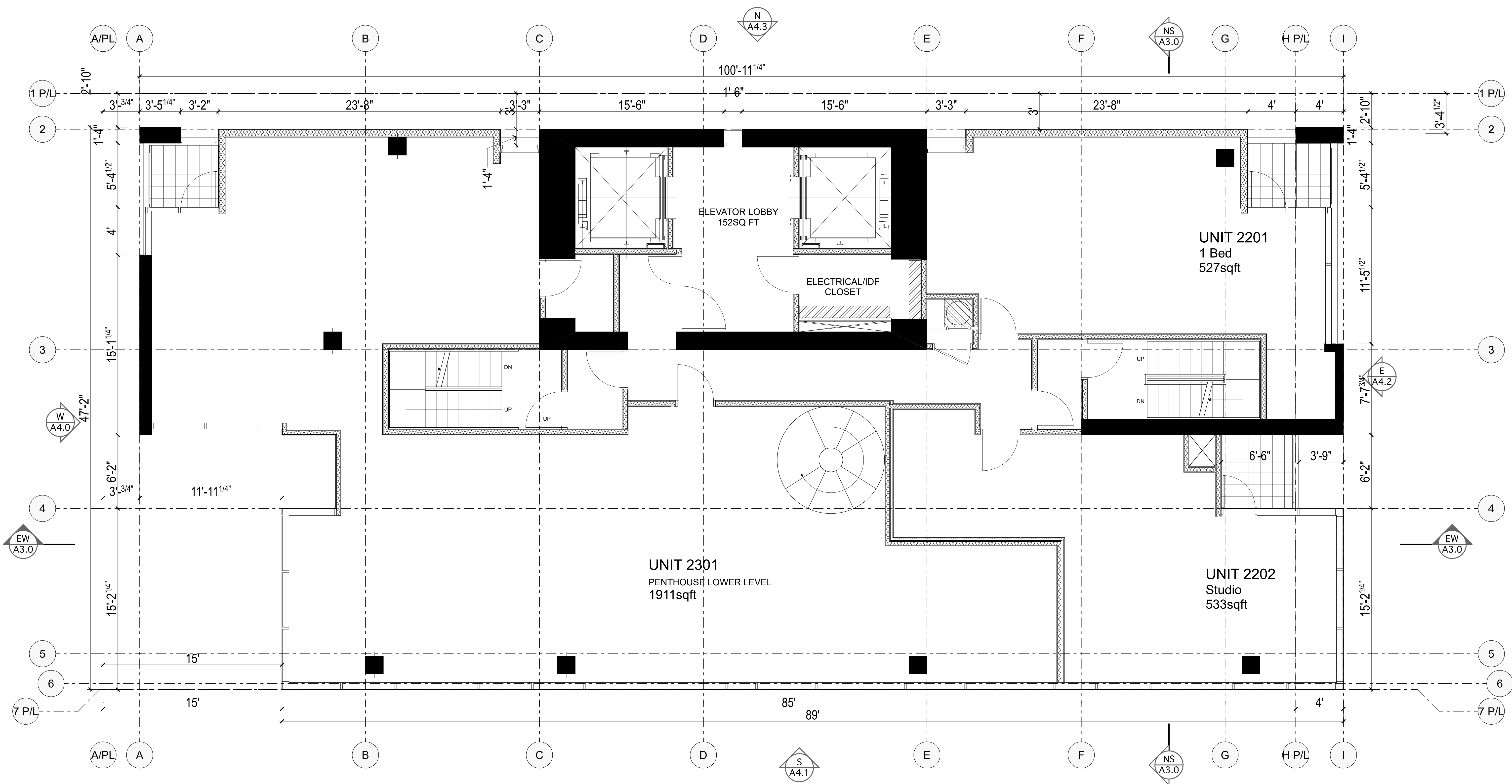
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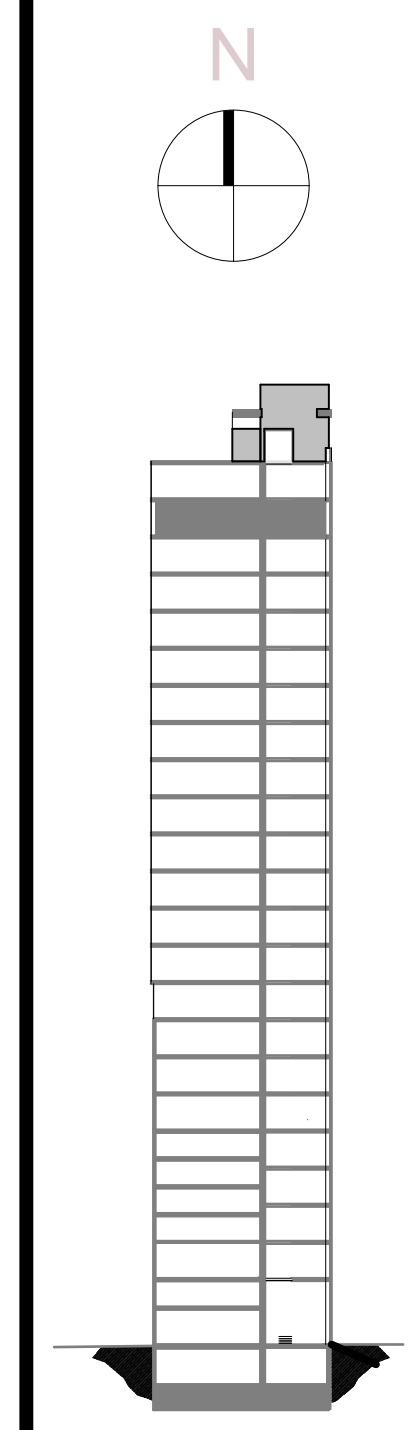
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LEVEL 20-21
 SCALE: 1/4" = 1'-0"



PENTHOUSE LOWER LEVEL PLAN

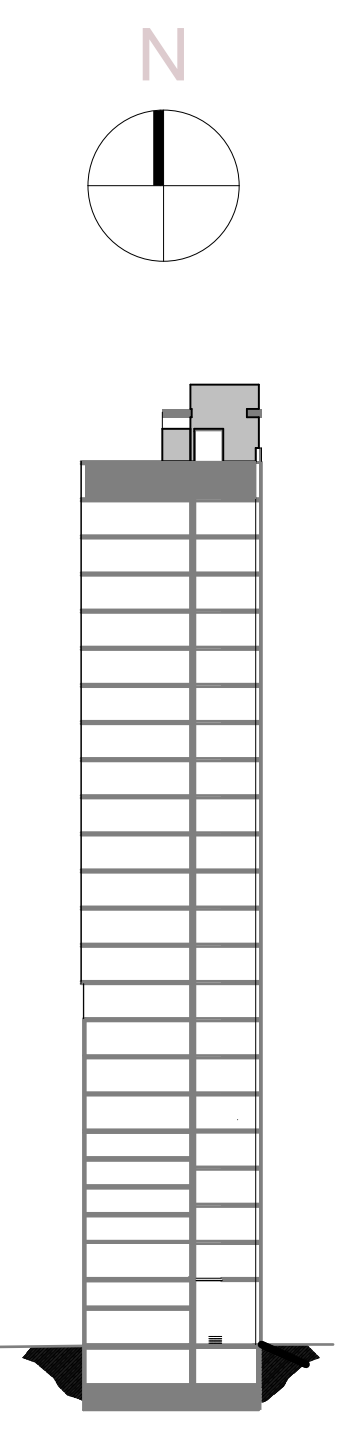
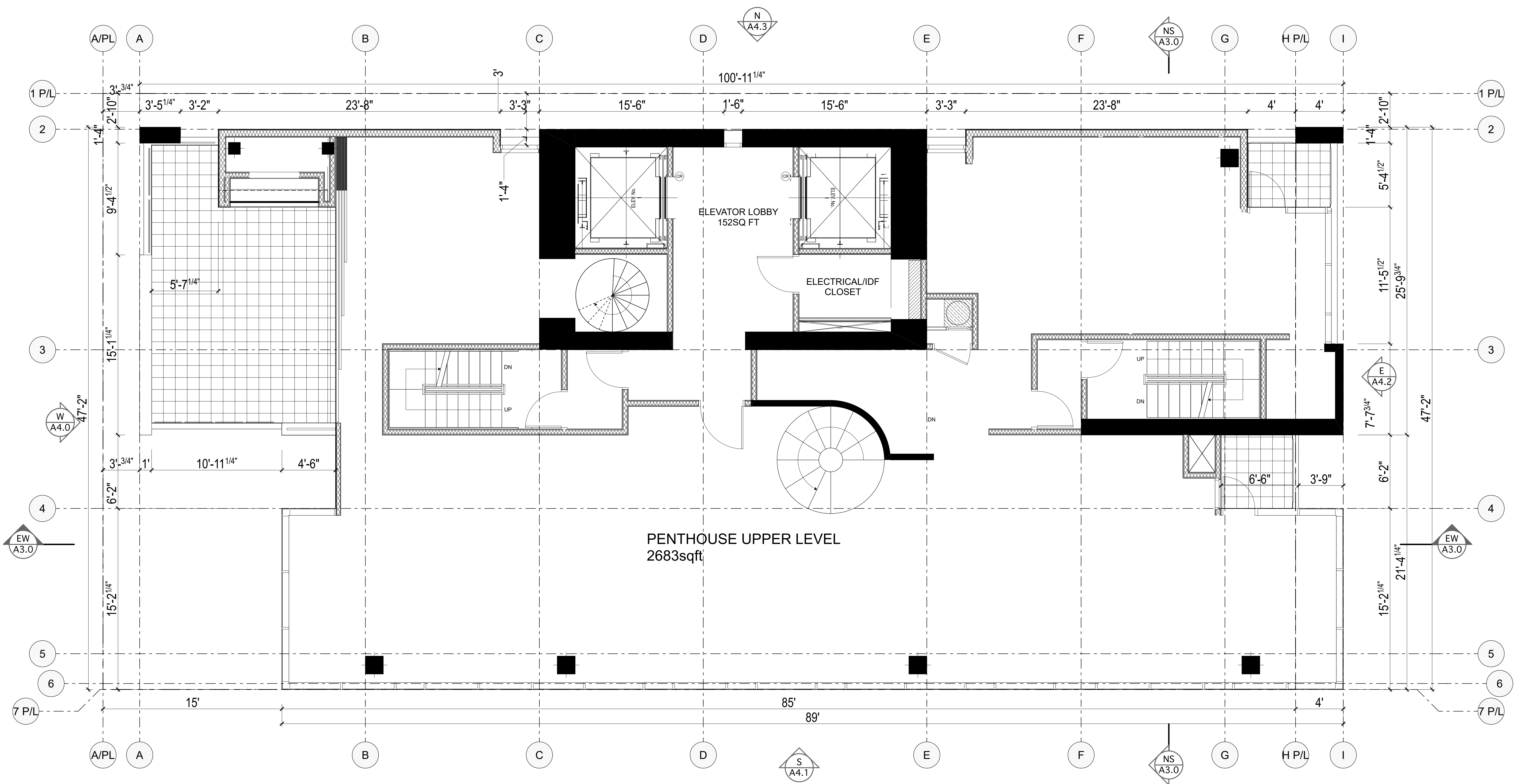
LEVEL 22
SCALE: 1/4" = 1'-0" 22



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1620 Union Street San Diego Ca, 92101
JONATHAN SEGAL / FAIA
3000 Upas Street Suite 101 San Diego, CA 92104



PROJECT #	
SHEET TITLE	Level 22 P1
SCALE	
DATE	9/1/21
REVISION 1	10/12/21
REVISION 2	11/23/21
REVISION 3	12/21/21
REVISION 4	
REVISION 5	
REVISION 6	
SHEET	OF
SHEET NAME	



AIR RIGHTS TOWER
 1620 Union Street San Diego Ca, 92101
 JONATHAN SEGAL / FAIA
 3000 Upas Street Suite 101 San Diego, CA 92104



PROJECT # _____

SHEET TITLE:
 Level 23 P2

SCALE:

DATE:
 9/1/21

REVISION 1:
 10/12/21

REVISION 2:
 11/23/21

REVISION 3:
 12/21/21

REVISION 4:

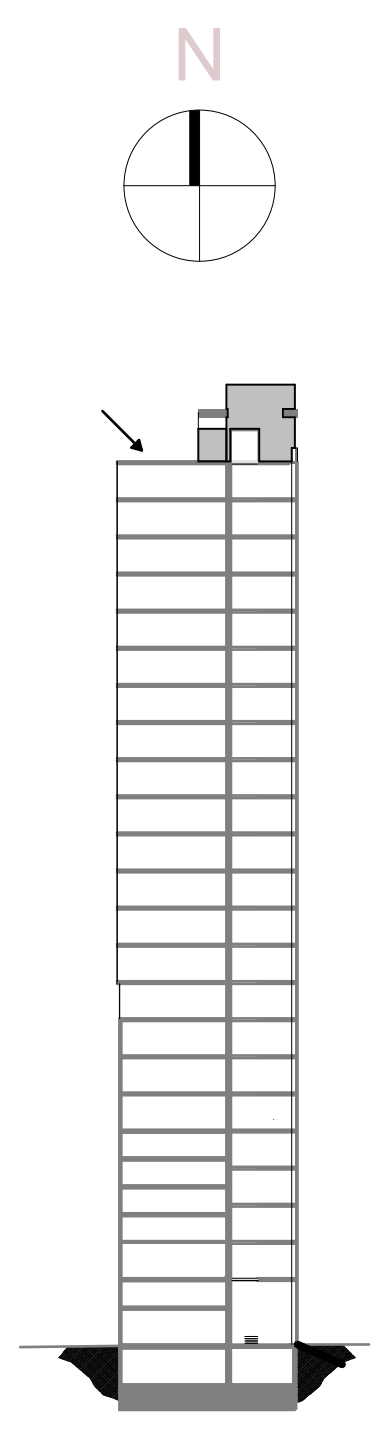
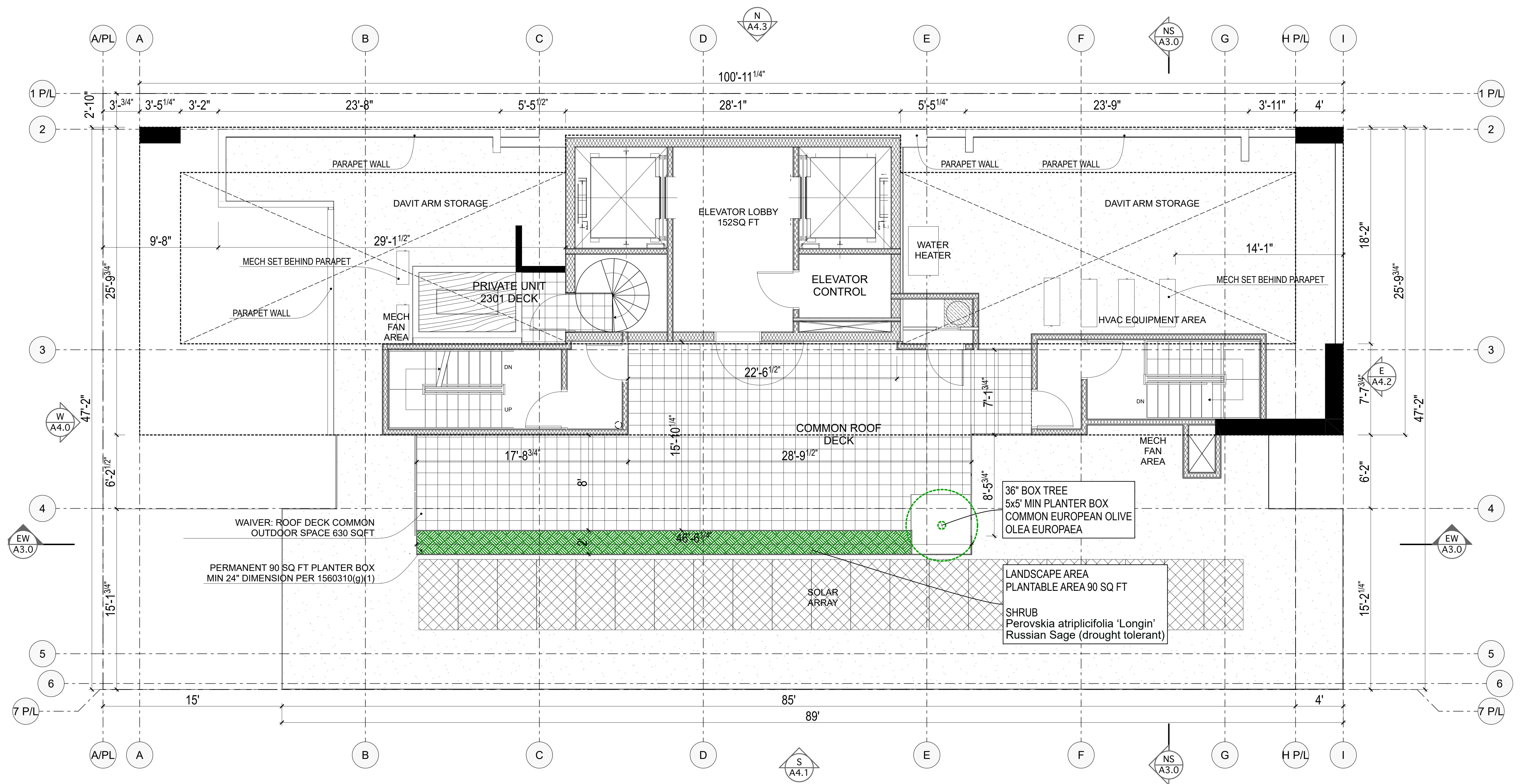
REVISION 5:

REVISION 6:

SHEET:
 _____ OF _____

SHEET NAME:

LEVEL 23
 SCALE: 1/4" = 1'-0" 23



AIR RIGHTS TOWER
 1620 Union Street San Diego Ca, 92101
 JONATHAN SEGAL / FAIA
 3000 Upas Street Suite 101 San Diego, CA 92104



PROJECT # _____

SHEET TITLE:
 Roof
 SCALE: _____

DATE: 9/1/21

REVISION 1: 10/12/21

REVISION 2: 11/23/21

REVISION 3: 12/21/21

REVISION 4: _____

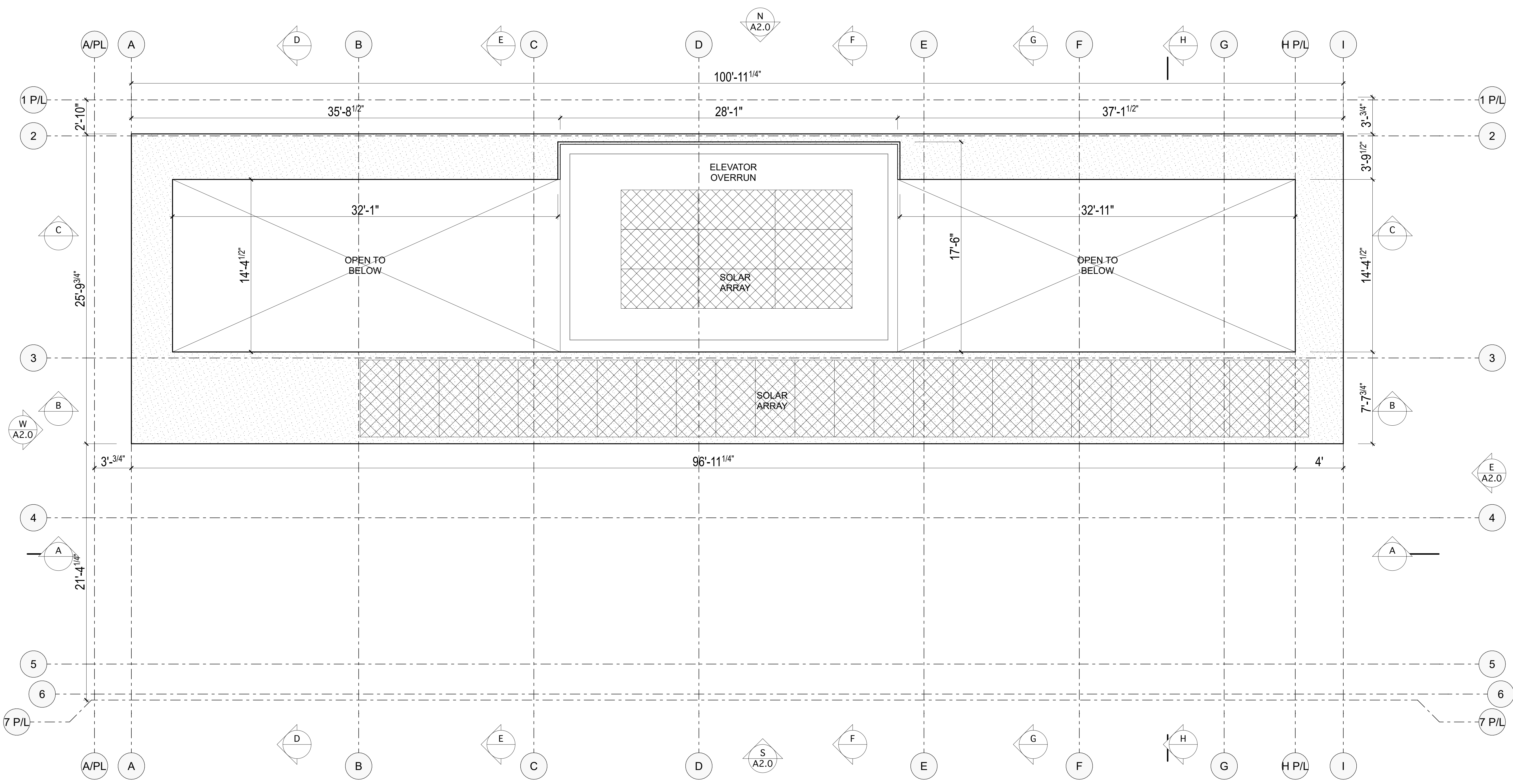
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REVISION 6: _____

SHEET: _____ OF _____

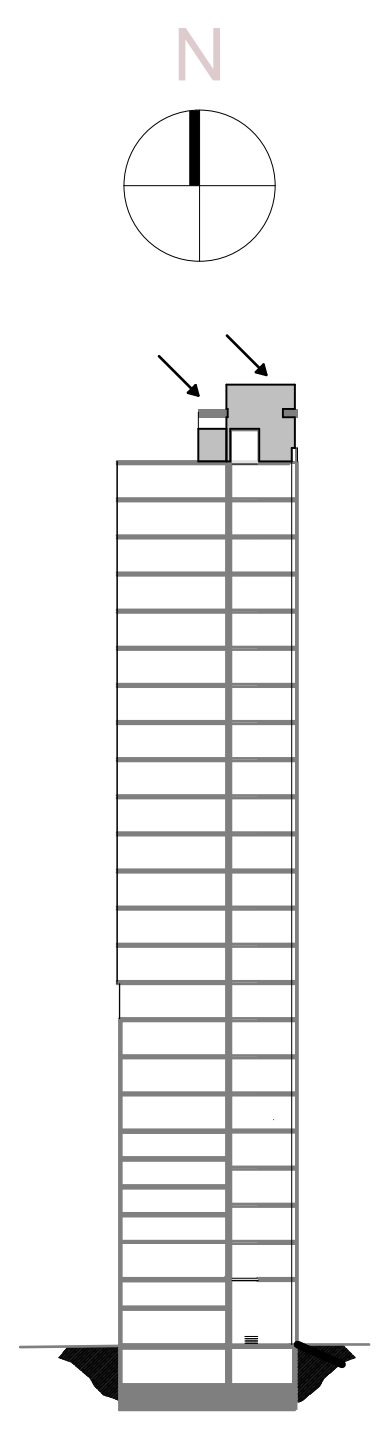
SHEET NAME: _____

LEVEL 24 ROOF
 SCALE: 1/4" = 1'-0" 24



NOTE: NO MECHANICAL EQUIPMENT ON THIS UPPER ROOF

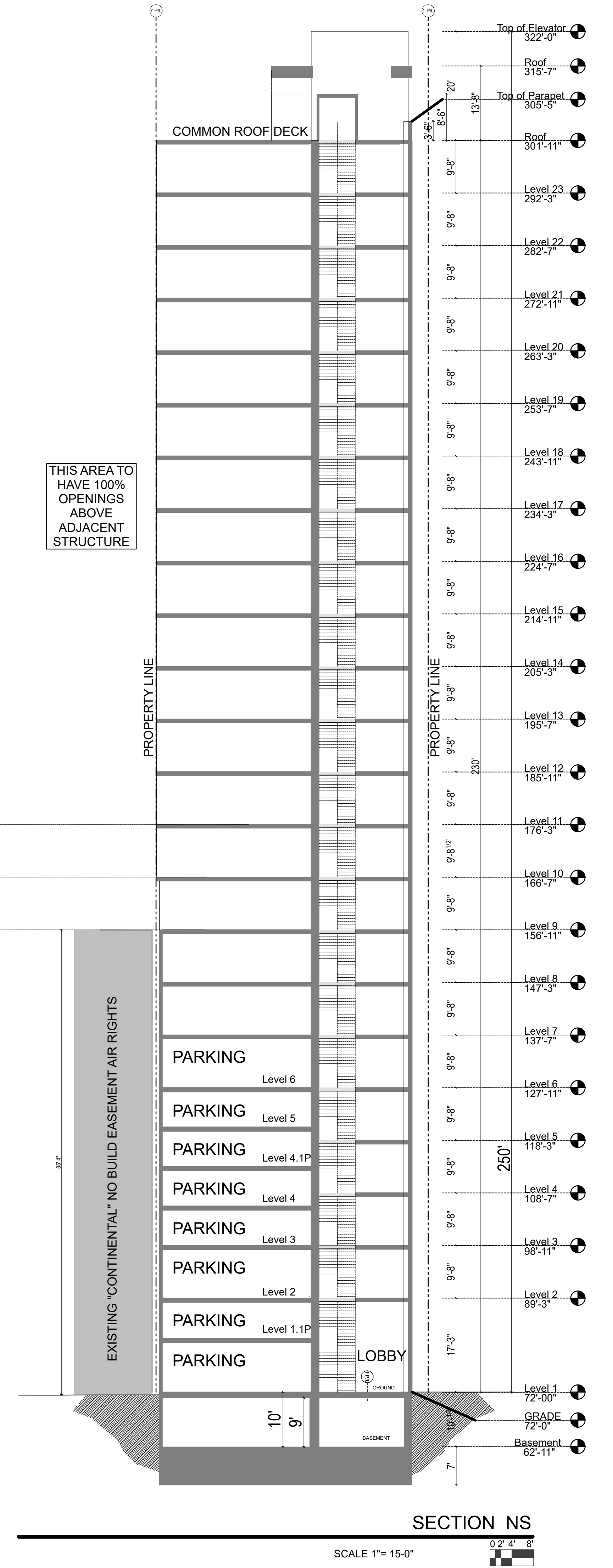
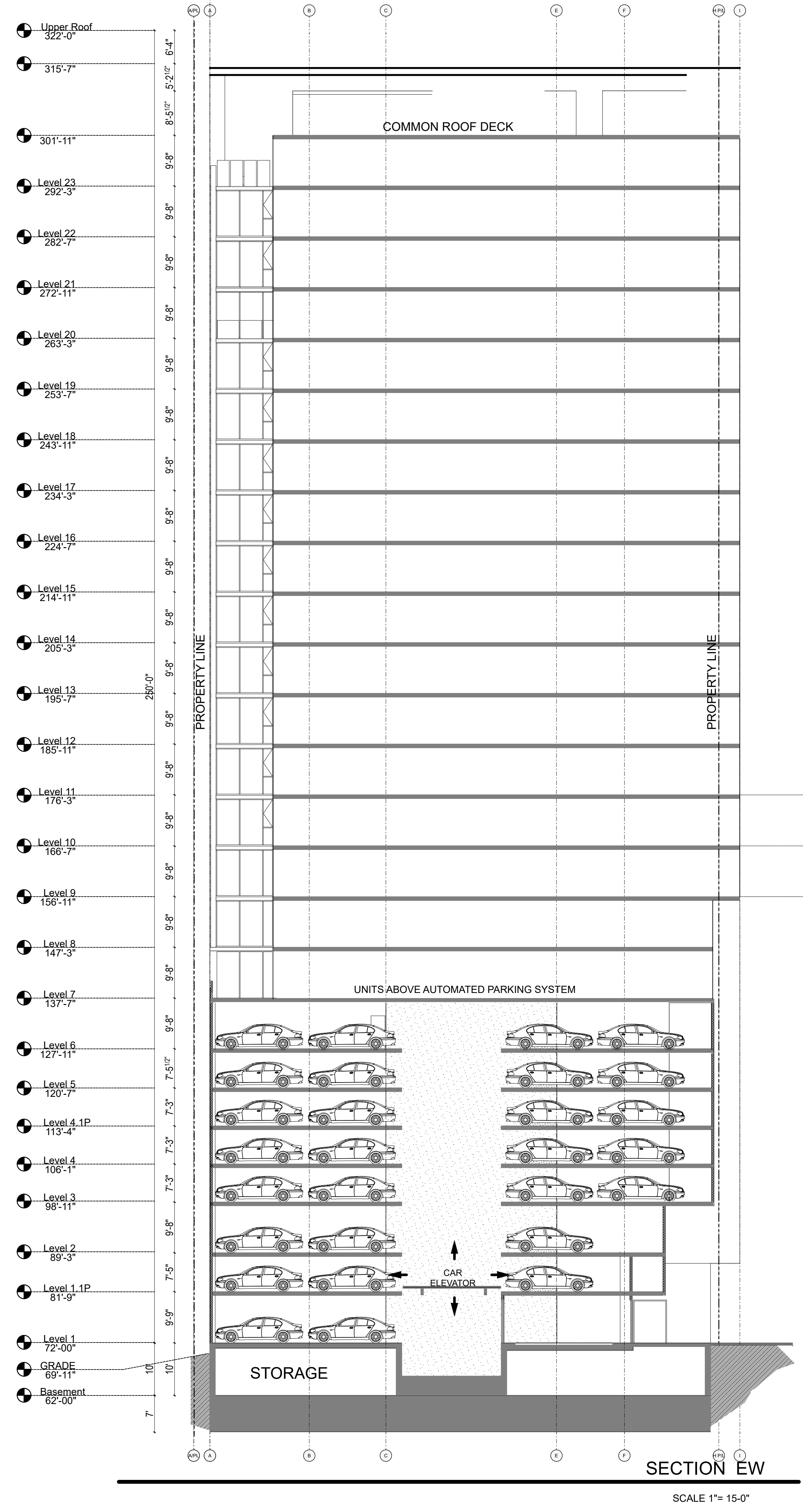
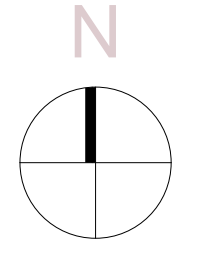
UPPER ARCHITECTURAL TRELLIS ROOF
SCALE: 1/4" = 1'-0" 25



AIR RIGHTS TOWER
1620 Union Street San Diego Ca, 92101
JONATHAN SEGAL / FAIA
3000 Upas Street Suite 101 San Diego, CA 92104



PROJECT #	
SHEET TITLE:	Upper Roof
SCALE:	
DATE:	9/1/21
REVISION 1:	10/12/21
REVISION 2:	11/23/21
REVISION 3:	12/21/21
REVISION 4:	
REVISION 5:	
REVISION 6:	
SHEET:	__ OF __
SHEET NAME:	



AIR RIGHTS TOWER
 1620 Union Street San Diego Ca, 92101
 JONATHAN SEGAL / FAIA
 3000 Upas Street Suite 101 San Diego, CA 92104



PROJECT # _____

SHEET TITLE: _____

BUILDING SECTION _____

SCALE: _____

DATE: 9/1/21

REVISION 1: 10/12/21

REVISION 2: 11/23/21

REVISION 3: 12/21/21

REVISION 4: _____

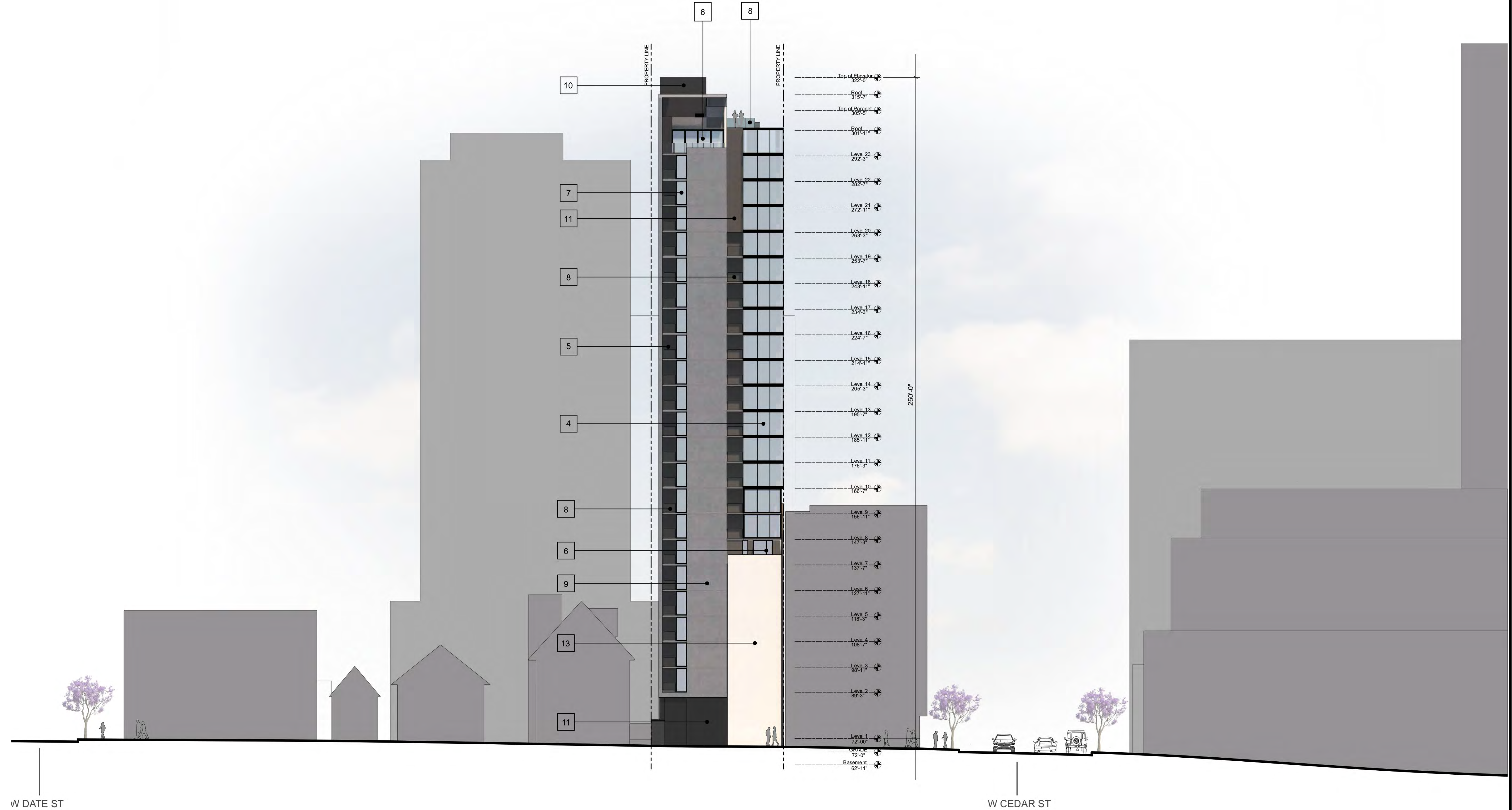
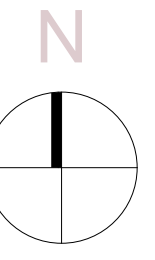
REVISION 5: _____

REVISION 6: _____

SHEET: _____ OF _____

SHEET NAME: _____

A3.0



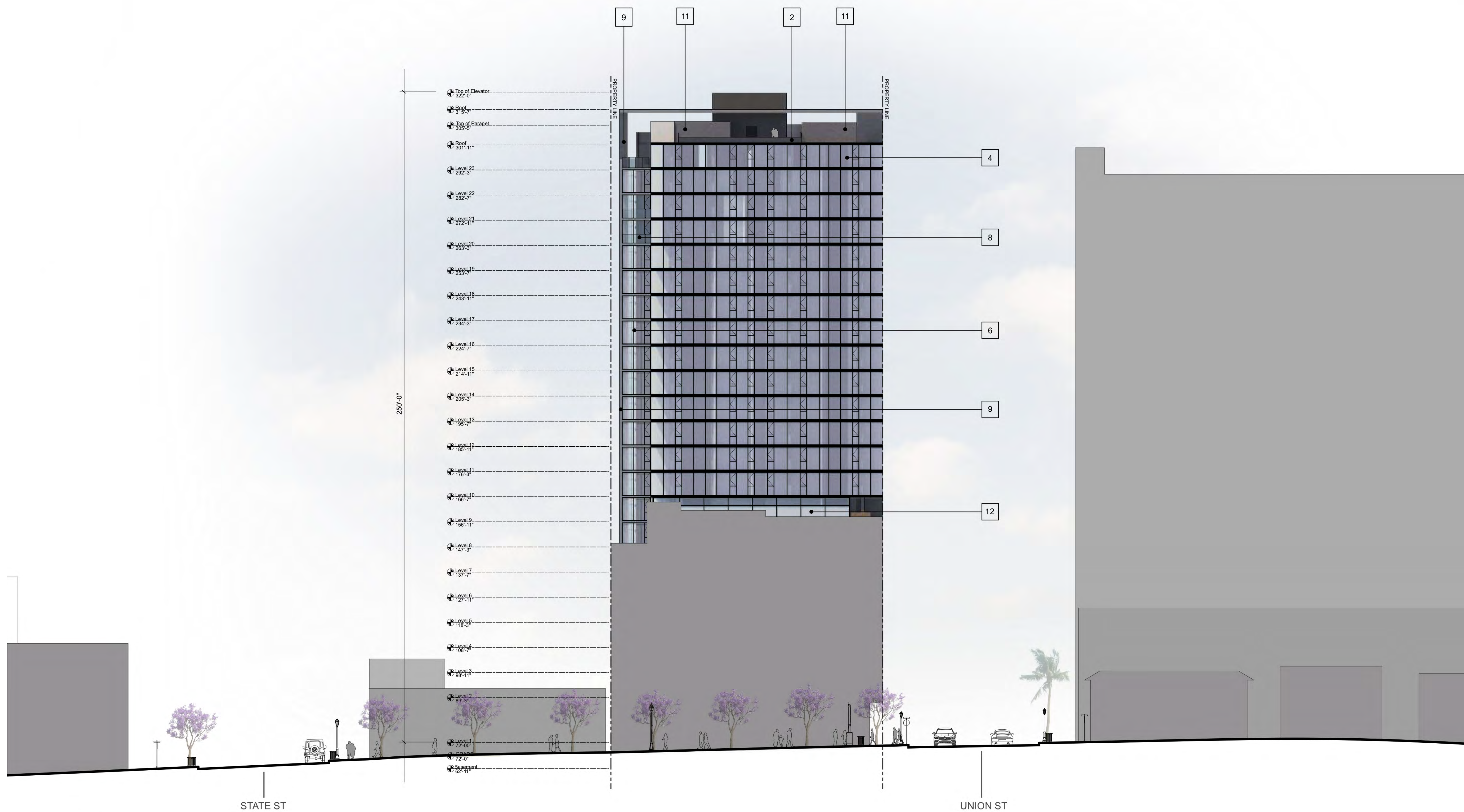
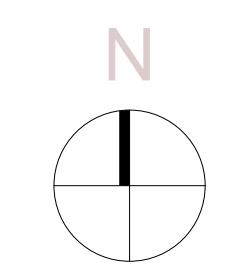
AIR RIGHTS TOWER
 1620 Union Street San Diego Ca, 92101
 JONATHAN SEGAL / FAIA
 3000 Upas Street Suite 101 San Diego, CA 92104



PROJECT #	
SHEET TITLE	WEST ELEVATION
SCALE	
DATE	9/1/21
REVISION 1	10/12/21
REVISION 2	11/23/21
REVISION 3	12/21/21
REVISION 4	
REVISION 5	
REVISION 6	
SHEET	__ OF __
SHEET NAME	

A4.0

WEST BUILDING ELEVATION
 SCALE: 1/16" = 1'-0"



250'-0"

Top of Elevator 322'-0"

Roof 315'-7"

Top of Parapet 305'-5"

Roof 301'-11"

Level 23 292'-3"

Level 22 282'-7"

Level 21 272'-11"

Level 20 263'-3"

Level 19 253'-7"

Level 18 243'-11"

Level 17 234'-3"

Level 16 224'-7"

Level 15 214'-11"

Level 14 205'-3"

Level 13 195'-7"

Level 12 185'-11"

Level 11 176'-3"

Level 10 166'-7"

Level 9 156'-11"

Level 8 147'-3"

Level 7 137'-7"

Level 6 127'-11"

Level 5 118'-3"

Level 4 108'-7"

Level 3 98'-11"

Level 2 89'-3"

Level 1 72'-0"

Basement 62'-11"

9 11 2 11

4

8

6

9

12

STATE ST

UNION ST

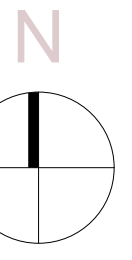
SOUTH BUILDING ELEVATION
SCALE: 1/16" = 1'-0"

AIR RIGHTS TOWER
1620 Union Street San Diego Ca, 92101
JONATHAN SEGAL / FAIA
3000 Upas Street Suite 101 San Diego, CA 92104



PROJECT #	
SHEET TITLE:	SOUTH ELEVATION
SCALE:	
DATE:	9/1/21
REVISION 1:	10/12/21
REVISION 2:	11/23/21
REVISION 3:	12/21/21
REVISION 4:	
REVISION 5:	
REVISION 6:	
SHEET:	__ OF __
SHEET NAME:	

A4.1



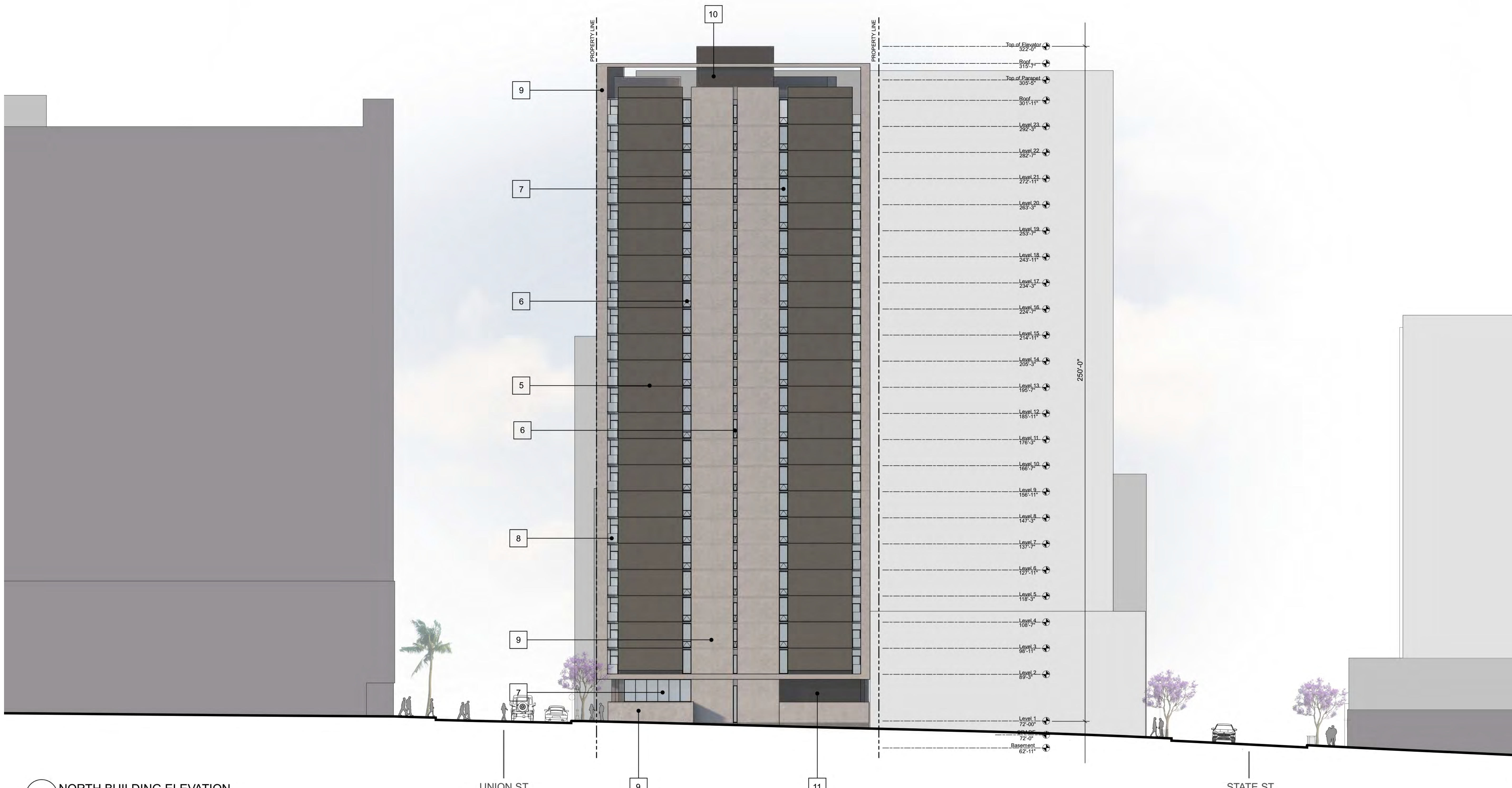
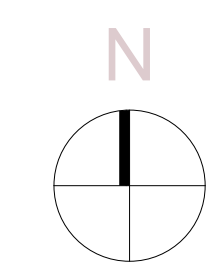
AIR RIGHTS TOWER
 1620 Union Street San Diego Ca, 92101
 JONATHAN SEGAL / FAIA
 3000 Upas Street Suite 101 San Diego, CA 92104



PROJECT #	
SHEET TITLE:	EAST ELEVATION
SCALE:	
DATE:	9/1/21
REVISION 1:	10/12/21
REVISION 2:	11/23/21
REVISION 3:	12/21/21
REVISION 4:	
REVISION 5:	
REVISION 6:	
SHEET:	__ OF __
SHEET NAME:	

A4.2

EAST BUILDING ELEVATION
 SCALE: 1/16" = 1'-0"

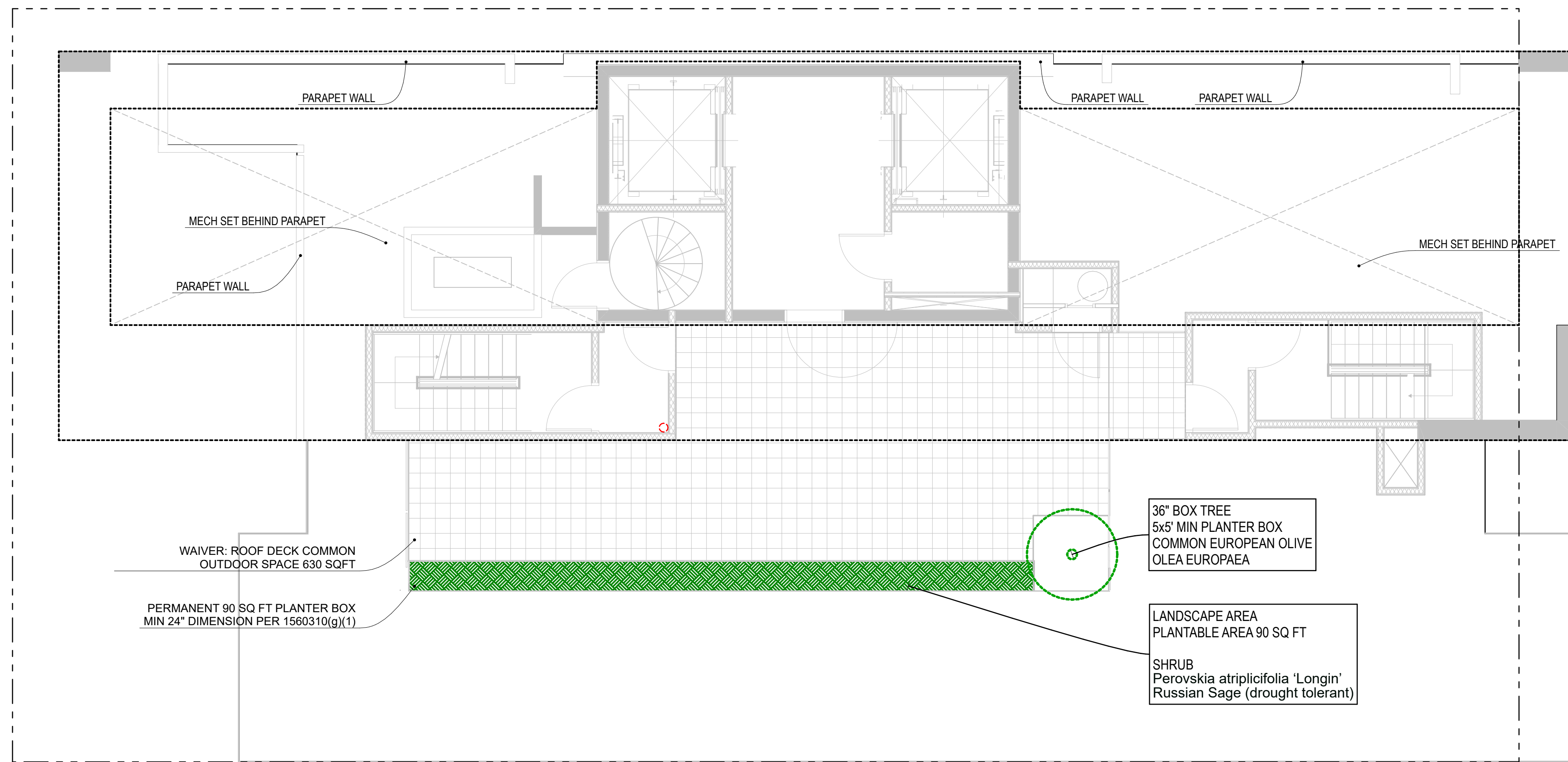
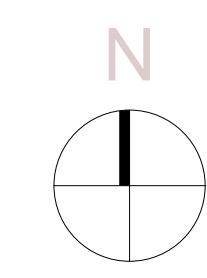


NORTH BUILDING ELEVATION
SCALE: 1/16" = 1'-0"

AIR RIGHTS TOWER
1620 Union Street San Diego Ca, 92101
JONATHAN SEGAL / FAIA
3000 Upas Street Suite 101 San Diego, CA 92104



PROJECT #	
SHEET TITLE:	NORTH ELEVATION
SCALE:	
DATE:	9/1/21
REVISION 1:	10/12/21
REVISION 2:	11/23/21
REVISION 3:	12/21/21
REVISION 4:	
REVISION 5:	
REVISION 6:	
SHEET:	__ OF __
SHEET NAME:	



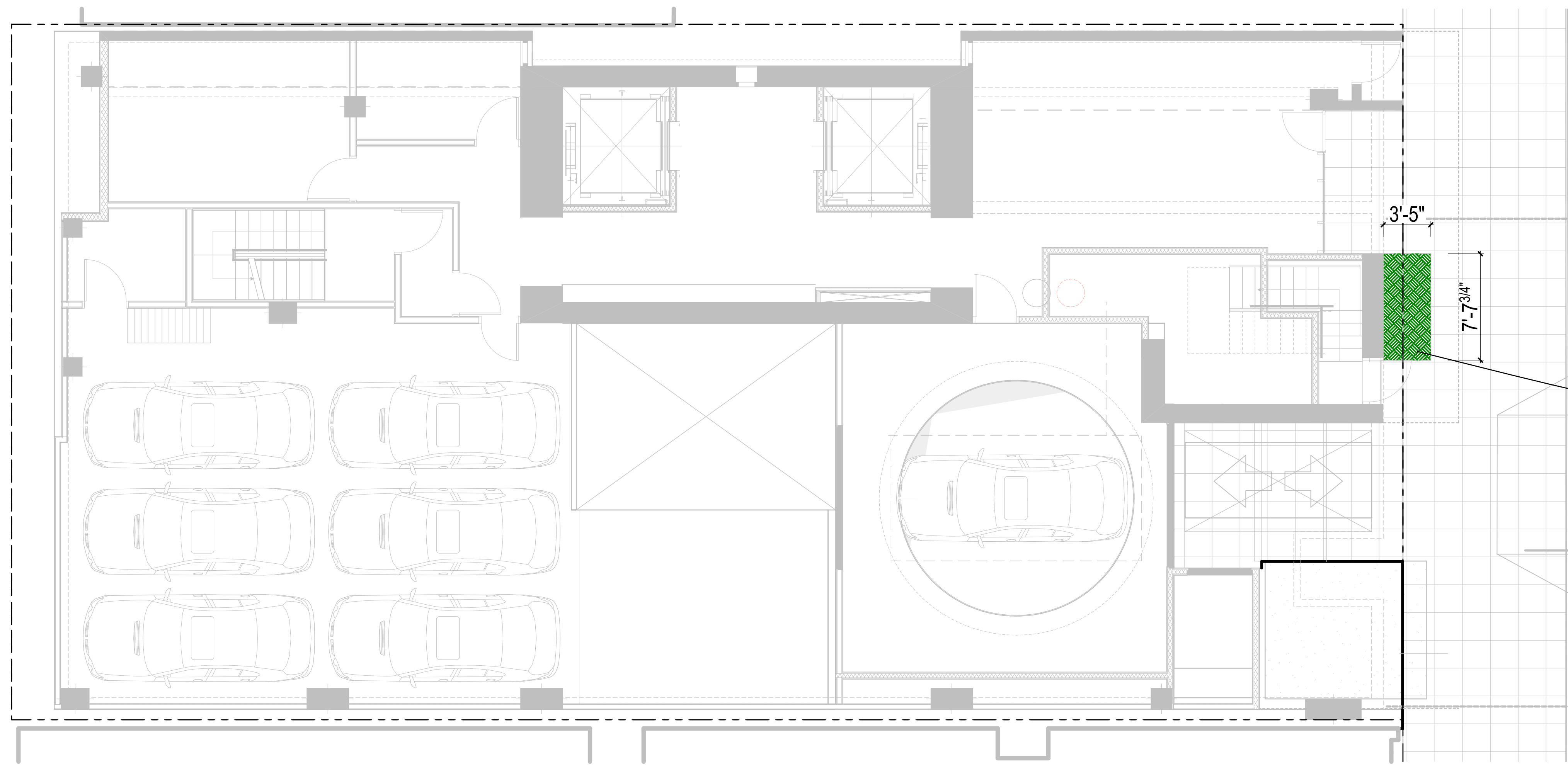
ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE STANDARDS OF THE CITY-WIDE LANDSCAPE REGULATIONS AND THE CITY OF SAN DIEGO LAND DEVELOPMENT MANUAL LANDSCAPE STANDARDS AND ALL OTHER LANDSCAPE RELATED CITY AND REGIONAL STANDARDS

36" BOX TREE
5x5' MIN PLANTER BOX
COMMON EUROPEAN OLIVE
OLEA EUROPAEA

LANDSCAPE AREA
PLANTABLE AREA 90 SQ FT
SHRUB
Perovskia atriplicifolia 'Longin'
Russian Sage (drought tolerant)

LANDSCAPE PLAN ROOF DECK
SCALE: 3/16" = 1'-0"

L1.0
L1.0

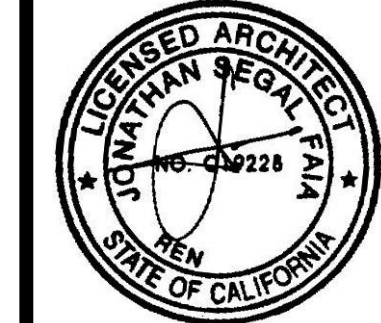


LANDSCAPE AREA
PLANTABLE AREA 26 SQ FT
SHRUB
Perovskia atriplicifolia 'Longin'
Russian Sage (drought tolerant)

LANDSCAPE PLAN
SCALE: 3/16" = 1'-0"

L1.0
L1.0

AIR RIGHTS TOWER
1620 Union Street San Diego Ca, 92101
JONATHAN SEGAL / FAIA
3000 Upas Street Suite 101 San Diego, CA 92104



PROJECT #

SHEET TITLE:
LANDSCAPE PLAN

SCALE:

DATE: 9/1/21

REVISION 1: 10/12/21

REVISION 2: 11/23/21

REVISION 3: 12/21/21

REVISION 4:

REVISION 5:

REVISION 6:

SHEET: ___ OF ___

SHEET NAME:

L1.0

VICINITY MAP



PROJECT DATA

PROJECT ADDRESS:
2642-2648 Newton Ave San Diego, CA 92113

EXISTING PERMITS NOT PART OF THIS APPLICATION
CDP # 2581703
PROJECT # 694291

LEGAL DESCRIPTION:
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, LOTS 33 THROUGH 38, INCLUSIVE IN BLOCK 12 OF REED AND HUBBEL'S ADDITION, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 327 FILED IN THE OFFICE OF THE RECORDER OF SAN DIEGO, JUNE 30, 1988

APN:
538-751-21, 538-751-22, 538-751-23

USE / STRUCTURES ON SITE:
EXISTING: LIGHT INDUSTRIAL WAREHOUSE, STORAGE LOT AND 14 MULTI FAMILY HOUSING UNITS, OF WHICH 1 IS VERY LOW INCOME DEED RESTRICTED CDP # 2581703

PROPOSED USE:
RELOCATED ANDREW CASSIDY RESIDENCE TO BE MULTI MULTIFAMILY HOUSING UNITS

ZONE:
BLPD-SUBD-A
BARRIO LOGAN COMMUNITY PLAN AREA SUBDISTRICT A
COASTAL OVERLAY ZONE (COZ) N-APP-2
TRANSIT AREA OVERLAY ZONE (TAOZ)
AIRPORT INFLUENCE AREA (AIA) - REVIEW 2
TRANSIT PRIORITY AREA (TPA)
PARKING STANDARDS TRANSIT PRIORITY AREA (PSTPA)
FAA PART 77 NOTICING AREA
GEOLOGIC HAZARD CATEGORY 13

TYPE OF CONSTRUCTION: TYPE 5 NON RATED

LOT SIZE: 21,042 SQ FT
0.483 ACRES

BASE ZONING DENSITY: 1 DU PER 1500 SQ FT = 14
UNITS PROVIDED: 14

INCLUSIONARY HOUSING: UNITS PROVIDED: 2 / 14 = 14.3%

UNITS TO BE RENT CONTROLLED VERY LOW INCOME UNITS PER INCLUSIONARY HOUSING REGULATIONS OF SAN DIEGO MUNICIPAL CODE CHAPTER 14, ARTICLE 2, DIVISION 13.

F.A.R
ALLOWED RESIDENTIAL: INTERIOR LOT COVERAGE 40%
ALLOWED COMMERCIAL: MAXIMUM FAR OF 2.0

COMMERCIAL
EXISTING GROUND LEVEL: 7964
TOTAL AREA 7964
TOTAL COMMERCIAL FAR .38

RESIDENTIAL
RELOCATED ANDREW CASSIDY HOME 1470
EXISTING RESIDENTIAL 5373
TOTAL AREA 6843
TOTAL RESIDENTIAL FAR .32
TOTAL RESIDENTIAL SITE COVERAGE 3774 = 17.9% < 40%

SETBACKS:
FRONT REQUIRED: 5 FT
PROPOSED: 5 FT
SIDE REQUIRED: 3 FT, ABOVE LEVEL 1 ADDITIONAL 3 FT
PROPOSED: 3 & 5 FT WEST, > 3 FT AT EAST

BUILDING AREA:
ALLOWED: UNLIMITED
TOTAL NET BLDG AREA: 13337 SQ FT

HEIGHT:
PROPOSED MAX: 33'-0"
MAX HEIGHT ALLOWED 35 FT

PARKING:

REQUIRED RESIDENTIAL:	NO PARKING REQUIRED	
REQUIRED COMMERCIAL:	2.1/1000 = 19	142.05(E)
PROVIDED PER 152.0402(C)2	5]	ALONG NEWTON AVE- PUBLIC ROW
EV PARKING:	14 x 10% = 1.4	PROVIDED: NO ON SITE PARKING PROVIDED NO EV PARKING PROVIDED OR REQUIRED
MOTORCYCLE:	RESIDENTIAL REQUIRED (TABLE -142-05C) (8 STUDIO x 0.05) + (5 - 1bdrm x 0.1) + (1 1bdrm x 0.1) = 1 REQUIRED	PROVIDED: 1 MOTORCYCLE PARKING PROVIDED (RES)
	COMMERCIAL REQ'D = 2	PROVIDED: 2 PARKING INSIDE WAREHOUSE
LONG TERM BICYCLE (COM)	19 x .05 = 0.95 < MIN OF 1	REQUIRED: 1 INTERIOR PROVIDED: 3 INSIDE WAREHOUSE
SHORT TERM BICYCLE PARKING (COM)	15,431 x .1 / 1000 = 1.5 > MIN OF 1	REQUIRED: 1.5 PROVIDED: 3 @ WALKWAY
BICYCLE STORAGE (RES)	STUDIO 8 x 3 2.4 1BED 5x 0.4 2 2BED 1x .5 0.5 TOTAL: 4.9 REQUIRED RESIDENTIAL	PROVIDED: 6 WITHIN BICYCLE STORAGE ROOM

WAIVERS EXISTING
SIDEYARD SETBACK: REQUEST REDUCTION OF WESTERN SIDEYARD SETBACK AT ALL LEVELS ABOVE GROUND LEVEL TO 5'-0" MAX AND AT HISTORIC HOUSE 3'-0"

INCENTIVES EXISTING
PARKING: REQUEST PARKING REDUCTION FOR COMMERCIAL PARKING TO 5 TOTAL SPACES ALL OF WHICH WILL BE PROVIDED ON STREET ONLY IN PUBLIC ROW AND NO ONSITE PARKING

PROJECT DESCRIPTION

THIS PROJECT CONSISTS OF THE RELOCATION OF THE HISTORIC ANDREW CASSIDY RESIDENCE FROM 1620 UNION STREET IN LITTLE ITALY TO AN EXISTING SITE IN THE BARRIO LOGAN DISTRICT OF SAN DIEGO

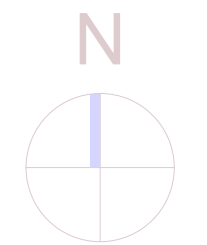
HRB # 283

PROJECT DATA

Andrew Cassidy Residence 1470 SQ FT NET RENTABLE
(1) 2 BEDROOM
(1) STUDIO

SHEET INDEX

GENERAL	
T1.0	PROJECT DATA AND DESCRIPTION
T1.1	ALTA SURVEY
T1.2	EXISTING SITE CONDITIONS & PHOTOGRAPHIC STUDY
T1.3	FIRE ACCESS PLAN
ARCHITECTURAL	
A0.0	SITE PLAN
A1.1	GROUND LEVEL PLAN
A1.2	LEVEL 2
A1.3	LEVEL 3
A1.4	ROOF PLAN
A3.0	BUILDING SECTIONS
A4.0	ELEVATIONS
LANDSCAPE	
L1.0	LANDSCAPE DRAWINGS
CIVIL	
C1.0	PRELIMINARY GRADING / CURB UTILIZATION PLAN



PROJECT TEAM

OWNER:
JMAN AT THE BARRIO LLC
3000 UPAS STREET SUITE 101
SAN DIEGO, CA 92104
619-993-6269
CONTACT: MATTHEW SEGAL
EMAIL: MRMATTHEWSEGAL@GMAIL.COM

GEOTECHNICAL ENGINEER
GEOCON INCORPORATED
6960 FLANDERS DRIVE
SAN DIEGO, CA 92121
858-558-6900
CONTACT: SHAWN WEEDON
EMAIL: WEEDON@GEOCONINC.COM

APPLICANT DEVELOPER:
JMAN AT THE BARRIO LLC
3000 UPAS STREET SUITE 101
SAN DIEGO, CA 92104
619-993-6269
CONTACT: MATTHEW SEGAL
EMAIL: MRMATTHEWSEGAL@GMAIL.COM

CIVIL ENGINEER:
PASCO LARET SUITER
535 N HWY 101
SOLANA BEACH, CA 92075
858-259-8212
CONTACT: WILL MACK
EMAIL: WMACK@PLSAENGINEERING.

ARCHITECT:
JONATHAN SEGAL FAIA
3000 UPAS STREET SUITE 101
SAN DIEGO, CA 92104
619-993-6269
CONTACT: MATTHEW SEGAL
EMAIL: MRMATTHEWSEGAL@GMAIL.COM

ELECTRICAL ENGINEER:
NEDC, INC
3103 FALCON STREET SUITE J
SAN DIEGO, CA 92103
619-278-0076
CONTACT: DAVID NUTTER
EMAIL: DAVID@NEDINC.NET

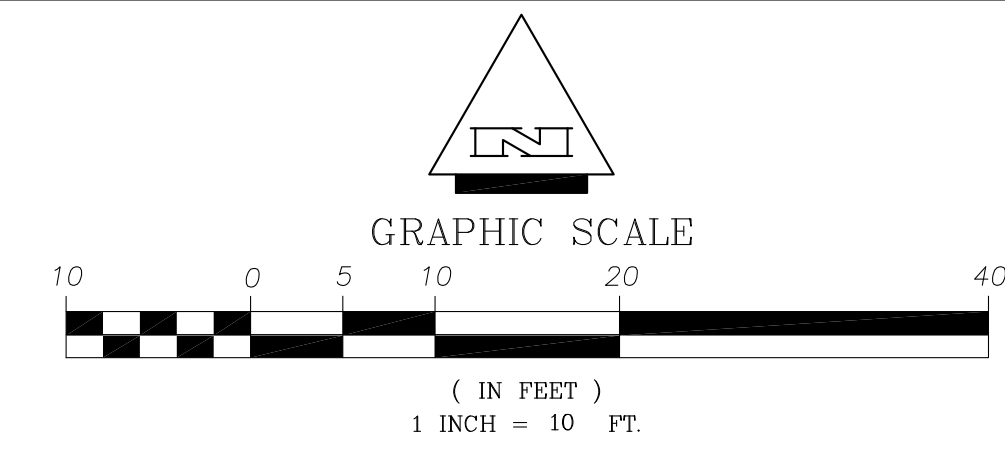
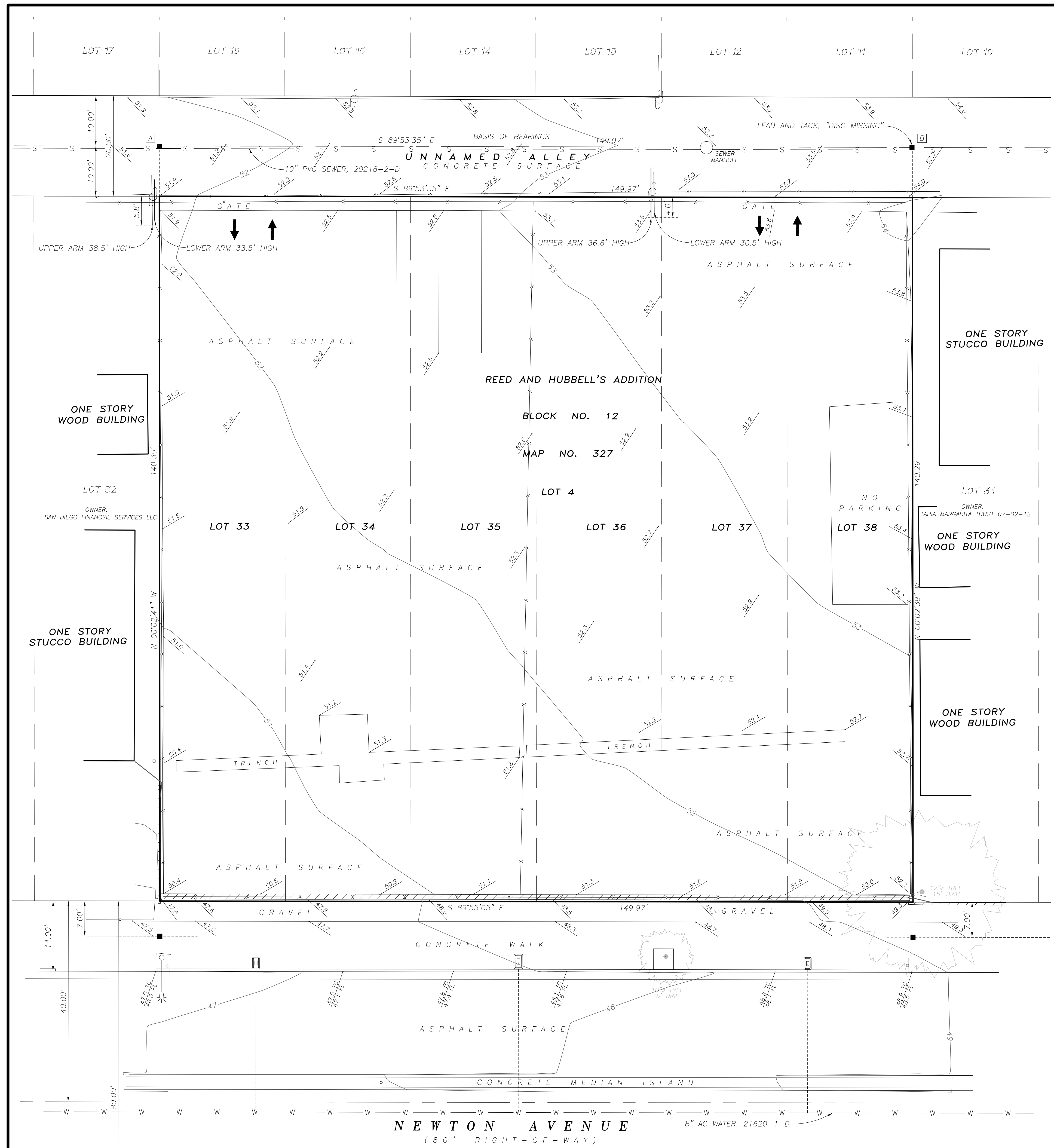
STRUCTURAL ENGINEER
DCI ENGINEERS
101 W. BROADWAY STE 1260
SAN DIEGO, CALIFORNIA 92101
619-400-1704
CONTACT: JON DECK
EMAIL: JDECK@DCI-ENGINEERS.COM

AS PERMITTED W/
EXISTING:
CDP # 2581703
PROJECT # 694291

NEWTON
2642,2646, 2648 Newton Ave
San Diego, CA 92113
JONATHAN SEGAL / FAIA
3000 Upas Street Suite 101 San Diego, CA 92104



PROJECT # 1066848
SHEET TITLE: TITLE SHEET
SCALE:
DATE: 9/1/2022
REVISION 1:
REVISION 2:
REVISION 3:
REVISION 4:
REVISION 5:
REVISION 6:
SHEET: OF
SHEET NAME:



- LEGEND:**
- FOUND LEAD AND DISC STAMPED "L.S. 5845", EXCEPT AS NOTED
 - ⊠ WATER METER
 - TRAFFIC FLOW
 - ⊙ STREET LIGHT
 - ⊕ UTILITY POLE
 - ⊖ SIGN
 - ▨ BLOCK WALL
 - ▤ WOOD FENCE
 - ⊗ CHAIN LINK FENCE
 - ⊘ OVERHEAD WIRES
 - PROPERTY LINE

LEGAL DESCRIPTION:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF SAN DIEGO, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

LOTS 33 THROUGH 38, INCLUSIVE IN BLOCK 12 OF REED AND HUBBELL'S ADDITION, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 327 FILED IN THE OFFICE OF THE RECORDER OF SAN DIEGO COUNTY, JUNE 30, 1886.

APN: 538-751-21, 538-751-22, 538-751-23

NOTES REGARDING PRELIMINARY REPORT:

THIS A.L.T.A./N.S.P.S. LAND TITLE SURVEY IS BASED ON INFORMATION FURNISHED IN THE CHICAGO TITLE COMPANY PRELIMINARY REPORT, DATED JULY 2, 2021 ORDER NO. 00155401-993-SD2-CFU.

NO EXCEPTIONS TO PLOT.

PROPERTY NOTES:

1. THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA COORDINATE SYSTEM, CCS 83, ZONE 6 EPOCH 1991.35 AND IS DETERMINED BY GPS MEASUREMENTS TAKEN IN JULY OF 2021 AT POINTS [A] AND [B] AS SHOWN HEREON. POINTS [A] AND [B] WERE ESTABLISHED FROM GPS STATION 173 AND GPS STATION 174 PER RECORD OF SURVEY 14492. THE BEARING FROM POINT [A] TO POINT [B] IS S 89°53'35" E AS SHOWN.
2. THE BASIS OF ELEVATION FOR THIS SURVEY IS THE SOUTHEAST BRASS PLUG AT THE INTERSECTION OF 26TH STREET AND BOSTON AVENUE. ELEVATION = 35.052 M.S.L. NGVD 1929. CITY OF SAN DIEGO VERTICAL CONTROL.
3. THE NUMBER OF STRIPED PARKING SPACES WITHIN THE BOUNDARY OF THE PROPERTY IS 3.
4. THE PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION 'X' (NON-SPECIAL FLOOD HAZARD AREA) BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) ON FLOOD INSURANCE RATE MAP NO. 06073C1884H WITH A DATE OF IDENTIFICATION OF DECEMBER 20, 2019, FOR COMMUNITY NO. 060295, IN SAN DIEGO COUNTY, STATE OF CALIFORNIA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH THE PROPERTY IS SITUATED.
5. THE TOTAL AREA OF THE SUBJECT PROPERTY IS 21,042.94 SQUARE FEET / 0.483 ACRE.
7. THE PROPERTY HAS DIRECT ACCESS TO AND FROM A PUBLICLY USED AND MAINTAINED STREET OR HIGHWAY.
8. THERE WAS NO OBSERVABLE EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.

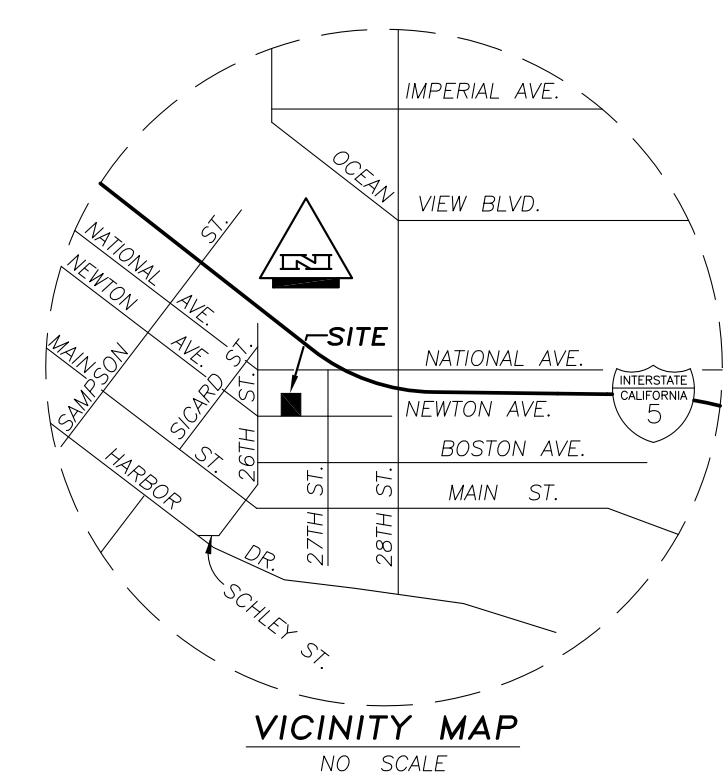
SURVEYORS CERTIFICATE:

TO: JMAN INVESTMENTS, INC. AND CHICAGO TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/N.S.P.S. LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS AND INCLUDES ITEMS 2, 3, 4, 5, 6(a), 7(a), 7(b)(1), 7(c), 8, 9, 13, 16, AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JULY 14, 2021.

DATE OF PLAT: JULY 29, 2021

Robert J. Bateman
ROBERT J. BATEMAN
PROFESSIONAL LAND SURVEYOR
REGISTRATION NO. 7046
EMAIL: rbateman@sdslse.com



ZONING AND SITE REQUIREMENTS WERE NOT PROVIDED AT THE TIME OF SURVEY.

PROPERTY ADDRESS: 2642-2348 NEWTON AVENUE

A.L.T.A./N.S.P.S. LAND TITLE SURVEY
For the exclusive use of:
JMAN INVESTMENTS, INC.
3000 UPAS ST., SUITE 101
SAN DIEGO, CALIFORNIA 92104

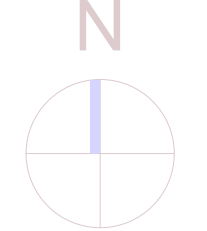
San Diego Land Surveying & Engineering, Inc.
7028 Convo Court, San Diego, CA 92111-1017
Phone: (858) 565-8362 Fax: (858) 565-4354

Date: 7-21-2021	Revised: 7-29-2021	Revised:
Scale: 1"=10'	Drawn by: R.J.B.	Sheet 1 of 1 Sheet
Drawing: Newton Ave 2642-2648 ALTA A.P.N. 538-751-21&22		

NEWTON
2642, 2646, 2648 Newton Ave
San Diego, CA 92113
JONATHAN SEGAL / FAIA
3000 Upas Street Suite 101 San Diego, CA 92104



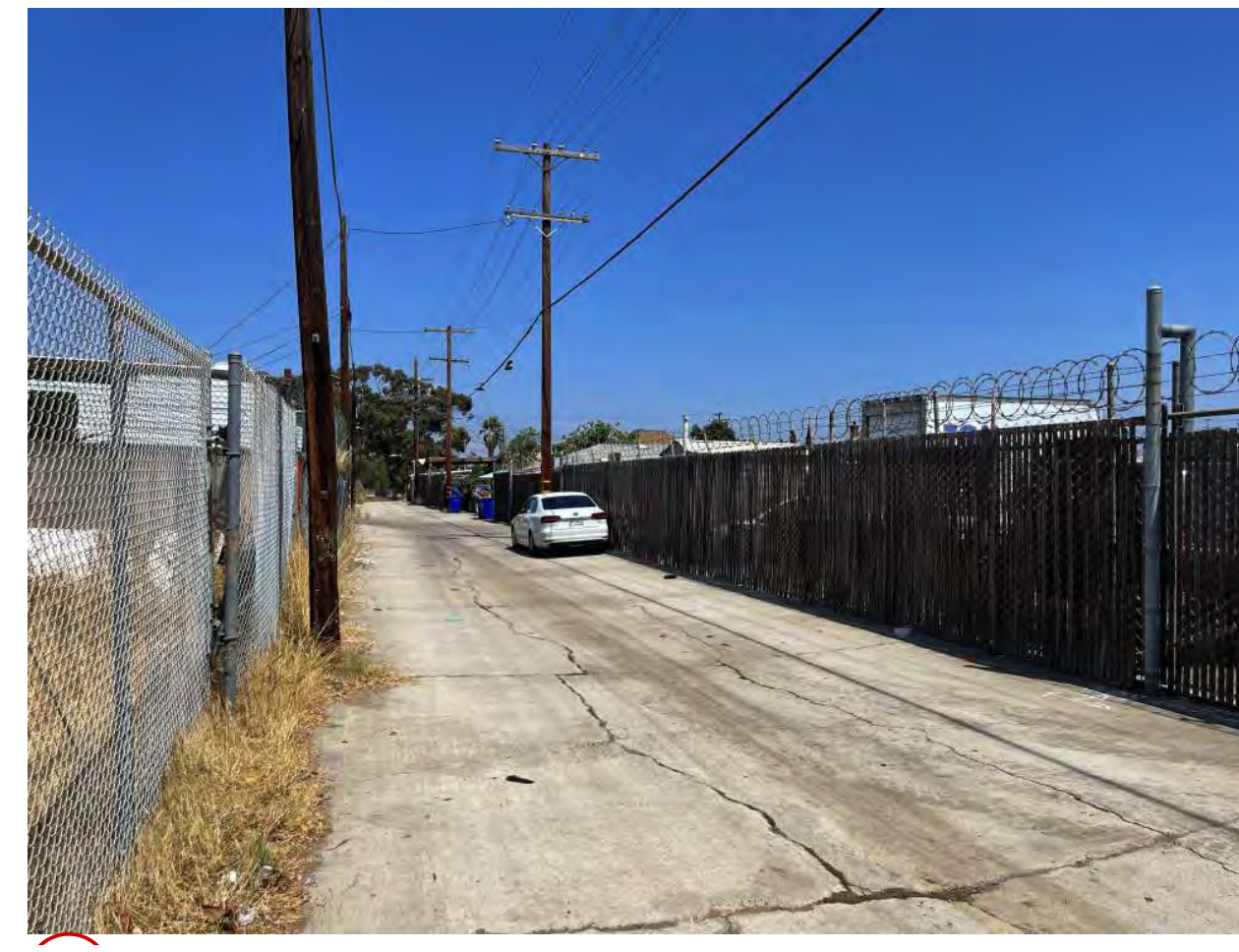
PROJECT #	1066848
SHEET TITLE:	
SURVEY SCALE:	
DATE:	9/1/2022
REVISION 1:	
REVISION 2:	
REVISION 3:	
REVISION 4:	
REVISION 5:	
REVISION 6:	
SHEET:	OF
SHEET NAME:	



1



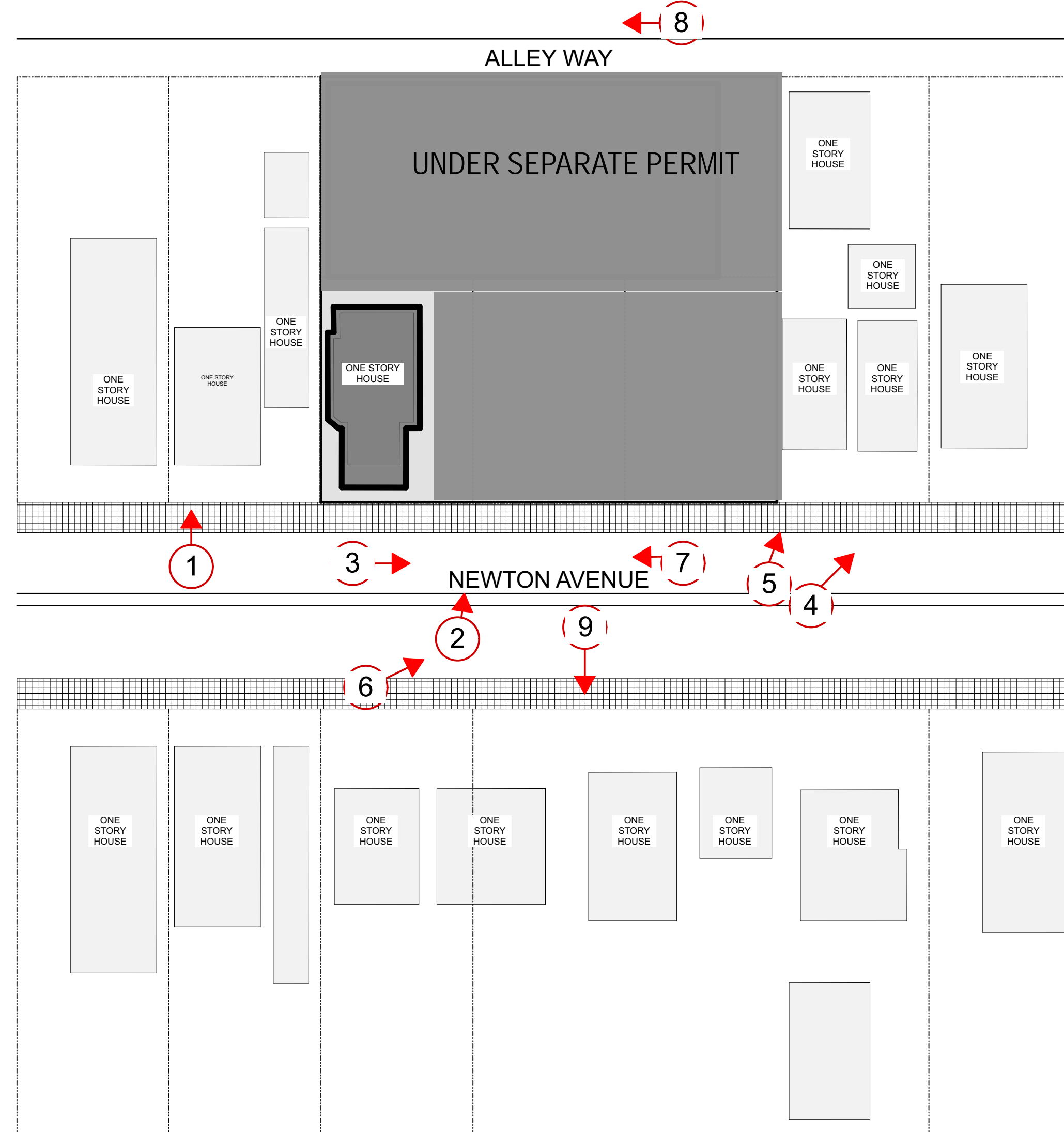
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8



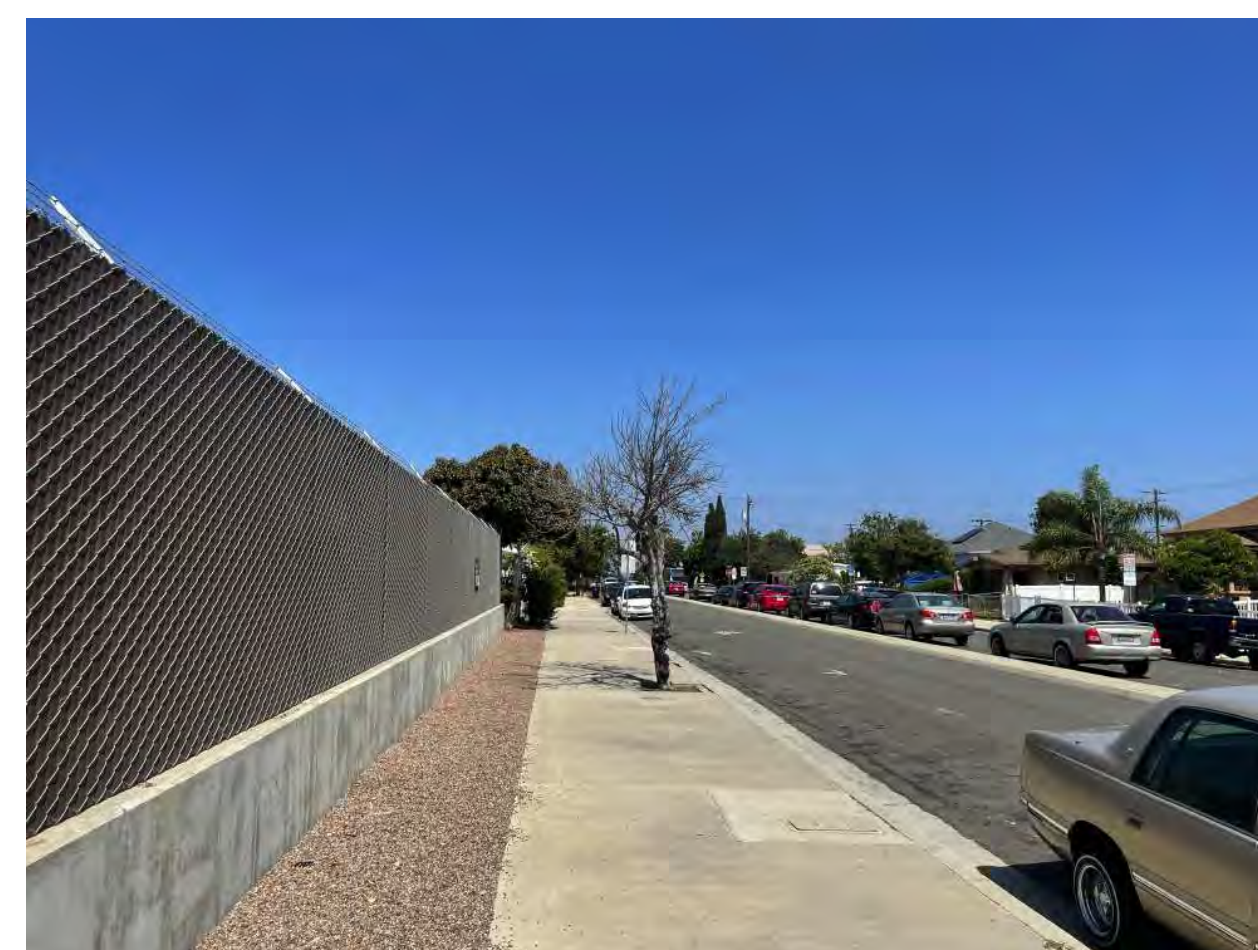
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2



6



3



4

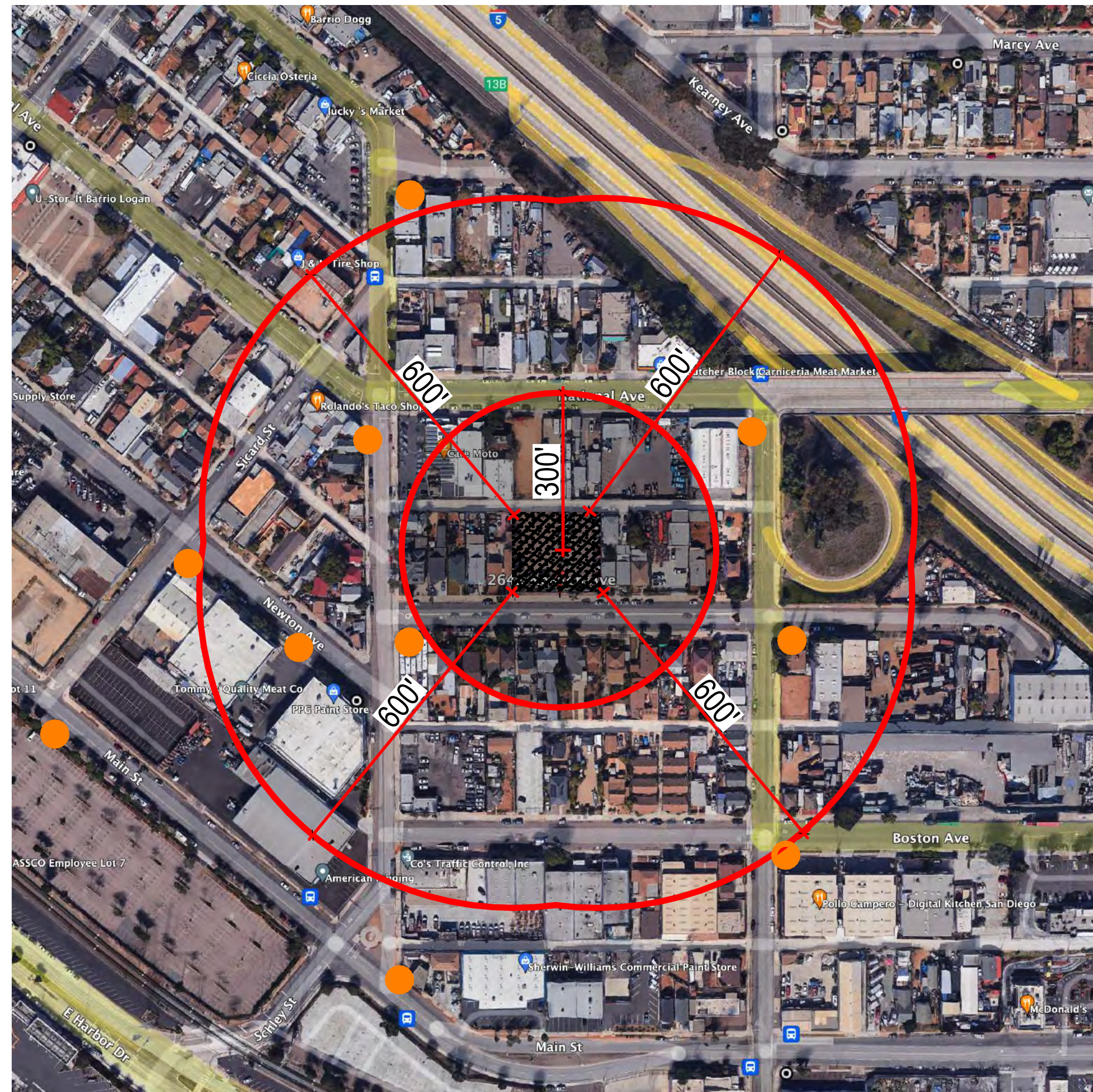


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NEWTON
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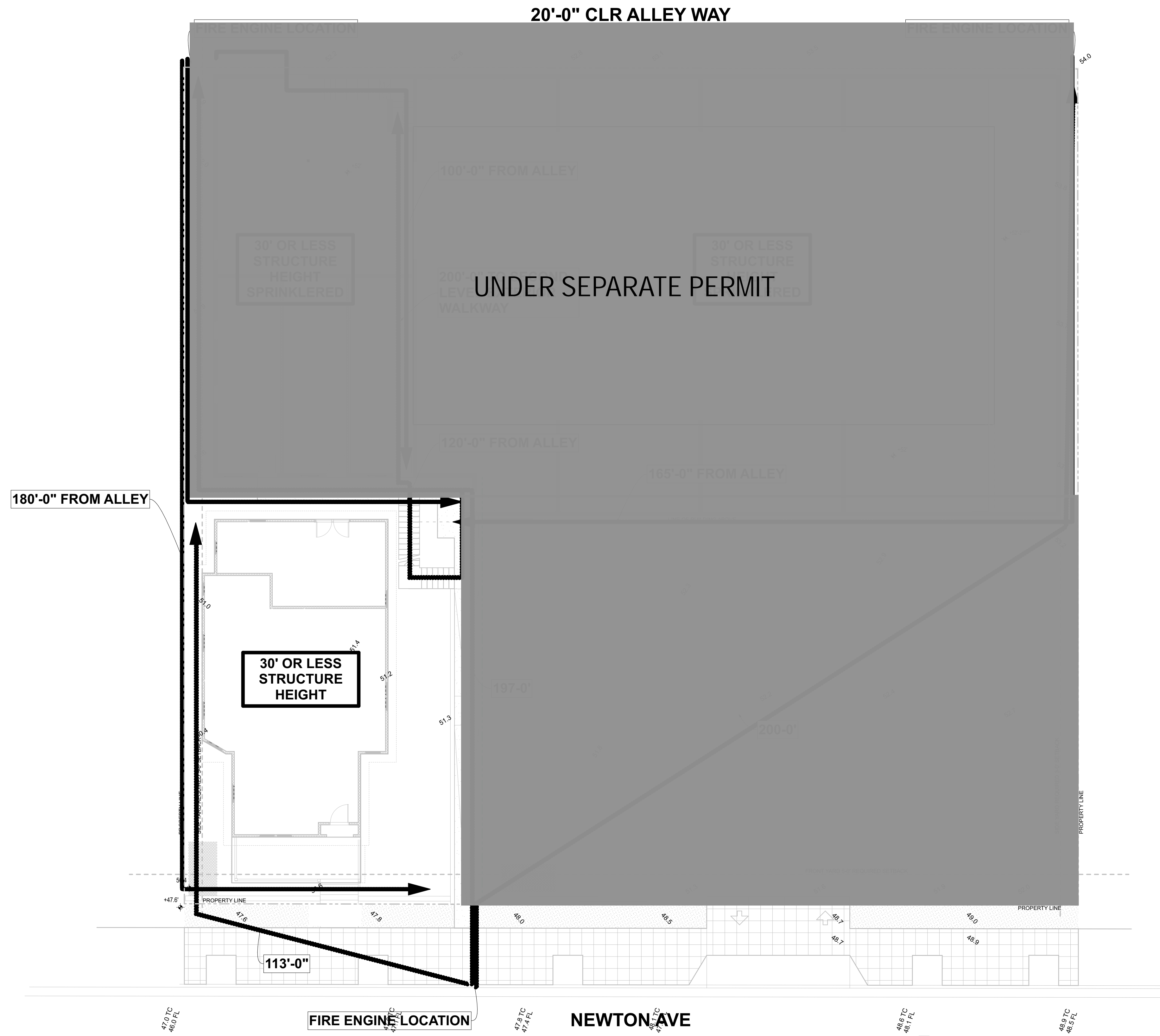
PROJECT #
 1066848
 CONDITIONS & PHOTOGRAPHIC STUDY
 SCALE:
 DATE:
 9/1/2022
 REVISION 1:
 REVISION 2:
 REVISION 3:
 REVISION 4:
 REVISION 5:
 REVISION 6:
 SHEET: ___ OF ___
 SHEET NAME:



FIRE HYDRANT DIAGRAM
SCALE: 1" = 200'

NOTE:
ALL EXISTING AND/OR PROPOSED FIRE HYDRANTS WITHIN 600' OF THE PROJECT SITE AND A 300' RADIUS OVERLAY SHALL BE SHOWN TO ENCOMPASS ALL PORTIONS OF ALL STRUCTURES AS PART OF THE SUBMITTED PROJECT

ALL REQUIRED HOSE PULLS ARE SHOWN TO REACH ALL PORTIONS OF THE EXTERIOR OF THE BUILDING PER POLICY A-14-1. HOSE PULL IS MEASURED FROM MULTIPLE LOCATIONS WITHIN THE ACCESS ROAD/LANE. THE HOSE PULLS MUST CONNECT OR OVERLAP TO SHOW COMPLETE COVERAGE. FOR A SPRINKLERED BUILDING(S) THE MAXIMUM HOSE PULL IS 200'. FOR NON SPRINKLERED BUILDINGS THE MAXIMUM HOSE PULL IS 150'. CHANGE IN VERTICAL ELEVATION MUST ALSO BE ACCOUNTED FOR.

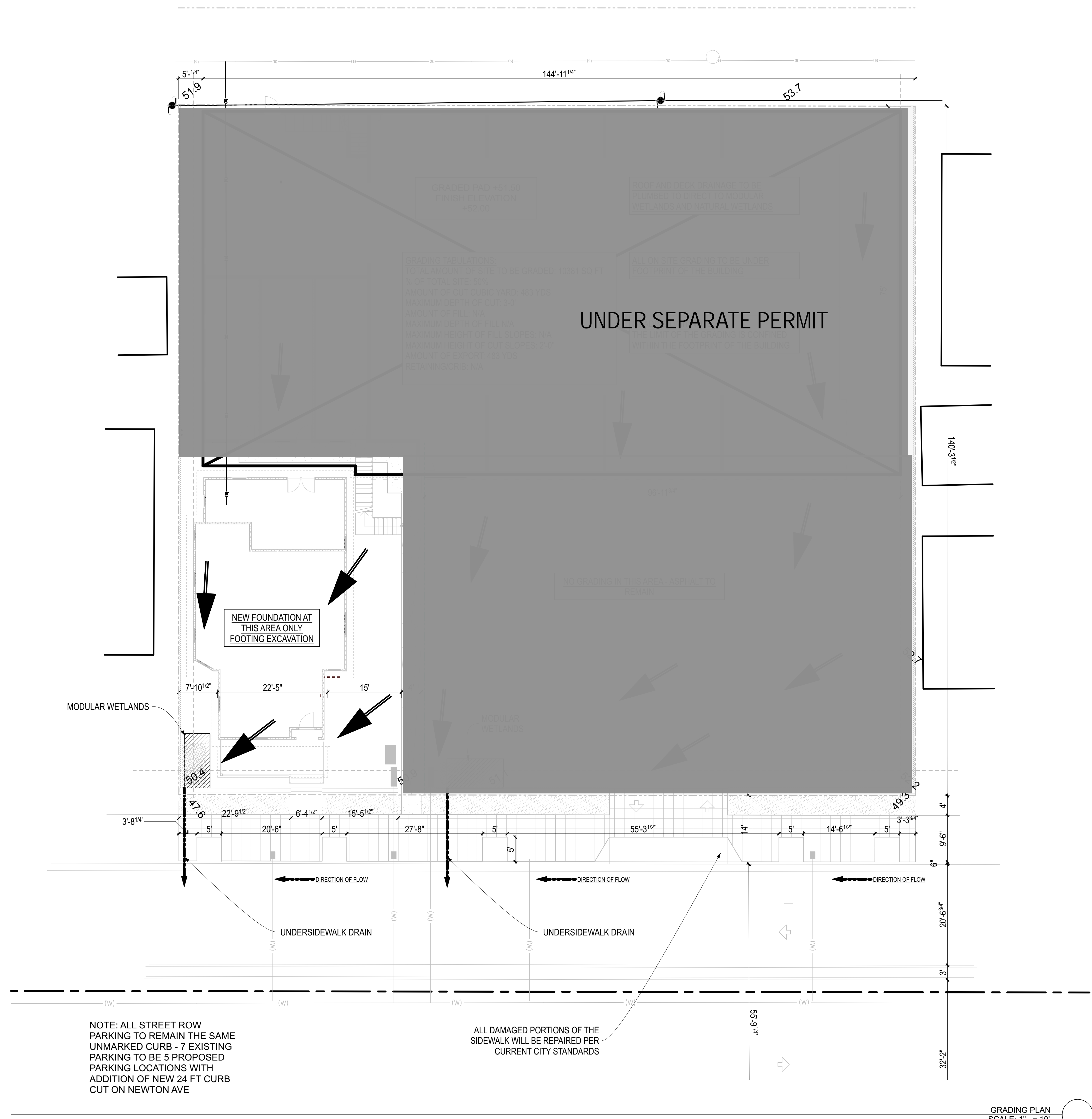


FIRE ACCESS PLAN
SCALE: 1" = 10'

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PROJECT #
1066848
SHEET TITLE:
FIRE ACCESS PLAN
SCALE:
DATE:
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REVISION 1:
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REVISION 4:
REVISION 5:
REVISION 6:
SHEET: ___ OF ___
SHEET NAME:



NOTE: ALL STREET ROW PARKING TO REMAIN THE SAME UNMARKED CURB - 7 EXISTING PARKING TO BE 5 PROPOSED PARKING LOCATIONS WITH ADDITION OF NEW 24 FT CURB CUT ON NEWTON AVE

ALL DAMAGED PORTIONS OF THE SIDEWALK WILL BE REPAIRED PER CURRENT CITY STANDARDS

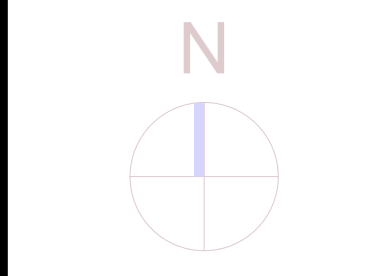
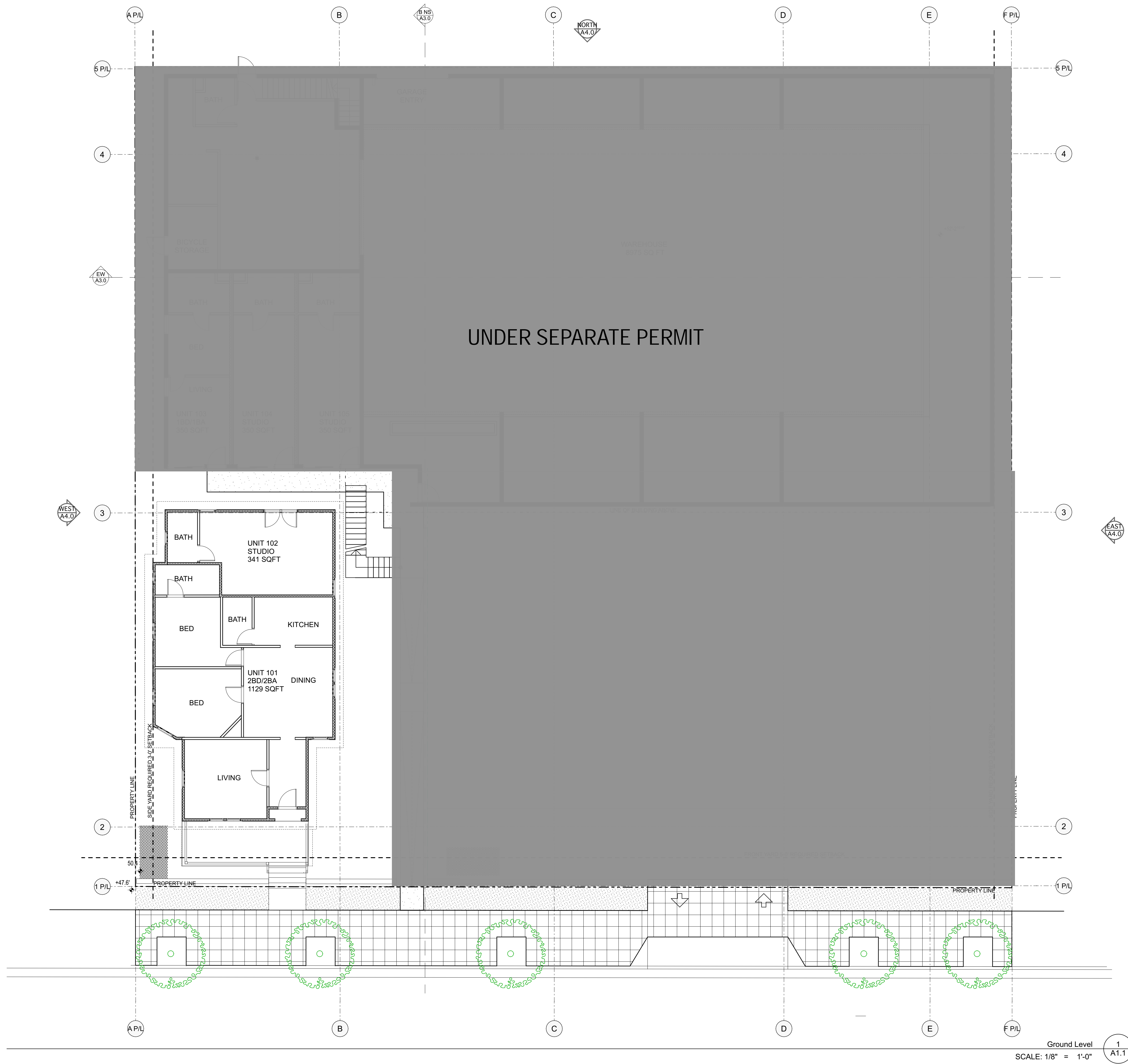
GRADING PLAN
SCALE: 1" = 10'

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PROJECT # 1066848
SHEET TITLE: GRADING PLAN
SCALE:
DATE: 9/1/2022
REVISION 1:
REVISION 2:
REVISION 3:
REVISION 4:
REVISION 5:
REVISION 6:
SHEET: ___ OF ___
SHEET NAME:

C1.0



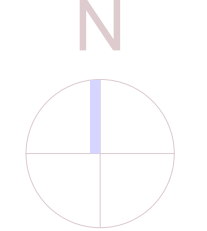
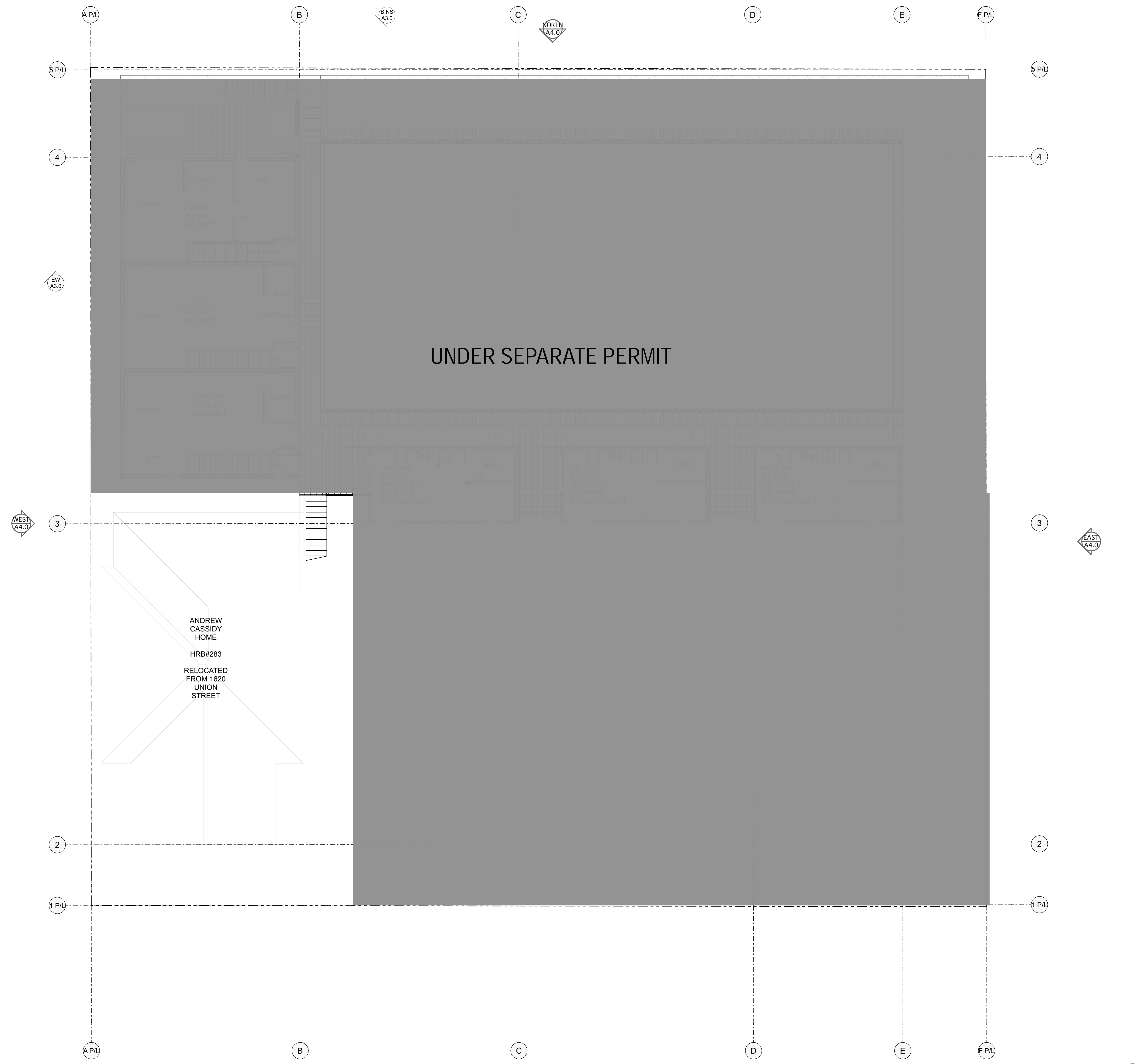
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PROJECT #	1066848
SHEET TITLE:	GROUND LEVEL
SCALE:	
DATE:	9/1/2022
REVISION 1:	
REVISION 2:	
REVISION 3:	
REVISION 4:	
REVISION 5:	
REVISION 6:	
SHEET:	1 OF 1
SHEET NAME:	

Ground Level
 SCALE: 1/8" = 1'-0"

A1.1



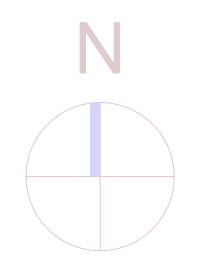
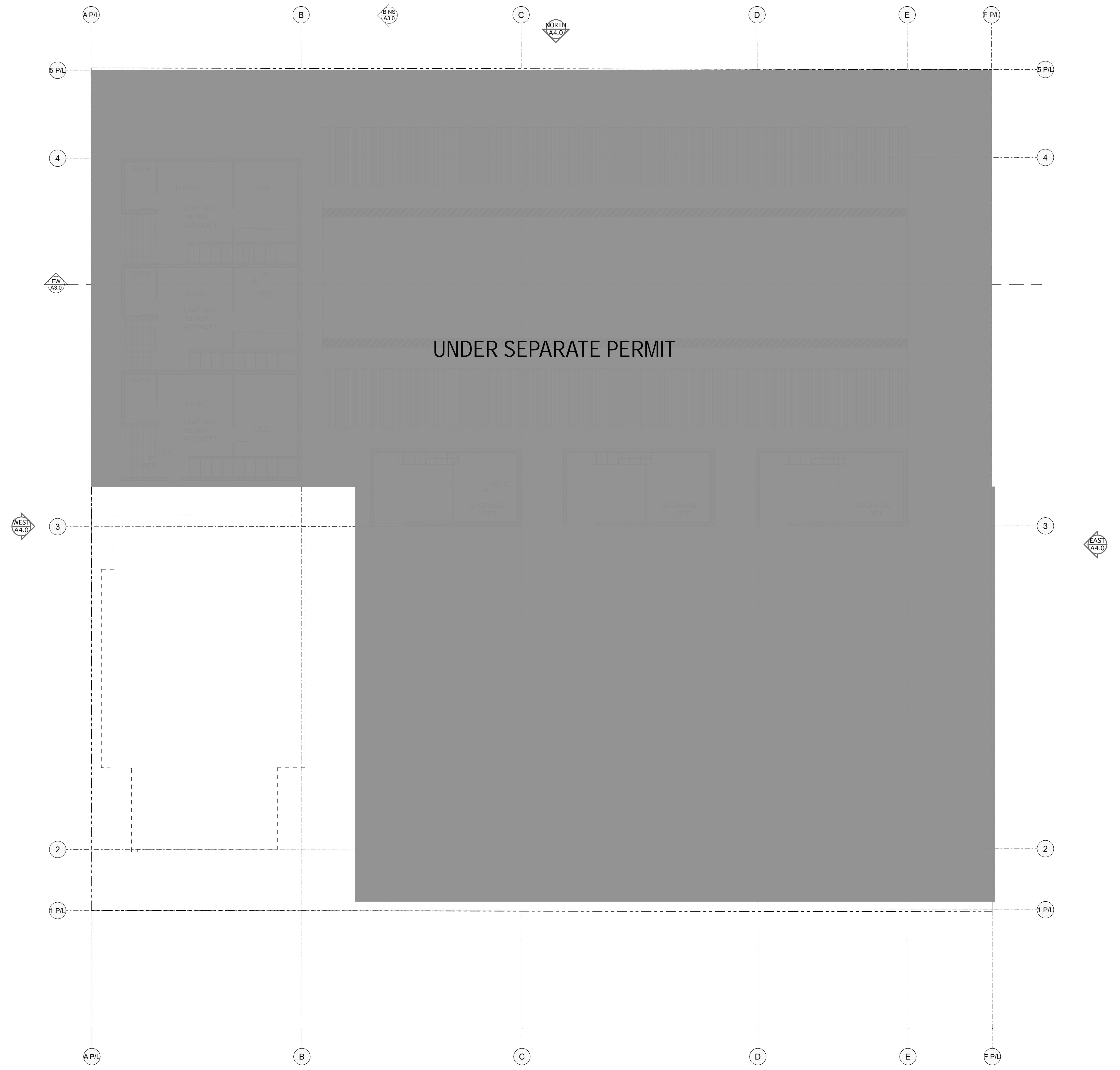
NEWTON
 2642, 2646, 2648 Newton Ave
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PROJECT #
 1066848
 SHEET TITLE:
 LEVEL 2
 SCALE:
 DATE:
 9/1/2022
 REVISION 1:
 REVISION 2:
 REVISION 3:
 REVISION 4:
 REVISION 5:
 REVISION 6:
 SHEET: ___ OF ___
 SHEET NAME:

A1.2

Level 2
 SCALE: 1/8" = 1'-0" 2.
A1.2

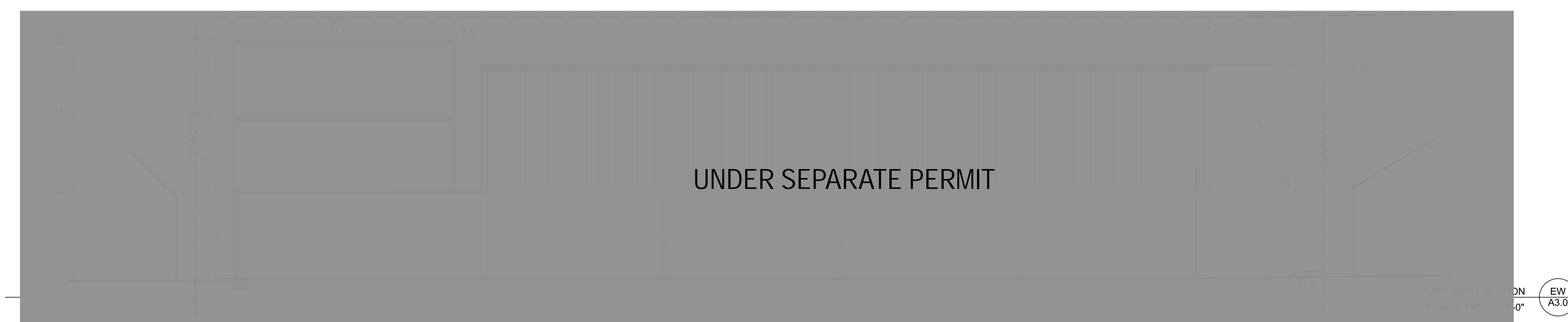
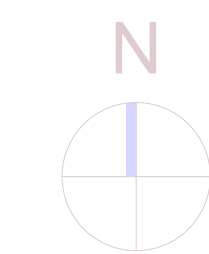


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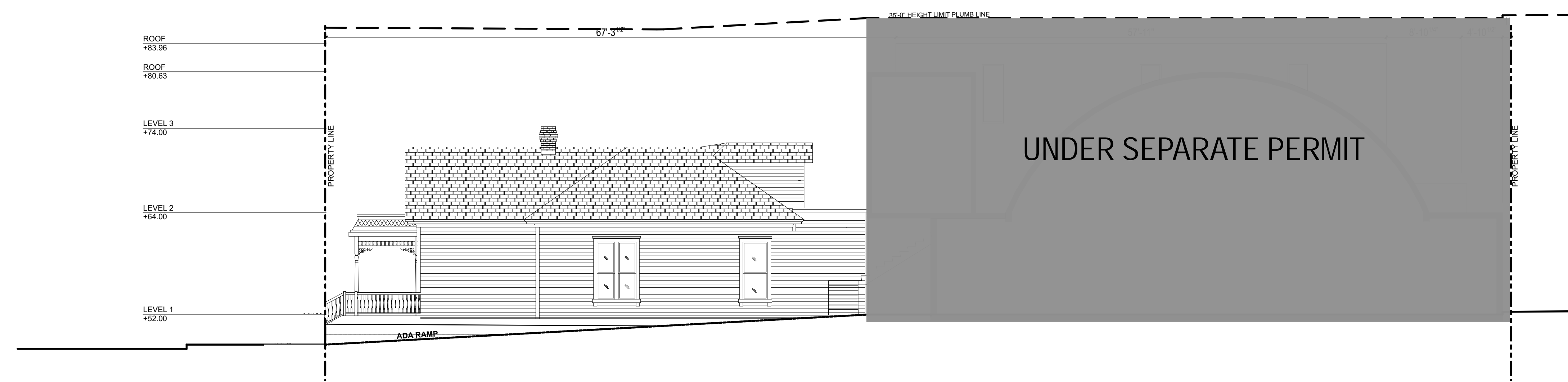
PROJECT #
 1066848
 SHEET TITLE:
 LEVEL 3
 SCALE:
 DATE:
 9/1/2022
 REVISION 1:
 REVISION 2:
 REVISION 3:
 REVISION 4:
 REVISION 5:
 REVISION 6:
 SHEET: ___ OF ___
 SHEET NAME:

A1.3



EAST WEST SECTION
SCALE: 1/8" = 1'-0"

EW
A3.0



NORTH SOUTH SECTION
SCALE: 1/8" = 1'-0"

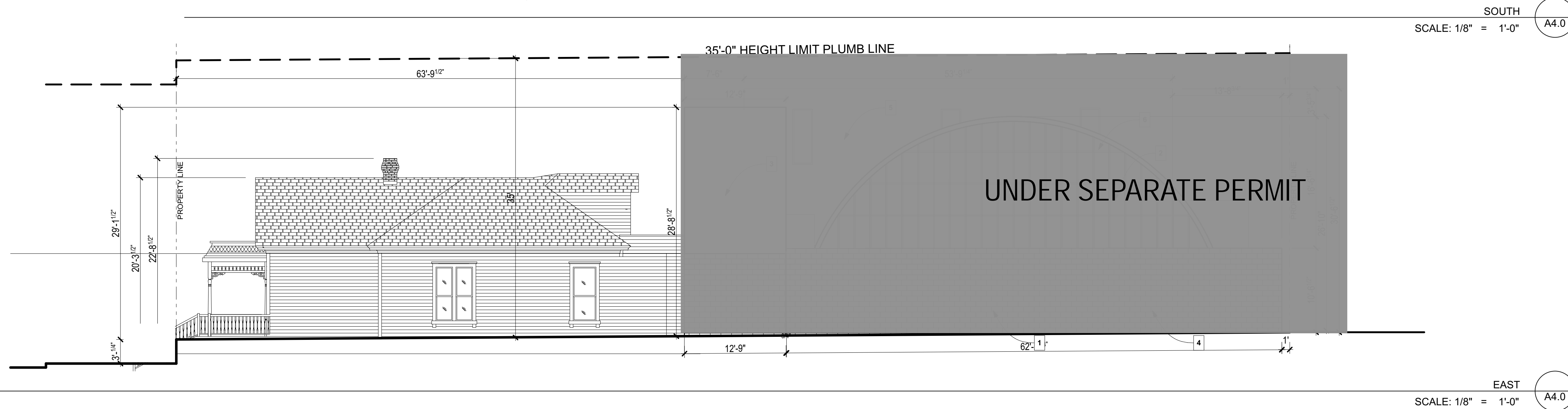
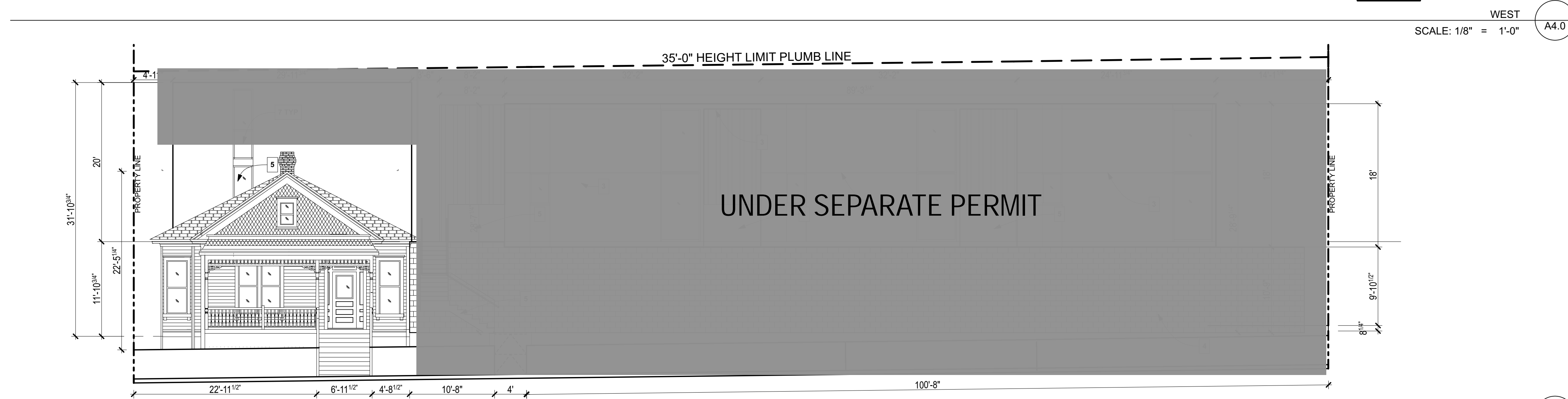
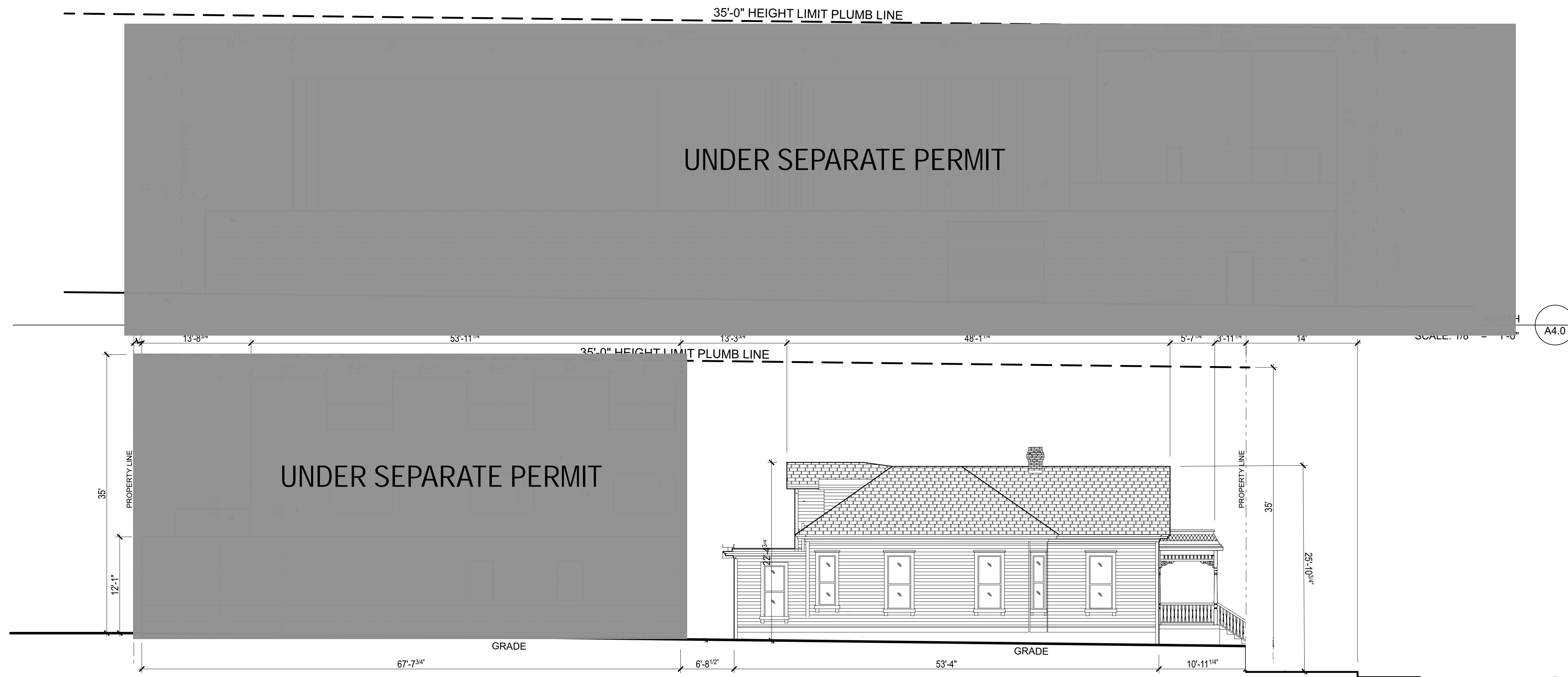
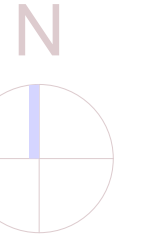
NS
A3.0

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PROJECT #	1066848
SHEET TITLE:	BUILDING SECTION
SCALE:	
DATE:	9/1/2022
REVISION 1:	
REVISION 2:	
REVISION 3:	
REVISION 4:	
REVISION 5:	
REVISION 6:	
SHEET:	___ OF ___
SHEET NAME:	

A3.0



GARAGE DOOR CORRUGATED METAL

1



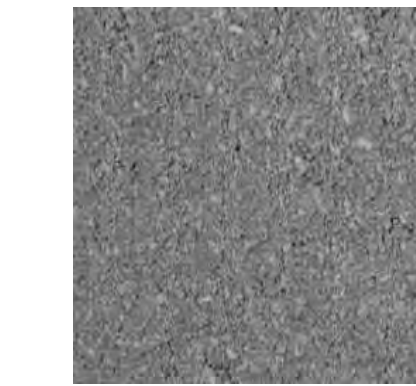
DARK BRONZE ANODIZED METAL

2



WHITE/CREAM STUCCO SAND FINISH

3



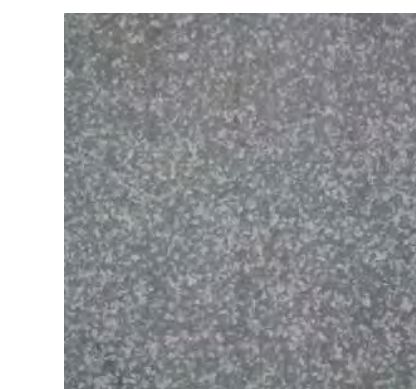
CONCRETE BLOCK

4



RUSTY METAL

5



TEXTURED METALLIC SHEETING

6



SOLAR BAN 70 GLASS CENTER SET GLAZING

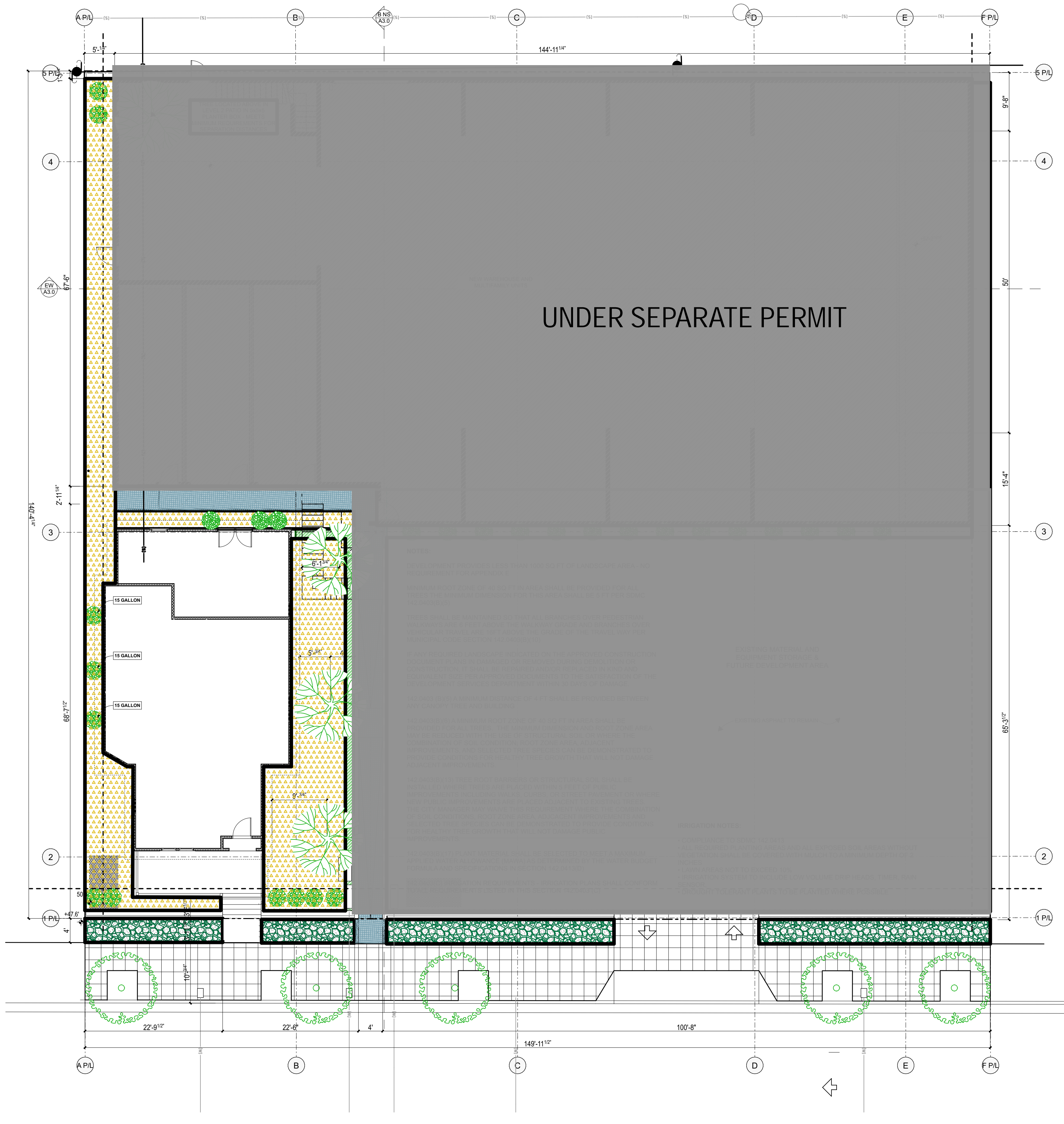
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PROJECT #	1066848
SHEET TITLE:	ELEVATIONS
SCALE:	
DATE:	9/1/2022
REVISION 1:	
REVISION 2:	
REVISION 3:	
REVISION 4:	
REVISION 5:	
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SHEET NAME:	

A4.0



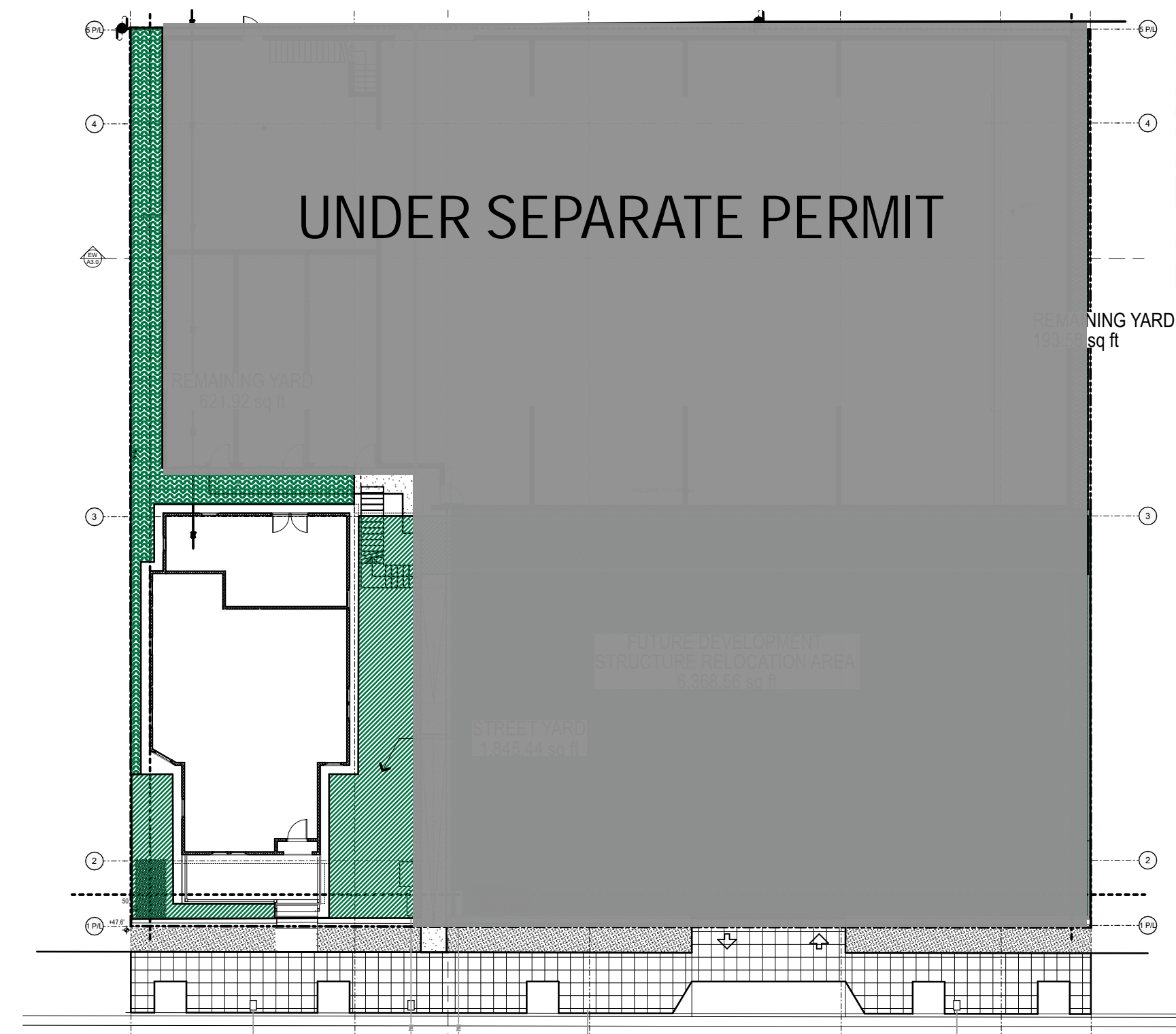
LANDSCAPE PLAN
SCALE: 1" = 10'

LANDSCAPE

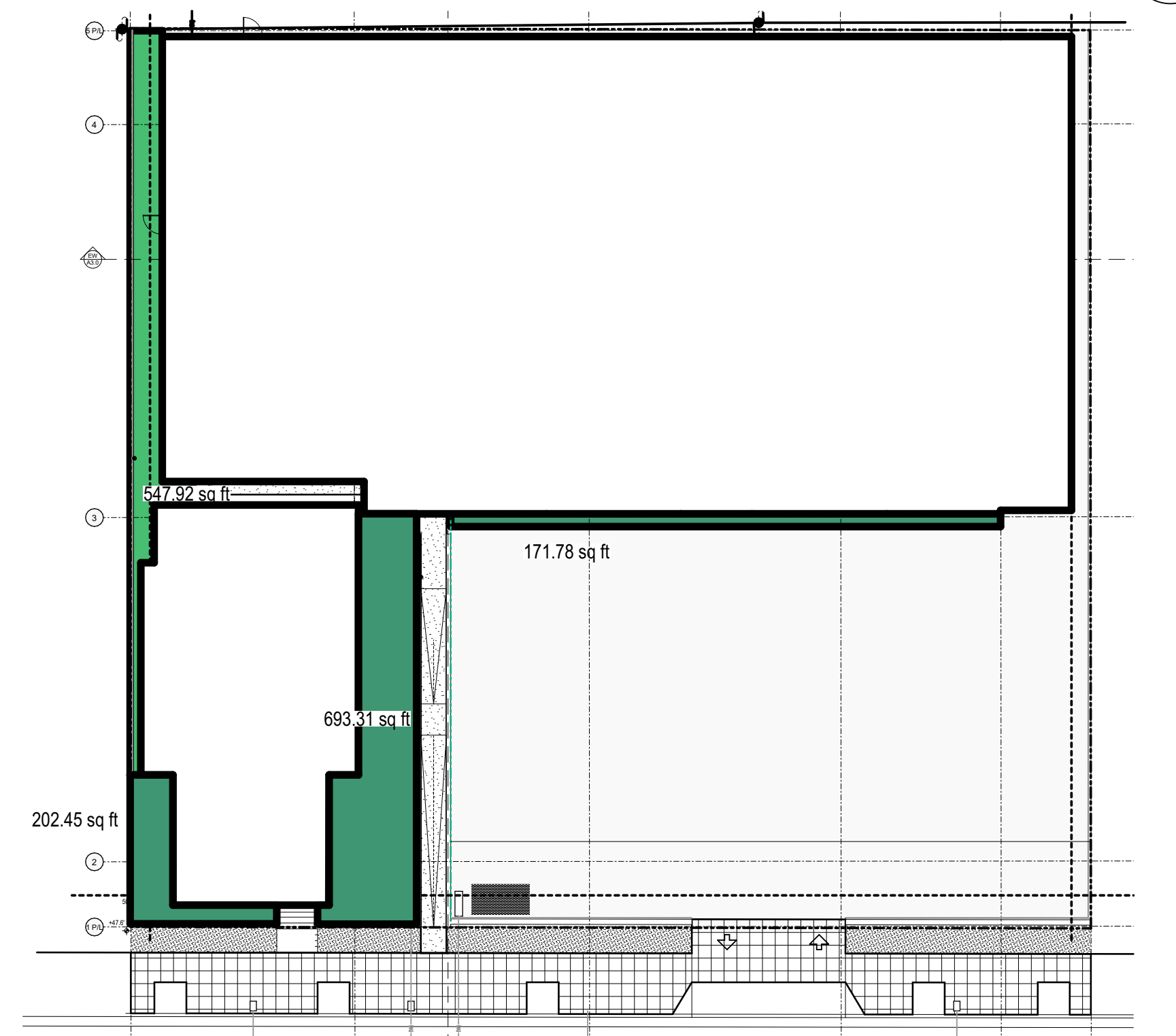
SCIENTIFIC NAME	COMMON NAME	QTY	CONTAINER SIZE	MATURE SIZE	WATER NEEDS	EXPOSURE	POINTS
LAVANDULA ANGUSTIFOLIA	LAVENDER	PER PLAN	5 GALLON 15 GALLON	LOW SPREADING	REGULAR	FULL SUN	18x2 = 36 STREET YARD 6x10 = 60 REMAINING YARD
KOELREUTERIA BIPINNATA	CHINESE FLAME TREE	2	36" BOX	40'H x 20'W	REGULAR	FULL SUN	50x3 = 150
JACARANDA MIMOSIFOLIA	JACARANDA	5	24" BOX	20'Hx30'W	REGULAR	FULL SUN	STREET TREE
FICUS BENJAMINA	FICUS	36" OC = 25	5 GALLON	8'Hx2'W	REGULAR	FULL SUN	25x2 = 50

HARDSCAPE

	10% Decomposed Granite Hardscape 90% plant Material (Bark)		3/4" Under Gravel (Existing)		Concrete Walkway
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LANDSCAPE CALC
SCALE: 1" = 20'



LANDSCAPE AREA
SCALE: 1" = 20'

STREET YARD [5142.0404 - 5142.0405] - All Multiple Dwelling Unit Residential Development

Planting area in the public right-of-way is not counted towards fulfillment of the required street yard planting area.

Planting Area Required	Planting Area Provided	Excess Area Provided
Total Area 1845 sq. ft. x 50% = 922 sq. ft.	1067 sq. ft.	145 sq. ft.
Plant Points Required	Plant Points Provided	Excess Points Provided
Total Area 1845 sq. ft. x 0.05 = 92 points	236 points	144 points
		Plant Points Achieved with Trees (50%)
		150 points

REMAINING YARD [5142.0404 - 5142.0405] - 5 Dwelling Units or More

Option 1:
A minimum of 30 percent of the total area within a 10-foot offset from the structural envelope of each residential structure shall be planting area and shall be planted at a rate of 0.05 points per square foot of total area within the offset.

Planting Area Required	Planting Area Provided	Excess Area Provided
Total Area 815 sq. ft. x 30% = 245 sq. ft.	547 sq. ft.	409 sq. ft.
Plant Points Required	Plant Points Provided	Excess Points Provided
Total Area 815 sq. ft. x 0.05 = 41 points	110 points	28 points
		Plant Points Achieved with Trees (50%)
		60 points

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PROJECT #
1066848

SHEET TITLE:
LANDSCAPE PLAN

SCALE:

DATE:
9/1/2022

REVISION 1:
REVISION 2:
REVISION 3:
REVISION 4:
REVISION 5:
REVISION 6:

SHEET:
OF

SHEET NAME:

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