



THE CITY OF SAN DIEGO

Report to the Planning Commission

DATE ISSUED: December 8, 2022 REPORT NO. PC-22-069

HEARING DATE: December 15, 2022

SUBJECT: 3774, 3780-3786 Fifth Avenue - Process Four Decision

PROJECT NUMBER: [PRJ-1049650](#)

REFERENCE: [Historical Resources Board \(HRB\) Report No. HRB 22-043; ITEM #6 - 3780 Fifth Avenue Mixed-Use Project Site Development Permit, October 27, 2022](#)

OWNER/APPLICANT: Michael J. Jasaitis Separate Property Revocable Trust / Kalonymus, LLC

SUMMARY

Issue: Should the Planning Commission approve the demolition of an existing historical resource building (the Lesbian, Gay, Bisexual, Transgender, and Queer (LGBTQ) Community/Albert Bell Building, Historical Resources Board (HRB) No. 1453) located at 3780-3786 Fifth Avenue and the construction of a seven-story, 77,928 square-foot (SF) residential and commercial/retail infill development containing 43 residential dwelling units (includes two very low-income affordable units), 22 visitor-serving accommodation units, 1,000 square feet of ground-floor office, 2,960 square feet of ground-floor commercial space and ground floor/subgrade parking on portions of a 0.32-acre site located at 3774, 3780-3786 Fifth Avenue in the Hillcrest neighborhood of the Uptown Community Plan area?

Staff Recommendations:

1. ADOPT Addendum No. 1049650 to Program Environmental Impact Report No. 380611/SCH No. 2016061023 and ADOPT the Mitigation, Monitoring, and Reporting Program; and
2. APPROVE Site Development Permit Number No. 3134887

Community Planning Group Recommendation: On November 1, 2022, the Uptown Community Planners voted 10-0-1 to recommend approval of the Project and had no conditions for the Project with this recommendation.

Historical Resource Board Recommendation: On October 27, 2022, the motion passed by a vote of 6-0-0 to recommend to the Planning Commission adoption of the migration and

findings associated with the SDP related to the designated historical resource.

Environmental Review: Addendum No. 1049650 to Program Environmental Impact Report No. 380611/SCH No. 2016061023 has been prepared for the Project in accordance with the State of California Environmental Quality Act (CEQA) Guidelines. A Mitigation, Monitoring, and Reporting Program (MMRP) has been prepared and will be implemented which will mitigate project impacts, identified during environmental review, to the extent feasible.

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

Housing Impact Statement: The Uptown Community Plan (Community Plan) designates the 0.32-acre site as Community Commercial and is zoned CC-3-9, which allows up to one dwelling unit per 400-square feet of lot area. The base density for the project site is 37 dwelling units (DU). The Project proposes to utilize the Affordable Housing Regulations (AHR) (Chapter 14, Article 3, Division 7 of the SDMC) by providing five percent of the pre-density bonus dwelling units, or two DU, for rent to very low-income households at a cost that does not exceed 30 percent of 50 percent of the area median income (AMI). Provision of these units entitles the Project to one incentive and unlimited waivers to deviate from the development regulations of the San Diego Municipal Code while earning a 20 percent density bonus (seven DU). The Project proposes 43 dwelling units where currently ten exist, and the Affordable Housing Density Program provides two units as very low income. The Uptown Community currently has 849 existing, affordable housing units (deed-restricted affordable units through the San Diego Housing Commission).

BACKGROUND

The Fifth Avenue Mixed Use Project (Project) is on a 0.32-acre site located at 3774, 3780-3786 Fifth Avenue in the Hillcrest neighborhood in the Uptown Community Plan area. The site is zoned Commercial (CC-3-9), is designated for Community Commercial, and lies within the Community Plan Implementation Overlay Zone - Type A (CPIOZ-A) of the Uptown Community Plan. In addition, the Project site is located in a Transit Priority Area, Parking Standards Transit Priority Area, Transit Area Overlay Zone and Airport Land Use Compatibility Overlay Zone (ALUCOZ), and Airport Influence Area (AIA) Review Area 2 for the San Diego International Airport (SDIA).

The CC-3-9 Zone is intended to accommodate a mix of high-intensity, pedestrian-oriented community-serving commercial uses, and residential uses. It permits a maximum density of one dwelling unit for each 400 square feet of lot area. The site is not located within a 100-year floodplain, is not located within or adjacent to the City's Multiple Habitat Planning Area, and does not contain any environmentally sensitive lands as defined in San Diego Municipal Code (SDMC) Section 113.0103.

The entire Project site has been previously developed and topographically is level land at an approximate site elevation of 295 feet above mean sea level (AMSL). Surface drainage currently flows east toward Fifth Avenue. The Project site contains a locally designated historic resource, the

LGBTQ Community/Albert Bell Building Historical Resources Board (HRB) Number 1453. The LGBTQ Community/Albert Bell Building is comprised of four distinct sections, each of which was constructed at different times. The oldest, and original building section (3780 Fifth Avenue) is two stories and was constructed in 1911 as a single-family residence. The second building section (3782, 3784, and 3786 Fifth Avenue) is two-story and was constructed as apartments in 1932. The third building section (3780 Fifth Avenue) is two-story and was constructed in 1968 as an office building. The fourth building section is a one-story addition attached to the original 1911 building (3780 Fifth Avenue) in 1971. The historic designation includes the two-story 1968 addition, the 1932 Spanish Eclectic building, and the courtyard located between them. The designation excludes the 1911 building and the 1971 addition. The building housed a number of LGBTQ support, education, and fundraising organizations in Hillcrest that provided critical information and capital needed to relieve people impacted by the AIDS crisis in San Diego from 1982 to 1994 and has subsequently hosted a variety of uses. The site currently contains 10 multi-family residential dwelling units and 1,261 SF of specialty retail space housed in the three buildings.

The Project site is surrounded by developed and urban land uses. More specifically, it is bounded by Fifth Avenue on the east, an unnamed alley connecting Robinson and Pennsylvania Avenues on the west, private commercial property fronting Robinson Avenue to the north, and private commercial property to the south.

DISCUSSION

Project Description:

The Project proposes to redevelop the 0.32-acre Project site with a mixed-use infill development with mixed-uses that would consist of a seven-story, 77,928 SF residential and commercial/retail building containing 43 residential dwelling units, 22 visitor-serving accommodation units, 1,000 SF of ground-floor office, 2,960 SF of ground-floor restaurant space and ground floor/subgrade parking. The Project would provide two very low-income units. Project implementation would require the demolition of a locally designated resource, the LGBTQ Community/Albert Bell Building. The Project as proposed would be consistent with the State density bonus law and its amendments to Government Code 65915 and the City of San Diego Affordable Housing Regulations (SDMC Section 143.0700).

Of the 43 proposed residential units, the Project would provide 41 market-rate units and two very low-income affordable units. The Project's 43 residential units would consist of 21 two-bedroom units, 12 one-bedroom units, and 10 studio units. The Project's 22 visitor accommodation units would consist of 10 two-bedroom units, eight one-bedroom units, and four studio units. The building is designed in a contemporary style of architecture with



3774-3780 Fifth Avenue

storefront glazing at the ground-level lobby and commercial space, accent materials on the exterior façade (such as brick, concrete, wood and metal), and color to reduce the massing and bulk of the building. The residential lobby and elevator would be accessible from Fifth Avenue. The basement to the second floor of the building would be Type I-A (concrete and/or steel) construction with the third floor to the roof of Type III-A (fire-retardant treated wood) construction resulting in a structure that would be approximately 79 feet in height (Attachment 13). Construction Types are categorized into five levels and are defined by the California Building Code. Type I construction is the most stringent construction for buildings and provided the highest level of fire protection. Type I construction materials consist of concrete and steel framing and require various levels of fire resistance. Type III construction is typically non-combustible wall construction which allows fire retardant wood. The “-A” is an additional subcategory distinction to each construction Type that requires enhanced layers of protection to each Type of construction.

The Project would include nine parking spaces for office and restaurant uses plus one van-accessible residential parking on the ground floor and 23 parking spaces on the basement level for residential uses for a total of 33 vehicle parking spaces on the subterranean and ground levels. The provided parking would include two accessible spaces, four electric vehicle charging spaces, three carpool/low emissions vehicle spaces, and nine commercial spaces. The Project would include a total of seven motorcycle spaces, with two commercial motorcycle spaces striped on the ground floor level and five motorcycle parking spaces on the subterranean level. A residential bicycle storage room would accommodate 20 bicycle stalls, and four short-term and one long-term bicycle stalls would be included in the commercial space on the ground level.

The base density for the project site is 37 (DU). The Project proposes to utilize the Affordable Housing Regulations (AHR) (Chapter 14, Article 3, Division 7 of the SDMC) by providing five percent of the pre-density bonus dwelling units, or 2 DU, for rent to very low-income households at a cost that does not exceed 30 percent of 50 percent of the area median income (AMI). Provision of these units entitles the Project to one incentive and unlimited waivers to deviate from the development regulations of the municipal code while earning a 20 percent density bonus (seven DU). The Project proposes a total of 43 dwelling units and three waivers to deviate from the applicable development regulations, listed in the below bullet points. The complete Development Plans for the Project are included in Attachment 13.



Proposed Fifth Avenue Elevation

- Waiver- Community Plan Implementation Overlay Zone (CPIOZ) (SDMC Section 132.1402 (a)) Waiver to allow for a ministerial review process for development exceeding 65 ft. CPIOZ -A Overlay Height limit.

- Waiver- Building Articulation (SDMC 131.0554) Waiver from building articulation requirements.
- Waiver – Loading Zone (SDMC 142.1010) Waiver from loading zone requirement for visitor accommodation units.

LANDSCAPING

The proposed landscape plans include the use of native/naturalized and/or drought-tolerant plant material, whenever possible. The landscape plan for the second floor includes raised planters with a typical depth of 24 inches minimum and planted with shrubs and vines. The landscape plan for the rooftop deck includes interior planter trees and raised planters for shrubs. All plants have been selected for their moderate water usage, attractiveness, and low maintenance. Street trees are proposed to define and activate the pedestrian parkway along Fifth Avenue and to provide shade and scale to the street scene. Street trees would help soften the building façade, reduce the heat island effect, and provide carbon sequestration.

VEHICULAR ACCESS

Vehicular access to the Project and the parking garage would be via two driveways at the existing alley on the west side of the proposed building. Parking for vehicles and motorcycles would be provided in the parking structure. Bicycle storage for the residents would be provided within the garage, and short-term bicycle parking would also be provided in racks adjacent to the front door along Fifth Avenue. The proposed number of parking spaces for vehicles and bicycles would exceed the City's minimum parking requirements, while motorcycle parking would meet the City's minimum parking requirements. To bring the alley up to conformance with the 20 feet Right-of-Way per the City of San Diego Street Design Manual, the Project will dedicate and improve an additional 2.5 feet of property to the adjacent alley west of the Project. The entrances to the commercial space, lobby, and residential would be located on the Fifth Avenue frontage.

Community Plan Analysis:

The Community Plan designates the Project as Community Commercial (Figure 2-1: Community Plan Land Use Map, page LU-26), allowing a maximum density of one dwelling unit for each 400 square feet of lot area (0-109 DU/acre) which, "Provides for shopping areas with retail, service, civic, and office uses for the community-at-large within three to six miles. Housing may be allowed up to a very high residential density as part of a mixed-use development." (page LU-30). The Community Plan land use designation would support up to 37 dwelling units on the 0.32-acre site. The Project proposes 37 dwelling units, which is a proposed density of 109 du/ac and is consistent with the Community Plan land use designation. The project also proposes 2,960 square feet of commercial retail space and 22 visitor accommodation units, 1,000 square feet of ground-floor office, which are also consistent with the Community Plan land use designation. Based upon the maximum density allowed in the Community Plan, a total of 37 dwelling units would be allowed. The Project proposes to utilize the Affordable Housing Regulations (AHR) (Chapter 14, Article 3, Division 7 of the SDMC) by providing five percent of the pre-density bonus dwelling units, or two DU, for rent to very low-income households at a cost that does not exceed 30 percent of 50 percent of the area median

income (AMI). Provision of these units entitles the Project to one incentive and unlimited waivers to deviate from the development regulations of the municipal code while earning a 20 percent density bonus (seven DU). The Project proposes a total of 43 dwelling units.

The Project complies with the applicable Land Use Policies of the Community Plan as described below.

- LU-1.1 Provide a variety of land use types to accommodate both affordable and market rate housing and commercial opportunities.

The Project is a mixed-use infill development including both affordable and market rate housing as well as commercial opportunities and parking for both land uses. The Project consists of 43 residential units, 22 visitor accommodation units, and 3,960 SF of commercial (2,960 SF restaurant/1,000 SF office) uses.

- LU-1.2 Encourage mixed-use infill development along commercial corridors and in the core village centers.

The Project is a seven-story, 77,928 SF mixed use development consisting of 43 residential units, 22 visitor accommodation units, and 3,960 SF of commercial (2,960 SF restaurant and 1,000 SF office) uses. Fifth Avenue is a growing mixed-use, core village center of the Hillcrest neighborhood and the project's inclusion of rentable units, ground floor commercial, and on-site parking adds to the improvement of this core village center.

- LU-2.1 Provide a diverse mix of housing types consistent with allowable densities.

The Project provides 43 residential dwelling units, including two very low-income affordable units, which is consistent with the allowable density for the site. The site's base density allows 37 dwelling units. Providing two very low-income affordable units allows up to a 20 percent density bonus; therefore, allowing a total of 41 market-rate units onsite.

- LU-2.7 Concentrate medium and high-density housing:
 - On upper floors as part of mixed-use development in commercial areas;
 - Adjacent to commercial areas;
 - Near transit and higher volume traffic corridors.

The Project provides ground floor commercial with entrances on Fifth Avenue. The upper floors of the Project are where the visitor accommodation and residential units are located. Commercial land uses operate on all adjacent properties. The Project is located approximately 0.01 miles from the nearest transit stop located near the intersection of Fourth Avenue and Robinson Avenue, which is approximately 550 ft walking distance away.

- LU-2.9 Locate higher density residential development in appropriate areas that are situated to promote safer and livelier commercial districts.

The Project is a seven-story mixed-use infill development that will promote safer streets through more activity on site and eyes on the area. The additional tenants on site, both residential and commercial, will promote a livelier commercial district.

The Project complies with the following Mobility Policies of the Community Plan as described below:

- MO-7.4 Implement below-ground parking and parking structures for new development as alternatives when surface parking is inadequate or would result in large paved areas without adequate space for landscaping amenities.

The Project complies with this policy as the 33 parking spaces would be provided within an enclosed parking garage. The ground floor spaces will not be visible from the street because they are located within an enclosed parking garage.

- MO-7.5 Limit driveway curb cuts to the extent possible to maximize the curb length available for on-street parking. Driveway access should be provided through alleys or shared driveways.

The Project will eliminate the existing curb cut on Fifth Avenue and take vehicular access from the alley, adjacent to the rear of the site.

The Project complies with the following Urban Design Policies of the Community Plan as described below:

- UD-3.48 Eliminate or significantly restrict driveways and curb cuts that create conflicts within core retail districts. Ideally, vehicular access should be redirected to alley access or restricted to shared mid-block access to parking structures where alley or rear access is not available.

The Project will eliminate the existing curb cut on Fifth Avenue and take vehicular access from the alley, adjacent to the rear of the site. The project will reconstruct its approximately 100 ft frontage with full height curb, gutter, and sidewalk.

- UD-4.1 Vary and articulate building massing and façades to contribute to a fine-grained, pedestrian scale environment at the street level through the use of such features as notched setbacks, projecting bays, balconies, recessed storefront entrances, sidewalk cafes, window bays, and pedestrian passages to create visual interest.

The Project design features a mix of building materials/treatments, window treatments, balconies and other articulation elements that would create visual interest along Fifth Avenue.

- UD-4.8 Design ground-floor elevations for commercial uses to be level with the elevation of the adjacent public sidewalk.

The Project incorporates commercial uses adjacent to and at the same elevation as the public sidewalk.

- UD-4.9 Avoid blank walls. They should be landscaped or decorated in a manner that makes them visually interesting.

The Project proposes a mix of quality building materials, street trees, and landscaping within planters on the 2nd Floor to add visual interest to the building façade.

- UD-4.49 Design and locate buildings with a strong orientation to the primary street frontage to define the pedestrian environment with main building entrances facing the street rather than parking lots.

The Project includes main building entrances for the residential and non-residential uses along Fifth Avenue.

- UD-4.52 Discourage surface parking between the building frontage and the public street right-of-way.

The Project removes existing surface parking between the building frontage and the public street right-of-way and relocates this parking to on-site parking within the projects parking garage.

- UD-4.69 Incorporate local history and heritage into the public realm through elements including signage, information placards, historic plaques, murals, gateway features, and pavers using local and/or recycled materials.

An Addendum to Uptown Community Plan Update Program Environmental Impact Report (EIR) No. 380611/SCH No. 2016061023 has been prepared for the Project in accordance with the California Environmental Quality Act (CEQA). A Mitigation Monitoring and Reporting Program (MMRP) would be implemented with this Project, which would mitigate impacts to historical resources to the extent feasible. Specifically, the Project will incorporate a metal plaque or display featuring a QR barcode link to online interpretive material outlining the historical events and activities associated with the former community spaces and historical occupants of 3870 Fifth Avenue.

Environmental Analysis:

An Addendum No. 1049650 to Program Environmental Impact Report No. 380611 for the Uptown Community Plan Update/SCH No. 2016061023 has been prepared for the Project in accordance with State of California Environmental Quality Act (CEQA) Guidelines. A Mitigation, Monitoring and Reporting Program (MMRP) has been prepared and will be implemented which will mitigate project

impacts to Historical Resources, identified during environmental review, to the extent feasible. Mitigation has also been incorporated to mitigate Construction Noise impacts, when implemented, to below a level of significance. The Addendum has been prepared in accordance with Section 15164 of the CEQA State Guidelines. Prior environmental documents are incorporated by reference pursuant to CEQA Guidelines Section 15150. The complete environmental analysis, impact conclusions, and MMRP is included in the Addendum. (Attachment 7)

Historical Designation:

As stated above, the Project proposes the demolition an existing historical resource, the LGBTQ Community/Albert Bell Building, that was designated by the HRB as Site #1453 on April 28, 2022, under two HRB Criteria. The Resource was designated under HRB Criterion A as a special element of the Hillcrest neighborhood's and the City's historical, cultural, social, economic, and political development with a 1982-1994 period of significance. The property was also designated under Criterion B for its association with significant individual Albert Bell with a period of significance of 1985-1993. It was not found to be eligible under HRB Criterion C due to significant modifications. The property consists of two standalone two-story buildings and a courtyard: a 1911 building with a two-story addition completed in 1968 and an addition completed in 1971; and a two-story 1932 Spanish Eclectic building. The historic designation includes the two-story 1968 addition, the 1932 Spanish Eclectic building, and the courtyard located between them. The designation excludes the 1911 building and the 1971 addition.

The Resource was utilized by a variety of important LGBTQ organizations between 1982 and 1994, including "The Center," the San Diego Gayzette, the Lesbian & Gay Archives, and various AIDS relief and fundraising groups. Albert Edwin Bell, who managed the Resource from at least 1985-1993, was a local activist and leader in the LGBTQ community who fought for gay rights and sought support and relief for AIDS victims during the AIDS crisis in San Diego by creating various activist and support organizations. The buildings on the site are currently occupied by several businesses. A Historical Resources Technical Report submitted in conjunction with the proposed project involving the redevelopment of the site also found the property to be significant under California Register Criterion 2 and National Register Criterion B for its association with Albert Bell. A full discussion regarding the historic significance of the Resource is available in the Historical Resources Technical Report (Attachment 8).

The proposed demolition and redevelopment of the designated site is by definition a substantial alteration requiring approval of a Site Development Permit (SDP) pursuant to SDMC Section 143.0251. SDMC Section 126.0503(b)(2) requires a recommendation from the HRB prior to the Planning Commission decision on an SDP when a historical district or designated historical resource is present. The HRB has adopted the following procedure for making recommendations to decision-makers (HRB Procedures, Section II.B):

When the HRB is taking action on a recommendation to a decision-maker, the Board shall make a recommendation on only those aspects of the matter that relate to the historical aspects of the project. The Board's recommendation action(s) shall relate to the cultural resources section, recommendations, findings and mitigation measures of the final

environmental document, the SDP findings for historical purposes, and/or the project's compliance with the Secretary of the Interior's Standards for Treatment of Historic Properties. If the Board desires to recommend the inclusion of additional conditions, the motion should include a request for staff to incorporate permit conditions to capture the Board's recommendations when the project moves forward to the decision maker.

The applicant evaluated three different alternatives, in an Economic Feasibility Study (Feasibility Study) prepared by Kalonymus (Attachment 9), which found only the proposed Project (Base Project) economically viable. An economic analysis of four different alternatives was prepared, including the proposed Project. Alternative 1A studied the retention of the Resource with 11-stories of adjacent new development. In this alternative, the historic structures would become rehabilitated. Similarly, Alternative 1B retained the historic structures but included the same height of new construction as the Base Project, seven stories. Retention and rehabilitation of all buildings on the Project site were studied in Alternative 2. Alternative 3 studied the relocation of the Resource within a half-mile of its current location and construction of the Base Project.

The Feasibility Study concludes that the Base Project is the only feasible option among those presented. The Feasibility Study provided Project performance in the form of Internal Rate of Return (IRR) and translated approximately equivalent margins that would produce market-required IRRs. The required margin is estimated to be 25 percent to hit market-appropriate performance metrics. As shown in the analysis provided in the Feasibility Study, the Base Project is expected to cost \$573 per net rentable square foot (NRSF) and therefore requires a valuation (in today's dollars) of approximately \$716 per NRSF to be economically feasible; among the development scenarios provided, only the Base Project achieves the 25% margin.

According to the Feasibility Study, Alternative 1A results in a margin of less than five percent due to a \$5.95 million dollar increase in construction and rehabilitation costs to accommodate the Type 1 construction (concrete and/or steel) required for the increase in the number of stories to eleven. Alternative 1B results in an approximately 2.5 percent equivalent margin due to a reduction in over 17,000 Net Rentable Square Footage (NRSF) and an increase in rehabilitation costs, construction costs, and the operational inefficiencies of the smaller development (operational expenses of the smaller project will be a higher percentage of the revenue it produces). Alternatives 1A and 1B have less of an impact on the Resource due to retention of the Resource; however, they are not economically feasible because they both fail to hit the market-appropriate performance metrics identified for the San Diego market's 25% margin. Alternative 1A and 1B return margins of 5% and 2.5%, both well below the market-required rate of return and are far from economically feasible. According to the Feasibility Study, Alternative 2 would result in a negative 40 percent margin due to the conversion costs to office in the range of \$250 per NRSF (based upon bids on similarly situated projects), which results in total development costs of \$768 per NRSF (\$518/NRSF is already factored into the purchase price). Rehabilitation of designated historical structures would require compliance with the Secretary of Interior Standards. Based upon the state of high office vacancy rates, this alternative would be valued at \$400-450 per NRSF, resulting in a significant loss on investment. Alternative 2 proposes the least impact on the Resource; however, it is not economically feasible because the margin would result in a significant loss on the investment (a margin of approximately negative 40%).

Alternative 3 would result in a margin below 20 percent in a best-case scenario according to the Feasibility Study. It also includes the addition of purchasing an additional lot, relocation costs (the moving of two historic structures through an urban neighborhood), stabilization of the buildings after the move, and their rehabilitation consistent with the Secretary of Interior Standards. Relocation of the Resource has a significant impact on the property's ability to retain its historic significance under HRB Criteria A and B which is inextricably linked to the Hillcrest neighborhood. During the analysis of this alternative, the applicant studied the economic feasibility of relocating the Resource to available lots within a half-mile radius of the project site in order to preserve as much of its historic integrity as possible. Relocation within a half mile was not found to be economically feasible because the margin associated with this alternative is highly speculative and it is possible that the project would result in little or no margin. In addition, higher risk requires greater return as investors need to be compensated for the additional risk which could justifiably shift the margin up to 30% for this alternative.

Each alternative has issues that relate to increased costs of debt, cash flow shortfalls, and the need for additional financing. Therefore, for these reasons, there are no feasible measures, including a less environmentally damaging alternative, that can further minimize the potential adverse effects on the designated historical resource.

The proposed Project (Base Project) includes the total demolition of the Resource and construction of a 7-story, mixed-use building with 43 residential units, 22 visitor accommodation units, 2,960 square feet of ground-floor commercial space, and 1,000 square feet of ground-floor office. The proposed demolition of the Resource is not consistent with the Standards. As demonstrated by the Feasibility Study, the proposed Project would produce 43 dwelling units (2 of which would be set aside as affordable housing), and the proposed Project was determined to be economically feasible. In contrast, Alternatives 1A, 1B, 2, and 3 were not found to be economically feasible. The Project alternatives have issues that relate to increased costs of debt, cash flow shortfalls, and the need for additional financing. The denial of the proposed development would result in economic hardship to the owner, who has already invested in the acquisition and preliminary development of this property in order to develop much-needed housing to the Hillcrest community. There are no reasonable beneficial uses of the LGBTQ Community/Albert Bell building and without its demolition, it is not feasible to derive a reasonable economic return from the property.

Project-Related Issues:

The CC-3-9 Zone allows a maximum residential density of one DU for each 400 SF of lot area or 109 DU per acre. Similarly, the Uptown Community Plan recommends a density of 0-109 DU per acre. The proposed residential density would be roughly equivalent to 134 DU per acre. The base density for the project site is 37 dwelling units (DU). The Project proposes to utilize the Affordable Housing Regulations (AHR) (Chapter 14, Article 3, Division 7 of the SDMC) by providing five percent of the pre-density bonus dwelling units, or two DU, for rent to very low-income households at a cost that does not exceed 30 percent of 50 percent of the area median income (AMI). Provision of these units entitles the Project to one incentive and unlimited waivers to deviate from the development regulations of the municipal code while earning a 20 percent density bonus (seven DU). The Project

proposes a total of 43 dwelling units and three waivers to deviate from the applicable development regulations listed in the below bullet points.

- Waiver – Community Plan Implementation Overlay Zone (CPIOZ) (SDMC Section 132.1402 (a)) Waiver to allow for a ministerial review process for development exceeding 65 ft. CPIOZ -A Overlay Height limit.
- Waiver – Building Articulation (SDMC 131.0554) Waiver from building articulation requirements.
- Waiver – Loading Zone (SDMC 142.1010) Waiver from loading zone requirement for visitor accommodation units.

Conclusion:

City staff has reviewed this application for a Site Development Permit and all the issues have been resolved in conformance with the Land Development Code, consistent with design guidelines, and development standards in effect for this site per the adopted Uptown Community Plan, SDMC, and the General Plan. The demolition of the historical resource will result in a loss of historic context, the proposed Project will mitigate this impact to the extent feasible. In addition, the Project would further the City's affordable housing goals by developing two affordable housing dwelling units. Therefore, draft findings, and permit conditions (Attachments 5 and 6) to support project approval are presented to the Planning Commission for consideration.

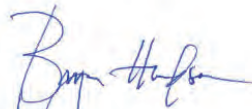
ALTERNATIVES

1. Approve Site Development Permit No. 3134887, with modifications
2. Deny Site Development Permit No. 3134887, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,



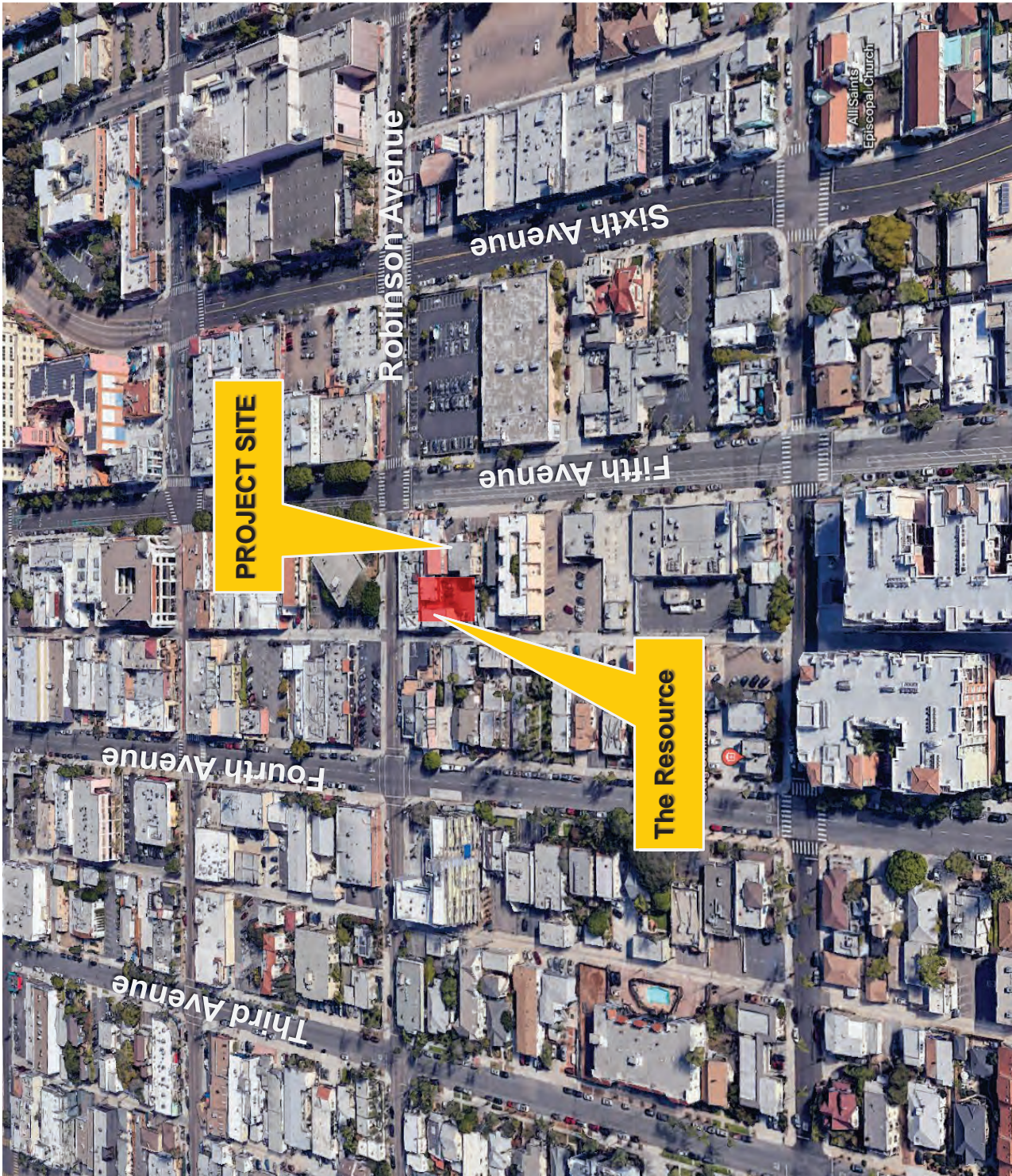
Renee Mezo
Assistant Deputy Director
Development Services Department



Bryan Hudson
Development Project Manager
Development Services Department

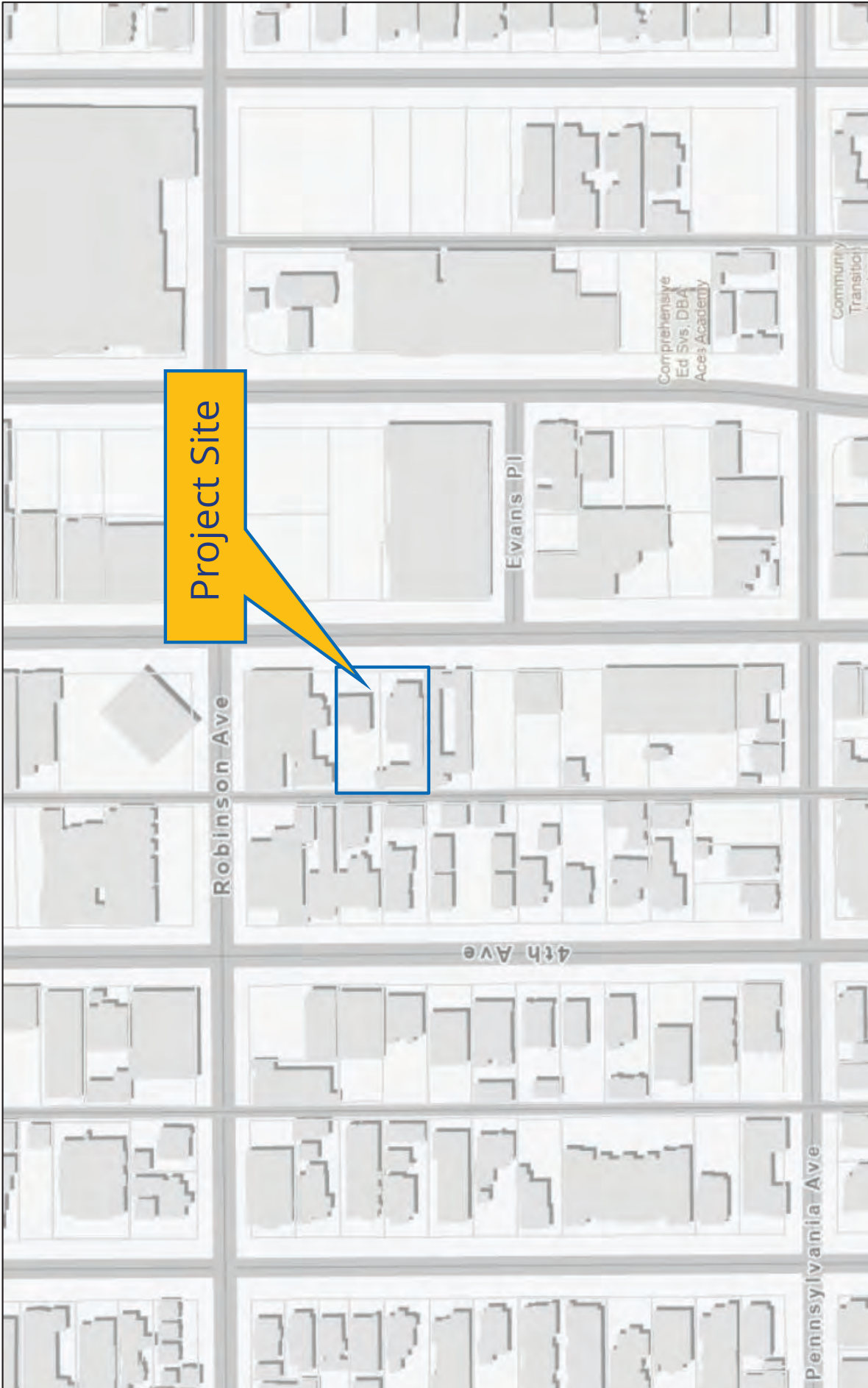
Attachments:

1. Aerial Photographs
2. Community Plan Land Use Map
3. Project Location Map
4. Draft CEQA Resolution
5. Draft Permit Resolution with Findings
6. Draft Permit with Conditions
7. Addendum to the Uptown Community Plan Update Program Environmental Impact Report, Project No. 380611/SCH No. 2016061023
8. Historic Resource Technical Report
9. Economic Feasibility Study
10. Historical Resource Board Recommendation
11. Community Planning Group Recommendation
12. Ownership Disclosure Statement
13. Project Plans



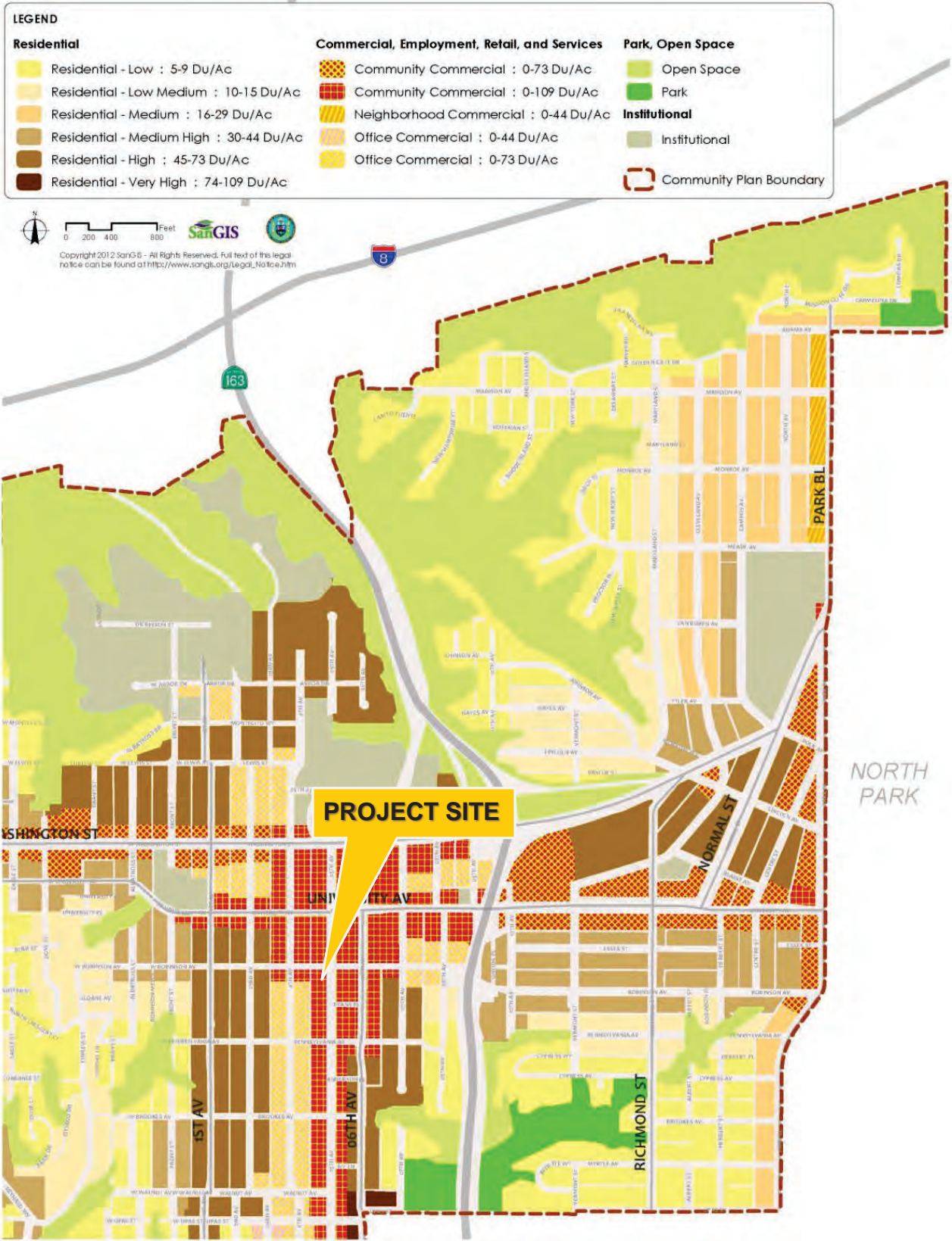
Aerial Photo
3774, 3780-3786 Fifth Avenue
PROJECT PRJ NO. 1049650





Project Location Map
3774, 3780-3786 Fifth Avenue SDP
PROJECT NO. 1049650





Land Use Map

3774, 3780-3786 Fifth Avenue SDP
PROJECT NO. 1049650



RESOLUTION NUMBER R-

ADOPTED ON DECEMBER 15, 2022

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN DIEGO ADOPTING ADDENDUM NO. 1049650 TO PROGRAM ENVIRONMENTAL IMPACT REPORT NO. 380611 / SCH NO. 2016061023 AND THE MITIGATION, MONITORING, AND REPORTING PROGRAM FOR 3774, 3780-3786 FIFTH AVENUE – PROJECT NO. 1049650

WHEREAS, City of San Diego conducted a comprehensive plan update to the Uptown Community Plan that included amendments to the General Plan, amendments to the Land Development Code, and associated actions; and

WHEREAS, on December 01, 2016, the San Diego City Council adopted Resolution No. 310766 certifying Program Environmental Impact Report No. 380611/SCH No. 2016061023, adopting Findings of Fact and Statement of Overriding Consideration, and a Mitigation Monitoring Program, of which copies are on file in the Office of the City Clerk in accordance with the California Environmental Quality Act of 1970 (CEQA) (Public Resources Code Section 21000 et seq.), as amended, and the State CEQA Guidelines thereto (California Code of Regulations, Title 14, Chapter 3, Section 15000 et seq.); and

WHEREAS, on January 26, 2022, Michael J. Jasatis Separate Property Revocable Trust, Owner, and Kalonymus LLC, Permittee submitted an application to the Development Services Department for approval of a Site Development Permit for the 3774, 3780-3786 Fifth Avenue (Project), Project No. 1049650, as well as approval of minor technical changes or additions to the Project; and

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

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

1. That the information contained in the final Program Environmental Impact Report No. 380611/SCH No. 2016061023 along with the Addendum thereto, including any comments received during the public review process, has been reviewed and considered by this Planning Commission prior to making a decision on the Project.
2. That there are no substantial changes proposed to the Project and no substantial changes with respect to the circumstances under which the Project is to be undertaken that would require major revisions in the Program Environmental Impact Report 380611/SCH No. 2016061023 for the Project.
3. That no new information of substantial importance has become available showing that the Project would have any significant effects not discussed previously in Program Environmental

Impact Report or that any significant effects previously examined will be substantially more severe than shown in the Program Environmental Impact Report 380611/SCH No. 2016061023.

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

5. That pursuant to State CEQA Guidelines Section 15164, only minor technical changes or additions are necessary, and therefore, the City of San Diego adopts Addendum to Program Environmental Impact Report No. 380611/SCH No. 2016061023 with respect to the Project, a copy of which is on file in the Office of the City Clerk.

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

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

ADOPTED by the Planning Commission

By:

Bryan S. Hudson
Development Project Manager
Development Services Department

EXHIBIT A

MITIGATION MONITORING AND REPORTING PROGRAM

SITE DEVELOPMENT PERMIT NO. 3134887

PROJECT NO. 1049650

This Mitigation Monitoring and Reporting Program is designed to ensure compliance with Public Resources Code Section 21081.6 during implementation of mitigation measures. This program identifies at a minimum: the department responsible for the monitoring, what is to be monitored, how the monitoring shall be accomplished, the monitoring and reporting schedule, and completion requirements. A record of the Mitigation Monitoring and Reporting Program will be maintained at the offices of the Entitlements Division, 1222 First Avenue, Fifth Floor, San Diego, CA, 92101. All mitigation measures contained in the Addendum No. XXXX to Environmental Impact Report No 380611 shall be made conditions to Site Development Permit No. as may be further described below.

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

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

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

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

Superintendent and the following consultants: Qualified Acoustical Monitor and Qualified Paleontological Monitor.

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

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

2. **MMRP COMPLIANCE:** This Project, Project No. 1049650 and/or Environmental Document No. 1049650, shall conform to the mitigation requirements contained in the associated Environmental Document and implemented to the satisfaction of the DSD's Environmental Designee (MMC) and the City Engineer (RE). The requirements may not be reduced or changed but may be annotated (i.e. to explain when and how compliance is being met and location of verifying proof, etc.). Additional clarifying information may also be added to other relevant plan sheets and/or specifications as appropriate (i.e., specific locations, times of monitoring, methodology, etc).

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

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

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

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

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

Document Submittal/Inspection Checklist

Issue Area	Document Submittal	Associated Inspection/Approvals/Notes
General	Consultant Qualification Letters	Prior to Preconstruction Meeting
Noise	Noise Control Measures	Prior to Preconstruction Meeting

Document Submittal/Inspection Checklist

Issue Area	Document Submittal	Associated Inspection/Approvals/Notes
Historical Resources	Historical Resources Technical Report	Prior to Preconstruction Meeting
Paleontological Resources	Paleontological Resources Measures	Prior to Preconstruction Meeting
Bond Release	Request for Bond Release Letter	Final MMRP Inspections Prior to Bond Release Letter

SPECIFIC MMRP ISSUE AREA CONDITIONS/REQUIREMENTS:

PEIR NOISE 6.6-1: Prior to issuance of any construction permits, including but not limited to, the first Grading Permit or Demolition Plans/Permits, and during construction, the following measures shall be implemented by the project applicant/project contractor:

- Construction activities shall be limited to the hours between 7:00 A.M. and 7:00 P.M. Construction is not allowed on legal holidays as specified in Section 21.04 of the San Diego Municipal Code, with exception of Columbus Day and Washington's Birthday, or on Sundays. (Consistent with Section 59.5.0404 of the San Diego Municipal Code).
- Equip all internal combustion engine- driven equipment with intake and exhaust mufflers that are in good condition and appropriate for the equipment.
- Locate stationary noise-generating equipment (e.g., compressors) as far as possible from adjacent residential receivers.
- Acoustically shield stationary equipment located near residential receivers with temporary noise barriers. Utilize "quiet" air compressors and other stationary noise sources where technology exists.
- The contractor shall prepare a detailed construction plan identifying the schedule for major noise-generating construction activities. The construction plan shall identify a procedure for coordination with adjacent residential land uses so that construction activities can be scheduled to minimize noise disturbance.
- Designate a "disturbance coordinator" who would be responsible for responding to any complaints about construction noise. The disturbance coordinator will determine the cause of the noise complaint (e.g., bad muffler, etc.) and will require that reasonable measures be implemented to correct the problem.

HIST-1: Consistent with PEIR HIST 6.7-1, the project applicant shall implement and complete the following:

1. *Historical American Building Survey.* Prior to issuance of a demolition permit, the Owner/Permittee shall submit a Historic American Buildings Survey (HABS) Level III to Staff of the Historical Resources Board (HRB) for review and approval, which shall include the following:
 - a. Photo Documentation
 - i. HABS documentation shall include professional-quality photo documentation of the resource prior to any construction at the site. Pictures should be 35-millimeter black-and white photographs, 4x6-inch standard format. Photographs should be taken of all four exterior elevations. Photographs should be taken of all four exterior elevations. Photographs should be of archival quality and easily reproducible.

- b. Written History and Description
 - i. A written history and description of the LGBTQ Community/Albert Bell Building, developed in accordance with standards and format meeting the Department of the Interior's National Park Service requirements, shall be developed. The history will begin with a statement of significance supported by the development of the architectural and historical context in which the structure was built and subsequently evolved. The written history will also include an architectural description and bibliographic information.
 - ii. The written history and description will also include a methodology section specifying the name of the researcher, date of research, sources consulted, the limitations of the project, and include the final, recorded Historical Designation Resolution.
 - c. Sketch Plan
 - i. A Sketch Plan shall be prepared, include a floor or site plan (not drawn to exact scale but drawn from measurements). The Sketch Plan will include the location of site features shown in proper relation and proportion to one another based upon the significant site activities undertaken by the LGBTQ community over the course of its period of historic association. Specifically, the Sketch Plan will label significant interior spaces that were used by Albert Bell and the various important LGBTQ community groups that used the property.
 - d. Once the HABS documentation is deemed complete, one set of all original HABS documentation shall be submitted for archival storage to each of the following: the California Room of the City of San Diego Public Library, the San Diego History Center, and the City of San Diego HRB.
2. *Interpretative Display.* Prior to issuance of the first building permit, the Owner/Permittee shall work with the San Diego Lesbian, Gay, Bisexual, and Transgender Community Center, The Center and/or the Lambda Archives to create a metal plaque or display, featuring a QR barcode link to online interpretive material outlining the historical events and activities associated with the former community spaces and occupants of the 3780 Fifth Avenue building. The online material shall include site drone flyover footage and a 3D walk through of the onsite buildings, as well as relevant portions of the oral history project outlined in Mitigation Measure 3. The historical interpretive material shall be developed and displayed as follows:
- a. The Owner/Permittee shall submit a plan showing the location, size and content of the interpretive display to be placed proximate to the new sidewalk frontage at 3870-3786 Fifth Avenue. The location, size and content of the interpretive display shall be presented to the HRB's Design Assistance Sub-Committee (DAS) as an advisory item for input. Staff will be responsible for reviewing and approving the location, size, and content used for the display. Upon request, the interpretive material shall be made available to schools, museums, archives and curation facilities, libraries, nonprofit organizations, the public, and other interested agencies. Prior to issuance of the certificate of occupancy, the display shall be installed by the Owner/Permittee at the site in the approved location. The Owner/Permittee shall be responsible for funding and implementing long-term management and maintenance of the display in perpetuity.

3. *Oral History.* The Owner/Permittee shall work with the Lambda Archives and a qualified Historical Documentarian, well-versed in LGBTQ history, and the familiarity with the LGBTQ Community/Albert Bell Building, to fund an oral history project involving the community members who participated in the previous organizations which operated on site that were important to its significance. Documentation of the establishment of the oral history project fund and a plan for use of the funds will be submitted to staff prior to the certificate of occupancy.

PEIR PALEO 6.10-1 Monitoring for paleontological resources is required during construction activities and shall be implemented as follows:

I. Prior to Permit Issuance

- A. Entitlements Plan Check
 1. Prior to issuance of any construction permits, including but not limited to, the first Grading Permit, Demolition Plans/Permits and Building Plans/Permits or a Notice to Proceed for Subdivisions, but prior to the first preconstruction meeting, whichever is applicable, the Assistant Deputy Director (ADD) Environmental designee shall verify that the requirements for Paleontological Monitoring have been noted on the appropriate construction documents.
- B. Letters of Qualification have been submitted to ADD
 1. The applicant shall submit a letter of verification to Mitigation Monitoring Coordination (MMC) identifying the Principal Investigator (PI) for the project and the names of all persons involved in the paleontological monitoring program, as defined in the City of San Diego Paleontology Guidelines.
 2. MMC will provide a letter to the applicant confirming the qualifications of the PI and all persons involved in the paleontological monitoring of the project.
 3. Prior to the start of work, the applicant shall obtain approval from MMC for any personnel changes associated with the monitoring program.

II. Prior to Start of Construction

- A. Verification of Records Search
 1. The PI shall provide verification to MMC that a site-specific records search has been completed. Verification includes, but is not limited to a copy of a confirmation letter from San Diego Natural History Museum, other institution or, if the search was in-house, a letter of verification from the PI stating that the search was completed.
 2. The letter shall introduce any pertinent information concerning expectations and probabilities of discovery during trenching and/or grading activities.
- B. PI Shall Attend Precon Meetings
 1. Prior to beginning any work that requires monitoring; the Applicant shall arrange a Precon Meeting that shall include the PI, Construction Manager (CM) and/or Grading Contractor, Resident Engineer (RE), Building Inspector (BI), if appropriate, and MMC. The qualified paleontologist shall attend any grading/excavation related Precon Meetings to make comments and/or suggestions concerning the Paleontological Monitoring program with the Construction Manager and/or Grading Contractor.
 - a. If the PI is unable to attend the Precon Meeting, the Applicant shall schedule a focused Precon Meeting with MMC, the PI, RE, CM or BI, if appropriate, prior to the start of any work that requires monitoring.

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

III. During Construction

A. Monitor Shall be Present During Grading/Excavation/Trenching

1. The monitor shall be present full-time during grading/excavation/trenching activities as identified on the PME that could result in impacts to formations with high and moderate resource sensitivity. **The Construction Manager is responsible for notifying the RE, PI, and MMC of changes to any construction activities such as in the case of a potential safety concern within the area being monitored. In certain circumstances OSHA safety requirements may necessitate modification of the PME.**
2. The PI may submit a detailed letter to MMC during construction requesting a modification to the monitoring program when a field condition such as trenching activities that do not encounter formational soils as previously assumed, and/or when unique/unusual fossils are encountered, which may reduce or increase the potential for resources to be present.
3. The monitor shall document field activity via the Consultant Site Visit Record (CSV). The CSV's shall be faxed by the CM to the RE the first day of monitoring, the last day of monitoring, monthly (**Notification of Monitoring Completion**), and in the case of ANY discoveries. The RE shall forward copies to MMC.

B. Discovery Notification Process

1. In the event of a discovery, the Paleontological Monitor shall direct the contractor to temporarily divert trenching activities in the area of discovery and immediately notify the RE or BI, as appropriate.
2. The Monitor shall immediately notify the PI (unless Monitor is the PI) of the discovery.
3. The PI shall immediately notify MMC by phone of the discovery, and shall also submit written documentation to MMC within 24 hours by fax or email with photos of the resource in context, if possible.

C. Determination of Significance

1. The PI shall evaluate the significance of the resource.
 - a. The PI shall immediately notify MMC by phone to discuss significance determination and shall also submit a letter to MMC indicating whether additional mitigation is required. The determination of significance for fossil discoveries shall be at the discretion of the PI.

- b. If the resource is significant, the PI shall submit a Paleontological Recovery Program (PRP) and obtain written approval from MMC. Impacts to significant resources must be mitigated before ground disturbing activities in the area of discovery will be allowed to resume.
- c. If resource is not significant (e.g., small pieces of broken common shell fragments or other scattered common fossils) the PI shall notify the RE, or BI as appropriate, that a non-significant discovery has been made. The Paleontologist shall continue to monitor the area without notification to MMC unless a significant resource is encountered.
- d. The PI shall submit a letter to MMC indicating that fossil resources will be collected, curated, and documented in the Final Monitoring Report. The letter shall also indicate that no further work is required.

IV. Night and/or Weekend Work

- A. If night and/or weekend work is included in the contract
 - 1. When night and/or weekend work is included in the contract package, the extent and timing shall be presented and discussed at the Precon meeting.
 - 2. The following procedures shall be followed.
 - a. No Discoveries - In the event that no discoveries were encountered during night and/or weekend work, The PI shall record the information on the CSVR and submit to MMC via fax by 8AM on the next business day.
 - b. Discoveries - All discoveries shall be processed and documented using the existing procedures detailed in Sections III - During Construction.
 - c. Potentially Significant Discoveries - If the PI determines that a potentially significant discovery has been made, the procedures detailed under Section III - During Construction shall be followed.
 - d. The PI shall immediately contact MMC, or by 8AM on the next business day to report and discuss the findings as indicated in Section III-B, unless other specific arrangements have been made.
- B. If night work becomes necessary during the course of construction
 - 1. The Construction Manager shall notify the RE, or BI, as appropriate, a minimum of 24 hours before the work is to begin.
 - 2. The RE, or BI, as appropriate, shall notify MMC immediately.
- C. All other procedures described above shall apply, as appropriate.

V. Post Construction

- A. Preparation and Submittal of Draft Monitoring Report
 - 1. The PI shall submit two copies of the Draft Monitoring Report (even if negative), prepared in accordance with the Paleontological Guidelines which describes the results, analysis, and conclusions of all phases of the Paleontological Monitoring Program (with appropriate graphics) to MMC for review and approval within 90 days following the completion of monitoring,
 - a. For significant paleontological resources encountered during monitoring, the Paleontological Recovery Program shall be included in the Draft Monitoring Report.
 - b. Recording Sites with the San Diego Natural History Museum
- The PI shall be responsible for recording (on the appropriate forms) any significant or potentially significant fossil resources encountered during the Paleontological Monitoring Program in accordance with the City's Paleontological Guidelines, and

- submittal of such forms to the San Diego Natural History Museum with the Final Monitoring Report.
2. MMC shall return the Draft Monitoring Report to the PI for revision or, for preparation of the Final Report.
 3. The PI shall submit revised Draft Monitoring Report to MMC for approval.
 4. MMC shall provide written verification to the PI of the approved report.
 5. MMC shall notify the RE or BI, as appropriate, of receipt of all Draft Monitoring Report submittals and approvals.
- B. Handling of Fossil Remains
1. The PI shall be responsible for ensuring that all fossil remains collected are cleaned and catalogued.
 2. The PI shall be responsible for ensuring that all fossil remains are analyzed to identify function and chronology as they relate to the geologic history of the area; that faunal material is identified as to species; and that specialty studies are completed, as appropriate.
- C. Curation of fossil remains: Deed of Gift and Acceptance Verification
1. The PI shall be responsible for ensuring that all fossil remains associated with the monitoring for this project are permanently curated with an appropriate institution.
 2. The PI shall include the Acceptance Verification from the curation institution in the Final Monitoring Report submitted to the RE or BI and MMC.
- D. Final Monitoring Report(s)
1. The PI shall submit two copies of the Final Monitoring Report to MMC (even if negative), within 90 days after notification from MMC that the draft report has been approved.
 2. The RE shall, in no case, issue the Notice of Completion until receiving a copy of the approved Final Monitoring Report from MMC which includes the Acceptance Verification from the curation institution.

DRAFT

PLANNING COMMISSION RESOLUTION NO. _____
SITE DEVELOPMENT PERMIT NO. 3134887
3774, 3780-3786 FIFTH AVENUE - PROJECT NO. PRJ - 1049650 [MMRP]

WHEREAS, MICHAEL J. JASAITIS SEPARATE PROPERTY REVOCABLE TRUST, Owner, and KALONYMUS LLC, Permittee, filed an application with the City of San Diego for a permit to the demolition of a historical resource building (the LGBTQ/Albert Bell Building, Historical Resources Board No. 1453) and construction of a seven-story, 77,928 SF residential and commercial/retail building containing 43 residential dwelling units, 22 visitor-serving accommodation units, 1,000 SF of ground-floor office and 2,960 SF of ground-floor commercial space and ground floor/subgrade parking (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 3134887) (hereinafter referred to as Project), on portions of a 0.32-acre site;

WHEREAS, the project site is located at 3774, 3780-3786 Fifth Avenue in the in the CC-3-9 ZONE of the UPTOWN COMMUNITY PLAN area, Transit Priority Area, Residential Tandem Parking Area, Parking Standards Transit Priority Area, Transit Area Overlay Zone and Airport Land Use Compatibility Overlay Zone (ALUCOZ), and Airport Influence Area (AIA) Review Area 2 for the San Diego International Airport (SDIA);

WHEREAS, the project site is legally described as PARCEL A Lots 7 and 8 of Nutt's Addition and PARCEL B Lots 9 and 10 of the Nutt's Addition, in the City of San Diego;

WHEREAS, on December 15, 2022, the Planning Commission of the City of San Diego considered Site Development Permit No. 3134887 pursuant to the Land Development Code of the City of San Diego; NOW, THEREFORE,

BE IT RESOLVED by the Planning Commission of the City of San Diego, that it adopts the following findings with respect to Site Development Permit No. 3134887:

A. SITE DEVELOPMENT PERMIT [SDMC Section 126.0505]**1. Findings for all Site Development Permits [126.0505(a):****a. The proposed development will not adversely affect the applicable land use plan.**

The 3780 Fifth Avenue Mixed-Use (Project) site consists of two contiguous lots located at 3774 and 3780-3786 Fifth Avenue, between Robinson Avenue and Pennsylvania Avenue. The 0.32-acre site is located within the CC-3-9 Zone in the Hillcrest Neighborhood within the Uptown Community Plan (Community Plan) area. The CC-3-9 Zone allows a residential density of one dwelling unit for each 400 square feet (SF) of lot area and the Community Plan designates the property as Community Commercial 0-109 dwelling units/acre (du/ac). In addition, the site is located within a Parking Standards Transit Priority Area and a Transit Area Overlay Zone. The entire Project site has been previously developed and the site elevations range from 293 feet to 296 feet above mean sea level (AMSL).

The Project site includes three existing structures totaling approximately 8,675 SF. The 3774 Fifth Avenue property includes one two-story building (non-historic). The 3780-3786 Fifth Avenue property includes two, two-story buildings (a 1911 building with two additions and a 1932 Spanish Eclectic building). Per Historic Resources Board (HRB) No. 1453, a portion of the structure located at 3780-3786 5th Avenue is a designated historical resource with a period of significance of 1982-1994 under HRB Criterion A and Criterion B. The designation excludes the 1911 building section and the 1971 addition and with the inclusion of the courtyard that is in between the two designated structures as a boundary. The historic designation includes the two-story 1968 addition, the 1932 Spanish Eclectic building, and the courtyard located between them. The designation excludes the 1911 building and the 1971 addition. The building housed a number of LGBTQ support, education, and fundraising organizations in Hillcrest that provided critical information and capital needed to relieve people impacted by the AIDS crisis in San Diego from 1982 to 1994 and has subsequently hosted a variety of uses. The site currently contains 10 multi-family residential dwelling units and 1,261 SF of specialty retail space housed in the three buildings.

The Project proposes a mixed-use infill development consisting of a seven-story, 77,928 SF mixed use development consisting of 43 residential units (47,312 SF), 22 visitor accommodation units (21,645 SF), and 3,960 SF of commercial (2,960 SF restaurant and 1,000 SF office) uses. Of the 43 residential units, the Project provides 41 market rate and 2 very low-income affordable and deed-restricted units. The 3,960 SF of commercial uses would be constructed on the ground floor, with the 22 visitor accommodation units constructed on levels 2 and 3. The 43 residential dwelling units would be constructed on levels 4 through 7.

The Community Plan encourages mixed-use, higher-density development along transportation corridors (with the highest densities at commercial nodes), as well as affordable housing for various income levels. The Community Plan makes several references to walkability and aesthetics, including encouraging the planting and maintenance of street trees, improvements to sidewalks, and adequate pedestrian lighting, all of which is included in this Project as explained below. The Project is located on Fifth Avenue, which is an active transportation corridor, as such appropriate improvements outlined below are incorporated into the project design.

The Community Plan seeks to encourage development diversity by maintaining the demographic, architectural and economic diversity that have contributed to Uptown's vitality and aesthetic vibrancy. The Project implements that guidance through the provision of a mix of studio, one- and two-bedroom unit types housed in a structure featuring a mix of building materials/treatments, window fenestrations, balconies and other articulation elements that would create visual interest along the private realm facing Fifth Avenue. Further, as a mixed-use project, it would implement the guidance from the Community Plan by providing a mix of market-rate and affordable housing, as well as commercial uses, in an in-fill setting along a major commercial corridor where new mixed-use development is encouraged in the land use distribution and commercial/employment policies. While implementing development diversity, the Project's density is appropriate along this commercial corridor in the Hillcrest neighborhood as Project design would incorporate the housing units on the upper floors with commercial space situated on the ground-level and lower, in accordance with the residential policies in the Community Plan.

The Project complies with the applicable Land Use Policies of the Community Plan as described below.

- *LU-1.1 Provide a variety of land use types to accommodate both affordable and market rate housing and commercial opportunities.*

The Project is a mixed-use infill development including both affordable and market rate housing as well as commercial opportunities and parking for both land uses. The Project consists of 43 residential units, 22 visitor accommodation units, and 3,960 SF of commercial (2,960 SF restaurant/1,000 SF office) uses.

- *LU-1.2 Encourage mixed-use infill development along commercial corridors and in the core village centers.*

The Project is a seven-story, 77,928 SF mixed use development consisting of 43 residential units, 22 visitor accommodation units, and 3,960 SF of commercial (2,960 SF restaurant and 1,000 SF office) uses. Fifth Avenue is a growing mixed-use, core village center of the Hillcrest neighborhood and the project's inclusion of rentable units, ground floor commercial, and parking adds to the improvement of this core village center.

- *LU-2.1 Provide a diverse mix of housing types consistent with allowable densities.*

The Project provides 43 residential dwelling units, including two very low affordable units, which is consistent with the allowable density for the site. The site's base density allows 37 dwelling units. Providing 2 very low affordable units allows up to a 20 percent density bonus; therefore, allowing a total of 41 market rate units onsite.

- *LU-2.7 Concentrate medium and high density housing:*
 - *On upper floors as part of mixed use development in commercial areas;*
 - *Adjacent to commercial areas;*
 - *Near transit and higher volume traffic corridors.*

The Project provides ground floor commercial with entrances on Fifth Avenue. The upper floors of the Project are where the visitor accommodation and residential units are located. Commercial land uses operate on all adjacent properties. The Project is located approximately 0.1 miles from the nearest transit stop located near the intersection of Fourth Avenue and Robinson Avenue, which is approximately 550 ft walking distance away.

- *LU-2.9 Locate higher density residential development in appropriate areas that are situated to promote safer and livelier commercial districts.*

The Project is a seven-story mixed-use infill development that will promote safer streets through more activity on site and eyes on the area. The additional tenants on site, both residential and commercial, will promote a livelier commercial district.

The Project complies with the following Mobility Policies of the Community Plan as described below:

- *MO-7.4 Implement below-ground parking and parking structures for new development as alternatives when surface parking is inadequate or would result in large paved areas without adequate space for landscaping amenities.*

The Project complies with this policy as the 33 parking spaces are split between the ground floor and below-ground level. The ground floor spaces will not be visible from the street because they are located behind the main building within the site.

- *MO-7.5 Limit driveway curb cuts to the extent possible to maximize the curb length available for on-street parking. Driveway access should be provided through alleys or shared driveways.*

The Project will eliminate the existing curb cut on Fifth Avenue and take vehicular access from the alley.

The Project complies with the following Urban Design Policies of the Community Plan as described below:

- *UD-3.48 Eliminate or significantly restrict driveways and curb cuts that create conflicts within core retail districts. Ideally, vehicular access should be redirected to alley access or restricted to shared mid-block access to parking structures where alley or rear access is not available.*

The Project will eliminate the existing curb cut on Fifth Avenue and take vehicular access from the alley. The project will reconstruct its approximately 100 ft frontage with full height curb, gutter, and sidewalk.

- *UD-4.1 Vary and articulate building massing and façades to contribute to a fine-grained, pedestrian scale environment at the street level through the use of such features as notched setbacks, projecting bays, balconies, recessed storefront entrances, sidewalk cafes, window bays, and pedestrian passages to create visual interest.*

The Project will be housed in a structure featuring a mix of building materials/treatments, window treatments, balconies and other articulation elements that would create visual interest along Fifth Avenue.

- *UD-4.8 Design ground-floor elevations for commercial uses to be level with the elevation of the adjacent public sidewalk.*

The Project incorporates commercial uses adjacent to and at the same elevation as the public sidewalk.

- *UD-4.9 Avoid blank walls. They should be landscaped or decorated in a manner that makes them visually interesting.*

The Project proposes a mix of quality building materials and a landscaping plan to add visual interest to the building façade.

- *UD-4.49 Design and locate buildings with a strong orientation to the primary street frontage to define the pedestrian environment with main building entrances facing the street rather than parking lots.*

The Project includes main building entrances for the residential and non-residential components along Fifth Avenue.

- *UD-4.52 Discourage surface parking between the building frontage and the public street right-of-way.*

The Project removes existing surface parking between the building frontage and the public street right-of-way and relocates this parking to the ground floor and subterranean parking garage below the site.

- *UD-4.69 Incorporate local history and heritage into the public realm through elements including signage, information placards, historic plaques, murals, gateway features, and pavers using local and/or recycled materials.*

An Addendum to Uptown Community Plan Update Program Environmental Impact Report (EIR) No. 380611/SCH No. 2016061023 has been prepared for the Project in accordance with the California Environmental Quality Act (CEQA). A Mitigation Monitoring and Reporting Program (MMRP) would be implemented with this Project, which would mitigate impacts to historical resources to the extent feasible. Specifically, the Project will incorporate a metal plaque or display featuring a QR barcode link to online interpretive material outlining the historical events and activities associated with the former community spaces and occupants of 3870 Fifth Avenue.

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

The Project requires approval of a Site Development Permit (SDP) for the Substantial Alteration of a Designated Historical Resource under San Diego Municipal Code (SDMC) Section 126.0505 (i) because it will demolish the existing designated historical structure from this site, which adversely impacts the historical association of the site. The Project is consistent with the Community Plan Land Use policies for development along Fifth Avenue, a major commercial corridor. As a mixed-use project, it would implement the land use policies of the Community Plan by providing a mix of market-rate and affordable housing, as well as commercial uses, in an in-fill setting along a major commercial corridor, Fifth Avenue, where new mixed-use development is encouraged in the land use distribution and commercial/employment policies. Project design would incorporate the housing units on the upper floors with commercial space situated on the ground-level, in accordance with the residential policies in the Community Plan. The Project would expand mixed-use development at the neighborhood center/node area of Hillcrest as anticipated in the villages policies of the Community Plan. The Project's façade would implement the urban design policies of the Community Plan by featuring a mix of building materials/treatments, window treatments, balconies and other articulation elements that would create visual interest along the private realm facing Fifth Avenue. Removal of the existing driveway, enhancements of the existing bicycle lane, and installation of street trees would make improvements to the public realm.

Further, the Project is consistent with the Climate Action Plan (CAP) through its compliance with the requirements of the CAP Consistency Regulations, which the SDP for the project includes as conditions:

- Cool/green roofs
- Use of low-flow fixtures/appliances
- Electrical vehicle charging stations
- Designated and secure bicycle parking spaces

- Designated parking spaces for low-emitting, fuel-efficient, and carpool/vanpool vehicles

An Addendum to the Uptown Community Plan Programmatic Environmental Impact Report No. 380611/SCH No. 2016061023 has been prepared for the Project in accordance with CEQA. A MMRP would be implemented with this Project, which would mitigate impacts to historical resources to the extent feasible.

Additionally, the SDP for the Project includes various conditions and referenced exhibits of approval relevant to achieving compliance with the applicable regulations of the SDMC. 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.

Moreover, prior to issuance of any building permits for the proposed development, the plans will be reviewed for compliance with the California Building Code and all San Diego 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.

Substantial alteration of the Historical Resource deviates from the Historical Resources Regulations of SDMC Section 126.0502(d)(1)(E), therefore, an SDP in accordance with SDMC Section 143.0210 is required. As part of the CEQA process, historical mitigation measures would be implemented, which require a Historic American Buildings Survey (HABS) documentation, photo documentation, a written history and description, and a sketch plan, to ensure the proper treatment and documentation of the Historical Resource with the development of the Project. Further, the Project proposes to incorporate a metal plaque or display featuring a QR barcode link to online interpretive material outlining the historical events and activities associated with the former community spaces and occupants of 3870 Fifth Avenue. This is consistent with the Community Plan policy that recommends the incorporation of local history and heritage into the public realm through elements including signage, information placards, and historic plaques. The Project also proposes to fund an oral history project involving the community members who participated in the previous organizations that operated on site and were important to its significance. The goals and policies of the Community Plan generally recommend the protection and preservation of historical resources, the Community Plan also includes policies encouraging mixed-use infill development along commercial corridors and the concentration of medium and high-density housing near transit and higher volume traffic corridors. As such, the Project advances the goals and policies of the Community Plan despite the deviation from the Historical

Resources Regulations, and historical mitigation measures are in place to ensure the proper treatment of the Historical Resource.

The Project utilizes the Affordable Housing Regulations (AHR) of Chapter 14, Article 3, Division 7 of the SDMC by providing 2 very low-income affordable dwelling units, which entitles the Project to one incentive and unlimited waivers from the otherwise applicable development regulations (SDMC § 143.0720.) Specifically, development that meets the applicable requirements of the AHR shall be entitled to waivers (SDMC Section 143.0743(b)) and incentives (SDMC Section 143.0740(c)(1)) unless the City makes a written finding of denial based upon substantial evidence. The Project requests the following three waivers:

1. Waiver – Community Plan Implementation Overlay Zone (CPIOZ) (SDMC Section 132.1402 (a)) Waiver to allow for a ministerial review process for development exceeding 65 ft. CPIOZ -A Overlay Height limit.
2. Waiver- Building Articulation (SDMC 131.0554) Waiver from building articulation requirements.
3. Waiver – Loading Zone (SDMC 142.1010) Waiver from loading zone requirement for visitor accommodation units.

Per SDMC Section 143.0743(b)(1), 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, would not be contrary to state or federal law, and would not be inconsistent with the resource protection standards of the City's Local Coastal Program or the environmentally sensitive lands regulations. None of those exceptions apply here and the requested waivers have been reviewed as they relate to the proposed design and use of the site, the site layout, and the impact on the surrounding neighborhood. Staff has determined that they are appropriate, consistent with the Community Plan, and implement the AHR by providing affordable housing as part of a mixed-use development.

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 [SDMC Section 126.0505(i)]:

- a. **There are no feasible measures, including a less environmentally damaging alternative, that can further minimize the potential adverse effects on the designated historical resource.**

The LGBTQ Community/ Albert Bell Building, HRB Site #1453 (Resource) was designated as a historical resource in April 2022, for its association with various LGBTQ associations in the 1980s and early 1990s. Additionally, the Resource is significant for its association with Albert Bell, a local activist, and leader in the LGBTQ community. The significance of the property is closely linked to the Hillcrest neighborhood which is historically associated with the LGBTQ community. The Resource was not designated for its architectural significance or for its association with a Master Architect.

The proposed Project (Base Project) includes total demolition of the Resource and construction of a 7-story, mixed-use building with 43 residential units (47,312 SF), 22 visitor accommodation units (21,645 SF), and 3,960 square feet of ground floor commercial space. Of the 43 residential units, the Project provides 41 market rate and 2 very low-income affordable and deed-restricted units. The proposed demolition of the Resource is not consistent with the Standards.

An economic analysis of four different alternatives was prepared, including the proposed Project, in an Economic Feasibility Study (Feasibility Study) (Attachment 3) conducted by Kalonymus. Alternative 1A studied the retention of the Resource with 11-stories of adjacent new development. In this alternative, the historic structures would become rehabilitated. Similarly, Alternative 1B retained the historic structures but included the same height of new construction as the Base Project, seven stories. Retention and rehabilitation of all buildings on the project site were studied in Alternative 2. Alternative 3 studied the relocation of the Resource within a half-mile of its current location and construction of the Base Project.

Alternative	Description	Impact to Resource
BASE	Develop a 7-story, approximately 77,000 square foot mixed-use project with 1 subterranean parking level. Includes 43 residential units, 22 visitor accommodation units, and approximately 3,960 square feet of ground floor commercial space. Type III construction.	Demolition of historic structures
1A	Develop an 11-story, approximately 78,000-square-foot mixed-use project with 1 subterranean parking level. Includes 43 residential units, 22 visitor accommodation units, approximately 3,000 feet of ground floor commercial space, and rehabilitation of 1,000 square feet of office space located in historic structures for use as office space. Type I construction.	Retain historic structures and courtyard
1B	Develop a 7-story, approximately 60,000 square foot mixed-use project with 1 subterranean parking level. Includes 45 residential units, approximately 3,000 feet of ground floor commercial space and rehabilitation of 1,000 square feet of office space located in historic structures use as office space. Type III construction.	Retain historic structures and courtyard
2	Adaptive reuse of existing structures on site. Results in 8,675 square feet of commercial/ office space.	Retain historic structures and courtyard
3	Relocate the historic structures to a location within a half mile of the project site and re-create the courtyard. Construction of Base Project: 7-story, approximately 77,000 square foot mixed-use project with 1 subterranean parking level. Includes 43 residential units, 22 visitor accommodation units and approximately 3,960 square feet of ground-floor commercial space. Type III construction.	Relocation of historic structures & re-creation of courtyard

The Feasibility Study concludes that the Base Project is the only feasible option among those presented. The Feasibility Study provided Project performance in the form of Internal Rate of Return (IRR) and translated approximately equivalent margins that would produce market-required IRRs. The required margin is estimated to be 25 percent to hit market-appropriate performance metrics to be feasible. As shown in the analysis provided in the Feasibility Study, the Base Project is expected to cost \$573 per net rentable square foot (NRSF) and therefore requires a valuation (in today's dollars) of approximately \$716 per NRSF to be economically feasible; among the development scenarios provided, only the Base Project achieves the 25% margin.

According to the Feasibility Study, Alternative 1A results in a margin of less than 5 percent due to a \$5.95 million dollar increase in construction and rehabilitation costs

to accommodate the Type 1 construction (concrete and/or steel) required for the increase in the number of stories to eleven. Alternative 1B results in an approximately 2.5 percent equivalent margin due to a reduction in over 17,000 Net Rentable Square Footage (NRSF) and an increase in rehabilitation costs, construction costs, and the operational inefficiencies of the smaller development (operational expenses of the smaller project will be a higher percentage of the revenue it produces). Alternatives 1A and 1B have less of an impact on the Resource due to retention of the Resource; however, they are not economically feasible because they both fail to hit the market-appropriate performance metrics identified for the San Diego market's 25% margin. Alternative 1A and 1B return margins of 5% and 2.5%, both well below the market-required rate of return and are far from economically feasible.

According to the Feasibility Study, Alternative 2 would result in a minus 40 percent margin due to the conversion costs to office in the range of \$250 per NRSF (based upon bids on similarly situated projects) which results in total development costs of \$768 per NRSF (\$518/NRSF is already factored into the purchase price). Rehabilitation of designated historic structures would require compliance with the Secretary of Interior Standards. Based upon the state of high office vacancy rates, this alternative would be valued at \$400-450 per NRSF, thus resulting in a significant loss on investment. Alternative 2 proposes the least impact to the Resource; because the margin would result in a significant loss on the investment (a margin of approximately negative 40%).

Alternative 3 would result in a margin below 20 percent in a best-case scenario according to the Feasibility Study. It also includes the addition of purchasing an additional lot, relocation costs (the moving of two historic structures through an urban neighborhood), stabilization of the buildings after the move, and their rehabilitation consistent with the Secretary of Interior Standards. Relocation of the Resource has a significant impact on the property's ability to retain its historic significance under HRB Criteria A and B which is inextricably linked to the Hillcrest neighborhood. During the analysis of this alternative, the applicant studied the economic feasibility of relocating the Resource to available lots within a half-mile radius of the project site in order to preserve as much of its historic integrity as possible. Relocation within a half-mile was not found to be economically feasible because the margin associated with this alternative is highly speculative and it is possible that the project would result in little or no margin. In addition, higher risk requires greater return as investors need to be compensated for the additional risk which could justifiably shift the margin up to 30% for this alternative.

Each alternative has issues that relate to increased costs of debt, cash flow shortfalls, and the need for additional financing. Therefore, for these reasons, there are no feasible measures, including a less environmentally damaging

alternative, that can further minimize the potential adverse effects on the designated historical resource.

b. 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 have been provided by the applicant.

As demonstrated by the conclusions of the Feasibility Study prepared by Kalonymus, demolition of the resource is the minimum deviation from the City's Historical Resources Regulations is necessary to afford relief and accommodate the development of the site in accordance with the objectives of the proposed project to provide a mixed-use infill project along a major commercial corridor in the Uptown Community, consistent with the Land Use, Mobility, and Urban Design policies in the Community Plan.

An Addendum to Uptown Community Plan Update Program Environmental Impact Report (PEIR) No. 380611/SCH No. 2016061023 (Attachment 4) has been prepared for the Project in accordance with the California Environmental Quality Act (CEQA). A Mitigation Monitoring and Reporting Program (MMRP) would be implemented with this Project, which would mitigate impacts on historical resources to the extent feasible.

The (MMRP) required for the Project specifically requires the project applicant to work with San Diego Lesbian, Gay, Bisexual, and Transgender (LGBT) Community Center, the Gay Center for Social Services (The Center) and/or the Lambda Archives to create an interpretive display featuring a QR barcode link to online interpretive material outlining the historical events and activities associated with the former community spaces and occupants of 3780 Fifth Avenue. The applicant will also be required to submit a plan showing the location, size, and content of the interpretive display to be placed proximate to the new sidewalk frontage at 3780-3786 Fifth Avenue. The location, size and content of the interpretative display shall be presented to the Design Assistance Sub-Committee (DAS) of the HRB as an advisory item for input with final approval of the size, location, and content by Historical Resources staff. Upon request, the interpretive material shall be made available to schools, museums, archives and curation facilities, libraries, nonprofit organizations, the public, and other interested agencies.

Additionally, the MMRP requires the applicant to work with the Lambda Archives and a Historical Documentarian, well-versed in Lesbian, Gay, Bisexual, Transgender, Queer Plus (LGBTQ+) Community History and the designated historical structures and site, to fund an oral history project involving the community members who participated in the previous organizations which operated on site that were important to its significance. The final project will be archived at the Lambda Archives.

Finally, the MMRP requires the preparation of a Documentation Program consisting of a Historic American Building Survey (HABS) for the property prior to the start of

demolition. The HABS shall include photo documentation, written documentation, and an enhanced Sketch Plan prepared consistent with the National Park Service guidance. The HABS will be subject to approval by HRB staff. Therefore, this deviation is the minimum necessary to afford relief and accommodate the Project and all feasible measures to mitigate for the loss of the Resource have been provided by the project applicant.

- c. The denial of the proposed development would result in economic hardship to the owner. For purposes of this Finding, economic hardship means there is not beneficial use of the property and it is not feasible to derive a reasonable economic return from the property.**

An economic analysis of four different alternatives was prepared, including the proposed Project, in an Economic Feasibility Study conducted by Kalonymus, which determined that the Base Project is the only feasible option among those analyzed and is the only one to provide a reasonable economic return from the property based upon market appropriate performance metrics.

The current use of the subject property for office and retail space (no housing units and few on-site employees) is an underutilization of the site in a location where the Uptown Community Plan encourages the addition of residential units. Uptown Community Plan Policy LU-2.7 encourages medium to high-density residential development in areas near transit and higher-volume traffic corridors. The project site is located in proximity to roadways with high volumes of traffic including Washington Street, Interstate 8 and Highway 163. Additionally, the project site is located near the Medical Complex Neighborhood of the Uptown Community which is a major regional healthcare employment center. Housing in close proximity to public transit is needed in the greater Hillcrest area in order to support the needs of these vital medical facilities. The proposed project will meet the Land Use, Mobility and Urban Design policies promoted by the Uptown Community Plan.

The Feasibility Study defined Project performance in the form of Internal Rate of Return (IRR) and translated approximately equivalent margins that would produce market-required IRRs. The required margin is estimated to be 25 percent to hit market-appropriate performance metrics. Alternative 1A results in a margin of less than 5 percent due to a \$5.95 million dollar increase in construction and rehabilitation costs to accommodate the Type 1 construction (concrete and or steel) required for the increase in the number of stories. Alternative 1B results in an approximately 2.5 percent equivalent margin due to a reduction in over 17,000 net rentable square feet and an increase in rehabilitation costs. Alternative 2 would result in a negative 40 percent margin due to the conversion costs to office in the range of \$250 per NRSF (based upon bids on similarly situated projects) which results in total development costs of \$768 per NRSF. Alternative 3 would result in a margin below 20 percent in a best-case scenario. It also includes purchasing an additional lot, relocation costs (the moving of two historic structures through an urban neighborhood), stabilization of the buildings after the move, and their

rehabilitation consistent with the Secretary of Interior Standards. Relocation of the Resource has a significant impact on the property's ability to retain its historic significance under HRB Criteria A and B which is inextricably linked to the Hillcrest neighborhood. During the analysis of this alternative, the applicant studied the economic feasibility of relocating the Resource to available lots within a half-mile radius of the project site in order to preserve as much of its historic integrity as possible. Relocation within a half mile was not found to be economically feasible.

Since all alternatives to the Base Project that were analyzed failed to meet the minimum thresholds for financial feasibility, there is no other reasonable beneficial use of the property from which to derive a reasonable economic return besides the Base Project as demonstrated above. There are no reasonable beneficial uses of the Resource without a substantial alteration of the Resource. Therefore, it is not feasible to derive a reasonable economic return from the property without substantial alteration and the denial of this proposed development would result in economic hardship to the owner.

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, Site Development Permit No. 3134887 is hereby GRANTED by the Planning Commission to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit No. 3134887 a copy of which is attached hereto and made a part hereof.

Bryan Hudson
Development Project Manager
Development Services

Adopted on: December 15, 2022

IO#: 24009112

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

WHEN RECORDED MAIL TO
PROJECT MANAGEMENT
PERMIT CLERK
MAIL STATION 501

INTERNAL ORDER NUMBER: 24009112

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SITE DEVELOPMENT PERMIT NO. 3134887
3774, 3780-3786 FIFTH AVENUE PROJECT NO. PRJ-1045690
PLANNING COMMISSION

This Site Development Permit is granted by the Planning Commission of the City of San Diego to Michael J. Jasaitis Separate Property Revocable Trust, Owner, and Kalonymus, LLC, Permittee, pursuant to San Diego Municipal Code (SDMC) section 126.0505(a)(1)-(3) and 126.0505(i)(1)-(3). The 0.32-acre site is located at 3774, 3780-3786 Fifth Avenue in the CC-3-9 zone of the Uptown Community Plan. The project site is legally described as: PARCEL A Lots 7 and 8 of Nutt's Addition and PARCEL B Lots 9 and 10 of the Nutt's Addition, in the City of San Diego.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee for the demolition of a locally designated historical resource and construction of a seven-story, 77,928-square foot (SF) residential and commercial/retail building containing 43 residential dwelling units, 22 visitor-serving accommodation units, 1,000 SF of ground-floor office, 2,960 SF of ground-floor commercial space and ground floor/subgrade parking, 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.

The project shall include:

- a.** Demolition of a historical resource and construction of a seven-story, 77,928 SF residential and commercial/retail building containing 43 residential dwelling units, 22 visitor-serving accommodation units, 1,000 SF of ground-floor office, 2,960 SF of ground-floor commercial space and ground-floor/subgrade parking on a 0.32-acre property. The Project utilizes the Affordable Housing Regulations (AHR) of Chapter 14, Article 3, Division 7 of the SDMC by providing 2 very low-income affordable dwelling units, which entitles the Project to one incentive and unlimited waivers from the otherwise applicable development regulations. (SDMC § 143.0720.)
- b.** The project includes the following waivers:
 - 1. Waiver – Community Plan Implementation Overlay Zone (CPIOZ) (SDMC Section 132.1402 (a)) Waiver to allow for a ministerial review process for development exceeding 65 ft. CPIOZ -A Overlay Height limit.

2. Waiver- Building Articulation (SDMC 131.0554) Waiver from building articulation requirements.
 3. Waiver – Loading Zone (SDMC 142.1010) Waiver from loading zone requirement for visitor accommodation units.
- c.** Landscaping (planting, irrigation and landscape-related improvements);
- d.** Off-street parking;
- e.** Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act (CEQA) and the CEQA Guidelines, the City Engineer’s requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

STANDARD REQUIREMENTS:

1. This Permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this Permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36-month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision-maker. This Permit must be utilized by _____.
2. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
 - a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
 - b. The Permit is recorded in the Office of the San Diego County Recorder.
3. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision-maker.
4. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.
5. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
6. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not

limited to, the Endangered Species Act of 1973 (ESA) and any amendments thereto (16 U.S.C. § 1531 et seq.).

7. The Owner/Permittee shall secure all necessary 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.

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

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

ENVIRONMENTAL/MITIGATION REQUIREMENTS:

11. 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.

12. The mitigation measures specified in the MMRP and outlined in the Addendum to the Uptown Community Plan Program Environmental Impact Report No. 380611/SCH No. 2016061023 shall be noted on the construction plans and specifications under the heading ENVIRONMENTAL MITIGATION REQUIREMENTS.

13. The Owner/Permittee shall comply with the MMRP as specified in the Addendum to the Uptown Community Plan Program Environmental Impact Report No. 380611/SCH No. 201606102 to the satisfaction of the Development Services Department and the City Engineer. Prior to issuance of any construction permit, all conditions of the MMRP shall be adhered to, to the satisfaction of the City Engineer. All mitigation measures described in the MMRP shall be implemented for the following issue areas:

Noise

Historical Resources

Paleontological Resources

HISTORICAL RESOURCES REQUIREMENTS:

14. Prior to issuance of a demolition permit, the Owner/Permittee shall submit a Historic American Buildings Survey (HABS) Level III to Staff of the Historical Resources Board (HRB) for review and approval. One set of the HABS documentation shall be submitted for archival storage to each of the following: the California Room of the City of San Diego Public Library, the San Diego Historic Center, and the City of San Diego HRB.

15. In concert with the Historic American Buildings Survey (HABS), the Owner/Permittee shall work with San Diego Lesbian, Gay, Bisexual, and Transgender Community Center, The Center and/or the Lambda Archives to create an interpretive display, featuring a QR barcode link to online interpretive material outlining the historical events and activities associated with the former community spaces and occupants of the 3780 Fifth Avenue building. The Owner/Permittee shall submit a plan showing the location, size and content of the interpretive display to be placed proximate to the new sidewalk frontage at 3780-3786 Fifth Avenue. The location, size and content of the interpretative display shall be presented to the HRB Design Assistance Sub-Committee (DAS) as an advisory item for input, and the interpretive display will be subject to Staff review and approval of the location, size, and content used for the display. Upon request, the interpretive material shall be made available to schools, museums, archives and curation facilities, libraries, nonprofit organizations, the public, and other interested agencies. Prior to the certificate of occupancy, the display shall also be installed by the Owner/Permittee at the site in the approved location. The Owner/Permittee shall be responsible for funding and implementing long-term management of the display in perpetuity.

16. The Owner/Permittee shall work with the Lambda Archives and a qualified Historical Documentarian, well-versed in LGBTQ history, and familiarity with the LGBTQ Community/Albert Bell Building, to fund an oral history project involving the community members who participated in the previous organizations which operated on site that were important to its significance. Documentation of the establishment of the oral history project fund and a plan for use of the funds will be submitted to City staff prior to the certificate of occupancy. The final project will be archived with the Lambda Archives.

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 the Development Services Department.

WASTE MANAGEMENT PLAN REQUIREMENTS

18. Owner/Permittee shall comply with the Waste Management Plan dated September 2022 and shall be enforced and implemented to the satisfaction of the Environmental Services Department.

AFFORDABLE HOUSING REQUIREMENTS:

19. Prior to the issuance of any building permits, the Owner/Permittee shall enter into an affordable housing agreement with the San Diego Housing Commission to provide affordable housing units in compliance with the City's Inclusionary Affordable Housing Regulations (SDMC § 142.1301 et seq.).

AIRPORT REQUIREMENTS:

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

ENGINEERING REQUIREMENTS:

21. Prior to the issuance of any building permit, the Owner/Permittee shall assure by permit and bond to construct new sidewalk per current City standard adjacent to the site on 5th Avenue satisfactory to the City Engineer.

22. Prior to the issuance of any building permit, the Owner/Permittee shall assure by permit and bond to reconstruct the existing alley paving (full width) per current City Standard adjacent to the site to the satisfaction of the City Engineer.

23. Prior to the issuance of any building permit, the Owner/Permittee shall obtain an Encroachment Maintenance Agreement, from the City Engineer, for the proposed underground vault in 5th Avenue Right-of-Way.

24. Prior to the issuance of any building permit, the Owner/Permittee shall obtain an Encroachment Maintenance Removal Agreement, from the City Engineer, for sidewalk underdrain and trees//irrigation in the 5th Avenue Right-of-Way.

25. Prior to the issuance of any construction permit, the Owner/Permittee shall submit a Technical Report that will be subject to final review and approval by the City Engineer, based on the Storm Water Standards in effect at the time of the construction permit issuance.

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

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

LANDSCAPE REQUIREMENTS:

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

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

30. Prior to issuance of any construction permit for building (including shell), the Owner/Permittee shall submit complete landscape and irrigation construction documents, which are consistent with the Landscape Standards, to the Development Services Department for approval. The construction documents shall be in substantial conformance with Exhibit "A," Landscape Development Plan, on file in the Development Services Department. Construction plans shall provide a 40-square-foot area around each tree that is unencumbered by hardscape and utilities unless otherwise approved per §142.0403(b)6.

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 the Development Services Department identifying all landscape areas consistent with Exhibit "A," Landscape Development Plan, on file in the Development Services Department. These landscape areas shall be clearly identified with a distinct symbol, noted with dimensions, and labeled as 'landscaping area.'

32. The Owner/Permittee shall be responsible for the maintenance of all landscape improvements shown on the approved plans, including in the right-of-way, unless long-term maintenance of said landscaping will be the responsibility of another entity approved by the Development Services Department. 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.

PLANNING/DESIGN REQUIREMENTS:

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

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

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

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

PUBLIC UTILITIES DEPARTMENT REQUIREMENTS:

37. 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.

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

39. Prior to the issuance of any building permits, the Owner/Permittee shall apply for a plumbing permit for the installation of appropriate private backflow prevention device(s) [BFPDs], on each water service (domestic, fire and irrigation), in a manner satisfactory to the Public Utilities Department 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.

40. Prior to final inspection, all public water and sewer facilities shall be complete and operational in a manner satisfactory to the Public Utilities Department and the City Engineer.

41. 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.

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

INFORMATION ONLY:

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

APPROVED by the Planning Commission of the City of San Diego on December 15, 2022, and (Approved Resolution Number).

Permit Type/PTS Approval No.: 3134887
Date of Approval: December 15, 2022

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Bryan Hudson
Development Project Manager

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

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

**Michael J. Jasaitis Separate Property
Revocable Trust**
Owner

By _____
Michael J. Jasaitis
President

Kalonymus, LLC
Permittee

By _____
Max Zeff
President

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



THE CITY OF SAN DIEGO

ADDENDUM TO AN ENVIRONMENTAL IMPACT REPORT

Project No. 1049650
Addendum to EIR No. 380611
SCH No. 2016061023

SUBJECT: FIFTH AVENUE MIXED-USE: SITE DEVELOPMENT PERMIT for the demolition of a locally-designated historic resource (Site No. 1453) and construction of a seven-story, 77,928-square foot (SF) residential and commercial/retail building containing 43 residential dwelling units, 22 visitor-serving accommodation units, 1,000 SF of ground-floor office, 2,960 SF of ground-floor commercial space (restaurant) and ground floor/subgrade parking at 3774-3780 Fifth Avenue. The project would include two very low-income dwelling units which would qualify for a 20-percent affordable housing density bonus and design waivers/incentives. Proposed affordable housing waivers and incentives are related to maximum building height, building articulation, visitor accommodation loading zone, and a basement driveway connection. The project site is zoned Commercial (CC-3-9), is designated for Community Commercial, and lies within the Community Plan Implementation Overlay Zone - Type A (CPIOZ-A) of the Uptown Community Plan area. The project site is located in a Transit Priority Area, Residential Tandem Parking Area, Parking Standards Transit Priority Area, Transit Area Overlay Zone, Airport Land Use Compatibility Overlay Zone (ALUCOZ) and Airport Influence Area (AIA) Review Area 2 for the San Diego International Airport (SDIA). Property is located within Council District 3. (LEGAL DESCRIPTION: PARCEL A Lots 7 and 8 of Nutt's Addition and PARCEL B Lots 9 and 10 of the Nutt's Addition, in the City of San Diego; APNs 452-056-1400 and 452-056-1300) APPLICANT: Kalonymus.

I. SUMMARY OF PROPOSED PROJECT

SITE DEVELOPMENT PERMIT for the demolition of existing structures one of which is a locally-designed historic resource (Site No. 1453) and construction of a seven-story, 77,928 SF residential and commercial/office building containing 43 residential dwelling units, 22 visitor-serving accommodation units, 1,000 SF of ground-floor office, 2,960 SF of ground-floor commercial space (restaurant) and ground floor/subgrade parking on a 0.32 acre property in the Hillcrest neighborhood (Figures 1 and 2). The project would include two very low-income housing units which would qualify for a 20-percent affordable housing density bonus and waivers/incentives. Affordable housing waivers and incentives are proposed related to maximum building height, building articulation, visitor accommodation loading zone, and basement driveway connection. Figure 3 contains the project site plan.

II. ENVIRONMENTAL SETTING

The urbanized, 13,905-SF site is located at 3774-3780 Fifth Avenue south of the Fifth Avenue/Robinson Avenue intersection in the Hillcrest neighborhood of the Uptown Community Plan (UCP or Community Plan) area (Figure 1). The site is bounded by Fifth Avenue on the east, an unnamed alley connecting Robinson and Pennsylvania Avenues on the west, private commercial property fronting Robinson Avenue to the north, and private commercial property to the south (Figure 2). The site currently contains 10 multi-family residential dwelling units and 1,261 SF of specialty retail space located in four existing structures. Three of the structures are two-story and the fourth is a single-story building; all four were built between 1911 and 1971. Topographically, the subject property is level land at an approximate site elevation of 295 feet mean sea level (msl). Surface drainage currently flows east toward Fifth Avenue. The project site is located in the ALUCOZ, AIA Review Area 2, and the Federal Aviation Administration (FAA) Part 77 Notification Area for SDIA. The project site is outside of the Multi-Habitat Preserve Area (MHPA). Surrounding land uses include multi-family residential development and commercial/retail uses in all directions.

III. SUMMARY OF ORIGINAL PROJECT

The UCP was adopted by City Council on November 14, 2016 and the associated zoning went into effect on February 6, 2017. The UCP area encompasses the project site and its surroundings and consists of approximately 2,700 acres and lies just north of Downtown San Diego. It is bounded on the north by Mission Valley, on the east by Park Boulevard, and on the west and south by Old Town San Diego and Interstate 5 (I-5). The Uptown community is located on a level mesa that is divided by numerous canyons and bordered by two major parks, Presidio and Balboa. The Community Plan area includes the neighborhoods of Mission Hills, Middletown, Hillcrest, the Medical Complex, University Heights, and Bankers Hill/Park West.

The UCP provides detailed policy direction to implement the General Plan with respect to the distribution and arrangement of land uses (public and private), the local street and transit network, the prioritization and provision of public facilities, community and site specific urban design guidelines, and recommendations to preserve and enhance natural open space and historic and cultural resources within the Uptown community.

The UCP included amendments to the General Plan to incorporate the document as a component of the General Plan Land Use Element, adoption of a Land Development Code (LDC) ordinance that rezoned the Planned District Ordinance (PDO) areas within the UCP area with Citywide zones within the LDC and repeal the existing Mid-City Communities PDO, the West Lewis Street PDO, and Interim Height Ordinance. The Community Plan also amended the mapped boundaries of the UCP Implementation Overlay Zone (CPIOZ) to include CPIOZ-Type A and CPIOZ-Type B areas that would limit building heights. A comprehensive update to the existing Impact Fee Study (IFS) was also adopted.

The UCP designates the project site for Community Commercial (0-109 Du/Ac), which provides for shopping areas with retail, service, civic, and office uses for the community at-

large within three to six miles. Housing is allowed in the designation up to a very high residential density as part of a mixed-use development.

IV. ENVIRONMENTAL DETERMINATION

The City previously certified the Uptown Community Plan Update (CPU) Program Environmental Impact Report (PEIR) No. 380611/SCH No. 2016061023. Based on all available information in light of the entire record, the analysis in this Addendum, and pursuant to Sections 15162 and 15164 of the California Environmental Quality Act (CEQA) Guidelines, the City has determined the following:

- There are no substantial changes proposed in the project which will require major revisions of the previous environmental document due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
- Substantial changes have not occurred with respect to the circumstances under which the project is undertaken which will require major revisions of the previous environmental document due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or
- There is no new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous environmental document was certified as complete or was adopted, shows any of the following:
 - a. The project will have one or more significant effects not discussed in the previous environmental document;
 - b. Significant effects previously examined will be substantially more severe than shown in the previous environmental document;
 - c. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or
 - d. Mitigation measures or alternatives which are considerably different from those analyzed in the previous environmental would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

Based upon a review of the current project, none of the situations described in Sections 15162 and 15164 of the CEQA Guidelines apply. No changes in circumstances have occurred, and no new information of substantial importance has manifested, which would result in new significant or substantially increased adverse impacts as a result of the project.

Therefore, this Addendum has been prepared in accordance with Section 15164 of the CEQA Guidelines. Public review of this Addendum is not required per CEQA.

V. IMPACT ANALYSIS

The following includes the project-specific environmental review pursuant to CEQA. The analysis in this document evaluates the adequacy of the PEIR relative to the project.

Land Use

Uptown CPU PEIR

Applicable Plans and Policies

According to the UCP PEIR, Uptown is a community with an established land use pattern that is expected to remain, with commercial and mixed-use located along transit corridors, multi-family and single-family uses located adjacent to commercial areas and open space located primarily within single-family neighborhoods. The PEIR evaluated the Community Plan's consistency with the various elements of the General Plan, including the Land Use; Mobility; Urban Design; Economic Prosperity; Public Facilities, Services and Safety; Recreation; Conservation; Noise and Historic Preservation Elements. Regarding land use policy, the PEIR determined that the UCP would be consistent with the General Plan and the City of Villages strategy. Furthermore, the policies developed for the UCP associated with each of the elements were drafted consistent with the General Plan. The UCP amended the Land Development Code (LDC) to repeal the Mid-City Communities and West Lewis Street Planned District Ordinances that served as the community's zoning regulations and replaced them with Citywide zoning and amended the Uptown CPIOZ related to building height in specific geographic areas. These proposed amendments accommodated existing desirable uses and encouraged future development consistent with the Community Plan. These changes did not create any conflicts or inconsistencies with the adopted LDC.

Future development in accordance with the UCP would be required to comply with Environmentally Sensitive Lands (ESL) Regulations. The UCP incorporated the multi-modal strategy of *San Diego Forward* through the designation of a high-density mixed-use village. In addition, the UCP included policies related to land use, mobility, and circulation/transportation that promoted *San Diego Forward's* smart growth strategies. As the UCP and associated discretionary actions were consistent with applicable environmental goals, objectives, or guidelines of a General Plan and other applicable plans and regulations, no indirect or secondary environmental impact resulted and impacts were determined to be less than significant. No mitigation was required.

Conversion of Open Space or Farmland

The Community Plan did not convert open space or prime farmland and its implementation did not physically divide an established community. Community connectivity was enhanced by provisions in the UCP that improved pedestrian and transit amenities. No significant impacts were identified in the PEIR; therefore, no mitigation was required.

Conflicts with the MSCP Subarea Plan

The UCP implementation did not have significant impacts on the MHPA and was determined to be consistent with the Multiple Species Conservation Program (MSCP). Therefore, no impacts occurred. No mitigation was required.

Conflicts with an Adopted Airport Land Use Compatibility Plan (ALUCP)

Although the Uptown community is within the SDIA AIA, the UCP and associated discretionary actions did not result in impacts associated with the four compatibility concern areas identified in the ALUCP. Future projects would be required to receive Airport Land Use Commission consistency determinations, as necessary, considering whether that each project is consistent with the SDIA ALUCP. As a result, the UCP and associated discretionary actions did not result in land uses that are incompatible with an adopted ALUCP. Therefore, no impacts resulted, and no mitigation was required.

Project

Applicable Plans and Policies

The project site is zoned Commercial (CC-3-9) and is designated Community Commercial (0-109 dwelling units per acre [DU/Ac]) by the Community Plan. The purpose of the Community Commercial designation is to provide high residential densities within a mixed-use setting. The CC-3-9 zone allows for up to 109 DU/Ac, within a floor area ratio of 3.0, when residential is contained within the mixed-use development. Therefore, the project is an allowable use under the existing zone and land use designation. Consistent with State and local Density Bonus Law (DBL), the project would also incorporate two affordable housing units, thus qualifying for affordable housing waivers and incentives. Specifically, the proposed waivers/incentives would allow the project to exceed the 65-foot building height limit associated with the CPIOZ-Type A Overlay Zone and avoid the strict application of the building articulation, commercial loading zone and driveway access requirements in the commercial (CC-3-9) development regulations outlined in the San Diego Municipal Code (SDMC).

The project site is situated near the Fifth Avenue neighborhood center or commercial node identified on Figure 4-4 of the UCP. As a mixed-use project, it would implement the land use policies of the UCP by providing market-rate and affordable housing, as well as commercial and office uses, in an in-fill setting along a commercial corridor (i.e., Fifth Avenue) in a location where new mixed-use development is encouraged in the UCP land use distribution and commercial/employment policies. The project design would incorporate housing units on the upper floors with office and restaurant space situated on the ground-level, in accordance with the residential policies in the UCP. The commercial visitor-serving units would be situated immediately above the ground-floor commercial (restaurant)/office space. The project would expand mixed-use development at the neighborhood center/commercial node area of Hillcrest as anticipated in the villages policies of the UCP. The project's façade would implement the urban design objectives of the UCP by featuring a mix of building materials/treatments, window fenestrations, balconies and other articulation elements that would create visual interest along the private realm facing Fifth Avenue. Removal of the existing driveways, enhancements of the existing bicycle lane and installation of street trees would make

additional improvements to the public realm along the road, consistent with the UCP policies. Based on the foregoing analysis and information, there is no evidence that the project would require a major change to the PEIR. The project would not result in any new significant impact, nor would the project result in a substantial increase in the severity of impacts from that described in the PEIR result.

Conversion of Open Space or Farmland

The project site is in a developed, in-fill location that does not contain any open space or prime farm land. Based on the foregoing analysis and information, there is no evidence that the project would require a major change to the PEIR. The project would not result in any new significant impact, nor would the project result in a substantial increase in the severity of impacts from that described in the PEIR result.

Conflicts with the MSCP Subarea Plan

The project site is outside of and not adjacent to the MHPA, and would not have impacts on the MHPA and the project is consistent with the MSCP. Based on the foregoing analysis and information, there is no evidence that the project would require a major change to the PEIR. The project would not result in any new significant impact, nor would the project result in a substantial increase in the severity of impacts from that described in the PEIR result.

Conflicts with an Adopted ALUCP

The project site is in the AIA Review Area 2 for the SDIA, where only airspace protection and overflight policies and standards apply. A Self-Certification Agreement (Appendix A) has been implemented between the City and the project applicant and no FAA notification is required as the proposed structure would not adversely affect safety in air navigation. Based on the foregoing analysis and information, there is no evidence that the project would require a major change to the PEIR. The project would not result in any new significant impact, nor would the project result in a substantial increase in the severity of impacts from that described in the PEIR result.

Visual Effects and Neighborhood Character

Uptown CPU PEIR

Scenic Vistas or Views

Implementation of future discretionary actions under the Community Plan would not result in substantial alteration or blockage of public views from critical view corridors, designated open space areas, public roads, or public parks. New development within the community would take place within the constraints of the existing urban framework and development pattern, thereby not impacting public view corridors and viewsheds along public rights-of-ways. Therefore, public view impacts were determined to be less than significant, and no mitigation was required.

No impacts to the viewshed of the one-mile section of the Officially Designated State Scenic Highway State Route 163 (SR-163) through the Uptown community would occur due to intervening

topography and location of the freeway, which is set below the mesa tops where future development could occur. Additionally, the scenic section of SR-163 is bordered by Balboa Park, thus providing separation from future development areas and precluding structures from impeding on views from SR-163. Impacts were determined to be less than significant, and no mitigation was required.

Neighborhood Character

The PEIR indicates that the community's character, particularly where land is designated for Community Commercial along Fifth Avenue, would be subject to changes in character, primarily where existing properties are undeveloped or underutilized. Higher intensity, mixed-use development is anticipated in the UCP. The Urban Design Element policies contained in the UCP direct future development in a manner that ensures that the physical attributes of the Uptown community will be retained and enhanced by a design that responds to the community's particular context while acknowledging the potential for growth and change. The urban design framework within the UCP provides the overarching concept for the focal points of urban design recommendations that are specific to individual geographies within Uptown. The UCP also recognizes two distinct but inter-related components of the community, the public realm, which consists of the publicly owned right-of-way and other publicly accessible open spaces, and the private realm, which consists of privately-owned properties that have more limited accessibility to the public. The public realm plays a critical role in the area's character and function, including visual character where the community's identity and overall character is established.

Compliance with the Urban Design Element policies, development regulations associated with zoning, and LDC regulations ensures that new development is consistent with the existing neighborhood character in the Uptown community. Impacts were determined to be less than significant, and no mitigation was required.

Distinctive or Landmark Trees

The UCP includes protective measures for the existing Florence Hotel Morton Bay fig, and plan implementation would prevent the loss of existing mature trees except as required because of tree health or public safety. Implementation of the Community Plan would not result in the loss of any distinctive or landmark trees, or any stand of mature trees; therefore, no impacts will result, and no mitigation was required.

Landform Alteration

Implementation of the Community Plan would result in less than significant impacts related to landform alteration based on compliance with polices that require building forms to be sensitive to topography and slopes, existing protections for steep slopes (i.e., ESL regulations) and grading regulations within the LDC. Thus, impacts related to landform alteration were determined to be less than significant, and no mitigation was required.

Light and Glare

Future development would necessitate the use of additional light fixtures and may contribute to changes in light and glare within the UCP area. Impacts related to lighting and glare would be less than significant due to future project's compliance with urban design policies in the UCP and lighting and glare regulations in the LDC. No mitigation was required.

Project

Scenic Vistas or Views

None of the public viewsheds or view corridors identified in Figure 4-3 of the UCP occur in the project area. Therefore, the project would not result in a substantial alteration or blockage of public views from critical view corridors, designated open space areas, public roads, or public parks in the Community Plan area. Based on the foregoing analysis and information, there is no evidence that the project would require a major change to the PEIR. The project would not result in any new significant impact, nor would the project result in a substantial increase in the severity of impacts from that described in the PEIR result.

Neighborhood Character

Hillcrest, where the project is proposed, is one of the more intensely developed neighborhoods in Uptown. The neighborhood includes a variety of multi-family residential and mixed-use buildings, including many office and retail uses in the community. The area also includes high-rise buildings that are scattered throughout the neighborhood but tend to be located in the core along Fifth Avenue and other locations. Buildings in Hillcrest include a range of architectural styles, and infill development has introduced new architectural forms and styles, many of which try to complement the form, scale and stylistic precedents found within Hillcrest.

The project would include two affordable housing units and qualify for affordable housing waivers and incentives pursuant to State and local DBL. The proposed incentives/waivers would allow the project to exceed the 65-foot building height limit associated with the CPIOZ-Type A Overlay Zone and construct a 79-foot-tall building. Proposed waivers and incentives also would allow the project to avoid the strict application of building articulation standards in the SDMC, along with other development regulations unrelated to visual character. Nevertheless, the project would integrate architectural elements, such as windows and balconies, and varied finishes and materials along the façade facing Fifth Avenue (Figure 4). The features would provide vertical relief to the façades and create visual focal points around the project for both pedestrians and passing vehicles. According to Section 131.0554 of SDMC, building articulation standards for commercially zoned properties, all building elevations fronting a public right-of-way should be composed of offsetting planes that provide relief in the building facade by inseting or projecting surfaces (planes) of the building. The project is seeking a development waiver from these requirements, but through its design is creating an architectural façade facing Fifth Avenue that would provide visual relief along the Fifth Avenue public right-of-way. The building façade would feature several offsetting planes, including balconies, fenestration around windows and varying material treatments (Figure 4). Thus, the project's façade would implement the intent of the urban design objectives of the UCP and SDMC development regulations by creating visual interest along the private realm facing Fifth Avenue.

The project is not located on a street or other public area that offers framed public views of panoramic aesthetic elements in and around the Uptown community. Therefore, the project would not degrade the visual character of the project site or its surroundings and would not create a negative aesthetic site or property.

Furthermore, Pursuant to Public Resources Code (PRC) Section 21099(d)(1), "Aesthetic and parking impacts of a residential, mixed-use residential, or employment center project on an infill site within a transit priority area shall not be considered significant impacts on the environment." These provisions apply to projects located on a "... lot within an urban area that has been previously developed, or on a vacant site where at least 75 percent of the perimeter of the site adjoins, or is separated only by an improved public right-of-way from parcels that are developed with qualified urban uses ... and it is located within one-half mile of a major transit stop." Based on the provisions of the state law, the project is proposed on an urban infill site located in a transit priority area and is exempt from findings of significance related to aesthetic effects, including views, visual quality, neighborhood character, and light and glare. Based on the foregoing analysis and information, there is no evidence that the project would require a major change to the PEIR. The project would not result in any new significant impact, nor would the project result in a substantial increase in the severity of impacts from that described in the PEIR result.

Distinctive or Landmark Trees

The project site is in an infill urban location with no mature trees and would not result in the loss of any distinctive or landmark trees, or any stand of mature trees. Based on the foregoing analysis and information, there is no evidence that the project would require a major change to the PEIR. The project would not result in any new significant impact, nor would the project result in a substantial increase in the severity of impacts from that described in the PEIR result.

Landform Alteration

The project site is in an infill location with level terrain and existing structures. No modifications to natural topography or steep slopes governed by the ESL Regulations would be required to implement the project. Based on the foregoing analysis and information, there is no evidence that the project would require a major change to the PEIR. The project would not result in any new significant impact, nor would the project result in a substantial increase in the severity of impacts from that described in the PEIR result.

Light and Glare

The proposed mixed-use development would introduce additional light fixtures and may contribute to increases in light in the project area. Additional glare would be minimized by the variety of materials and limited glazing being used on the façade of the structure. The project would comply with the urban design policies in the UCP and regulations in the LDC related to light and glare. Based on the foregoing analysis and information, there is no evidence that the project would require a major change to the PEIR. The project would not result in any new significant impact, nor would the project result in a substantial increase in the severity of impacts from that described in the PEIR result.

*Transportation and Circulation****Uptown CPU PEIR***Transportation and Circulation

Cumulative transportation impacts related to level of service (LOS) to six intersections, 34 roadway segments, six freeway segments and three metered freeway on-ramps were determined to be significant upon buildout of the UCP. In most cases, the improvements identified in the PEIR that would mitigate or reduce vehicular impacts were not recommended as part of the UCP in order to maintain consistency with the overall mobility vision for the Uptown community.

Due to the programmatic nature of the Community Plan, there is uncertainty as to the specific phasing of future development including actual design and specific locations of future projects, and thus, the timing of the mitigation improvements identified in the PEIR was unknown as well. The design of the mitigation improvements for the build-out of the Community Plan and their effectiveness at the project-level was not known at the time of PEIR preparation. Future development projects' transportation studies would be able to more accurately identify potential transportation impacts and provide the mechanism for identifying project-specific mitigation including, but not limited to, physical improvements, fair share contribution, implementation of transportation demand management measures, or a combination of these items. Impacts to intersections and roadway segments. Therefore, the Community Plan's traffic impacts to the local circulation system were determined to remain significant and unavoidable.

Likewise, impacts to California Department of Transportation (Caltrans) facilities (i.e., freeway segments) were determined to be significant and unavoidable because the City cannot ensure that the mitigation necessary to avoid or reduce the impacts to a level below significance would be implemented prior to occurrence of the impact. Therefore, the PEIR determined that impacts to freeway facilities were significant and unavoidable.

Alternative Transportation

Implementation of the UCP would be consistent with adopted policies, plans, or programs supporting alternative transportation. Additionally, the Community Plan provides policies that support improvements to pedestrian, bicycle, and transit facilities. Thus, Community Plan implementation will result in a less than significant impact related to conflicts with adopted policies, plans or programs supporting alternative transportation, and no mitigation was required.

ProjectTransportation and Circulation

The project was evaluated under the City's Transportation Study Manual (TSM) Vehicle Miles Travelled (VMT) Screening Criteria for land use development project and LLG prepare a VMT Assessment Memo to assess potential transportation VMT impacts consistent with the TSM(LLG 2022; Appendix B). The TSM guidance was adopted in 2020 and recently updated in 2022 after the Community Plan was approved and in response to SB 743 and CEQA Guidelines Section 15064.3 by

the City as part of the *Complete Communities: Mobility Choices* program. The CEQA significance determination for transportation impacts associated with the project is based on VMT metric and not on the prior LOS metric used in the PEIR.

The project-specific transportation review addresses the project's VMT impacts using the SANDAG Series 14 (ABM2+Base Year 2016) screening maps for residential and commercial projects as well as screening criteria based on proposed use and expected trip generation per the current TSM (September 19, 2022). Specifically, the screening criteria for determining if a project would result in a significant VMT impacts require residential or commercial projects to be located in a census tract that has a VMT/capita or commute VMT/employee of below 85% of the regional average VMT/capita or commute VMT/employee. Several other land use-driven factors are also accounted for in the screening criteria, as described in the project-specific VMT review (LLG 2022).

The project is estimated to generate approximately 804 driveway average daily trips (ADT) and 47 AM peak hour trips (18 inbound/29 outbound) and 72 PM peak hour trips (40 inbound/32 outbound). The project is estimated to generate approximately 687 net new ADT with 41 AM peak hour trips (15 inbound / 26 outbound) and 66 PM peak hour trips (38 inbound / 28 outbound).

- The project is located in Census Tract 3 and the residential component of the project would be expected to generate a 14.9 VMT per capita, which is 78.8% of the regional average VMT per capita. Therefore, the residential portion of the project is screened out from having to conduct a detailed VMT analysis and presumed to have a less than significant VMT impact.
- The visitor accommodation units and the commercial office space are located in Census Tract 3 and would be expected to generate a 15.7 commute VMT per employee, which is 83.1% of the regional average commute VMT per employee. Therefore, the visitor accommodation and commercial office portions of the project would also be screened out from having to conduct a detailed VMT analysis and presumed to have a less than significant VMT impact.
- The proposed restaurant use would generate approximately 296 ADT which is less than 300 ADT threshold defined in the TSM for a small project to be screened out from a VMT analysis. Therefore, the project would be presumed to have a less than significant transportation VMT impact.

Based on the foregoing analysis and information, there is no evidence that the project would require a major change to the PEIR. The project is presumed to not result in any new significant impact, nor would the project result in a substantial increase in the severity of impacts from that described in the PEIR result.

Alternative Transportation

The project is in a Parking Standards Transit Priority Area and Transit Area Overlay Zone in the CC-3-9 zone. The project site is located within 0.25 mile walking distance of four bus stops that are served by Metropolitan Transit Service (MTS) bus Routes 1, 3, 10 and 11. Routes 1, 3 and 10 provide service within 15-minute headways, while Route 11 provides service with 20-minute headways from

approximately 4:40AM to approximately 11:00 PM or midnight. As such, the project is proposed in a transit-rich area near high-quality bus service.

The project design would implement several alternative transportation features that would encourage residents and users to walk, bike or use transit to and from the project site. The project proposes to close the existing 75-foot wide driveway along Fifth Avenue and install bollards and buffer striping to improve the existing Class IV cycle track located along its Fifth Avenue frontage. The project would replace the driveway with curb, gutter and sidewalk with street trees to improve the pedestrian environment along its frontage as well. The project also proposes to provide four short-term and one long-term bicycle parking spaces for the commercial portions of the project and provide 20 bicycle storage spaces for the residential portion of the project. Therefore, the project would be consistent with the City's adopted policies, plans or programs supporting alternative transportation. Based on the foregoing analysis and information, there is no evidence that the project would require a major change to the PEIR. The project would not result in any new significant impact, nor would the project result in a substantial increase in the severity of impacts from that described in the PEIR result.

Air Quality

Uptown CPU PEIR

Air Quality Plans

Future operational emissions from build-out of the Community Plan would be less than emissions anticipated under the prior community plan. Thus, emissions associated with the UCP were already accounted for in the Regional Air Quality Standards (RAQS) and did not conflict with the RAQS. Thus, the Community Plan would not conflict with applicable air quality plans and impacts were determined to be less than significant. No mitigation was required.

Air Quality Standards

Regarding construction phase emissions during Community Plan buildout, a hypothetical worst-case construction emissions analysis was conducted in the PEIR. Based on that analysis, air emissions associated with build-out of individual projects under the UCP were determined to be less than significant. Additionally, based on the type and scale of projects that are ministerial, air emissions associated with ministerial projects would not be of a size that would have the possibility of exceeding project-level thresholds for air quality. Thus, no mitigation was required.

Build-out of the entire UCP area would exceed the City's project-level thresholds; however, the Community Plan area would be built out in increments and future land uses would emit fewer pollutants than would have occurred under the prior community plan. Therefore, operational air emissions from the Community Plan area would not substantially increase air pollutants in the region, would not increase the frequency of existing violations of federal or state ambient air quality standards, and would not result in new exceedances. Operational air quality impacts associated with the implementation of the UCP were deemed less than significant. No mitigation was required.

Sensitive Receptors

Regarding impacts to sensitive receptors, implementation of the Community Plan would not result in any carbon monoxide (CO) hotspots at the three intersections evaluated for their CO emissions potential in the PEIR. Additionally, carcinogenic risks associated with diesel-fueled vehicles operating on local freeways would be less than the applicable threshold, and non-carcinogenic risks from diesel particulate matter would be below the maximum chronic hazard index. Thus, air quality impacts to sensitive receptors were determined to be less than significant and no mitigation was required.

Odors

Odor impacts were less than significant, as the UCP and associated discretionary actions do not propose land uses associated with generation of adverse odors. No mitigation was required.

Project

Air Quality Plans

The project would implement the mixed-use development anticipated in the UCP land use plan and its emissions have already been accounted for in the RAQS; therefore, the project would not conflict with any applicable air quality plans. Based on the foregoing analysis and information, there is no evidence that the project would require a major change to the PEIR. The project would not result in any new significant impact, nor would the project result in a substantial increase in the severity of impacts from that described in the PEIR result.

Air Quality Standards

Implementation of the project would produce temporary air emissions during construction as a result of demolition, soil grading, heavy equipment operations, worker trips, deliveries/material hauling trips, and temporary power production. Emissions associated with constructing the project would be similar in magnitude to the maximum (worst-case) emissions calculated in the UCP PEIR for a typical multi-family residential construction scenario. As such, project construction would not be expected to exceed applicable thresholds for criteria pollutants.

In terms of operational emissions, the proposed project would implement the planned land use for the property contained within the Community Plan. Emissions modelling was conducted for the PEIR and determined that build-out of the entire UCP area would exceed the City's project-level thresholds but would be less than levels anticipated in the prior community plan. As such, project operations would not be expected to exceed applicable thresholds for criteria pollutants. Based on the foregoing analysis and information, there is no evidence that the project would require a major change to the PEIR. The project would not result in any new significant impact, nor would the project result in a substantial increase in the severity of impacts from that described in the PEIR result.

Sensitive Receptors

The project site is not located near the three intersections in the UCP area that were evaluated for their potential for CO hotspots. Therefore, project residents would not be exposed to harmful concentrations of CO and no localized air quality emissions would occur. Construction of the proposed project would entail the temporary operation of diesel-powered heavy equipment. The UCP PEIR conducted an analysis of worst-case construction activities within the project study area and determined that non-carcinogenic risks from diesel particulate matter would be below the maximum chronic hazard index. Because the project's construction activities would be similar to the construction scenario analyzed for the CPU, the project would not result in the exposure of sensitive receptors to toxic air emissions. Based on the foregoing analysis and information, there is no evidence that the project would require a major change to the PEIR. The project would not result in any new significant impact, nor would the project result in a substantial increase in the severity of impacts from that described in the PEIR result.

Odors

The project would not introduce an odor-sensitive receptor near an existing odor source, nor would the mix of uses proposed create a new source of odors. A restaurant space would be contained within the proposed structure and can create odors from cooking activities; however, the effects of the odors would not be considered adverse or affecting a substantial number of people. Based on the foregoing analysis and information, there is no evidence that the project would require a major change to the PEIR. The project would not result in any new significant impact, nor would the project result in a substantial increase in the severity of impacts from that described in the PEIR result.

*Greenhouse Gas Emissions****Uptown CPU PEIR***Greenhouse Gas Emissions

Potential impacts related to greenhouse gas (GHG) emissions from implementation of the UCP would be less than significant, as the GHG emissions from the UCP would be less than those assumed in the Climate Action Plan (CAP) GHG Inventory, which was based on the prior community plan before its update in 2016. A CAP Consistency Checklist is part of the CAP and contains measures that are required to be implemented on a project-by-project basis to ensure that the specified emission targets identified in the CAP are achieved. Projects that are consistent with the CAP as determined through the use of the Checklist may rely on the CAP for the cumulative impact analysis of GHG emissions. Thus, the UCP were determined to be consistent with the CAP and resulted in a less than significant impact related to GHG emissions.

Conflicts with Plans or Policies

The Community Plan implements the General Plan's City of Villages Strategy and includes policies for the promotion of walkability and bicycle use, polices promoting transit-supportive development and was, thus, deemed consistent with the CAP and the General Plan. Impacts related to conflicts with

applicable plans and policies addressing GHG emissions were determined to be less than significant and no mitigation was required.

Project

Greenhouse Gas Emissions

A project-specific CAP Consistency Checklist was prepared to evaluate the project's consistency with the GHG emissions reductions and underlying assumptions of the CAP (DFH Architects 2022a; Appendix C). The CAP Consistency Checklist requires a three-step review of the project to determine consistency with the GHG projections and programs outlined in the City's CAP. For the applicable steps, the project has been found to be consistent with the CAP, as summarized below.

The first step is determining CAP consistency for discretionary development projects is to assess the project's consistency with the land use assumptions used in the CAP. As discussed in the Land Use section of this Addendum, the project is an allowable use under the existing zone and land use designation of the Community Plan.

In regards to Step 2 of the CAP Consistency Checklist, the project design would comply with the GHG reduction strategies in the CAP by including the following components, which would be included conditions of approval:

- Cool/green roofs
- Use of low-flow fixtures/appliances
- Electrical vehicle charging stations
- Designated and secure bicycle parking spaces
- Designated parking spaces for low-emitting, fuel-efficient, and carpool/vanpool vehicles

A Step 3 conformance evaluation is not required because the project does not require a land use designation amendment (i.e., the project is consistent with the planned land use for the site) and Step 1 demonstrates the project would be consistent with the General Plan and UCP.

As shown in the CAP Consistency Checklist, the project's contribution cumulative statewide GHG emissions would be less than considerable. Based on the foregoing analysis and information, there is no evidence that the project would require a major change to the PEIR. The project would not result in any new significant impact, nor would the project result in a substantial increase in the severity of impacts from that described in the PEIR result.

Conflicts with Plans or Policies

The project consists of a mixed-use development that is consistent with the planned land use in the UCP. The project site is in a Transit Priority Area, supports the City of Villages Strategy, and promotes walkability and bicycle use. As the project would be consistent with applicable strategies for the reduction of GHG emissions, as discussed above, the project would not result in a significant impact relative to plans, policies, or regulations aimed at reducing GHG emissions. Based on the foregoing analysis and information, there is no evidence that the project would require a major change to the

PEIR. The project would not result in any new significant impact, nor would the project result in a substantial increase in the severity of impacts from that described in the PEIR.

Noise

Uptown CPU PEIR

Ambient Noise

The General Plan policy indicates that mixed-use commercial/residential uses are compatible with noise levels between 65 and 70 dB CNEL. The City conditionally allows multi-family and mixed-use residential uses in areas within a noise exposure of up to 75 dBA CNEL in areas affected by motor vehicle traffic noise. Future residential uses exposed to exterior noise levels up to 75 dBA CNEL must include attenuation measures to ensure an interior noise level of up to 45 dBA CNEL consistent with the City's Significance Determination Thresholds (2020) and the California Noise Insulation Standards. Proposed new construction must demonstrate compliance with City interior noise standards through submission and approval of a Title 24 Compliance Report.

An increase in ambient vehicular traffic noise in the UCP area would result from continued build-out of the community resulting in increases in traffic due to regional growth. A significant increase would occur adjacent to several street segments in the Community Plan area that feature existing noise sensitive land uses (NSLUs). The increase in ambient noise levels could result in the exposure of existing NSLUs to noise levels in excess of the compatibility levels established in the General Plan, and impacts were determined to be significant requiring mitigation at the programmatic level. However, no feasible mitigation measures are identified in the PEIR to address this impact because there is no mechanism or funded program in place to provide noise attenuation to existing NSLUs. Thus, impacts to existing NSLUs due to increases in ambient noise levels in the Uptown community were determined to be significant and unavoidable.

For new discretionary development, there is an existing regulatory framework in place that would ensure future projects implemented in accordance with the UCP would not be exposed to ambient noise levels in excess of the compatibility levels in the General Plan. Thus, noise impacts to new discretionary projects were determined to be less than significant and no mitigation was required.

However, in the case of ministerial projects, there is no procedure to ensure that exterior noise would be adequately attenuated. Therefore, exterior noise impacts for ministerial projects located in areas that exceed the applicable land use and noise compatibility level were determined to be significant and unavoidable.

Vehicular Noise

Vehicular traffic noise from adjacent freeways and local roads are the dominant vehicle noise sources affecting the Community Plan area. Specifically, freeways and streets generating the greatest noise level in the Uptown CPU are Interstate 5 (I-5), Interstate 8 (I-8), SR-163, Sixth Avenue, India Street, Park Boulevard, Robinson Avenue, University Avenue, and Washington Street. In the UCP area, noise levels for all land uses would be incompatible (i.e., greater than 75 decibels A-weighted [dB(A)] community noise equivalent level [CNEL]) closest to the freeways and specific

segments of Sixth Avenue and Grape Street. These areas with highest noise exposure are currently developed and the Community Plan did not change their planned land use. Thus, while land uses in these high noise exposure areas would exceed General Plan land use-noise compatibility standards, the noise exposure would not be a significant noise impact resulting from implementation of the Community Plan. No mitigation was required.

An existing regulatory mitigation framework and review process exists for new discretionary development in areas exposed to high levels of vehicle traffic noise. Implementation of the policies in the UCP and General Plan would preclude or reduce traffic noise impacts because those projects would be required to demonstrate that exterior and interior noise levels would be compatible with City standards. Noise compatibility impacts associated with future discretionary projects implemented in accordance with the UCP would be less than significant due to compliance with existing regulations and City noise standards. However, in the case of ministerial projects, there is no procedure in place to ensure that exterior noise from vehicular noise will be adequately attenuated. Therefore, exterior noise impacts on future ministerial projects located in areas that exceed the applicable land use and noise compatibility levels in the General Plan were determined to be significant and unavoidable.

Amtrak, Coaster, and freight train noise levels at the nearest planning area boundary and the nearest sensitive receptors would not exceed 60 dB(A) CNEL. Noise impacts due to trolley and train operations would be compatible with General Plan standards. Thus, impacts were determined to be less than significant and no mitigation was required.

Airport Compatibility

Residential uses located generally in the southwestern portion of the Uptown community have the potential to be exposed to aircraft noise levels exceeding 60 dB CNEL. However, the Community Plan did not change the land use designations of the existing residential land uses located within the 65 dB and above CNEL contours for the SDIA. At the project-level, future development must include noise attenuation consistent with the Noise Element of the General Plan and the ALUCP for the SDIA. Therefore, impacts related to airport noise were determined to be less than significant and no mitigation was required.

Noise Ordinance Compliance

Mixed-use areas would contain residential and commercial interfaces. Areas where residential uses are located in proximity to commercial sites would expose sensitive receptors to noise. Noise-sensitive residential land uses would be exposed to noise associated with the operation of these commercial uses. However, City policies and regulations would control noise and reduce impacts between various land uses. In addition, enforcement of federal, state, and local noise regulations would control impacts. With implementation of these policies and enforcement of the Noise Abatement and Control Ordinance of the SDMC, impacts were determined to be less than significant, and no mitigation was required.

Construction Noise and Vibration

Construction activities related to the implementation of the Community Plan would potentially generate short-term noise levels in excess of 75 dB(A) equivalent continuous sound level (Leq) at adjacent properties. The City regulates noise associated with construction equipment and activities through enforcement of noise ordinance standards (e.g., days of the week and hours of operation) and imposes conditions of approval for building or grading permits, thus, there is a procedure in place that allows for variance to the noise ordinance. Due to the highly developed nature of the UCP area with sensitive receivers potentially located in proximity to construction sites, there is a potential for construction of future projects to expose existing sensitive land uses to significant noise levels. Future development projects would be required to incorporate feasible mitigation measures, nevertheless, due to the proximity of sensitive receivers to potential construction sites, significant construction noise impacts were identified. Mitigation measure NOISE 6.6-1 identified in the CPU PEIR would reduce construction noise levels emanating from sites, limit construction hours, and minimize disruption and annoyance; therefore, the substantial temporary increase in ambient noise levels was determined to be less than significant after mitigation is imposed.

By the use of administrative controls, such as scheduling construction activities with the highest potential to produce perceptible vibration to hours with the least potential to affect nearby properties, perceptible vibration can be kept to a minimum and, as such, would result in a less than significant impact with respect to perception. However, pile driving within 95 feet of existing structures has the potential to exceed 0.20 inch per second and would be potentially significant of community buildout. Implementation of Mitigation Measure NOISE 6.6-2 in the mitigation framework in the UCP PEIR would reduce construction-related vibration impacts; however, at the program-level it was not known whether the measures would be adequate to minimize vibration levels to less than significant. Thus, even with implementation of mitigation, construction-related vibration impacts were determined to be significant and unavoidable.

Post-construction operational vibration impacts could occur as a result of commercial operations. The commercial uses that would be constructed in the Uptown area would include uses such as retail, restaurants, and small offices that do not require heavy mechanical equipment that would generate groundborne vibration or heavy truck deliveries. Residential and civic uses do not typically generate vibration. Thus, operational vibration impacts associated with the UCP and were deemed less than significant. No mitigation was required.

Project

Ambient Noise

Sources of ambient noise in the project area consist of vehicle traffic and stationary noise (such as commercial uses). Vehicular traffic along Fifth Avenue and Robinson Avenue are the dominant sources affecting ambient noise levels in the project vicinity. The project is consistent with the uses envisioned for the property in the UCP, and thus, is included in the ambient noise projections contained in the PEIR. According to Table 6.6-2 of the PEIR, ambient noise levels along Fifth Avenue, between Robinson Avenue and Walnut Avenue, would increase from 65.8 dB in the existing condition to 66.9 dB in 2035, resulting in an increase of 1.1 dB over the buildout of the Community Plan. Likewise, noise produced along Robinson Avenue would increase from an existing level of 63.8

dB to 65 dB in 2035, resulting in a 1.2 dB increase over time. The proposed project's traffic noise is assumed in these increases in ambient noise since it would be consistent with the UCP's traffic projections. Changes in ambient noise levels of 3 dB or greater are perceptible to the human ear. The 1.1 to 1.2 dB increase in ambient noise predicted in the project vicinity would not be perceptible and would not result in significant noise exposure to existing and future NSLUs. The project site would also not be subject to ambient noise levels exceeding established standards associated with Amtrak, Coaster, and freight trains because these noise sources are not in the project vicinity. Therefore, the project would not expose NSLUs to ambient noise that exceeds the City's noise standards. Based on the foregoing analysis and information, there is no evidence that the project would require a major change to the PEIR. The project would not result in any new significant impact, nor would the project result in a substantial increase in the severity of impacts from that described in the PEIR result.

Vehicular Noise

The project site is not located within areas identified by the PEIR as having incompatible noise levels (i.e., greater than 75 dB(A) CNEL). The two closest sources of vehicle noise to the project site are Robinson Avenue and Fifth Avenue. According to Table 6.6-3 of the PEIR, future vehicle traffic contour distances along Robinson Avenue, between Third Avenue and Eighth Avenue, would be 75 CNEL at 5 feet from the roadway centerline, 70 CNEL at 16 feet, 65 CNEL at 50 feet, and 60 CNEL at 158 feet. Along Fifth Avenue, between Robinson Avenue and Walnut Avenue, vehicular noise would be 75 CNEL at 8 feet from the roadway centerline, 70 CNEL at 24 feet, 65 CNEL at 77 feet, and 60 CNEL at 245 feet. The project site is over 80 feet from the centerline of Robinson Avenue and approximately 50 feet from the centerline of Fifth Avenue. Based on these distances from the roadway centerlines, the proposed building exterior would be exposed to noise levels between 65 and 70 CNEL due to future vehicular traffic noise in the project area. Therefore, the project would be compatible use with the future noise environment described in the PEIR.

As stated above, the project's traffic would contribute to these future noise levels but would not be a significant source of vehicular noise due to the low volume of traffic it would produce (i.e., 687 net new ADT) relative to the existing and future traffic volumes anticipated in the Community Plan area. The existing regulatory framework and review process for new development in areas exposed to high levels of vehicle traffic noise, in combination with compliance with policies in the Community Plan and General Plan, would ensure that the project would not be exposed to incompatible exterior noise levels. Based on the foregoing analysis and information, there is no evidence that the project would require a major change to the PEIR. The project would not result in any new significant impact, nor would the project result in a substantial increase in the severity of impacts from that described in the PEIR result.

Airport Compatibility

The project site not located within the SDIA noise contours, as identified in the SDIA ALCUP (Exhibit 2-1). As such, the project site would not be exposed to airport-associated noise in excess of 60 dB CNEL. Based on the foregoing analysis and information, there is no evidence that the project would require a major change to the PEIR. The project would not result in any new significant impact, nor would the project result in a substantial increase in the severity of impacts from that described in the PEIR result.

Noise Ordinance Compliance

The project features residential and commercial interfaces and contains parking areas and loading zones that would be considered new stationary noise sources in the project area. City policies and regulations would control these noise sources and reduce potential impacts between the project and the nearby land uses. The project would comply with the existing regulatory framework and the City's development review process, which would ensure compliance with applicable noise standards and protect NSLUs in the project area from noise in excess of the required standards. Based on the foregoing analysis and information, there is no evidence that the project would require a major change to the PEIR. The project would not result in any new significant impact, nor would the project result in a substantial increase in the severity of impacts from that described in the PEIR result.

Construction Noise and Vibration

Construction associated with the project would include demolition of the existing structures, asphalt, and concrete; site preparation work; excavation of subgrade parking; foundation work; and building construction. These activities would generate construction noise. As discussed in the PEIR, construction equipment would generate maximum noise levels between 85 to 90 dB at 50 feet from the source when in operation. Hourly average noise levels would be 82 dB(A) at 50 feet from the center of construction activity when assessing the loudest pieces of equipment working simultaneously. Noise levels would vary depending on the nature of the construction including the duration of specific activities, nature of the equipment involved, location of the particular receiver and nature of intervening barriers. Construction noise impacts for the project would be potentially significant, consistent with the construction noise impacts identified for the Community Plan PEIR. The project would implement PEIR mitigation framework NOISE 6.6-1 to reduce construction noise impacts to a less than significant level.

Construction activities associated with the project would have the potential to generate construction vibration, particularly associated with demolition and, excavation. The project would not require pile driving to construct the proposed structure; therefore, impacts from construction vibration would be less than significant. In addition, the proposed mixed-use project does not include components that would generate vibration during long-term operation.

Based on the foregoing analysis and information, there is no evidence that the project would require a major change to the PEIR. The project would not result in any new significant impact, nor would the project result in a substantial increase in the severity of impacts from that described in the PEIR result.

Historical Resources

Uptown CPU PEIR

Historic Structures, Objects or Sites

The Community Plan would have a significant direct impact on historical resources if they result in the demolition, relocation, or substantial alteration of a resource listed in, or formally determined

eligible for listing in the National Register of Historic Places (NRHP) or the California Register of Historic Resources (CRHR), including contributors to NRHP and CRHR-eligible Historic Districts, or the San Diego Historical Resources Register, including contributors to San Diego Register Historic Districts, or which otherwise meet CEQA criteria for historic resources. Direct impacts may include substantial alteration, relocation, or demolition of historic buildings, structures, objects, sites, and districts. Indirect impacts may include the introduction of visual, audible, or atmospheric effects that are out of character with a historic property or alter its setting, when the setting contributes to the resource's significance. The UCP contains a Historic Preservation Element that supports the Historic Preservation Element of the General Plan through goals and policies for identifying and preserving historical, archaeological and tribal cultural resources, and educating citizens about the benefits of, and incentives for, historic preservation.

Development implemented in accordance with the UCP that would result in impacts to significant historical resources would be required to incorporate feasible mitigation measures consistent with Mitigation Measure HIST 6.7-1 in the mitigation framework of the PEIR, as required by the Historic Resources Regulations and Historic Resources Guidelines. Implementation of the mitigation framework combined with compliance with the Community Plan policies promoting the identification and preservation of historical resources would reduce the program-level impacts related to historical resources of the built environment. However, even with implementation of the mitigation framework, the degree of future impacts and applicability, feasibility, and success of future mitigation measures could not be adequately known for each specific future project at the program level of analysis.

With respect to Potential Historic Districts, supplemental development regulations to the Historical Resources Regulations would address how and where modifications can be made on residential properties identified as potentially contributing to specified Potential Historic Districts and provide some protections until such time as the Potential Historic Districts identified in the Community Plan are intensively surveyed, verified, and brought forward for designation consistent with City regulations and procedures. Potential impacts to the Potential Historic Districts would be significant. Even with mitigation incorporated, potential impacts to historical resources within the UCP area, including historic structures, objects or sites and historic districts, were determined to be significant and unavoidable.

Prehistoric Resources, Sacred Sites and Human Remains

Development implemented in accordance with the Community Plan would potentially result in impacts to significant archaeological and tribal cultural resources, and therefore would be required to implement Mitigation Measure HIST 6.7-2 in the mitigation framework identified in the PEIR to minimize impacts to archaeological and tribal cultural resources. Implementation of the mitigation, combined with compliance with the policies of the General Plan and UCP promoting the identification, protection, and preservation of archaeological resources, in addition to compliance with Public Resources Code Section 21080.3.1 requiring tribal consultation early in the development review process, and the City's Historic Resources Regulations (SDMC Section 143.0212) would reduce the program-level impact related to prehistoric or historical archaeological resources and tribal cultural resources. However, even with application of the existing regulatory and mitigation framework, the feasibility and efficacy of mitigation measures could not be determined at this program level of analysis. Thus, impacts to prehistoric resources, sacred sites, and human remains

were determined to be minimized, but not below a level of significance, and significant unavoidable impacts were identified in the PEIR.

Project

Historic Structures, Objects or Sites

The project site contains a locally designated historic resource, the Lesbian, Gay, Bisexual, Transgender, and Queer (LGBTQ) Community/Albert Bell Building, which was also considered eligible for listing in the National Register of Historic Places and the California Register of Historical Resources. The LGBTQ Community/Albert Bell Building was identified in the UCP Area Historic Resources Survey Report (November 2016) as a potentially significant, individual resource and as a contributor to a potential "Hillcrest Historic District". Additionally, the building was included in the San Diego Citywide LGBTQ Historic Context Statement (September 2016). The LGBTQ Historic Context Statement did not make eligibility determinations for properties, but rather, provided guidance for identifying and evaluating historic resources related to San Diego's LGBTQ history.

Historical research indicates that between 1982 and 1994, the LGBTQ Community/Albert Bell Building was associated with a number of individuals and organizations important in the local LGBTQ community, including serving as the location for the Gay Center for Social Services (1983-1992), the San Diego Gayzette (1982-1983), the San Diego Walks for Life (1988-1993), AIDS Response Program (1989), and AIDS Wholistic (1989-1994). In addition, Albert Bell, who was a local activist and leader in the LGBTQ community, was known to have been an occupant of the property in 1985 and served as property manager from at least 1985 to 1992.

The LGBTQ Community/Albert Bell Building is comprised of four distinct sections, each of which was constructed at different times. The oldest, and original building section (3780 5th Avenue) is two stories and was constructed as a single-family residence in 1911. The second building section (3782, 3784, and 3786 5th Avenue) is two-story and was constructed as apartments in 1932. The third building section (3780 5th Avenue) is a two-story addition to the original 1911 building and was constructed as an office building in 1968. The fourth building section is a one-story addition to the original 1911 building (3780 5th Avenue) completed in 1971. Each building section has been substantially modified and altered from its original design and appearance. In addition, the vast majority of the materials, workmanship and aesthetics which today exist in the LGBTQ Community/Albert Bell Building are largely not original and do not retain its historic integrity.

A Historic Resource Technical Report (HRTR; Moomjian 2022; Appendix D) was prepared for the LGBTQ Community/Albert Bell Building to determine the potential historical and/or architectural significance of the one- and two-story buildings located at 3780 and 3786 5th Street, in accordance with PEIR mitigation framework measure HIST 6.7-1 and the City's Historical Resources Guidelines. Based on the research and analysis contained in the HRTR, the property has been determined to be historically significant. The building housed a number of LGBTQ support, education, and fundraising organizations in Hillcrest that provided critical information and capital needed to assist people impacted by the AIDS crisis in San Diego from 1982 to 1994. As a result, the structure is significant under City of San Diego Historical Resources Board (HRB) Criterion A (Community Development). Additionally, the property is associated with Albert Bell, a historically significant person, who used, occupied, and managed the building between 1985 and 1992. Bell was a local activist and leader in

the LGBTQ community who fought for gay rights and sought relief for victims of the AIDS crisis in San Diego by creating various activist and support organizations. Thus, the property is significant under HRB Criterion B (Historic Person) and California Register Criterion 2/ National Register Criterion B (Person at the local level). Due, in part to the modifications and alterations that the building has sustained over time, the property does not embody the distinctive characteristics of a style, type, period, or method of construction; and does not represent the notable work of a “master” architect, builder, or craftsman, or important, creative individual. As such, the property is not significant under HRB Criterion C or Criterion D.

Specific to historic districts, the LGBTQ Community/Albert Bell Building has been deemed a contributor to a potential “Hillcrest Historic District” as part of the Uptown Historic Survey. However, no such historic district presently exists. As a result, the property does not qualify as a contributor to any established or proposed historic district. The property is not a finite group of resources related together in a clearly distinguishable way, nor is it related together in a geographically definable area or neighborhood containing improvements which have a special character, historical interest or aesthetic value, nor does it represent one or more architectural periods or styles in the history and development of San Diego. Therefore, the property does not qualify under HRB Criterion F (Historic District).

The property was designated historic (Site No 1453) by the City’s HRB under HRB Criterion A and Criterion B as the LGBTQ Community/Albert Bell Building in April 2022. As a property designated at the local level, the property is also eligible for listing in the National Register of Historic Places and the California Register of Historical Resources. As noted above, the property is eligible for state and federal listing in accordance with California Register Criterion 2/ National Register Criterion B (Person at the local level). The LGBTQ Community/Albert Bell Building has not been determined to be significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California. The building, therefore, does not qualify as a historical resource under CEQA Guidelines §15064.5(a)(3).

The project would require a Site Development Permit (SDP) for the demolition of a locally-designated historic resource. The demolition of the resource would result in a significant impact, requiring project-level mitigation. Implementation of Mitigation Measure HIST-1, included in the Mitigation Monitoring and Reporting Program (MMRP) in Section VI of this Addendum, would reduce the project impacts to the extent feasible. However, the proposed demolition of the LGBTQ Community/Albert Bell Building would result in the loss of a designated historical resource and the project would result in an unavoidable change to the significance of a historical resource. This significant and unavoidable project-level impact is consistent with the analyses and conclusions reached at a program-level in the Community Plan PEIR. Based on the foregoing analysis and information, there is no evidence that the project would require a major change to the PEIR. The project would not result in any new significant impact, nor would the project result in a substantial increase in the severity of impacts from that described in the PEIR result.

Prehistoric Resources, Sacred Sites and Human Remains

As discussed in the UCP PEIR, the majority of the Uptown community, including the project site and surrounding areas, is developed and is designated for low cultural sensitivity. The project site has previously been developed, may contain undocumented fills, and has historically had underground

storage tanks in the southwestern portion of the site (Partners 2021a, 2021b). Based on the low cultural sensitivity in the project area and the previous disturbance of the project site, no impacts to prehistoric resources, sacred sites, and human remains are expected.

In accordance with the requirements of Public Resources Code Sections 21080.3.1 and 21080.3.2 (i.e., Assembly Bill 52) and PEIR Mitigation Measure HIST 6.7-2, the City of San Diego sent notifications via email to the Native American Tribes traditionally and culturally affiliated with the project area. The Notifications were distributed to the local Kumeyaay community for consultation on July 13, 2022 for 30 days concluding on August 13, 2022. Lipay Nation of Santa Ysabel, Jamul Indian Village and San Pasqual Band of Mission Indians did not respond within the 30-day consultation period. As such, no impacts to tribal cultural sites are anticipated for the project. Based on the foregoing analysis and information, there is no evidence that the project would require a major change to the PEIR. The project would not result in any new significant impact, nor would the project result in a substantial increase in the severity of impacts from that described in the PEIR result.

Biological Resources

Uptown CPU PEIR

Sensitive Wildlife Species

Implementation of the UCP would result in land use changes that would affect primarily developed areas. Thus, impacts to sensitive species would not be anticipated to occur since any sensitive species that could occur within the Uptown community are likely to occupy canyon bottoms that are often designated as open space and/or MHPA. Additionally, any impact to sensitive vegetation communities would be subject to the City's ESL Regulations, which would ensure impacts to vegetation communities and potential sensitive species that may occupy those communities would be addressed. Based on the lack of sensitive species anticipated to occur in the developable areas of the UCP area, in addition to the regulatory framework in place that protects sensitive species, impacts to wildlife species were determined to be less than significant and no mitigation was required.

Sensitive Habitats

The Uptown CPU area has sensitive vegetation communities (Tier II – coastal sage scrub, chaparral; Tier IIIB – grassland; wetland–riparian scrub) primarily within the canyons and some native upland habitat remnants along the canyon rims. The remainder of the Uptown CPU area is built out and supports very few sensitive vegetation communities. Implementation of the Community Plan would impact primarily disturbed land and urban/developed land, which are not considered sensitive vegetation communities. Implementation of the UCP has a low potential to impact any of the five sensitive plant species previously recorded in the UCP area. As described previously, implementation of the Community Plan would result in land use changes that would affect primarily developed areas. The potential for sensitive plant species to still occur is low due to the extent of development that has taken place within the UCP area and along the urban-canyon interface. Impacts to sensitive plant species were determined to be less than significant and no mitigation was required.

Wetlands

Implementation of the UCP would not result in impacts to wetlands (riparian scrub), as area where this habitat occurs would remain within open space and/or the MHPA. No impacts to riparian scrub are expected; therefore, impacts were determined to be less than significant and no mitigation was required.

Wildlife Corridors and Nursery Sites

MHPA boundary line corrections approved as part of the Community Plan approval increased the amount of protected open space in canyons, which is beneficial for wildlife movement in canyon areas. Thus, no impact to wildlife corridors were anticipated in the PEIR.

Impacts to wildlife nursery sites, particularly migratory birds, was avoided through compliance with the Migratory Bird Treaty Act in addition to compliance with protections afforded to property within and adjacent to MHPA lands. Development must avoid impacts to wildlife nursery sites in adjacent habitat areas. Thus, with the existing regulatory framework in place, potential impacts to wildlife nursery sites were determined to be less than significant. No mitigation was required.

Multiple Species Conservation Program

Within the UCP area there are sensitive biological resources and MHPA lands situated in canyons that occur within the community, as shown in Figures 6.8-3 and 6.8-4 of the PEIR. The UCP would be consistent with the City's MHPA Land Use Adjacency Guidelines and SDMC Section 142.0740 requirements relative to lighting adjacent to the MHPA. Additionally, in complying with the MHPA Land Use Adjacency Guidelines, landscape plans for future projects would require that grading would not impact environmental sensitive land, that potential runoff would not drain into MHPA land, that toxic materials used on a development do not impact adjacent biologically sensitive land, that development includes barriers that would reduce predation by domestic animals, and that landscaping does not contain exotic plants/invasive species. In addition, the MHPA Land Use Adjacency Guidelines direct development so that any brush management activities are minimized within the MHPA and contain requirements to reduce potential noise impacts to listed avian species. Compliance with the City's MHPA Land Adjacency Guidelines and adherence to the policies in the Conservation Element of the Community Plan would reduce potential impacts to less than significant. No mitigation was required.

ProjectSensitive Wildlife Species

The project site is in an urbanized area, is fully developed, and does not contain habitat for sensitive wildlife species. Based on the foregoing analysis and information, there is no evidence that the project would require a major change to the PEIR. The project would not result in any new significant impact, nor would the project result in a substantial increase in the severity of impacts from that described in the PEIR result.

Sensitive Habitats

The project site is in an infill urban location and is fully developed. There are no mature trees and no sensitive habitats present on the project site. No sensitive vegetation communities are identified as occurring in the project vicinity, per Figure 6.8-3 of the UCP PEIR. Based on the foregoing analysis and information, there is no evidence that the project would require a major change to the PEIR. The project would not result in any new significant impact, nor would the project result in a substantial increase in the severity of impacts from that described in the PEIR result.

Wetlands

There are no wetlands on the developed project site. Based on the foregoing analysis and information, there is no evidence that the project would require a major change to the PEIR. The project would not result in any new significant impact, nor would the project result in a substantial increase in the severity of impacts from that described in the PEIR result.

Wildlife Corridors and Nursery Sites

The project site is not located adjacent to or near canyon areas and open space portions of the UCP and thus, would not result in impacts to wildlife corridors. Additionally, no mature trees are present on site. Based on the foregoing analysis and information, there is no evidence that the project would require a major change to the PEIR. The project would not result in any new significant impact, nor would the project result in a substantial increase in the severity of impacts from that described in the PEIR result.

Multiple Species Conservation Program

The project site is within an urbanized area and completely surrounded by development, as shown in the aerial photograph contained in Figure 2. It is not located within or adjacent to the MHPA portions of the UCP area. No impact associated with sensitive resources protected by the MSCP or the MHPA would occur. Based on the foregoing analysis and information, there is no evidence that the project would require a major change to the PEIR. The project would not result in any new significant impact, nor would the project result in a substantial increase in the severity of impacts from that described in the PEIR result.

*Geologic Conditions****Uptown CPU PEIR***Seismic Hazards

Future development associated with implementation of the Community Plan could result in the exposure of more people, structures, and infrastructure to seismic hazards. Based on regional geologic conditions, the UCP area would be subjected to hazards caused by moderate to severe ground shaking during seismic events on regional active faults. The potential for liquefaction and seismically induced settlement occurring for the mesa top areas is very low due to the very dense cemented condition of the geologic formations and lack of groundwater. Based on the seismic

hazards analysis in the UCP PEIR, implementation of the Community Plan would not have direct or indirect significant environmental impacts with respect to seismic hazards because future development would be required to comply with the SDMC and California Building Code (CBC). Specifically, project design in accordance with the CBC would reduce potentially significant impacts to future structures from strong seismic ground shaking to a less than significant level. The City's regulatory framework includes a requirement for site-specific geologic investigations to identify potential seismic hazards or concerns that would need to be addressed during project design development, grading and/or construction. Thus, impacts were determined to be less than significant, and no mitigation was required.

Erosion or Loss of Topsoil

Conformance to City-mandated grading requirements and standards in the Land Development Manual would ensure that proposed grading and construction operations would avoid significant soil erosion impacts. Furthermore, any development involving clearing, grading, or excavation that causes soil disturbance of one or more acres, or any project involving less than one acre that is part of a larger development plan, is subject to National Pollutant Discharge Elimination System (NPDES) General Construction Storm Water Permit provisions. Additionally, any development of significant size within the City would be required to prepare a Storm Water Pollution Prevention Plan that would consider the full range of erosion control Best Management Practices (BMPs). Project compliance with NPDES requirements would significantly reduce the potential for substantial erosion or topsoil loss to occur in association with new development. Impacts were determined to be less than significant and no mitigation was required.

Geologic Instability

The majority of the UCP area is mapped as Geologic Hazard Category 52, characterized as low risk with favorable geologic structure. Future projects built in accordance with the Community Plan would be required to prepare a geotechnical investigation that specifically addresses slope stability if located on landslide-prone formations or slopes steeper than 25 percent (slope ratio of 4:1 horizontal to vertical) (per SDMC Table 145.1803). Additionally, based on the subsurface soil conditions and the lack of groundwater extraction that would be associated with future development, the risk associated with ground subsidence hazard is low. Potential hazards associated with slope instability would be addressed by the site-specific recommendations contained within geotechnical investigations as required by the CBC and SDMC. Thus, impacts related to landslide and slope instability were determined to be less than significant and no mitigation was required.

Expansive Soils

Site-specific geotechnical investigations would be required for future projects within the UCP area in accordance with the SDMC to identify the presence of expansive soils and provide recommendations to be implemented during grading and construction to ensure that potential hazards associated with expansive soils are minimized. Thus, with implementation of the recommendations included in site-specific geotechnical investigations required under the CBC and SDMC, potential impacts associated with expansive soils were determined to be less than significant and no mitigation was required.

Project

Seismic Hazards

A project-specific geotechnical investigation was prepared to address the geologic hazards of the project site (Partner 2021a; Appendix E). The project site is located in a seismically active region and the area is prone to ground shaking. The three faults most relevant to the project site are the Old Town fault (1.1 miles from the site), Florida Canyon fault (1 mile from the site), and Mission Gorge fault (1.5 miles from the site).

Surficial geology at the site consists of very old paralic deposits, undivided (Qvop₉), which generally include silty sandy soils with bedrock located at depth below the ground surface. The site grades are relatively flat, gently sloping down towards the west side of the property. The project site is fully developed and may contain undocumented fills and/or other remnants of previous construction. The project site is located within the City of San Diego's Geologic Hazard Category 52, which is considered low risk and includes level areas, gently sloping to steep terrain, and favorable geologic structure. The project site is not mapped within a zone of seismically induced hazards for landslide or tsunamis (Partner 2021a). Hazards identified in the project geotechnical report consist of ground shaking and expansive soils. No other geologic hazards are known or suspected on the project site (Partner 2021a).

As discussed in the PEIR, new projects would be required to comply with the CBC and SDMC. Project design in accordance with the CBC would reduce potentially significant impacts associated with seismic hazards to a less than significant level. Additionally, the project-specific geotechnical investigation (Partners 2021) contains recommendations to be implemented during project design development, grading, and construction. The project would comply with the CBC, SDMC, and geotechnical investigation recommendations, which would be conditions of project approval. Based on the foregoing analysis and information, there is no evidence that the project would require a major change to the PEIR. The project would not result in any new significant impact, nor would the project result in a substantial increase in the severity of impacts from that described in the PEIR result.

Erosion or Loss of Topsoil

The project would require the removal of existing buildings, asphalt, and concrete at the project site and the removal of soil for the subgrade parking. The project would implement an erosion control plan that conforms to City-mandated grading requirements and standards in the Land Development Manual, which would ensure that proposed grading and construction operations would avoid significant soil erosion impacts. Soil disturbance would be required during construction, and compliance with the project-specific erosion control plan and local and state regulations related to erosion control would ensure there would not be a substantial loss of top soil or erosion. Based on the foregoing analysis and information, there is no evidence that the project would require a major change to the PEIR. The project would not result in any new significant impact, nor would the project result in a substantial increase in the severity of impacts from that described in the PEIR result.

Geologic Instability

The project site is mapped as Geologic Hazard Category 52, which is considered low risk and includes level areas, gently sloping to steep terrain, and favorable geologic structure. The project geotechnical report did not identify geologic instability, landslides, lateral spreading, subsidence, or liquefaction hazards at the project site. The project would be designed and constructed in accordance with CBC and SDMC requirements, and would incorporate geotechnical recommendations during project design development, grading, and construction. Compliance with these requirements would ensure that no significant impact associated with geologic instability would occur. Based on the foregoing analysis and information, there is no evidence that the project would require a major change to the PEIR. The project would not result in any new significant impact, nor would the project result in a substantial increase in the severity of impacts from that described in the PEIR result.

Expansive Soils

According to the project's geotechnical report, the project is located in an area prone to moderately expansive soils. The project geotechnical report contains recommendations to be implemented during project design development, grading, and construction. The project would comply with the SDMC, CBC, and geotechnical investigation recommendations, which would be project conditions of approval. Based on the foregoing analysis and information, there is no evidence that the project would require a major change to the PEIR. The project would not result in any new significant impact, nor would the project result in a substantial increase in the severity of impacts from that described in the PEIR result.

Paleontological Resources

Uptown CPU PEIR

Because of high and moderate sensitivity for paleontological resources within the San Diego, Pomerado Conglomerate, Mission Valley Formations and other formations, grading into these sensitive formations could potentially destroy fossil resources. Therefore, implementation of future discretionary and ministerial projects within the UCP area within these formations has the potential to result in significant impacts to paleontological resources. Build-out of future projects proposed in conformance with the UCP would likely result in a certain amount of disturbance to the native bedrock within the study area. Since ministerial projects are not subject to a discretionary review process, there would be no mechanism to screen for grading quantities and geologic formation sensitivity and apply appropriate requirements for paleontological monitoring. Thus, impacts related to future ministerial development that would occur with build-out of the UCP were determined to result in significant and unavoidable. Impacts from discretionary projects were determined to be less than significant with mitigation incorporated (i.e., Mitigation Measure PALEO 6.10-1).

Project

The uppermost geologic formation underlying the soils at the project site consist of very old paralic deposits (formerly Lindavista Formation; Partner 2021a). These deposits are generally composed of

marine and non-marine deposited soils during the middle to early Pleistocene. The site may contain undocumented fills and/or remnants of previous construction. According to the City's CEQA Significance Determination Thresholds, Lindavista Formation is broadly correlative with Qvop 1-13. According to the PEIR, Lindavista Formation in areas outside of Mira Mesa/Tierrasanta are considered to have moderate sensitivity for paleontological resources. As the project would occur in an area having moderate sensitivity for paleontological resources, would exceed 2,000 cubic yards of excavation, and would excavate at depths greater than 10 feet, impacts to paleontological resources would be potentially significant. The project's impacts would be reduced to less than significant levels through the implementation of PEIR Mitigation Measure PALEO 6.10-1 contained in the MMRP in Section VI of this Addendum. The project would be required to comply with the mitigation framework of the PEIR and any other applicable grading permit conditions. Based on the foregoing analysis and information, there is no evidence that the project would require a major change to the PEIR. The project would not result in any new significant impact, nor would the project result in a substantial increase in the severity of impacts from that described in the PEIR result.

Hydrology/Water Quality

Uptown CPU PEIR

Flooding and Drainage Patterns

All development is subject to drainage and floodplain regulations in the SDMC, and would be required to adhere to the City's Drainage Design Manual and Storm Water Standards Manual. Therefore, with future development, the volume and rate of overall surface runoff within the UCP area would be reduced when compared to the existing condition. Impacts were determined to be less than significant and mitigation was not required.

Water Quality

New development under the Community Plan would be required to implement low impact development (LID) and storm water BMPs into project design to address the potential for transport of pollutants of concern through either retention or filtration. The implementation of LID design and storm water BMPs would reduce the amount of pollutants transported from the UCP area to receiving waters. Impacts were less than significant, and no mitigation was required.

Future development would adhere to the requirements of the Municipal Storm Water Permit for the San Diego Region and the City's Storm Water Standards Manual for water quality conditions—both surface and groundwater—and are not expected to have an adverse effect on water quality. Additionally, the City has adopted the Master Storm Water Maintenance Program to address flood control issues by cleaning and maintaining the channels to reduce the volume of pollutants that enter the receiving waters. Impacts were determined to be less than significant, and no mitigation was required.

Groundwater

Groundwater within the San Diego Mesa is exempt from municipal and domestic supply beneficial use and does not support municipal and domestic supply. Groundwater within the Mission San

Diego area of the Lower San Diego portion of the San Diego Hydrologic Unit has a potential beneficial use for municipal and domestic supply. Storm water regulations that encourage infiltration of storm water runoff and protection of water quality would also protect the quality of groundwater resources and support infiltration where appropriate. Thus, implementation of the UCP were determined to result in a less than significant impact on groundwater supply and quality and no mitigation was required.

Project

Flooding and Drainage Patterns

The project site is located in Flood Zone X, which is not a Federal Emergency Management Agency designated floodway, and is not located within a 100-year flood hazard area or other known flood area. The site currently slopes from east to west at less than a five percent slope. There is no run-on to the site, and storm runoff from the project site sheet flows easterly into the public street (Labib Funk + Associates 2022a; Appendix F). Runoff enters the public storm drain system and eventually drains into the San Diego Bay. In the existing condition, the project site is fully developed and includes impervious areas of approximately 0.32 acre, or 99 percent, of the project site. Construction of the project would result in changes to the existing runoff quantities but not drainage patterns (as described under Utilities). The project would result in an increase in pervious areas on site. Following construction, approximately 86 percent of the 0.32-acre project site (approximately 0.27 acre) would be covered with impervious surfaces, while the balance would contain pervious surfaces, including planters on the second floor and the roof of the project. The project would decrease the runoff generated from the project site, as compared to the existing condition. The project site drainage has been designed to handle required flows. The project has been reviewed by the City's engineering staff and would be conditioned to follow building construction guidelines to avoid flooding. Based on the foregoing analysis and information, there is no evidence that the project would require a major change to the PEIR. The project would not result in any new significant impact, nor would the project result in a substantial increase in the severity of impacts from that described in the PEIR result.

Water Quality

The project is a Low Priority Development Project and is required to develop and implement a Water Pollution Control Plan (WPCP) to ensure water quality is maintained during construction (Labib Funk + Associates 2022b; Appendix G). The project WPCP would identify all pollutant sources which may affect the quality of storm water discharges from the site associated with construction activities; identify authorized non-storm water discharges and eliminate unauthorized non-storm water discharges; and establish, construct, implement, and maintain BMPs to reduce or eliminate pollutants in storm water discharges and authorized non-storm water discharges from the project site. The project proposes infiltration pollutant control for water quality. The project would be conditioned to comply with the City's Storm Water Regulations during and after construction, and appropriate BMPs would be utilized. Implementation of project specific BMPs would preclude violations of any existing water quality standards or discharge requirements. Based on the foregoing analysis and information, there is no evidence that the project would require a major change to the PEIR. The project would not result in any new significant impact, nor would the project result in a substantial increase in the severity of impacts from that described in the PEIR result.

Groundwater

The project would be serviced by the public water supply using existing private connections. While the project would demolish existing development and construct new uses at the site, it would not substantially alter the amount of impervious groundcover or substantially alter the rate of groundwater recharge at the project site. As discussed above, the project would reduce impervious areas of the project site, from approximately 99 percent of the site in the existing condition to approximately 86 percent of the project site following project implementation. As evidenced by boring data in the project geotechnical investigation (Appendix E) and the infiltration test conducted for the project (Partner 2022; Appendix H), groundwater was not encountered however on-site soils feature infiltration rates that would allow for the percolation of surface water. The project would include drainage features and landscape that would allow for infiltration; proper surface and subsurface drainage would be required. The project would not rely on groundwater in the area and would not significantly deplete any resources. Based on the foregoing analysis and information, there is no evidence that the project would require a major change to the PEIR. The project would not result in any new significant impact, nor would the project result in a substantial increase in the severity of impacts from that described in the PEIR result.

Public Services and Facilities

Uptown CPU PEIR

Regarding police protection, the UCP do not include construction of new police facilities. As population growth occurs and the need for new facilities is identified, any future construction of police facilities would be subject to a separate environmental review at the time design plans are available. Therefore, implementation of the UCP would result in less than significant environmental impacts associated with the construction of new facilities in order to maintain service ratios, response times, or other performance objectives related to police services, and no mitigation was required.

Regarding park and recreational facilities, there is an existing and projected deficit in population-based parks, which is an adverse impact but not considered significant at the program level. Implementation of the Community Plan would provide policy support for increasing the acreage of population-based parks in the Uptown area. However, any expansion of existing facilities or the development of a new facility would be subject to separate environmental review at the time design plans are available. Thus, implementation of the UCP, which did not propose construction of new facilities, would result in a less than significant impact to parks and recreation facilities, and no mitigation was required.

Regarding fire/life safety protection, implementation of the UCP would result in an increase in overall population, which could result in a change in fire-rescue response times and a demand for new or expanded facilities. However, any expansion of existing facilities or the development of a new facility would be subject to separate environmental review at the time design plans are available. Therefore, the Community Plan impacts related to fire/life safety facilities were deemed less than significant, and no mitigation was required.

Although a new library was planned for the Uptown area at the time of the UCP PEIR preparation, the Community Plan did not include construction of additional library facilities. Development of new facilities would be subject to separate environmental review at the time design plans are available. Therefore, impacts related to library facilities were determined to be less than significant, and no mitigation was required.

Regarding school facilities, future residential development that occurs in the Community Plan area would be required to pay school fees as outlined in Government Code Section 65995, Education Code Section 53080, and Senate Bill 50 to mitigate any potential impact on district schools. The City is legally prohibited from imposing any additional mitigation related to school facilities by Senate Bill 50, and the school district would be responsible for potential expansion or development of new facilities. Therefore, impacts to schools were deemed less than significant, and no mitigation was required.

The UCP contains policies to address the maintenance and improvement of public facilities. Impacts on the maintenance of such facilities were, therefore, less than significant and no mitigation was required.

Project

The project site is in an area served by the Western Division of the San Diego Police Department. The proposed project would increase demand for police services through the intensification of on-site uses but would implement the planned land use for the property contained within the UCP. As discussed in the PEIR, individual projects within the UCP would be subject to applicable Development Impact Fees (DIF) for public facilities financing in accordance with SDMC Section 142.0640 to offset demands for new police facilities identified in the community.

The project would generate new park users where there is an existing deficiency of population-based parks. The proposed development would be consistent with the planned land use and population projections for the property contained within the UCP PEIR. New development would be subject to payment of DIF to offset demands for new parks identified in the community.

The project site is in an area served by San Diego Fire-Rescue Department. Residential population associated with buildout of the project would be consistent with the proposed uses of the site analyzed in the UCP PEIR; therefore, population-based fire service impacts associated with the implementation of the project would be consistent with those analyzed in the PEIR. The project would be subject to payment of DIF to offset demand for new fire protection facilities identified in the community.

As discussed in the PEIR, construction of additional library facilities to meet library service requirements of the Uptown community is not required. At the time of PEIR preparation, a new facility was planned and this library has since been constructed. As the project is consistent with the planned land uses of the UCP and was considered in the overall needs analysis, the project would not result in impacts associated with need for library facilities.

The project is consistent with the planned land uses for the project site, the development of which was included in population and growth projections analyzed in the UCP PEIR. Therefore, the number

of students generated by the project would be consistent with those envisioned in the PEIR. The project would be required to pay mitigation fees to the applicable school district, consistent with the requirements of Senate Bill 50.

Based on the foregoing analysis and information, there is no evidence that the project would require a major change to the PEIR. The project would not result in any new significant impact, nor would the project result in a substantial increase in the severity of impacts from that described in the PEIR result.

Public Utilities

Uptown CPU PEIR

Water Supply

According to the Water Supply Assessment conducted on the Community Plan, there is sufficient water supply to serve existing and projected demands of the Uptown community, and future water demands within the Public Utilities Department' PUD's service area in normal and dry year forecasts during a 20-year projection. Therefore, no significant impacts to water supply were anticipated with implementation of the Community Plan. No mitigation was required.

Utilities

Future projects would be required to exercise strict adherence to existing storm water regulations and conformance with General Plan and UCP policies. Project-specific review under the Municipal Storm Water Permit and CEQA would assure that significant adverse effects related to the storm water system and the installation of storm water infrastructure would be avoided. Thus, impacts related to storm water facilities were deemed less than significant and no mitigation was required.

The Community Plan acknowledges that upgrades to sewer lines are an ongoing process. These upgrades are administered by the PUD and are handled on a project-by-project basis. Because future development of properties under the UCP would likely increase demand, there may be a need to increase sizing of existing pipelines and mains for both wastewater and water. The Community Plan took into consideration the existing patterns of development, and the update was a response to the community's needs and goals for the future. The necessary infrastructure improvements to storm water, wastewater, and water infrastructure would be standard practice for new development to maintain or improve the existing system in adherence to sewer and water regulations and conformance with General Plan and Community Plan policies. Additionally, future discretionary projects would be required to undergo project-specific review under CEQA that would assure that impacts associated with the installation of storm water infrastructure would be reduced below a level of significance. Therefore, impacts to sewer and water utilities from CPU implementation were determined to be less than significant and no mitigation was required.

Given the number of private communication systems providers available to serve the Community Plan area, there is capacity to serve the area. Impacts were determined to be less than significant and no mitigation was required.

Solid Waste and Recycling

To ensure that waste generation and recycling efforts during construction and post-construction operation (i.e., residential, commercial, industrial, mixed-use, etc.) are addressed, a waste management plan (WMP) would be prepared for any project proposed under the UCP exceeding the threshold of 40,000 SF or more. Implementation of the waste reduction measures identified in the WMPs would ensure that project impacts would be less than significant. Non-discretionary projects proposed under the Community Plan that would fall below the 60 ton per year operational waste generation threshold would be required to comply with the SDMC sections addressing construction and demolition debris, waste and recyclable materials storage, and recyclable materials and organic materials collection. Therefore, at the program level of review, the UCP would not require an increase in landfill capacity, and impacts associated with solid waste were deemed less than significant. No mitigation was required.

Project

Water Supply

The project would implement a 77,928-square foot (SF) residential and commercial/retail building in a mixed-use configuration, as consistent with the land use designation applied to the site in the UCP. The structure would not exceed the criteria to be considered a project by the State Water Code and thus does not need a project-specific Water Supply Assessment (WSA). As discussed above, the WSA for the Community Plan determined that there is sufficient water supply to serve existing and projected demands of the Uptown community, and future water demands within the PUD's service area in normal and dry year forecasts during a 20-year projection. In addition, the project is not a "project" subject to the WSA requirements defined in Water Code Section 10912. Based on the foregoing analysis and information, there is no evidence that the project would require a major change to the PEIR. The project would not result in any new significant impact, nor would the project result in a substantial increase in the severity of impacts from that described in the PEIR result.

Utilities

The project would construct an on-site storm drainage system to connect to the existing storm drain overflow point of connection at the eastern project boundary, adjacent to Fifth Avenue. The proposed improvements would include the placement of a drywell and sump pump in the subgrade parking area, with an overflow point of connection at the eastern project boundary and a new curb drain on Fifth Avenue. The entirety of the project site's stormwater runoff would be directed to the infiltration drywell and overflow would discharge through the curb face before eventually being conveyed through the municipal storm drain system (Appendix F). The project would be conditioned to comply with the City's Storm Water Regulations during and after construction. The project would not require new or expanded off-site facilities.

The project would result in an increase in sewage flows from the project site. A Sewer Utility Study (Labib Funk + Associates 2022c; Appendix I) measured existing sewage flows, projected estimated sewage flows associated with the project, and analyzed the existing infrastructure's capacity to handle project flows. The project site is near the most upstream manhole on an existing 10-inch

sewer line located to the west in the alley between Fourth Avenue and Fifth Avenue between Robinson Avenue and Pennsylvania Avenue. The existing buildings at the project site connect to the existing 10-inch gravity sewer main. Based on the analysis in the Sewer Utility Study, the project is expected to increase sewage generation at the site by approximately 4,256 gallons per day above the existing uses; however, the existing 10-inch sewer main is adequately sized for the project and no upgrades to the existing sewer infrastructure would be needed to meet the standards and requirements of the City of San Diego Sewer Design Guidelines. The project would not require new or expanded off-site facilities.

A Water Utility Study (Labib Funk + Associates 2022d; Appendix J) was prepared for the project to identify existing and future constraints with existing water infrastructure. The project would include new water meters and lateral connections to the existing water system in Fifth Avenue to provide domestic, fire, and irrigation water to the project. All connections would adhere to the standards and requirements of the City of San Diego Water Design Guide. Based on proposed peak hour water demand calculated for the project, the existing water infrastructure would adequately provide all of the water required for the proposed development. The project would not require new or expanded off-site facilities.

Given the developed nature of the project site and surrounding area and the number of private communication systems providers available to serve the UCP area, there is capacity to provide communications systems services to the project site. The project would not require new or expanded off-site facilities. Based on the foregoing analysis and information, there is no evidence that the project would require a major change to the PEIR. The project would not result in any new significant impact, nor would the project result in a substantial increase in the severity of impacts from that described in the PEIR result.

Solid Waste and Recycling

A WMP was prepared for the project (Baranek Consulting Group 2022; Appendix K). Based on the detailed analysis of construction and operational waste sources and diversion practices, the project would not result in significant direct impacts to solid waste facilities, would comply with the City's ordinances related to the diversion and recycling of waste, and would not affect the City's ability to achieve its waste reduction goals. In addition, the project would implement the provisions of its WMP as part of the construction and operational phases to offset its cumulative impacts related to disposing of more than 60 tons of waste. Implementation of a project-specific waste management program identified in the WMP would reduce the project's cumulative impacts on solid waste, per the City's CEQA Significance Determination Thresholds, to a less than significant level. Based on the foregoing analysis and information, there is no evidence that the project would require a major change to the PEIR. The project would not result in any new significant impact, nor would the project result in a substantial increase in the severity of impacts from that described in the PEIR result.

Health and Safety

Uptown CPU PEIR

Wildfire Hazards

Existing policies and regulations would help reduce, but not completely abate, the potential risks of wildland fires within the Uptown area. The General Plan and Community Plan contain goals and policies aimed at reducing the risk of wildfire hazard to be implemented by the City's Fire-Rescue Department. Public education, firefighter training, and emergency operations efforts would reduce the potential impacts associated with wildfire hazards. Additionally, future development would be subject to conditions of approval that require adherence to the City's Brush Management Regulations and other applicable requirements of the California Fire Code. As such, impacts relative to wildfire hazards were determined to be less than significant and no mitigation was required.

Hazardous Substances Near Schools

The UCP would not result in hazardous emissions or the handling of hazardous or acutely hazardous materials, substances, or waste within a quarter-mile of an existing or proposed school because any existing contaminated site identified within the hazardous materials database search would be required to undergo cleanup in accordance with applicable regulatory oversight agencies. Any new development that involves contaminated property would necessitate the cleanup and/or remediation of the property in accordance with applicable requirements and regulations of local, state, and or federal requirements. Health hazard impacts to schools were deemed less than significant. No mitigation was required.

Emergency Evacuation and Response Plans

Development would occur on infill sites and the community is largely built-out with existing major roads that provide a means for emergency evacuation. As such, the Community Plan would not impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan. Therefore, impacts were determined to be less than significant and no mitigation was required.

Hazardous Materials Sites and Health Hazards

Although there are hazardous material sites within the Uptown area, there are local, state, and federal regulations and programs in places that minimize the risk to sensitive receptors on or adjacent to hazardous materials sites. Adherence to these regulations would result in less than significant impacts relative to these sites and no mitigation was required.

Aircraft Hazards

As discussed under the Land Use section of the PEIR, impacts relative to safety hazards related to being located within an AIA for SDIA were deemed less than significant. No mitigation was required.

Project

Wildfire Hazards

The project is in a heavily urbanized area, surrounded by development, and has no interface with wildlands. According to the City of San Diego Official Very High Fire Hazard Severity Zone (VHFHSZ) Map No. 20, the project site is not located within a "VHFHSZ & 300' Brush Buffer" (City of San Diego 2009). As part of standard development procedures, the project plans would be submitted to the City for review and approval to ensure that adequate emergency access is provided to and from the project site. The project would be constructed to comply with the California Fire Code and SDMC requirements, and as such, would not expose people or structures to a significant risk of loss, injury, or death involving wildfire hazards. Based on the foregoing analysis and information, there is no evidence that the project would require a major change to the PEIR. The project would not result in any new significant impact, nor would the project result in a substantial increase in the severity of impacts from that described in the PEIR result.

Hazardous Substances Near Schools

Florence Elementary School is located approximately 0.25 mile northwest of the project site, and All Saints' Episcopal Preschool is located approximately 0.2 mile southeast of the project site. The project consists of a mixed-use development with residential, visitor-serving accommodations, and commercial office/restaurant uses. These types of uses would not generate hazardous emissions or the handling of hazardous or acutely hazardous materials, substances, or waste. Based on the foregoing analysis and information, there is no evidence that the project would require a major change to the PEIR. The project would not result in any new significant impact, nor would the project result in a substantial increase in the severity of impacts from that described in the PEIR result.

Emergency Evacuation and Response Plans

The proposed project would occur on an infill site in a developed area. Existing major roadways would provide a means for emergency evacuation. The project would not impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan. Based on the foregoing analysis and information, there is no evidence that the project would require a major change to the PEIR. The project would not result in any new significant impact, nor would the project result in a substantial increase in the severity of impacts from that described in the PEIR result.

Hazardous Materials Sites and Health Hazards

Historic uses at and adjacent to the project site are identified as recognized environmental conditions (RECs). Historical residential uses may have disposed of waste by burning piles of trash, a common practice for residents of San Diego between 1930 and 1960. Thus, burn ash is a potential REC for the project site. Historic uses on adjacent properties include drycleaning, printing, and awning manufacturing, which potentially used petroleum hydrocarbons and/or chlorinated solvents. The project site formerly housed underground storage tanks (USTs), a fuel pump, and associated piping, which were removed under San Diego Department of Environmental Health supervision in

1990. Evidence of contamination from the USTs was observed during removal activities, and a leaking underground storage tank (LUST) cleanup case was created for the site, which received closure in 2001. The 2001 closure contained management requirements, which include the following: 1) contaminated soil excavated as part of subsurface construction work must be managed in accordance with the legal requirements at the time; and 2) if structures are to be placed over the former excavation [of the USTs and associated equipment], further evaluation may need to be completed to evaluate vapor risk.

A Phase II Environmental Site Assessment (Partners 2021b; Appendix L) was conducted at the project site and included a geophysical survey, six borings, and collection of soil and soil gas samples. Based on the results of the on-site sampling, benzene, tetrachloroethene (PCE), and trichloroethene (TCE) concentrations in soil gas samples were detected at concentrations in excess of established residential and commercial soil gas screening levels. Benzene concentrations increase in proximity to the location of the former USTs, which suggests a release or releases occurred with the former USTs. Concentrations of PCE and TCE increase with proximity to the location of the former off-site dry cleaning facility, suggesting that releases occurred from the former off-site dry cleaning facility.

The soil vapor contamination present at the project site is a potential health hazard. To minimize any risk, soil movement and excavation at the project site would be conducted in compliance with applicable local, state, and federal regulations and programs in place to minimize health hazards associated with contamination. No construction would be permitted without a “no further action” clearance letter from the San Diego Department of Environmental Health, or similar determination is issued by the City’s Fire-Rescue Department, California Department of Toxic Substances Control, Regional Water Quality Control Board, or other responsible agency. As discussed for the Community Plan PEIR, there are local, state, and federal regulations and programs in places that minimize the risk to sensitive receptors on or adjacent to hazardous materials sites. The project would adhere to those regulations, as assured by a condition of approval. Based on the foregoing analysis and information, there is no evidence that the project would require a major change to the PEIR. The project would not result in any new significant impact, nor would the project result in a substantial increase in the severity of impacts from that described in the PEIR result.

Aircraft Hazards

The project site is located in the ALUCOZ, AIA Review Area 2, and the FAA Part 77 Notification Area for SDIA. In Review Area 2, only airspace protection and overflight policies and standards apply. A Self-Certification Agreement (Appendix A) has been implemented between the City and the project applicant and no FAA notification is required as the proposed structure would not adversely affect safety in air navigation. Based on the foregoing analysis and information, there is no evidence that the project would require a major change to the PEIR. The project would not result in any new significant impact, nor would the project result in a substantial increase in the severity of impacts from that described in the PEIR result.

VI. MITIGATION, MONITORING, AND REPORTING PROGRAM (MMRP) INCORPORATED INTO THE PROJECT

The project shall be required to comply with the applicable mitigation measures outlined within the MMRP of the previously certified Program EIR (No. 380611/SCH No. 2016061023) (PEIR) and those identified in the project-specific analyses herein. The following MMRP identifies measures that specifically apply to this project.

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

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

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

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

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

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

2. **MMRP COMPLIANCE:** This Project, Project No. 1049650 and/or Environmental Document No. 1049650, shall conform to the mitigation requirements contained in the associated Environmental Document and implemented to the satisfaction of the DSD's Environmental Designee (MMC) and the City Engineer (RE). The requirements may not be reduced or changed but may be annotated (i.e. to explain when and how compliance is being met and location of verifying proof, etc.). Additional clarifying information may also be added to other relevant plan sheets and/or specifications as appropriate (i.e., specific locations, times of monitoring, methodology, etc).

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

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

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

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

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

Document Submittal/Inspection Checklist

Issue Area	Document Submittal	Associated Inspection/Approvals/Notes
General	Consultant Qualification Letters	Prior to Preconstruction Meeting
Noise	Noise Control Measures	Prior to Preconstruction Meeting
Historical Resources	Historical Resources Technical Report	Prior to Preconstruction Meeting
Paleontological Resources	Paleontological Resources Measures	Prior to Preconstruction Meeting
Bond Release	Request for Bond Release Letter	Final MMRP Inspections Prior to Bond Release Letter

SPECIFIC MMRP ISSUE AREA CONDITIONS/REQUIREMENTS:

PEIR NOISE 6.6-1: Prior to issuance of any construction permits, including but not limited to, the first Grading Permit or Demolition Plans/Permits, and during construction, the following measures shall be implemented by the project applicant/project contractor:

- Construction activities shall be limited to the hours between 7:00 A.M. and 7:00 P.M. Construction is not allowed on legal holidays as specified in Section 21.04 of the San Diego Municipal Code, with exception of Columbus Day and Washington's Birthday, or on Sundays. (Consistent with Section 59.5.0404 of the San Diego Municipal Code).
- Equip all internal combustion engine- driven equipment with intake and exhaust mufflers that are in good condition and appropriate for the equipment.
- Locate stationary noise-generating equipment (e.g., compressors) as far as possible from adjacent residential receivers.
- Acoustically shield stationary equipment located near residential receivers with temporary noise barriers. Utilize "quiet" air compressors and other stationary noise sources where technology exists.
- The contractor shall prepare a detailed construction plan identifying the schedule for major noise-generating construction activities. The construction plan shall identify a procedure for coordination with adjacent residential land uses so that construction activities can be scheduled to minimize noise disturbance.
- Designate a "disturbance coordinator" who would be responsible for responding to any complaints about construction noise. The disturbance coordinator will determine the cause of the noise complaint (e.g., bad muffler, etc.) and will require that reasonable measures be implemented to correct the problem.

HIST-1: Consistent with PEIR HIST 6.7-1, the project applicant shall implement and complete the following:

1. *Historical American Building Survey.* Prior to issuance of a demolition permit, the Owner/Permittee shall submit a Historic American Buildings Survey (HABS) Level III to Staff of the Historical Resources Board (HRB) for review and approval, which shall include the following:
 - a. Photo Documentation
 - i. HABS documentation shall include professional-quality photo documentation of the resource prior to any construction at the site. Pictures should be 35-

millimeter black-and white photographs, 4x6-inch standard format. Photographs should be taken of all four exterior elevations. Photographs should be taken of all four exterior elevations. Photographs should be of archival quality and easily reproducible.

- b. Written History and Description
 - i. A written history and description of the LGBTQ Community/Albert Bell Building, developed in accordance with standards and format meeting the Department of the Interior's National Park Service requirements, shall be developed. The history will begin with a statement of significance supported by the development of the architectural and historical context in which the structure was built and subsequently evolved. The written history will also include an architectural description and bibliographic information.
 - ii. The written history and description will also include a methodology section specifying the name of the researcher, date of research, sources consulted, the limitations of the project, and include the final, recorded Historical Designation Resolution.
 - c. Sketch Plan
 - i. A Sketch Plan shall be prepared, include a floor or site plan (not drawn to exact scale but drawn from measurements). The Sketch Plan will include the location of site features shown in proper relation and proportion to one another based upon the significant site activities undertaken by the LGBTQ community over the course of its period of historic association. Specifically, the Sketch Plan will label significant interior spaces that were used by Albert Bell and the various important LGBTQ community groups that used the property.
 - d. Once the HABS documentation is deemed complete, one set of all original HABS documentation shall be submitted for archival storage to each of the following: the California Room of the City of San Diego Public Library, the San Diego History Center, and the City of San Diego HRB.
2. *Interpretative Display.* Prior to issuance of the first building permit, the Owner/Permittee shall work with the San Diego Lesbian, Gay, Bisexual, and Transgender Community Center, The Center and/or the Lambda Archives to create a metal plaque or display, featuring a QR barcode link to online interpretive material outlining the historical events and activities associated with the former community spaces and occupants of the 3780 Fifth Avenue building. The online material shall include site drone flyover footage and a 3D walk through of the onsite buildings, as well as relevant portions of the oral history project outlined in Mitigation Measure 3. The historical interpretive material shall be developed and displayed as follows:
- a. The Owner/Permittee shall submit a plan showing the location, size and content of the interpretive display to be placed proximate to the new sidewalk frontage at 3870-3786 Fifth Avenue. The location, size and content of the interpretative display shall be presented to the HRB's Design Assistance Sub-Committee (DAS) as an advisory item for input. Staff will be responsible for reviewing and approving the location, size, and content used for the display. Upon request, the interpretive material shall be made available to schools, museums, archives and curation facilities, libraries, nonprofit organizations, the public, and other interested agencies. Prior to issuance of the certificate of occupancy, the display shall be installed by the Owner/Permittee at the site

in the approved location. The Owner/Permittee shall be responsible for funding and implementing long-term management and maintenance of the display in perpetuity.

3. *Oral History.* The Owner/Permittee shall work with the Lambda Archives and a qualified Historical Documentarian, well-versed in LGBTQ history, and the familiarity with the LGBTQ Community/Albert Bell Building, to fund an oral history project involving the community members who participated in the previous organizations which operated on site that were important to its significance. Documentation of the establishment of the oral history project fund and a plan for use of the funds will be submitted to staff prior to the certificate of occupancy.

PEIR PALEO 6.10-1 Monitoring for paleontological resources is required during construction activities and shall be implemented as follows:

I. Prior to Permit Issuance

A. Entitlements Plan Check

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

B. Letters of Qualification have been submitted to ADD

1. The applicant shall submit a letter of verification to Mitigation Monitoring Coordination (MMC) identifying the Principal Investigator (PI) for the project and the names of all persons involved in the paleontological monitoring program, as defined in the City of San Diego Paleontology Guidelines.
2. MMC will provide a letter to the applicant confirming the qualifications of the PI and all persons involved in the paleontological monitoring of the project.
3. Prior to the start of work, the applicant shall obtain approval from MMC for any personnel changes associated with the monitoring program.

II. Prior to Start of Construction

A. Verification of Records Search

1. The PI shall provide verification to MMC that a site-specific records search has been completed. Verification includes, but is not limited to a copy of a confirmation letter from San Diego Natural History Museum, other institution or, if the search was in-house, a letter of verification from the PI stating that the search was completed.

2. The letter shall introduce any pertinent information concerning expectations and probabilities of discovery during trenching and/or grading activities.

B. PI Shall Attend Precon Meetings

1. Prior to beginning any work that requires monitoring; the Applicant shall arrange a Precon Meeting that shall include the PI, Construction Manager (CM) and/or Grading Contractor, Resident Engineer (RE), Building Inspector (BI), if appropriate, and MMC. The qualified paleontologist shall attend any grading/excavation related Precon Meetings to make comments and/or suggestions concerning the Paleontological Monitoring program with the Construction Manager and/or Grading Contractor.
 - a. If the PI is unable to attend the Precon Meeting, the Applicant shall schedule a focused Precon Meeting with MMC, the PI, RE, CM or BI, if appropriate, prior to the start of any work that requires monitoring.
2. Identify Areas to be Monitored - Prior to the start of any work that requires monitoring, the PI shall submit a Paleontological Monitoring Exhibit (PME) based on the appropriate construction documents (reduced to 11x17) to MMC identifying the areas to be monitored including the delineation of grading/excavation limits. The PME shall be based on the results of a site-specific records search as well as information regarding existing known soil conditions (native or formation).
3. When Monitoring Will Occur
 - a. Prior to the start of any work, the PI shall also submit a construction schedule to MMC through the RE indicating when and where monitoring will occur.
 - b. The PI may submit a detailed letter to MMC prior to the start of work or during construction requesting a modification to the monitoring program. This request shall be based on relevant information such as review of final construction documents which indicate conditions such as depth of excavation and/or site graded to bedrock, presence or absence of fossil resources, etc., which may reduce or increase the potential for resources to be present.

III. **During Construction**

A. Monitor Shall be Present During Grading/Excavation/Trenching

1. The monitor shall be present full-time during grading/excavation/trenching activities as identified on the PME that could result in impacts to formations with high and moderate resource sensitivity. **The Construction Manager is responsible for notifying the RE, PI, and MMC of changes to any construction activities such as in the case of a potential safety concern within the area being monitored. In certain circumstances OSHA safety requirements may necessitate modification of the PME.**

2. The PI may submit a detailed letter to MMC during construction requesting a modification to the monitoring program when a field condition such as trenching activities that do not encounter formational soils as previously assumed, and/or when unique/unusual fossils are encountered, which may reduce or increase the potential for resources to be present.
 3. The monitor shall document field activity via the Consultant Site Visit Record (CSVSR). The CSVSR'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 Paleontological Monitor shall direct the contractor to temporarily divert trenching activities in the area of discovery and immediately notify the RE or BI, as appropriate.
 2. The Monitor shall immediately notify the PI (unless Monitor is the PI) of the discovery.
 3. The PI shall immediately notify MMC by phone of the discovery, and shall also submit written documentation to MMC within 24 hours by fax or email with photos of the resource in context, if possible.
- C. Determination of Significance
1. The PI shall evaluate the significance of the resource.
 - a. The PI shall immediately notify MMC by phone to discuss significance determination and shall also submit a letter to MMC indicating whether additional mitigation is required. The determination of significance for fossil discoveries shall be at the discretion of the PI.
 - b. If the resource is significant, the PI shall submit a Paleontological Recovery Program (PRP) and obtain written approval from MMC. Impacts to significant resources must be mitigated before ground disturbing activities in the area of discovery will be allowed to resume.
 - c. If resource is not significant (e.g., small pieces of broken common shell fragments or other scattered common fossils) the PI shall notify the RE, or BI as appropriate, that a non-significant discovery has been made. The Paleontologist shall continue to monitor the area without notification to MMC unless a significant resource is encountered.
 - d. The PI shall submit a letter to MMC indicating that fossil resources will be collected, curated, and documented in the Final Monitoring Report. The letter shall also indicate that no further work is required.

IV. Night and/or Weekend Work

- A. If night and/or weekend work is included in the contract
1. When night and/or weekend work is included in the contract package, the extent and timing shall be presented and discussed at the Precon meeting.
 2. The following procedures shall be followed.
 - a. No Discoveries - In the event that no discoveries were encountered during night and/or weekend work, The PI shall record the information on the CSVR and submit to MMC via fax by 8AM on the next business day.
 - b. Discoveries - All discoveries shall be processed and documented using the existing procedures detailed in Sections III - During Construction.
 - c. Potentially Significant Discoveries - If the PI determines that a potentially significant discovery has been made, the procedures detailed under Section III - During Construction shall be followed.
 - d. The PI shall immediately contact MMC, or by 8AM on the next business day to report and discuss the findings as indicated in Section III-B, unless other specific arrangements have been made.
- B. If night work becomes necessary during the course of construction
1. The Construction Manager shall notify the RE, or BI, as appropriate, a minimum of 24 hours before the work is to begin.
 2. The RE, or BI, as appropriate, shall notify MMC immediately.
- C. All other procedures described above shall apply, as appropriate.

V. Post Construction

- A. Preparation and Submittal of Draft Monitoring Report
1. The PI shall submit two copies of the Draft Monitoring Report (even if negative), prepared in accordance with the Paleontological Guidelines which describes the results, analysis, and conclusions of all phases of the Paleontological Monitoring Program (with appropriate graphics) to MMC for review and approval within 90 days following the completion of monitoring,
 - a. For significant paleontological resources encountered during monitoring, the Paleontological Recovery Program shall be included in the Draft Monitoring Report.
 - b. Recording Sites with the San Diego Natural History Museum

- The PI shall be responsible for recording (on the appropriate forms) any significant or potentially significant fossil resources encountered during the Paleontological Monitoring Program in accordance with the City's Paleontological Guidelines, and submittal of such forms to the San Diego Natural History Museum with the Final Monitoring Report.
2. MMC shall return the Draft Monitoring Report to the PI for revision or, for preparation of the Final Report.
 3. The PI shall submit revised Draft Monitoring Report to MMC for approval.
 4. MMC shall provide written verification to the PI of the approved report.
 5. MMC shall notify the RE or BI, as appropriate, of receipt of all Draft Monitoring Report submittals and approvals.
- B. Handling of Fossil Remains
1. The PI shall be responsible for ensuring that all fossil remains collected are cleaned and catalogued.
 2. The PI shall be responsible for ensuring that all fossil remains are analyzed to identify function and chronology as they relate to the geologic history of the area; that faunal material is identified as to species; and that specialty studies are completed, as appropriate.
- C. Curation of fossil remains: Deed of Gift and Acceptance Verification
1. The PI shall be responsible for ensuring that all fossil remains associated with the monitoring for this project are permanently curated with an appropriate institution.
 2. The PI shall include the Acceptance Verification from the curation institution in the Final Monitoring Report submitted to the RE or BI and MMC.
- D. Final Monitoring Report(s)
1. The PI shall submit two copies of the Final Monitoring Report to MMC (even if negative), within 90 days after notification from MMC that the draft report has been approved.
 2. The RE shall, in no case, issue the Notice of Completion until receiving a copy of the approved Final Monitoring Report from MMC which includes the Acceptance Verification from the curation institution.

VII. SIGNIFICANT UNMITIGATED IMPACTS

The UCP Program EIR No. 380611/SCH No. 2016061023 (PEIR) indicated that significant impacts related to traffic/circulation, noise, historical resources and paleontological resources would not be fully mitigated to below a level of significance. With respect to cumulative impacts, implementation of the Community Plan would result in cumulatively significant traffic/circulation impacts, which would remain significant and unmitigated after the imposition of feasible mitigation. Because there were significant unmitigated impacts associated with the original project approval, the decision maker was required to make specific and substantiated CEQA Findings, which stated: (a) specific economic, social, or other considerations which make infeasible the mitigation measures or project alternatives identified in the FEIR, and (b) the impacts have been found acceptable because of specific overriding considerations and adopt a Statement of Overriding Considerations. Given that there are no new or more severe significant impacts that were not already addressed in the PEIR, new CEQA Findings and Statement of Overriding Considerations are not required.

The proposed project would not result in any additional significant impacts nor would it result in an increase in the severity of impacts from that described in the previously certified PEIR.

VIII. CERTIFICATION

Copies of the addendum, the certified PEIR, the **Mitigation Monitoring and Reporting Program**, and associated project-specific technical appendices, if any, may be reviewed by appointment in the office of the Development Services Department, or purchased for the cost of reproduction.

Courtney Holowach

Courtney Holowach, Associate Planner
Development Services Department

11/17/22

Date of Final Report

Analyst: Holowach

Attachments:

Figure 1: Regional Location

Figure 2: Project Location on Aerial Photograph

Figure 3: Project Site Plan

Environmental Impact Report No. 380611/SCH No. 2016061023

IX. REFERENCES

Baranek Consulting Group

2022 Waste Management Plan 5th Avenue Mixed Use Project. September.

City of San Diego

2022 Transportation Study Manual. September 18.

2015 Climate Action Plan. December

2009 Very High Fire Hazard Severity Zone Map.

DFH Architects

2022a Climate Action Plan Consistency Checklist.

2022b No FAA Notification Self-Certification Agreement. May 11.

Labib Funk + Associates

2022a Hydrology & Drainage Report for 5th Avenue, 3774 5th Avenue, San Diego, CA 92103. August 12.

2022b Priority Development Project (PDP) Storm Water Quality Management Plan (SWQMP) for 3774 5th Avenue. August 11.

2022c Sewer Utility Study for 3774 5th Avenue, San Diego, CA 92103. August 12.

2022d Water Utility Study for 3774 5th Avenue, San Diego, CA 92103. August 18.

Linscott, Law, & Greenspan (LLG)

2022 Transportation Impact Analysis - VMT, Fifth Avenue Mixed-Use, San Diego, California. September.

Moomjian, Scott

2022 Historical Resource Technical Report for the LGBTQ Community/Albert Bell Building, 3780-3786 Fifth Avenue, San Diego, California 92103. September.

Partner

2022a Geotechnical Report Addendum – Letter to Planning, Fifth Avenue Mixed-Use Development. May 13.

2022b Supplemental Infiltration Testing – Addendum No. 1. Fifth Avenue Mixed-Use Development. September 23.

2021a Geotechnical Report, Fifth Avenue Mixed-Use Development. October 25.

2021b Phase II Subsurface Investigation Report. October 19.

San Diego County Regional Airport Authority Airport Land Use Commission

2014 San Diego International Airport Land Use Compatibility Plan. April, amended May 1.

***HISTORICAL RESOURCE TECHNICAL REPORT
FOR THE
LGBTQ COMMUNITY/ALBERT BELL BUILDING
3780-3786 FIFTH AVENUE
SAN DIEGO, CALIFORNIA 92103***

3780-3786 Fifth Avenue
San Diego, California 92103

Project Number PRJ-1049650

Report Submitted To:

The City of San Diego
Project Management
Development Services Department
1222 First Avenue, MS-302
San Diego, California 92101-4153

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Executive Summary

This Historical Resource Technical Report (HRTR) was prepared at the request of Kalonymus Development Partners, LLC in order to determine the potential historical and/or architectural significance of a one and two-story, commercial building located at 3780-3786 Fifth Avenue (identified as the “Property”) in the San Diego community of Hillcrest, California according to National Register of Historic Places, California Register of Historical Resources, and City of San Diego Historical Resources Board (HRB) designation criteria. The study is consistent with the adopted City of San Diego, Historical Resources Board (HRB), *Historical Resource Technical Report Guidelines and Requirements* (Land Development Manual, Historical Resources Guidelines, Appendix E, Part 1.2, February 2009) and the adopted *Guidelines for the Application of Historical Resources Board Designation Criteria* (Land Development Manual, Historical Resources Guidelines, Appendix E, Part 2, August 27, 2009). This HRTR was prepared based upon material previously included within a City of San Diego accepted Historical Resource Research Report (HRRR) in February 2022, to determine the significance of the Property in conjunction with the “3780 5th” Project (City of San Diego Project Number PRJ-1049650; “Project”) and its associated environmental impacts and mitigation measures.

The Property under evaluation is defined as Lots 9 and 10, Block 6, Nutt’s Addition, Assessor’s Parcel Number 452-056-14-00. It largely consists of a Heavily Modified Spanish Revival (Spanish Eclectic) commercial building which was originally constructed by an unknown architect, designer, and/or builder as a single-family residence in 1911. Over the years, the structure was substantially modified and altered for its original design/construction.

Historical research indicates that the Property is historically significant. The building is a special element of the historical, cultural, social, economic, and political development of the Hillcrest neighborhood and the City as a whole. It housed a number of LGBTQ support, education, and fundraising organizations in Hillcrest that provided critical information and capital needed to relieve people impacted by the AIDS crisis in San Diego from 1982-1994, and as a result, is significant under HRB Criterion A (Community Development). In addition, the Property is associated with Albert Edwin Bell, a historically significant person, who used, occupied, and managed the building between 1982-1993. Bell was a local activist and leader in the LGBTQ community who fought for gay rights and sought relief for AIDS victims during the AIDS crisis in San Diego by creating various activist and support organizations. The Property is not associated with any important events; does not embody the distinctive characteristics of a style, type, period, or method of construction; and does not represent the notable work of a “master” architect, builder, or craftsman, or important, creative individual.

On April 28, 2022, the Property was referred to the HRB for designation consideration. At the time, the HRB Staff Report recommended designation of the Property under HRB Criterion A (Community Development) and Criterion B (Historic Person). According to the HRB Staff Report, the Property was found to be significant under Criterion A,

“for its association with the LGBTQ community, is a special element of the historical, cultural, social, economic, and political development of the Hillcrest neighborhood and the City as a whole and retains integrity to its 1982-1994 period of significance. Specifically...the [b]uilding housed an agglomeration of LGBTQ support, education, and fundraising organizations in Hillcrest that provided critical information and capital needed to relieve people impacted by the AIDS crisis in San Diego throughout the 1980s and early 1990s.”

In addition, according to the HRB Staff Report, the Property was found to be significant under Criterion B on the basis that it,

“is identified with Albert Edwin Bell, a historically significant person, and retains integrity for that association. Specifically, Albert Edwin Bell, who used, occupied, and managed the building between 1982 and 1993, was a local activist and leader in the LGBTQ community who fought for gay rights and sought relief for AIDS victims during the AIDS crisis in San Diego by creating various activist and support organizations.”

Subsequently, the HRB designated the Property under HRB Criterion A and Criterion B as the “LGBTQ Community/Albert Bell Building.” The designation specifically excluded the 1911 building section and the 1971 addition to the structure and included the “courtyard that is in between the two designated structures as a boundary.”

As a Property which is a designated historic resource at the local (San Diego) level, the Property is also eligible for listing in the National Register of Historic Places and the California Register of Historical Resources.

Introduction

Report Organization

This HRTR was prepared in order to determine the potential historical and/or architectural significance of the LGBTQ Community/Albert Bell Building, a Heavily Modified Spanish Revival (Spanish Eclectic) commercial building located at 3780-3786 Fifth Avenue in San Diego, California. The Property was constructed in 1911 and is presently 111 years of age. Since structures that are at least 45 years of age may be considered potential historic resources under the California Environmental Quality Act (CEQA), the Property was researched and evaluated as a potential historic resource in accordance with City of San Diego Historical Resources Board (HRB) local criteria; California Register of Historical Resources (state) criteria; and National Register of Historic Places (national) criteria by Scott A. Moomjian, Esq., Historic Property

Consultant, from October 2018-February 2022. The original HRRR for the Property was revised several times between 2019-2022 and ultimately finalized in February 2022. The Property was determined by the HRRR, as well as the present study, to be historically significant.

The HRTR includes a Title Page; Table of Contents; Executive Summary; Introduction (Report Organization; Project Area; Project Personnel); Project Setting (Physical Project Setting; Project Area and Vicinity; Historical Overview of the Hillcrest community); Methods and Results (Archival Research; Field Survey; and Description Of Surveyed Resource with current photographs); Significance Evaluation; Findings and Conclusions; Bibliography; and Appendices. The Appendices consist of Building Development Information (Commercial-Industrial Building Records, Notice of Completion, Water Connection Record, and Construction/Building Permits, Lot and Block Book Page, and previous Historical Resource Survey Forms); Ownership and Occupant Information (Chain of Title; San Diego City Directory Occupant Listings; and a Copy of the Grant Deed from the date of construction); Maps (800:1 scale engineering; U.S.G.S. Point Loma Quadrangle; Nutt's Addition; and Sanborn Fire Insurance Maps); California Department of Parks & Recreation (DPR) Inventory Forms; Report Preparer Qualifications (Resume); and Supplemental Documentation.

Project Area

The Property is located in the San Diego's Hillcrest community. It is defined as Lots 9 and 10, Block 6, Nutt's Addition, Assessor's Parcel Number 452-056-14-00. The Property is located in a densely built, urban environment surrounding by residential, commercial, and professional uses and businesses. It is located near the southwest corner of Fifth and Robinson Avenues. The site is bounded by Robinson Avenue to the north, Sixth Avenue to the east, Fourth Avenue to the west, and Pennsylvania Avenue to the south.

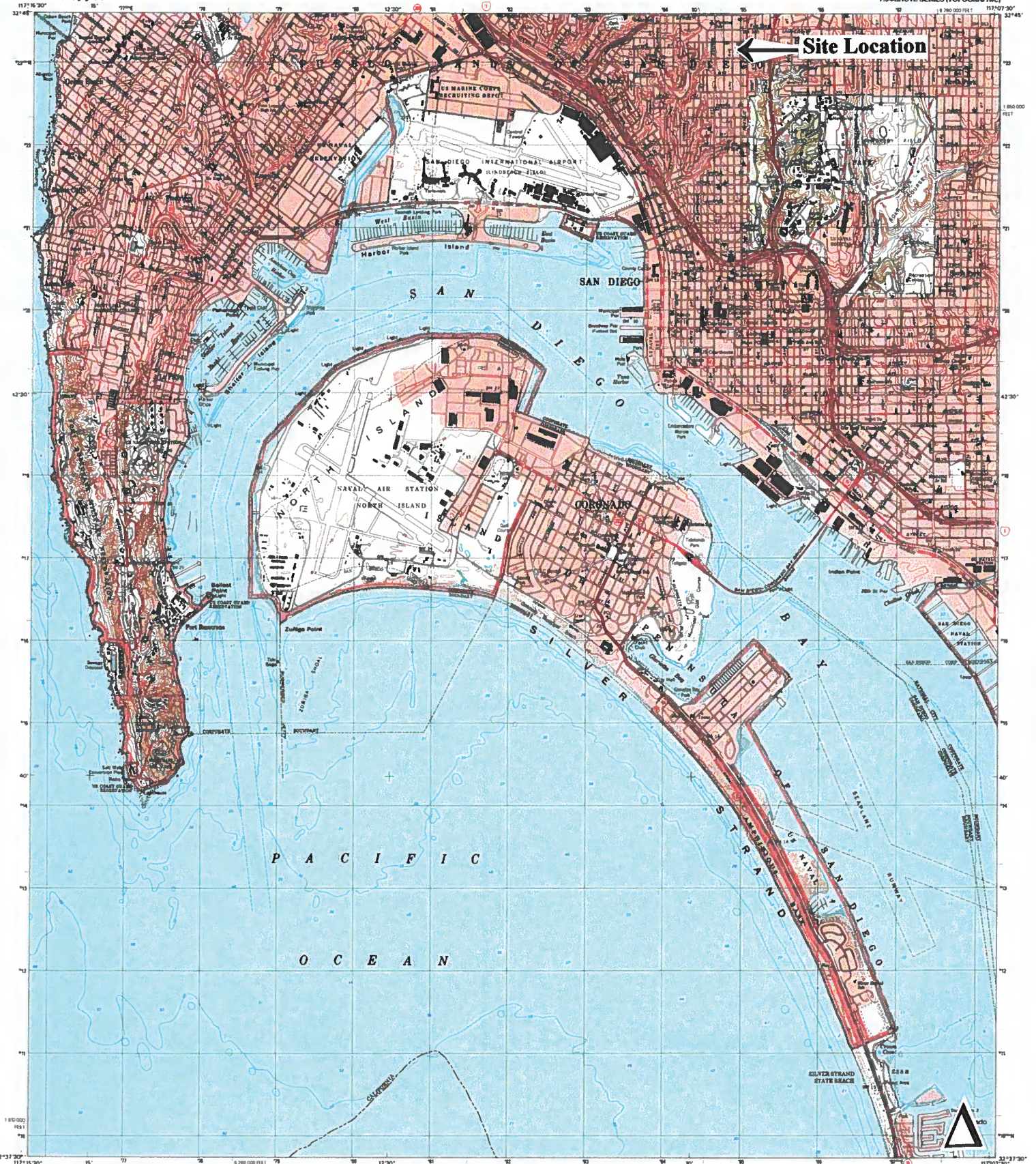
The surrounding neighborhood was largely developed beginning around the 1910s. Such development has continued to the present day. The original neighborhood setting in and around the Property generally consisted of one and two-story, single-family residential and commercial construction. Over the years, the surrounding area has experienced substantial change, particularly with the construction of newer and larger residential (apartment and condominium) development and the remodeling of existing buildings, all in very close proximity to the Property. Overall, architectural styles in and around the Property are extremely eclectic in nature and generally reflect a mix of Victorian, Craftsman, Spanish, French, Italian, Mediterranean, and Modern/Contemporary designs.

Project Personnel

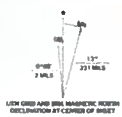
Project personnel included Scott A. Moomjian, Esq., Historic Property Consultant, who conducted the field survey, archival research, and prepared the final report with its findings and conclusions. All chain of title research was conducted by California Lot Book, Inc.



Regional Location Map



Produced by the United States Geological Survey... 1:50,000 scale...



CONTOUR INTERVAL 20 FEET... SUPPLEMENTARY CONTOUR INTERVAL 10 FEET... NATIONAL GEODETIC SURVEY DATUM OF 1983...



RECEIVED stamp dated JAN 31 2002. Includes legend for road classification and symbols for various features.

Site Location Map

Project Setting

Physical Project Setting

The Property is located in the San Diego's Hillcrest community. The physical setting largely developed beginning around the 1910s. Such development has continued to the present day. The original neighborhood setting in and around the Property generally consisted of one and two-story, single-family residential and commercial construction. Over the years, the surrounding area has experienced substantial change, particularly with the construction of newer and larger residential (apartment and condominium) development and the remodeling of existing buildings, all in very close proximity to the Property. Overall, architectural styles in and around the Property are extremely eclectic in nature and generally reflect a mix of Victorian, Craftsman, Spanish, French, Italian, Mediterranean, and Modern/Contemporary designs.

Project Area and Vicinity

The overall area in and around the Property is residential, commercial, and professional and consists of a variety of different multi-story buildings. The original neighborhood setting in and around the Property generally consisted of one and two-story, single-family residential and commercial construction. Over the years, the surrounding area has experienced substantial change, particularly with the construction of newer and larger residential (apartment and condominium) development and the remodeling of existing buildings, all in very close proximity to the Property. Overall, architectural styles in and around the Property are extremely eclectic in nature and generally reflect a mix of Victorian, Craftsman, Spanish, French, Italian, Mediterranean, and Modern/Contemporary designs.

Property History

As an initial matter, the LGBTQ Community/Albert Bell Building (identified as "3780" 5th Avenue) was included as part of the Uptown Community Plan Area, Historic Resources Survey Report (November 2016) as a potentially significant, individual resource and as a contributor to a potential "Hillcrest Historic District." At the time, the building was found to have been built in 1934 as a "Colonial Revival," multi-family structure, which was "Heavily Altered." Despite the fact that the architectural style, year of construction, and overall use of the structure is incorrect (see discussion below), the Survey Report nevertheless found the property to be "[l]ocally significant both individually...and as a contributor to a district...or appears eligible through survey evaluation." However, no justification for such significance was presented within the Survey Report.

In addition, the LGBTQ Community/Albert Bell Building (identified as "3780" 5th Avenue) was included in the *San Diego Citywide LGBTQ Historic Context Statement* ("LGBTQ Context Statement"), prepared by GPA Consulting in September 2016. The purpose of this context statement is to "provide guidance for identifying and evaluating

potential historic resources related to San Diego's rich LGBTQ history," offering a broad historical overview on the growth of LGBTQ identities, communities, and politics in San Diego, with resources primarily located in neighborhoods like Hillcrest, Ocean Beach, North Park, Downtown, Golden Hill, and Pacific Beach, dating from the 1970s through the 1980s. The Context Statement notes, however, that it is "not a comprehensive list of San Diego's LGBTQ community, and it does not provide a list of eligible properties. In fact, this document does not make eligibility determinations for any potentially important properties." A discussion of the property in relation to the LGBTQ Context Statement is further discussed below.

The property on which the LGBTQ Community/Albert Bell Building is today located, Lots 9 and 10 in Block 6 of Nutt's Addition, was acquired by Thomas H. Carroll from Sarah Frances Gilbert and Carson W. Gilbert in December 1909. Several days later, Carroll conveyed the property to Mrs. T.H. Carroll, who several weeks later, deeded the property to W.G. Carroll. In April 1911, the property was purchased by Frances Miller.

According to the Residential Building Record, the LGBTQ Community/Albert Bell Building was originally constructed as a residence in 1911. While an original Notice of Completion and water and sewer connection records were not filed for the property, the San Diego County Assessor Lot Block Book Page shows the first year that assessed improvements occurred was in 1912 with Frances Miller as the property owner. This suggests that the home was then built one year prior in 1911. Further, a review of San Diego City Directories indicates that Frances Miller, the widow of A.W. Miller, was the first occupant of the building, then identified as "3780" Fifth Avenue in 1913. Finally, a *San Diego Union* newspaper article from March 1911 recorded the real estate transaction from W.G. Carroll to Frances Miller. According to this article, the property was "improved with a handsome residence which Mrs. Miller purchased for a home" at a cost of approximately \$3,350. Therefore, based upon the foregoing, it is clear that the building was, in fact, originally built as a single-family residence in 1911. Inspection of a 1921 Sanborn Fire Insurance Map depicts the structure as a two-story residence with full-length front porch and one-story projecting section along its southwest elevation.

Historical research indicates that Frances Miller owned and occupied the 3780 Fifth Avenue residence until it was ultimately sold to Leona E. Eppler, a native of Concordia, Kansas, in August 1927. Leona E. Eppler owned the property from August 1927 until her death in July 1946, after which time, it passed to Laura K. Miner in March 1947. Beginning almost immediately after the property was acquired by Mrs. Eppler in 1927, the 3780 Fifth Avenue building ceased being used as a single-family residence for a time and was converted into restaurant use. San Diego City Directories indicate that between 1928-1935, the building was occupied by Renee Faubion. This is supported by a *San Diego Union* advertisement for the restaurant in from July 1928 indicating that the premises were occupied by the "Renee Faubion Dining Room" which served "Home Cooking." However, from 1936-1946, the property once again became used as a single-family home with Mrs. Eppler as the primary resident.

During the time the property was owned by Leona E. Eppler, a rear apartment building was constructed along the rear (western) property boundary. According to the Residential Building Record, the “3782-3786” Fifth Avenue apartments were built in 1932. This date of construction is supported by a Notice of Completion which indicates that in November 1931, Mrs. Eppler entered into a contract with Palmer Smith for the construction of “three Apartments and two garages on the rear of said lot to be numbers 3782, 3784 and 3786 Fifth Avenue.” The apartments and garages were completed in February 1932.

According to the Residential Building Record, after the 3780 Fifth Avenue building was acquired by Laura K. Miner in 1947, it was subject to a remodel at a cost of approximately \$2,000. At the same time, San Diego City Directories list three individuals residing at the property in addition to Mrs. Miner, therefore suggesting that the property was by this time, in the process of multi-family tenant/occupant expansion. This is further supported by the fact that during the same year, the Residential Building Record also indicates that the 3782-3786 Fifth Avenue apartments underwent two periods of improvements (extent and location unknown). In addition, a 1950 Sanborn Map depicts the 3780 Fifth Avenue building as a dwelling during this year and depicts the rear dwellings as 3784-3786 Fifth Avenue at this time.

Although Laura Miner sold the property to Adelin Diane Stokeld in April 1956, the property was known as “Minor Manor Apartments,” with a collective address of 3780-3786 Fifth Avenue by 1953. The 1956 Sanborn Map shows the 3780 Fifth Avenue building as “3 Apts” and the 3782-3786 Fifth Avenue building as “3-F” or 3 Flats. During this year, the full-length front porch was removed from the 3780 Fifth Avenue building. According to San Diego City Directories, beginning in 1960, the 3780-3786 Fifth Avenue building began to function as a commercial property. This change of use (multi-family to commercial) appears to be supported by the Residential Building Record which indicates that the windows in the 3782-3786 Fifth Avenue building were removed and replaced (extent and location unknown) in 1958, and a City of San Diego Building Permit Application which indicates that builder P.J. Browning added decorative brick, window shutters, six columns, and overhang extension along east elevation in 1960. Today, all of these elements except the decorative brick have been since removed.

From the early 1960s to the present, San Diego City Directories indicate that the LGBTQ Community/Albert Bell Building was associated with a number of different individuals and entities which rented various office space over this period. In October 1963, the property was acquired by George J. Rodgers, who was the principal of Rodgers Police Patrol, a business that had occupied space in the building beginning in 1961. The 1963 Sanborn Map depicts the 3780 Fifth Avenue building as all offices with a rear, one-story addition.

George J. Rodgers owned the 3780-3786 Fifth Avenue property from October 1963 until his death in December 1978. Over this period, Rodgers oversaw the continued improvement/expansion of the 3780-3786 Fifth Avenue building. In 1966, in response to a City of San Diego Building Inspection of the 3782-3786 Fifth Avenue building, Rogers

hired Armour Construction & Supply Company to remove three windows along north elevation and in-fill the openings, as well as remove six windows along south elevation removed and in-fill the openings (specific type of all nine windows and their locations unknown). In 1968, Rodgers retained the services of architect James E. Hurley to design a two-story office building. This structure was attached/set between the original 3780 Fifth Avenue building and the rear 3782-3786 Fifth Avenue apartment building. This when completed, the 3780-3786 Fifth Avenue building was composed of three adjoining building sections. In the new office building, Rodgers operated his Rodgers Police Patrol business. Further, in 1971, Rodgers contracted with architect Roy Low to design a new, one-story commercial addition for the front of the building along Fifth Avenue. This structure was built by E.W. Schlehuber. Finally, neon signage (since removed) was added to the building in 1972.

After the death of George Rodgers, the LGBTQ Community/Albert Bell Building passed to his wife, Nancy Lucille Rodgers in February 1981. Thereafter, the property was subsequently sold and acquired by a number of different entities and individuals, including the International Metaphysicians Associated for Growth Through Education, Inc. (1981); Amerland Development, Inc. (1981-1982); Fifth Avenue Partnership (1982-1983); Phil A. Falappino, Rose M. Falappino, Daniel J. Minerva, and Anna M. Minerva (1983-1999); G/S Development (1990); Hillcrest Fifth Avenue Partners (1990); and 3242 Columbia, LLC (1999-2001). The property was acquired by the Michael J. Jasaitis Separate Property Revocable Trust in July 2001. Additional, documented changes to the building between 1981-2001 include the removal and replacement of the windows in the two-story office building section, the in-fill of window openings, and the re-finishing of the walls (extent and location unknown) in 1989; the installation of signage installed at the 3780-3786 Fifth Avenue building (1994); the repair of the two-story office building section with the replacement of studs and sub-floors, and removal and replacement of windows (extent and location unknown) in 1997. Further, the 3782-3786 Fifth Avenue building was rehabilitated (extent and location unknown) in 1997.

Historical research indicates that between 1982-1994, the LGBTQ Community/Albert Bell Building was associated with a number of individuals and organizations important in the local LGBTQ community. From 1983-1992, the 3780 Fifth Avenue unit served as the third location for The Gay Center for Social Services (the first location in Hillcrest). The Center, previously located in Golden Hill (2250 B Street) and then South Park (1447 30th Street), moved to 3780 Fifth Avenue after its membership voted to do so. In 1990, The Center moved from 3780 Fifth Avenue to 3910-3916 Normal Street (its fourth location), and in 1998, it moved to its present location (3909 Centre Street). From September 2, 1982-1983, the *San Diego Gayzette* occupied the property. This publication was founded in 1982, and featured contributions by publisher Carla Coshow, executive editor Lair Davis, advertiser John Ciaccchio, Nicole Murray-Ramirez (social column), Nick Marzan (arts editor and business manager), Paula Valentine (photographer), Can and Rob Andreasen (graphic artists), and Liz Victor (office manager). The *San Diego Gayzette's* first issue was dated September 2, 1982 and featured a photograph of the staff standing in front of the office at 3780 Fifth Avenue. The *San Diego Gayzette* was the first San Diego publication to cover the AIDS epidemic

and distributed 10,000 copies of its first issue. After co-founder John Ciaccio passed away from AIDS complications, the *San Diego Gayzette* closed in October 1986. The location from which the publication operated from 1984-1986 is not known. Other important organizations which occupied the property, particularly as a response to the AIDS epidemic during the period, included San Diego Walks For Life (1988-1993) and AIDS Response Program, AIDS Wholistic (1989-1994). In addition, Albert Bell was known to have been an occupant of the property in 1985 and served as manager from at least 1985-1992.

While it has been asserted that other organizations associated with the LGBTQ community, including the Mother of AIDS Patients, Concerned Citizens for AIDS Patients, Slightly Older Lesbians, San Diego Lesbian Organization, the AIDS Coalition to Unleash Power, and Our House occupied the property over the years, historical research regarding these groups and the site proved to be inconclusive.

Historical research indicates that from the “Lesbian & Gay Archives” occupied the property from 1992-1993. According to the LGBTQ Historic Context Statement, the Lesbian and Gay Archives of San Diego was the precursor of today’s Lambda Archives. Sensing the importance of preserving the history of San Diego’s LGBTQ community, Jess Jessop (who had been so instrumental in creating the Center for Social Service) helped incorporate the Lesbian and Gay Archives of San Diego with the assistance of George Murphy and others in 1987. In 1992, the repository was established at 4545 Park Boulevard (where it remains at the present day) and shares an address with the Diversionary Theatre. In time, the collection would eventually become known as the Lambda Archives of San Diego. It is now recognized as one of the best-maintained collections of LGBTQ history in the country, and its location at 4545 Park Boulevard, under the LGBTQ Context Statement, has been recognized as a potentially significant, institutional resource to the LGBTQ community.

Historical Overview Of The Hillcrest Community

The LGBTQ Community/Albert Bell Building is located in San Diego’s Hillcrest community. The Hillcrest community was built on and around the promontory that overlooks both the San Diego Bay and Mission Valley. Hillcrest is viewed as including the area south of Washington Street, east of Goldfinch and over to El Cajon Boulevard and the University Avenue area.

The first transfer of property located in what is present day Hillcrest occurred in 1870 when the City of San Diego deeded land to Mary Kearney, who sold it in February 1871 to C.D. Arnold and D. Choate, well-known subdividers. The land passed through a succession of hands before it was acquired by the founder of Hillcrest, William Wesley Whitson. During the 1890s, there was slight development in this area, generally typified by several churches and a scattering of residences. In 1904, historical photographs of the general Hillcrest area show small, scattered areas of residential homes. Most of these homes appear to be of a Victorian or Craftsman style along dirt streets, consisting of one or two stories, with smaller associated buildings located nearby.

Hillcrest was founded in 1907 by San Diego's first coroner, William Wesley Whitson. With a \$1,000 down payment and a \$115,000 loan, Whitson formed the Hillcrest Company and purchased 40 acres of "stony hill" between First (originally Second Avenue) and Sixth Avenues from University Avenue to Lewis Street, just above Washington Street and began to subdivide. Whitson's subdivision map was filed on January 10, 1907, and the deed to the property was recorded by the Hillcrest Company on August 2, 1907.

In 1907, when the Hillcrest Company began to subdivide, there was one church, one chapel, one store, a hospital, and one school in the area for a few scattered residents. The area was not paved, nor were there any sidewalks. Almost immediately, the Hillcrest Company put in streets and curbs, subdivided property lots (which sold for between \$1,400 and \$2,000), set up a lumber mill and started building houses, usually two-story Craftsman vernacular homes made of wood and stone. Circulating flyers from the Hillcrest Company stated, "THE TRACT BEAUTIFUL...lots of ample size, with alleys. Houses all back a proper distance from the street." Lots were large and roadways were wide. Residential lots in Hillcrest sold for between \$1,400 to \$2,000, while commercial lots were comparatively higher.

By 1909, Whitson's Hillcrest Company was fully engaged in developing Hillcrest. The Hillcrest Company put in streets (largely still dirt) and curbs, subdivided lots (which sold for between \$1,400 and \$2,000) and constructed largely two-story Craftsman styled homes made of wood and natural stone. Homes constructed by the Hillcrest Company were likely based upon deliberately replicable model plans commonly available in the literature of the period. With these plans, the Hillcrest Company and other builders could add elements of distinction depending upon the individual tastes of home buyers. Although the historical record is largely devoid of specific material on the socio-economic levels of Hillcrest's early or subsequent homeowners or tenants, judging from the types and examples of residences constructed, it is believed that those who occupied new homes within Hillcrest from approximately 1907-1920, were largely middle to upper middle-class residents, while those who occupied new homes within Hillcrest during the 1920-1940s, were largely lower middle-class to middle-class San Diegans. During both periods, the residents of new homes were most likely newcomers to San Diego and the Hillcrest community as well.

From approximately 1907-1920, most of the homes constructed in the Hillcrest area were in the Craftsman style. This new type of building style was indicative of San Diego's building experience. After the turn of the century, San Diegans turned to a more conservative style of home building. Homes of the period showed the beginning of a trend toward simplicity. By the end of World War One, there was a tremendous influx of newcomers to San Diego. This new generation wanted simple, plain, inexpensive homes of a type exemplified by the California bungalow.

The popularity of the Craftsman style arose during the early 1900s and reached its peak in the 1920s. This architectural style was perfect for California's growing population. These homes were inexpensive, as they could be built for as little as \$500, or as much as

\$7,000 for larger fancier homes. They were small in size, averaging approximately 1,000 square feet. Land prices of lots were modest. Lots often measured 40 x 100 feet with narrow front and side yards. Working plans to construct Craftsman styled homes could be purchased anywhere for between \$5 and \$25. Craftsman styled homes thus fit in well with Whitson's Hillcrest development. Whitson sold lot sizes averaging 50 x 135 feet. Prices for lots ranged from \$2,500 on Second Avenue to \$10,000 on Fifth Avenue. Homes constructed by the Hillcrest Company featured lots of ample size, with alleys, setback from the street. Despite this, it is known that a number of poorly built bungalow neighborhoods were thrown up by other profit seeking developers.

After the community was founded in 1907, Hillcrest experienced quick, steady growth. In 1908, Hillcrest had its own bank, the University Avenue Bank. By 1910, University Avenue was completely paved. One year later, so was Washington Street. Homes constructed during the first two decades of the twentieth century in Hillcrest included Craftsman style single family residences and California bungalows. Of importance is the fact that Hillcrest emerged primarily as a residential district, rather than as a business district in the early part of the twentieth century.

The eastern boundary of Hillcrest, originally named "Midland Drive," began to take on new significance as a major streetcar/automobile-oriented commercial/residential district after the First World War. Park Boulevard was installed through Balboa Park prior to the Panama-California Exposition in 1915 in order to facilitate access to attractions along the Prado. In 1917, an electric streetcar line was established which continued up from the eastern most entrance of the Prado, north to Indiana Street, where it eventually connected with University Avenue. In 1923, the dedication of a transcontinental highway which terminated in San Diego led to much residential and commercial development along Park Boulevard north of Balboa Park.

During the 1920s, the Hillcrest area, as well as the neighboring University Heights and North Park communities, underwent large-scale residential development. The 1920s was an era of unprecedented speculative real estate, not only in San Diego and Hillcrest, but for all of Southern California. A variety of different factors fueled this development. The United States, as a whole, and Southern California in particular, experienced an economic boom; returning veterans, who had either trained or been stationed in San Diego, decided to live in San Diego; and the price of automobiles made them accessible to more people. Further, during the 1920s, the highway between Los Angeles, San Diego, and Tijuana, Mexico was completed. San Diego was greatly advertised and marketed to the country, resulting in an increase of visitors and prospective residents.

The influx of prospective homebuyers saw a tremendous demand for middle-class housing in San Diego. During the 1920s, real estate speculators purchased and subdivided parcels of land in already platted additions. Subdividers installed water and sewer systems, street lighting, and improvements. Typically, subdividers during this period did not build homes. Rather, they sold individual lots to builder/contractors who constructed homes based upon designs found in formalized pattern books, which contained scaled-down designs of architect-designed homes.

During the 1920s, much of Southern California and San Diego architecture followed the Spanish Eclectic or Spanish Colonial Revival style. Having evolved from the previous Mission Revival Style, examples of Spanish Colonial Revival were built in Southern California as early as the 1890s. However, the widespread appeal of the revival is attributed to the 1915 Panama-California Exposition in Balboa Park. The communities of Mission Hills and Kensington, for example, were developed with whole tracts of individually architect-designed Spanish Colonial Revival homes.

During the 1920s and 1930s, Hillcrest grew as an outlying residential section of San Diego. By 1928, Hillcrest had grown large enough that the Post Office established a Station “A” office in the community. During the Second World War, Hillcrest was known to be popular with American servicemen stationed in the area. After the War, and during the 1950s and 1960s, Hillcrest began to experience a surge in commercialism and business growth, as well as new residential development.

Methods and Results

Archival Research

The archival research for this HRTR included, but was not necessarily limited to, obtaining the Commercial-Industrial Building Records from the San Diego County Assessor’s/Recorder’s Office; a chain of title prepared by California Lot Book, Inc.; City of San Diego water and sewer department records research; building permit application research at the City of San Diego building records department (Development Services Center Building); San Diego City Directories, Sanborn Fire Insurance Maps, vertical files, and the *San Diego Union* index and newspaper articles at the San Diego Public Library, California Room; the San Diego History Center archives and photographic collection; and photographic collection; local, state, and federal inventories/surveys/database material; personal research/archival material in possession of Scott A. Moomjian, Esq.; standard and authoritative sources related to local history, architecture, and building development information; and information/documentation related to San Diego’s LGBTQ community.

Field Survey

The field survey work was conducted by Scott A. Moomjian, Esq. on October 20, 2018, April 12, 2019, and September 8, 2021. Intensive inspections of the subject Property, including the exterior areas, as well as the surrounding neighborhood were undertaken during these times. The Property was recorded on the appropriate DPR 523 forms according to instructions and publications produced by the California Office of Historic Preservation (See Attachment D).

Description of Surveyed Resource

The Property largely consists of a Heavily Modified Spanish Revival (Spanish Eclectic) commercial building. Although the building has been classified as a “Colonial Revival”

Transitional Photograph #2
c.2001



Transitional Photograph #1
c.1986-1990



3780 Fifth Avenue

Photograph #1

South & East Elevations; View Facing West
1911 Original Building & 1971 Addition



Photograph #2

East Elevation; View Facing West



3780 Fifth Avenue

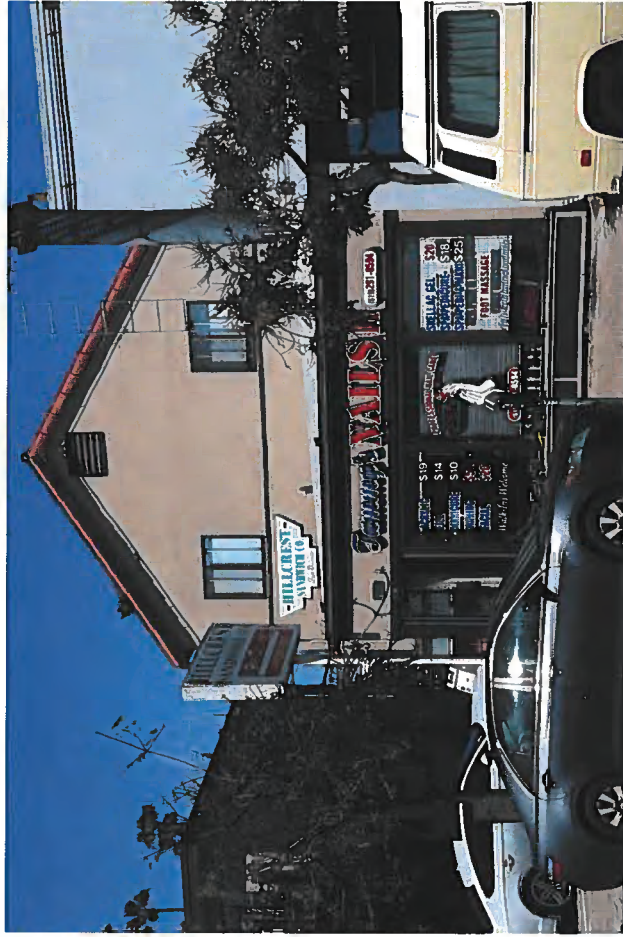
Photograph #3

East Elevation; View Facing West



Photograph #4

East Elevation; View Facing West

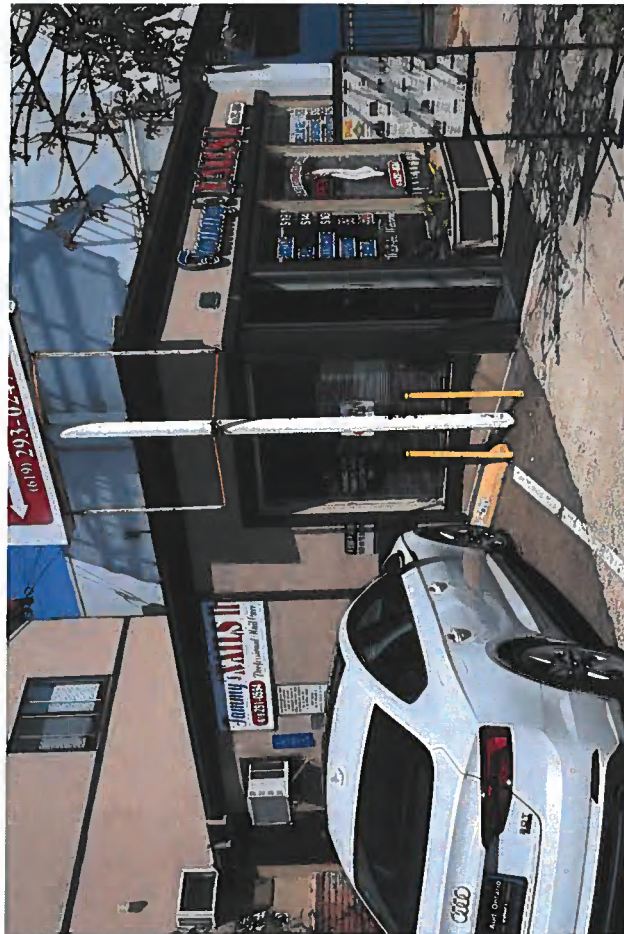


3780 Fifth Avenue

Photograph #5

1971 Addition Detail

South & East Elevations; View Facing North



Photograph #6

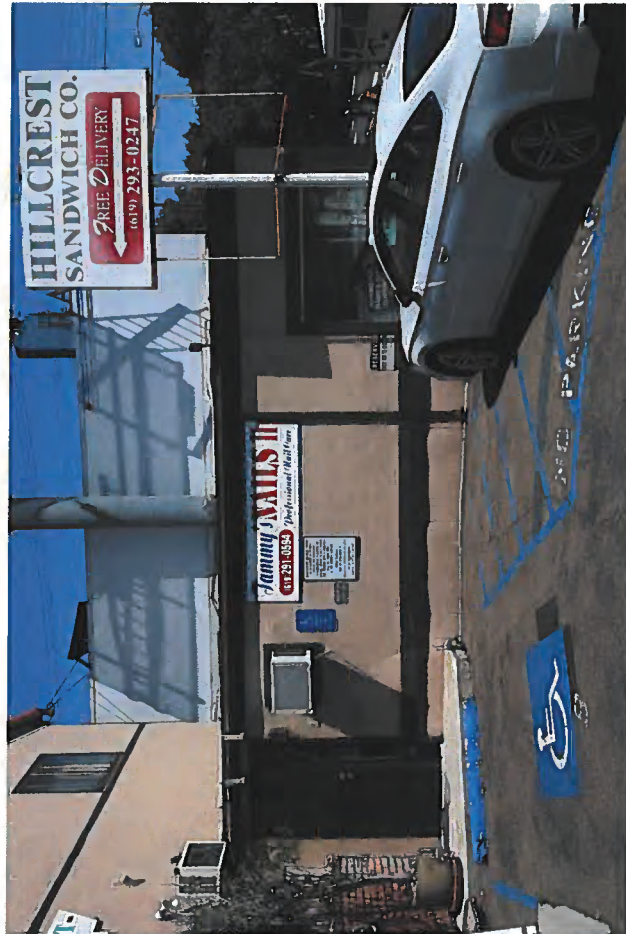
1971 Addition Detail

East Elevation; View Facing South

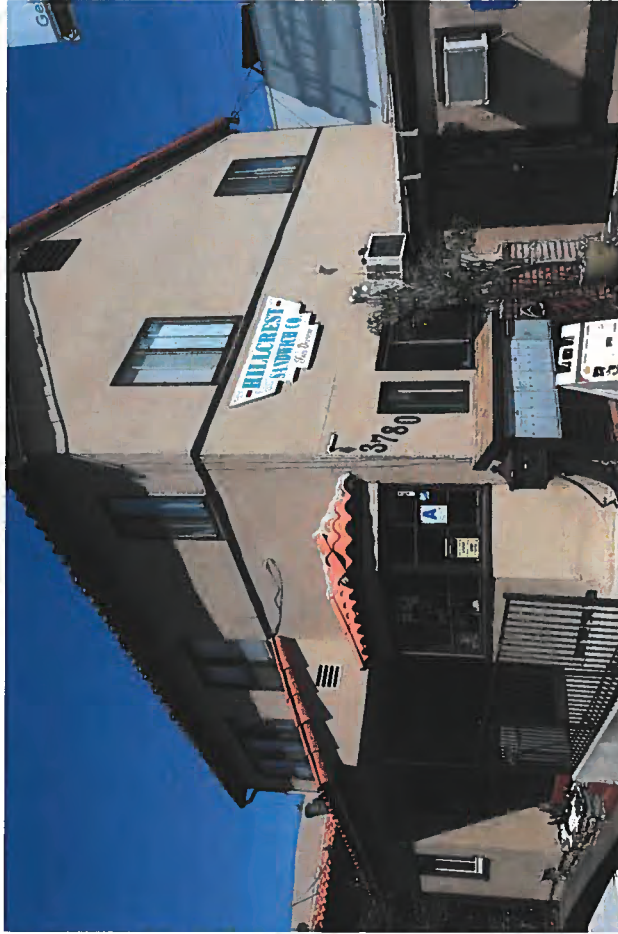


3780 Fifth Avenue

Photograph #7
1971 Addition Detail
South Elevation; View Facing North



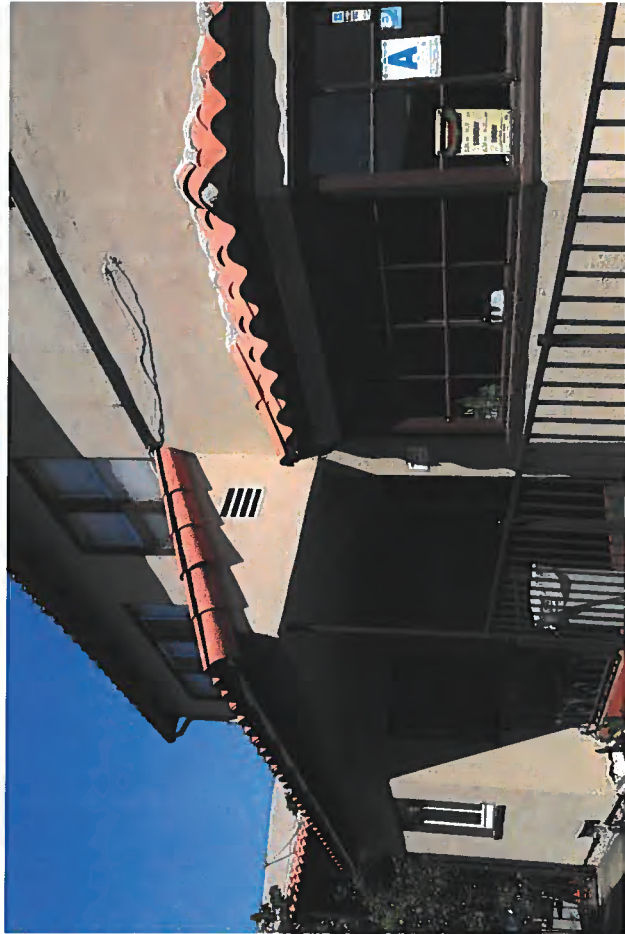
Photograph #8
South & East Elevations; View Facing Northwest



3780 Fifth Avenue

Photograph #9

South Elevation; View Facing West



Photograph #10

South Elevation; View Facing East



3780 Fifth Avenue

Photograph #11

3782-3786 Fifth Avenue Apartments (Built 1932), Left, & 3780 Fifth Avenue Office Building (Built 1968), Right

East & South Elevations; View Facing North



Photograph #12

3782-3786 Fifth Avenue

North & West Elevations; View Facing East



3780 Fifth Avenue

Photograph #13

3782-3786 Fifth Avenue

West & South Elevations; View Facing North



Site Plan With Footprint Showing Additions



structure built in 1934, as part of the Uptown Community Plan Area, *Historic Resources Survey Report* (November 2016), this architectural classification and year of construction are not accurate. Today, the building is generally composed of four (4) distinct sections, each of which were constructed at different times. The oldest, and original, building section is two-stories and rectangular-shaped, located toward the main (east) elevation. It originally served as a single-family residence built in 1911. This structure was converted into commercial use briefly from approximately 1928-1935, returned to single-family residential use from 1936-1952, then became a multi-family residential property from 1953-1959, and then finally was converted into commercial use beginning around 1960. The second building section is a two-story, irregularly shaped apartment building, located at the rear of the property, built in 1932. The third building section is a two-story, square-shaped office building constructed at the center of the property in 1968. Finally, the fourth building section is a one-story, addition, attached to the original 1911 building section along the main (east) elevation. Overall, the building as a whole appears to be in good condition.

1911 Building Section (3780 Fifth Avenue)

While the original appearance and precise configuration of the original building section is unknown, it is believed that the structure was most likely Craftsman in style. Of standard 2" x 4" wood-frame construction, the building is set on a concrete foundation with floor joists and sub-floor. The building has a high-pitched, front-gabled roof with moderate eave overhang, exposed roof rafters, large metal roof vent, and non-original red, Mission tile. The exterior is composed of smooth, non-original stucco. Fenestration is varied and consists of non-original metal sliders and double-hung windows, and/or vinyl slider windows. Along the main (east) elevation, there a small decorative brick veneer along the first floor. Along the side (south) elevation, the building has a projecting bay section with fixed, wood multi-paned windows, adjacent to a porch that is formed by a shed roof extension, supported by a slender metal column.

1932 Building Section (3782-3786 Fifth Avenue)

Of standard 2" x 4" wood-frame construction, the building is set on a reinforced concrete foundation with floor joists and sub-floor. The roof is flat with no eave overhang. Along the main (east) elevation second story, the structure has a shed roof covered in red, Mission tile, supported by square wood columns. The exterior is composed of stucco. Fenestration largely consists of non-original sliding vinyl windows (some with multi-panes). Along the north and south elevations, the building is slightly cantilevered with projecting wood beams. At the rear (west) elevation, there are two attached garage bays with two non-original metal "roll up" style garage doors.

1968 Building Section (3780 Fifth Avenue)

Of standard 8" concrete block construction, the building is set on a reinforced concrete foundation with concrete floors. The roof is flat with a built-up roof cover material. When originally constructed, the San Diego County Assessor noted that the building was

unfinished. However, the exterior of the building is composed of smooth stucco. Further, the Assessor also noted that the first floor of the building had no windows. Today, several multi-paned vinyl windows exist on the first floor of the building (as they do along the second floor of the structure).

1971 Addition (3780 Fifth Avenue)

This addition is attached to the original 1911 building section along the northeast elevation. It is rectangular in shape and measures approximately 20 x 30 feet (approximately 600 total square feet of space). The addition has a flat roof and slight eave overhang. The main entrance to the addition exists along the northeast elevation. At this location, there is a large, fixed storefront window, and along the entire east elevation, there are three, large, fixed storefront windows. The exterior of the addition consists of stucco with some wood timbering. A side entrance exists along the southwest elevation.

Modifications & Alterations

Changes to 3780 Fifth Avenue building include building remodeled (extent and location unknown) in 1947; addition of decorative brick, window shutters, six columns, and overhang extension along east elevation in 1960 (all except decorative brick since removed, date unknown); neon signage added in 1972 (since removed, date unknown); windows in two-story office building section replaced, window openings in-filled, and walls re-finished (extent and location unknown) in 1989; signage installed (1994); two-story office building section (then multi-family) repaired, including the replacement of studs and sub-floors, and removal and replacement of windows (extent and location unknown) in 1997). Changes to 3782-3786 Fifth Avenue building include modifications twice in 1947 (extent and location unknown); windows removed and replaced (extent and location unknown) in 1958; three windows along north elevation removed and openings in-filled (specific type of windows and location of in-fill unknown) in 1966; six windows along south elevation removed and openings in-filled (specific type of windows and location of in-fill unknown) in 1966; and building rehabilitated (extent and location unknown) in 1997.

Significance Evaluation

Integrity Evaluation

In addition to determining the significance of a property under local, state, and national criteria, a property must also possess integrity. Integrity is defined by the National Register of Historic Places as the “ability of a Property to convey and maintain its significance.” It is defined by the HRB *Guidelines for the Application of Historical Resources Board Designation Criteria* as “the authenticity of a historical resource’s physical identity clearly indicated by the retention of characteristics that existed during the resource’s period of significance.” Further, integrity relates “to the presence or absence of historic materials and character defining features” of a resource. The local,

state, and national registers recognize seven aspects of integrity—location, design, setting, materials, workmanship, feeling, and association.

Location

Location is defined by the National Register as “the place where the historic property was constructed or the place where the historic event occurred.” It is defined by the HRB Designation Guidelines as “the place where a resource was constructed or where an event occurred.”

The LGBTQ Community/Albert Bell Building was constructed in its original location in 1911. As such, the property retains its location element for integrity purposes.

Design

Design is defined by the National Register as the “combination of elements that create the form, plan, space, structure, and style of a property.” It is defined by the HRB Designation Guidelines as resulting “from intentional decisions made during the conception and planning of a resource. Design includes form, plan, space, structure, and style of a property.”

The LGBTQ Community/Albert Bell Building has been substantially modified and altered from that of its original appearance. Specifically, changes to the 3780 portion of the structure include the remodeling of the building (extent and location unknown) in 1947; addition of decorative brick, window shutters, six columns, and overhang extension along east elevation in 1960 (all except decorative brick since removed, date unknown); neon signage added in 1972 (since removed, date unknown); windows in two-story office building section replaced, window openings in-filled, and walls re-finished (extent and location unknown) in 1989; signage installed (1994); two-story office building section (then multi-family) repaired, including the replacement of studs and sub-floors, and removal and replacement of windows (extent and location unknown) in 1997). Changes to 3782-3786 Fifth Avenue portion of the building include modifications twice in 1947 (extent and location unknown); windows removed and replaced (extent and location unknown) in 1958; three windows along north elevation removed and openings in-filled (specific type of windows and location of in-fill unknown) in 1966; six windows along south elevation removed and openings in-filled (specific type of windows and location of in-fill unknown) in 1966; and building rehabilitated (extent and location unknown) in 1997. As a result, the property does not retain its original design element for integrity purposes. Despite this above determination, however, the property retains its design element as associated with the LGBTQ community from 1983-1993.

Setting

Setting is defined by the National Register as the physical environment of a historic property. It is defined by the HRB Designation Guidelines as applying “to a physical

environment, the character of a resource's location, and a resource's relationship to the surrounding area."

The LGBTQ Community/Albert Bell Building has been located on the same parcel since its original construction in 1911. Inspection of the surrounding neighborhood today indicates the presence of many newer and larger residential and/or commercial structures located in the nearby vicinity. The original single-family residential setting which once characterized the setting around the property has been adversely affected by the construction of newer and larger residential structures. Further, the remodeling of existing single-family homes over the years has also affected the original physical environment of the surrounding area. Thus, the original residential character of the surrounding area is no longer intact, and the property does not retain its original setting element for integrity purposes. Despite this determination, however, the property retains its setting element as associated with the LGBTQ community from 1983-1993.

Materials

Materials are defined by the National Register as the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property. It is defined by the HRB Designation Guidelines as comprising "the physical elements combined or deposited in a particular pattern or configuration to form a property."

The vast majority of the materials which today exist in the LGBTQ Community/Albert Bell Building are largely not original. Consequently, the property does not retain its original materials element for integrity purposes. Despite this determination, however, the property retains its materials element as associated with the LGBTQ community from 1983-1993.

Workmanship

Workmanship is defined by the National Register as "the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory." It is defined by the HRB Designation Guidelines as consisting "of the physical evidence of crafts employed by a particular culture, people, or artisan, which includes traditional, vernacular, and high styles."

As with the materials discussion above, the vast majority of the workmanship that has gone into the construction of the LGBTQ Community/Albert Bell Building is not original. Consequently, the property does not retain its original workmanship element for integrity purposes. Despite this determination, however, the property retains its workmanship element as associated with the LGBTQ community from 1983-1993.

Feeling

Feeling is defined by the National Register as “a property’s expression of the aesthetic or historic sense of a particular period of time.” It is defined by the HRB Designation Guidelines as relying “on present physical features of a property to convey and evoke an aesthetic or historic sense of past time and place.”

In its current appearance, the LGBTQ Community/Albert Bell Building does not convey and/or evoke an aesthetic, original sense of past time or place. As a result, the property does not retain its original element for integrity purposes. Despite this determination, however, the property retains its feeling element as associated with the LGBTQ community from 1983-1993.

Association

Association is defined by the National Register as “the direct link between an important historic event or person and a historic property.” It is defined by the HRB Designation Guidelines as directly [linking] a historic property with a historic event, activity, or person or past time and place; and requires the presence of physical features to convey the property’s historic character.”

The LGBTQ Community/Albert Bell Building is directly linked to Albert Bell (seven years, from at least 1985-1992), a person significant in the LGBTQ community. As a result, the property possesses an associative element for integrity purposes.

Application of San Diego Historical Resources Board (HRB) Register Significance Criteria

According to the City of San Diego Land Development Code, *Historical Resources Guidelines* (Adopted September 28, 1999; Amended June 6, 2000; April 30, 2001), a building, structure, sign, interior element and fixture, feature, site, place, district, area or object may be designated as historic by the City of San Diego Historical Resources Board if it meets any of the following below criteria. Guidelines in applying the criteria for designation exist in the *Guidelines for the Application of Historical Resources Board Designation Criteria* (Land Development Manual, Historical Resources Guidelines, Appendix E, Part 2, and Adopted August 27, 2009).

Criterion A-- If it exemplifies or reflects special elements of a City’s, a community’s or a neighborhood’s historical, archaeological, cultural, social, economic, political, aesthetic, engineering, landscaping or architectural development.

“Special Elements of Development”

According to the HRB Designation Guidelines, special elements of development refer to a resource that is distinct among others of its kind or that surpass the usual in significance. It is not enough for a resource to simply reflect an aspect of development, as all

buildings, structures, and objects do. For each aspect of development, the resource shall exemplify or reflect a special element of that development which either maintains an established precedent or may in itself be the model for development.

Historical evidence was identified which supports the contention that the LGBTQ Community/Albert Bell Building exemplifies and reflects *special* elements of San Diego's, Hillcrest's, Fifth Avenue's, and the LGBTQ community's historical, cultural, social, economic, and political development.

Evaluation Of The Property Under The LGBTQ Historic Context Statement: Theme 2 – Community Organizations

The LGBTQ Historic Context Statement includes a tabular list of identified resources which have been associated with the “Community Organization” theme. The Context Statement notes that these resources have not been identified necessarily because of an association with the LGBTQ community, and that the identified resource list is not meant to be comprehensive and/or definitive. Furthermore, the Context Statement states that “just because a property is included in this list does not mean that it is historically significant or eligible for listing in the National, California, or local registers.”

The LGBTQ Context Statement notes that, “with the anonymity and isolation that was part of LGBTQ life, it makes sense that the vast array of social services available to today's San Diego community started with the telephone.” Between 1970 and 1971, three hotlines were created. The first was 1970's Gay Information Center, started by Stephen Bell of the Gay Liberation Front. The second, that same year, was started by GULF (Gays United for Liberty and Freedom) and was operated by Bill Gautier, better known as the drag personality Glenda, right out of his home in the 1500 block of 30th Street. Then in 1971, Jess Jessop set up an answering machine in a closet in his home that would eventually lead to the creation of one of San Diego's most important and longest-lived LGBTQ resources--The Center for Social Services. The “Center” was, in fact, formed on October 3, 1972 when Bernie Michels, Thomas Carey, and several others met in Weichel Hall, a shed behind the Chollas View United Methodist Church at 906 47th Street, to start planning an LGBTQ social services center, with further meetings in Michels's home at 2004 El Cajon Boulevard. The Center opened in October 1973, with Jessop serving as the first Executive Director, at 2250 B Street in the Golden Hill neighborhood. In 1980, The Center moved to 1447 North 30th Street, also in Golden Hill, then to 3766 5th Avenue, and then closer to Hillcrest, to 3910 Normal Street in 1992, then finally to its present location at 3909 Centre Street in 1998.

Many of the founders of The Center would go on to participate in the creation of many other resources for the San Diego LGBTQ community over the next decade. For example, Jessop was the founder of the Lesbian and Gay Archives of San Diego, which eventually became the Lambda Archives, he helped organize San Diego's first unofficial Pride parade in 1974, and he was a charter member of the Gay Alliance for Equal Rights in 1979. Thomas Carey would go on to help create The Center's Men's Self Development Program. The Center founder Frederick Scholl helped create the

“Beginnings of the San Diego LGBT Community Center. The Center founder John Eberly started the Metropolitan Community Church’s Video Ministry in 1980 and was active in local politics through the San Diego Democratic Club, while Jeri Dilno, The Center’s first female Executive Director, was also editor of the *Gay and Lesbian Times*, co-founder of San Diego’s first Pride march to be sanctioned by the city in 1975, and a three-time delegate to the Democratic National Convention.

On the heels of The Center, the mid to late 1970s and 1980s were marked by the growth of community groups in many different directions. In 1974, the city’s oldest documented transgender support group was founded. Known as the Christine Jorgensen Society of San Diego, Nicole Murray-Ramirez led the ground-breaking organization. In January 1982, The Bisexual Forum was founded by Dr. Fritz Klein, a renowned bisexual researcher, activist, and author who relocated to San Diego from the East Coast. Other specialized community groups created in the 1980s included Couples/San Diego, part of the wider Couples National Network, which started providing social and educational outreach to lesbian and gay couples in 1985.

The onslaught of the AIDS epidemic exponentially increased the needs for social services, and throughout the 1980s many in the community answered the call, coming up with creative solutions to combat an overwhelming problem. For example, in 1985, Barbara Peabody founded Mothers of AIDS Patients (MAPS), “to combat prejudice and ignorance and to provide a sounding board for mothers to share their experiences.” She also established the first art program in the country for people with HIV/AIDS, allowing them to create, exhibit and sell their work.

Activist Albert Bell, who had founded the first Gay Liberation group in San Francisco in 1970, organized the first local chapter of the AIDS Coalition to Unleash Power (ACTUP) in 1987 to bring help to AIDS victims. He also established "Our House" in 1987, the first residential living facility for people with AIDS and helped create the AIDS Assistance Fund by at least 1989 and produced the city’s first AIDS Walk for Life from 1989 to 1993.

The next year, in 1988, Gary Cheatham, a computer analyst for General Dynamics, noticed piles of dirty laundry when visiting a friend with AIDS. Wanting to do something to help, he started washing his friend’s clothes on a regular basis. One person became three, then thousands, as Cheatham turned the helpful gesture into the non-profit Auntie Helen’s Fluff ‘n’ Fold. Starting in the garage of his house, Cheatham moved the free laundry service to a storefront at 4028 30th Street, adding a thrift shop a year before the opening of the first Out of the Closet thrift store in Los Angeles.

With financial help from philanthropist Joan Kroc, a designation as a “National Point of Light” by President George H.W. Bush, and an Apostolic Blessing from Pope John Paul II, Auntie Helen’s, named after Cheatham’s great aunt, became a staple of the community. Though Cheatham himself died of AIDS in 1995, by 2008, Auntie Helen’s was washing over 1,500 free loads of laundry for county AIDS patients too sick to do their own, distributing free emergency clothing and medical equipment, and providing

food donations and loans for medical equipment. In 1990, the two primary support organizations for persons with AIDS, the San Diego AIDS Project and AIDS Assistance Fund, merged to become the San Diego AIDS Foundation. Attributing the merger to “cumbersome and repetitive application procedures for assistance as well as financial constraints,” the new organization worked out of the home of George Murphy at 1660 Cable Street, eventually becoming San Diego’s largest organization. San Diego’s LGBTQ community also responded to the AIDS epidemic with a variety of healthcare resources. The year 1983 saw the creation of Blood Sisters, which was founded by the San Diego Democratic Club, and whose first blood drive was organized by SDDC member Barbara Vick. Thought to be the first such blood drive anywhere, nearly 200 lesbians provided blood to be given to people with AIDS and ARC (AIDS-Related Complex). The group was formed in reaction to the news that gay men were no longer allowed to donate blood due of the possibility of AIDS virus contamination. Built in 1984, Priority Pharmacy, which started at 3935 1st Avenue and moved to 3940 4th Avenue, is said to have filled the city’s first prescription for AIDS-fighting drug AZT in 1987. The pharmacy was a pillar of the city’s gay community, thanks to the business and charitable efforts of founder and pharmacist David C. Zeiger. In December 2005, Priority Pharmacy was sold and became a Mom’s Pharmacy. In 2014, it joined the AHF (AIDS Healthcare Foundation) chain as a “full-service pharmacy where 96 cents of every dollar earned through filling any prescription supports AHF’s specialized HIV/AIDS medical services,” continuing the legacy of Priority Pharmacy.

In 1989, the first AIDS hospice opened at 2513-2515 Union Street. The Truax House, named for longtime gay activist and community leader Dr. A Brad Truax, who had recently succumbed to AIDS, was donated by the City of San Diego Housing Commission "to provide a secure, homelike setting for victims of AIDS and ARC. Here, they don't have to worry about being kicked out. They won't be evicted because of their sickness, or because they're gay." Healthcare facilities catering to the LGBTQ community also existed in the decade leading up to the epidemic, like the Womancare Clinic, which first opened its doors in the fall of 1973 at 1050 Garnet Avenue, welcoming lesbians as patients and in the process, providing them with a safe space. They also provided a donor insemination program for those wanting to start families. Then in 1978, the first clinic exclusively for lesbians, the Lesbian Health Clinic of San Diego, opened at the Beach Area Community Clinic. The Beach Area Community Clinic is still operating at 3705 Mission Boulevard. The needs of gays and lesbians battling alcoholism were addressed with the 1976 opening of Stepping Stone, one of the few LGBTQ-oriented recovery organizations in the country. Stepping Stone continues to provide a place where those in recovery can feel comfortable being completely open about their lives; one of the most important parts of the recovery process. Dr. Albert Best, San Diego’s first openly gay City Council candidate in 1979, was one of Stepping Stone’s co-founders.

Review of the LGBTQ Historic Context Statement indicates that the LGBTQ Community/Albert Bell Building was identified within the “Community Organization” theme as a property which was the “Radical Fairies meeting site,” or the “Location of “Radical Fairies” meetings, hosted by Albert Bell for radical ideas, spirituality and sexuality.”

Historical research indicates that the Radical Faeries movement was founded in California in 1979 by gay activists Harry Hay, Mitch Walker, John Burnside, and Don Kilhefner, who sought to create an alternative to what they saw as the assimilationist attitude of the mainstream United States gay community. Influenced by the legacy of the counterculture of the 1960s, they held the first Spiritual Conference for Radical Fairies in Arizona in September 1979. From there, various regional Faerie Circles were formed, and other large rural gatherings organized. Although Walker and Kilhefner broke from Hay in 1980, the movement continued to grow, having expanded into an international network soon after the second Faerie gathering in 1980s. Today, the Radical Faeries movement seeks to redefine queer consciousness through secular spirituality. Sometimes deemed a form of “modern Paganism,” the movement adopted elements from anarchism and environmentalism.

Albert Bell is known to have been an important advocate for the LGBT community. At an early age Bell came into politics and student activism. He founded the first Gay Liberation group in San Francisco in 1970 at the age of 20, a time in America when it was still considered a cultural anathema to be out of the closet. Later, he went on to found gay student unions at San Francisco City College and San Francisco State University. During this period in his life, he also worked on Harvey Milk’s successful bid to become the city’s first openly gay supervisor.

After his time as a student activist, Bell moved to San Diego around 1975. There, as one of the early directors of the Gay and Lesbian Community Center during the late-1970s, he was instrumental to keeping it in the public eye and at the forefront of the political scene. He served on its board for seven years, as Chairman from 1982-1984, working at the same time on some of the earliest Gay Pride events in the city.

As a spokesman for the community, Bell was well aware of the power and potential of the media. On one notable television appearance, Bell confronted Channel 10 anchor Ed Quinn on the station’s lack of coverage for the 1988 March on Washington. Quinn’s cynical response drew a sharp, public condemnation from visiting ABC anchor Peter Jennings. Bell’s thoughtful, televised evisceration of the local journalist’s apathy led to a meeting with Jennings and the Channel 10 executives, resulting in a substantial change in the way gay issues were presented.

In 1980, Bell attended the first spiritual gathering of Radical Faeries in Boulder, Colorado. Eventually he became a leading figure of the tribe and a colleague of Harry Hay, one of the founding fathers of gay liberation in the United States. Bell developed a popular course titled “Homospiritual: A Gay Journey to Self Esteem.” This course ran for several years and was presented before hundreds of San Diego men.

At the height of the AIDS crisis in the mid 1980’s, Bell once again assumed the role of community leader. In 1987, he established “Our House,” the first residential living facility for people with AIDS the first residential living community for people with AIDS, where he served as a housing coordinator and the property manager. Bell helped create the AIDS Assistance Fund by at least 1989 (per City Directories “AIDS Funding

Source”) and served on its board of directors. At the same time, he helped organize San Diego’s first chapter of “ACT UP” (Aids Coalition To Unleash Power), bringing pressure on local agencies and government so that victims of the disease might get the help they needed. In addition to these projects, he also produced the “AIDS Walk for Life” (1989-1993) and was an initial supporter of the “Blood Sisters” program with Cynthia Lawrence-Wallace and Peggy Heathers, in which lesbian women donated blood to the San Diego Blood Bank in solidarity with their gay brothers. Up until the very final years of his life, he worked for the county as an HIV health advisor, providing testing and education to those in need.

Bell’s reputation as an authority in local politics made him a natural choice as a delegate to the 1992 Democratic Convention in New York. As one of the few delegates with AIDS in attendance, Bell was able to take the issue of gay rights and AIDS to a national stage. He received the first Albert Bell Award for Community Service from the San Diego Democratic Club shortly before his death. He died at home of AIDS in 1993 at the age of forty-three.

A review of San Diego City Directories indicates that Albert Bell was listed as a tenant of the 3780 Fifth Avenue in 1985. He also served as property manager from at least 1985-1992. Further inspection of San Diego City Directories indicates that between 1989-1993 (four years), Bell’s “AIDS Walk For Life,” operated from one of the 3780 Fifth Avenue units.

LGBTQ Evaluation Criteria

The LGBTQ Context Statement indicates that the eligibility guidelines to be used for significant property types associated with the LGBTQ community’s Community Organizations, under Criterion A, with a period of significance from 1970-1990, include community centers, healthcare centers, commercial buildings, and other buildings used for institutional purposes. These will likely be the earliest known resources utilized by an important group. They will also likely be widely recognized as pillars of the community for a noteworthy period of time. Properties associated with LGBTQ organizations may or may not have been built for the organizations’ purposes originally. They may also include residences that were the homes of prominent community leaders.

Properties under this theme are directly and importantly associated with important LGBTQ community organizations. They may also be directly associated with persons who played an important role in developing important community organizations. In most cases, the property that best represents the productive life of the person is the building in which they worked. However, if that building no longer remains or if the institution that they led moved frequently, their residence may be eligible. Significant properties under this theme may also be significant under other themes, such as political activism, religion, or social life.

In the present case, it is known that LGBTQ activist Albert Bell was directly associated with the LGBTQ Community/Albert Bell Building from at least 1985-1992, and his

organization, AIDS Walk For Life, operated from the structure for a period of five years (1988-1993). The use of the building to combat the AIDS epidemic through the establishment of social programs in the early 1990s (such as the AIDS Walk For Life) were important to the San Diego LGBTQ community, and programs like these were widely recognized as a pillar of the community during this period. In addition, the property is directly associated with activist Albert Bell, who achieved historical significance for his pioneering efforts on behalf of the LGBTQ community during this period.

Under the LGBTQ Context Statement, a resource should retain integrity of location, design, feeling, and association, and some original materials may have been altered, removed, or replaced as to impact materials and workmanship. In this instance, the building has not been adversely affected in terms of its design, feeling, association, materials, and workmanship from 1988-1993. For these reasons, the LGBTQ Community/Albert Bell Building qualifies under HRB Criterion A (Community Organizations) under the LGBTQ Context Statement as a property which exemplifies and reflects LGBTQ historical, cultural, social, economic, and political development from 1988-1993.

Evaluation Of The Property Under The LGBTQ Historic Context Statement: Theme 5 – The LGBTQ Media

The LGBTQ Context Statement notes that in the mid-20th century, periodicals such as magazines, newspapers, and newsletters became an important medium for LGBTQ communities. More than just reading material, they became a source of valuable information, ranging from social networking and personal ads to business advertisements and legal advice. Major San Diego publications included *Hummingbird*, *San Diego Son*, *Pacific Coast Times*, *San Diego Gayzette*, and *Update*. However, there were a wide range of other publications that catered to niche groups within the LGBTQ community, including the *Frontier Athletic Club Bulletin* (1959-1970) and *Naked Male* (1968-1969).

Some of the earliest LGBTQ organizations in San Diego were religious groups. Most notably, Metropolitan Community Church San Diego (MCCSD) and Dignity San Diego were places where the LGBTQ community felt safe to express their spirituality. Both of these groups published newsletters that alerted their congregations to church news, but also served as general community news, because in those days there were no other published sources of LGBTQ news that focused on the San Diego area. The MCCSD newsletter known as *Prodigal* began publication in San Diego in 1970. It was the first local gay publication with regular distribution. Dignity San Diego's newsletter came two years later in 1972 with the beginning of their local chapter and in May 1973 took on the name *Hummingbird*. The lesbian social organization Tres Femme, founded in 1970, had a short-run periodical in 1972 and then became *This Way Out* from 1976 to 1980 and was printed at the Center for Social Services at 2250 B Street. *This Way Out* was a newsletter that informed readers about events that were happening at the center.

Another female-centric publication, Feminist Communications, was created in a space above the Left Bank bookstore at 4994 Newport Avenue in 1974. The National Center for Androgyny was located in Ocean Beach published a newsletter known as the *Androgyny Review* and *Androgyny Update* during its run from 1976 to 1980. *San Diego Son* was a free magazine “published semi-monthly for the San Diego Homophile Community” started by Paul King in 1973. *Pacific Coast Times* was originally made for the LGBTQ community of San Diego. In 1974, the magazine expanded its distribution to include Los Angeles, San Clemente, Laguna Beach, Palm Springs, Costa Mesa, San Francisco, and Las Vegas. In 1978, the popularity of the magazine prompted a West Hollywood publisher to buy it from the San Diego entity known as Coast Press Ltd. The paper then folded within a year. San Diego resident Don Hauck had started Dawn Media at 4835 Voltaire Street in Ocean Beach to locally distribute the growing number of regional LGBTQ publications including *The Advocate* (Los Angeles), *Drummer* (San Francisco), *Newswest* (Los Angeles), and *Pacific Coast Times*. In early 1979, Hauck and Rose created *San Diego Update*, which became simply *Update* a year later. *Update* ran for thirteen years, many of them with Pat Burke as editor under Hauck's direction until he passed away in 1992.

A locally produced publication with far-reaching appeal outside of San Diego was the *International Male* catalogue. *International Male* was a catalogue clothing brand started by Eugene Burkard in 1971. The brand began in a small bungalow in Ocean Beach. Burkard hired local women through a newspaper advertisement to help sew his clothing from his home. The bungalow, at 4534 West Point Loma Boulevard was demolished in 1981 to make way for a condominium complex. The significance of the brand goes beyond the clothing. Burkard released his inaugural *International Male* catalogue in 1976 and not only created a great advertising tool that sky-rocketed his business, but created a safe space for closeted gay men in the middle of the country that did not have access to the robust LGBTQ communities in New York and California.

Whereas most LGBTQ publications of the 1970s sprang from the counterculture of the Ocean Beach neighborhood, the 1980s saw the rise of an LGBTQ community that flourished in Hillcrest, independent of other activist groups. The *San Diego Gayzette* was started by publisher Carla Coshow, executive editor Lair Davis, John Ciaccio overseeing advertising, Nicole Murray-Ramirez writing a social column, Nick Marzan as arts editor & business manager, photographer Paula Valentine, Jim Cain & Rob Andreasen, graphics artists & Liz Victor, office manager. Many of these founders of the Gayzette were recent transplants from the San Diego Update staff. The first issue of the Gayzette dated September 2, 1982 shows the staff standing in front of their offices at 3780 Fifth Avenue that still stands today. The Gayzette became the paper of record for the LGBTQ community soon after it began publishing. The location from which the publication operated from 1984-1986 is not known. The Gayzette closed in 1986, ten months after advertising director and community activist John Ciaccio passed away from AIDS complications. Less than two years after the Gayzette closed in October 1986, another community paper opened up to take its place in January 1988. *The San Diego Gay Times* (later *Gay and Lesbian Times*) was published by former executive editor of the Gayzette

Larry “Lair” Davis. The San Diego GLT served the San Diego area for twenty-two years before folding in 2010.

LGBTQ Evaluation Criteria

The LGBTQ Context Statement indicates that the eligibility guidelines to be used for significant property types associated with the LGBTQ Media, under Criterion A, with a period of significance from 1968-1990, include offices in commercial buildings and offices occupied by important LGBTQ publications. These will likely be the earliest known resources associated with a specific publication. They may or may not have been built for the publications’ purposes originally. Significant properties are directly associated with businesses that made significant contributions to the LGBTQ print media such as newspapers, journals, and magazines, and must be associated with a publication which has been proved to have played an important role in LGBTQ media, occupying the property during the period in which the media achieved significance.

Although the Gayzette paper was in existence for the LGBTQ community from late 1982 to 1986 (a period of approximately four years), a review of San Diego City Directories indicates that paper was listed as a tenant of the 3780 Fifth Avenue building in 1983. The paper was founded at the 3780 Fifth Avenue location and served as a semiole publication for the LGBTQ community during its early infancy.

Under the LGBTQ Context Statement, a resource should retain integrity of location, design, feeling, and association, and some original materials may have been altered, removed, or replaced as to impact materials and workmanship. In this instance, the building has not been adversely affected in terms of its design, feeling, association, materials, and workmanship from 1983. For these reasons, the LGBTQ Community/Albert Bell Building qualifies under HRB Criterion A (Media) under the LGBTQ Context Statement as a property which exemplifies and reflects LGBTQ historical, cultural, social, economic, and political development from 1983.

Criterion B--Resources associated with individuals whose specific contributions to history can be identified and documented may qualify under HRB Criterion B for persons significant in history.

Persons significant in our past refer to individuals associated with San Diego whose activities, achievements and contributions are demonstrably important within the City, state, or nation.

Historical evidence was identified which indicates that the LGBTQ Community/Albert Bell Building was directly associated with Albert Bell, an individual significant in local LGBTQ history. Albert Edwin Bell was born February 27, 1950 in Texas. Bell came “out” in 1969 and, after losing most friends, moved to San Francisco. He founded the first Gay Liberation group in San Francisco in 1970 at age 20. During this time period, Bell founded gay student unions at San Francisco City College and San Francisco State

University. He also worked on Harvey Milk's successful campaign as San Francisco's first openly gay County Supervisor.

Around 1975, Bell moved to San Diego where he became one of the early directors of The Gay Center for Social Services during the late-1970s and served on the Center's board of directors for the next seven years. He later served as the Chairman of the Center's board from 1982 to 1984. In 1980, Bell attended the first spiritual gathering of the Radical Faeries ("Faeries on the Frontiers of Gay Consciousness") in Boulder, Colorado. Upon his return, Bell started a San Diego chapter and taught a popular course for several years between entitled "Homospiritual: A Gay Journey to Self Esteem."

In the mid-1980's, Bell served as a community leader at the height of the AIDS crises in San Diego. He helped In addition to being a gay rights advocate in the community and media, Bell established "Our House," the first residential living community for people with AIDS, in 1987 where he served as a housing coordinator and the property manager. He also helped found the AIDS Assistance Fund by at least 1989 (per City Directories "AIDS Funding Source") and served on its board of directors. He organized San Diego's first chapter of "ACT UP" (Aids Coalition To Unleash Power), an organization which raised awareness and put pressure on local governments so that AIDS victims could receive government support. He helped put on the "AIDS Walk for Life" (1989-1993) and supported the "Blood Sisters," a program of lesbian women who donated blood to the San Diego Blood Bank to help treat AIDS victims in the hospital. Bell worked for the San Diego County as an HIV health advisor, providing services such as counseling, HIV testing, and HIV/AIDS education. Bell was also one of the first people to donate funds and collection materials to the Gay and Lesbian Archives of San Diego.

Bell was sent to the 1992 Democratic Convention in New York as a delegate, as a result of his authority in San Diego politics. As a delegate with AIDS, Bell was able to advocate for gay rights and AIDS treatment on a national stage. He received the first Albert Bell Award for Community Service from the San Diego Democratic Club and the first Albert Bell Award for Outstanding Achievements in AIDS Activism by ACT UP SAN DIEGO shortly before he died. Bell died of AIDS at age forty-three on November 27, 1993 at his home, surrounded by friends. Bell was inducted to the San Diego LGBT Community Wall of Honor in 2005.

Historical research indicates that the 3780 Fifth Avenue property was associated with Albert Bell from at least 1985-1992 (a period of approximately seven years). Over this period, Bell's organization, AIDS Walk For Life, was known to have operated from the property in response to the AIDS epidemic of the period, from 1988-1993. Bell's role and direct involvement at the property and with the organization he founded is supported by the historic record, thereby illustrating his historic contributions and achievements to the LGBTQ community. Therefore, the LGBTQ Community/Albert Bell Building qualifies under HRB Criterion B (Historic Person).

Criterion C--Embodies distinctive characteristics of a style, type, period or method of construction or is a valuable example of the use of indigenous materials or craftsmanship.

According to the HRB Designation Guidelines, this Criterion applies to resources significant for their physical design or method of construction. To embody the distinctive characteristics of a style, type, period or method of construction refers to the way in which a property was conceived, designed, or fabricated by an individual, a group of people, or a culture. Distinctive characteristics are those physical features or traits that commonly recur in individual styles, types, periods or methods of construction.

In order to qualify under this Criterion, a resource must embody distinctive characteristics of an architectural style, a type of construction, a recognized construction period, or an identifiable method of construction, as established through accepted bodies of scholarly and professional work. Comparison to other resources of the same style, type, period, or method of construction is not required unless scholarly work has not been done on a particular property type or unless surviving examples of a property type are extremely rare.

It is important to note that Criterion C states that a resource embody the distinctive characteristics of a style, type, period or method of construction; it does not state that the resource must be a unique or distinguished example of a style, type, period or method of construction. Resources which do not embody the distinctive characteristics of a style, type, period or method of construction as supported by established sources do not qualify.

While the original appearance and general configuration of the LGBTQ Community/Albert Bell Building is not known, it is believed that when the structure was designed and constructed in 1911, it was Craftsman in style. Today, the building is a most decidedly Spanish Revival (Spanish Colonial Revival/Spanish Eclectic) style building, having been subject to numerous modifications and alterations over the years. In its current condition, the building is not considered a representative example of the Spanish Revival architectural style and is not considered a valuable example of the use of indigenous materials or craftsmanship. This is due, in part, to modifications and alterations that the building has sustained over time. As such, the building does not embody the distinctive characteristics of a style, type, period, or method of Spanish Revival construction.

The Spanish Revival (Spanish Colonial Revival/Spanish Eclectic) Style (1915-1940)

The Spanish Revival style, also referred to as the Spanish Colonial Revival and Spanish Eclectic, uses design elements borrowed from a rich history of Spanish architecture, including Moorish, Byzantine, Gothic, and Renaissance styles and combines them in a range of uses. The style was popular in the United States from approximately 1915-1940. The typical features of a Spanish Revival design include a low-pitched roof with little or no eave overhang, a red tile roof, arches above central doors and windows, stucco

exteriors, and an asymmetrical facade. Houses can be one or two stories with side-gabled, cross-gabled, hipped or flat roofs. Multi-level roofs are very common, adding to the overall the residence.

Spanish Revival house shapes range from rectangular to “L”-shaped. Many times, wings are added to change the footprint of the structure. Doors are an important feature and are often heavy, carved, impressive, and wooden, which dominate the main facade. Sometimes heavy wood panels alternating with glass panes are also used in the simpler style structures. Double sash doors are used, many times opening onto a balcony or enclosed patio. Decorative wrought iron hardware, including door knockers, wall sconces, grilles, and door studs are usually used to add interest to the exterior surfaces. Colored, glazed tiles add a splash of color to the beige or white stucco walls. Often times, arches or spiral columns, pilasters, carved stonework, or other decorative elements are used on the main entrance area. Different sized and shaped windows are used on the facades of the structure, but many times a large picture window serves as a focal point on the main facade. These large windows many times feature triple arches or parabolic shapes and may also be filled with stained glass designs. Windows can also contain boxed grilles to allow casement windows to open outward. Balconies (open or roofed), with wood or iron railings are a prominent feature. Stucco or tile decorative vents are commonly used to add detail to the exterior. Elaborated chimney tops, often with small-tiled roofs are used as accent points along the roof line. Towers, one or two story, are often used as dramatic focal points for these structures. One or two-story covered porches, usually located on the rear façade, sometimes function as exterior halls in the temperate climates of the Southwest. Arcaded wing walls are often used as entrances to garden areas. Fountains, walled gardens with arcaded walkways, towers, tile terraces and wrought iron accent elements are also used as part of the design vocabulary.

In its current appearance, the LGBTQ Community/Albert Bell Building features several physical characteristics associated with the Spanish Eclectic style of architecture. These elements include its flat roof and lack of eave overhang/modest eave overhang; exposed roof rafters; projecting beams; stucco exterior; iron railing; and red, Mission tile. Aside from these characteristics, however, the building fails to possess several other typical elements which would denote a true, representative example of this style. These include enclosed patio areas; decorative wrought iron hardware; colored or glazed tiles; spiral columns, pilasters, carved stonework, or other decorative elements along the main entrance area; different sized and shaped windows, including a single, main focal window (often parabolic in form); stucco chimney with an elaborated chimney top; towers; fountains; walled gardens; arcaded walkways, tile terraces; wing wall; and/or wrought iron accent elements. The property has also been substantially modified and altered over time. As a result, the property is not architecturally significant. Finally, due to the fact that no indigenous materials went into the construction of the structure, the building is not a valuable example of the use of indigenous materials or craftsmanship. The Property does not qualify under HRB Criterion C (Architecture).

Criterion D--Is representative of the notable work of a master builder, designer, architect, engineer, landscape architect, interior designer, artist, or craftsman.

According to the HRB Designation Guidelines, a property is not eligible under Criterion D simply because it was designed by a prominent architect, builder, etc. but rather must be the work of a master. A “master” is defined as “a figure of generally recognized greatness in a field.” Additionally, not all examples of a Master’s work are eligible. Criterion D requires that the resource be a notable work of the Master, and that must be clearly demonstrated.

Historical research could not ascertain the identities of the architect and/or builder responsible for the design/construction of the LGBTQ Community/Albert Bell Building. In any event, the structure has been substantially modified and altered over time, lacks original integrity, and does not possess any “notable” physical features. Consequently, the building does not represent the notable work of a master builder, designer, architect, engineer, landscape architect, interior designer, artist, or craftsman. The Property does not qualify under HRB Criterion D (Work of a Master).

Criterion E--Is listed on or has been determined eligible by the National Park Service for listing on the National Register of Historic Places or is listed or has been determined eligible by the State Historical Preservation Office for listing on the State Register of Historical Resources.

The LGBTQ Community/Albert Bell Building is not listed on either the National Register of Historic Places or the California Register of Historical Resources. Moreover, the buildings have not been determined to be eligible for listing on either register by the National Park Service or the State Historic Preservation Office. The property does not qualify under HRB Criterion E (National or California Register Eligible).

Criterion F--Is a finite group of resources related to one another in a clearly distinguishable way or is a geographically definable area or neighborhood containing improvements which have a special character, historical interest or aesthetic value or which represent one or more architectural periods or styles in the history and development of the City.

The LGBTQ Community/Albert Bell Building has been deemed a contributor to a potential “Hillcrest Historic District” as part of the Uptown Historic Survey. However, no such historic district presently exists. As a result, the property does not qualify as a contributor to any established or proposed historic district. The property is not a finite group of resources related together in a clearly distinguishable way, nor is it related together in a geographically definable area or neighborhood containing improvements which have a special character, historical interest or aesthetic value, nor does it represent one or more architectural periods or styles in the history and development of San Diego. The Property does not qualify under HRB Criterion F (Historic District).

Application of National and California Register Criteria

When evaluated within its historic context, a property must be shown to be significant for one or more of the four Criteria for Evaluation—National Register Criteria A, B, C, or D,

or California Register Criteria 1, 2, 3 or 4. The Criteria describe how properties are significant for their association with important events or persons, for their importance in design or construction, or for their information potential. In addition, a property must not only be shown to be significant under the National and/or California Register criteria, but it also must have integrity. The seven aspects of integrity include: location, design, setting, materials, workmanship, feeling, and association.

Criterion A/1: Event

To be considered for listing under Criterion A, a property must be associated with one or more events important in the defined historic context. The event or trends must clearly be important within the associated context. Mere association with historic events or trends is not enough, in and of itself, to qualify under Criterion A: the property's specific association must be considered important as well.

The LGBTQ Community/Albert Bell Building does not qualify under National Register Criterion A, or California Register Criterion 1: Event at either the local, state, or national levels. Historical research failed to identify any important events associated with the building over the course of its existence.

Criterion B/2: Person

Criterion B applies to Property associated with individuals whose specific contributions to history can be identified and documented. Persons "significant in our past" refers to individuals whose activities are demonstrably important within a local, State, or national historic context. The criterion is generally restricted to those Property that illustrate (rather than commemorate) a person's important achievements. The persons associated with the property must be individually significant within a historic context. Significant individuals must be directly associated with the nominated property. Property eligible under Criterion B are usually those associated with a person's productive life, reflecting the time period when he or she achieved significance. Speculative associations are not acceptable. Documentation must make clear how the nominated property represents an individual's significant contributions. A property must retain integrity from the period of its significant historic associations. Architects are often represented by their works, which are eligible under Criterion C.

The LGBTQ Community/Albert Bell Building qualifies under National Register Criterion B and California Register Criterion 2: Person at the local (San Diego) level. Historical evidence was identified which indicates that the Property was directly associated with Albert Bell, an individual significant in local LGBTQ history. Albert Edwin Bell was born February 27, 1950 in Texas. Bell came "out" in 1969 and, after losing most friends, moved to San Francisco. He founded the first Gay Liberation group in San Francisco in 1970 at age 20. During this time period, Bell founded gay student unions at San Francisco City College and San Francisco State University. He also worked on Harvey Milk's successful campaign as San Francisco's first openly gay County Supervisor.

Around 1975, Bell moved to San Diego where he became one of the early directors of The Gay Center for Social Services during the late-1970s and served on the Center's board of directors for the next seven years. He later served as the Chairman of the Center's board from 1982 to 1984. In 1980, Bell attended the first spiritual gathering of the Radical Faeries ("Faeries on the Frontiers of Gay Consciousness") in Boulder, Colorado. Upon his return, Bell started a San Diego chapter and taught a popular course for several years between entitled "Homospiritual: A Gay Journey to Self Esteem."

In the mid-1980's, Bell served as a community leader at the height of the AIDS crises in San Diego. He helped In addition to being a gay rights advocate in the community and media, Bell established "Our House," the first residential living community for people with AIDS, in 1987 where he served as a housing coordinator and the property manager. He also helped found the AIDS Assistance Fund by at least 1989 (per City Directories "AIDS Funding Source") and served on its board of directors. He organized San Diego's first chapter of "ACT UP" (Aids Coalition To Unleash Power), an organization which raised awareness and put pressure on local governments so that AIDS victims could receive government support. He helped put on the "AIDS Walk for Life" (1989-1993) and supported the "Blood Sisters," a program of lesbian women who donated blood to the San Diego Blood Bank to help treat AIDS victims in the hospital. Bell worked for the San Diego County as an HIV health advisor, providing services such as counseling, HIV testing, and HIV/AIDS education. Bell was also one of the first people to donate funds and collection materials to the Gay and Lesbian Archives of San Diego.

Bell was sent to the 1992 Democratic Convention in New York as a delegate, as a result of his authority in San Diego politics. As a delegate with AIDS, Bell was able to advocate for gay rights and AIDS treatment on a national stage. He received the first Albert Bell Award for Community Service from the San Diego Democratic Club and the first Albert Bell Award for Outstanding Achievements in AIDS Activism by ACT UP SAN DIEGO shortly before he died. Bell died of AIDS at age forty-three on November 27, 1993 at his home, surrounded by friends. Bell was inducted to the San Diego LGBT Community Wall of Honor in 2005.

Historical research indicates that the 3780 Fifth Avenue property was associated with Albert Bell from at least 1985-1992 (a period of approximately seven years). Over this period, Bell's organization, AIDS Walk For Life, was known to have operated from the property in response to the AIDS epidemic of the period, from 1988-1993. Bell's role and direct involvement at the property and with the organization he founded is supported by the historic record, thereby illustrating his historic contributions and achievements to the LGBTQ community.

Criterion C/3: Design/Construction

Property may be eligible under Criterion C if they embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction. Property which embody the

distinctive characteristics of a type, period, or method of construction refer to the way in which a property was conceived, designed, or fabricated by a people or culture in past periods of history. Distinctive characteristics are the physical features or traits that commonly recur in individual types, periods, or methods of construction. To be eligible, a property must clearly contain enough of those characteristics to be considered a true representative of a particular type, period, or method of construction.

A master is a figure of generally recognized greatness in a field, a known craftsman of consummate skill, or an anonymous craftsman whose work is distinguishable from others by its characteristic style and quality. The Property must express a particular phase in the development of the master's career, an aspect of his or her work, or a particular theme in his or her craft.

Embodying The Distinctive Characteristics Of A Type, Period, Or Method Of Construction

The LGBTQ Community/Albert Bell Building does not qualify under National Register Criterion C, or California Register Criterion 3: Design/Construction on the basis of its architecture at either the local, state, or national levels. While the original appearance and general configuration of the building is not known, it is believed that when the structure was designed and constructed in 1911, it was Craftsman in style. Today, the building is a most decidedly Spanish Revival (Spanish Colonial Revival/Spanish Eclectic) style building, having been subject to numerous modifications and alterations over the years. In its current condition, the building is not considered a representative example of the Spanish Revival architectural style and is not considered a valuable example of the use of indigenous materials or craftsmanship. This is due, in part, to modifications and alterations that the building has sustained over time. As such, the building does not embody the distinctive characteristics of a type, period, or method of Spanish Revival construction.

The Spanish Revival (Spanish Colonial Revival/Spanish Eclectic) Style (1915-1940)

The Spanish Revival style, also referred to as the Spanish Colonial Revival and Spanish Eclectic, uses design elements borrowed from a rich history of Spanish architecture, including Moorish, Byzantine, Gothic, and Renaissance styles and combines them in a range of uses. The style was popular in the United States from approximately 1915-1940. The typical features of a Spanish Revival design include a low-pitched roof with little or no eave overhang, a red tile roof, arches above central doors and windows, stucco exteriors, and an asymmetrical facade. Houses can be one or two stories with side-gabled, cross-gabled, hipped or flat roofs. Multi-level roofs are very common, adding to the overall the residence.

Spanish Revival house shapes range from rectangular to "L"-shaped. Many times, wings are added to change the footprint of the structure. Doors are an important feature and are often heavy, carved, impressive, and wooden, which dominate the main facade. Sometimes heavy wood panels alternating with glass panes are also used in the simpler

style structures. Double sash doors are used, many times opening onto a balcony or enclosed patio. Decorative wrought iron hardware, including door knockers, wall sconces, grilles, and door studs are usually used to add interest to the exterior surfaces. Colored, glazed tiles add a splash of color to the beige or white stucco walls. Often times, arches or spiral columns, pilasters, carved stonework, or other decorative elements are used on the main entrance area. Different sized and shaped windows are used on the facades of the structure, but many times a large picture window serves as a focal point on the main facade. These large windows many times feature triple arches or parabolic shapes and may also be filled with stained glass designs. Windows can also contain boxed grilles to allow casement windows to open outward. Balconies (open or roofed), with wood or iron railings are a prominent feature. Stucco or tile decorative vents are commonly used to add detail to the exterior. Elaborated chimney tops, often with small-tiled roofs are used as accent points along the roof line. Towers, one or two story, are often used as dramatic focal points for these structures. One or two-story covered porches, usually located on the rear façade, sometimes function as exterior halls in the temperate climates of the Southwest. Arcaded wing walls are often used as entrances to garden areas. Fountains, walled gardens with arcaded walkways, towers, tile terraces and wrought iron accent elements are also used as part of the design vocabulary.

In its current appearance, the LGBTQ Community/Albert Bell Building features several physical characteristics associated with the Spanish Eclectic style of architecture. These elements include its flat roof and lack of eave overhang/modest eave overhang; exposed roof rafters; projecting beams; stucco exterior; iron railing; and red, Mission tile. Aside from these characteristics, however, the building fails to possess several other typical elements which would denote a true, representative example of this style. These include enclosed patio areas; decorative wrought iron hardware; colored or glazed tiles; spiral columns, pilasters, carved stonework, or other decorative elements along the main entrance area; different sized and shaped windows, including a single, main focal window (often parabolic in form); stucco chimney with an elaborated chimney top; towers; fountains; walled gardens; arcaded walkways, tile terraces; wing wall; and/or wrought iron accent elements. The property has also been substantially modified and altered over time. As a result, the property is not architecturally significant.

Representing The Work Of A Master (National Register) And/Or Important, Creative Individual (California Register)

The LGBTQ Community/Albert Bell Building does not qualify under National Register Criterion C, or California Register Criterion 3: Design/Construction at either the local, state, or national levels on the basis of its architect or builder. Historical research could not ascertain the identities of the architect and/or builder responsible for the design/construction of the building. In any event, the structure has been substantially modified and altered over time, lacks original integrity, and does not possess any “notable” physical features. Consequently, the building does not represent the work of a master and/or important, creative individual.

Possessing High Artistic Values

The LGBTQ Community/Albert Bell Building does not qualify under National or California Register Criterion C: Design/Construction as a structure which possesses high artistic values. The building does not articulate a particular concept of design to the extent that an aesthetic ideal is expressed. This is particularly true in light of the substantial modifications and alterations that the building has sustained over the years.

Criterion D: Information Potential

Property may be eligible under Criterion D if they have yielded, or may be likely to yield, information important in prehistory or history.

The LGBTQ Community/Albert Bell Building does not qualify under National or California Criterion D: Information Potential as the Property has not yielded, and is likely not to yield, information important in terms of history or prehistory.

Findings and ConclusionsImpacts Discussion

The present study has determined that the LGBTQ Community/Albert Bell Building is historically significant under local, state, and national significance criteria. The structure was designated by the HRB and, consequently, is a designated historic resource under California Public Resources Code §5024.1. The 3780 5th Project (PRJ-1049650) seeks the issuance of a Site Development Permit (SDP) to remove (demolish) the building and construct a seven (7) story, 77,928 square foot residential and commercial/retail building, containing forty-three (43) residential dwelling units, twenty-two (22) visitor-serving accommodation units, with 1,000 square-feet of ground-floor office, 2,960 square-feet of ground-floor commercial space and ground floor/subgrade parking. Therefore, demolition of the building as part of the proposed Project, will cause a substantial, adverse change in the significance of an historical resource, pursuant to California Public Resources Code §21084.1 and §5020.1(q).

Application of City of San Diego CEQA Significance Criteria

According to the City of San Diego Land Development Code, *Historical Resources Guidelines* (Adopted September 28, 1999; Amended June 6, 2000; April 30, 2001), the determination of potential significance for historic buildings, structures, and objects, and landscapes is based on age, location, context, association with an important person or event, uniqueness, and integrity.

Age

The LGBTQ Community/Albert Bell Building was constructed in 1911. Therefore, it is 111 years of age.

Location

The LGBTQ Community/Albert Bell Building has remained in its current location since its original construction.

Context

The physical environment surrounding the LGBTQ Community/Albert Bell Building has substantially changed due to the construction of newer and much larger residential and commercial development. As a result, the structure's original context has also been altered.

Association–Event

Historical research failed to reveal any historically important event(s) at the local, state, or national levels associated with the LGBTQ Community/Albert Bell Building.

Association–Person

Historical research indicates that the LGBTQ Community/Albert Bell Building was associated with individual Albert Bell from at least 1985-1992 (a period of approximately seven years). Over this period, Bell's organization, AIDS Walk For Life, was known to have operated from the property in response to the AIDS epidemic of the period, from 1988-1993. Bell's role and direct involvement at the property and with the organization he founded is supported by the historic record, thereby illustrating his historic contributions and achievements to the LGBTQ community.

Uniqueness–Architecture

The LGBTQ Community/Albert Bell Building is a Heavily Modified Spanish Revival style structure. The Spanish Revival architectural style is rather common and is not considered unique.

Uniqueness–Use

The LGBTQ Community/Albert Bell Building was originally constructed as a single-family home. Today, the building serves a commercial use. Neither single-family or commercial use is considered unique.

Structural Integrity

The LGBTQ Community/Albert Bell Building appears to be structurally sound and possesses a sufficient degree of structural integrity.

Application of CEQAPublic Resources Code

CEQA Public Resources Code §21084.1 provides that any project that may cause a substantial adverse change in the significance of an historical resource is a project that may have a significant effect on the environment. Public Resources Code Section §5020.1(q) defines “substantial adverse change” as demolition, destruction, relocation or alteration such that the significance of the historical resource would be impaired. According to Public Resources Code Section §5024.1, an historical resource is a resource that is listed in, or determined to be eligible for listing in the California Register of Historical Resources. A resource may be listed as an historical resource in the California Register if it meets any of the following National Register of Historic Places criteria: 1) is associated with events that have made a significant contribution to the broad patterns of California’s history and cultural heritage; 2) is associated with the lives of persons important in our past; 3) embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or 4) has yielded, or may likely yield information important in prehistory or history. In addition, an historical resource is a resource that is listed in, or determined to be eligible for listing in the California Register of Historical Resources; a resource that is included in a local register of historical resources; or is identified as significant in an historical resource survey if that survey meets specified criteria.

a) Event Association:

The LGBTQ Community/Albert Bell Building does not qualify under event association as a resource which is associated with events that have made a significant contribution to the broad patterns of California’s history and cultural heritage. Historical research indicates that the building was never associated with any event or events that have made a significant contribution to California’s history and cultural heritage.

b) Individual Association:

The LGBTQ Community/Albert Bell Building is associated with individual Albert Bell from at least 1985-1992 (a period of approximately seven years). Over this period, Bell’s organization, AIDS Walk For Life, was known to have operated from the property in response to the AIDS epidemic of the period, from 1988-1993. Bell’s role and direct involvement at the property and with the organization he founded is supported by the historic record, thereby illustrating his historic contributions and achievements to the LGBTQ community.

c) Design/Construction:

The LGBTQ Community/Albert Bell Building does not embody the distinctive characteristics of a type, period, or method of construction. The building does not represent the work of an important creative individual, or possess high artistic values.

d) Information Potential:

The LGBTQ Community/Albert Bell Building does not qualify under information potential as a resource which has yielded, or may likely yield, information important in prehistory or history.

As a resource which is historically significant and designated by the HRB as a historic resource, the LGBTQ Community/Albert Bell Building is also eligible for listing in the National Register of Historic Places and the California Register of Historical Resources.

CEQA Guidelines

According to CEQA Guidelines §15064.5(a)(3), a lead agency can find a resource historic if the resource has been determined to be significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California, provided that the determination is supported by substantial evidence in light of the whole record.

The LGBTQ Community/Albert Bell Building has not been determined to be significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California. The building, therefore, does not qualify as a historical resource under CEQA Guidelines §15064.5(a)(3).

The Property is a designated historic resource. Since the 3780 5th Project (PRJ-1049650) proposes demolition of the building, this undertaking will cause a substantial adverse change in the significance of a historical resource. As a result, mitigation measures must be proposed.

Mitigation Measures

The following mitigation measures have been proposed to adequately reduce the proposed demolition of the LGBTQ Community/Albert Bell to a level below significance:

(1) Historical American Building Survey. Prior to issuance of a demolition permit, the Owner/Permittee shall submit a Historic American Buildings Survey (HABS) Level III to Staff of the Historical Resources Board (HRB) for review and approval and shall include the following:

a. Photo Documentation

1) HABS documentation shall include professional-quality photo documentation of the resource prior to any construction at the site. Pictures should be 35-millimeter black-and-white photographs, 4x6-inch standard format. Photographs should be taken of all four exterior elevations. Photographs should be of archival quality and easily reproducible.

2) Once the HABS documentation is deemed complete, one set of original HABS photographs shall be submitted for archival storage to the California Room of the City of San Diego Public Library, the San Diego History Center, and the City of San Diego HRB.

b. Written History and Description

1) A written history and description of the LGBTQ Community/Albert Bell Building, developed in accordance with standards and format meeting the Department of the Interior's National Park Service requirements, shall be developed. The history will begin with a statement of significance supported by the development of the architectural and historical context in which the structure was built and subsequently evolved. The written history will also include an architectural description and bibliographic information.

2) The written history and description will also include a methodology section specifying the name of the researcher, date of research, sources consulted, the limitations of the project, and include the final, recorded Historical Designation Resolution.

c. Sketch Plan

1) A Sketch Plan shall be prepared, include a floor or site plan (not drawn to exact scale but drawn from measurements). The Plan and will include the location of site features shown in proper relation and proportion to one another based upon the significant site activities undertaken by the LGBTQ community over the course of its period of historic association. Specifically, the Sketch Plan will label significant interior spaces that were used by Albert Bell and the various important LGBTQ community groups that used the property.

(2) Interpretative Display. Prior to issuance of first building permit, the Owner/Permittee shall work with San Diego Lesbian, Gay, Bisexual, and Transgender Community Center, The Center and/or the Lambda Archives to create a 24-inch by 48-inch metal plaque or display, featuring a QR barcode link to online interpretive material outlining the historical events and activities associated with the former community spaces and occupants of the 3780 Fifth Avenue building. The historical interpretive material shall be developed and displayed as follows:

The Owner/Permittee shall submit a plan showing the location, size and content of the interpretive display to be placed proximate to the new sidewalk frontage at 3870-3786 Fifth Avenue. The location, size and content of the interpretive display shall be presented to the HRB's Design Assistance Sub-Committee (DAS) of the Historical Resources Board as an advisory item for input, and Staff to would be responsible for reviewing and approving the location, size, and content used for the display. Upon request, the interpretive material shall be made available to schools, museums, archives and curation facilities, libraries, nonprofit organizations, the public, and other interested agencies. Prior to the certificate of occupancy, the display shall also be installed by the Owner/Permittee at the site in the approved location. The Owner/Permittee shall be responsible for funding and implementing long-term management of the display in perpetuity.

(3) Oral History. Prior to the certificate of occupancy, the Owner/Permittee shall work with the Lambda Archives and a qualified Historical Documentarian, well-versed in LGBTQ history, and the familiarity with the LGBTQ Community/Albert Bell Building, to fund an oral history project involving the community members who participated in the previous organizations which operated on site that were important to its significance.

Conclusion

The Property under evaluation is defined as Lots 9 and 10, Block 6, Nutt's Addition, Assessor's Parcel Number 452-056-14-00. It largely consists of a Heavily Modified Spanish Revival (Spanish Eclectic) commercial building which was originally constructed by an unknown architect, designer, and/or builder as a single-family residence in 1911. Over the years, the structure was substantially modified and altered for its original design/construction.

Historical research indicates that the Property is historically significant. The building is a special element of the historical, cultural, social, economic, and political development of the Hillcrest neighborhood and the City as a whole. It housed a number of LGBTQ support, education, and fundraising organizations in Hillcrest that provided critical information and capital needed to relieve people impacted by the AIDS crisis in San Diego from 1982-1994, and as a result, is significant under HRB Criterion A (Community Development). In addition, the Property is associated with Albert Edwin Bell, a historically significant person, who used, occupied, and managed the building between 1982-1993. Bell was a local activist and leader in the LGBTQ community who fought for gay rights and sought relief for AIDS victims during the AIDS crisis in San Diego by creating various activist and support organizations. The Property is not associated with any important events; does not embody the distinctive characteristics of a style, type, period, or method of construction; and does not represent the notable work of a "master" architect, builder, or craftsman, or important, creative individual.

On April 28, 2022, the Property was referred to the HRB for designation consideration. At the time, the HRB Staff Report recommended designation of the Property under HRB Criterion A (Community Development) and Criterion B (Historic Person). According to the HRB Staff Report, the Property was found to be significant under Criterion A,

“for its association with the LGBTQ community, is a special element of the historical, cultural, social, economic, and political development of the Hillcrest neighborhood and the City as a whole and retains integrity to its 1982-1994 period of significance. Specifically...the [b]uilding housed an agglomeration of LGBTQ support, education, and fundraising organizations in Hillcrest that provided critical information and capital needed to relieve people impacted by the AIDS crisis in San Diego throughout the 1980s and early 1990s.”

In addition, according to the HRB Staff Report, the Property was found to be significant under Criterion B on the basis that it,

“is identified with Albert Edwin Bell, a historically significant person, and retains integrity for that association. Specifically, Albert Edwin Bell, who used, occupied, and managed the building between 1982 and 1993, was a local activist and leader in the LGBTQ community who fought for gay rights and sought relief for AIDS victims during the AIDS crisis in San Diego by creating various activist and support organizations.”

Subsequently, the HRB designated the Property under HRB Criterion A and Criterion B as the “LGBTQ Community/Albert Bell Building.” The designation specifically excluded the 1911 building section and the 1971 addition to the structure and included the “courtyard that is in between the two designated structures as a boundary.”

As a Property which is a designated historic resource at the local (San Diego) level, the Property is also eligible for listing in the National Register of Historic Places and the California Register of Historical Resources.

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APPENDIX A
BUILDING DEVELOPMENT INFORMATION

SAN DIEGO COUNTY ASSESSOR'S BUILDING RECORDS

DESCRIPTION OF BUILDING																			
CLASS & SHAPE	CONSTRUCTION	STRUCTURAL	EXTERIOR	ROOF	LIGHTING	LAIR CONDITION	ROOMS	FLOORS	ROOM AND FINISH DETAIL										
Permit No.	Amount	Date	Appr. Year	Remain. Life	Table	%	Arch. Attr.	Con. Form	Storage Space	Work-Class	Fin. No.	Floors	Walls	Wc. To. Tub	Type	Grade	St. (T.G.)	Finish	
27658	2,000	3/14/71	1965	34	24	54	G	A	A	A	A	1	1	1	1	Mod	A	1	Per-T
45272	10500	7/15/71	1970	35	20	46	F					2	1	1	Mod	A	1	1	Per-T
41529	1800	4-71																	
41529	2800	4-71																	

COMPUTATION									
Appraiser & Date	Area	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost
1321	790	6.80	5372	8.90	7041	1175.6	930	898.3	828
1086	790	2.00	1580	8.70	6883	9448	7602	7602	7602
A.C.	610	610	610	610	610	610	610	610	610
C.C.P.	110	3.40	374	3.74	374	374	374	374	374
Cu Part	150	1.90	285	2.85	285	285	285	285	285
Covered Pat	126	1.70	214	2.14	214	214	214	214	214
Yard Traps	831	1310	10983	1310	10983	1310	1310	1310	1310
TOTAL			21329	19378	23498	722			
NORMAL % GOOD			51	46					
R.C.L.N.D.			14290	10464	10809				

DESCRIPTION OF BUILDING

CLASS & SHAPE	CONSTRUCTION	STRUCTURAL	EXTERIOR	ROOF	LIGHTING	AIR CONDITION			ROOMS			FLOORS			ROOM AND FINISH DETAIL			
						Heating	Cooling	Humid.	Rooms	Floors	Floors	Floors	Material	Grade	Trim	Walls	Interior	Finish
DA DS-5	Light Sub-Standard	Frame 2" x 4" x 16"	Stucco on C.W.	Flat	Wiring	Forced	Cooling	1	1	1	1	1	1	1	1	1	1	1
ARCHITECTURE	Standard	Sheeting	Sliding	Hip	K.T. B.X. Cables	Gravity	Humid.	All	X	X	X	X	X	X	X	X	X	X
	Above-Standard	Concrete Block		Shed	Fixtures	Wall Unit	3	Ent. Hall										
	Special	B.B. T.&G.	Shingle	Cut Up	Few	Med.		Living										
Use Design	FOUNDATION	Adobe	Shake	Dormers	Avg. Many	Special	Zone Unit	Dining										
X Single	Concrete	Floor Joist	B.B. T.&G.	Gutters	PLUMBING			Central	Bed									
X Double	Reinforced	17" x 8" x 16"	Brick	Shingle	Perf. Spec.		Oil Burner	Bed										
Duplex	Brick	27" x 8" x 16"	Stone	Shake														
Apartment	Wood	Sub-Floor 1 1/2"	WINDOWS	Tile	X Sink - 3		M-B.T.U.											
Flat-Court	Piers	Concrete Floor	D.H. Casement	Tile Trim	X Laundry/Dble		Fireplace											
Mobile	Insulated Ceilings	Insulated Walls	Mesh-Sech	Compo. Shingle	X Water-Hdr. -Dura.													
X 5 1/2 x 10 1/2	Light Heavy		Screens		X Water-Softner													
3																		

RATING (E,G,A,F,P)

Permit No.	For	Amount	Date	EFFEC. YEAR	APPR. YEAR	NORMAL % GOOD		FIXTURES		FINISH		SPECIAL FEATURES	
						Age	Remaining Life	Arch. Plan	Con. Form	Uprgs. Spec. Capab. Chast. Inst. Wk.	Fl. No.	Floors	Walls
1934	1959	24	32	65									
1934	1965	31	27	59									
1934	1970	36	23	50									
1958													
70900	70900												

COMPUTATION

Appraiser	8	Date	Area	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost
Res. Area	528	10.00	5280	9.90	5227	10.20	5385						
Res. Area	970	7.40	7182	8.60	7920	9.10	9009						
Gar.	366	1.80	659	3.70	1354		1354						
A.C.			390		390		390						
C.C.P.	108	3.70	399	3.70	474		474						
Comeshow	100	3.50	350	4.00	400		400						
C.H.P.	90	1.70	153	1.70	153		153						
99 Rehab Units													
TOTAL			18597		15833		17080						
NORMAL % GOOD					59		50						
R.C.L.N.D. 18			9456		9841		8540						
A-11 B-50					2335		61						

CREAT COMP 3/20/98

Schmidt

3/21/98

3-1-70

15833

9456

9841

2335

61

Use \$35,000

MISCELLANEOUS STRUCTURES

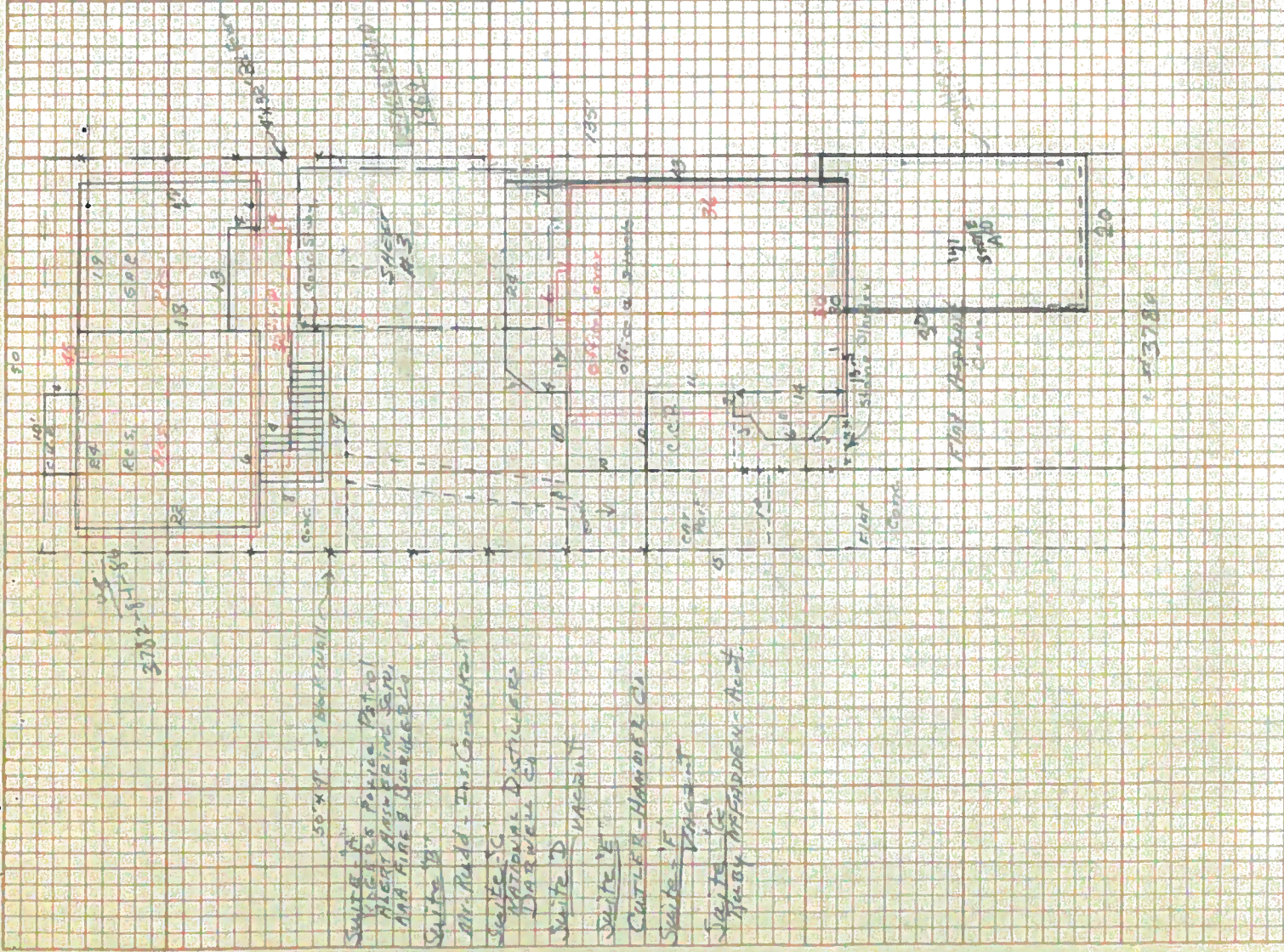
Structure	Found	Cons.	Ext.	Floor	Roof	Int.	Size, etc.
Flat Asphalt					1400 sq ft	17	1833
Flat Concr.					1500 sq ft	10	1800
Wall	4" Nica.	8' Block		3.70	30' @	185	
Fence	4" Solid W.			1.50	32' @	48	
Plaster	2 Stone			2.00	21' @	42	1312
Carport				Concr.	10x15'		
Concrete					5' x 10'		

COMPUTATIONS

Area	Per.	Area	1st. Fl.	13-1/16'
1st. 54' Rev.		48	B.F. = 7.00	7.65
30x14 = 420		3	+ 11 Corners = 33	
(6x10) = 60		10	Net B.F. = 2.20	7.7
27x11 = 297		10		
57x10 = 570		11		
27x9 = 108		2	End Fl.	1086/24
(24x27) = 648		2		
1321		108 1/8	B.F. = 7.60	7.95
End 54' Rev.		30	55' 70' (AW) = 8.90	8.90
30x36 = 1080		11	1st. Fl.	B.F. = 8.90
6x1 = 6		1		
1086		154	65'	7.12
20x30 = 600		63	2nd Fl.	7.95
3x3 = 9		1	B.F. = 7.00	6.76

Remarks:

① All offices mod. However structure is basically residential and is computed as such - 30' x 36'
 ② Stone ADA 8000. per MR ROGERS



MISCELLANEOUS STRUCTURES

Structure Found	Cons.	Ext.	Roof	Floor	Int.	Size, etc.
60.055	F.					5k.

COMPUTATIONS

Area for Computation' 1st Fl.
 $22 \times 24 = 528$ P₂ 92 R.F. = 10.00

2nd 95 x 22 = 990 P₂ 134 Rnd Fl.
 B.F. = 8.37

3rd 4 x 6 = 24 Area Adj. = 1.10
 18 x 19 = 342 A.F. = 1.10 x 8.37 = 9.21
 366 Rnd Sqr. Adj. = .20
 Net. A. F. 80 x 8.21 = 7.37

65 1st Fl. B.F. 8.90
 2nd Fl. B.F. 8.00
 70 1st B.F. 10.20
 100 2nd 9.10

Remarks: (1) Did not enter any apt. P-5 sec. Approx. Spots from above.
 (2) No Entry - R 6/25/64

NOTICE OF COMPLETION

ORIGINAL NOTICE FOR CONSTRUCTION OF 3780 FIFTH AVENUE BUILDING
NOT RECORDED/NOT AVAILABLE

NOTICE FOR 3782-3786 FIFTH AVENUE APARTMENT BUILDING SECTION
RECORDED ON FEBRUARY 25, 1932

PHOTOGRAPHED BY M. BRADLEY, DEPUTY RECORDER

NOW THEREFORE, in accordance with said request and the provisions of said Deed of Trust, CITIZENS NATIONAL TRUST & SAVINGS BANK OF LOS ANGELES, as Trustee, Successor to CITIZENS TRUST AND SAVINGS BANK, as Trustee, does hereby reconvey, without warranty, to THE PERSON OR PERSONS LEGALLY ENTITLED THEREUNTO, the estate now held by it thereunder.

IN WITNESS WHEREOF, CITIZENS NATIONAL TRUST & SAVINGS BANK OF LOS ANGELES, as Trustee, Successor to CITIZENS TRUST AND SAVINGS BANK, as Trustee, has caused its name and seal to be hereto affixed by its Vice-President and Assistant Trust Officer, thereto duly authorized, this 19th day of October 1931. Register No. 7819

CITIZENS NATIONAL TRUST & SAVINGS BANK OF LOS ANGELES, AS TRUSTEE.

DLP By Halcott B. Thomas, Vice President. By W.A. McFarlane, Assistant Trust Officer.



STATE OF CALIFORNIA } ss COUNTY OF LOS ANGELES

On this 19th day of October 1931 before me, D.L. Patterson, a Notary Public in and for said County, personally appeared Halcott B. Thomas, known to me to be the Vice-President and W.A. McFarlane, known to me to be the Assistant Trust Officer of the CITIZENS NATIONAL TRUST & SAVINGS BANK OF LOS ANGELES, a National Banking Association, that executed the foregoing instrument as Trustee, and known to me to be the persons who executed the same on behalf of said Association therein named, and acknowledged to me that said Association executed the same as Trustee.

WITNESS my hand and official seal, D.L. Patterson.

Notary Public in and for said County and State.

Recorded at request of Ek. of So. Calif., FEB 25 1932 at 49 min past 3 P.M. Fee \$1.00 O.M. SNOPE, COUNTY RECORDER.

7498

BY DEPUTY J.L. Squire.

2/25/1932 #7494 Official Records Book 81, Page 448

NOTICE OF COMPLETION

STATE OF CALIFORNIA } ss COUNTY OF SAN DIEGO

Leona E. Spiller being first duly sworn, deposes and says that she is and was upon the 27th day of November 1931, the owner in fee simple of that certain real property situated in the City of San Diego, County of San Diego, State of California, and particularly describe---

Lot #9 & #10 Block 6, Nuth Addition

That as such owner of said land, afloat about the 27th day of November, 1931, entered into a contract with PALMER SMITH, for the erection and construction upon the land above described, of a certain building to-wit:

PHOTOGRAPHED BY M. BRADLEY, DEPUTY RECORDER

Of three Apartments and two garages on the rear of said lot to be numbered 3788, 3786 and 3786 Fifth Ave.

That said building has been duly constructed, and the same was actually completed on the 24th day of February 1938.

This note is given in pursuance of the provisions of Section No. 1187 of the Code of Civil Procedure of this State.

Leona E. Kppler.

Sworn and subscribed to before me, this 25 day of Feb. 1938.

W.O. Anderson

W.O. Anderson, Notary Public in and for said County and State. My commission expires Sept. 10, 1935.

Recorded at request of Owner FEB 25 1938 at 51 min past 5 P.M.

Fee \$1.00

O.M.SWOPE, COUNTY RECORDER, BY DEPUTY J.L.Squire,

7494

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ABSTRACT OF JUDGMENT

IN THE JUSTICE'S COURT OF VISTA TOWNSHIP, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA NO. OF ACTION IS C.O.P. 874

W.H.Nichols Plaintiff

VS

Hugh Shaug, et al. Defendant,

JUDGMENT CREDITOR W.H.NICHOLS

JUDGMENT DEBTOR HUGH SHAUG

Date of entry of Judgment Aug. 7th. 1931. Amount of Judgment \$294.00 Where entered in Judgment Book; Volume 13 Page 18

I hereby certify that the foregoing is a correct abstract of a Judgment or Decree made and entered in the above entitled action as appears from the records of said Court, kept in my office.

WITNESS my hand Feb'y, 15th, 1938.

Fee \$1.00

D.O.Past. Justice of the Peace.

Clerk of said Justice's Court.

Recorded at request of Attorney FEB 25 1938 at 54 min past past 5 P.M.

Fee \$1.00

O.M.SWOPE, COUNTY RECORDER. BY DEPUTY J.L.Squire.

7495

-----000-----

WATER CONNECTION RECORD

SEWER CONNECTION RECORD
NOT LOCATED/NOT AVAILABLE

OFFICE COPY (vs Shop)

RECEIVED **FILED BOOK** **REGISTERED**

CONTRACT # 5247480

WATER DEPARTMENT
CITY OF SAN DIEGO, CALIFORNIA

Service Order and Receipt

Payment Having Been Made By Dr. J.K. Munoz

Install 9-10 of Sanity Eight"

Lot 9-10 Block 6 P. C. Location Summit old sumit 885 of Broadway

Map Book 4 Page 221

The undersigned hereby subscribes to and agrees to be bound by terms of agreement printed below.

Owner James K. Munoz By Dr. J.K. Munoz

Mail Water Bills 3780 5th Ave Issued By Dr. J.K. Munoz

To Address 3780 5th Ave

Loc. Fr. of N. S. E. W. LOT LINE

THIS SPACE FOR USE OF WATER FOREMAN ONLY

Service Location 885 Ft. of 5th Line of BROADWAY Street on 5th Ave Street

Make of Meter 1" WAR Meter No. 70-0251

Kind of Paving Concrete Date Installed 6-3-47 1947

Signed: L.D. Morris Foreman

Date 5-27 1947

Dollars (\$ 7800)

CONSTRUCTION/BUILDING PERMITS

Building Permit Application		APPLICANT FILL INSIDE HEAVY LINES		PLAN FILE NUMBER	BUILDING PERMIT NUMBER
OWNER'S NAME ADELIN STOKELD		JOB ADDRESS 3780 5th Ave		8708-A	A3613
MAIL ADDRESS 3780 5th Ave		SIDE YARD 0	SET BACK 0	REAR YARD 0	
CITY S.D. Calif	TEL. NO.	USE ZONE C	MAP NO. 14	VACANT SITE YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	
ARCHITECT or ENGINEER		BLS CODE 027	ECONOMIC LOCATION EA. LBD. TAX		CENSUS TRACT B-4
STREET ADDRESS		BUILDING AREA	LOT AREA	VARIANCE NO.	
STATE LICENSE NO.	TEL. NO.	Encroachment Yes <input type="checkbox"/> Permit Req'd No <input checked="" type="checkbox"/>	PERMIT NUMBER	ST. GRADE CHECK AS	
BUILDING CONTRACTOR P.J. Browning	STREET ADDRESS 3780 5th Ave	METER SIZE	CLEARANCE	CHECKED BY:	
CITY S.D. CALIF.	TEL. NO.	REQUESTED METER LOCATION EXISTING <input type="checkbox"/> CENTER LINE <input type="checkbox"/> OTHER		OF PROPERTY	
STATE LICENSE NO. 87186-C33-571	TYPE OF CONNECTION		BOOK PAGE	VERIFIED BY	
JOB DESCRIPTION		FIRE ZONE 1 ② 3	Type of Construction I II III IV V	STREET IMPROVED YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	
LEGAL DESCRIPTION: (Attach Notes & Bounds if Necessary)		SPECIAL INSPECTOR REQ'D. YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		OCCUPANCY GROUP A B C D E F G H I J Z	
LOT 9-10 BLOCK 6 TRACT NUTT'S ADDITION		PLAN CHECKED BY <i>[Signature]</i>		PLAN CHECK RECEIPT NO.	
BUILDING ADDRESS 3780 5th Ave		BUILDING VALUATION 500⁰⁰		BUILDING PERMIT FEE 35⁰⁰	
NEW <input type="checkbox"/>	ALTER REPAIR <input type="checkbox"/>	DEMOLISH MOVE <input type="checkbox"/>		LESS PLAN-CHECK FEE	
RESIDENTIAL NON-RESIDENTIAL <input checked="" type="checkbox"/>	NUMBER OF STORIES 2	NUMBER OF DWELLING UNITS		SEWER FEE	
COUNTY SANITATION DISTRICT RECEIPT NO.	PRIVATE DISPOSAL APPROVAL		AMOUNT DUE 35⁰⁰		
STATEMENT OF PROPOSED USE ADD DECORATIVE BRICK & WINDOW SHUTTERS & 6 COLUMNS 15' x 30' SLAB & INCREASE OVERHANG ON FRONT OF BUILDING		ATTENTION:		APPLICATION APPROVAL	
I hereby acknowledge that I have read this application, that the information given is correct, and that I am the owner, or the duly authorized agent of the owner. I agree to comply with city and state laws regulating construction, and in doing the work authorized thereby, no person will be employed in violation of the Labor Code of the State of California relating to Workmen's Compensation Insurance.		THIS PERMIT AUTHORIZES ONLY THE WORK NOTED		THIS PERMIT DOES NOT BECOME VALID UNTIL SIGNED BY THE DIRECTOR OF BUILDING INSPECTION, OR HIS DEPUTY, AND FEES ARE PAID, AND RECEIPT IS ACKNOWLEDGED IN SPACE PROVIDED.	
SIGNATURE OF OWNER or AGENT <i>[Signature]</i>	INSPECTION DEPARTMENT		By: <i>[Signature]</i>		
ADDRESS 3842 Balduick S.D. Cal	CITY OF SAN DIEGO		Date: 12/19/60.		
EVIDENCE OF AGENCY NOTED AS	PLOT PLAN CHECK & APPROVED AS		INSPECTOR		
HEALTH DEPT. APPROVAL		REC 2170 12 07 *****350		FORM NO. 17-256 (7-60)	

Building Permit Application		APPLICANT FILL INSIDE HEAVY LINES		JOB ADDRESS	
NAME (OR NAME OF BUSINESS) RODGERS POLICE PATROL		COORD. INDEX 212-1719		PLAN FILE NO. 14743D	
MAILING ADDRESS (NUMBER) (STREET) 3780 - 5TH AVE.		USE ZONE C		PERMIT NO. E 30498	
CITY SAN DIEGO		CENSUS TRACT B-3		SETBACK FRONT YARD 0	
TELEPHONE NUMBER 298-6049		B.C. CODE		REAR YD. 0	
NAME JAMES E. HURLEY		VARIANCE NO.		SIDE YD. (INT.) 0	
ADDRESS (NUMBER) (STREET) 7872 LA MESA BLVD.		CURE TO P.L. F. <input type="checkbox"/> S. <input type="checkbox"/>		SIDE YD. (STR.) 0	
CITY LA MESA, CALIF.		STREET IMPROV'D YES <input type="checkbox"/> NO <input type="checkbox"/>		ENCR. PERMIT YES <input type="checkbox"/> NO <input type="checkbox"/>	
TELEPHONE NUMBER 463-2567		MEIER SIZE		CLEARANCE Cybat	
NAME		REMARKS		CHECKED BY MP	
ADDRESS (NUMBER) (STREET)		NO. ADDITIONAL CONNECTIONS REQ'D		TYPE CONN. Cybat	
CITY		REMARKS <i>subject to location by contractor</i>		CHECKED BY MP	
STATE LICENSE NUMBER		VALUATION OF WORK		NO. UNITS	
CLASS. NO.		NO. UNITS		PER UNIT	
CITY LICENSE NUMBER		TOTAL		TOTAL	
LOT 9610		BLOCK 6		SUBDIVISION NUTTLY ADDN.	
UNIT 3780 - 5TH AVE.		PLAN CHECK FEE		FUND & ACC'T.	
JOB ADDRESS		SUPPLEMENTAL PLAN CHK. FEE		BUILDING PERMIT FEE	
CONDITION OF SOIL AT JOB SITE		SUB-TOTAL		SEWER PERMIT FEE	
<input checked="" type="checkbox"/> ORIGINAL <input type="checkbox"/> COMPACTED FILL <input type="checkbox"/> LOOSE FILL		SEWER PERMIT FEE		SEWER FEE	
NO. OF EXISTING BUILDINGS ON LOT AND USE 2 OFFICES		SEWER FEE		WATER FEE	
WORK TO BE DONE <input checked="" type="checkbox"/> NEW ADD <input type="checkbox"/> ALTER REPAIR <input type="checkbox"/> MOVE DEMOLISH		SPECIAL INSPECTOR REQ'D FOR		TOTAL FEES DUE	
DESCRIBE TYPE II FIRE ALARM BLDG		CONCRETE <input type="checkbox"/>		FIRE ZONE 2	
EXISTING USE OF BUILDING OR PROPERTY		MASONRY <input type="checkbox"/>		TYPE OF CONSTRUCTION II	
PROPOSED USE OF BUILDING OR PROPERTY		WELDING, H.S. BOLTS <input checked="" type="checkbox"/>		NO. STORIES 2	
RESIDENTIAL		PILE DRIVING <input type="checkbox"/>		TOT. FLR. AREA 1814	
RESIDENTIAL		OTHER <input type="checkbox"/>		PLAN CHK. RECPT. NO. & AMT. DATE 89290 1950 9-4-68	
NUMBER OF DWELLING UNITS		ATTENTION		PLANS CHECKED G. J. Christopher 9-18-68	
I hereby acknowledge that I have read this application, that the information given is correct, and that I am the owner, or the duly authorized agent of the owner. I agree to comply with city and state laws regulating construction, and in doing the work authorized thereby, no person will be employed in violation of the Labor Code of the State of California relating to Workmen's Compensation Insurance.		THIS PERMIT AUTHORIZES ONLY THE WORK NOTED		PLANS APPROVED G. J. Christopher 9-18-68	
SIGNATURE (OWNER OR AGENT) James E. Hurley		INSPECTION DEPARTMENT		PLOT PLAN CHK'D APPROV'D adslake 10-20-68	
DATE SIGNED 9-4-68		CITY OF SAN DIEGO		APPLICATION APPROVAL	
AGENT FOR RODGERS POLICE PATROL		CITY OF SAN DIEGO		THIS PERMIT DOES NOT BECOME VALID UNTIL SIGNED BY THE DIRECTOR OF BUILDING INSPECTION, OR HIS DEPUTY, AND FEES ARE PAID, AND RECEIPT IS ACKNOWLEDGED IN SPACE PROVIDED.	
ADDRESS 7872 LA MESA BLVD		CITY OF SAN DIEGO		SIGNATURE OF DEPT. CHIEF OR DEPUTY adslake	
COUNTY SANITATION DISTRICT RECEIPT NO.		HEALTH DEPT. APPROVAL:		DATE 10/23/68	
PRIVATE DISPOSAL APPROVAL		SPRINKLERS REQ'D FOR:		INSPECTOR	

Building Permit Application		APPLICANT FILL INSIDE HEAVY LINES	
NAME (OR NAME OF BUSINESS) GEORGE RODGERS		JOB ADDRESS 3780 - 5th	
MAILING ADDRESS 3780 - 5th AVE		CENSUS TRACT NUMBER 3.00	PERMIT NUMBER 41528
CITY S.D.	TELEPHONE NUMBER	COORDINATES 212-1719 30217-D	PLANNING ENGINEER
NAME ROY LOW	ADDRESS (NUMBER) STREET 546 - 3rd AVE	LOT AREA 100	
CITY SAN DIEGO	TELEPHONE NUMBER 2782394	SEIRAC PROF. ASKED VARIANCE	ENG INSPECTION
NAME E.W. Schlabach	ADDRESS (NUMBER) STREET 5538 University	CURB TO CURB PLAY CH. RECEIPT NO. 69779	
CITY San Diego	TELEPHONE NUMBER 581-1111	PLAY CH. RECEIPT NO. 4200	VALUATION OF WORK 6800 - 12 00
STATE LICENSE NUMBER 941-711	CLASS. AND DIV. LICENSE NUMBER 1 30966	SUBDIVISION LOT 10 6 MUTUAL ADDITION	TOTAL FEES DUE 35.00
JOB LOCATION JOB ADDRESS 3780 - 5th Ave	CONDITION OF SOIL AT JOB SITE <input checked="" type="checkbox"/> ORIGINAL <input type="checkbox"/> COMPACTED FILL <input type="checkbox"/> LOOSE FILL	NO. OF EXISTING BUILDINGS ON LOT AND USE 3	FIRE 2
DESCRIBE WORK TO BE DONE ADDITION	EXISTING USE OF BUILDING OR PROPERTY	PROPOSED USE OF BUILDING OR PROPERTY ADD. SPACE	WATER 1
I hereby acknowledge that I have read this application, and the information given is correct, and that I am the owner or fully authorized agent of the owner. I agree to comply with city and state laws regulating construction, and in doing the work authorized hereby, no person will be employed in violation of the Labor Code of the State of California relating to Workmen's Compensation Insurance.		SPECIAL INSPECTION REQUIRED <input type="checkbox"/> CONCRETE <input type="checkbox"/> MASONRY <input type="checkbox"/> WELDING JOINTS <input type="checkbox"/> FIRE PROTECTIVE <input type="checkbox"/> OTHER	TOTAL FEES DUE FIRE 2 WATER 1 TOTAL 3
SIGNATURE (OWNER OR AGENT) Mark Low	DATE SIGNED 3/31/71	ATTENTION THIS PERMIT AUTHORIZES ONLY THE WORK NOTED INSPECTION DEPARTMENT	APPLICATION APPROVAL THIS PERMIT DOES NOT BECOME VALID UNTIL SIGNED BY THE DIRECTOR OF BUILDING INSPECTION OR HIS DEPUTY AND FEES ARE PAID AND RECEIPT IS ACKNOWLEDGED IN SPACE PROVIDED Mark Low 4/20/71 INSPECTOR
AGENT FOR Designer	ADDRESS 546 - 3rd AVE S.D.	CITY OF SAN DIEGO	
METER SIZE SERVICE SIZE CREDIT CHECKED BY	NO ADDITIONAL CONNECTIONS REQUIRED REMARKS	CHECKED BY hr	

Building Permit Application				APPLICANT FILL INSIDE HEAVY LINES	
NAME (OR NAME OF BUSINESS)				JOB ADDRESS	
GEORGE RODGERS				3780 5th Ave. 200	
MAILING ADDRESS (NUMBER) STREET				GENS TRACT NUMBER	
2780 - 5th AVE				3.00	
CITY				PERMIT NUMBER	
SAN DIEGO				61529	
TELEPHONE NUMBER				COORD. INDEX	
				312-1719	
NAME				PLAN FILE NO.	
ROY LOW				30217-D	
ADDRESS (NUMBER) STREET				HEALTH DEPT. APPROVAL	
546 - 3rd AVE					
CITY				LOT AREA	
S. D.				30217-D	
TELEPHONE NUMBER				ALLOW COVERAGE	
378-7394				16.0	
NAME				USE ZONE	
Edu. Sch. Huber				C	
ADDRESS (NUMBER) STREET				TOTAL AREA COVERED	
5528 University					
CITY				VARIANCE NO.	
San Diego					
STATE LICENSE NUMBER				TOTAL SPLIT DATE	
944-74					
CLASS NO.				SDF NO.	
B-1				UNIT	
CITY LICENSE NUMBER				SIR	
22566					
LOT				L.D. PERM. REQ'D	
9210				YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	
BLOCK				SPECIAL PERM. REQ'D	
6				YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	
SUBDIVISION				CHECKED BY	
NOTTLY ADDITION					
UNIT				CURB TO P.	
				YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	
JOB ADDRESS				W.O.P.A. TO BE DONE	
3780 - 5th AVE				ALTER <input type="checkbox"/> MOVE <input type="checkbox"/>	
CONDITION OF SOIL AT JOB SITE				REPAIR <input type="checkbox"/> DEMOLISH <input type="checkbox"/>	
<input checked="" type="checkbox"/> ORIGINAL <input type="checkbox"/> COMPACTED FILL <input type="checkbox"/> LOOSE FILL				NEW <input type="checkbox"/> RESIDENTIAL <input type="checkbox"/>	
NO. OF EXISTING BUILDINGS ON LOT AND USE				VALUATION OF WORK	
3				TWO UNITS PER UNIT TOTAL	
DESCRIBE WORK TO BE DONE				1800 -	
ADDITION				6 -	
EXISTING USE OF BUILDING OR PROPERTY				100	
ADDITION				7342	
PROPOSED USE OF BUILDING OR PROPERTY				506	
ADD. SPACE				79750	
I hereby acknowledge that I have read this application, that the information given is correct, and that I am the owner or the duly authorized agent of the owner. I agree to comply with city and state laws regulating construction; and in doing the work authorized thereby, no person will be employed in violation of the Labor Code of the State of California relating to Workmen's Compensation Insurance.				500	
SIGNATURE (OWNER OR AGENT)				79080	
DATE SIGNED				SEWER FEE	
3/31/71				WATER FEE	
AGENT FOR				SPECIAL INSPECTION REQUIRED FOR	
RESIDENT				CONCRETE <input type="checkbox"/>	
ADDRESS				MASONRY <input type="checkbox"/>	
546 - 3rd AVE S.D.				WELDING W.S. BOLTS <input type="checkbox"/>	
				PILE DRIVING <input type="checkbox"/>	
				OTHER IDENTIFY <input type="checkbox"/>	
				TOTAL FEES DUE	
				24.00	
				FIRE ZONE	
				2	
				TYPE OF CONST.	
				V.M.R.	
				OCCUP. RP	
				T	
				BLDG. AREA	
				1801	
				NO. STORIES	
				1	
				TOT. FLR. AREA	
				1801	
				SPRINKLERS REQ'D FOR	
				PLANS CHECKED	
				A. KAYA	
				DATE	
				4-20-71	
				PLANS APPROVED	
				DATE	
				4/24/71	
				PLOT PLAN CHECK'D & APPRO'D	
				DATE	
				4/24/71	
				APPLICATION APPROVAL	
				THIS PERMIT DOES NOT BECOME VALID UNTIL SIGNED BY THE DIRECTOR OF BUILDING INSPECTION, OR HIS DEPUTY, AND FEES ARE PAID, AND RECEIPT IS ACKNOWLEDGED IN SPACE PROVIDED.	
				SIGNATURE OF DEPT. OF BLDG. INSPECTION	
				DATE	
				4/24/71	
				INSPECTOR	

IN 258 (REV. 6-69)



CITY OF SAN DIEGO

Building Permit Application				APPLICANT FILL INSIDE HEAVY LINES	
NAME (OR NAME OF BUSINESS)		JOB ADDRESS		3780 5th Ave	
MAILING ADDRESS (NUMBER) (STREET)		CENSUS TRACT NUMBER		3.00	
OWNER		PERMIT NUMBER		052872	
3780 5th		USE ZONE		C	
CITY		COORD #/INDEX		312-1719	
3 D.		TELEPHONE NUMBER		30217-0	
298-7752		LOT AREA		ALLOW COVERAGE 100%	
DESIGNER		SETBACK FRONT YARD		0	
NAME		REAR YARD		0	
ROY LOW		SIDE YARD		0	
ADDRESS (NUMBER) (STREET)		VARIANCE NO		LOT SPLIT DATE	
546 3RD					
CITY		LD PRMT REQ'D		ST IMP PRMT REQ'D	
S.D.		YES NO		YES NO	
TELEPHONE NUMBER		ENCL PRMT REQ'D		CHECKED BY	
278-2394		YES NO			
BUILDER		CURB TO P/L		WORK TO BE DONE	
NAME		F		SIGN MOVE	
E.W. SCHLEHUBER		PLAN CHK RECPT NO		ALTER DEMOLISH	
ADDRESS (NUMBER) (STREET)		PLAN CHK RECPT NO		REPAIR NON RESO	
5538 UNIV.		PLAN CHK RECPT AMT \$		NEW RESIDENTIAL DWELLING UNITS	
CITY		VALUATION OF WORK		NO UNITS PER UNIT TOTAL	
S.D.		NO UNITS PER UNIT TOTAL		10,500	
TELEPHONE NUMBER		FUND & ACC'T		PLAN CHECK FEE	
5821014		PLAN CHECK FEE		23.50	
STATE LICENSE NUMBER CLASS. NO CITY LICENSE NUMBER		BUILDING PERMIT FEE		47.00	
944-71 B-1 30966		SUB TOTAL		70.50	
JOB LOCATION		506 SEWER FEE			
LOT BLOCK SUBDIVISION UNIT		500 WATER FEE			
9+10 6 NUTTS SUBDIVISION		TOTAL FEES DUE		70.50	
JOB ADDRESS		SPECIAL INSPECTION REQUIRED FOR		FIRE ZONE 2	
3780 5th Ave		CONCRETE		TYPE OF CONST VIMR	
CONDITION OF SOIL AT JOB SITE		MASONRY		OCCUP GRP F2	
<input checked="" type="checkbox"/> ORIGINAL <input type="checkbox"/> COMPACTED FILL <input type="checkbox"/> LOOSE FILL		WELDING H'S BUILS		BIDG AREA 600/	
NO OF EXISTING BUILDINGS ON LOT AND USE		PILE DRIVING		NO STORIES 1	
3		OTHER IDENTIFY		TOT FLR AREA 600/	
PROPOSED WORK		SPRINKLERS REQ'D FOR		PLANS CHECKED	
DESCRIBE WORK TO BE DONE		ADDITION		A RAYA	
to Retail Store		EXISTING USE OF BUILDING OR PROPERTY		DATE 7-13-71	
Retail Store		PROPOSED USE OF BUILDING OR PROPERTY		PLANS APPROVED	
RETAIL STORE SPACE		I hereby acknowledge that I have read this application, that the information given is correct, and that I am the owner, or the duly authorized agent of the owner. I agree to comply with city and state laws regulating construction; and in doing the work authorized thereby, no person will be employed in violation of the Labor Code of the State of California relating to Workmen's Compensation Insurance.		DATE 7/13/71	
SIGNATURE (OWNER OR AGENT)		DATE SIGNED		PLN PLAN CHG (1 & ALTER)	
George Rodgers		7-13-71		DATE 7/13/71	
AGENT FOR		INSPECTION DEPARTMENT		APPLICATION APPROVAL	
ADDRESS		CITY OF SAN DIEGO		THIS PERMIT DOES NOT BECOME VALID UNTIL SIGNED BY THE DIRECTOR OF BUILDING INSPECTION OR HIS DEPUTY, AND FEES ARE PAID AND RECEIPT IS ACKNOWLEDGED IN SPACE PROVIDED	
3780 5th		14-256 (REV. 12-70)		RD Zumber	
METER SIZE SERVICE SIZE CREDIT CHECKED BY		REMARKS		7/13/71 INSPECTOR	
NO ADDITIONAL CONNECTIONS REQ'D		WIRE CONN			
REMARKS		CHECKED BY			


Building Permit Application		APPLICANT FILL INSIDE HEAVY LINES	
OWNER	NAME (OR NAME OF BUSINESS)		APPLICANT FILL INSIDE HEAVY LINES
	FOSTER AND KLEISER		
	MAILING ADDRESS (NUMBER)	(STREET)	
DESIGNER	NAME		
	SAME		
	ADDRESS (NUMBER)	(STREET)	
BUILDER	NAME		
	SAME		
	ADDRESS (NUMBER)	(STREET)	
JOB LOCATION	LOT	BLOCK	SUBDIVISION
	9 & 10	6	Nutts Add.
	JOB ADDRESS		
PROPOSED WORK	DESCRIBE WORK TO BE DONE		
	Std Poster Panel		
	Master Plan #101		
EXISTING USE OF BUILDING OR PROPERTY		NO. OF EXISTING BUILDINGS ON LOT AND USE	
PROPOSED USE OF BUILDING OR PROPERTY		NO. OF EXISTING BUILDINGS ON LOT AND USE	
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SIGNATURE (OWNER OR AGENT)		DATE SIGNED	
AGENT FOR		1/4/72	
ADDRESS			
407 Laurel Street, San Diego			
WATER	ME'ER SIZE	SERVICE SIZE	CREDIT
REMARKS			CHECKED BY
SEWER	NO. ADDITIONAL CONNECTIONS REQ'D	TYPE CONNECTION	CHECKED BY
REMARKS			
JOB ADDRESS			
3780 5th Avenue			
CENSUS TRACT NUMBER		PERMIT NUMBER	
3.00		074372	
USE ZONE	C	COURT AREA	212 1719
LOT AREA		ALLOW COVERAGE	
SETBAC		FRONT YARD	
VARIANCE NO.		LOT SPLIT SITE	
LD PRM REQ'D	YES <input type="checkbox"/> NO <input type="checkbox"/>	STAMP PRM REQ'D	YES <input type="checkbox"/> NO <input type="checkbox"/>
CURB TO PL		WORK TO BE DONE	
PLAN CHG RECPT NO.		ALTER	
PLAN CHG RECPT AMT \$		REPAIR	
VALUATION OF WORK		NEW	
		ADD	
FUND & ACC		PLAN CHECK FEE	
		SUPPLEMENTAL PLAN CHG FEE	
		BUILDING PERMIT FEE	
		SUB TOTAL	11.00
		SEWER FEE	
		WATER FEE	
SPECIAL INSPECTION REQUIRED FOR		TOTAL FEES DUE	
<input type="checkbox"/> CONCRETE		11.00	
<input type="checkbox"/> MASONRY		ZONE 2	
<input type="checkbox"/> WELDING W/S B/L		TYPE OF CONSLT	
<input type="checkbox"/> PIPE DRIVING		SEWER	
<input type="checkbox"/> OTHER IDENTIFY		REAR AREA	
		TOTAL AREA	
		SPECIALISTS REQUIRED FOR	
ATTENTION		PLANNING	
THIS PERMIT AUTHORIZES ONLY THE WORK NOTED		1-4-72	
INSPECTION DEPARTMENT		ENGINEER	
CITY OF SAN DIEGO		INSPECTOR	

11-256 (REV. 12-70)



THIS PERMIT DOES NOT BECOME VALID UNTIL SIGNED BY THE DIRECTOR OF BUILDING INSPECTION OR HIS DEPUTY AND FEES ARE PAID AND RECEIPT IS ACKNOWLEDGED IN SPACE PROVIDED

[Signature]
INSPECTOR

Building Permit Application				APPLICANT FILL INSIDE HEAVY LINES	
OWNER	NAME (OR NAME OF BUSINESS)		3780 5th Ave		
	MAILING ADDRESS (NUMBER) (STREET)		3780 5th Ave		
DESIGNER	NAME		Sra Duiqu		
	ADDRESS (NUMBER) (STREET)		3780 5th Ave		
BUILDER	NAME		17700 Newn		
	ADDRESS (NUMBER) (STREET)		8045 Windy		
JOB LOCATION	CITY		San Diego		
	STATE LICENSE NUMBER		167051		
	CLASS. NO.		6-45		
	CITY LICENSE NUMBER		13251		
PROPOSED WORK	JOB ADDRESS		3780 5th Ave		
	CONDITION OF SOIL AT JOB SITE		<input type="checkbox"/> ORIGINAL <input type="checkbox"/> COMPACTED FILL <input type="checkbox"/> LOOSE FILL		
DESCRIBE WORK TO BE DONE		Sign's			
EXISTING USE OF BUILDING OR PROPERTY					
PROPOSED USE OF BUILDING OR PROPERTY					
I hereby acknowledge that I have read this application, that the information given is correct, and that I am the owner, or the duly authorized agent of the owner. I agree to comply with city and state laws regulating construction; and in doing the work authorized thereby, no person will be employed in violation of the Labor Code of the State of California relating to Workmen's Compensation Insurance.					
SIGNATURE (OWNER OR AGENT)		DATE SIGNED			
AGENT FOR:		7/24/72			
ADDRESS					
WATER	METER SIZE	SERVICE SIZE	CREDIT	CHECKED BY	
	REMARKS				
SEWER	NO. ADDITIONAL CONNECTIONS REQ'D.	TYPE CONN.	CHECKED BY		
	REMARKS				
CENSUS TRACT NUMBER		3 00		PERMIT NUMBER	
3780 5th Ave		212-1719		40292 D	
USE ZONE	COORD. INDEX	PLAN FILE NO.			
C	212-1719	40292 D			
LOT AREA	ALLOW COVERAGE	TOTAL AREA COVERED			
SETBACK FRONT YARD	REAR YD.	UNIT	STR.	NAME OF STREET	
0'					
VARIANCE NO.	LOT SPLIT DATE	HEALTH DEPT. APPROVAL			
L.D. PRMT. REQ'D.	ST. IMP. PRMT. REQ'D.	TRACK PRMT. REQ'D.	CHECKED BY		
<input type="checkbox"/> YES <input type="checkbox"/> NO	<input type="checkbox"/> YES <input type="checkbox"/> NO	<input type="checkbox"/> YES <input type="checkbox"/> NO			
CURB TO P.L.	WORK TO BE DONE		B.C. CODE		
F	SIGN: <input checked="" type="checkbox"/> MOVE <input type="checkbox"/> DEMOLISH <input type="checkbox"/> REPAIR <input type="checkbox"/> NEW <input type="checkbox"/> ADD		SIGN		
PLAN CHK. RECPT. NO.	RESIDENTIAL DWELLING UNITS		NO BEDROOMS		
	NO RESIDENTIAL DWELLING UNITS				
PLAN CHK. RECPT. AMT. \$	VALUATION OF WORK		TOTAL		
\$	NO UNITS PER UNIT		1224		
FUND & ACC'T	PLAN CHECK FEE		7 50		
	SUPPLEMENTAL PLAN CHK FEE				
BUILDING PERMIT FEE		7 50			
SUB-TOTAL		7 50			
SEWER FEE					
WATER FEE					
TOTAL FEES DUE		09 7 59			
SPECIAL INSPECTION REQUIRED FOR		FIRE ZONE		TYPE OF CONST.	
<input type="checkbox"/> CONCRETE <input type="checkbox"/> MASONRY <input type="checkbox"/> WELDING, H.S. BOLTS <input type="checkbox"/> PILE DRIVING <input type="checkbox"/> OTHER (IDENTIFY)		BLDG. AREA		NO. STORIES	
		NO STORIES		TOT. FLR. AREA	
		SPRINKLERS REQ'D FOR			
ATTENTION THIS PERMIT AUTHORIZES ONLY THE WORK NOTED		PLANS CHECKED		DATE	
INSPECTION DEPARTMENT		PLANS APPROVED		DATE	
 CITY OF SAN DIEGO		Randy Willey 7/24/72		7/24/72	
APPLICATION APPROVAL		THIS PERMIT DOES NOT BECOME VALID UNTIL SIGNED BY THE DIRECTOR OF BUILDING INSPECTION OR HIS DEPUTY, AND FEES ARE PAID, AND RECEIPT IS ACKNOWLEDGED IN SPACE PROVIDED.			
INSPECTOR 7/24/72					

40

Blawland 7-24-72

14-258 (REV. 12-70)

Quela #6

UPTOWN



PERMIT APPLICATION

CITY OF SAN DIEGO BUILDING INSPECTION DEPARTMENT
1222 First Avenue, MS-301, San Diego, Ca 92101 (619) 236-8270

512-1720

- Combination Permit
- Building Permit
- Electrical Permit
- Plumbing & Gas Permit
- Mechanical Permit
- Relocation Permit
- Demolition Permit
- Mobile Home Permit

1. PROJECT INFORMATION

Plan File No.

ACC 2577-89

ADDRESS: 02180 FIFTH AVENUE, SAN DIEGO, CA 92108		BUILDING OR SUITE NO. #12	
LOT NO. 14	BLOCK NO. 11	SECTION NAME: NORTH RECEPTION	UNIT NO. 1020
PARCEL NO. 14	PARCEL MAP NO.	ASSESSOR'S PARCEL NO. A54-0820-14	MAP NO.
EXISTING USE: OFFICE / RECEPTION ON 2ND FLOOR	CONDITION OF SOIL AT SITE: UNDISTURBED		
DESCRIPTION OF WORK: RE-CONSTRUCTION TO REMAIN. FILL IN OPENINGS. REMOVE NON-BEARING WALLS, REPLACE HANDRAILS, RE-FINISH WALLS, PAINT	TOTAL FLOOR AREA: 4,099.00		

2. APPLICANT

NAME: CHRIS W. BRETTMAUER	TELEPHONE NO: 619-1207	CONTRACTOR	AGENT FOR CONTRACTOR
ADDRESS: 3100 FALCON STREET	CITY: SAN DIEGO	STATE: CA	ZIP CODE: 92108

3. PROPERTY OWNER

NAME: THE CENTER	TELEPHONE NO: 619-2011	OWNER	LESSEE OR TENANT
ADDRESS: 02180 FIFTH AVENUE	CITY: SAN DIEGO	STATE: CA	ZIP CODE: 92108

4. CONTRACTOR

NAME:	TELEPHONE NO:		
ADDRESS:	CITY:	STATE:	ZIP CODE:
STATE LICENSE NO.:	LICENSE CLASS:	CITY BUSINESS LICENSE NO.:	

LICENSED CONTRACTOR'S DECLARATION: I hereby affirm that I am licensed under provisions of Chapter 8 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

SIGNATURE: _____ TITLE: _____ DATE: _____

5. WORKER'S COMPENSATION

WORKER'S COMPENSATION DECLARATION: I hereby affirm that I have a certificate of consent to self-insure, or certificate of Worker's Compensation Insurance, or a certified copy thereof filed with the Building Inspection Department (Sec. 3850, Lab. C).

INSURANCE COMPANY: STATE FUND POLICY NO: 700004-00 EXPIRATION DATE: 12/1/09

CERTIFICATE OF EXEMPTION: I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner as to become subject to the Worker's Compensation Laws of California.

SIGNATURE: [Signature] DATE: 3/28/09

Not required because all work is owner performed

OWNER-BUILDER DECLARATION

OWNER-BUILDER DECLARATION: I hereby affirm that I am exempt from the Contractor's License Law for the following reasons (Sec. 701.5, Business and Professions Code): Any city or county which requires a permit to construct, alter, improve, maintain, or repair any structure, prior to its location, also requires the applicant for such permit to file a signed statement that he is exempt from the provisions of the Contractor's License Law (Chapter 8, commencing with Section 7000 of Division 3 of the Business and Professions Code) or that he is exempt therefrom, and the basis for the alleged exemption. Any violation of Section 701.5 by any applicant for a permit but, only the applicant for a civil penalty of not more than five hundred dollars (\$500).

I, as owner of the property, or my employee with respect to their self-compensation, will do the work and the structure is not intended or offered for sale (Sec. 704, Business and Professions Code). The Contractor's License Law does not apply to an owner of property who builds or improves his own property, and who does such work himself or through his own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale.

As an owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 704, Business and Professions Code). The Contractor's License Law does not apply to an owner of property who builds or improves his own property and contracts for such projects with a contractor licensed pursuant to the Contractor's License Law.

Am exempt under Section _____ S.A.P.C. for the reason: _____

SIGNATURE: [Signature] DATE: 3/28/09

7. CONSTRUCTION LENDING AGENCY

I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3087, Civ. C):

LENDER'S NAME: UNKNOWN LENDER'S ADDRESS: _____

8. APPLICANT'S SIGNATURE

I certify that I have read this application, and state that the above information is correct, and that I am the owner or the duly authorized agent of the owner. I agree to comply with all city and state laws relating to building construction. I hereby authorize representatives of the City of San Diego to enter upon the above-mentioned property for inspection purposes. If, after making the Certificate of Exemption from the Worker's Compensation provisions of the Labor Code, I do not comply with the provisions, I will forthwith comply in the event I do not comply with the Worker's Compensation law, the permit shall be deemed revoked.

SIGNATURE: [Signature] DATE: 3/24/09

02162



City of San Diego
 Permit Services Division
 Development Services Department
 Permit Center • 1222 First Ave. • MS-301
 San Diego, CA 92101
 (619) 236-6270

Permit Application

1. Permit Type: Combination/Building Mobile Home Electrical Plumbing & Gas Mechanical Demolition/Relocation/Remove Building Signs

2. Project Information: Address Include Building or Suite No. 3780 57th Ave. Ste 1 San Diego 92103 Plan File No. For City Use Only A104699-94

Legal Description 9110

Lot No. 9110 Block No. 6 Subdivision Name NB45 Addition Unit No. 1 Map No. 629

Parcel No. 45205614 Assessor's Parcel No. 45205614

Existing Use _____ Condition of Soil at Site: Undisturbed Compact Fill Loose Fill

Description of Work Grand Sign Total Floor Area _____

3. Designer Name Speedy Sign A Rama Address 1371 6th Ave
 City San Diego State CA Zip Code 92101 Telephone 61976612 License Number _____

4. Applicant Name Speedy Sign A Rama Contractor Agent for Contractor Owner Agent for Owner
 Address 1371 6th Ave City San Diego State CA Zip Code 92101 Telephone 61976612

5. Property Owner/Lessee Name FALAPINO PHIL Please check one Owner Lessee or Tenant
 Address 570 MAIN ST City BRAWLEY State CA Zip Code 92027 Telephone _____

6. Contractor Name _____
 Address _____ State _____ Zip Code _____ Telephone _____

State License No. _____ License Class _____ City Business Tax No. _____

Licensed Contractor's Declaration: I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.
 Signature _____ Title _____ Date _____

7. Workers' Compensation
 Workers' Compensation Declaration: I hereby affirm that I have a certificate of consent to self-insure, or a certificate of Workers' Compensation Insurance, or a certified copy thereof filed with the Development Services Department (Sec. 3800, Lab. C).
 Insurance Company St. Computus Policy No. 357021-93 Expiration Date 5/1/95
 Certificate of Exemption: I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws of California.
 Signature _____ Date _____

8. Owner-Builder Declaration: I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec. 7031.5, Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License Law (Chapter 9, commencing with Section 7000, of Division 3 of the Business and Professions Code) or that he is exempt therefrom, and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500):
 The owner of the property, or my employees with respect to their sole compensation, will do the work and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or through his own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale.).
 I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and contracts for such projects with contractor(s) licensed pursuant to the Contractor's License Law).
 I am exempt under Section _____ B.A.P.C. for this reason:
 Signature _____ Date _____

9. Construction Lending Agency: I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civ. C).
 Lender's Name _____ Lender's Address _____

10. Applicant's Signature: I certify that I have read this application and state that the above information is correct, and that I am the owner or the duly authorized agent of the owner. I agree to comply with all city and state laws relating to building construction. I hereby authorize representatives of the City of San Diego to enter upon the above-mentioned property for inspection purposes. If, after filing the Certificate of Exemption from the Workers' Compensation provisions of the Labor Code I should become subject to such provisions, I will forward a copy. In the event I do not comply with the Workers' Compensation Law, this permit shall be deemed revoked.
 Signature _____ Date 9/28/94

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 DS-3032 (Rev. 8-94)

include Building or Suite No. 3780 5th Ave. Plumbing & Gas Mechanical Demolition/Relocation/Remove Building Signs

Lot No. 3780 Block No. 5th Ave. Subdivision Name San Diego, CA #A Unit No. 92103 Plan File No. For City Use Only A103901-97

Parcel No. _____ Parcel Map No. _____ Assessor's Parcel No. _____

Existing Use _____ Condition of Soil at Site: Undisturbed Compact Fill Loose Fill

Description of Work Repair Triplex Total Floor Area 7000

3. Designer name _____ City _____ Address _____ State _____ Zip Code _____ Telephone _____ License Number _____

4. Applicant Name Please check one Contractor Agent for Contractor Owner Agent for Owner
Phil Falappino City Glendale State CA Zip Code 91206 Telephone 818-243-1886

5. Property Owner/Lessee/Tenant Name Please check one Owner Lessee or Tenant
Phil Falappino City Glendale State CA Zip Code 91206 Telephone 818-243-1886

6. Contractor Name _____ City _____ State _____ Zip Code _____ Telephone _____

Address _____ City _____ State _____ Zip Code _____ Telephone _____

License Class _____ City Business Tax No. _____

Licensed Contractor's Declaration: I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.
 Signature _____ Title _____ Date _____

7. Workers' Compensation Declaration: I hereby affirm under penalty of perjury one of the following declarations:
 a. I have and will maintain a certificate of consent to self-insure for workers' compensation as provided by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.
 b. I have and will maintain workers' compensation, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:
 Insurance Company _____ Policy No. _____ Expiration Date MAY 23 1997
 (This section need not be completed if the permit is for one hundred dollars (\$100) or less.)
 c. I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws of California, and agree that I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions

Warning: Failure to secure workers' compensation coverage is unlawful, and shall subject an employer to criminal penalties and civil fines up to one hundred thousand dollars (\$100,000), in addition to the cost of compensation, damages as provided for in Section 3700 of the Labor Code, interest, and attorney's fees.

Owner-Builder Declaration: I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec. 7031.5, Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License Law (Chapter 9, commencing with Section 7000, of Division 3 of the Business and Professions Code) or that he is exempt therefrom, and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500):
 I, as owner of the property, or my employees with wages as their sole compensation, will do the work and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or through his own employees; provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale.)
 I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and contracts for such projects with contractor(s) licensed pursuant to the Contractor's License Law).
 I am exempt under Section _____ B.P.C. for this reason: _____

Signature _____ Date MAY 23 1997

Construction Lending Agency: I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 9097, Civ. C.).
 Lender's Name _____ Lender's Address _____

Applicant's Signature: I certify that I have read this application and state that the above information is true and correct. I agree to comply with all city and state laws relating to the construction of the property for which this permit is issued.



City of San Diego
 Permit Services Division
 Development Services Department
 Permit Center • 1222 First Ave. • MS-301
 San Diego, CA 92101
 (619) 236-6270

Permit Application

1. Permit Type: Combination Building Mobile Home Electrical Plumbing & Gas Mechanical Demolition/Relocation/Remove Building Signs

2. Project Address: *Include Building or Suite No.*
 3780 5th Ave San Diego, CA Bldg A Plan File No. For City Use Only
 A103947-97

Lot No. Block No. Subdivision Name Unit No. Map No.

Parcel No. Parcel Map No. Assessor's Parcel No.

Existing Use *tri-plex* Condition of Soil at Site: Undisturbed Compact Fill Loose Fill

Description of Work *Replace studs & sub floors* Total Floor Area

3. Designer name Address City State Zip Code Telephone License Number

4. Applicant Name Please check one Contractor Agent for Contractor Owner Agent for Owner
 Phil Falappino
 Address 1001 Palomares City Caliente State CA Zip Code 91206 Telephone 818-243-1886

5. Property Owner/Lessee Tenant Please check one Owner Lessee or Tenant
 Address 3780 5th Ave. City San Diego State CA Zip Code 92103 Telephone

6. Contractor Name Address City State Zip Code Telephone State License No. License Class City Business Tax No.

Licensed Contractor's Declaration: I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.
 Signature Title Date

7. Workers' Compensation Declaration: I hereby affirm under penalty of perjury one of the following declarations:
 a. I have and will maintain a certificate of consent to self-insure for workers' compensation as provided by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.
 b. I have and will maintain workers' compensation, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:
 Insurance Company Policy No. Expiration Date

(This section need not be completed if the permit is for one hundred dollars (\$100) or less.)
 a. I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws of California, and agree that I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.
 Signature Date 5-29-97
 * Warning: Failure to secure workers' compensation coverage is unlawful, and subject an employer to criminal penalties and civil fines up to one hundred thousand dollars (\$100,000), in addition to the cost of compensation, damages as provided for in Section 3700 of the Labor Code, interest, and attorney's fees.

8. Owner-Builder Declaration: I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec. 7031.5, Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License Law (Chapter 9, commencing with Section 7000, of Division 3 of the Business and Professions Code) or that he is exempt therefrom, and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500):
 I, as owner of the property, or my employees with wages as their sole compensation, will do the work and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or through his own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale).
 I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and contracts for such projects with contractor(s) licensed pursuant to the Contractor's License Law).
 I am exempt under Section 7031.5, B.P.C. for this reason:
 Signature Date 5-29-97

9. Construction Lending Agency: I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 9087, Civ. C).
 Lender's Name Lender's Address

10. Applicant's Signature: I certify that I have read this application and state that the above information is correct, and that I am the owner or the duly authorized agent of the owner. I agree to comply with all city and state laws relating to building construction. I hereby authorize representatives of the City of San Diego to enter upon the above-mentioned property for inspection purposes. If, after receiving the Certificate of Exemption from the Workers' Compensation provisions of the Labor Code I should become subject to such provisions, I will forthwith comply with the same. If I do not comply with the Workers' Compensation Law, this permit shall be deemed revoked.
 * Signature Date 5-29-97

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City of San Diego
Permit Services Division
Development Services Department
Permit Center • 1222 First Ave. • MS-301
San Diego, CA 92101
(619) 236-6270

B202189-97

Permit Application

1. Permit Type: Combination Building Mobile Home Electrical Plumbing & Gas Mechanical Demolition/Relocation/Remove Building Signs

2. Project Address: *Includes Building or Suite No.*
3780 FIFTH AVE 5th AVE

3. Lot No. 9410 Block No. 6 Subdivision Name NIT'S ADDITION Unit No. Plan File No. For City Use Only A104886-97
Parcel No. Parcel Map No. Assessor's Parcel No. Map No.

Existing Use VACANT APARTMENT BLDG Condition of Soil at Site: Undisturbed Compact Fill Loose Fill

Description of Work REPLACE WINDOWS; RELOCATE KITCHETTE; MODIFY BATHROOM Total Floor Area

4. Developer Name KENNETH L ROBERTS Address 10700 JOHANNA AVE
City SHADOW HILLS State CA Zip Code 91040 Telephone 818 353-4289 License Number 391046

5. Applicant Name Please check one Contractor Agent for Contractor Owner Agent for Owner
PAUL FALAPPINO Address 1001 PRINCIPAL ST. GLENDALE City CA State Zip Code 91206 Telephone 818 243-1886

6. Property Owner/Leasee/Tenant Name Please check one Owner Lessee or Tenant
PAUL FALAPPINO Address 1001 PRINCIPAL ST. GLENDALE City CA State Zip Code 91206 Telephone 818 243-1886

7. Contractor Name KENNETH L. ROBERTS Address 10700 JOHANNA AVE SHADOW HILLS City CA State Zip Code 91040 Telephone 818 353-4289
State License No. 391046 License Class B-1 City Business Tax No.

Licensed Contractor's Declaration: I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.
Signature Kenneth L Roberts Title CONTRACTOR Date 6-26-97

8. Workers' Compensation Declaration: I hereby affirm under penalty of perjury one of the following declarations:
 a. I have and will maintain a certificate of consent to self-insure for workers' compensation as provided by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.
 b. I have and will maintain workers' compensation, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:
Insurance Company _____ Policy No. _____ Expiration Date _____
(This section need not be completed if the permit is for one hundred dollars (\$100) or less.)

9. I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws of California, and agree that if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.
Signature Kenneth L Roberts Date 6-26-97
Warning: Failure to secure workers' compensation coverage is unlawful, and shall subject an employer to criminal penalties and civil fines up to one hundred thousand dollars (\$100,000), in addition to the cost of compensation, damages as provided for in Section 3700 of the Labor Code, interest, and attorney's fees.

10. Owner/Builder Declaration: I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec. 7031.5, Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he is exempt pursuant to the provisions of the Contractor's License Law (Chapter 9, commencing with Section 7000, of Division 3 of the Business and Professions Code) or that he is exempt therefrom, and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500):
 I, as owner of the property, or my employees with wages as their sole compensation, will do the work and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or through his own employees, provided that such improvements are not intended or offered for sale. It, however, the building or improvement is sold within one year of completion, the owner-builder shall have the burden of proving that he did not build or improve for the purpose of sale).
 I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and contracts for such projects with contractor(s) licensed; pursuant to the Contractor's License Law).
 I am exempt under Section _____, B.P.C. for this reason:
Signature _____ Date _____

11. Construction Lending Agency: I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 5007, Civ. C.).
Lender's Name _____ Lender's Address _____ Date _____

12. Applicant's Signature: I certify that I have read this application and state that the above information is correct, and that I am the owner or the duly authorized agent of the owner. I agree to comply with all city and state laws relating to building construction. I hereby authorize representatives of the City of San Diego to enter upon the above-mentioned property for inspection purposes. If, at any time, the Certificate of Exemption from the Workers' Compensation provisions of the Labor Code (I should become subject to such provisions), I will forthwith comply. In the event I do not comply with the Workers' Compensation Law, this permit shall be deemed revoked.
Signature Kenneth L Roberts Date 6-26-97

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DS-3032 (1-96)



City of San Diego
 Permit Services Division
 Development Services Department
 Permit Center - 1222 First Ave. - MS-301
 San Diego, CA 92101
 (619) 238-8270

Permit
 Application

A10 4886-97

S40052298

1. Permit Type: Combination Building Mobile Home Electrical Plumbing & Gas Mechanical Demolition/Relocation/Remove Building Signs

2. Project Address: Include Building or Suite No.
 3780 5th Ave. Plan File No. For City Use Only: A101915-98

Lot No. 910 Block No. 6 Subdivision Name Unit No. Parcel Map No. 628 Assessor's Parcel No. 452-056-19

Existing Use: Retail Condition of Soil at Site: Undisturbed Compact Fill Loose Fill

Description of Work: Retain
Let illustrated channel letters Total Floor Area

3. Designer name: [Signature] Address: [Blank] City: [Blank] State: [Blank] Zip Code: [Blank] Telephone: [Blank] License Number: [Blank]

4. Applicant Name Please check one Contractor Agent for Contractor Owner Agent for Owner
 Name: [Signature] Address: 1616-S Precision PK Hwy San Diego City State: Ca. Zip Code: 92113 Telephone: 690-4411

5. Property Owner/Lessee (Tenant Name Please check one Owner Lessee or Tenant
 Name: [Signature] Address: 3780 5th Ave. City: San Diego State: Ca. Zip Code: 92103 Telephone: 295-9524

6. Contractor Name: [Signature] Address: 1616-S Precision PK Hwy San Diego City State: Ca. Zip Code: 92113 Telephone: 690-4415
 State License No. 417201 License Class: C45 City Business Tax No. [Blank]

Licensed Contractor's Declaration: I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.
 Signature: [Signature] Title: Sales Date: 3/10/98

7. Workers' Compensation Declaration: I hereby affirm under penalty of perjury one of the following declarations:
 a. I have and will maintain a certificate of consent to self-insure for workers' compensation as provided by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.
 b. I have and will maintain workers' compensation, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:
 Insurance Company: State Fund Policy No. 07258994-96 Expiration Date: 2-1-99
 c. I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws of California, and agree that if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.
 Signature: [Signature] Date: 3/10/98
 Warning: Failure to secure workers' compensation coverage is criminal, and shall subject an employer to criminal penalties and civil fines up to one hundred thousand dollars (\$100,000), in addition to the cost of compensation, damages as provided for in Section 3700 of the Labor Code, interest, and attorney's fees.

8. Owner-Builder Declaration: I hereby affirm that I am exempt from the Contractor's License Law for the following reason [Sec. 7044, Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License Law (Chapter 9, commencing with Section 7000, of Division 3 of the Business and Professions Code) or that he is exempt therefrom, and the basis for the alleged exemption. Any violation of Section 7031.6 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500):
 I, as owner of the property, or my employee with wages as their sole compensation, will do the work and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or through his own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale.)
 I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and contracts for such projects with contractor(s) licensed pursuant to the Contractor's License Law)
 I am exempt under Section [Blank] S.A.P.C. for this reason:
 Signature: [Blank] Date: [Blank]

9. Construction Lending Agency: I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 2097, Civ. C).
 Lender's Name: [Blank] Lender's Address: [Blank]

10. Applicant's Signature: I certify that I have read this application and state that the above information is correct, and that I am the owner or the duly authorized agent of the owner. I agree to comply with all city and state laws relating to building construction. I hereby authorize representatives of the City of San Diego to enter upon the above-mentioned property for inspection purposes. If, after making the Certificate of Exemption from the Workers' Compensation provisions of the Labor Code I should become subject to such provisions, I will forthwith comply. In the event I do not comply with the Workers' Compensation Law, this permit shall be deemed revoked.
 Signature: [Signature] Date: 3/10/98

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 To request this information in alternative format, call (619) 236-7703 or (800) 735-2929 (TT)
 DS-3032 (1-98)

Building Permit Application		APPLICANT FILL INSIDE HEAVY LINES		PLAN FILE NUMBER	BUILDING PERMIT NUMBER	A38852
OWNER'S NAME <i>Foster and Cloiser</i>		JOB ADDRESS <i>378 1/2 Sixth Avenue</i>				
MAIL ADDRESS <i>2260 Columbia Street</i>		SIDE YARD <i>0</i>	SET BACK <i>0</i>	REAR YARD <i>0</i>		
CITY <i>San Diego 1</i>	TEL. NO. <i>36347</i>	USE ZONE <i>C</i>	MAP NO. <i>17</i>	VACANT YES <input type="checkbox"/>		SITE NO <input checked="" type="checkbox"/>
ARCHITECT or ENGINEER <i>Same</i>		BLS CODE <i>Sign</i>	ECONOMIC LOCATION EA. LBD. TAX	CENSUS TRACT <i>B-3</i>		
STREET ADDRESS		BUILDING AREA	LOT AREA	VARIANCE NO.		
STATE LICENSE NO.		Encroachment Yes <input type="checkbox"/>	PERMIT NUMBER	ST. GRADE CHECK <i>3</i>		
BUILDING CONTRACTOR <i>Same</i>		METER SIZE	CLEARANCE	CHECKED BY:		
STREET ADDRESS		REQUESTED METER LOCATION		EXISTING <input type="checkbox"/> CENTER LINE <input type="checkbox"/> OTHER		
CITY		TYPE OF CONNECTION		BOOK PAGE	VERIFIED BY	
STATE LICENSE NO. <i>2918-061</i>		FIRE ZONE <i>1 (2)</i>		Type of Construction	STREET IMPROVED YES <input checked="" type="checkbox"/>	
JOB DESCRIPTION						
LEGAL DESCRIPTION						
LOT <i>9610</i> BLOCK <i>8</i> TRACT <i>Walt's Ad.</i>						
WORK TO BE DONE						
<i>5th Foster Panel Master Plan - 88</i>						
NEW <input type="checkbox"/>	ALTER <input type="checkbox"/>	DEMOLISH <input type="checkbox"/>				
ADD <input type="checkbox"/>	REPAIR <input type="checkbox"/>	MOVE <input type="checkbox"/>				
RESIDENTIAL <input type="checkbox"/>	NUMBER OF STORES	NUMBER OF DWELLING UNITS				
COUNTY SANITATION DISTRICT RECEIPT NO.		PRIVATE DISPOSAL APPROVAL				
STATEMENT OF PROPOSED USE						
I hereby acknowledge that I have read this application; that the information given is correct; and that I am the owner, or the duly authorized agent of the owner. I agree to comply with city and state laws regulating construction; and in doing the work authorized thereby, no person will be employed in violation of the Labor Code of the State of California relating to Workmen's Compensation Insurance.						
SIGNATURE OF OWNER or AGENT		<i>Kennel W. Fales</i>				
ADDRESS		<i>2260 Columbia St.</i>				

EVIDENCE OF AGENCY NOTED
PLOT PLAN CHECK & APPROVED
HEALTH DEPT. APPROVAL

ATTENTION:
THIS PERMIT AUTHORIZES ONLY THE WORK NOTED
INSPECTION DEPARTMENT

CITY OF SAN DIEGO

APPLICATION APPROVAL
THIS PERMIT DOES NOT BECOME VALID UNTIL SIGNED BY THE DIRECTOR OF BUILDING INSPECTION, OR HIS DEPUTY; AND FEES ARE PAID, AND RECEIPT IS ACKNOWLEDGED IN SPACE PROVIDED.
By: *ell...to*
Date: *3/20/61*
INSPECTOR

Building Permit Application		APPLICANT FILL INSIDE HEAVY LINES		PLAN FILE NUMBER	BUILDING PERMIT NUMBER 133058	
OWNER'S NAME Foster and Kleiser		JOB ADDRESS 1782 5th Avenue		SIDE YARD 0	SET BACK 0	REAR YARD 0
MAIL ADDRESS 2260 Columbia Street		CITY San Diego 1		USE ZONE C	MAP NO. 17	VACANT YES <input type="checkbox"/> SITE NO <input checked="" type="checkbox"/>
ARCHITECT or ENGINEER S. J. ...		STREET ADDRESS		BLS CODE S. J. ...	ECONOMIC LOCATION EA. LBD. TAX	CENSUS TRACT 8-3.
STATE LICENSE NO.		STATE LICENSE NO.		BUILDING AREA	LOT AREA	VARIANCE NO.
BUILDING CONTRACTOR S. J. ...		STREET ADDRESS		Encroachment Yes <input type="checkbox"/> Permit Req'd. No <input type="checkbox"/>	PERMIT NUMBER	ST. GRADE CHECK
CITY		CITY		METER SIZE	CLEARANCE	CHECKED BY:
STATE LICENSE NO. 2018-061		STATE LICENSE NO.		REQUESTED METER LOCATION	EXISTING <input type="checkbox"/> CENTER LINE <input type="checkbox"/> OTI	TYPE OF CONNECTION
JOB DESCRIPTION		JOB DESCRIPTION		FIRE ZONE 1 (2) 3	Type of Construction I II III IV V	STREET IMPROVED YES <input type="checkbox"/> NO <input type="checkbox"/>
LEGAL DESCRIPTION LOT 9410 BLOCK 6 TRACT ...		LEGAL DESCRIPTION LOT 9410 BLOCK 6 TRACT ...		SPECIAL INSPECTOR REQ'D. YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	OCCUPANCY GROUP A B C D E F G H I J K	PLAN CHECKED BY M. P. ...
WORK TO BE DONE Std Foster Panel Master Plan #88		WORK TO BE DONE Std Foster Panel Master Plan #88		NO. OF E.D.S.	PER. B.D.S.	TOTAL FEE
NEW <input type="checkbox"/> ALTER <input type="checkbox"/> DEMOLISH <input type="checkbox"/> ADD <input type="checkbox"/> REPAIR <input type="checkbox"/> MOVE <input type="checkbox"/>		RESIDENTIAL <input type="checkbox"/> NUMBER OF STORIES		1 BUILDING VALUATION	2 BUILDING PERMIT FEE	3 LESS PLAN CHECK FEE
COUNTY SANITATION DISTRICT RECEIPT NO.		PRIVATE DISPOSAL APPROVAL		4 SUB-TOTAL OF 2-3	5 PLUS SEWER FEE	6 AMOUNT DUE 1+5
STATEMENT OF PROPOSED USE		STATEMENT OF PROPOSED USE		APPLICATION APPROVAL		
I hereby acknowledge that I have read this application; that the information given is correct; and that I am the owner, or the duly authorized agent of the owner. I agree to comply with city and state laws regulating construction; and in doing the work authorized thereby, no person will be employed in violation of the Labor Code of the State of California relating to Workmen's Compensation Insurance.		I hereby acknowledge that I have read this application; that the information given is correct; and that I am the owner, or the duly authorized agent of the owner. I agree to comply with city and state laws regulating construction; and in doing the work authorized thereby, no person will be employed in violation of the Labor Code of the State of California relating to Workmen's Compensation Insurance.		THIS PERMIT DOES NOT BECOME VALID UNTIL SIGNED BY THE DIRECTOR OF BUILDING INSPECTION, OR HIS DEPUTY; AND FEES ARE PAID, AND RECEIPT IS ACKNOWLEDGED IN SPACE PROVIDED.		
SIGNATURE OF OWNER or AGENT Daniel W. Zalis		SIGNATURE OF OWNER or AGENT Daniel W. Zalis		By: [Signature]		
ADDRESS 2260 Columbia St.		ADDRESS 2260 Columbia St.		Date: 3/27/61		

EVIDENCE OF AGENCY NOTED
PLOT PLAN CHECK & APPROVED
HEALTH DEPT. APPROVAL

ATTENTION:
THIS PERMIT AUTHORIZES ONLY THE WORK NOTED
INSPECTION DEPARTMENT
CITY OF SAN DIEGO

INSPECTION
INSPECTOR



THE CITY OF
SAN DIEGO

1970 "BB" STREET • SAN DIEGO, CALIFORNIA 92101 • 236-5540

August 10, 1966

OFFICE OF
INSPECTION
DEPARTMENT
HOUSING
DIVISION

Frances Colt
6346 Via Maria
La Jolla, California

SUBJECT: 3782 5TH AVENUE • APARTMENT HOUSE *File*

A survey of the subject premises has been conducted by the Department of Inspection in connection with your Business License Application. This survey was made to insure that that the proposed use and occupancy of the building is in conformance with the San Diego Building Code.

The building does not comply with the requirements of the San Diego Building Code for the use proposed in your Business License Application because of the following conditions:

1. There are three windows in the north exterior wall that are within five feet of the property line where no openings are permitted.

These windows shall be removed and the openings permanently closed over with one-hour fire-resistive materials.

2. There are six windows in the south exterior wall that are within five feet of the property line where no openings are permitted.

These windows shall be removed and the openings permanently closed over with one-hour fire-resistive materials.

Elimination of required windows from a second floor apartment unit will require providing additional light and ventilation in this area.

3782 5th Ave.
Page 2
August 10, 1966

The above listed corrections shall be started within ten (10) days after date of receipt of this notice and completed within thirty (30) days, or the use of the building for commercial purposes shall be discontinued.

It will be necessary to submit detailed plans adequately prepared and obtain permits at the Inspection Department, City Administration Building, Community Concourse, before commencing any work to comply with this letter.

If you have any questions, please call this office Monday through Friday between 8:00 and 9:00 a.m.

M. P. Rieger
BUILDING INSPECTION DIRECTOR

Ed Gross
Building Inspector

cc: Mr. Geo. Rodgers, 3780 5th Ave.
Mr. John Cleary, 3782 5th Ave.

17.02 ✓

Building Permit Application		APPLICANT FILL INSIDE HEAVY LINES		PARCEL NO.	PLAN FILE NUMBER	PERMIT NUMBER A48682	
OWNER	NAME (OR NAME OF BUSINESS) GEORGE RODGERS.			JOB ADDRESS 3782 5th AVE			
	MAILING ADDRESS (NUMBER) (STREET) 3780 5th Ave			SIDE YARD (INT.)	SIDE YARD (LT.)	SET BACK 5	REAR YARD 10
ARCHITECT	CITY S.D. Calif		TELEPHONE NUMBER 487752	USE ZONE C	MAG NUMBER 212-1719	VACANT SITE <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
	NAME			LOT AREA	SQ. FT.	ALLOWED LOT COVERAGE %	TOTAL LOT AREA COVERED SQ. FT.
CONTRACTOR	ADDRESS (NUMBER) (STREET)			B.L.S. CODE 032	CENSUS TRACT B-3	VACUANCE NUMBER	
	CITY			ENCROACHMENT PERMIT REQ'D. <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	PERMIT NUMBER	STREET IMPROVED <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	GRADE CHECK <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
JOB LOCATION	NAME ARMOUR CONST & SUPPLY CO			METER SIZE	SERVICE SIZE	CLEARANCE	CHECKED BY
	ADDRESS (NUMBER) (STREET) 3820 Granada			REMARKS			
PROPOSED WORK	CITY S.D. Calif			NO. OF ADDITIONAL CONNECTIONS REQUIRED	TYPE CONNECTION		VERIFIED BY
	TELEPHONE NUMBER 455269			REMARKS			
JOB LOCATION	STATE LICENSE NUMBER 87186	CLASS. NO. S.B.1	CITY LICENSE NUMBER 12298				
	LOT 9+10	BLOCK 6	SUBDIVISION NUTT ADD.	FIRE ZONE 2	TYPE OF CONST. V-N.	OCCUP. GROUP F2	TOTAL FLOOR AREA
PROPOSED WORK	JOB ADDRESS 3782 5th Ave			SPECIAL INSPECTOR REQ'D. FOR <input type="checkbox"/> CONCRETE <input type="checkbox"/> MASONRY <input type="checkbox"/> WELDING <input type="checkbox"/> PILE DRIVING <input type="checkbox"/> OTHER		BUILDING AREA 1100	PLAN CHECKED BY WAM
	CONDITION OF SOIL AT JOB SITE <input checked="" type="checkbox"/> ORIGINAL <input type="checkbox"/> COMPACTED FILL <input type="checkbox"/> LOOSE FILL			NUMBER OF STORIES		PLAN CHECK RECEIPT NO.	
PROPOSED WORK	WORK TO BE DONE SEAL & PLASTER 9 WINDOWS			BUILDING VALUATION		TOTAL	
	PROPOSED USE OFFICE'S			NO. OF BLDGS.		PER/BLDG.	
PROPOSED WORK	NEW <input type="checkbox"/> MOVE <input type="checkbox"/> ALTER <input checked="" type="checkbox"/> ADD <input type="checkbox"/> DEMOLISH <input type="checkbox"/> PAIR <input type="checkbox"/>			BUILDING PERMIT FEE		TOTAL	
	RESIDENTIAL <input type="checkbox"/> NON-RESIDENTIAL <input checked="" type="checkbox"/>			LESS PLAN CHECK FEE		TOTAL	
I hereby acknowledge that I have read this application, that the information given is correct, and that I am the owner, or the duly authorized agent of the owner. I agree to comply with city and state laws regulating construction, and in doing the work authorized thereby, no person will be employed in violation of the Labor Code of the State of California relating to Workmen's Compensation Insurance.			SUB-TOTAL		TOTAL		
SIGNATURE (OWNER OR AGENT) G. W. Rodgers			SEWER PERMIT FEE		TOTAL		
AGENT GEORGE W RODGERS			SEWER FEE		TOTAL		
ADDRESS 3780 5th Ave			WATER FEE		TOTAL		
COUNTY SANITATION DISTRICT RECEIPT NO.			TOTAL FEES DUE		TOTAL		
HEALTH DEPT. APPROVAL			CITY OF SAN DIEGO		TOTAL		
PRIVATE DISPOSAL APPROVAL			INSPECTION DEPARTMENT		TOTAL		
PLOT PLAN CHECK & APPROV WAM			TOTAL FEES DUE 3.00		TOTAL		
LOT SPLIT DATE			APPLICATION APPROVAL		TOTAL		
			THIS PERMIT DOES NOT BECOME VALID UNTIL SIGNED BY THE DIRECTOR OF BUILDING INSPECTION, OR HIS DEPUTY, AND FEES ARE PAID, AND RECEIPT IS ACKNOWLEDGED IN SPACE PROVIDED.		TOTAL		
			SIGNATURE OF DEPT. OF INSP. DEPUTY WAM		TOTAL		
			DATE 9-27-66		TOTAL		
			FORM IN-286 (4-66)		TOTAL		
			INSPECTOR		TOTAL		

1720
1721



U.S. DEPARTMENT OF COMMERCE
 BUREAU OF BUILDING INDUSTRY

LOT AND BLOCK BOOK PAGE

1912

**THE SAN DIEGO COUNTY ASSESSOR LOT BLOCK
BOOK PAGE SHOWS THE FIRST YEAR WITH ASSESSED
IMPROVEMENTS AS BEING 1912.**

PREVIOUS HISTORICAL RESOURCE SURVEY FORMS

UPTOWN COMMUNITY PLAN AREA
HISTORIC RESOURCES SURVEY REPORT
PREPARED BY THE CITY OF SAN DIEGO PLANNING DEPARTMENT
NOVEMBER 2016

SAN DIEGO CITYWIDE LGBTQ HISTORIC CONTEXT STATEMENT
PREPARED BY GPA CONSULTING
SEPTEMBER 29, 2016

Uptown Community Plan Area

Historic Resources Survey Report



**Prepared by
City of San Diego Planning Department**

*Final Document
November 2016*

POTENTIAL INDIVIDUAL RESOURCES									
APN	NUM	DIR	STREET	STATUS CODE	MPL	ARCHITECTURAL STYLE	DESCRIPTION	DATE	TYPE
4524070700	3537		5th Ave	5S3		Contemporary	Minimally Altered	1960	HP06
4524061800	3558		5th Ave	5S3	Court	Spanish Colonial Revival Bungalow Court	Minimally Altered	1926	HP03
4522811500	3618		5th Ave	5S3		Spanish Eclectic	Minimally Altered	1940	HP03
4522811700	3636		5th Ave	5S3		Contemporary	Unaltered	1959	HP06
4522811800	3640		5th Ave	5S3		Contemporary	Unaltered	1959	HP06
4522812700	3650		5th Ave	5S3		Art Moderne	Minimally Altered	1935	HP06
4522820500	3655		5th Ave	5S3		Art Moderne	Minimally Altered	1932	HP06
4522820200	3685		5th Ave	5S3	Victorian	Queen Anne Free Classic	Heavily Altered	1900	HP03
4520634500	3720		5th Ave	5S3		Contemporary	Minimally Altered	1959	HP06
4520634800	3746		5th Ave	5S3		Contemporary	Minimally Altered	1955	HP06
4520561400	3780		5th Ave	5B		Colonial Revival	Heavily Altered	1934	HP03
4520561500	3796		5th Ave	5B		Art Moderne	Heavily Altered	1935	HP06
4520562600	3817		5th Ave	5S3		Spanish Colonial Revival	Minimally Altered	1920	HP06
4520562300	3845		5th Ave	5B		One Part Commercial	Altered Beyond Recognition	1934	HP06
4520561900	3846		5th Ave	5S3		Spanish Colonial Revival	Heavily Altered	1942	HP06
4520562200	3849		5th Ave	5S3		Art Deco	Minimally Altered	1930	HP06
4520562000	3862		5th Ave	5S3		Contemporary	Heavily Altered	1945	HP06
4446711800	3968		5th Ave	5B		Two Part Commercial	Heavily Altered	1924	HP06
4446711800	3970		5th Ave	5B		Craftsman	Minimally Altered	1910	HP02
4447102200	4165		5th Ave	5S3		Contemporary	Unaltered	1959	HP03
4447101700	4172		5th Ave	5S3		Art Moderne	Minimally Altered	1937	HP02
4447102100	4175		5th Ave	5S3		Spanish Colonial Revival	Minimally Altered	1934	HP02
4447102000	4185		5th Ave	5S3		Spanish Colonial Revival	Minimally Altered	1944	HP03
4447203200	4212		5th Ave	5S3	Victorian	Queen Anne Free Classic	Minimally Altered	1914	HP02
4447203400	4230		5th Ave	5S3		Spanish Colonial Revival	Minimally Altered	1936	HP02
5333030500	1758		6th Ave	5S3		Mission Revival	Minimally Altered	1922	HP03
5332940300	1818		6th Ave	5S3		French Eclectic	Unaltered	1938	HP03
5332930700	1938		6th Ave	5S3	Court	Mission Revival Apartment Court	Minimally Altered	1930	HP03
5332930800	1950		6th Ave	5S3	Court	Art Moderne Apartment Court	Heavily Altered	1930	HP03
5332930900	1966		6th Ave	5S3		Contemporary	Minimally Altered	1954	HP06
5331930700	2302		6th Ave	5S3		International	Unaltered	1955	HP06
45271309	2728		6th Ave	5S3		Late Gothic Revival	Minimally Altered	1930	HP16
4526640400	2820		6th Ave	5S3		Spanish Eclectic	Minimally Altered	1914	HP03
4526640100	2850		6th Ave	5S3		Contemporary	Minimally Altered	1960	HP07
4526630800	2950		6th Ave	5S3		Mission Revival/Contemporary	Heavily Altered	1920	HP06
4526240700	3020		6th Ave	5S3	Court	Colonial Revival Apartment Court	Minimally Altered	1946	HP03
4525553800	3200		6th Ave	5S3		Contemporary	Minimally Altered	1960	HP03
4525550700	3408		6th Ave	5S3	Victorian	Queen Anne	Minimally Altered	1900	HP02
4524072000	3434		6th Ave	5S3	Victorian	Queen Anne Free Classic	Heavily Altered	1900	HP03
4524072100	3438		6th Ave	5S3		Spanish Colonial Revival	Minimally Altered	1925	HP02
4524072200	3506		6th Ave	5S3		Craftsman Bungalow	Minimally Altered	1913	HP02
4524300600	3517		6th Ave	5S3	Court	Spanish Colonial Revival Bungalow Court	Minimally Altered	1928	HP03
4524072400	3522		6th Ave	5S3		Colonial Revival	Minimally Altered	1935	HP02
4524300700	3533		6th Ave	5S3		Contemporary	Minimally Altered	1952	HP03
4524301100	3571		6th Ave	5S3		Colonial Revival	Minimally Altered	1948	HP03
4524301200	3575		6th Ave	5S3		Mission Revival	Minimally Altered	1915	HP03
4524301200	3575		6th Ave	5S3		Contemporary	Minimally Altered	1950	HP03
4524072600	3576		6th Ave	5S3		Vernacular	Minimally Altered	1950	HP03

HILLCREST POTENTIAL HISTORIC DISTRICT							
APN	NUM	DIR	STREET	STATUS CODE	ARCHITECTURAL STYLE	DESCRIPTION	DATE
4520635000	3754		5th Ave	7R			1989
4520635100	3766		5th Ave	7R	Victorian Vernacular	Heavily Altered	1905
4520561300	3774		5th Ave	7R	Prairie	Heavily Altered	1915
4520561400	3780		5th Ave	5B	Colonial Revival	Heavily Altered	1934
4520561500	3796		5th Ave	5B	Art Moderne	Heavily Altered	1935
4520561600	3800		5th Ave	7R			1974
4520562700	3801		5th Ave	7R	Contemporary	Heavily Altered	1950
4520562600	3817		5th Ave	5S3	Spanish Colonial Revival	Minimally Altered	1920
4520562500	3825		5th Ave	7R	Mission Revival	Heavily Altered	1910
4520561700	3828		5th Ave	7R			1987
4520562400	3833		5th Ave	7R	Spanish Eclectic	Heavily Altered	1935
4520561800	3836		5th Ave	7R	One Part Commercial	Heavily Altered	1940
4520562300	3845		5th Ave	5B	One Part Commercial	Altered Beyond Recognition	1934
4520561900	3846		5th Ave	5S3	Spanish Colonial Revival	Heavily Altered	1942
4520562200	3849		5th Ave	5S3	Art Deco	Minimally Altered	1930
4520562000	3862		5th Ave	5S3	Contemporary	Heavily Altered	1945
4520562000	3862		5th Ave	7R	Art Moderne	Minimally Altered	1930
4446711200	3900		5th Ave	7R			1989
4446711400	3928		5th Ave	7R	No Longer Apparent	Altered Beyond Recognition	1916
4446711500	3936		5th Ave	7R	No Longer Apparent	Altered Beyond Recognition	1950
4446711600	3946		5th Ave	7R	Two Part Commercial	Heavily Altered	1930
4446721208	3955		5th Ave	7R			1992
4446711700	3960		5th Ave	7R	Contemporary	Heavily Altered	1956
4446721207	3965		5th Ave	7R			1992
4446721210	3965		5th Ave	7R			1992
4446711800	3968		5th Ave	5B	Two Part Commercial	Heavily Altered	1924
4446711800	3970		5th Ave	5B	Craftsman	Minimally Altered	1910
4446721209	3975		5th Ave	7R			1992
4446721211	3995		5th Ave	7R			1992
4520636000	3702		6th Ave	7R	Contemporary	Minimally Altered	1959
4520636300	3734		6th Ave	5S3	Queen Anne Free Classic	Minimally Altered	1895
4520636400	3740		6th Ave	5S3	Art Moderne	Minimally Altered	1930
4520563200	3818		6th Ave	7R	Minimal Traditional	Minimally Altered	1940
4520563400	3840		6th Ave	7R			1965
4520630700	104		Pennsylvania Ave	5B	Pueblo Revival Bungalow Court	Minimally Altered	1925
4520143600	110		Pennsylvania Ave	5S3	Queen Anne Free Classic	Heavily Altered	1910
4520143500	124		Pennsylvania Ave	5S3	Spanish Colonial Revival	Minimally Altered	1925
4520143400	128		Pennsylvania Ave	5S3	Victorian Vernacular w/half timbering	Minimally Altered	1910
4520630800	136		Pennsylvania Ave	5S3	Victorian Vernacular	Minimally Altered	1910
4522842100	137		Pennsylvania Ave	5S3	Colonial Revival w/Dutch gambrel roof	Heavily Altered	1895
4520143300	138		Pennsylvania Ave	7R	No Longer Apparent	Altered Beyond Recognition	2000
4520630900	140		Pennsylvania Ave	5S3	Victorian Vernacular	Minimally Altered	1900
4520134500	316		Pennsylvania Ave	5S3	Mission Revival	Minimally Altered	1926

San Diego Citywide
LGBTQ Historic Context Statement
City of San Diego
Department of City Planning

September 29, 2016

Prepared by:



617 S. Olive Street, Suite 910
Los Angeles, CA 90014
310-792-2690
gpaconsulting-us.com

San Diego Citywide
LGBTQ Historic Context Statement

Resource Name	Type	Location	Comments
Live and Let Live Alano Club	Commercial	3867 4th Avenue	Meeting place for this organization, one of the first social support groups for the LGBTQ community. Their focus today is on addiction recovery.
Michels-Carey House	Residential	2004 El Cajon Blvd (demolished)	Known as the birthplace of The Center; home of Bernie Michels; demolished in 2015.
Nicole Murray-Ramirez Residence	Residential	3958 5 th Avenue	Imperial Court de San Diego; active in cross-dressing/transgender rights, as well as Latina LGBTQ rights. An apartment in this building is the only known address for Murray-Ramirez. There are likely others from the period.
Priority Pharmacy (1 st location)	Commercial	3935 1 st Avenue	Now known as AHF Pharmacy, this has been a pillar of this city's gay community, known for its business and charitable efforts on behalf of people with AIDS. The company's founder, pharmacist David C. Zeiger, is said to have filled San Diego's first private prescription for the AIDS-fighting drug AZT in 1987.
Priority Pharmacy (2 nd location)	Commercial	3940 4 th Avenue	Second location of Priority Pharmacy. Date of relocation not identified yet.
Radical Fairies meeting site	Commercial	3780 5 th Avenue	Location of "Radical Fairies" meetings, hosted by Albert Bell for radical ideas, spirituality and sexuality.
Robert "Jess" Jessop Residence	Residential	1415 Grand Avenue, Apartment 1	One of the founders of the San Diego LGBT Center (The Center) and the Lesbian and Gay Historical Society of San Diego, helped fight for permits from the City of San Diego for the first Pride parade in 1974; charter member of the Gay Alliance for Equal Rights in 1979; founded the Gay and Lesbian Archives of San Diego in 1987 (later the Lesbian and Gay Historical Society, then the Lambda Archives). Lived here 1974 per City Directory. No other associated addresses found to date.
Royal Inn Convention Center	Commercial	1355 North Harbor Drive	Site of the first Imperial Court de San Diego coronation ball in the early 1970s; now Wyndham San Diego Bayside Hotel.

San Diego Citywide
LGBTQ Historic Context Statement

Resource Name	Type	Location	Comments
<i>Feminist Communications</i> Headquarters (2 nd location)	Commercial	4003 Wabash Avenue	<i>Feminist Communications</i> moved here early in its history, but the exact year is unknown. Also home of Las Hermanas Café.
Greenleaf Classics Headquarters	Commercial	3511 Camino Del Rio South, Suite 303	Publisher of LGBTQ pulp fiction, including Richard Amory's <i>Song of the Loon</i> . This building also housed Phenix Publishers.
<i>International Male</i> Headquarters	Commercial and Residential	4534 W. Point Loma Boulevard (demolished)	Original home of the catalogue and creator Eugene Burkard.
Phenix Publishers Headquarters	Commercial	3511 Camino Del Rio South, Suite 302	Published the <i>Naked Action</i> and <i>Naked Male</i> magazines. This building also housed Greenleaf Classics, an important publisher of LGBTQ pulp novels.
<i>San Diego Gayzette</i> Headquarters	Commercial	3780 Fifth Avenue	Home of the popular local newspaper the <i>San Diego Gayzette</i> in Hillcrest.
<i>San Diego Son</i> Headquarters	Commercial	3844 Arizona Street	Early address of the periodical under editor Duane Pierce.

Eligibility Standards

The following eligibility standards provide guidelines for evaluating property types associated with the LGBTQ media. It is important to note that eligible properties will not merely be associated with this theme; rather, they will have a direct and significant association with it.

Theme: LGBTQ Media

Associated Property Type: Commercial

Property Type Description: Associated property types include offices in commercial buildings and offices occupied by important LGBTQ publications. These will likely be the earliest known resources associated with a specific publication. They may or may not have been built for the publications' purposes originally.

Property Type Significance: Significant properties are directly associated with businesses that made significant contributions to the LGBTQ print media such as newspapers, journals, and magazines. They may also be significant under other themes, such as political activism, religion, or social life.

Geographic Locations: Throughout San Diego, particularly in Ocean Beach and Hillcrest

Area(s) of Significance: Communications

Criteria: NRHP A / CRHR 1/ HRB A

APPENDIX B

OWNERSHIP AND OCCUPANT INFORMATION

CHAIN OF TITLE

PREPARED BY CALIFORNIA LOT BOOK, INC.

Property Detail Report**3780 5th Ave, San Diego, CA 92103-4238**

APN: 452-056-14-00

San Diego County Data as of: 11/30/2018

Owner Information

Owner Name:	Jasaitis Michael J Separate Property Revocable	Occupancy:	Absentee Owner
Vesting:			
Mailing Address:	3774 5th Ave #F1, San Diego, CA 92103-4240		

Location Information

Legal Description:	Lots 9 & 10 Blk 6 Tr 628	County:	San Diego, CA
APN:	452-056-14-00	Census Tract / Block:	000300 / 2012
Munic / Twship:	San Diego	Legal Lot / Block:	9, 10, 9&10 / 6
Subdivision:	Nutts Addition	Legal Book / Page:	452 / 05
Neighborhood:	Hillcrest	School District:	San Diego Unified School District
Elementary School:	Florence Elementar...	Middle School:	
		High School:	

Last Transfer / Conveyance - Current Owner

Transfer / Rec Date:	06/12/2001 / 07/10/2001	Price:	\$1,300,000	Transfer Doc #:	2001.474278
Buyer Name:	Jasaitis Trust	Seller Name:	3242 Columbia LLC	Deed Type:	High Liability Loan

Last Market Sale

Sale / Rec Date:	06/12/2001 / 07/10/2001	Sale Price / Type:	\$1,300,000 / Full Value	Deed Type:	High Liability Loan
Multi / Split Sale:	Y	Price / Sq. Ft.:	\$224	New Construction:	
1st Mtg Amt / Type:	\$750,000 / Conventional	1st Mtg Rate / Type:	/ Fixed	1st Mtg Doc #:	2001.474279
2nd Mtg Amt / Type:		2nd Mtg Rate / Type:		Sale Doc #:	2001.474278
Seller Name:	3242 Columbia LLC				
Lender:	Bank Of Internet USA				
Title Company:	Stewart Title				

Prior Sale Information

Sale / Rec Date:	10/07/1999 / 11/04/1999	Sale Price / Type:	\$700,000 / Full Value	Prior Deed Type:	
1st Mtg Amt / Type:	\$490,000 / Conventional	1st Mtg Rate / Type:		Prior Sale Doc #:	1999.735692
Prior Lender:	First Security Thrift Co				

Property Characteristics

Gross Living Area:	5,814 Sq. Ft.	Total Rooms:		Year Built / Eff:	1934 / 1934
Living Area:	5,814 Sq. Ft.	Bedrooms:		Stories:	
Total Adj. Area:		Baths (F / H):		Parking Type:	
Above Grade:		Pool:		Garage #:	
Basement Area:		Fireplace:		Garage Area:	
Style:		Cooling:		Porch Type:	
Foundation:		Heating:		Patio Type:	
Quality:		Exterior Wall:		Roof Type:	
Condition:		Construction Type:		Roof Material:	

Site Information

Land Use:	Store Building	Lot Area:	6,639 Sq. Ft.	Zoning:	COMMERCIAL
State Use:		Lot Width / Depth:		# of Buildings:	1
County Use:	21 - 1-3 Story Miscellaneous Store Buildings	Usable Lot:		Res / Comm Units:	5 / 5
Site Influence:		Acres:	0.15	Water / Sewer Type:	
Flood Zone Code:	X	Flood Map #:	06073C1885G	Flood Map Date:	05/16/2012
Community Name:	City Of San Diego	Flood Panel #:	1885G	Inside SFHA:	False

Tax Information

Assessed Year:	2018	Assessed Value:	\$1,200,967	Market Total Value:	
Tax Year:	2018	Land Value:	\$324,583	Market Land Value:	
Tax Area:	8-001	Improvement Value:	\$876,384	Market Imprv Value:	
Property Tax:	\$14,985.78	Improved %:	72.97%	Market Imprv %:	
Exemption:		Delinquent Year:			

California Lot Book, Inc.

ATTACHMENT 8

dba California Title Search Co.

P.O. Box 9004

Rancho Santa Fe, CA 92067

(858) 278-8797 Fax (858) 278-8393

WWW.LOTBOOK.COM

Chain of Title Report

Scott Moomjian
5173 Waring Rd., #145
San Diego, CA 92120

CTS Reference No.: 1218177

Title Search Through: December 18, 2018

Property Address: 3780 5th Avenue
San Diego, CA 92103

Assessor's Parcel No.: 452-056-14-00

Assessed Value: \$1,200,967

Exemption: None

Property Characteristics

Use: Store Building

Improvements: 5,814 square feet

Legal Description

LOTS 9 AND 10 IN BLOCK 6 OF NUTT'S ADDITION, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 628, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY ON APRIL 8, 1890.

California Lot Book, Inc., dba California Title Search Co.
CTS Reference No.: 1218177

Chain of Title
(December 2, 1909 through December 18, 2018)

1. Grant Deed

Grantor: Sarah Frances Gilbert and Carson W. Gilbert
Grantee: Thomas H. Carroll
Recorded: December 2, 1909, #8780, Deed Book 481, Page 99

2. Grant Deed

Grantor: T. H. Carroll
Grantee: Mrs. T. H. Carroll
Recorded: December 20, 1909, #8781, Deed Book 479, Page 259

3. Quitclaim Deed

Grantor: T. H. Carroll
Grantee: W. G. Carroll
Recorded: January 3, 1910, #69, Deed Book 483, Page 7

4. Grant Deed

Grantor: W. G. Carroll
Grantee: Frances Miller
Recorded: April 6, 1911, #7129, Deed Book 518, Page 259

5. The San Diego County Assessor Lot Block Book Page shows the first year with assessed improvements as being 1912.

6. Grant Deed

Grantor: Frances Miller
Grantee: Claude McCutcheons
Recorded: February 9, 1926, #7349, Deed Book 1123, Page 405

7. Grant Deed

Grantor: Claude McCutcheons
Grantee: Charles H. King
Recorded: February 9, 1926, #7348, Deed Book 1123, Page 405

Please be advised that this is not Title Insurance. The information provided herein reflects matters of public record which impart constructive notice in accordance with California Insurance Code 12340.10

8. Trustee's Deed

Grantor: Union Trust Company of San Diego
 Grantee: Frances Miller
 Recorded: March 30, 1927, #19349, Deed Book 1300, Page 483

9. Grant Deed

Grantor: Frances Miller
 Grantee: Leona E. Eppler
 Recorded: August 23, 1927, #49458, Deed Book 1398, Page 34

10. Notice of Completion

Recorded: February 25, 1932, #7494, Official Records Book 81,
 Page 448

11. Order Confirming Sale of Real Estate and Personal Property at Private Sale

Estate of: Leona E. Eppler
 Confirmed to: Laura K. Miner
 Recorded: March 1, 1947, #22490, of Official Records

12. Executrix' Deed

Grantor: Birdeen M. Tracy. Executrix of the Estate of Leona E. Eppler
 Grantee: Laura K. Miner
 Recorded: March 1, 1947, #22491, of Official Records

13. Grant Deed

Grantor: Laura K. Miner
 Grantee: Adelin Diane Stokeld
 Recorded: April 5, 1956, #46793, Official Records Book 6046,
 Page 184

14. Grant Deed

Grantor: Adelin Diane Stokeld
 Grantee: George J. Rodgers, ½ interest
 Recorded: October 21, 1963, Recorders File No. 188686

15. Quitclaim Deed

Grantor: Rhey W. Rodgers
 Grantee: George J. Rodgers
 Recorded: July 28, 1964, Recorders File No. 135858

Please be advised that this is not Title Insurance. The information provided herein reflects matters of public record which impart constructive notice in accordance with California Insurance Code 12340.10

16. Grant Deed

Grantor: Adelin Diane Stokeld
 Grantee: George J. Rodgers
 Recorded: April 15, 1965, Records File No. 67539

17. Judgment of Final Distribution on Waiver of Accounting

Estate of: George J. Rodgers
 Distributed to: Nancy Lucille Rodgers
 Recorded: February 10, 1981, Records File No. 81-041786

18. Individual Quitclaim Deed

Grantor: Nancy Lucille Rodgers
 Grantee: International Metaphysicians Associated for Growth Through
 Education, Inc.
 Recorded: October 20, 1981, Records File No. 81-330905

19. Corporation Grant Deed

Grantor: International Metaphysicians Associated for Growth Through
 Education, Inc.
 Grantee: Amerland Development, Inc.
 Recorded: October 20, 1981, Records File No. 81-330906

20. Corporation Grant Deed

Grantor: Amerland Development, Inc.
 Grantee: Fifth Avenue Partnership
 Recorded: July 7, 1982, Records File No. 82-208825

21. Individual Grant Deed

Grantor: Fifth Avenue Partnership
 Grantee: Phil A. Falappino and Rose M. Falappino, ½ interest; and
 Daniel J. Minerva and Anna M. Minerva, ½ interest
 Recorded: March 16, 1983, Records File No. 83-083623

22. Grant Deed

Grantor: Phil A. Falappino, Rose M. Falappino, Daniel J. Minerva and
 Anna M. Minerva
 Grantee: G/S Development
 Recorded: April 6, 1990, Records File No. 90-187708

**Please be advised that this is not Title Insurance. The information provided herein
 reflects matters of public record which impart constructive notice in accordance
 with California Insurance Code 12340.10**

23. Grant Deed

Grantor: G/S Development
Grantee: Hillcrest Fifth Avenue Partners
Recorded: April 6, 1990, Recorders File No. 90-187711

24. Trustee's Deed Upon Sale

Grantor: Cal-Western Reconveyance Corp.
Grantee: Phil A. Falappino and Rose M. Falappino, ½ interest; and
Daniel J. Minerva and Anna M. Minerva, ½ interest
Recorded: April 7, 1993, Recorders File No. 1993-0216032

25. Grant Deed

Grantor: Phil A. Falappino, Rose M. Falappino, Daniel J. Minerva and
Anna M. Minerva
Grantee: 3242 Columbia, LLC
Recorded: November 4, 1999, Recorders File No. 1999-0735692

26. Grant Deed

Grantor: 3242 Columbia, LLC
Grantee: Michael J. Jasaitis, Trustee
Recorded: July 10, 2001, Recorders File No. 2001-0474278

– End of Report –

Please be advised that this is not Title Insurance. The information provided herein reflects matters of public record which impart constructive notice in accordance with California Insurance Code 12340.10. Note that we are not a Title Insurance Company, and that no express or implied warranty as to the accuracy or completeness of the information provided herein is granted. Our work has been performed under short time constraints with a quick turn around, and is based in part on the use of databases outside of our control. The recipient hereby acknowledges that California Lot Book, Inc. assumes no liability with respect to any errors or omissions related to the information provided herein. Also note that this search has been performed without the benefit of a Statement of Identification from the property owners, and if a search was performed for liens recorded against owner names, we cannot be sure that the information provided relates to the actual property owners, or is complete with respect to the property owners. In any event, our liability is limited to the amount of fees collected for the information provided herein.

CITY DIRECTORY LISTING OF OCCUPANTS

SAN DIEGO CITY DIRECTORY OCCUPANT LISTINGS
3780 FIFTH AVENUE, SAN DIEGO, CALIFORNIA 92103

<u>Year(s)</u>	<u>Name(s)</u>	<u>Occupation(s)/Notes</u>
1911-1912	No Listings	
1913-1925	Frances Miller	Widow, A.W. Miller
1926	Mrs. B.M. Tracey	
1927	Vacant	
1928-1932	Renee Faubion	Restaurant
1933-1934	No Directories Available	
1935	Renee Faubion	
1936	L.E. Eppler Earl Hill O.W. Sterken	
1937-1938	Mrs. L.E. Eppler	
1939	No Directory Available	
1940-1945	Mrs. L.E. Eppler	
1946	No Directory Available	
1947-1948	V.C. Flowers Charles Garberson Mrs. Vrela Harris Mrs. L.K. Miner	
1949	No Directory Available	
1950	Mrs. L.K. Miner	
1951	J.G. Miner	
1952	W.N. Beers	

1953-1959	Miner Manor Apartments 3780-3786 Fifth Avenue William N. Beers	
1960	Alert Answering Service Cutler-Hammer Electric Equipment	
1961	Alert Answering Service Cutler-Hammer Electric Equipment Darwell Company Food Distributors Alden Holm Bookkeeping Service National Distillers Products Company Rodgers Police Patrol The Trane Company	
1962	No Listings	
1963-1964	Building, Rooms A Alert Answering Service A American Automatic Alarms A Rodgers Police Patrol B The Veteran News C Darwell Company Food Distributors D San Diego Harbor Review E Cutler-Hammer Electric Equipment F Vacant G Mrs. Ruby McFadden H Vacant M Signal Oil Company N Vacant	Newspaper Accountant Gas & Oil Marketers
1965-1966	No Directories Available	
1967	Fifth Avenue Building A Alert Answering Service A American Automatic Alarms A Rodgers Police Patrol B The Veteran News C Universal Book Company D San Diego Harbor Review E Vacant F Vacant G Mrs. Ruby McFadden H Vacant J Ned H. Miller	Newspaper Accountant Real Estate

	K Vacant	Suite K-N
1968	A Alert Answering Service A American Automatic Alarms A Rodgers Police Patrol B Tornquist Machinery Company B The Veteran News (Bi-Monthly) D San Diego Harbor & Industrial Review F Vacant G Mrs. Ruby McFadden H Vacant J Ned H. Miller K Thomas Roberts	Newspaper Accountant Real Estate
1969-1970	Fifth Avenue Building California Franchises Publications Chem-O-Seal Of San Diego Kandel San Diego Report U.S. Gypsum Company	Sealants Newsletter Building Materials
		Suites
	A Alert Answering Service A American Automatic Alarms A Rodgers Police Patrol B Tornquist Machinery Company B The Veteran News (Bi-Monthly) D San Diego Harbor & Industrial Review F Vacant G Mrs. Ruby McFadden H Vacant J Ned H. Miller	Newspaper Accountant Real Estate
1971	Fifth Avenue Building Chem-O-Seal Of San Diego U.S. Gypsum Company	Sealants Building Materials
		Suites
	A Alert Answering Service A American Automatic Alarms A Rodgers Police Patrol A Western Telelarm B Vacant	Automatic Alarm

	D San Diego Harbor & Industrial Review	
	D The Veteran News	
	F Vacant	
	G Analytical Science Consultants	Engineering Services
	H Vacant	
	J Ned H. Miller	Real Estate
1972	Fifth Avenue Building	
	Suites	
	A Alert Answering Service	
	A American Automatic Alarms	
	A Rodgers Police Patrol	
	A Western Telealarm	Automatic Alarm
	B Ned Miller	Real Estate
	C Alden C. Holm	Bookkeeping Service
	C Safeguard Business Forms	Business Form Sales
	D Vacant	
	F Al-Anon Family Groups Of San Diego	Miscellaneous Organization
	G Vacant	
	J Vacant	
1973	Fifth Avenue Building	
	United Postage Service	Mailing Service
	Suites	
	A Alert Answering Service	
	A American Automatic Alarms	
	A Rodgers Police Patrol	
	A Western Telealarm	Automatic Alarm
	B Ned Miller	Real Estate
	C Alden C. Holm	Bookkeeping Service
	C Dennison Eastman Corporation	Tags & Labels, Wholesale
	D Vacant	
	F Al-Anon Family Groups Of San Diego	Miscellaneous Organization
	G Vacant	

1974

Fifth Avenue Building

United Postage Service

Mailing Service

Suites

- A Alert Answering Service
- A American Automatic Alarms
- A Rodgers Police Patrol
- A Western Telealarm
- A Alert Lock-Key & Safe Service
- B Ned Miller
- C Alden C. Holm
- C Dennison Eastman Corporation

- D Alpha Bio-Sciences
- F Al-Anon Family Groups Of San Diego

- G Western Telegram

Automatic Alarm

- Real Estate
- Bookkeeping Service
- Tags & Labels,
- Wholesale
- Vitamins & Minerals
- Miscellaneous
- Organization
- (Annex)

1975-1976

Fifth Avenue Building

United Postage Service

Mailing Service

Suites

- A Alert Answering Service
- A American Automatic Alarms
- A Rodgers Police Patrol
- A Western Telealarm
- A Alert Lock-Key & Safe Service
- B Ned Miller
- C Dennison Eastman Corporation

- D Related Products, Inc.
- F Al-Anon Family Groups Of San Diego

- G Rodgers Security Systems
- G Rodgers Patrol Service
- O Alden C. Holm

Automatic Alarm

- Locksmith
- Real Estate
- Tags & Labels,
- Wholesale
- Vitamins & Minerals
- Miscellaneous
- Organization
- Burglar Alarms

Bookkeeping Service

1977

Fifth Avenue Building

United Postage Service

Mailing Service

Suites

A Alert Answering Service	
A American Automatic Alarms	
A Rodgers Police Patrol	
A Western Telealarm	Automatic Alarm
A Alert Lock-Key & Safe Service	Locksmith
B Vacant	
C Vacant	
D Related Products, Inc.	Vitamins & Minerals
F Al-Anon Family Groups Of San Diego	Miscellaneous Organization
G Rodgers Security Systems	Burglar Alarms
G Rodgers Patrol Service	
O Vacant	

1978

Fifth Avenue Building

United Postage Service	Mailing Service
------------------------	-----------------

Suites

A Alert Answering Service	
A American Automatic Alarms	
B Honeywell Protection Service	
C Stewart's De-Rooting Service	
D Related Products, Inc.	Tapes
F Al-Anon Family Groups Of San Diego	Miscellaneous Organization
G Rodgers Security Systems	Burglar Alarms
G Rodgers Patrol Service	
O Vacant	

1979

Fifth Avenue Building

United Postage Service	Mailing Service
------------------------	-----------------

Suites

A Alert Answering Service	
A Honeywell Protection Service	Burglar System
C Stewart's De-Rooting Service	
D Related Products, Inc.	Tapes
E C.P. Becker	A Review Course Accounts
F Lloyd G. Kirkpatrick	Commercial Artist
G Vacant	
J Leonard W. O'Hanlon	
K Bobi M. Roberts	

	O Vacant	
1980	Fifth Avenue Building	
	Suites	
	A Alert Answering Service	
	A Honeywell Protection Service	Burglar System
	B J. Hamilton & Associates	General Merchandise
	C Stewart's De-Rooting Service	
	D Related Products, Inc.	Tapes
	E Vacant	
	F Lloyd G. Kirkpatrick	Commercial Artist
	G Vacant	
	J Leonard W. O'Hanlon	
	K Bobi M. Roberts	
	O Vacant	
1981	No Directory Available	
1982	Rogers Police Building	
	Dentalloy Dental Products	
	Fifth Avenue Building	
	Gorman Elevator Company	
	Honeywell Protection	
	Honeywell Protection Services	
	Rite Away Appliance Repair	
	James J. Smith	
	Stewart's De-Rooting	
1983	Rogers Police Building	
	Burnin F. Akdogan	
	Hillcrest Cooperative Association	
	San Diego Gayzette	
	Dennis A. Sullivan	
	White Unicorn Gifts	
1984	Fifth Avenue Building	
	Suites	
	A Alert Answering Service	
	A Vacant	
	B Vacant	
	C Stewart's De-Rooting Service	
	D Related Products, Inc.	Tapes
	E Vacant	
	F Vacant	

	G Vacant J James J. Smith K Dennis A. Sullivan O Vacant
1985	Albert Bell
1986	Balloon Bouquets Dawg House Video Plus
1987	Kevin M. Brown The Garden Café Video Plus
1988	David J. Clanton Flying Saucers Teazers Video Plus Vulcan Vegetaria
1989	AIDS Response Program David J. Clanton R&R Video SD Walks For Life Video Plus
1990	AIDS Funding Source Full Belly Deli R&R Video SD Walks For Life
1991	No Directory Available
1992-1993	AIDS Wholistic AIDS Walk San Diego Hillcrest Sandwich Its Your Party Lesbian & Gay Archives Paws R&R Video SD Aids Walk
1994	AIDS Wholistic Hillcrest Acupuncture Hillcrest Sandwich

	<p>Its Your Party Lesbian & Gay Archives R&R Video Spiritual Broadcasting</p>
1995-1996	<p>Hillcrest Acupuncture Hillcrest Sandwich Hope For America Hunger DC Lee Its Your Party Obata Claudia Lac R&R Video Spiritual Broadcasting</p>
1996-1997	<p>Hillcrest Psychic Hillcrest Sandwich Its Your Party Light & Love Movement NuAmerica Spiritual Center R&R Video The Turtle Lounge</p>
1997-1998	<p>Orville F. Davis Hillcrest Sandwich Its Your Party Piercing Sun Thee R&R Video Spiritual Psychic Clairvoyant</p>
1998-1999	<p>Hillcrest Sandwich Its Your Party Gina Marks R&R Video</p>
1999-2000	<p>Mother Wise Hemp Store Earth Wise Hemp Store Hillcrest Sandwich Its Your Party R&R Video</p>
2001	<p>Phil Falappino Hillcrest Sandwich Its Your Party Gina Marks R&R Video</p>

2002	Hillcrest Sandwich Its Your Party Jessica J. Jorgenson Gina Marks R&R Video
2003	Danny R. Baker Hillcrest Sandwich Its Your Party Gina Marks R&R Video
2004-2006	Hillcrest Sandwich Its Your Party R&R Video
2007-2008	Its Your Party R&R Video
2009	No Directory Available
2010	Hillcrest Sandwich Company
2011	No Directory Available
2012	Hillcrest Sandwich Company 3 Richard Holdren Tammy's Nail Salon
2013	Apartments E Keith Bullion 2 Miguel Gonzales Hillcrest Sandwich Company E Andrew Jacobson 2 David Kirian C Shing Li Jeremy Steiding Tammy's Nail Salon
2014	Apartments Hillcrest Sandwich Company Alicja Mackowiak Tammy's Nail Salon
2015-2016	Hillcrest Sandwich Company Tammy's Nail Salon

2017

Apartments
3 Christopher McCoy
C Eleanor Roberts
F Jason Herbert
Hillcrest Sandwich Company
Patrick Newell
Tammy's Nail Salon

SAN DIEGO CITY DIRECTORY OCCUPANT LISTINGS
3782 FIFTH AVENUE, SAN DIEGO, CALIFORNIA 92103

<u>Year(s)</u>	<u>Name(s)</u>	<u>Occupation(s)/Notes</u>
1926-1932	No Listings	
1933-1934	No Directories Available	
1935-1938	A.C. Eppler	
1939	No Directory Available	
1940-1945	C.W. Hill	
1947-1948	Olive Williams	
1949	No Directory Available	
1950	Ruby Lamb	
1951	No Directory Available	
1952	W.F. Creedon	
1953-1954	Thomas Seely	
1955-1956	Laura K. Miner Mrs. Murrell C. Towne	
1957	J.B. Haynes	
1958	No Directory Available	
1959-1960	Elizabeth K. Van Horn	
1961	Vacant	
1962-1964	No Listings	
1965	No Directory Available	
1966-2017	No Listings	

SAN DIEGO CITY DIRECTORY OCCUPANT LISTINGS
3782 ½ FIFTH AVENUE, SAN DIEGO, CALIFORNIA 92103

<u>Year(s)</u>	<u>Name(s)</u>	<u>Occupation(s)/Notes</u>
1926-1938	No Listings	
1939-1948	No Listings	
1949	No Directory Available	
1950	Ann Wilson	
1951	No Directory Available	
1952	D.J. Flowers M.C. Hudson Mrs. S.G. Long Annabelle W. Wilson	
1953-1955	Opal J. Flowers	
1956	Max Cates	
1957	Robert R. Sayres	
1958	No Directory Available	
1959-2017	No Listings	

SAN DIEGO CITY DIRECTORY OCCUPANT LISTINGS
3784 FIFTH AVENUE, SAN DIEGO, CALIFORNIA 92103

<u>Year(s)</u>	<u>Name(s)</u>	<u>Occupation(s)/Notes</u>
1926-1932	No Listings	
1933-1934	No Directories Available	
1935	P.W. Browning	
1936-1937	Vacant	
1938	B.W. Watson	
1939	No Directory Available	
1940-1945	Lucille Fleming	
1946	No Directory Available	
1947-1948	Dorothy M. Hendricks	
1949	No Directory Available	
1950	W.B. Chighizola	
1951	No Directory Available	
1952	Marie W. Holub	
1953-1956	Sol Berkowicz	
1957	Frank Corley	
1958	No Directory Available	
1959-1960	Rosalie Pantinople	
1961	John McNeil	
1962	No Listing	
1963-1964	Vacant	
1965	No Directory Available	

1966-2017

No Listings

SAN DIEGO CITY DIRECTORY OCCUPANT LISTINGS
3786 FIFTH AVENUE, SAN DIEGO, CALIFORNIA 92103

<u>Year(s)</u>	<u>Name(s)</u>	<u>Occupation(s)/Notes</u>
1926-1932	No Listings	
1933-1934	No Directories Available	
1935-1937	E.C. Jenne	
1938	Mrs. S.R. Rogers	
1939	No Directory Available	
1940	Richard Laird	
1941	George Haag	
1942	Vacant	
1943-1945	A.N. Hill	
1946	No Directory Available	
1947-1948	A.J. Heron	
1949	No Directory Available	
1950	Charles Garberson	
1951	No Directory Available	
1952	Samuel Janowitz	
1953-1954	No Listings	
1955-1956	Joe R. Buxton	
1957	C.E. Cowell	
1958	No Directory Available	
1959-1964	No Listings	
1965	No Directory Available	

1966-2017

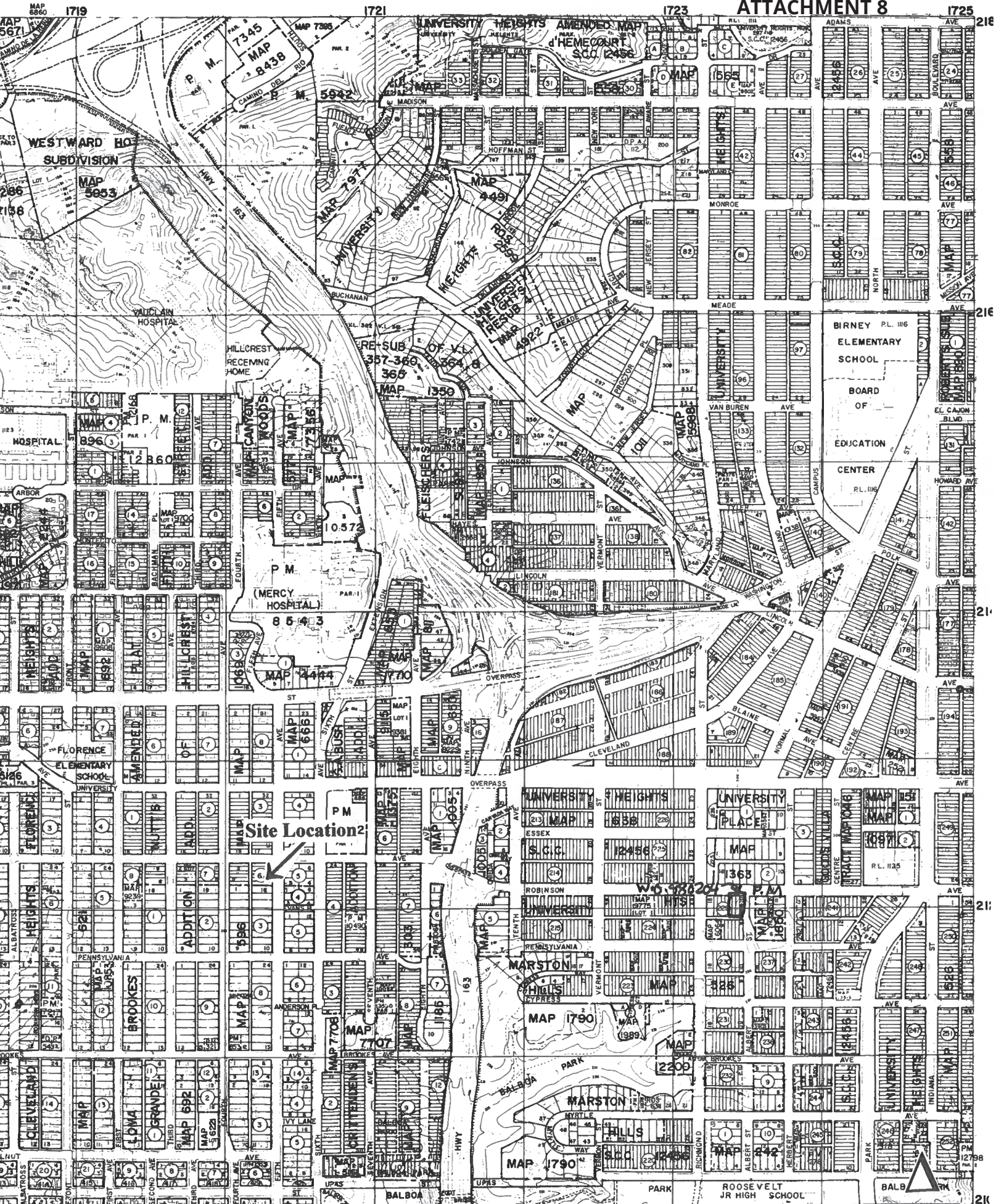
No Listings

COPY OF DEED FROM THE DATE OF CONSTRUCTION

APPENDIX C

MAPS

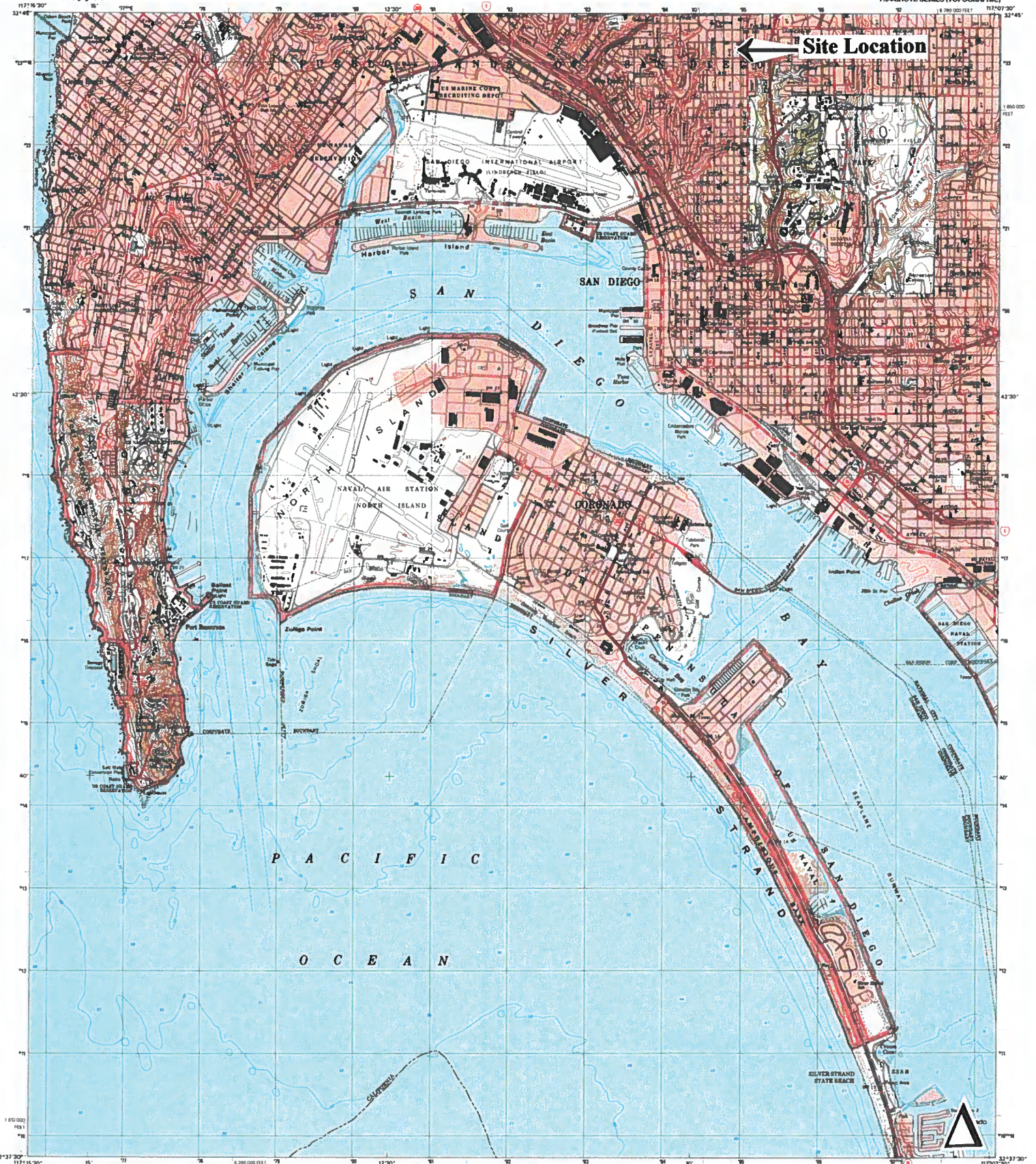
CITY OF SAN DIEGO
800:1 SCALE ENGINEERING MAP



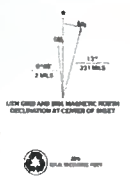
Site Location 2

W6-93204 P.M.

U.S.G.S. POINT LOMA QUADRANGLE MAP



Produced by the United States Geological Survey... North American Datum of 1983 (NAD 83)...



CONTOUR INTERVAL 20 FEET... SUPPLEMENTARY CONTOUR INTERVAL 10 FEET... NATIONAL GEODESIC SURVEY DATUM OF 1983...



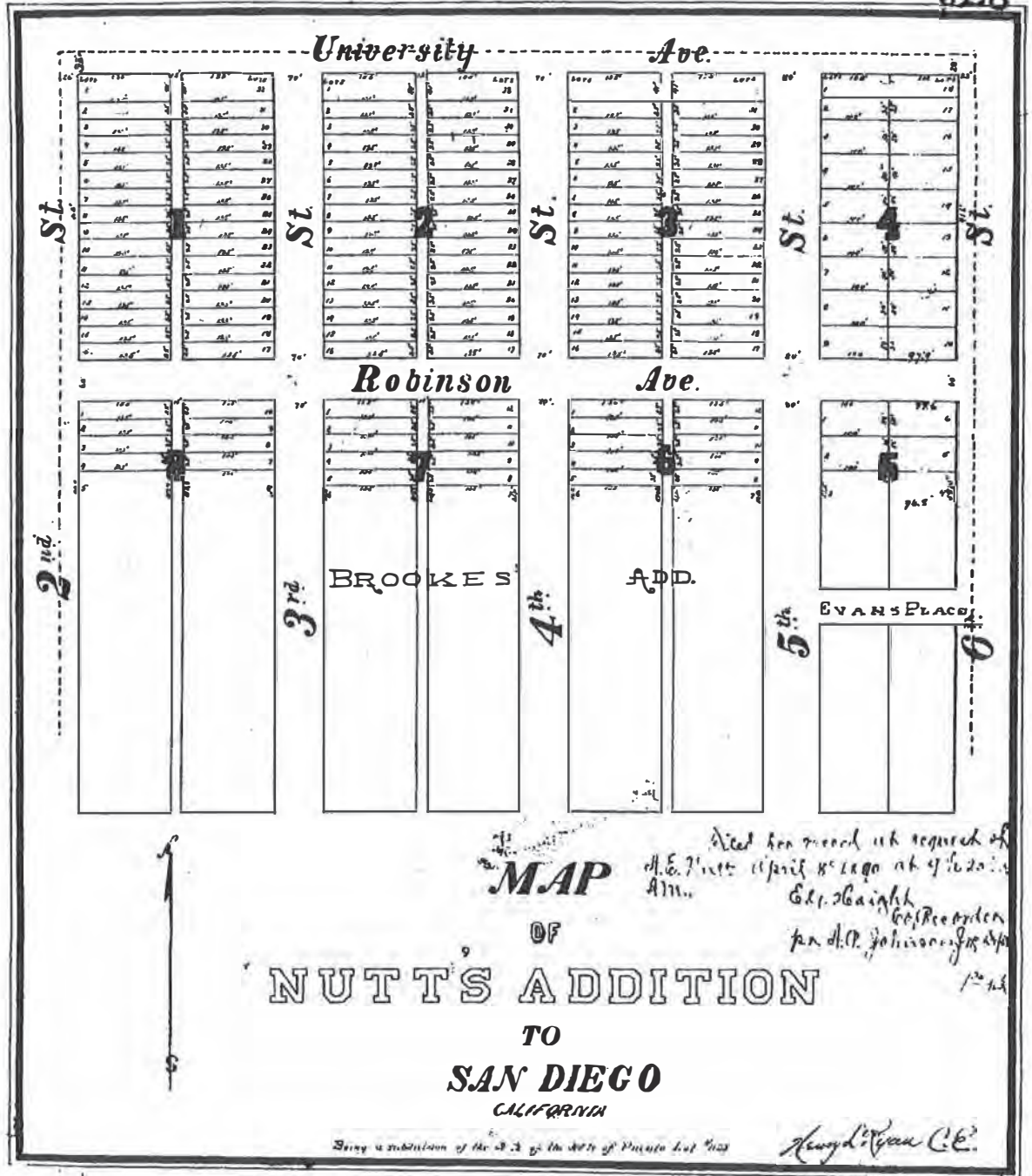
RECEIVED stamp dated JAN 31 2002. Includes legend for ROAD CLASSIFICATION and other symbols. Text: POINT LOMA, CA 1996.



ORIGINAL SUBDIVISION MAP

NUTT'S ADDITION

62.8

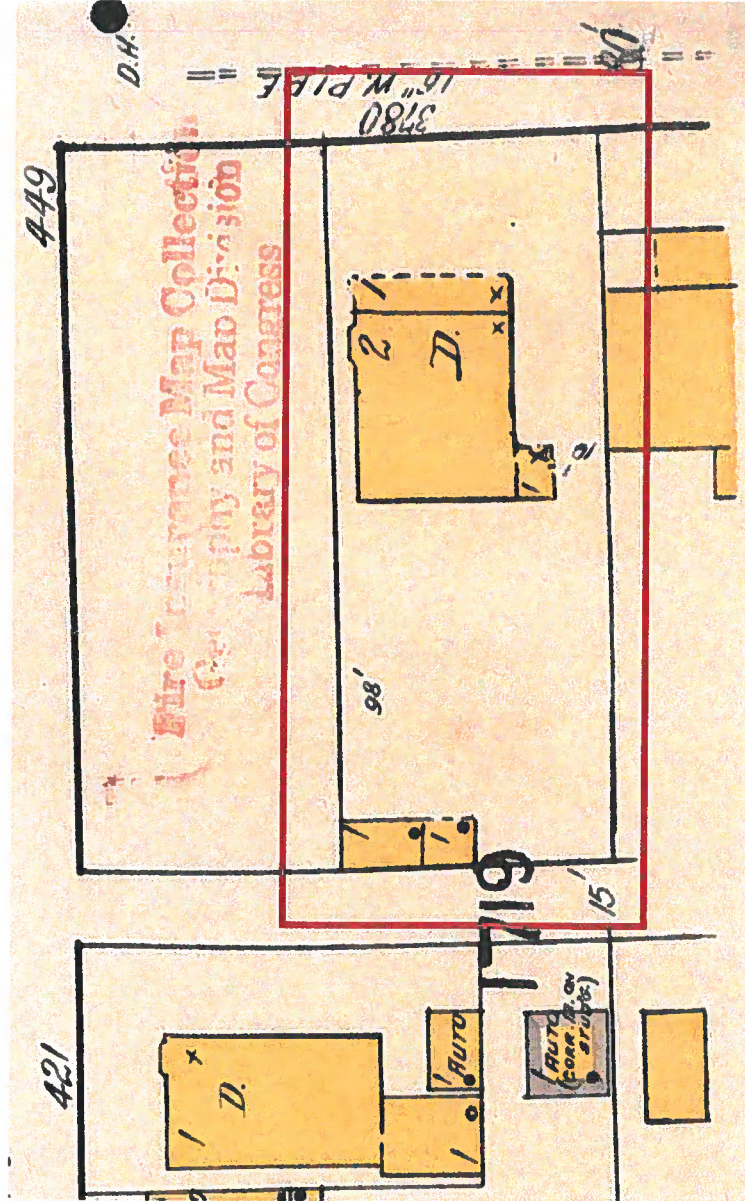


SANBORN FIRE INSURANCE MAPS

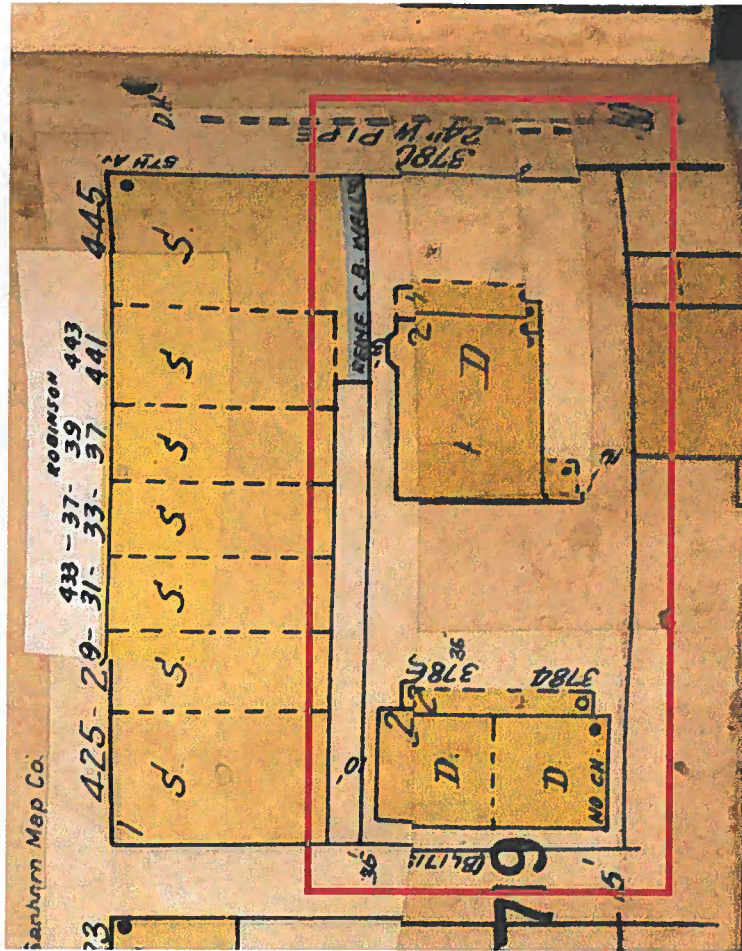
1921, 1950, 1956 & 1963

COURTESY OF THE CITY OF SAN DIEGO

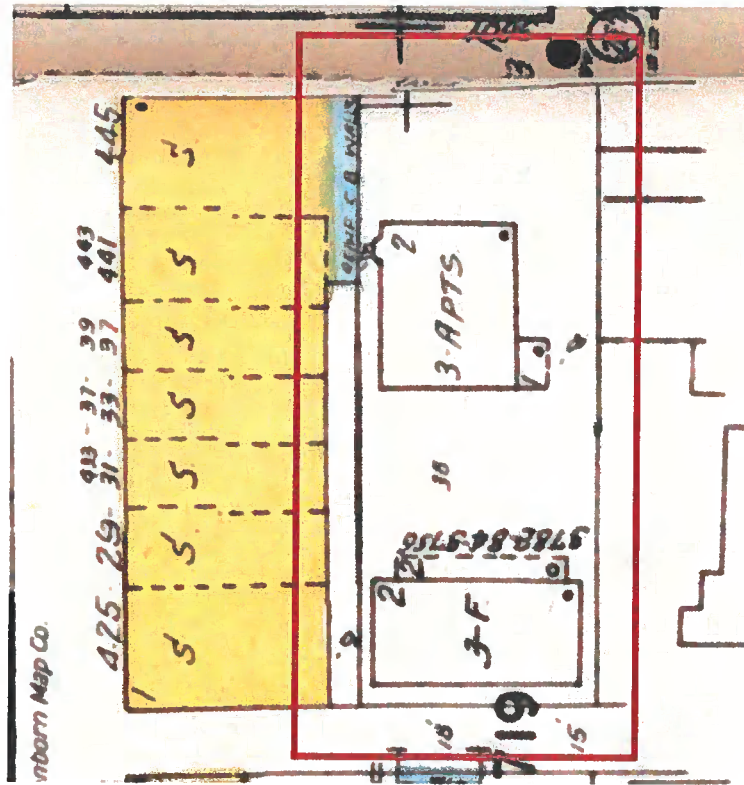
Sanborn Fire Insurance Map
1921



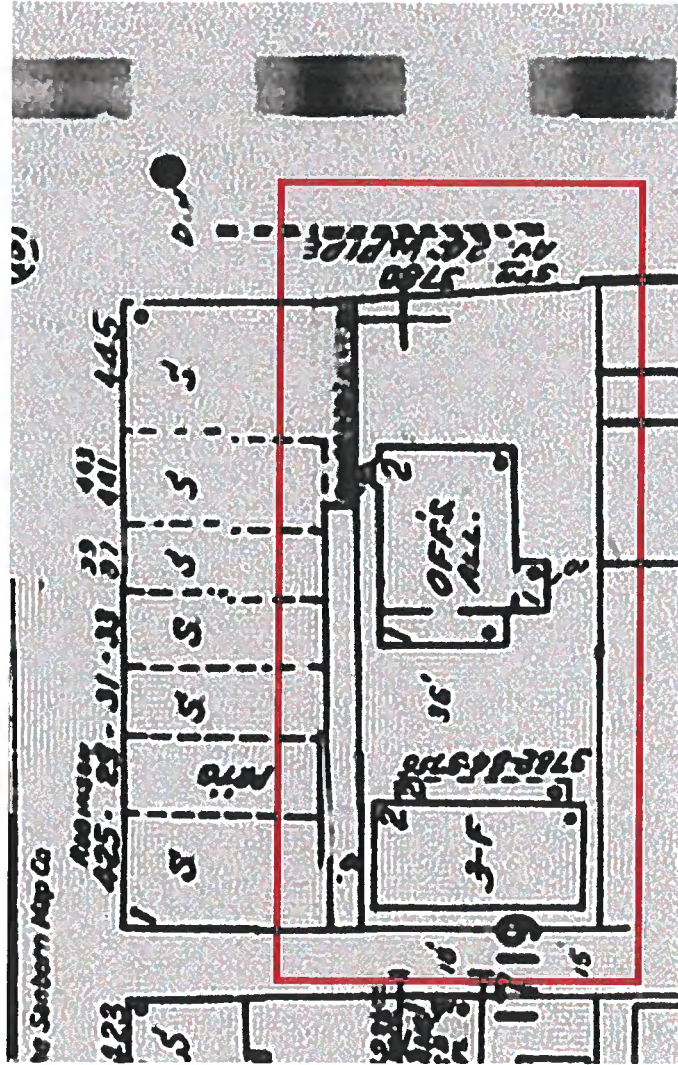
Sanborn Fire Insurance Map 1950



Sanborn Fire Insurance Map 1956



Sanborn Fire Insurance Map
1963



APPENDIX D

DPR FORMS

State of California — The Resources Agency DEPARTMENT OF PARKS AND RECREATION PRIMARY RECORD	Primary #: _____ HRI #: _____ Trinomial: _____ NRHP Status Code: <u>5S2</u>
	Other Listings: _____ Review Code: _____ Reviewer: _____ Date: _____

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Resource Name or #: LGBTQ Community/Albert Bell Building

P1. Other Identifier:

P2. **Location:** Not for Publication Unrestricted

a. **County:** San Diego and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. **USGS 7.5' Quad:** Point Loma Date: 1996

c. **Address:** 3780-3786 Fifth Avenue City: San Diego

Zip: 92103

d. **UTM:** 11S 484939E 3623214N

e. Other Locational Data (e.g., parcel #, directions to resource, elevation, etc., as appropriate):

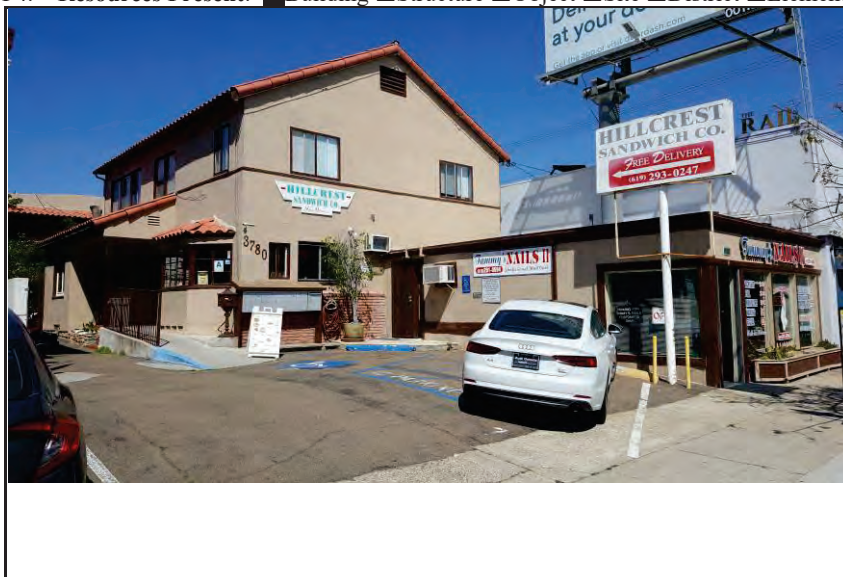
Lots 9 and 10, Block 6 of Nutt's Addition, Map 628, APN 452-056-14-00

P3a. **Description:**

The LGBTQ Community/Albert Bell Building located at 3780-3786 Fifth Avenue, largely consists of a Heavily Modified Spanish Revival (Spanish Eclectic) commercial building. Although the building has been classified as a "Colonial Revival" structure built in 1934, as part of the Uptown Community Plan Area, *Historic Resources Survey Report* (November 2016), this architectural classification and year of construction are not accurate. Today, the building is generally composed of four (4) distinct sections, each of which were constructed at different times. The oldest, and original, building section is two-stories and rectangular-shaped, located toward the main (east) elevation. It originally served as a single-family residence built in 1911. This structure was converted into commercial use briefly from approximately 1928-1935, returned to single-family residential use from 1936-1952, then became a multi-family residential property from 1953-1959, and then finally was converted into commercial use beginning around 1960. The second building section is a two-story, irregularly shaped apartment building, located at the rear of the property, built in 1932. The third building section is a two-story, square-shaped office building constructed at the center of the property in 1968. Finally, the fourth building section is a one-story, addition, attached to the original 1911 building section along the main (east) elevation. Overall, the building as a whole appears to be in good condition.

P3b. **Resource Attributes** (List attributes and codes): HP6—1-3 Story Commercial Building

P4. **Resources Present:** Building Structure Object Site District Element of District Other (Isolates, etc.)



P5b. **Description of Photo:**

P6. **Age and Sources:**

Historic Prehistoric Both

1911

San Diego Assessor Lot Block Book Page

San Diego City Directories

Grant Deeds

P7. **Owner and Address:**

Michael J. Jasaitis Separate Property Revocable Trust

3774 Fifth Avenue, #F1

San Diego, CA 92103

P8. **Recorded by:**

Scott A. Moomjian, Esq.

5173 Waring Road, #145

San Diego, CA 92120

P9. **Date Recorded:** July 2022

P10. **Survey Type** (Describe):

Intensive

P11. **Report Citation:** Historical Resource Technical Report For The LGBTQ Community/Albert Bell Building, 3780 Fifth Avenue Building, San Diego, California 92103

Attachments: NONE Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record Artifact Record Photograph Record Other (List):

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NRHP Status Code: 5S2

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Resource Name or #: LGBTQ Community/Albert Bell Building

- B1. **Historic Name:** LGBTQ Community/Albert Bell Building
- B2. **Common Name:** 3780-3786 Fifth Avenue
- B3. **Original Use:** Residential
- B4. **Present Use:** Commercial
- B5. **Architectural Style:** Heavily Modified Spanish Revival (Spanish Eclectic)
- B6. Construction History:** Building constructed as a single-family residence in 1911. This structure was converted into commercial use briefly from approximately 1928-1935, returned to single-family residential use from 1936-1952, became a multi-family residential property from 1953-1959, and then finally was converted into commercial use beginning around 1960. The second building section is a two-story, irregularly shaped apartment building, located at the rear of the property, built in 1932. The third building section is a two-story, square-shaped office building constructed at the center of the property in 1968. Finally, the fourth building section is a one-story, addition, attached to the original 1911 building section along the main (east) elevation.

B7. **Moved?** No Yes Unknown **Date:** _____ **Original Location:** _____

B8. Related Features: Two-story apartment building (3782-3786 Fifth Avenue), built in 1932, and two-story office building (3780 Fifth Avenue), built in 1968, both attached along west elevation.

B9a. **Architect:** Unknown b. **Builder:** Unknown

B10. Significance: Theme: Community Development, Historic Person **Area:** Hillcrest
Period of Significance: LGBTQ Organization: 1988-1993 **Property Type:** Commercial **Applicable Criteria:** A & B
 LGBTQ Media: 1983
 Historic Person: 1985-1992
 Overall POS: 1983-1993

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.) The 3780-3786 Fifth Avenue building is located in San Diego's Hillcrest community. The Hillcrest community was built on and around the promontory that overlooks both the San Diego Bay and Mission Valley. Hillcrest is viewed as including the area south of Washington Street, east of Goldfinch and over to El Cajon Boulevard and the University Avenue area.

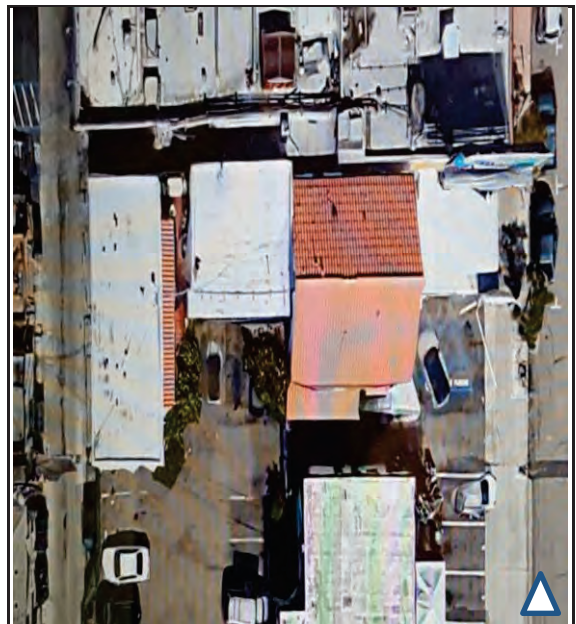
B11. **Additional Resource Attributes:** (List attributes and codes)

B12. References: Moomjian, Scott A., *Historical Resource Technical Report For The LGBTQ Community/Albert Bell Building, 3780 Fifth Avenue Building, San Diego, California 92103*, July 2022.

B13. **Remarks:** The property was designated by the City of San Diego Historical Resources Board on April 28, 2022. The designation included only the two-story apartment building (3782-3786 Fifth Avenue), built in 1932, and the two-story office building (3780 Fifth Avenue), built in 1968, both attached along west elevation. It was these structures which were used during the property's period of significance by the LGBTQ community from 1983-1993. The courtyard area between these two structures was also included in the scope of the designation.

B14. Evaluator: Scott A. Moomjian, Esq.

B15. Date of Evaluation: July 2022



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P3a. Description:

1911 Building Section (3780 Fifth Avenue)

While the original appearance and precise configuration of the original building section is unknown, it is believed that the structure was most likely Craftsman in style. Of standard 2" x 4" wood-frame construction, the building is set on a concrete foundation with floor joists and sub-floor. The building has a high-pitched, front-gabled roof with moderate eave overhang, exposed roof rafters, large metal roof vent, and non-original red, Mission tile. The exterior is composed of smooth, non-original stucco. Fenestration is varied and consists of non-original metal sliders and double-hung windows, and/or vinyl slider windows. Along the main (east) elevation, there a small decorative brick veneer along the first floor. Along the side (south) elevation, the building has a projecting bay section with fixed, wood multi-paned windows, adjacent to a porch that is formed by a shed roof extension, supported by a slender metal column.

1932 Building Section (3782-3786 Fifth Avenue)

Of standard 2" x 4" wood-frame construction, the building is set on a reinforced concrete foundation with floor joists and sub-floor. The roof is flat with no eave overhang. Along the main (east) elevation second story, the structure has a shed roof covered in red, Mission tile, supported by square wood columns. The exterior is composed of stucco. Fenestration largely consists of non-original sliding vinyl windows (some with multi-panes). Along the north and south elevations, the building is slightly cantilevered with projecting wood beams. At the rear (west) elevation, there are two attached garage bays with two non-original metal "roll up" style garage doors.

1968 Building Section (3780 Fifth Avenue)

Of standard 8" concrete block construction, the building is set on a reinforced concrete foundation with concrete floors. The roof is flat with a built-up roof cover material. When originally constructed, the San Diego County Assessor noted that the building was unfinished. However, the exterior of the building is composed of smooth stucco. Further, the Assessor also noted that the first floor of the building had no windows. Today, several multi-paned vinyl windows exist on the first floor of the building (as they do along the second floor of the structure).

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1971 Addition (3780 Fifth Avenue)

This addition is attached to the original 1911 building section along the northeast elevation. It is rectangular in shape and measures approximately 20 x 30 feet (approximately 600 total square feet of space). The addition has a flat roof and slight eave overhang. The main entrance to the addition exists along the northeast elevation. At this location, there is a large fixed storefront window, and along the entire east elevation, there are three, large fixed storefront windows. The exterior of the addition consists of stucco with some wood timbering. A side entrance exists along the southwest elevation.

B6. Construction History:

Changes to 3780 Fifth Avenue building include building remodeled (extent and location unknown) in 1947; addition of decorative brick, window shutters, six columns, and overhang extension along east elevation in 1960 (all except decorative brick since removed, date unknown); neon signage added in 1972 (since removed, date unknown); windows in two-story office building section replaced, window openings in-filled, and walls re-finished (extent and location unknown) in 1989; signage installed (1994); two-story office building section (then multi-family) repaired, including the replacement of studs and sub-floors, and removal and replacement of windows (extent and location unknown) in 1997). Changes to 3782-3786 Fifth Avenue building include modifications twice in 1947 (extent and location unknown); windows removed and replaced (extent and location unknown) in 1958; three windows along north elevation removed and openings in-filled (specific type of windows and location of in-fill unknown) in 1966; six windows along south elevation removed and openings in-filled (specific type of windows and location of in-fill unknown) in 1966; and building rehabilitated (extent and location unknown) in 1997.

B10. Significance:

The first transfer of property located in what is present day Hillcrest occurred in 1870 when the City of San Diego deeded land to Mary Kearney, who sold it in February 1871 to C.D. Arnold and D. Choate, well-known subdividers. The land passed through a succession of hands before it was acquired by the founder of Hillcrest, William Wesley Whitson. During the 1890s, there was slight development in this area, generally typified by several churches and a scattering of residences. In 1904, historical photographs of the general Hillcrest area show small, scattered areas of residential homes. Most of these homes appear to be of a Victorian or Craftsman style along dirt streets, consisting of one or two stories, with smaller associated buildings located nearby.

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Hillcrest was founded in 1907 by San Diego's first coroner, William Wesley Whitson. With a \$1,000 down payment and a \$115,000 loan, Whitson formed the Hillcrest Company and purchased 40 acres of "stony hill" between First (originally Second Avenue) and Sixth Avenues from University Avenue to Lewis Street, just above Washington Street and began to subdivide. Whitson's subdivision map was filed on January 10, 1907, and the deed to the property was recorded by the Hillcrest Company on August 2, 1907.

In 1907, when the Hillcrest Company began to subdivide, there was one church, one chapel, one store, a hospital, and one school in the area for a few scattered residents. The area was not paved, nor were there any sidewalks. Almost immediately, the Hillcrest Company put in streets and curbs, subdivided property lots (which sold for between \$1,400 and \$2,000), set up a lumber mill and started building houses, usually two-story Craftsman vernacular homes made of wood and stone. Circulating flyers from the Hillcrest Company stated, "THE TRACT BEAUTIFUL...lots of ample size, with alleys. Houses all back a proper distance from the street." Lots were large and roadways were wide. Residential lots in Hillcrest sold for between \$1,400 to \$2,000, while commercial lots were comparatively higher.

By 1909, Whitson's Hillcrest Company was fully engaged in developing Hillcrest. The Hillcrest Company put in streets (largely still dirt) and curbs, subdivided lots (which sold for between \$1,400 and \$2,000) and constructed largely two-story Craftsman styled homes made of wood and natural stone. Homes constructed by the Hillcrest Company were likely based upon deliberately replicable model plans commonly available in the literature of the period. With these plans, the Hillcrest Company and other builders could add elements of distinction depending upon the individual tastes of home buyers. Although the historical record is largely devoid of specific material on the socio-economic levels of Hillcrest's early or subsequent homeowners or tenants, judging from the types and examples of residences constructed, it is believed that those who occupied new homes within Hillcrest from approximately 1907-1920, were largely middle to upper middle-class residents, while those who occupied new homes within Hillcrest during the 1920-1940s, were largely lower middle-class to middle-class San Diegans. During both periods, the residents of new homes were most likely newcomers to San Diego and the Hillcrest community as well.

From approximately 1907-1920, most of the homes constructed in the Hillcrest area were in the Craftsman style. This new type of building style was indicative of San Diego's building experience. After the turn of the century, San Diegans turned to a more conservative style of home building. Homes of the period showed the beginning of a trend toward simplicity. By the end of World War One, there was a tremendous influx of newcomers to San Diego. This new generation wanted simple, plain, inexpensive homes of a type exemplified by the California bungalow.

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The popularity of the Craftsman style arose during the early 1900s and reached its peak in the 1920s. This architectural style was perfect for California's growing population. These homes were inexpensive, as they could be built for as little as \$500, or as much as \$7,000 for larger fancier homes. They were small in size, averaging approximately 1,000 square feet. Land prices of lots were modest. Lots often measured 40 x 100 feet with narrow front and side yards. Working plans to construct Craftsman styled homes could be purchased anywhere for between \$5 and \$25. Craftsman styled homes thus fit in well with Whitson's Hillcrest development. Whitson sold lot sizes averaging 50 x 135 feet. Prices for lots ranged from \$2,500 on Second Avenue to \$10,000 on Fifth Avenue. Homes constructed by the Hillcrest Company featured lots of ample size, with alleys, setback from the street. Despite this, it is known that a number of poorly built bungalow neighborhoods were thrown up by other profit seeking developers.

After the community was founded in 1907, Hillcrest experienced quick, steady growth. In 1908, Hillcrest had its own bank, the University Avenue Bank. By 1910, University Avenue was completely paved. One year later, so was Washington Street. Homes constructed during the first two decades of the twentieth century in Hillcrest included Craftsman style single family residences and California bungalows. Of importance is the fact that Hillcrest emerged primarily as a residential district, rather than as a business district in the early part of the twentieth century.

The eastern boundary of Hillcrest, originally named "Midland Drive," began to take on new significance as a major streetcar/automobile-oriented commercial/residential district after the First World War. Park Boulevard was installed through Balboa Park prior to the Panama-California Exposition in 1915 in order to facilitate access to attractions along the Prado. In 1917, an electric streetcar line was established which continued up from the eastern most entrance of the Prado, north to Indiana Street, where it eventually connected with University Avenue. In 1923, the dedication of a transcontinental highway which terminated in San Diego led to much residential and commercial development along Park Boulevard north of Balboa Park.

During the 1920s, the Hillcrest area, as well as the neighboring University Heights and North Park communities, underwent large-scale residential development. The 1920s was an era of unprecedented speculative real estate, not only in San Diego and Hillcrest, but for all of Southern California. A variety of different factors fueled this development. The United States, as a whole, and Southern California in particular, experienced an economic boom; returning veterans, who had either trained or been stationed in San Diego, decided to live in San Diego; and the price of automobiles made them accessible to more people. Further, during the 1920s, the highway between Los Angeles, San Diego, and Tijuana, Mexico was completed. San Diego was greatly advertised and marketed to the country, resulting in an increase of visitors and prospective residents.

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The influx of prospective homebuyers saw a tremendous demand for middle-class housing in San Diego. During the 1920s, real estate speculators purchased and subdivided parcels of land in already platted additions. Subdividers installed water and sewer systems, street lighting, and improvements. Typically, subdividers during this period did not build homes. Rather, they sold individual lots to builder/contractors who constructed homes based upon designs found in formalized pattern books, which contained scaled-down designs of architect-designed homes.

During the 1920s, much of Southern California and San Diego architecture followed the Spanish Eclectic or Spanish Colonial Revival style. Having evolved from the previous Mission Revival Style, examples of Spanish Colonial Revival were built in Southern California as early as the 1890s. However, the widespread appeal of the revival is attributed to the 1915 Panama-California Exposition in Balboa Park. The communities of Mission Hills and Kensington, for example, were developed with whole tracts of individually architect-designed Spanish Colonial Revival homes.

During the 1920s and 1930s, Hillcrest grew as an outlying residential section of San Diego. By 1928, Hillcrest had grown large enough that the Post Office established a Station “A” office in the community. During the Second World War, Hillcrest was known to be popular with American servicemen stationed in the area. After the War, and during the 1950s and 1960s, Hillcrest began to experience a surge in commercialism and business growth, as well as new residential development.

Property History

As an initial matter, the 3780-3786 Fifth Avenue building (identified as “3780” 5th Avenue) was included as part of the Uptown Community Plan Area, Historic Resources Survey Report (November 2016) as a potentially significant, individual resource and as a contributor to a potential “Hillcrest Historic District.” At the time, the building was found to have been built in 1934 as a “Colonial Revival,” multi-family structure, which was “Heavily Altered.” Despite the fact that the architectural style, year of construction, and overall use of the structure is incorrect (see discussion below), the Survey Report nevertheless found the property to be “[l]ocally significant both individually...and as a contributor to a district...or appears eligible through survey evaluation.” However, no justification for such significance was presented within the Survey Report.

In addition, the 3780-3786 Fifth Avenue building (identified as “3780” 5th Avenue) was included in the *San Diego Citywide LGBTQ Historic Context Statement* (“LGBTQ Context Statement”), prepared by GPA Consulting in September 2016. The purpose of this context statement is to “provide guidance for identifying and evaluating potential historic resources related to San Diego’s

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rich LGBTQ history,” offering a broad historical overview on the growth of LGBTQ identities, communities, and politics in San Diego, with resources primarily located in neighborhoods like Hillcrest, Ocean Beach, North Park, Downtown, Golden Hill, and Pacific Beach, dating from the 1970s through the 1980s. The Context Statement notes, however, that it is “not a comprehensive list of San Diego’s LGBTQ community, and it does not provide a list of eligible properties. In fact, this document does not make eligibility determinations for any potentially important properties.” A discussion of the property in relation to the LGBTQ Context Statement is further discussed below.

The property on which the 3780-3786 Fifth Avenue building is today located, Lots 9 and 10 in Block 6 of Nutt’s Addition, was acquired by Thomas H. Carroll from Sarah Frances Gilbert and Carson W. Gilbert in December 1909. Several days later, Carroll conveyed the property to Mrs. T.H. Carroll, who several weeks later, deeded the property to W.G. Carroll. In April 1911, the property was purchased by Frances Miller.

According to the Residential Building Record, the 3780-3786 Fifth Avenue building was originally constructed as a residence in 1911. While an original Notice of Completion and water and sewer connection records were not filed for the property, the San Diego County Assessor Lot Block Book Page shows the first year that assessed improvements occurred was in 1912 with Frances Miller as the property owner. This suggests that the home was then built one year prior in 1911. Further, a review of San Diego City Directories indicates that Frances Miller, the widow of A.W. Miller, was the first occupant of the building, then identified as “3780” Fifth Avenue in 1913. Finally, a *San Diego Union* newspaper article from March 1911 recorded the real estate transaction from W.G. Carroll to Frances Miller. According to this article, the property was “improved with a handsome residence which Mrs. Miller purchased for a home” at a cost of approximately \$3,350. Therefore, based upon the foregoing, it is clear that the building was, in fact, originally built as a single-family residence in 1911. Inspection of a 1921 Sanborn Fire Insurance Map depicts the structure as a two-story residence with full-length front porch and one-story projecting section along its southwest elevation.

Historical research indicates that Frances Miller owned and occupied the 3780 Fifth Avenue residence until it was ultimately sold to Leona E. Eppler, a native of Concordia, Kansas, in August 1927. Leona E. Eppler owned the property from August 1927 until her death in July 1946, after which time, it passed to Laura K. Miner in March 1947. Beginning almost immediately after the property was acquired by Mrs. Eppler in 1927, the 3780 Fifth Avenue building ceased being used as a single-family residence for a time and was converted into restaurant use. San Diego City Directories indicate that between 1928-1935, the building was occupied by Renee Faubion. This is supported by a *San Diego Union* advertisement for the restaurant in from July 1928 indicating

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that the premises were occupied by the “Renee Faubion Dining Room” which served “Home Cooking.” However, from 1936-1946, the property once again became used as a single-family home with Mrs. Eppler as the primary resident.

During the time the property was owned by Leona E. Eppler, a rear apartment building was constructed along the rear (western) property boundary. According to the Residential Building Record, the “3782-3786” Fifth Avenue apartments were built in 1932. This date of construction is supported by a Notice of Completion which indicates that in November 1931, Mrs. Eppler entered into a contract with Palmer Smith for the construction of “three Apartments and two garages on the rear of said lot to be numbers 3782, 3784 and 3786 Fifth Avenue.” The apartments and garages were completed in February 1932.

According to the Residential Building Record, after the 3780 Fifth Avenue building was acquired by Laura K. Miner in 1947, it was subject to a remodel at a cost of approximately \$2,000. At the same time, San Diego City Directories list three individuals residing at the property in addition to Mrs. Miner, therefore suggesting that the property was by this time, in the process of multi-family tenant/occupant expansion. This is further supported by the fact that during the same year, the Residential Building Record also indicates that the 3782-3786 Fifth Avenue apartments underwent two periods of improvements (extent and location unknown). In addition, a 1950 Sanborn Map depicts the 3780 Fifth Avenue building as a dwelling during this year, and depicts the rear dwellings as 3784-3786 Fifth Avenue at this time.

Although Laura Miner sold the property to Adelin Diane Stokeld in April 1956, the property was known as “Minor Manor Apartments,” with a collective address of 3780-3786 Fifth Avenue by 1953. The 1956 Sanborn Map shows the 3780 Fifth Avenue building as “3 Apts” and the 3782-3786 Fifth Avenue building as “3-F” or 3 Flats. During this year, the full-length front porch was removed from the 3780 Fifth Avenue building. According to San Diego City Directories, beginning in 1960, the 3780-3786 Fifth Avenue building began to function as a commercial property. This change of use (multi-family to commercial) appears to be supported by the Residential Building Record which indicates that the windows in the 3782-3786 Fifth Avenue building were removed and replaced (extent and location unknown) in 1958, and a City of San Diego Building Permit Application which indicates that builder P.J. Browning added decorative brick, window shutters, six columns, and overhang extension along east elevation in 1960. Today, all of these elements except the decorative brick have been since removed.

From the early 1960s to the present, San Diego City Directories indicate that the 3780-3786 Fifth Avenue building was associated with a number of different individuals and entities which rented various office space over this period (See Attachment B.2 for a complete list of occupants). In

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October 1963, the property was acquired by George J. Rodgers, who was the principal of Rodgers Police Patrol, a business that had occupied space in the building beginning in 1961. The 1963 Sanborn Map depicts the 3780 Fifth Avenue building as all offices with a rear, one-story addition.

George J. Rodgers owned the 3780-3786 Fifth Avenue property from October 1963 until his death in December 1978. Over this period, Rodgers oversaw the continued improvement/expansion of the 3780-3786 Fifth Avenue building. In 1966, in response to a City of San Diego Building Inspection of the 3782-3786 Fifth Avenue building, Rogers hired Armour Construction & Supply Company to remove three windows along north elevation and in-fill the openings, as well as remove six windows along south elevation removed and in-fill the openings (specific type of all nine windows and their locations unknown). In 1968, Rodgers retained the services of architect James E. Hurley to design a two-story office building. This structure was attached/set between the original 3780 Fifth Avenue building and the rear 3782-3786 Fifth Avenue apartment building. This when completed, the 3780-3786 Fifth Avenue building was composed of three adjoining building sections. In the new office building, Rodgers operated his Rodgers Police Patrol business. Further, in 1971, Rodgers contracted with architect Roy Low to design a new, one-story commercial addition for the front of the building along Fifth Avenue. This structure was built by E.W. Schlehuber. Finally, neon signage (since removed) was added to the building in 1972.

After the death of George Rodgers, the 3780-3786 Fifth Avenue building passed to his wife, Nancy Lucille Rodgers in February 1981. Thereafter, the property was subsequently sold and acquired by a number of different entities and individuals, including the International Metaphysicians Associated for Growth Through Education, Inc. (1981); Amerland Development, Inc. (1981-1982); Fifth Avenue Partnership (1982-1983); Phil A. Falappino, Rose M. Falappino, Daniel J. Minerva, and Anna M. Minerva (1983-1999); G/S Development (1990); Hillcrest Fifth Avenue Partners (1990); and 3242 Columbia, LLC (1999-2001). The property was acquired by the current owner, the Michael J. Jasaitis Separate Property Revocable Trust in July 2001. Additional, documented changes to the building between 1981-2001 include the removal and replacement of the windows in the two-story office building section, the in-fill of window openings, and the re-finishing of the walls (extent and location unknown) in 1989; the installation of signage installed at the 3780-3786 Fifth Avenue building (1994); the repair of the two-story office building section with the replacement of studs and sub-floors, and removal and replacement of windows (extent and location unknown) in 1997. Further, the 3782-3786 Fifth Avenue building was rehabilitated (extent and location unknown) in 1997.

Historical research indicates that between 1982-1994, the 3780-3786 Fifth Avenue property was associated with a number of individuals and organizations important in the local LGBTQ community. From 1983-1992, the 3780 Fifth Avenue unit served as the third location for The Gay

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Center for Social Services (the first location in Hillcrest). The Center, previously located in Golden Hill (2250 B Street) and then South Park (1447 30th Street), moved to 3780 Fifth Avenue after its membership voted to do so. In 1990, The Center moved from 3780 Fifth Avenue to 3910-3916 Normal Street (its fourth location), and in 1998, it moved to its present location (3909 Centre Street). From September 2, 1982-1983, the *San Diego Gayzette* occupied the property. This publication was founded in 1982, and featured contributions by publisher Carla Coshow, executive editor Lair Davis, advertiser John Ciaccio, Nicole Murray-Ramirez (social column), Nick Marzan (arts editor and business manager), Paula Valentine (photographer), Can and Rob Andreasen (graphic artists), and Liz Victor (office manager). The San Diego Gayzette's first issue was dated September 2, 1982 and featured a photograph of the staff standing in front of the office at 3780 Fifth Avenue. The *San Diego Gayzette* was the first San Diego publication to cover the AIDS epidemic and distributed 10,000 copies of its first issue. After co-founder John Ciaccio passed away from AIDS complications, the *San Diego Gayzette* closed in October 1986. The location from which the publication operated from 1984-1986 is not known. Other important organizations which occupied the property, particularly as a response to the AIDS epidemic during the period, included San Diego Walks For Life (1988-1993) and AIDS Response Program, AIDS Wholistic (1989-1994). In addition, Albert Bell was known to have been an occupant of the property in 1985 and served as manager from at least 1985-1992.

While it has been asserted that other organizations associated with the LGBTQ community, including the Mother of AIDS Patients, Concerned Citizens for AIDS Patients, Slightly Older Lesbians, San Diego Lesbian Organization, the AIDS Coalition to Unleash Power, and Our House occupied the property over the years, historical research regarding these groups and the site proved to be inconclusive.

Historical research indicates that from the "Lesbian & Gay Archives" occupied the property from 1992-1993. According to the LGBTQ Historic Context Statement, the Lesbian and Gay Archives of San Diego was the precursor of today's Lambda Archives. Sensing the importance of preserving the history of San Diego's LGBTQ community, Jess Jessop (who had been so instrumental in creating the Center for Social Service) helped incorporate the Lesbian and Gay Archives of San Diego with the assistance of George Murphy and others in 1987. In 1992, the repository was established at 4545 Park Boulevard (where it remains at the present day) and shares an address with the Diversionary Theatre. In time, the collection would eventually become known as the Lambda Archives of San Diego. It is now recognized as one of the best-maintained collections of LGBTQ history in the country, and its location at 4545 Park Boulevard, under the LGBTQ Context Statement, has been recognized as a potentially significant, institutional resource to the LGBTQ community.

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Application of San Diego Historical Resources Board (HRB) Register Significance Criteria

According to the City of San Diego Land Development Code, *Historical Resources Guidelines* (Adopted September 28, 1999; Amended June 6, 2000; April 30, 2001), a building, structure, sign, interior element and fixture, feature, site, place, district, area or object may be designated as historic by the City of San Diego Historical Resources Board if it meets any of the following below criteria. Guidelines in applying the criteria for designation exist in the *Guidelines for the Application of Historical Resources Board Designation Criteria* (Land Development Manual, Historical Resources Guidelines, Appendix E, Part 2, and Adopted August 27, 2009).

Criterion A-- If it exemplifies or reflects special elements of a City's, a community's or a neighborhood's historical, archaeological, cultural, social, economic, political, aesthetic, engineering, landscaping or architectural development.

"Special Elements of Development"

According to the HRB Designation Guidelines, special elements of development refer to a resource that is distinct among others of its kind or that surpass the usual in significance. It is not enough for a resource to simply reflect an aspect of development, as all buildings, structures, and objects do. For each aspect of development, the resource shall exemplify or reflect a special element of that development which either maintains an established precedent or may in itself be the model for development.

Historical evidence was identified which supports the contention that the 3780-3786 Fifth Avenue building exemplifies and reflects *special* elements of San Diego's, Hillcrest's, Fifth Avenue's, and the LGBTQ community's historical, cultural, social, economic, and political development.

Evaluation Of The Property Under The LGBTQ Historic Context Statement: Theme 2 – Community Organizations

The LGBTQ Historic Context Statement includes a tabular list of identified resources which have been associated with the "Community Organization" theme. The Context Statement notes that these resources have not been identified necessarily because of an association with the LGBTQ community, and that the identified resource list is not meant to be comprehensive and/or definitive. Furthermore, the Context Statement states that "just because a property is included in this list does not mean that it is historically significant or eligible for listing in the National, California, or local registers."

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The LGBTQ Context Statement notes that, “with the anonymity and isolation that was part of LGBTQ life, it makes sense that the vast array of social services available to today’s San Diego community started with the telephone.” Between 1970 and 1971, three hotlines were created. The first was 1970’s Gay Information Center, started by Stephen Bell of the Gay Liberation Front. The second, that same year, was started by GULF (Gays United for Liberty and Freedom) and was operated by Bill Gautier, better known as the drag personality Glenda, right out of his home in the 1500 block of 30th Street. Then in 1971, Jess Jessop set up an answering machine in a closet in his home that would eventually lead to the creation of one of San Diego’s most important and longest-lived LGBTQ resources--The Center for Social Services. The “Center” was, in fact, formed on October 3, 1972 when Bernie Michels, Thomas Carey, and several others met in Weichel Hall, a shed behind the Chollas View United Methodist Church at 906 47th Street, to start planning an LGBTQ social services center, with further meetings in Michels’s home at 2004 El Cajon Boulevard. The Center opened in October 1973, with Jessop serving as the first Executive Director, at 2250 B Street in the Golden Hill neighborhood. In 1980, The Center moved to 1447 North 30th Street, also in Golden Hill, then to 3766 5th Avenue, and then closer to Hillcrest, to 3910 Normal Street in 1992, then finally to its present location at 3909 Centre Street in 1998.

Many of the founders of The Center would go on to participate in the creation of many other resources for the San Diego LGBTQ community over the next decade. For example, Jessop was the founder of the Lesbian and Gay Archives of San Diego, which eventually became the Lambda Archives, he helped organize San Diego’s first unofficial Pride parade in 1974, and he was a charter member of the Gay Alliance for Equal Rights in 1979. Thomas Carey would go on to help create The Center’s Men’s Self Development Program. The Center founder Frederick Scholl helped create the “Beginnings of the San Diego LGBT Community Center. The Center founder John Eberly started the Metropolitan Community Church’s Video Ministry in 1980 and was active in local politics through the San Diego Democratic Club, while Jeri Dilno, The Center’s first female Executive Director, was also editor of the *Gay and Lesbian Times*, co-founder of San Diego’s first Pride march to be sanctioned by the city in 1975, and a three-time delegate to the Democratic National Convention.

On the heels of The Center, the mid to late 1970s and 1980s were marked by the growth of community groups in many different directions. In 1974, the city’s oldest documented transgender support group was founded. Known as the Christine Jorgensen Society of San Diego, Nicole Murray-Ramirez led the ground-breaking organization. In January 1982, The Bisexual Forum was founded by Dr. Fritz Klein, a renowned bisexual researcher, activist, and author who relocated to San Diego from the East Coast. Other specialized community groups created in the 1980s included Couples/San Diego, part of the wider Couples National Network, which started providing social and educational outreach to lesbian and gay couples in 1985.

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The onslaught of the AIDS epidemic exponentially increased the needs for social services, and throughout the 1980s many in the community answered the call, coming up with creative solutions to combat an overwhelming problem. For example, in 1985, Barbara Peabody founded Mothers of AIDS Patients (MAPS), “to combat prejudice and ignorance and to provide a sounding board for mothers to share their experiences.” She also established the first art program in the country for people with HIV/AIDS, allowing them to create, exhibit and sell their work.

Activist Albert Bell, who had founded the first Gay Liberation group in San Francisco in 1970, organized the first local chapter of the AIDS Coalition to Unleash Power (ACTUP) in 1987 to bring help to AIDS victims. He also established "Our House" in 1987, the first residential living facility for people with AIDS and helped create the AIDS Assistance Fund by at least 1989 and produced the city’s first AIDS Walk for Life from 1989 to 1993.

The next year, in 1988, Gary Cheatham, a computer analyst for General Dynamics, noticed piles of dirty laundry when visiting a friend with AIDS. Wanting to do something to help, he started washing his friend’s clothes on a regular basis. One person became three, then thousands, as Cheatham turned the helpful gesture into the non-profit Auntie Helen’s Fluff ‘n’ Fold. Starting in the garage of his house, Cheatham moved the free laundry service to a storefront at 4028 30th Street, adding a thrift shop a year before the opening of the first Out of the Closet thrift store in Los Angeles.

With financial help from philanthropist Joan Kroc, a designation as a “National Point of Light” by President George H.W. Bush, and an Apostolic Blessing from Pope John Paul II, Auntie Helen’s, named after Cheatham’s great aunt, became a staple of the community. Though Cheatham himself died of AIDS in 1995, by 2008, Auntie Helen’s was washing over 1,500 free loads of laundry for county AIDS patients too sick to do their own, distributing free emergency clothing and medical equipment, and providing food donations and loans for medical equipment. In 1990, the two primary support organizations for persons with AIDS, the San Diego AIDS Project and AIDS Assistance Fund, merged to become the San Diego AIDS Foundation. Attributing the merger to “cumbersome and repetitive application procedures for assistance as well as financial constraints,” the new organization worked out of the home of George Murphy at 1660 Cable Street, eventually becoming San Diego’s largest organization. San Diego’s LGBTQ community also responded to the AIDS epidemic with a variety of healthcare resources. The year 1983 saw the creation of Blood Sisters, which was founded by the San Diego Democratic Club, and whose first blood drive was organized by SDDC member Barbara Vick. Thought to be the first such blood drive anywhere, nearly 200 lesbians provided blood to be given to people with AIDS and ARC (AIDS-Related Complex). The group was formed in reaction to the news that gay men were no longer allowed to donate blood due of the possibility of AIDS virus contamination. Built in 1984, Priority

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Pharmacy, which started at 3935 1st Avenue and moved to 3940 4th Avenue, is said to have filled the city's first prescription for AIDS-fighting drug AZT in 1987. The pharmacy was a pillar of the city's gay community, thanks to the business and charitable efforts of founder and pharmacist David C. Zeiger. In December 2005, Priority Pharmacy was sold and became a Mom's Pharmacy. In 2014, it joined the AHF (AIDS Healthcare Foundation) chain as a "full-service pharmacy where 96 cents of every dollar earned through filling any prescription supports AHF's specialized HIV/AIDS medical services," continuing the legacy of Priority Pharmacy.

In 1989, the first AIDS hospice opened at 2513-2515 Union Street. The Truax House, named for longtime gay activist and community leader Dr. A Brad Truax, who had recently succumbed to AIDS, was donated by the City of San Diego Housing Commission "to provide a secure, homelike setting for victims of AIDS and ARC. Here, they don't have to worry about being kicked out. They won't be evicted because of their sickness, or because they're gay." Healthcare facilities catering to the LGBTQ community also existed in the decade leading up to the epidemic, like the Womancare Clinic, which first opened its doors in the fall of 1973 at 1050 Garnet Avenue, welcoming lesbians as patients and in the process, providing them with a safe space. They also provided a donor insemination program for those wanting to start families. Then in 1978, the first clinic exclusively for lesbians, the Lesbian Health Clinic of San Diego, opened at the Beach Area Community Clinic. The Beach Area Community Clinic is still operating at 3705 Mission Boulevard. The needs of gays and lesbians battling alcoholism were addressed with the 1976 opening of Stepping Stone, one of the few LGBTQ-oriented recovery organizations in the country. Stepping Stone continues to provide a place where those in recovery can feel comfortable being completely open about their lives; one of the most important parts of the recovery process. Dr. Albert Best, San Diego's first openly gay City Council candidate in 1979, was one of Stepping Stone's co-founders.

Review of the LGBTQ Historic Context Statement indicates that the 3780 Fifth Avenue building was identified within the "Community Organization" theme as a property which was the "Radical Fairies meeting site," or the "Location of "Radical Fairies" meetings, hosted by Albert Bell for radical ideas, spirituality and sexuality."

Historical research indicates that the Radical Faeries movement was founded in California in 1979 by gay activists Harry Hay, Mitch Walker, John Burnside, and Don Kilhefner, who sought to create an alternative to what they saw as the assimilationist attitude of the mainstream United States gay community. Influenced by the legacy of the counterculture of the 1960s, they held the first Spiritual Conference for Radical Fairies in Arizona in September 1979. From there, various regional Faerie Circles were formed, and other large rural gatherings organized. Although Walker and Kilhefner broke from Hay in 1980, the movement continued to grow, having expanded into

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an international network soon after the second Faerie gathering in 1980s. Today, the Radical Faeries movement seeks to redefine queer consciousness through secular spirituality. Sometimes deemed a form of “modern Paganism,” the movement adopted elements from anarchism and environmentalism.

Albert Bell is known to have been an important advocate for the LGBT community. At an early age Bell came into politics and student activism. He founded the first Gay Liberation group in San Francisco in 1970 at the age of 20, a time in America when it was still considered a cultural anathema to be out of the closet. Later, he went on to found gay student unions at San Francisco City College and San Francisco State University. During this period in his life, he also worked on Harvey Milk’s successful bid to become the city’s first openly gay supervisor.

After his time as a student activist, Bell moved to San Diego around 1975. There, as one of the early directors of the Gay and Lesbian Community Center during the late-1970s, he was instrumental to keeping it in the public eye and at the forefront of the political scene. He served on its board for seven years, as Chairman from 1982 to 1984, working at the same time on some of the earliest Gay Pride events in the city.

As a spokesman for the community, Bell was well aware of the power and potential of the media. On one notable television appearance, Bell confronted Channel 10 anchor Ed Quinn on the station’s lack of coverage for the 1988 March on Washington. Quinn’s cynical response drew a sharp, public condemnation from visiting ABC anchor Peter Jennings. Bell’s thoughtful, televised evisceration of the local journalist’s apathy led to a meeting with Jennings and the Channel 10 executives, resulting in a substantial change in the way gay issues were presented.

In 1980, Bell attended the first spiritual gathering of Radical Faeries in Boulder, Colorado. Eventually he became a leading figure of the tribe and a colleague of Harry Hay, one of the founding fathers of gay liberation in the United States. Bell developed a popular course titled “Homospiritual: A Gay Journey to Self Esteem.” This course ran for several years and was presented before hundreds of San Diego men.

At the height of the AIDS crisis in the mid 1980’s, Bell once again assumed the role of community leader. In 1987, he established “Our House,” the first residential living facility for people with AIDS the first residential living community for people with AIDS, where he served as a housing coordinator and the property manager. Bell helped create the AIDS Assistance Fund by at least 1989 (per City Directories “AIDS Funding Source”) and served on its board of directors. At the same time, he helped organize San Diego’s first chapter of “ACT UP” (Aids Coalition To Unleash Power), bringing pressure on local agencies and government so that victims of the disease might

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get the help they needed. In addition to these projects, he also produced the “AIDS Walk for Life” (1989-1993) and was an initial supporter of the “Blood Sisters” program with Cynthia Lawrence-Wallace and Peggy Heathers, in which lesbian women donated blood to the San Diego Blood Bank in solidarity with their gay brothers. Up until the very final years of his life, he worked for the county as an HIV health advisor, providing testing and education to those in need.

Bell’s reputation as an authority in local politics made him a natural choice as a delegate to the 1992 Democratic Convention in New York. As one of the few delegates with AIDS in attendance, Bell was able to take the issue of gay rights and AIDS to a national stage. He received the first Albert Bell Award for Community Service from the San Diego Democratic Club shortly before his death. He died at home of AIDS in 1993 at the age of forty-three.

A review of San Diego City Directories indicates that Albert Bell was listed as a tenant of the 3780 Fifth Avenue in 1985. He also served as property manager from at least 1985-1992. Further inspection of San Diego City Directories indicates that between 1989-1993 (four years), Bell’s “AIDS Walk For Life,” operated from one of the 3780 Fifth Avenue units.

LGBTQ Evaluation Criteria

The LGBTQ Context Statement indicates that the eligibility guidelines to be used for significant property types associated with the LGBTQ community’s Community Organizations, under Criterion A, with a period of significance from 1970-1990, include community centers, healthcare centers, commercial buildings, and other buildings used for institutional purposes. These will likely be the earliest known resources utilized by an important group. They will also likely be widely recognized as pillars of the community for a noteworthy period of time. Properties associated with LGBTQ organizations may or may not have been built for the organizations’ purposes originally. They may also include residences that were the homes of prominent community leaders.

Properties under this theme are directly and importantly associated with important LGBTQ community organizations. They may also be directly associated with persons who played an important role in developing important community organizations. In most cases, the property that best represents the productive life of the person is the building in which they worked. However, if that building no longer remains or if the institution that they led moved frequently, their residence may be eligible. Significant properties under this theme may also be significant under other themes, such as political activism, religion, or social life.

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In the present case, it is known that LGBTQ activist Albert Bell was directly associated with the 3780 Fifth Avenue building from at least 1985-1992, and his organization, AIDS Walk For Life, operated from the structure for a period of five years (1988-1993). The use of the building to combat the AIDS epidemic through the establishment of social programs in the early 1990s (such as the AIDS Walk For Life) were important to the San Diego LGBTQ community, and programs like these were widely recognized as a pillar of the community during this period. In addition, the property is directly associated with activist Albert Bell, who achieved historical significance for his pioneering efforts on behalf of the LGBTQ community during this period.

Under the LGBTQ Context Statement, a resource should retain integrity of location, design, feeling, and association, and some original materials may have been altered, removed, or replaced as to impact materials and workmanship. In this instance, the building has not been adversely affected in terms of its design, feeling, association, materials, and workmanship from 1988-1993. For these reasons, the 3780-3786 Fifth Avenue building qualify under HRB Criterion A (Community Organizations) under the LGBTQ Context Statement as a property which exemplifies and reflects LGBTQ historical, cultural, social, economic, and political development from 1988-1993.

Evaluation Of The Property Under The LGBTQ Historic Context Statement: Theme 5 – The LGBTQ Media

The LGBTQ Context Statement notes that in the mid-20th century, periodicals such as magazines, newspapers, and newsletters became an important medium for LGBTQ communities. More than just reading material, they became a source of valuable information, ranging from social networking and personal ads to business advertisements and legal advice. Major San Diego publications included *Hummingbird*, *San Diego Son*, *Pacific Coast Times*, *San Diego Gayzette*, and *Update*. However, there were a wide range of other publications that catered to niche groups within the LGBTQ community, including the *Frontier Athletic Club Bulletin* (1959-1970) and *Naked Male* (1968-1969).

Some of the earliest LGBTQ organizations in San Diego were religious groups. Most notably, Metropolitan Community Church San Diego (MCCSD) and Dignity San Diego were places where the LGBTQ community felt safe to express their spirituality. Both of these groups published newsletters that alerted their congregations to church news, but also served as general community news, because in those days there were no other published sources of LGBTQ news that focused on the San Diego area. The MCCSD newsletter known as *Prodigal* began publication in San Diego in 1970. It was the first local gay publication with regular distribution. Dignity San Diego's newsletter came two years later in 1972 with the beginning of their local chapter and in May 1973

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took on the name *Hummingbird*. The lesbian social organization Tres Femme, founded in 1970, had a short-run periodical in 1972 and then became *This Way Out* from 1976 to 1980 and was printed at the Center for Social Services at 2250 B Street. *This Way Out* was a newsletter that informed readers about events that were happening at the center. Another female-centric publication, Feminist Communications, was created in a space above the Left Bank bookstore at 4994 Newport Avenue in 1974. The National Center for Androgyny was located in Ocean Beach published a newsletter known as the *Androgyny Review* and *Androgyny Update* during its run from 1976 to 1980. *San Diego Son* was a free magazine “published semi-monthly for the San Diego Homophile Community” started by Paul King in 1973. *Pacific Coast Times* was originally made for the LGBTQ community of San Diego. In 1974, the magazine expanded its distribution to include Los Angeles, San Clemente, Laguna Beach, Palm Springs, Costa Mesa, San Francisco, and Las Vegas. In 1978, the popularity of the magazine prompted a West Hollywood publisher to buy it from the San Diego entity known as Coast Press Ltd. The paper then folded within a year. San Diego resident Don Hauck had started Dawn Media at 4835 Voltaire Street in Ocean Beach to locally distribute the growing number of regional LGBTQ publications including *The Advocate* (Los Angeles), *Drummer* (San Francisco), *Newsweek* (Los Angeles), and *Pacific Coast Times*. In early 1979, Hauck and Rose created *San Diego Update*, which became simply *Update* a year later. *Update* ran for thirteen years, many of them with Pat Burke as editor. under Hauck's direction until he passed away in 1992.

A locally produced publication with far-reaching appeal outside of San Diego was the *International Male* catalogue. *International Male* was a catalogue clothing brand started by Eugene Burkard in 1971. The brand began in a small bungalow in Ocean Beach. Burkard hired local women through a newspaper advertisement to help sew his clothing from his home. The bungalow, at 4534 West Point Loma Boulevard was demolished in 1981 to make way for a condominium complex. The significance of the brand goes beyond the clothing. Burkard released his inaugural *International Male* catalogue in 1976 and not only created a great advertising tool that sky-rocketed his business, but created a safe space for closeted gay men in the middle of the country that did not have access to the robust LGBTQ communities in New York and California.

Whereas most LGBTQ publications of the 1970s sprang from the counterculture of the Ocean Beach neighborhood, the 1980s saw the rise of an LGBTQ community that flourished in Hillcrest, independent of other activist groups. The *San Diego Gayzette* was started by publisher Carla Coshow, executive editor Lair Davis, John Ciaccio overseeing advertising, Nicole Murray-Ramirez writing a social column, Nick Marzan as arts editor & business manager, photographer Paula Valentine, Jim Cain & Rob Andreasen, graphics artists & Liz Victor, office manager. Many of these founders of the Gayzette were recent transplants from the San Diego Update staff. The first issue of the Gayzette dated September 2, 1982 shows the staff standing in front of their offices

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at 3780 Fifth Avenue that still stands today. The Gayzette became the paper of record for the LGBTQ community soon after it began publishing. The location from which the publication operated from 1984-1986 is not known. The Gayzette closed in 1986, ten months after advertising director and community activist John Ciaccio passed away from AIDS complications. Less than two years after the Gayzette closed in October 1986, another community paper opened up to take its place in January 1988. *The San Diego Gay Times* (later *Gay and Lesbian Times*) was published by former executive editor of the Gayzette Larry “Lair” Davis. The San Diego GLT served the San Diego area for twenty-two years before folding in 2010.

LGBTQ Evaluation Criteria

The LGBTQ Context Statement indicates that the eligibility guidelines to be used for significant property types associated with the LGBTQ Media, under Criterion A, with a period of significance from 1968-1990, include offices in commercial buildings and offices occupied by important LGBTQ publications. These will likely be the earliest known resources associated with a specific publication. They may or may not have been built for the publications’ purposes originally. Significant properties are directly associated with businesses that made significant contributions to the LGBTQ print media such as newspapers, journals, and magazines, and must be associated with a publication which has been proved to have played an important role in LGBTQ media, occupying the property during the period in which the media achieved significance.

Although the Gayzette paper was in existence for the LGBTQ community from late 1982 to 1986 (a period of approximately four years), a review of San Diego City Directories indicates that paper was listed as a tenant of the 3780 Fifth Avenue building in 1983. The paper was founded at the 3780 Fifth Avenue location and served as a semiole publication for the LGBTQ community during its early infancy.

Under the LGBTQ Context Statement, a resource should retain integrity of location, design, feeling, and association, and some original materials may have been altered, removed, or replaced as to impact materials and workmanship. In this instance, the building has not been adversely affected in terms of its design, feeling, association, materials, and workmanship from 1983. For these reasons, the 3780-3786 Fifth Avenue building qualify under HRB Criterion A (Media) under the LGBTQ Context Statement as a property which exemplifies and reflects LGBTQ historical, cultural, social, economic, and political development from 1983.

Criterion B--Resources associated with individuals whose specific contributions to history can be identified and documented may qualify under HRB Criterion B for persons significant in history.

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Persons significant in our past refer to individuals associated with San Diego whose activities, achievements and contributions are demonstrably important within the City, state, or nation.

Historical evidence was identified which indicates that the 3780-3786 Fifth Avenue building was directly associated with Albert Bell, an individual significant in local LGBTQ history. Albert Edwin Bell was born February 27, 1950 in Texas. Bell came “out” in 1969 and, after losing most friends, moved to San Francisco. He founded the first Gay Liberation group in San Francisco in 1970 at age 20. During this time period, Bell founded gay student unions at San Francisco City College and San Francisco State University. He also worked on Harvey Milk’s successful campaign as San Francisco’s first openly gay County Supervisor.

Around 1975, Bell moved to San Diego where he became one of the early directors of The Gay Center for Social Services during the late-1970s and served on the Center’s board of directors for the next seven years. He later served as the Chairman of the Center’s board from 1982 to 1984. In 1980, Bell attended the first spiritual gathering of the Radical Faeries (“Faeries on the Frontiers of Gay Consciousness”) in Boulder, Colorado. Upon his return, Bell started a San Diego chapter and taught a popular course for several years between entitled “Homospiritual: A Gay Journey to Self Esteem.”

In the mid-1980’s, Bell served as a community leader at the height of the AIDS crises in San Diego. He helped In addition to being a gay rights advocate in the community and media, Bell established “Our House,” the first residential living community for people with AIDS, in 1987 where he served as a housing coordinator and the property manager. He also helped found the AIDS Assistance Fund by at least 1989 (per City Directories “AIDS Funding Source”) and served on its board of directors. He organized San Diego’s first chapter of “ACT UP” (Aids Coalition To Unleash Power), an organization which raised awareness and put pressure on local governments so that AIDS victims could receive government support. He helped put on the “AIDS Walk for Life” (1989-1993) and supported the “Blood Sisters,” a program of lesbian women who donated blood to the San Diego Blood Bank to help treat AIDS victims in the hospital. Bell worked for the San Diego County as an HIV health advisor, providing services such as counseling, HIV testing, and HIV/AIDS education. Bell was also one of the first people to donate funds and collection materials to the Gay and Lesbian Archives of San Diego.

Bell was sent to the 1992 Democratic Convention in New York as a delegate, as a result of his authority in San Diego politics. As a delegate with AIDS, Bell was able to advocate for gay rights and AIDS treatment on a national stage. He received the first Albert Bell Award for Community Service from the San Diego Democratic Club and the first Albert Bell Award for Outstanding Achievements in AIDS Activism by ACT UP SAN DIEGO shortly before he died. Bell died of

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AIDS at age forty-three on November 27, 1993 at his home, surrounded by friends. Bell was inducted to the San Diego LGBT Community Wall of Honor in 2005.

Historical research indicates that the 3780 Fifth Avenue property was associated with Albert Bell from at least 1985-1992 (a period of approximately seven years). Over this period, Bell's organization, AIDS Walk For Life, was known to have operated from the property in response to the AIDS epidemic of the period, from 1988-1993. Bell's role and direct involvement at the property and with the organization he founded is supported by the historic record, thereby illustrating his historic contributions and achievements to the LGBTQ community. Therefore, the 3780-3786 Fifth Avenue building qualifies under HRB Criterion B (Historic Person).

Criterion C--Embodies distinctive characteristics of a style, type, period or method of construction or is a valuable example of the use of indigenous materials or craftsmanship.

According to the HRB Designation Guidelines, this Criterion applies to resources significant for their physical design or method of construction. To embody the distinctive characteristics of a style, type, period or method of construction refers to the way in which a property was conceived, designed, or fabricated by an individual, a group of people, or a culture. Distinctive characteristics are those physical features or traits that commonly recur in individual styles, types, periods or methods of construction.

In order to qualify under this Criterion, a resource must embody distinctive characteristics of an architectural style, a type of construction, a recognized construction period, or an identifiable method of construction, as established through accepted bodies of scholarly and professional work. Comparison to other resources of the same style, type, period, or method of construction is not required unless scholarly work has not been done on a particular property type or unless surviving examples of a property type are extremely rare.

It is important to note that Criterion C states that a resource embody the distinctive characteristics of a style, type, period or method of construction; it does not state that the resource must be a unique or distinguished example of a style, type, period or method of construction. Resources which do not embody the distinctive characteristics of a style, type, period or method of construction as supported by established sources do not qualify.

While the original appearance and general configuration of the 3780 Fifth Avenue building is not known, it is believed that when the structure was designed and constructed in 1911, it was Craftsman in style. Today, the building is a most decidedly Spanish Revival (Spanish Colonial Revival/Spanish Eclectic) style building, having been subject to numerous modifications and

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alterations over the years. In its current condition, the building is not considered a representative example of the Spanish Revival architectural style and is not considered a valuable example of the use of indigenous materials or craftsmanship. This is due, in part, to modifications and alterations that the building has sustained over time. As such, the building does not embody the distinctive characteristics of a style, type, period, or method of Spanish Revival construction.

The Spanish Revival (Spanish Colonial Revival/Spanish Eclectic) Style (1915-1940)

The Spanish Revival style, also referred to as the Spanish Colonial Revival and Spanish Eclectic, uses design elements borrowed from a rich history of Spanish architecture, including Moorish, Byzantine, Gothic, and Renaissance styles and combines them in a range of uses. The style was popular in the United States from approximately 1915-1940. The typical features of a Spanish Revival design include a low-pitched roof with little or no eave overhang, a red tile roof, arches above central doors and windows, stucco exteriors, and an asymmetrical facade. Houses can be one or two stories with side-gabled, cross-gabled, hipped or flat roofs. Multi-level roofs are very common, adding to the overall the residence.

Spanish Revival house shapes range from rectangular to “L”-shaped. Many times, wings are added to change the footprint of the structure. Doors are an important feature and are often heavy, carved, impressive, and wooden, which dominate the main facade. Sometimes heavy wood panels alternating with glass panes are also used in the simpler style structures. Double sash doors are used, many times opening onto a balcony or enclosed patio. Decorative wrought iron hardware, including door knockers, wall sconces, grilles, and door studs are usually used to add interest to the exterior surfaces. Colored, glazed tiles add a splash of color to the beige or white stucco walls. Often times, arches or spiral columns, pilasters, carved stonework, or other decorative elements are used on the main entrance area. Different sized and shaped windows are used on the facades of the structure, but many times a large picture window serves as a focal point on the main facade. These large windows many times feature triple arches or parabolic shapes and may also be filled with stained glass designs. Windows can also contain boxed grilles to allow casement windows to open outward. Balconies (open or roofed), with wood or iron railings are a prominent feature. Stucco or tile decorative vents are commonly used to add detail to the exterior. Elaborated chimney tops, often with small-tiled roofs are used as accent points along the roof line. Towers, one or two story, are often used as dramatic focal points for these structures. One or two-story covered porches, usually located on the rear façade, sometimes function as exterior halls in the temperate climates of the Southwest. Arcaded wing walls are often used as entrances to garden areas. Fountains, walled gardens with arcaded walkways, towers, tile terraces and wrought iron accent elements are also used as part of the design vocabulary.

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In its current appearance, the 3780-3786 Fifth Avenue building features several physical characteristics associated with the Spanish Eclectic style of architecture. These elements include its flat roof and lack of eave overhang/modest eave overhang; exposed roof rafters; projecting beams; stucco exterior; iron railing; and red, Mission tile. Aside from these characteristics, however, the building fails to possess several other typical elements which would denote a true, representative example of this style. These include enclosed patio areas; decorative wrought iron hardware; colored or glazed tiles; spiral columns, pilasters, carved stonework, or other decorative elements along the main entrance area; different sized and shaped windows, including a single, main focal window (often parabolic in form); stucco chimney with an elaborated chimney top; towers; fountains; walled gardens; arcaded walkways, tile terraces; wing wall; and/or wrought iron accent elements. The property has also been substantially modified and altered over time. As a result, the property is not architecturally significant. Finally, due to the fact that no indigenous materials went into the construction of the home, the building is not a valuable example of the use of indigenous materials or craftsmanship. The Property does not qualify under HRB Criterion C (Architecture).

Criterion D--Is representative of the notable work of a master builder, designer, architect, engineer, landscape architect, interior designer, artist, or craftsman. According to the HRB Designation Guidelines, a property is not eligible under Criterion D simply because it was designed by a prominent architect, builder, etc. but rather must be the work of a master. A "master" is defined as "a figure of generally recognized greatness in a field." Additionally, not all examples of a Master's work are eligible. Criterion D requires that the resource be a notable work of the Master, and that must be clearly demonstrated.

Historical research could not ascertain the identities of the architect and/or builder responsible for the design/construction of the 3780-3786 Fifth Avenue building. In any event, the structure has been substantially modified and altered over time, lacks original integrity, and does not possess any "notable" physical features. Consequently, the building does not represent the notable work of a master builder, designer, architect, engineer, landscape architect, interior designer, artist, or craftsman. The property does not qualify under HRB Criterion D (Work of a Master).

Criterion E--Is listed on or has been determined eligible by the National Park Service for listing on the National Register of Historic Places or is listed or has been determined eligible by the State Historical Preservation Office for listing on the State Register of Historical Resources.

The 3780-3786 Fifth Avenue building is not listed on either the National Register of Historic Places or the California Register of Historical Resources. Moreover, the buildings have not been determined to be eligible for listing on either register by the National Park Service or the State

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Historic Preservation Office. The property does not qualify under HRB Criterion E (National or California Register Eligible).

Criterion F--Is a finite group of resources related to one another in a clearly distinguishable way or is a geographically definable area or neighborhood containing improvements which have a special character, historical interest or aesthetic value or which represent one or more architectural periods or styles in the history and development of the City.

The 3780-3786 Fifth Avenue building deemed to be a contributor to a potential “Hillcrest Historic District” as part of the Uptown Historic Survey. However, no such historic district presently exists. As a result, the property does not qualify as a contributor to any established or proposed historic district. The property is not a finite group of resources related together in a clearly distinguishable way, nor is it related together in a geographically definable area or neighborhood containing improvements which have a special character, historical interest or aesthetic value, nor does it represent one or more architectural periods or styles in the history and development of San Diego. The property does not qualify under HRB Criterion F (Historic District).

Integrity Evaluation

In addition to determining the significance of a property under HRB criteria, a property must possess integrity. Integrity is defined by the HRB *Guidelines for the Application of Historical Resources Board Designation Criteria* as “the authenticity of a historical resource’s physical identity clearly indicated by the retention of characteristics that existed during the resource’s period of significance.” Further, integrity relates “to the presence or absence of historic materials and character defining features” of a resource. Historical resources eligible for designation by the HRB must meet one or more of the designation criteria and retain enough of their historic character or appearance to be recognizable as historical resources and to convey the reasons for their historical significance. The HRB recognizes seven aspects of integrity—location, design, setting, materials, workmanship, feeling, and association.

Location

Location is defined by the HRB Designation Guidelines as “the place where a resource was constructed or where an event occurred.”

The 3780-3786 Fifth Avenue building was constructed in its original location in 1911. As such, the property retains its location element for integrity purposes.

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Design

Design is defined by the HRB Designation Guidelines as resulting “from intentional decisions made during the conception and planning of a resource. Design includes form, plan, space, structure, and style of a property.”

The 3780-3786 Fifth Avenue building has been substantially modified and altered from that of its original appearance. Specifically, changes to the 3780 portion of the structure include the remodeling of the building (extent and location unknown) in 1947; addition of decorative brick, window shutters, six columns, and overhang extension along east elevation in 1960 (all except decorative brick since removed, date unknown); neon signage added in 1972 (since removed, date unknown); windows in two-story office building section replaced, window openings in-filled, and walls re-finished (extent and location unknown) in 1989; signage installed (1994); two-story office building section (then multi-family) repaired, including the replacement of studs and sub-floors, and removal and replacement of windows (extent and location unknown) in 1997). Changes to 3782-3786 Fifth Avenue portion of the building include modifications twice in 1947 (extent and location unknown); windows removed and replaced (extent and location unknown) in 1958; three windows along north elevation removed and openings in-filled (specific type of windows and location of in-fill unknown) in 1966; six windows along south elevation removed and openings in-filled (specific type of windows and location of in-fill unknown) in 1966; and building rehabilitated (extent and location unknown) in 1997. As a result, the property does not retain its original design element for integrity purposes. Despite this above determination, however, the property retains its design element as associated with the LGBTQ community from 1983-1993.

Setting

Setting is defined by the HRB Designation Guidelines as applying “to a physical environment, the character of a resource’s location, and a resource’s relationship to the surrounding area.”

The 3780-3786 Fifth Avenue building has been located on the same parcel since its original construction in 1911. Inspection of the surrounding neighborhood today indicates the presence of many newer and larger residential and/or commercial structures located in the nearby vicinity. The original single-family residential setting which once characterized the setting around the property has been adversely affected by the construction of newer and larger residential structures. Further, the remodeling of existing single-family homes over the years has also affected the original physical environment of the surrounding area. Thus, the original residential character of the surrounding area is no longer intact, and the property does not retain its original setting element for integrity purposes. Despite this determination, however, the property retains its setting element

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as associated with the LGBTQ community from 1983-1993.

Materials

Materials are defined by the HRB Designation Guidelines as comprising “the physical elements combined or deposited in a particular pattern or configuration to form a property.”

The vast majority of the materials which today exist in the 3780-3786 Fifth Avenue building are largely not original. Consequently, the property does not retain its original materials element for integrity purposes. Despite this determination, however, the property retains its materials element as associated with the LGBTQ community from 1983-1993.

Workmanship

Workmanship is defined by the HRB Designation Guidelines as consisting “of the physical evidence of crafts employed by a particular culture, people, or artisan, which includes traditional, vernacular, and high styles.”

As with the materials discussion above, the vast majority of the workmanship that has gone into the construction of the 3780-3786 Fifth Avenue building is not original. Consequently, the property does not retain its original workmanship element for integrity purposes. Despite this determination, however, the property retains its workmanship element as associated with the LGBTQ community from 1983-1993.

Feeling

Feeling is defined by the HRB Designation Guidelines as relying “on present physical features of a property to convey and evoke an aesthetic or historic sense of past time and place.”

In its current appearance, the 3780-3786 Fifth Avenue building does not convey and/or evoke an aesthetic, original sense of past time or place. As a result, the property does not retain its original element for integrity purposes. Despite this determination, however, the property retains its feeling element as associated with the LGBTQ community from 1983-1993.

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Association

Association is defined by the HRB Designation Guidelines as “directly [linking] a historic property with a historic event, activity, or person or past time and place; and requires the presence of physical features to convey the property’s historic character.”

The 3780-3786 Fifth Avenue building is directly linked to Albert Bell (seven years, from at least 1985-1992), a person significant in the LGBTQ community. As a result, the property possesses an associative element for integrity purposes.

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APPENDIX E
PREPARER'S QUALIFICATIONS

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Education:

*Bachelor of Arts, History, 1990; University Of California, Davis (With Honors)

*Master of Arts, History; 1993; University Of San Diego

*Juris Doctor, 1997; California Western School Of Law, ABA/AALS

*Best Appellate Brief Award, Spring 1996

*American Jurisprudence Award, Environmental Law Seminar, Spring 1997

Professional Background:

Between 1990-1995, Mr. Moomjian worked as both an historian and archaeologist in the San Diego area. During this period, he worked as a historian at the University of San Diego, a social studies instructor at two private elementary and secondary schools, and as a historian and archaeologist for a cultural resource management firm. In 1995, while attending law school, Mr. Moomjian became affiliated with the firm of Marie Burke Lia, Attorney at Law. His law school internship was with SANDAG (The San Diego Association of Governments) where complex environmental, land use, energy, transportation, housing, and municipal issues were studied.

For the past twenty-three years, Mr. Moomjian has been extensively involved in the field of land use law, emphasizing historic properties and cultural resources. His experience includes effectuating compliance with Section 106 (36 CFR 800) of the National Historic Preservation Act; the preparation of historic preservation components of environmental impact reports, historical assessment technical reports, and Historic American Building Survey (HABS) documentation, required by the California Environmental Quality Act (CEQA); nominating historic properties to the local, state, and national registers; completing certification application procedures and securing the federal tax incentives with the State Office Of Historic Preservation and National Park Service; obtaining development permits of various types; and representation before municipal bodies such as the San Diego Historical Resources Board, San Diego County Historic Site Board, San

Diego Planning Commission, San Diego City Council, San Diego County Planning Commission and San Diego County Board of Supervisors.

Mr. Moomjian's extensive experience in the field of historic and cultural properties has also included the surveying of historic resources. In this capacity, he has undertaken all aspects of field work, planning, background research, organization and presentation of survey data, and the completion of historic resource inventory forms. Mr. Moomjian has worked as a principal consultant on historic resource surveys focusing on the downtown East Village (Ballpark), North Embarcadero, and Mid-City areas, as well as those in the Barrio Logan community. He has completed Historic Resource Inventory Updates of the East Village Area for the former Centre City Development Corporation (CCDC). In addition, he has worked in the completion of phase studies and the Programmatic Agreement (PA) for the San Diego County Airport Authority's Quieter Home Program (Loma Portal and Uptown Neighborhoods), as well as an Historic Resource Inventory Update for the City of Murrieta and a Historic Resource Inventory for the City of Chula Vista. Finally, he has completed hundreds of historic studies for properties located throughout the San Diego County region.

Mr. Moomjian has served as a historic property consultant to the San Diego Unified Port District, the San Diego County Regional Airport Authority, and the former Centre City Development Corporation (CCDC). He is recognized as a qualified historical consultant by the City and County of San Diego, as well as other local municipalities including Del Mar, Carlsbad, Oceanside, Escondido, Encinitas, Coronado, and La Mesa. His professional qualifications meet the Secretary of the Interior's *Standards and Guidelines for Archaeology and Historic Preservation* (1995) in the disciplines of Architectural History, Historical Preservation, and History. From 2007-2019, Mr. Moomjian served on the San Diego County Historic Site Board (HSB).

APPENDIX F
SUPPLEMENTAL DOCUMENTATION



THE CITY OF SAN DIEGO

Report to the Historical Resources Board

DATE ISSUED: April 14, 2022 REPORT NO. HRB-22-013

HEARING DATE: April 28th, 2022

SUBJECT: **ITEM #03 - The Center/The Gayzette/Albert Bell Building**

RESOURCE INFO: [California Historical Resources Inventory Database \(CHRID\) link](#)

APPLICANT: Kalonymus Development Partners, LLC; represented by Scott A. Moomjin

LOCATION: 3780-3786 5th Avenue, Uptown Community, Council District 3
APN 452-056-14-00

DESCRIPTION: Consider the designation of The Center/The *Gayzette*/Albert Bell Building located at 3780-3786 Avenue as a historical resource.

STAFF RECOMMENDATION

Designate The Center/The *Gayzette*/Albert Bell Building located at 3780-3786 5th Avenue as a historical resource with a period of significance of 1982-1994 under HRB Criterion A and Criterion B. The designation excludes the 1911 building section and the 1971 addition. This recommendation is based on the following findings:

1. The resource, which is significant for its association with the LGBTQ community, is a special element of the historical, cultural, social, economic, and political development of the Hillcrest neighborhood and the City as a whole and retains integrity to its 1982-1994 period of significance. Specifically, The Center/The *Gayzette*/Albert Bell Building housed an agglomeration of LGBTQ support, education, and fundraising organizations in Hillcrest that provided critical information and capital needed to relieve people impacted by the AIDS crisis in San Diego throughout the 1980s and early 1990s.
2. The resource is identified with Albert Edwin Bell, a historically significant person, and retains integrity for that association. Specifically, Albert Edwin Bell, who used, occupied, and managed the building between 1982 and 1993, was a local activist and leader in the LGBTQ community who fought for gay rights and sought relief for AIDS victims during the AIDS crisis in San Diego by creating various activist and support organizations.

BACKGROUND

This item is being brought before the Historical Resources Board in conjunction with a preliminary review application to determine whether or not the building is historically significant as part of a constraints analysis for future development. The 3780-3786 5th Avenue property includes two standalone two-story buildings (a 1911 building with two additions and a 1932 Spanish Eclectic building) situated on a rectangular parcel in the Hillcrest neighborhood.

The property was identified in the [2016 Uptown Community Plan Area Historic Resources Survey Report](#) and given a Status Code of 5B, "locally significant both individually (listed, eligible, or appears eligible) and as a contributor to a district that is locally listed, designated, determined eligible or appears eligible through survey evaluation." The property was also identified in the [2016 San Diego Citywide LGBTQ Historic Context Statement](#) as a potential resource under two themes — LGBTQ Community Organization and LGBTQ Media.

The historic name of the resource, The Center/The *Gayzette*/Albert Bell Building, has been identified as consistent with the Board's adopted naming policy and reflects the name of the historical tenants who occupied the property, and Albert Bell, a historically significant individual.

ANALYSIS

A Historical Resource Research Report was prepared by Scott A. Moomjian, which concludes that the resource is significant under HRB Criterion A and Criterion B, and staff concurs. This determination is consistent with the [Guidelines for the Application of Historical Resources Board Designation Criteria](#), as follows.

CRITERION A - Exemplifies or reflects special elements of the City's, a community's or a neighborhood's historical, archaeological, cultural, social, economic, political, aesthetic, engineering, landscaping or architectural development.

The subject property located at 3780-3786 5th Avenue site was utilized by various LGBTQ organizations between 1982-1994, including "The Center," the *San Diego Gayzette*, the Lesbian & Gay Archives, and various AIDS relief and fundraising groups. This property is significant for its association with San Diego's and Hillcrest's historical, cultural, economic, and political development.

San Diego's LGBTQ community has persevered throughout the centuries and continues to develop in the present day. According to the [2016 San Diego Citywide LGBTQ Historic Context Statement](#), little is known about members of the LGBTQ community before the 20th century, as the openly gay lifestyle and specific sexual activities were stigmatized by most 19th-century Americans and outlawed. San Diego's early gay residents likely kept their relationships completely private and, therefore, yielded very little scholarly or reliable information on this topic. As early as 1850, a common-law statute in the territory of California criminalized sodomy, and its punishment can be as punitive as a life sentence. In 1915, California State Penal Code 288a (before its current amendment) made specific oral sex acts illegal, which was a direct result of the arrest of 31 men in the City of Long Beach in 1914 as a part of a sting operation on suspicion of "social vagrancy." Laws such as the 1917 San Diego ordinance prohibiting extramarital intercourse between a husband and wife also effectively criminalized same-sex intercourse. Resentment against the LGBTQ community continued

through the 1930s until the WWII era — when the abandonment of traditional gender roles and sex roles brought LGBTQ people together. Both men and women service members were grouped in same-sex settings for extended periods; some women formed close and sometimes sexual relationships, and some servicemen found new opportunities for gay experiences away from their families. By the 1960s, a major demographic shift took place in a San Diego neighborhood that would develop into the City's first gay neighborhood — Hillcrest. The neighborhood of Hillcrest was initially comprised of young families but became an area with a large concentration of elderly people living alone.

According to the [2016 Uptown Historic Resources Survey Report](#), Hillcrest had a large aging population in the 1960s and 1970s, which meant less pedestrian activity and, therefore, less chance of anti-gay confrontations. When older residents died, their empty homes contributed to a rising vacancy rate and thus formed an area with lower housing costs. Motivated by the relative security and the cheaper housing stock, members of the LGBTQ community began to reside in the area, and Hillcrest became an ideal location for new LGBTQ business and social venues, such as gay bars and nightclubs. Constrained by limited resources, these businesses, support groups, and advocacy organizations have adaptively reused existing buildings of all styles and eras to meet their needs. The LGBTQ community's foothold in Hillcrest persevered throughout the decades, and Hillcrest continues to accommodate an increasingly active and vital community.

San Diego's first case of AIDS appeared in 1981. By 1986, over 700 individuals had been diagnosed with HIV/AIDS. And by 1990, new diagnoses had peaked at 1,314 and decreased steadily ever since, according to the San Diego Magazine.

From 1983 to 1992, the subject property was the third location for San Diego's Center for Social Services, commonly known as "The Center," which fulfilled the function of an LGBTQ resource and support organization, provided various programs, education, and outreach that were geared specifically for gays and lesbians. The origin of The Center traces back to 1973 when it began as a group of leaders and counselors operating out of Golden Hill to participate in self-development and to support San Diegans who were beginning to come out of the closet. The original leaders aimed to establish a location in Hillcrest but were limited by available funds. Though, by the early '80s, The Center was successful in relocating to 3780-3786 5th Avenue in Hillcrest, occupying the property from 1983 to 1992. During this period, the onset of the AIDS crisis led to the creation of various support groups to serve HIV patients' needs. Organizations that occupied the property as a response to the AIDS epidemic included San Diego Walks For Life (1988-1993), AIDS Response Program (1989), and AIDS Wholistic (1989-1994).

The San Diego Walks For Life was a fundraising organization that distributed funds to direct care, comfort, and counseling for AIDS patients and their families. Today, the San Diego Walks For Life, in its 1980s iteration, no longer exists. Instead, new programs called the "AIDS Walk & Run/AIDS Walk San Diego" continue its legacy, serving as a fundraising mechanism and an education opportunity to generate awareness. According to The Center's AIDS Walk San Diego webpage, the fear and stigma associated with the word "HIV" and "AIDS" have prevented those terms from appearing in the fundraiser's original title in the 1980s. This further demonstrates the stigma and hardship suffered by the LGBTQ community, who were most impacted by the AIDS crisis.

The AIDS Response Program and AIDS Wholistic likely offered auxiliary support for relief and education. Furthermore, archival photographs have demonstrated that the various community groups, such as the Gay Youth Alliance and Mothers of AIDS Patients, have used the courtyard of the subject property as venue space. However, research cannot ascertain whether these groups have occupied the site in a more permanent manner; some people have suggested that groups like AIDS Coalition to Unleash Power (ACT UP), Concerned Citizens for AIDS Patients, or San Diego Lesbian Organizations have formed onsite the 3780-3786 5th Avenue property, but research is inconclusive regarding this matter.

Between 1982 and 1983, the *San Diego Gayzette* headquarters occupied the subject property. The *Gayzette* was a popular publication that catered to the LGBTQ community. It offered valuable information such as social networking ads, legal advice, and business advertisements. The *Gayzette* became the paper of record for the LGBTQ community soon after it began publishing. The publication distributed 10,000 copies of its first issue and was the first San Diego publication to cover the AIDS epidemic. This accomplishment is noteworthy because HIV/AIDS and its impacts were still poorly recognized or understood in 1982 by the average San Diegan. The *Gayzette* continued to run until 1986, after its advertising director and community activist John Ciaccio died from AIDS complications. Although the *Gayzette* operated between 1984 and 1986, the Historical Resource Research Report (HRRR) was unable to identify its location during this period.

Per the city directory, the "Lesbian & Gay Archives," a precursor to today's Lambda Archive, occupied the subject property from 1992 to 1994. Established in 1987, the Lambda Archive is a repository of LGBTQ history, and its collection today is recognized as one of the best-maintained in the country. Also, in 1992, an archive was set up at 4545 Park Boulevard, where it remains to this day.

Modifications to the property, most of which occurred before the resource's period of significance, are detailed in the HRRR and discussion of Criterion C below. While these modifications impact the integrity of design, materials, workmanship, and feeling, they do not impact these aspects of integrity to such a degree that the building loses its ability to convey its significance under HRB Criterion A. Additionally, the building retains integrity of location and association, important aspects of integrity for resources that are significant under Criterion A for their association with historical, social, cultural, economic, and political development.

Significance Statement: The Center/The *Gayzette*/Albert Bell Building, located at 3780-3786 5th Avenue, housed a variety of support, education, and fundraising organizations in Hillcrest that provided critical information and capital needed to support patients and their families who were impacted by the AIDS crisis in San Diego throughout the 1980s. Specifically, the site contained the third location for The Center, the *San Diego Gayzette* headquarters, the Lesbian & Gay Archives, and various AIDS reliefs groups such as San Diego Walks For Life, AIDS Response Program, and AIDS Wholistic. Written records, photographs, and oral history have documented this site as a hub associated with the historical, cultural, social, economic, and political development of the LGBTQ community in San Diego and the Hillcrest neighborhood with a period of significance of 1982-1994 during the AIDS epidemic. Therefore, staff recommends designation of the resource under HRB Criterion A.

CRITERION B - *Is identified with persons or events significant in local, state or national history.*

The subject resource located at 3780-3786 5th Avenue is associated with Albert Edwin Bell (1950-1993), a significant local activist and leader in the LGBTQ community. At age 20, Bell founded the first Gay Liberation group in San Francisco, the gay student union at San Francisco City College, and the gay student union at San Francisco State University. He later worked on Harvey Milk's successful campaign as San Francisco's first openly gay County Supervisor. In the mid-1970s, Albert Bell moved to San Diego, where he became one of the early directors of the Gay Center for Social Services (The Center) later that same decade; He also served as The Center's chairman from 1982 to 1984, which partially overlaps the period where The Center occupied 3780-3786 5th Avenue. In addition, Albert Bell was known to occupy the subject property in 1985 and served as the building manager from at least 1985 to 1992.

As an activist, Bell organized the first local chapter of the AIDS Coalition to Unleash Power (ACT UP) in 1987 to bring help to people with AIDS. According to the Encyclopedia Britannica, ACT UP is the first official international organization founded to bring attention to the AIDS epidemic, which has utilized civil disobedience and nonviolent protests and demonstrations to raise awareness and pressure governments into providing support to AIDS patients. In 1987, Bell founded "Our House," the first residential living facility in San Diego for people with AIDS. He helped create the AIDS Assistance Fund by at least 1989 and helped produce the AIDS Walk for Life from 1989 to 1993. The AIDS Assistance Fund has provided direct services and benefits to individuals with HIV.

In 1987, Albert Bell and more than 800 activists protested at the steps of the U.S. Supreme Court in Washington D.C. against a 1986 decision (*Bowers v. Hardwick*) upholding a Georgia sodomy law's enforcement against homosexuals. This demonstration was documented as the largest act of civil disobedience in decades. Well aware of the power of media, Bell confronted San Diego's KGBT Channel 10 anchor Ed Quinn on the station's relative lack of coverage for the March on Washington. Quinn's retorted cynically and immediately drew condemnation from visiting ABC anchor Peter Jennings. Bell's thoughtful, televised evisceration of the local journalist's apathy led to a meeting with Jennings and the Channel 10 executives, resulting in a substantial change in how gay and lesbian issues were presented in media. Bell's activism continued. In 1988, Albert Bell and other ACT UP activists staged a demonstration at the City Council to urge city officials to provide funding to address the AIDS crisis.

Bell founded a local chapter of "Radical Faeries" at the subject property after attending the first spiritual gathering of the Radical Faeries in Boulder, Colorado, in 1980. Radical Faeries, short for "Faeries on the Frontiers of Gay Consciousness," is a loose collection of individuals and a movement informed by various social and political perspectives. The [2016 San Diego Citywide LGBTQ Historic Context Statement](#) has identified the subject property as the location for the Radical Faeries meetings. Albert Bell also developed a series of lectures titled "Homospiritual: A Gay Journey to Self Esteem," a self-help course attended by hundreds of San Diegans. These lectures have been preserved and are accessible online via Archive.org.

Bell's other accomplishments which benefitted the LGBTQ community include: providing services such as counseling, HIV testing, and HIV/AIDS education as San Diego County's HIV health advisor, donating funds and materials to the Gay and Lesbian Archives of San Diego, and advocating for gay

rights and AIDS relief on the national stage through his visit to the 1992 Democratic Convention in New York as a delegate.

Shortly before his death, Bell received the first Albert Bell Award for Community Service from the San Diego Democratic Club and the first Albert Bell Award for Outstanding Achievements in AIDS Activism from ACT UP SAN DIEGO. In 1993, Bell died of AIDS at the age of 43, surrounded by friends. Posthumously in 2005, he was inducted into the San Diego LGBT Community Wall of Honor.

Albert Bell has lived at 2230 Albatross Street, Apartment #9, and 3815 Vermont Street, Apartment #10. However, these personal residences lack association with Albert Bell's most significant accomplishments in the 1980s and early 1990s. They are not eligible under Criterion B as it relates to Bell's significance as an activist and leader whose activities, achievements, and contributions are demonstrably important within the City of San Diego.

Significance Statement: The subject resource was occupied and managed by Albert Edwin Bell from at least 1985 to 1993, and contains various groups and organizations founded by Bell, including AIDS Walk for Life and San Diego's Radical Faeries chapter. The property also housed The Center when Albert Bell served as its board chairman between 1982 and 1984. Therefore, staff recommends the designation of the resource located at 3780-3786 5th Avenue under HRB Criterion B for its association with Albert Edwin Bell.

CRITERION C - Embodies distinctive characteristics of a style, type, period or method of construction or is a valuable example of the use of natural materials or craftsmanship.

3780 5th Avenue (built 1911): The subject resource was constructed in 1911 as a two-story dwelling and originally included a full-length, shingle-covered open front porch. Its original architecture cannot be ascertained, as this building has been extensively modified since its original construction. Currently, the property exhibits a Spanish-influenced design, featuring a medium-pitched gabled roof covered in non-original Spanish mission half-barrel tiles and stucco siding. Its east/primary elevation includes non-original slider windows, a brick veneer wainscot, and a one-story flat roof addition clad in stucco (built 1971). The south elevation includes a non-original bay window projection and a modified shed-roof entry projection with Spanish tile roofing materials. Towards the west side of the south elevation, a 1968 two-story office building addition is present, featuring a flat roof, stairs, and a second-story covered balcony. The stairs were installed flush with the 3782-3786 5th Avenue building, forming a connected series of structures. Fenestration on this building consists of a variety of wood, vinyl, and metal windows.

Modifications on this property include the 1928 conversion of the dwelling space into commercial use, the 1936 return to original dwelling space, the 1953 conversion to multi-family units, the pre-1956 removal of the front open patio, the construction of a rear one-story addition between 1956 and 1963 (partially extant), the 1960 construction to add decorative brick/window shutters/columns (non-extant except for brick), the 1968 two-story rear office building addition, the 1971 front one-story retail store addition, the 1972 standard poster panel construction (non-extant), the 1989 infill of openings and window replacements (location unknown), and the 1997 rehabilitation project which includes window replacements and in-kind repairs. The original appearance of the building is undocumented, and the known modifications are extensive.

The property located at 3780 5th Avenue does not rise to a level of significance for designation under Criterion C for its non-original Spanish-influenced style. Additionally, the building retains low integrity of design, materials, workmanship, and feeling for its original, likely Craftsman, style. Therefore, staff does not recommend designation under HRB Criterion C for either the Spanish Eclectic or the Craftsman architecture.

3782-3786 5th Avenue (1932): The subject resource was constructed in 1932 as a two-story Spanish Eclectic stucco apartment building. With a flat composite roof, this building features an unadorned arched parapet, an easterly sloping Spanish tile porch cover, and an east-facing balcony/stair. Two modern sectional garage doors are found along the west/rear elevation. Fenestration on this building currently consists of non-original slider windows. Additional architectural elaborations on this building include exposed wooden beams, cantilevering on the south elevation, and multiple rectangular tile attic vents.

Alterations on the property include the addition of a 1961 standard poster panel (non-extant), the 1966 infill of south elevation and north elevation windows and conversion to office space, the undated replacement of original windows and doors, and the undated addition of the two modern garage doors. The stucco texture does not appear to be original.

As originally constructed, 3782-3786 5th Avenue exhibited architectural elements of Spanish Eclectic architecture and continues to retain many of those features. However, the cumulative effect of the overall modifications to the fenestration, cladding, and building site impair the building's integrity of design, materials, workmanship, and feeling to the point that the building is no longer eligible under HRB Criterion C. Therefore, staff does not recommend designation under HRB Criterion C.

CRITERION D - Is representative of a notable work of a master builder, designer, architect, engineer, landscape architect, interior designer, artist or Craftsman.

Research into the construction of the property at 3780 5th Avenue failed to conclusively identify a builder, designer or architect. Therefore, the property is not eligible for designation under HRB Criterion D.

The property at 3782-3786 5th Avenue was built by Palmer Smith in 1932. Palmer Smith has not been established by the Historical Resources Board as a Master Architect, Designer or Builder, and there is insufficient information to designate them as such at this time. Therefore, staff does not recommend designation under HRB Criterion D.

CRITERION E - Is listed or has been determined eligible by the National Park Service for listing on the National Register of Historic Places or is listed or has been determined eligible by the State Historical Preservation Office for listing on the State Register of Historical Resources.

The property at 3780-3786 5th Avenue has not been listed on or determined eligible for listing on the State or National Registers. Therefore, the property is not eligible for designation under HRB Criterion E.

CRITERION F - Is a finite group of resources related to one another in a clearly distinguishable way or is a geographically definable area or neighborhood containing improvements which have a special character,

historical interest or aesthetic value or which represent one or more architectural periods or styles in the history and development of the City.

The property at 3780-3786 5th Avenue is not located within a designated historic district. Therefore, the property is not eligible for designation under HRB Criterion F.

OTHER CONSIDERATIONS

Designation brings with it the responsibility of maintaining the building in accordance with the Secretary of the Interior's Standards. The benefits of designation include the availability of the Mills Act Program for reduced property tax; the use of the more flexible Historical Building Code; flexibility in the application of other regulatory requirements; the use of the Historical Conditional Use Permit which allows flexibility of use; and other programs which vary depending on the specific site conditions and owner objectives. If the property is designated by the HRB, conditions related to restoration or rehabilitation of the resource may be identified by staff during the Mills Act application process, and included in any future Mills Act contract.

CONCLUSION

Based on the information submitted and staff's field check, it is recommended that The Center/The *Gayzette*/Albert Bell Building located at 3780-3786 5th Avenue be designated with a period of significance of 1982-1994 under HRB Criterion A and Criterion B. The designation excludes the 1911 building section and the 1971 addition.



Alvin Lin
Junior Planner



Suzanne Segur
Senior Planner/ HRB Liaison
Development Services Department

al/SS

Attachment(s):

1. Draft Resolution
2. Applicant's Historical Report under separate cover

RESOLUTION NUMBER
ADOPTED ON 4/28/2022

WHEREAS, the Historical Resources Board of the City of San Diego held a noticed public hearing on 4/28/2022, to consider the historical designation of **The Center/The Gayzette/Albert Bell Building** (owned by Michael J. Jasaitis Separate Property Revocable Trust, 3774 5th Ave #F1, San Diego, CA 92101) located at **3780 5th Ave, San Diego, CA 92101**, APN: **452-056-1400-00**, further described as BLK 6 LOTS 9&10 in the City of San Diego, County of San Diego, State of California; and

WHEREAS, in arriving at their decision, the Historical Resources Board considered the historical resources report prepared by the applicant, the staff report and recommendation, all other materials submitted prior to and at the public hearing, inspected the subject property and heard public testimony presented at the hearing; and

WHEREAS, the property would be added to the Register of Designated Historical Resources as **Site No. ,** and

WHEREAS, designated historical resources located within the City of San Diego are regulated by the Municipal Code (Chapter 14, Article 3, Division 2) as such any exterior modifications (or interior if any interior is designated) shall be approved by the City, this includes but is not limited to modifications to any windows or doors, removal or replacement of any exterior surfaces (i.e. paint, stucco, wood siding, brick), any alterations to the roof or roofing material, alterations to any exterior ornamentation and any additions or significant changes to the landscape/ site.

NOW, THEREFORE,

BE IT RESOLVED, the Historical Resources Board based its designation of the on the following findings:

(1) The property is historically significant under CRITERION A for its association with the LGBTQ community, reflects a special element of Hillcrest's and the City's historical, cultural, social, economic, and political development with a 1982-1994 period of significance. Specifically, **The Center/The Gayzette/Albert Bell Building** was an agglomeration of LGBTQ support, education, and fundraising organizations in Hillcrest that provided critical information and capital needed to relieve people who were impacted by the AIDS crisis in San Diego throughout the 1980s and early 1990s. This finding is further supported by the staff report, the historical research report, and written and oral evidence presented at the designation hearing.

(2) The resource is identified with Albert Edwin Bell, a historically significant person, and retains integrity for that association. Specifically, Albert Edwin Bell, who used, occupied, and managed the building between 1985 and 1993, was a local activist and leader in the LGBTQ community who fought for gay rights and sought relief for AIDS victims during the AIDS crisis in San Diego by creating various activist and support organizations. This finding is further supported by the staff report, the historical research report, and written and oral evidence presented at the designation hearing.

BE IT FURTHER RESOLVED, in light of the foregoing, the Historical Resources Board of the City of San Diego hereby approves the historical designation of the above named property. The designation includes the parcel and exterior of the building as Designated Historical Resource **Site No. .**

BE IT FURTHER RESOLVED, the designation shall include the two-story 1968 building section (3780 5th Avenue) and the 1932 two-story building (3782-3786 5th Avenue).

BE IT FURTHER RESOLVED, the designation shall exclude the 1911 building section and the 1971 addition.

BE IT FURTHER RESOLVED, the Secretary to the Historical Resources Board shall cause this resolution to be recorded in the office of the San Diego County Recorder at no fee, for the benefit of the City of San Diego, and with no documentary tax due.

Vote:

APPROVED: MARA W. ELLIOTT,
CITY ATTORNEY

BY: _____
DAVID MCCULLOUGH, Chair
Historical Resources Board

BY: _____
LINDSEY SEBASTIAN,
Deputy City Attorney

CITY OF SAN DIEGO
HISTORICAL RESOURCES BOARD
MINUTES OF THE MEETING OF APRIL 28, 2022
VIRTUAL HEARING

CHRONOLOGY OF THE MEETING

Chairperson David McCullough called the meeting to order at 1:01 p.m. Chairperson David McCullough adjourned the meeting at 2:14 p.m.

ATTENDANCE DURING THE MEETING:

Chairperson David McCullough – absent
Vice-Chairperson Tim Hutter – present – *left at 1:43pm*
2nd Vice-Chairperson Courtney Ann Coyle – present
Boardmember Bruce Abrams – present
Boardmember Kristi Byers – present
Boardmember Dr. Li-Rong Lilly Cheng – absent
Boardmember Carla Farley – present
Boardmember Michael Taylor – present
Boardmember Mathew Winter - present
Boardmember Ann Woods – present

City Staff

Lindsey Sebastian, City Attorney – present
Raynard Abalos, Development Services Department – present
Elizabeth Shearer-Nguyen, Development Services Department – present
Kelley Stanco, Planning Department - absent
Suzanne Segur, Development Services Department – present
Shannon Anthony, Development Services Department – present
Alvin Lin, Development Services Department – present
Sheila Santos, Recorder – present
Rocio Mejia, Recorder - present

Note: All attendees are participating virtual.

municipal code states the board shall consist of 11 members appointed by the Mayor. Members serve two-year terms without compensation and shall serve until successor is appointed.

REQUESTS FOR ITEMS TO BE CONTINUED AND/OR WITHDRAWN

Item 1 - 611 ISLAND AVENUE SITE DEVELOPMENT PERMIT – (HRB #159 – THE KLAUBER-WANGENHEIM BUILDING) was pulled from the Consent Agenda and was continue to May 26, 2022 hearing.

APPROVAL OF THE AGENDA

ITEM-03 The Center/The Gayzette/Albert Bell Building and ITEM-04 CERTIFIED LOCAL GOVERNMENT ANNUAL REPORT 2020-2021 were pulled from the Consent Agenda. ITEM-04 CERTIFIED LOCAL GOVERNMENT ANNUAL REPORT 2020-2021 was heard as the first discussion item.

CONSENT AGENDA:

ITEM-02 JASPER WRITER SPEC HOUSE #1

City Council District: 2 Plan Area: Peninsula

Staff: Shannon Anthony

No public testimony in support of the designation.

No public testimony in opposition of the designation.

No speaker slips in favor received on this item.

No speaker slips received in opposition on this item.

BOARD ACTION:

MOTION BY BOARDMEMBER HUTTER APPROVING THE STAFF'S RECOMMENDATION TO DESIGNATE THE JASPER WRITER SPEC HOUSE #1 LOCATED AT 3611 HYACINTH DRIVE AS A HISTORICAL RESOURCE WITH A PERIOD OF SIGNIFICANCE OF 1929 UNDER HRB CRITERION C. THE DESIGNATION EXCLUDES THE TWO PARTIALLY ENCLOSED PORCHES LOCATED ON THE NORTH AND WEST ELEVATIONS CONSTRUCTED OUTSIDE THE PERIOD OF SIGNIFICANCE. Seconded by Boardmember WINTER. The motion passed by a vote of 9-0-0 with Boardmembers Hutter, Coyle, Abrams, Byers, Farley, Taylor, Winter, Woods, and Chair McCullough voting yea, Boardmember Cheng absent.

DISCUSSION ITEMS

ITEM-03

The Center/The *Gayzette*/Albert Bell Building

City Council District: 3 Plan Area: Uptown

Staff: Alvin Lin

Public testimony in support received from Bruce Coons and Scott A. Moomjian.

No public testimony in opposition of the designation.

Speaker slip in favor received on this item from Charles Kaminski.

No speaker slips received in opposition on this item.

BOARD ACTION:

MOTION BY BOARDMEMBER ABRAMS APPROVING STAFF'S RECOMMENDATION TO DESIGNATE THE LGBTQ COMMUNITY/ALBERT BELL BUILDING LOCATED AT 3780-3786 5TH AVENUE AS A HISTORICAL RESOURCE WITH A PERIOD OF SIGNIFICANCE OF 1982-1994 UNDER HRB CRITERION A AND CRITERION B. THE DESIGNATION EXCLUDES THE 1911 BUILDING SECTION AND THE 1971 ADDITION AND WITH THE INCLUSION OF THE COURTYARD THAT IS IN BETWEEN THE TWO DESIGNATED STRUCTURES AS A BOUNDARY. Seconded by Boardmember Coyle. The motion passed by a vote of 8-0-0 with Boardmembers Coyle, Abrams, Byers, Farley, Taylor, Winter, Woods, and Chair McCullough voting yea, Boardmember Hutter recusing and Boardmember Cheng absent.

ITEM-04

CERTIFIED LOCAL GOVERNMENT ANNUAL REPORT 2020-2021

Staff: Suzanne Segur

No speaker slips in favor received on this item.

No speaker slips received in opposition on this item.

BOARD ACTION:

MOTION BY BOARDMEMBER COYLE TO APPROVE THE ANNUAL REPORT AS REVISED AND FORWARD AS APPROPRIATE. Seconded by Boardmember Winter. The motion passed by a vote of 9-0-0 with Boardmembers Hutter, Coyle, Abrams, Byers, Farley, Taylor, Winter, Woods, and Chair McCullough voting yea, Boardmember Cheng absent.

Economic Feasibility Study

3780 Fifth Ave



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The City of San Diego
 Historical Resources Board (HRB)
 1222 First Avenue, Fifth Floor
 San Diego, California 92101

RE: 3780-3786 Fifth Avenue, San Diego, CA – Economic Feasibility Analysis

The Economic Feasibility Study (Study) presented herein presents project performance in the form of Internal Rate of Return (IRR) and also translates market appropriate IRRs into equivalent margins that in theory should approximately produce those IRRs. The goal of this translation is to put the economic analysis in not only more digestible form, but – more importantly – in a perspective that could be verified by the recipients of the analysis. For example, if a residential development project of this scale in San Diego has 25% margin, it is reasonable to assume the IRR will fall within a +/-3% of a 16% IRR. Margins as defined in the analysis are simple: the market value of the finished project relative to the costs required to execute the project (in today’s dollars). Sales comps are readily available to estimate the value of the finished project, which leaves only one variable to be estimated: capital cost of the project. Therefore, the reader can effectively self-verify the economic feasibility analysis using the margin metric whereas self-verification of an IRR would be very difficult considering it would require a cash flow detailing financing (land and construction loans), rents, operating expenses, capital expenses and other assumptions/variables over time.

Kalonymus Development Partners, LLC is currently in the entitlement phase of redeveloping two contiguous parcels in Hillcrest. One parcel, APN #452-056-14-00, has been considered to have historical significance by the City of San Diego Historical Resources Board under Criterion A and B derived from its association with the LGBTQ community – including important organizations, media, and individuals – namely The Center, the Gayzette, and Albert Bell. The parcel consists of a two-story, rear apartment building built in 1932 (3782, 3784 & 3786 Fifth Avenue), a two-story, office building addition along the north elevation built in 1968 (3780 Fifth Avenue), and a one-story, store addition along the east elevation built in 1971. Kalonymus Development Partners has completed an economic analysis of three development alternatives for the property. The purpose of this analysis is to study the proposed Base Project and how each alternative impacts the economic viability of the property.

- ❑ **Base Project:** Demolish the existing approximately 8,675 SF of floor area, and develop a 7-story, approximately 77,000 square foot mixed-use project with 1 subterranean parking level.
- ❑ **Alternative #1 – Build Around Historic:** Build around historic structures and courtyard.
 - #1A – keep floor area constant to Base Project by increasing height to 11 stories
 - #1B – hold height constant and assume reduced floor area relative to Base Project

- ❑ **Alternative #2 – Adaptive Reuse of Existing Structures:** Leave footprint of all existing buildings as is and convert to office space.
- ❑ **Alternative #3 – Base Project + Relocation:** Relocate historically designated area to a site within a half mile of the property and construct Base Project scenario.

The required margin is estimated to be 25% to hit market appropriate performance metrics of the Base Project. As shown in the analysis provided in the report, the Base Project is expected to cost \$573 per net rentable square foot (NRSF) and therefore requires a valuation (in today's dollars) of approximately \$716 per NRSF to be economically feasible; among the development scenarios provided, only the Base Project achieves the 25% margin.

All the proposed Alternatives fail to hit market required return thresholds based upon their respective risk profiles. As demonstrated by the Study, Alternative 1A (Retention of Historic Structures and Courtyard with 11-story Project) results in a margin of less than 5% due to a \$5.95 million dollar increase in construction and rehabilitation costs. Alternative 1B (Retention of Historic Structures and Courtyard with 7-story Project) results in an approximately 2.5% equivalent margin due to a reduction in over 17,000 net rentable square feet and an increase in rehabilitation costs, and construction costs due to provision of underground parking and a cost per square foot basis. Also factored into the margin are operational inefficiencies of the smaller project (operational expenses of the smaller project will be a higher percentage of the revenue it produces).

Alternative 2 (Adaptive Reuse of Existing Structures and Courtyard on site) would result in a -40% margin due to the conversion costs to office in the range of \$250 per NRSF (based upon bids on similarly situated projects) which results in total project costs of \$768 per NRSF (\$518/NRSF is already baked into the purchase price). Rehabilitation of designated historic structures would require compliance with the Secretary of Interior Standards. Based upon the state of high office vacancy rates (13.7% per JLL Q1 2022 "Office Insight") in the San Diego MSA due to COVID and other factors (remote work trends, recession risks...etc.), it is reasonable to assume that in a best-case scenario, this alternative would be valued at \$400-450 per NRSF thus resulting in a significant loss on investment.

Alternative 3 (Relocation of Historic Structures and Construction of Project On-Site) would result in a margin below 20% in a best-case scenario, however, that is highly speculative, and it is possible that the project would result in little or no margin. In addition, higher risk requires greater return (investors need to be compensated for additional risk) therefore this scenario should actually demand a margin greater than the 25% demanded in the Base Project (a margin of 30% could be justifiable). This alternative is highly dependent upon acquiring a suitable site within a .05-mile margin due to the relevance of the immediate neighborhood to the historic designation criteria under which the project site and buildings were designated. It also includes the addition of relocation costs, stabilization of the building after the move, and a preparation of a monitoring plan (and subsequent monitoring costs by qualified personnel). This would be in addition to rehabilitation costs and the Base Project costs occurring with project construction and operation on the original site. Since all alternatives to the Base Project that were analyzed failed to meet the minimum threshold for financial feasibility and the current use impedes

implementation of the Land Use, Mobility, and Urban Design policies of the Uptown Community Plan, there is no other reasonable beneficial use of the property from which to derive a reasonable economic return besides the Base Project.

Conclusions of Economic Alternatives

To determine the impact of the alternatives, a baseline is required from which to compare: the Base Project. The Base Project aligns with the objectives of a typical development project, which is to acquire, design, entitle, build, and stabilize a property with the goal of refinancing or selling the completed project at a market appropriate rate of return.

The Base Project has been determined to be economically feasible. The acquisition price of \$4,500,000 was derived by solving to market return thresholds, primarily internal rate of return (“IRR” – defined as the discount rate that makes the net present value of all cash flows equal to zero; requires a cash flow projection model over time) and return on cost (point in time metric that is equal to the development’s expected annual unlevered income over the total project cost), of a mixed-use development in the urban core of San Diego. The zoning assumed in the acquisition were and are all by-right. The resulting IRR of the proposed development is 16.0% (see “Underwriting Comparison” on page 7 for details), which is an appropriate, market-level return expected of a project of this risk profile.

To demonstrate the economic feasibility of the Base Project more effectively, it will be beneficial to translate market required IRRs and return on costs to an approximately equivalent margin for two reasons. One, IRR and return on cost data is not publicly available, and, therefore locating sufficient market benchmark data to prove economic feasibility is difficult and sometimes not possible. Two, IRRs and various other performance metrics will fluctuate depending on the debt financing capabilities unique to the operator. Margins, which we are defining as the $(\text{Sale Price} - \text{Total Project Costs}) \div \text{Total Projects Costs}$, are easy to demonstrate given that sales prices are publicly available and total project costs are estimated on a project specific basis. Table A (below) depicts the expected total projects costs for the proposed Base Project.

To be considered economically feasible, the margin needs to be in the range of developments of similar risk profiles to the Base Project. To hit market appropriate performance metrics, the required margin is estimated to be 25%. Given estimated total projects costs of \$573 per net rentable square foot (“NRSF”), the Base Project will need a valuation of approximately \$716 per NRSF upon stabilization (3-4 years from today) to be economically feasible. Based on recent comparable trades in the area (see Appendix A – Base Project Sales Comparables) the Base Project is determined to be economically feasible. The most recent trade, and the one most representative of a post-COVID real estate market environment, is Eighteen Ten State Street, which sold for \$716/NRSF in December 2021. There are many variables (time of sale, average unit size, location, product quality...etc.) that make each comparable not exactly apples-to-apples, however, each sale comparable provides unique insight that helps justify the margin required of the Base Project. See Appendix B for more details on the Base Project.

Table A:

<u>Description</u>	<u>Budget</u>	<u>/FAR SF</u>	<u>/NRSF*</u>
Acquisition Costs	\$4,500,000	\$58	\$62
Hard Costs	\$29,160,385	\$374	\$399
Soft Costs	\$8,164,908	\$105	\$112
Total	\$41,825,292	\$537	\$573

**Net Rentable Square Feet*

Alternative #1 – Build Around Historic (A and B) is not economically feasible. Alternative #1A, as displayed in Appendix D, assumes an approximately 48 ft. x 66 ft. area of the site is left to preserve the existing historic buildings and courtyard. The development around the historic is 11 stories, which has been assumed to hold the floor area of the Base Project (approximately 77,000 SF) constant. For simplicity, because rentable floor area is held constant it is reasonable to assume that income generated by the development is relatively constant to the Base Project therefore the project cannot be economically feasible with an expected \$5.95M increase in total project costs. The \$5.95M increase in total project costs is the result of transferring approximately 54,000 SF, or, 70% of total floor area, from Type III construction (fire-retardant-treated wood) to Type I construction (concrete and/or steel). This construction type change is required due to the increase from 7 to 11 stories (over 118 ft. in height) to hold floor area constant. The estimated cost difference between Type III and Type I construction in the current economic environment for this development is approximately \$110/SF resulting in a 20.4% increase in the hard cost budget over the Base Project. The \$110 increase in hard costs generates total projects costs of \$683 per NRSF in Alternative #1A. Holding the sale price constant to the sale price assumed in the Base Project (\$716/NRSF), the margin of Alternative #1A is less than 5%. A 5% margin is well below the market required rate of return and far from economically feasible.

In Alternative #1B, over 17,000 rentable square feet are lost relative to the Base Project. The same 48 ft. x 66 ft. area described in Alternative #1A is left untouched, however, instead of building to 11 stories around the historic area, the height of the development is held constant to the Base Project (7 stories – as displayed in Appendix E). This results in a 30% decrease in the rentable area of the project, which can reasonably be assumed to decrease the projected gross potential rent (defined as the market rent of a space x 12 months) of the development by 30% in today's dollars, and would result in an even larger percentage decrease in the development's operating income (defined as operating revenue – operating expenses) because of the decrease in operational efficiency of the smaller building. A few examples of the many fixed operational expenses that would decrease the profitability of the smaller building relative to the Base Project are payroll, property taxes, and repairs and maintenance. The projected employee head count in the Base Project and Alternative #1B is the same because the Base Project staffing has already been minimized to optimize the efficiency of the building therefore there are no positions available to be cut in Alternative #1B. As a result, Alternative #1B has much higher payroll expenses on a per square foot basis and is less operationally efficient. Property taxes are assessed upon construction completion on both a cost basis and income basis. The cost basis will be more inefficient in Alternative #1B than in the Base Project because there are many fixed capital costs. For example, the purchase price of \$4,500,000 at a projected property tax rate of 1.23% equates to annual property taxes of \$55,000, which would be spread out of 30% less rentable area in Alternative #1B than the Base Project. The same property tax implications would apply to other fixed capital costs including some construction costs (crane, portions of general conditions, portions of general requirements...etc.) and both construction and architecture & engineering costs that may not necessarily be fixed but are less efficient on the smaller sized project due to scale. With regards of repairs & maintenance, one of its main drivers is the elevator service contract, which will be constant in both Alternative #1B and the Base Project. The same inefficiency applies to repairs & maintenance costs related to maintaining, fixing and cleaning the common areas of the project, which are nearly identically sized in both projects. Many variables such as this are contemplated in the underwriting assumptions of every alternative and the Base Project (see "Underwriting Comparison" on page 7 for details).

Another factor to consider in both alternatives #1A and #1B that is not mentioned above and further decreases the feasibility of the alternatives is how difficult building around the historic makes providing parking. The Base Project assumes 35 parking spaces within the ground floor and one subterranean level. In either Alternative #1 scenarios, ramping to the basement level will eliminate more than half of the 12 ground floor spaces assumed in the Base Project. Within the basement level, Alternative #1 would require excavating beneath the area designated as historic to provide the 23 parking spaces assumed in the Base Project. The cost of excavating beneath a structure is extremely costly and would cause schedule delays to the project. However, providing no parking would increase the difficulty of initially leasing up the property and would decrease rents (if parking is bundled to be included in base rental rates) or parking income (if parking is unbundled from base rental rates) of the property. See Appendix F for more details on the parking impact of Alternative #1.

Alternative #2 – Adaptive Reuse is not economically feasible. The property contains approximately 8,675 SF of existing floor area. The \$4,500,000 purchase price is derived from the land residual (valuation) of the Base Project that achieves market appropriate returns. This land valuation is clearly justified by nearby sales of identically zoned sites (see Appendix I – Comparable Land Sales) that also valued land for development as the highest and best use of the properties. At a purchase price of \$4,500,000, the starting basis of the office conversion is \$518/NRSF. While renovation costs could fluctuate significantly depending on the intensity of the business plan and the condition of the existing buildings, it is reasonable to assume the conversion cost to be in the range of \$250/NRSF, which results in a total project cost of \$768/NRSF. \$250/NRSF is an estimate based upon bids on similar projects. A good starting point to rationalize the potential hard costs would be to look at tenant improvements for commercial spaces. Upscale commercial spaces (which is what we would be targeting) are requiring tenant improvements costing at least \$150/NRSF in hard costs. A conversion of use will have additional soft costs including architecture & engineering costs, permit/plan check costs, and interest reserve.

The office market is currently in a state of high vacancy and significant flux, which has negatively impacted recent valuations. Trades within a 3-mile radius of the site over the last 2 years show many transactions in the mid-\$200/NRSF range. Given that COVID's impact on the office market going forward is unclear and potentially everlasting, it is reasonable to assume the renovated office alternative to be valued at \$400-\$450/NRSF in a best-case scenario, which would result in a significant loss on the investment (margin of approximately *negative* 40%). See Appendix G for more details on the parking impact of Alternative #2.

Alternative #3 – Relocation is not economically feasible. This scenario assumes the Base Project is constructed with the additional cost of acquiring a site within 0.5 miles to relocate the historically designated buildings and courtyard in the Hillcrest community plus the cost of maintaining, upgrading, and moving the historical structures to the new site. Acquiring a nearby site is expected to cost a minimum of \$1,675,000 based on comparable sales over the past three years, which represents a \$23/NRSF increase in the basis of the project. This alone reduces the margin of the project by approximately 25% (from 25% to under 20%) in a best-case scenario. It is very plausible that finding a suitable site will cost more than \$1,675,000 given the scarcity of sales and notable asset appreciation (partly due to inflation) over the time period the sales data was collected. The margin will be further reduced by the cost of maintaining and moving the existing structures and clearing, grading, and preparing the new site to incorporate the structures. A placeholder of \$1,000,000 has been added to this scenario to account for the cost of moving the existing structures, and reconstructing/maintaining

the structures on the new site. The cost of acquiring a nearby site plus the additional significant cost exposure of moving and maintaining the existing structures to the site make this scenario economically infeasible. It is estimated that the margin of this project would be 15% in a best-case scenario and could conceivably end up with little to no margin. This scenario has significantly more risk (finding a relocation site plus increased exposure to capital cost overruns from moving and maintaining the existing structures) than the Base Project, which should require *additional* margin (upside) over the Base Project – not less.

In addition to the economic considerations, the significance of the historic resource is in the location – not the architectural structure of the building. Moving it from its current location, in our opinion, is not the ideal solution from a historical preservation perspective. See Appendix H for more details on Alternative #3.

Underwriting Comparison

The Base Project projects a levered IRR of 16.0% and an equity multiple of 1.90x. All of the proposed alternatives fail to hit market required return thresholds given their respective risk profiles. Alternative #2 is by far the most dilutive alternative to the returns of the Base Project. In addition to not meeting return thresholds, Alternatives #1A and #3 require significantly higher equity than in the Base Project, which increase the infeasibility of the project to the developer. The increased equity required is due to either higher project costs or more difficulty in obtaining debt financing. Similar to the developer, lenders will require the project to meet certain return thresholds which – if not met – will decrease the proceeds lenders are willing to lend. The last row of the comparison table shows the debt yield it is expected lenders will require for each scenario, which is driving the debt vs. equity ratio. Alternative #2 is the only scenario with a different debt yield requirement, which is because of its office use.

	Base Project	1A	1B	2	3
...		<i>Build Around Type I Constr.</i>	<i>Build Around Type III Constr.</i>	<i>Adaptive Reuse of Existing</i>	<i>Base Project + Relocate</i>
Net Rentable Square Feet ("NRSF")	61,014	61,014	43,460	8,675	61,014
Residential Units	43	43	45	0	43
Visitor Accommodation Units	22	22	0	0	22
Groundfloor Commercial SF	3,000	3,000	3,000	8,675	3,000
Gross Potential Rent ("Today's \$'s")	\$2,901,001	\$2,901,001	\$2,055,875	\$364,350	\$2,901,001
<i>Residential/Visitor Accommodation</i>	\$2,793,001	\$2,793,001	\$1,947,875	\$0	\$2,793,001
<i>Groundfloor Commercial</i>	\$108,000	\$108,000	\$108,000	\$364,350	\$108,000
Unlevered IRR	12.8%	6.6%	7.9%	3.8%	10.3%
Unlevered Equity Multiple	1.54x	1.26x	1.32x	1.17x	1.42x
Levered IRR	16.0%	4.3%	6.6%	-2.5%	10.9%
Levered Equity Multiple	1.90x	1.19x	1.32x	0.88x	1.56x
Total Project Costs ("TPC")	\$38,896,256	\$47,641,087	\$31,530,430	\$6,891,047	\$42,203,756
Land	\$4,500,000	\$4,500,000	\$4,500,000	\$4,500,000	\$4,500,000
Development	\$34,396,256	\$43,141,087	\$27,030,430	\$2,391,047	\$37,703,756
TPC/NRSF	\$637	\$781	\$726	\$794	\$692
Land/NRSF	\$74	\$74	\$104	\$519	\$74
Development/NRSF	\$564	\$707	\$622	\$276	\$618
Equity	\$14,484,966	\$23,320,312	\$14,819,302	\$3,087,878	\$17,793,103
Debt	\$24,411,290	\$24,320,775	\$16,711,128	\$3,803,169	\$24,410,652
Debt %	62.8%	51.1%	53.0%	55.2%	57.8%
Current Net Operating Income ⁽¹⁾	\$1,953,029	\$1,946,246	\$1,337,705	\$342,450	\$1,953,029
Debt Yield ⁽²⁾	8.00%	8.00%	8.00%	9.00%	8.00%

(1) Income produced by the proposed development before financing (i.e. excluding debt service) in today's dollars.

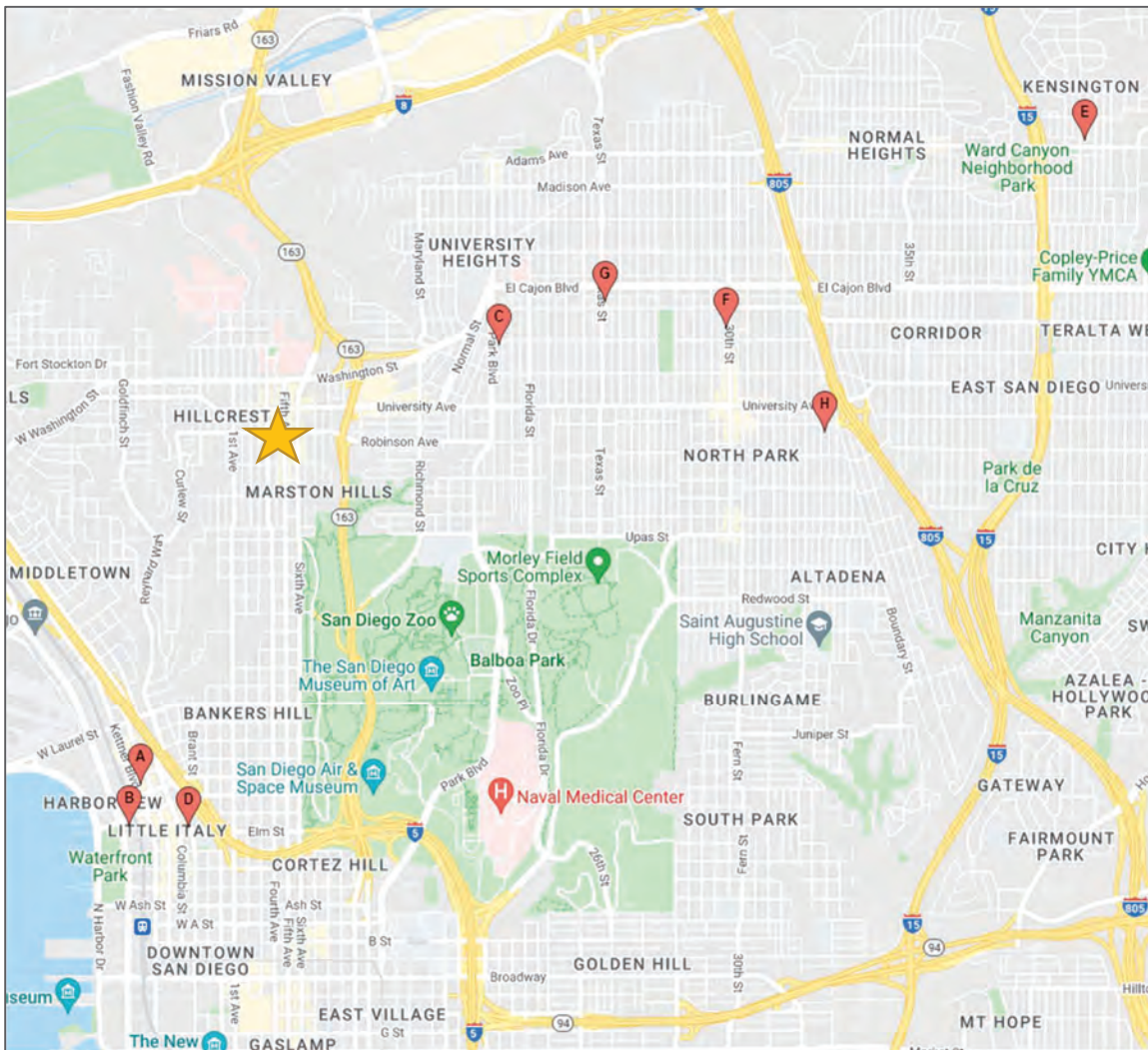
(2) Current Net Operating Income ÷ Debt (i.e. loan amount). Debt Yield is a primary driver of a lenders loan sizing requirements.

Appendices

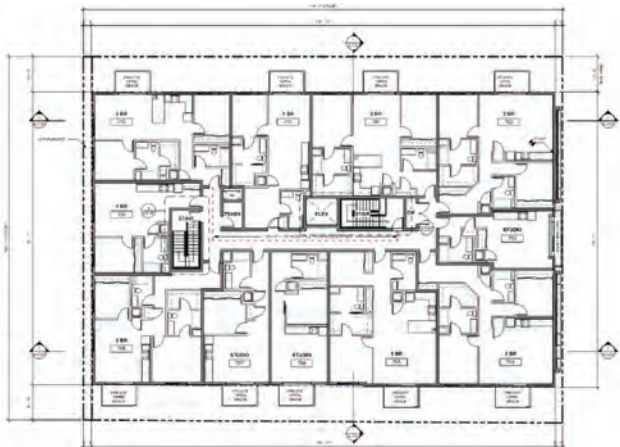
Appendix A – Base Project Sales Comparables **ATTACHMENT 9**

Property Name	AV8	Valentina by Alta	The Park	Eighteen Ten State Street
Map ID	A	B	C	D
Sale Date	Sep-20	Oct-20	Jun-20	Dec-21
Year Built	2018	2019	2017	2017
Units	129	110	55	99
Commercial SF	7,794	3,200	3,430	0
Total NRSF	105,834	120,983	47,000	90,000
Sale Price	\$70,100,000	\$78,000,000	\$32,148,090	\$64,400,000
Sale Price per NRSF	\$662	\$645	\$684	\$716

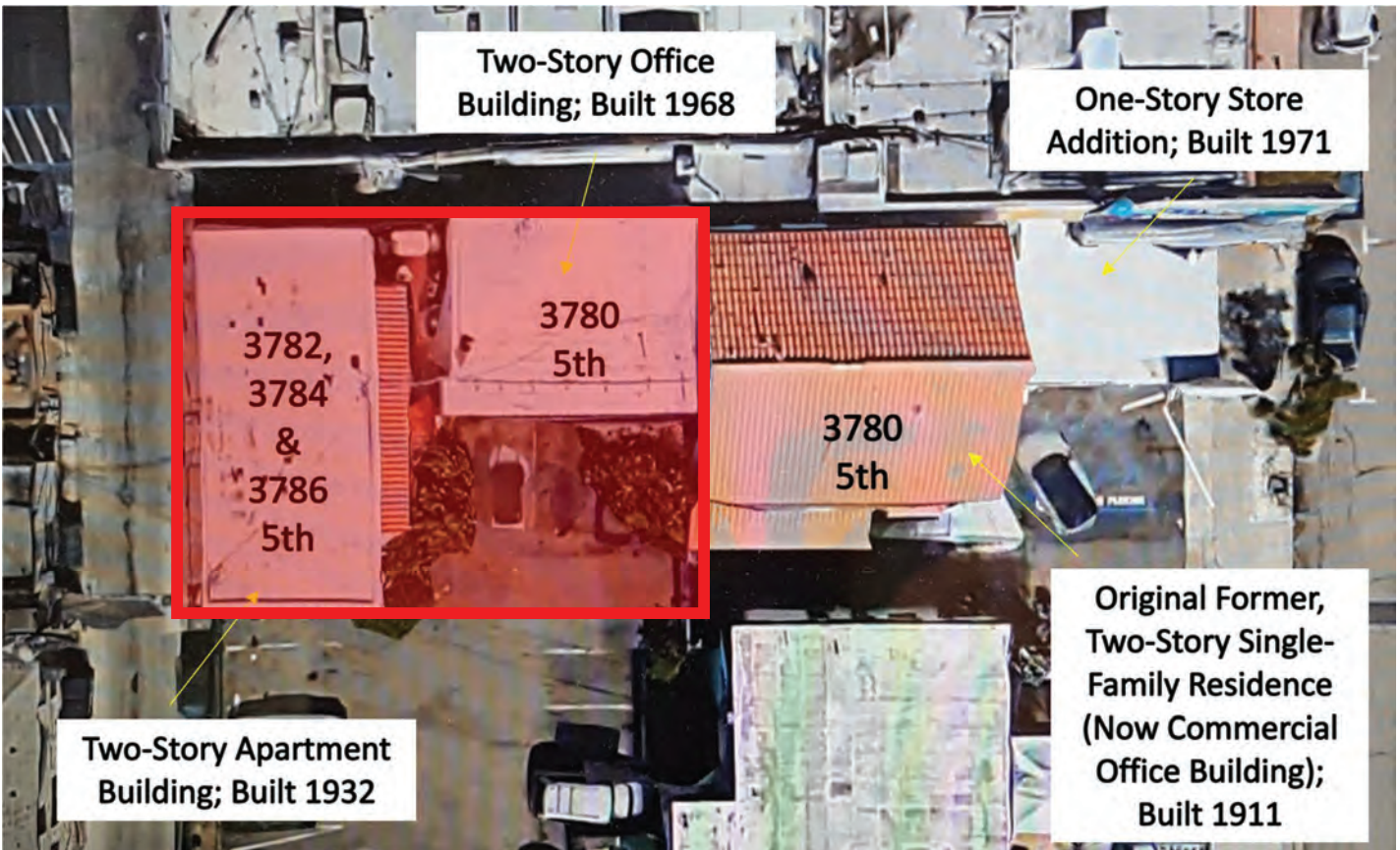
Property Name	4142 Adams Ave	The Jackson	Vida North Park	Elevon Lofts
Map ID	E	F	G	H
Sale Date	Feb-19	May-21	Dec-19	Feb-21
Year Built	2014	2019	2018	2018
Units	34	36	118	10
Commercial SF	10,000	0	0	0
Total NRSF	36,561	36,200	110,107	8,298
Sale Price	\$22,650,000	\$19,000,000	\$61,550,000	\$5,100,000
Sale Price per NRSF	\$620	\$525	\$559	\$615



- **FAR:** 77,928 SF (5.60)
- **Height:** 7 stories, 79' – 1"
- **Residential:** 47,312 GSF
 - 44 total units
 - 2 very-low affordable units
- **Commercial:** 30,616 GSF
 - 3,960 SF ground floor commercial (office and restaurant/retail)
 - 5,011 SF ground floor commercial parking
 - 21,645 SF visitor accommodation (21 units)
- **Parking:** 35 spaces
 - Within 1 subterranean level and portion of ground floor
 - Located in TPA with 0 required parking spaces



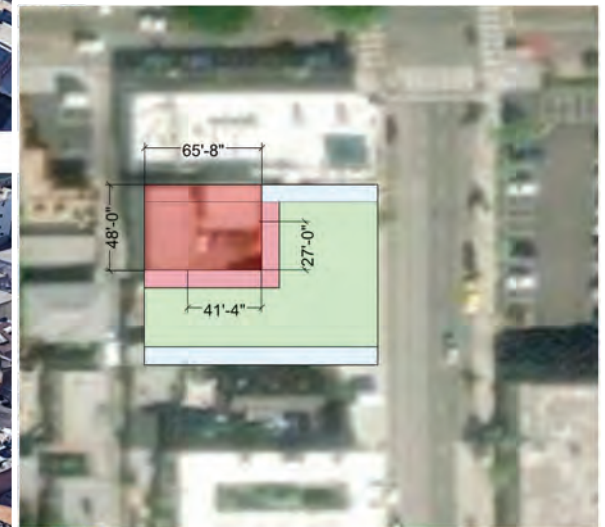
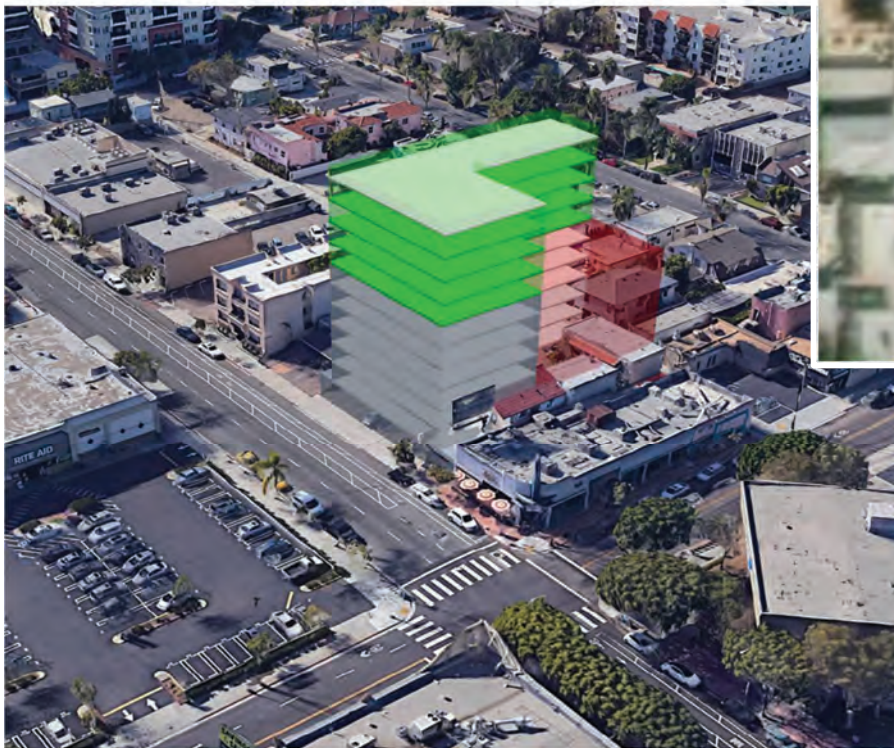
- o **Full Site:** 13,905 SF



Historic

Appendix D – Alternative #1A: Build Around Historic (ATTACHMENT 9)

- Will lose approximately 25,600 SF from Base Project (red area)
- Requires construction of 4 additional floors (green area) over new floor plate surrounding historic area (grey area) to maintain FAR of Base Project
- Results in increase in number of stories from 7 to 11



...continue to next page

Appendix D – Alternative #1A: Build Around Historic (11 stories) (continued) **ATTACHMENT 9**

- o Keeping floor area constant, ~54,000 SF of floor area would need to be converted from wood to concrete (or steel).
- o Under current market conditions, the cost difference between a Type I and Type III structure is estimated to be \$110 per SF (excluding parking), which would equate to a \$5.95M, or 20.4%, increase in construction costs
- o See sensitivity table to below for the range of impact Alternative #1A could have on construction costs holding floor area constant.
- o Additional exposure to construction costs if growth continues at recent and significant rate of increase.

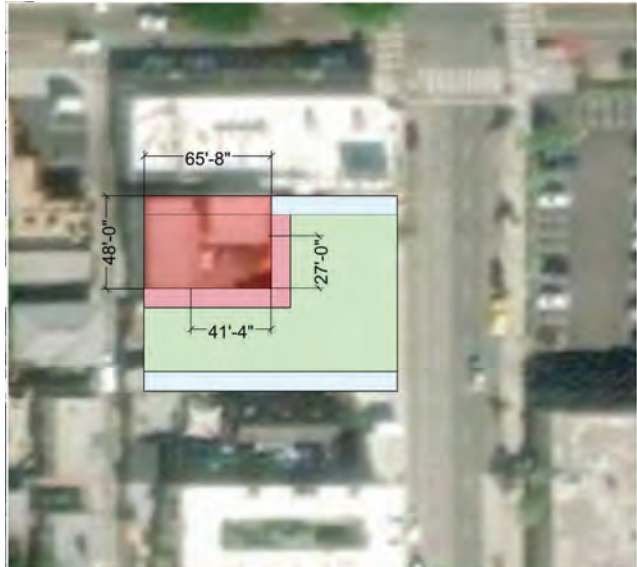
PSF	Total
\$95	\$5,140,450
\$100	\$5,411,000
\$105	\$5,681,550
\$110	\$5,952,100
\$115	\$6,222,650
\$120	\$6,493,200
\$125	\$6,763,750
\$130	\$7,034,300
\$135	\$7,304,850

	Square Footage								
	Type I			Type III			Total		
	Base Plan	Alt. #1	Var.	Base Plan	Alt. #1	Var.	Base Plan	Alt. #1	Var.
Floor 11	0	6,779	6,779	0	0	0	0	6,779	6,779
Floor 10	0	6,779	6,779	0	0	0	0	6,779	6,779
Floor 9	0	6,779	6,779	0	0	0	0	6,779	6,779
Floor 8	0	6,779	6,779	0	0	0	0	6,779	6,779
Floor 7	0	6,779	6,779	10,822	0	(10,822)	10,822	6,779	(4,043)
Floor 6	0	6,779	6,779	10,822	0	(10,822)	10,822	6,779	(4,043)
Floor 5	0	6,779	6,779	10,822	0	(10,822)	10,822	6,779	(4,043)
Floor 4	0	6,779	6,779	10,822	0	(10,822)	10,822	6,779	(4,043)
Floor 3	0	6,779	6,779	10,822	0	(10,822)	10,822	6,779	(4,043)
Floor 2	10,822	6,779	(4,043)	0	0	0	10,822	6,779	(4,043)
Ground Floor	12,996	10,142	(2,854)	0	0	0	12,996	10,142	(2,854)
B1*	13,000	13,000	0	0	0	0	13,000	13,000	0
Tot..	36,818	90,928	54,110	54,110	0	(54,110)	90,928	90,928	0
Total FAR*	23,818	77,928	54,110	54,110	0	(54,110)	77,928	77,928	0

*does not include subterranean area

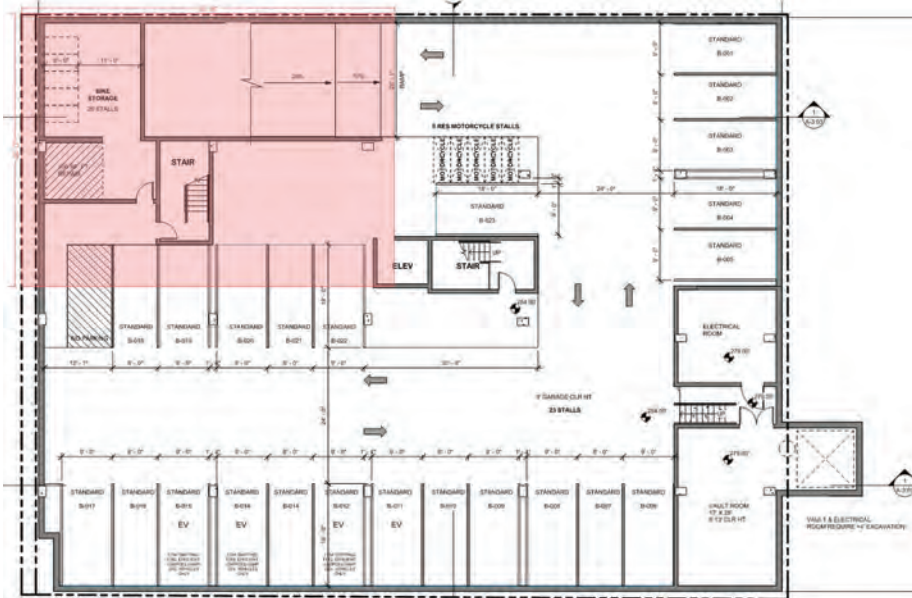
Appendix E – Alternative #1B: Build Around Historic (7 stories) **ATTACHMENT 9**

- Will lose approximately 25,600 SF from Base Project (red area)
- Residential construction type composition ratio (Type I vs Type III) remains approximately constant to Base Project

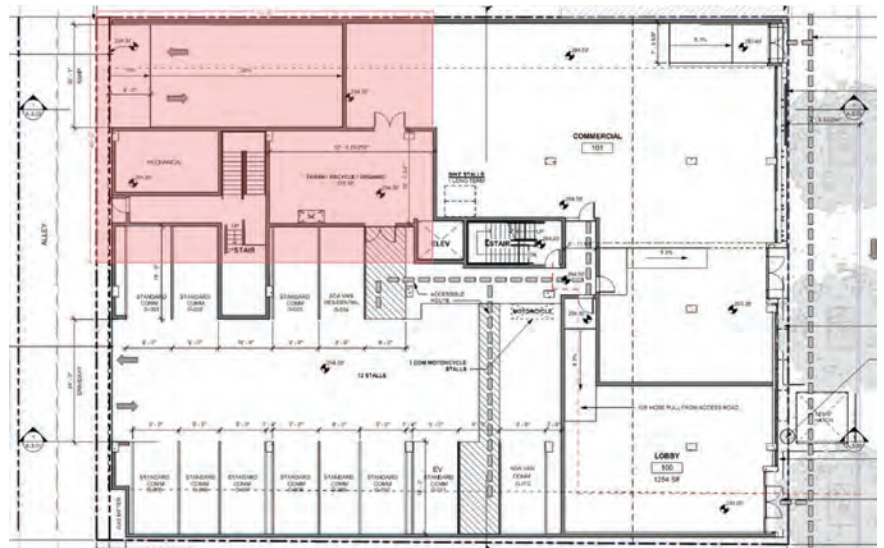


Appendix F – Alternative #1 A&B: Build Around Historic **ATTACHMENT 9**

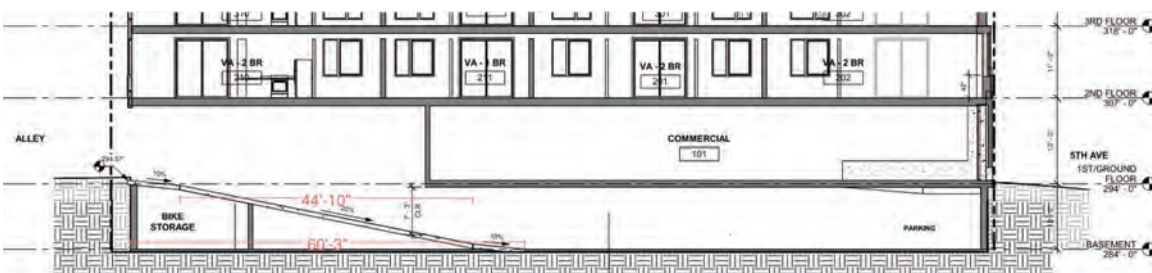
- See Base Project garage below to visualize impact of Alternative #1 on parking.
- Ground floor parking will be reduced to approximately 4-5 spaces due to ramping to basement level, which now needs to be placed outside of the area highlighted in red.
- We have assumed an additional \$450,000 to excavate the red area (over 3,150 square feet and just under 12,000 cubic yards) because the basement level is needed to satisfy the parking demand of the development.



Basement Level



Ground Level



Elevation

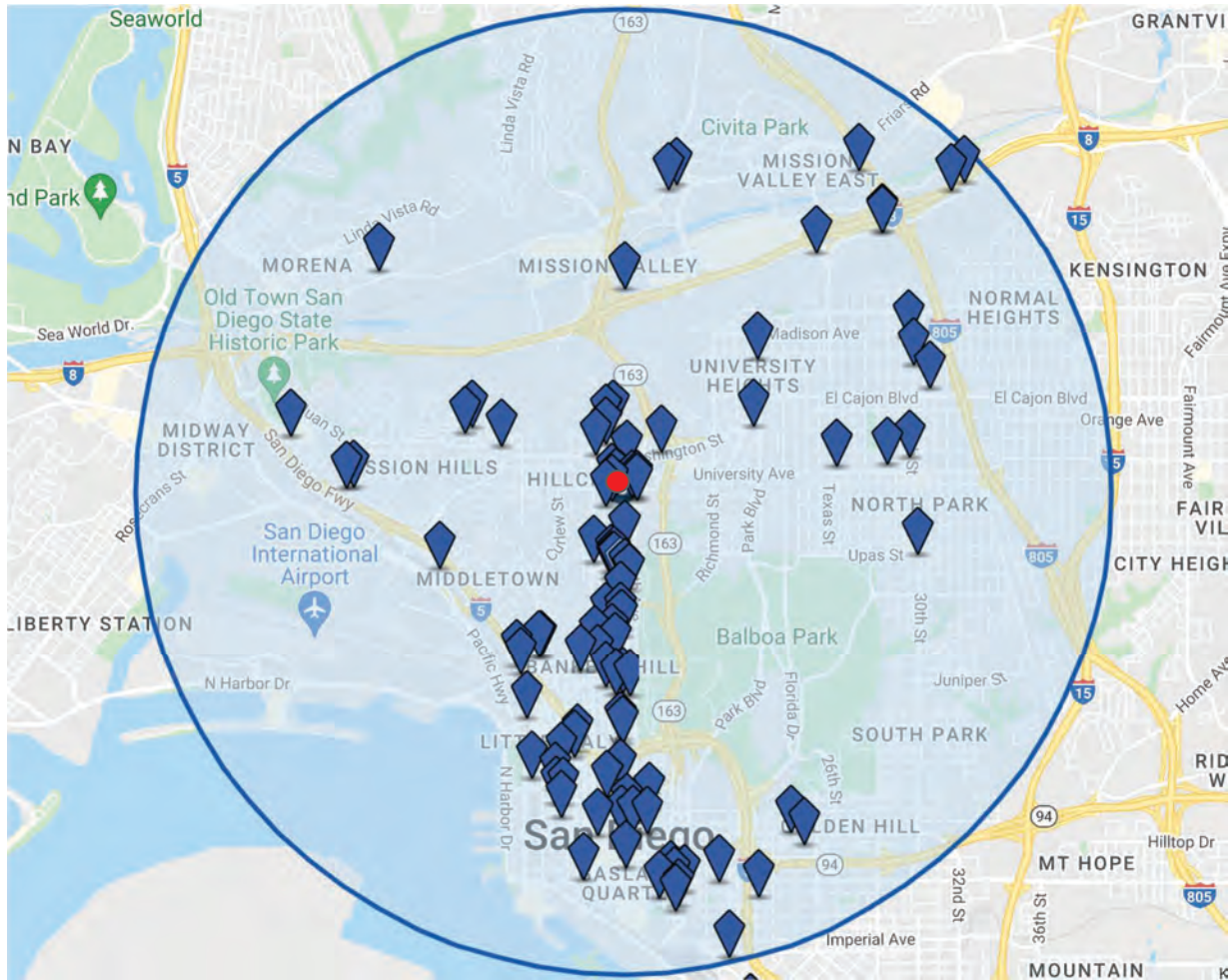
Appendix G – Alternative #2: Adaptive Reuse of Existing Structures ATTACHMENT 9

- 8,675 SF of existing floor area
- \$4,500,000 purchase price equates to basis of \$518/NRSF
- Adaptive reuse to office estimated to cost \$250/NRSF
- Total project cost of \$768/NRSF
- Best case scenario – project would have a completed sale value of \$400-\$450/NRSF (see next page for comparable sales)
- Post-COVID office inventory experiencing high vacancy (approximately 15%)
- Not close to enough margin (margin of approximately negative 40%) therefore scenario is determined to be not economically feasible



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Office Transactions | Trailing 2 Years | 3-mile Radius



Sample Size	111
Average Price	\$7,107,728
Average Building NRSF	27,165
Average Price/NRSF	\$443
Median Price/NRSF	\$453

Price per NRSF by Star Rating⁽¹⁾

1	2	3	4
\$636	\$465	\$366	\$426

Price per NRSF by Year Built

< 1970	< 1990	< 2010	< 2022
\$518	\$346	\$482	\$428

Price per NRSF by Year Built or Renovated

< 1970	< 1990	< 2010	< 2022
\$560	\$325	\$456	\$388

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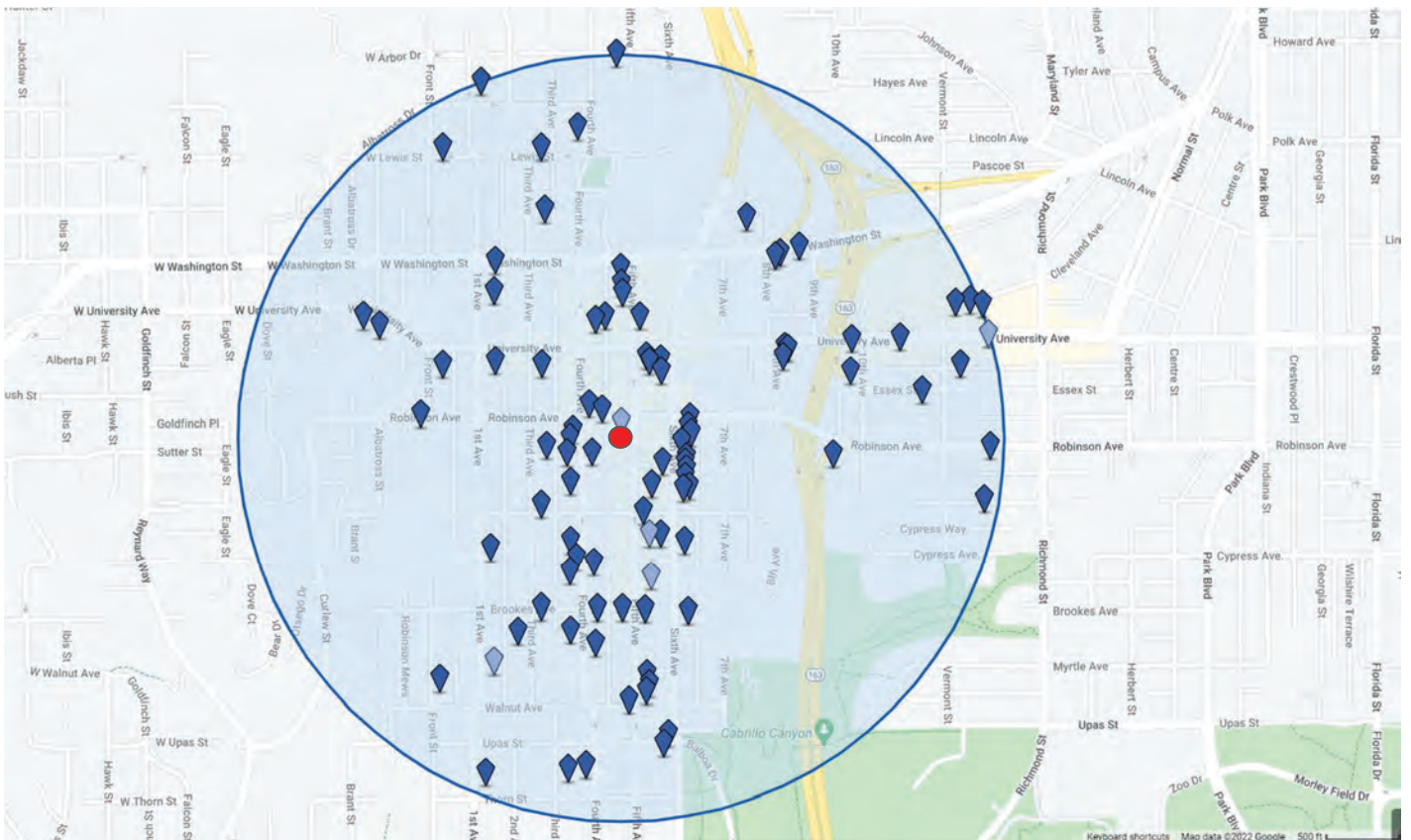
Source: CoStar

(1) CoStar “Star Rating” description:

Office	
<p>★★★★★ & ★★★★</p>	<ul style="list-style-type: none"> • New or refurbished construction exhibiting the latest trends in office design. • Prominent in its context. • Sustainable and energy efficient. • High quality materials and systems. • Efficient floor plates and generous ceiling heights. • High glazing ratios for daylight and views. • Rents above market averages.
<p>★★★</p>	<ul style="list-style-type: none"> • An older structure, but not refurbished. • Standard ceiling heights with less efficient floor plates. • Average or near average market rents
<p>★★ & ★</p>	<ul style="list-style-type: none"> • In need of significant refurbishment or only suitable for smaller tenants. • Lowest rents in market.

- Requires over 2,500 SF of land area to accommodate the designated structures and space for a courtyard
- Assuming minimal acquirable parcel size is 5,000 SF (partly because site needs to be zoned for multiple dwelling units), the acquisition price assuming the median price per land SF of all transactions within a 0.5-mile radius over the last 3 years is \$1,675,000. This number does not factor in that asset values today, which can safely be assumed to be 10% higher than in the historical period analyzed.
- In addition, the cost of the actual relocation of the 2 buildings and courtyard. This relocation would likely cost a million dollars and potentially significantly more.
- The projected margin of this scenario is 15%, however, this scenario poses significantly more risk than the Base Project and has a higher likelihood of little to no margin (or even a loss on investment).
 - Additional risk should be compensated with *additional* upside (margin) – not less

All Transactions | Trailing 3 Years | 0.5-mile Radius



Sample Size	66	<u>Price Per Land SF Quartiles</u>		
Average Price	\$4,197,881	Q1	Q2	Q3
Average Land SF	10,429	25th	50th	75th
Average Price/Land SF	\$382			
Median Price/Land SF	\$335	\$275	\$335	\$448

Source: CoStar

Map ID	Site Address	Land Square Footage	Sale Date	Sale Price	Price per Land SF	Base Zoning
1	3715 6th Ave	60,597	11/5/2021	\$29,000,500	\$479	CC-3-9
2*	3200 4th Ave	20,038	2/28/2022	\$9,000,000	\$449	CC-3-8*
3	770 Washington St	47,045	9/24/2021	\$20,500,000	\$436	CC-3-9
4	2540 4th Ave	14,810	5/30/2019	\$6,125,000	\$414	CC-3-9
5	3100 5th Ave	5,272	7/7/2020	\$2,175,000	\$413	CC-3-9
6	3818 6th Ave	24,483	10/3/2019	\$8,400,000	\$343	CC-3-9
7	3505 5th Ave	9,720	8/5/2021	\$3,200,000	\$329	CC-3-9
8	3843 8th Ave	11,130	11/8/2021	\$3,314,500	\$298	CC-3-9
9	3067 5th Ave	10,050	10/30/2020	\$2,750,000	\$274	CC-3-9
Flat Average (Comps)		22,572	1/28/2021	\$9,385,000	\$416	n/a
10	3774 5th Ave (Subject)	13,856	tbd	\$4,500,000	\$325	CC-3-9

*Property listed above as Map ID "2" is half CC-3-8 and half CC-3-6

See map on next page...



Andrew Settle, Chief Investment Officer



❑ M.B.A. – UCLA Anderson School of Management

❑ B.A. in Economics – University of Virginia

❑ Finance

- Previously a Financial Analyst for AvalonBay – the largest public residential REIT by market capitalization

❑ Development

- Responsible for acquisition and/or management of projects in various stages of development composed of over 850 units and 25,000 SF of ground floor commercial space across 6 projects. The total capitalized budget of the projects is estimated to be around \$400,000,000.

❑ Real Estate Acquisitions & Rehabilitation

- Responsible for acquisition and/or management of 13 real estate projects in markets of Florida, Virginia, and California

**CITY OF SAN DIEGO
HISTORICAL RESOURCES BOARD
MINUTES OF THE MEETING OF OCTOBER 27, 2022
CITY OPERATIONS BUILDING (COB)
1222 FIRST AVENUE, 4TH FLOOR
SAN DIEGO, CA 92101
HYBRID HEARING**

CHRONOLOGY OF THE MEETING

Chairperson Tim Hutter called the meeting to order at 1:07 p.m. Chairperson Tim Hutter adjourned the meeting at 5:25 p.m.

ATTENDANCE DURING THE MEETING:

Chairperson Tim Hutter – present
Vice-Chairperson Kristi Byers – present
2nd Vice-Chairperson Michael Taylor – present
Boardmember Ann Woods – present
Boardmember Bruce Abrams – present – *left at 4:24pm*
Boardmember Carla Farley – absent
Boardmember Courtney Ann Coyle – absent
Boardmember David McCullough – present
Boardmember Dr. Li-Rong Lilly Cheng – present – *left at 4:24pm*
Boardmember Mathew Winter – present

City Staff

Jeanne MacKinnon, Deputy City Attorney – present
Kelley Stanco, Planning Department - present
Elizabeth Shearer-Nguyen, Development Services Department – present
Suzanne Segur, Development Services Department – present
Shannon Anthony, Development Services Department – present
Alvin Lin, Development Services Department – present
Caroline Garcia, Legislative Recorder – present

Note: All decision makers attended meeting in person. Staff and members of the public attended both in person and virtually.

APPROVAL OF THE MINUTES FOR SEPTEMBER 22, 2022

MOTION BY BOARDMEMBER WINTER TO APPROVE THE MINUTES FOR SEPTEMBER 22, 2022. Seconded by Boardmember Taylor. The motion passed by a vote of 7-0-1 with Boardmembers Abrams, Cheng, McCullough, Taylor, Winter, Woods, and Chair Hutter voting yea, with Boardmember Byers recusing, and Boardmembers Coyle and Farley absent.

ANNOUNCEMENTS/PUBLIC COMMENT

None

BOARDMEMBERS COMMENT

None

CONFLICTS OF INTEREST

Boardmembers Hutter & McCullough have a conflict of interest for Item 6 – 3780 05th Avenue Site Development Permit (HRB #1453 – LGBTQ Community/Albert Bell Building) and they will recuse themselves from any discussion and vote.

EX PARTE COMMUNICATIONS

None

FAILURE TO VISIT DESIGNATION SITES (INCLUDING INTERIORS/PROPOSED FOR DESIGNATION/INVOCATION OF WAIVER

None

STAFF REPORT

Suzanne Segur, Senior Planner, Development Services Department, shared the new Individual Historical Resource Nominations process that are now available to be submitted via the [Development Services website](#) through ACCELA program.

REQUESTS FOR ITEMS TO BE CONTINUED AND/OR WITHDRAWN

None

APPROVAL OF THE AGENDA

Accepted as presented

ITEM-01 JONATHAN AND MYRTLE JOHNSON HOUSE

City Council District: 9

Plan Area: Kensington-Talmadge

Staff: Alvin Lin

Public testimony in support received on this item from Elizabeth Austin, Lily Banales Albaisa, and Bruce Coons.

No public testimony in opposition of the designation.

Speaker slips in favor received on this item from Maureen Sweeney, Lisette Omos, Deirdre Romero, Sunhee Moon, Laura Weiss, Ava Albaisa, Liam Title, Wesley Preis, Lily Banales, Cesar Romero, and Marcy Morrison.

No speaker slips received in opposition on this item.

BOARD ACTION:

MOTION BY BOARDMEMBER MCCULLOUGH TO DESIGNATE THE PROPERTY AS A HISTORICALLY SIGNIFICANT UNDER CRITERION C FOR ITS DISTINCTIVE CHARACTERISTICS THROUGH THE RETENTION OF CHARACTER DEFINING FEATURES OF THE SPANISH COLONIAL REVIVAL STYLE AND RETAINS A GOOD LEVEL OF ARCHITECTURAL INTEGRITY FROM ITS 1932 PERIOD OF SIGNIFICANCE. SPECIFICALLY, THE RESOURCE FEATURES A LOW-PITCHED HIPPED, GABLED, AND SHED ROOF FORM; MISSION RED CLAY TILES; ASYMMETRICAL FAÇADE; MEDIUM SAND STUCCO WALL TEXTURE; LARGE PICTURE WINDOW WITH TURNED SPINDLES; STUCCO WINDOW GRILLES; POST-AND-LINTEL PORCH AND BALCONY BEAMS; AND WOODEN CASEMENT WINDOWS. Seconded by Boardmember Winter. The motion passed by a vote of 6-2-0 with Boardmembers Abrams, Byers, Cheng, McCullough, Winter, and Chair Hutter voting yea, with Boardmembers Taylor and Woods voting no, and Boardmembers Coyle and Farley absent.

Note: This item was heard as the first discussion item.

Break: 2:08 p.m. – 2:13 p.m.

ITEM-02 ARTHUR AND BERTHA CORDTZ SPEC HOUSE #1

City Council District: 3

Plan Area: Uptown

Staff: Shannon Anthony

Public testimony in support received on this item from Pamela Molohon and Ron May.

No public testimony in opposition of the designation.

No speaker slips in favor received on this item.

No speaker slips received in opposition on this item.

BOARD ACTION:

CONSENT MOTION BY BOARDMEMBER BYERS TO APPROVE STAFF'S RECOMMENDATION TO DESIGNATE THE ARTHUR AND BERTHA CORDTZ SPEC HOUSE #1 LOCATED AT 4290 SIERRA VISTA AS A HISTORICAL RESOURCE WITH A PERIOD OF SIGNIFICANCE OF 1911 UNDER CRITERION C. THE DESIGNATION EXCLUDES THE 2015 DETACHED GARAGE AND THE 1996 AND 1986 ADDITIONS CONSTRUCTED OUTSIDE THE PERIOD OF SIGNIFICANCE. Seconded by Boardmember Winter. The motion passed by a vote of 8-0-0 with Boardmembers Abrams, Byers, Cheng, McCullough, Taylor, Winter, Woods, and Chair Hutter voting yea, with Boardmembers Coyle and Farley absent.

ITEM-03

WALTER AND MARGARET TREPTE HOUSE #2

City Council District: 3

Plan Area: Uptown

Staff: Alvin Lin

Public testimony in support received on this item from Pamela Molohon and Ron May.

No public testimony in opposition of the designation.

No speaker slips in favor received on this item.

No speaker slips received in opposition on this item.

BOARD ACTION:

CONSENT MOTION BY BOARDMEMBER BYERS APPROVING STAFF'S RECOMMENDATION TO DESIGNATE THE WALTER AND MARGARET TREPTE HOUSE #2 LOCATED AT 1120 HUNTER STREET AS A HISTORICAL RESOURCE WITH A PERIOD OF SIGNIFICANCE OF 1922-1923 UNDER HRB CRITERION C. THE DESIGNATION EXCLUDES THE POST-2015 FRONT PORCH BALUSTRADE, THE 1992 DETACHED GARAGE AND THE 1977-2020 ATTACHED REAR ADDITIONS/REAR DECK CONSTRUCTED OUTSIDE OF THE PERIOD OF SIGNIFICANCE. Seconded by Boardmember Winter. The motion passed by a vote of 8-0-0 with Boardmembers Abrams, Byers, Cheng, McCullough, Taylor, Winter, Woods, and Chair Hutter voting yea, with Boardmembers Coyle and Farley absent.

ITEM-04

MARTIN AND NORMA BRAUER SPEC HOUSE #1

City Council District: 9

Plan Area: Mid-City: Kensington-Talmadge

Staff: Suzanne Segur

No public testimony in support of the designation.

No public testimony in opposition of the designation.

Speaker slips in favor received from Gregory Daddis, Susan Daddis and Cameron Daddis.

No speaker slips received in opposition on this item.

BOARD ACTION:

CONSENT MOTION BY BOARDMEMBER BYERS APPROVING STAFF'S RECOMMENDATION TO DESIGNATE THE MARTIN AND NORMA BRAUER SPEC HOUSE #1 LOCATED AT 4368 ADAMS AVENUE AS A HISTORICAL RESOURCE WITH A PERIOD OF SIGNIFICANCE OF 1929 UNDER HRB CRITERION C. THE DESIGNATION EXCLUDES THE 1963 REAR BREAKFAST NOOK ADDITION CONSTRUCTED OUTSIDE OF THE PERIOD OF SIGNIFICANCE. Seconded by Boardmember Winter. The motion passed by a vote of 8-0-0 with Boardmembers Abrams, Byers, Cheng, McCullough, Taylor, Winter, Woods, and Chair Hutter voting yea, with Boardmembers Coyle and Farley absent.

ITEM-05

DR. GUY AND AQUILYN MAGGIO HOUSE

City Council District: 2

Plan Area: Peninsula

Staff: Shannon Anthony

Public testimony in support received on this item from Jim Hart and Wendy Tinsley Becker.

No public testimony in opposition of the designation.

No speaker slips in favor received on this item.

No speaker slips received in opposition on this item.

BOARD ACTION:

CONSENT MOTION BY BOARDMEMBER BYERS APPROVING STAFF'S RECOMMENDATION TO DESIGNATE THE DR. GUY AND AQUILYN MAGGIO HOUSE LOCATED AT 3575 VIA FLORES AS A HISTORICAL RESOURCE WITH A PERIOD OF SIGNIFICANCE OF 1968 UNDER HRB CRITERION C. THE DESIGNATION EXCLUDES THE 1986 REAR MASTER BEDROOM ADDITION THAT WAS CONSTRUCTED OUTSIDE THE PERIOD OF SIGNIFICANCE. Seconded by Boardmember Winter. The motion passed by a vote of 8-0-0 with Boardmembers Abrams, Byers, Cheng, McCullough, Taylor, Winter, Woods, and Chair Hutter voting yea, with Boardmembers Coyle and Farley absent.

DISCUSSION ITEMS

ITEM-06

3780 05th AVENUE SITE DEVELOPMENT PERMIT - (HRB# 1453 - LGBTQ COMMUNITY/ALBERT BELL BUILDING)

City Council District: 3

Plan Area: Uptown

Staff: Bryan Hudson

Public testimony in support received on this item from Jesse Garcia-Carpenters, Bruce Coons, Rich Holdren, Andrew Settle, Max Zeff, Anna L. McPherson.

No public testimony in opposition received on this item.

Speaker slip in favor received on this item from Kimberly Kantrud.

Speaker slips in opposition received on this item from Charles Kaminski and Reza Mohamadzadeh.

BOARD ACTION:

MOTION BY VICE-CHAIRPERSON BYERS APPROVING STAFF'S RECOMMENDATION TO THE PLANNING COMMISSION APPROVAL OF THE FINDINGS AND MITIGATION MEASURES ASSOCIATED WITH THE SDP RELATED TO THE DESIGNATED HISTORICAL RESOURCE CURRENTLY LOCATED AT (HRB SITE NO. 1453, THE LGBTQ COMMUNITY/ALBERT BELL BUILDING) AS PRESENTED WITH THE ADDITION OF DRONE FLYOVER FOOTAGE AND A 3D WALKTHROUGH OF THE ONSITE BUILDINGS TO MITIGATION MEASURE 2 AND THE INCLUSION OF RELEVANT PORTIONS OF THE ORAL HISTORY PROJECT INTO MITIGATION MEASURE 2. ALSO, DEVELOPMENT PLANS (EXHIBIT A) WILL BE MODIFIED TO INCLUDE THE NAMING OF THE BUILDING IN HONOR OF ALBERT BELL AND THE ADDITION OF A COMMEMORATIVE ART PIECE AS A PROJECT FEATURE. Seconded by Boardmember Cheng. The motion passed by a vote of 6-0-0 with Boardmembers Abrams, Cheng, Winter, Taylor, Woods, and Vice-Chairperson Byers voting yea, with Boardmembers Hutter, McCullough, Coyle, and Farley absent.

Note: This item was heard as the second discussion item, then item was trailed to the 4th item on the agenda.

Break: 2:34 p.m. – 3:06 p.m.

ITEM-7

750 W FIR STREET

City Council District: 3

Plan Area: Downtown

Staff: Suzanne Segur

No public testimony in support of the designation.

No public testimony in opposition of the designation.

Speaker slip in favor received on this item from Charles Kaminski and Camille Jorgensen.

Speaker slips in opposition received on this item from Armistead Smith, David Marshall, Joseph Wong, Mike Burnett, Ralph Roesling, Marty Poirier, Howard Blackson, Pauly Bartolo, Laura Burnett, Matthew Segal, April Segal, Wendy Segal, Austen Segal, and Lance Johnson.

BOARD ACTION:

MOTION BY BOARDMEMBER BYERS TO DESIGNATE THE Q/ JONATHAN SEGAL BUILDING LOCATED AT 750 W. FIR STREET UNDER HRB CRITERION D AS A RESOURCE THAT IS REPRESENTATIVE OF THE NOTABLE WORK OF JONATHAN SEGAL, A MASTER ARCHITECT AND BUILDER, WITH A PERIOD OF SIGNIFICANCE OF 2010. SPECIFICALLY, THE RESOURCE IS SIGNIFICANT AS A REFLECTION OF SEGAL'S "ARCHITECT AS DEVELOPER" PROCESS AND DESIGN AESTHETIC DURING WHAT HAS PREVIOUSLY BEEN ESTABLISHED BY THE HRB AS THE HEIGHT OF HIS CAREER. THE BUILDING WAS SEGAL'S FIRST MIXED USE BUILDING THAT LEFT HIS PREVIOUS DESIGN STRATEGY BEHIND IN FAVOR OF HIGH-RISE STRUCTURES. ADDITIONALLY, THE BUILDING REFLECTS SEGAL'S DESIGN AESTHETIC THROUGH THE USE OF EXPOSED BOARD FORMED CONCRETE AND LARGE EXPANSES OF FLOOR TO CEILING WINDOWS. THE PROJECT HAS BEEN RECOGNIZED AS EXCEPTIONAL AT THE LOCAL, STATE AND NATIONAL LEVEL. Seconded by Boardmember Cheng. The motion passed by a vote of 6-2-0 with Boardmembers Winter, Taylor, McCullough, Cheng, Byers, and Chair Hutter voting yea, with Boardmembers Woods and Abrams voting no, and Boardmembers Coyle and Farley absent.

Note: This item was heard as the third discussion item.

Break: 3:54 p.m. – 4:02 p.m.

ITEM-8 SHERMAN HEIGHTS DISTRICT CONTRIBUTOR (HRB # 208-203)

City Council District: 8

Plan Area: Southeastern

Staff: Suzanne Segur

Public testimony in support of not rescinding the designation received by Bruce Coons.

Public testimony in opposition received on this item from Christian Bahoura, Baher Bahoura, Tagarid Bahoura, and Scott A. Moomjian.

Speaker slip in favor received on this item from Charles Kaminski and Camille Jorgensen.

Speaker slips in opposition received on this item from Louise Torio.

BOARD ACTION:

MOTION BY CHAIRPERSON HUTTER TO RESCIND THE DESIGNATION OF THE SHERMAN HEIGHTS DISTRICT CONTRIBUTOR (HRB #207-203) LOCATED AT 543-547 25TH STREET ON THE BASIS OF NEW INFORMATION AND INFORMATION THAT WAS NOT PROPERLY CONSIDERED AT THE TIME OF DESIGNATION, INCLUDING SPECIFICALLY THE CONVERSION OF THE HOME FROM A SINGLE FAMILY RESIDENCE IDENTIFIED IN THE DPR FORM AS A HOUSE TO A DUPLEX AS WELL AS THE INFORMATION RELATING TO THE CHANGES TO THE SIDING AND THE WINDOW OPENINGS. Seconded by Boardmember Taylor. The motion passed by a vote of 4-2-0 with Boardmembers McCullough, Taylor, Winter, and Chair Hutter voting yea, with Boardmembers Byers and Woods voting no, and Boardmembers Coyle and Farley absent.

Note: This item was heard as the fourth discussion item.

ITEM-9 MIRA MESA COMMUNITY PLAN UPDATE HISTORIC PRESERVATION COMPONENT

Staff: Kelley Stanco, Bernie Turgeon

No public testimony in support of the designation.

No public testimony in opposition of the designation.

No speaker slips in favor received on this item.

No speaker slips received in opposition on this item.

BOARD ACTION:

CONSENT MOTION BY BOARDMEMBER BYERS APPROVING MIRA MESA COMMUNITY PLAN UPDATE HISTORIC PRESERVATION COMPONENT. Seconded by Boardmember Winter. The motion passed by a vote of 8-0-0 with Boardmembers Abrams, Byers, Cheng, McCullough, Taylor, Winter, Woods, and Chair Hutter voting yea, with Boardmembers Coyle and Farley absent.

	City of San Diego Development Services 1222 First Ave., MS-302 San Diego, CA 92101	<h1 style="text-align: right;">Community Planning Committee Distribution Form</h1>

Project Name: 3774 - 3780 5th Ave	Project Number: 1049650
--------------------------------------	----------------------------

Community: Uptown

For project scope and contact information (project manager and applicant),
log into OpenDSD at <https://aca.accela.com/SANDIEGO>.

Select "Search for Project Status" and input the Project Number to access project information.

<input checked="" type="checkbox"/> Vote to Approve <input type="checkbox"/> Vote to Approve with Conditions Listed Below <input type="checkbox"/> Vote to Approve with Non-Binding Recommendations Listed Below <input type="checkbox"/> Vote to Deny	Date of Vote: November 01, 2022
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# of Members Yes 10	# of Members No 0	# of Members Abstain 1
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Conditions or Recommendations:

No Action
(Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)

NAME: Mat Wahlstrom

TITLE: Chair, Uptown Planners	DATE: November 09, 2022
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Attach additional pages if necessary (maximum 3 attachments).

	City of San Diego Development Services 1222 First Ave., MS 302 San Diego, CA 92101 (619) 446-5000	Ownership Disclosure Statement	FORM DS-318
			October 2017

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

Project Title: 3774 5th Avenue **Project No. For City Use Only:** PTS-0698643

Project Address: 3774 5th Avenue
San Diego, CA 92103

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

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

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

Property Owner

Name of Individual: Michael Jasaitis Owner Tenant/Lessee Successor Agency

Street Address: 136 Juniper St

City: San Diego State: CA Zip: 92101

Phone No.: 619-261-4382 Fax No.: _____ Email: mikeytoyou8@cs.com

Signature: Michael J. Jasaitis Date: 11.22.21

Additional pages Attached: Yes No

Applicant

Name of Individual: Kalonymus, LLC (Max Zell) Owner Tenant/Lessee Successor Agency

Street Address: 13323 W Washington Blvd #204

City: Los Angeles State: CA Zip: 90066

Phone No.: 4159409547 Fax No.: _____ Email: max@kalonymus.com

Signature: [Signature] Date: 11/23/21

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

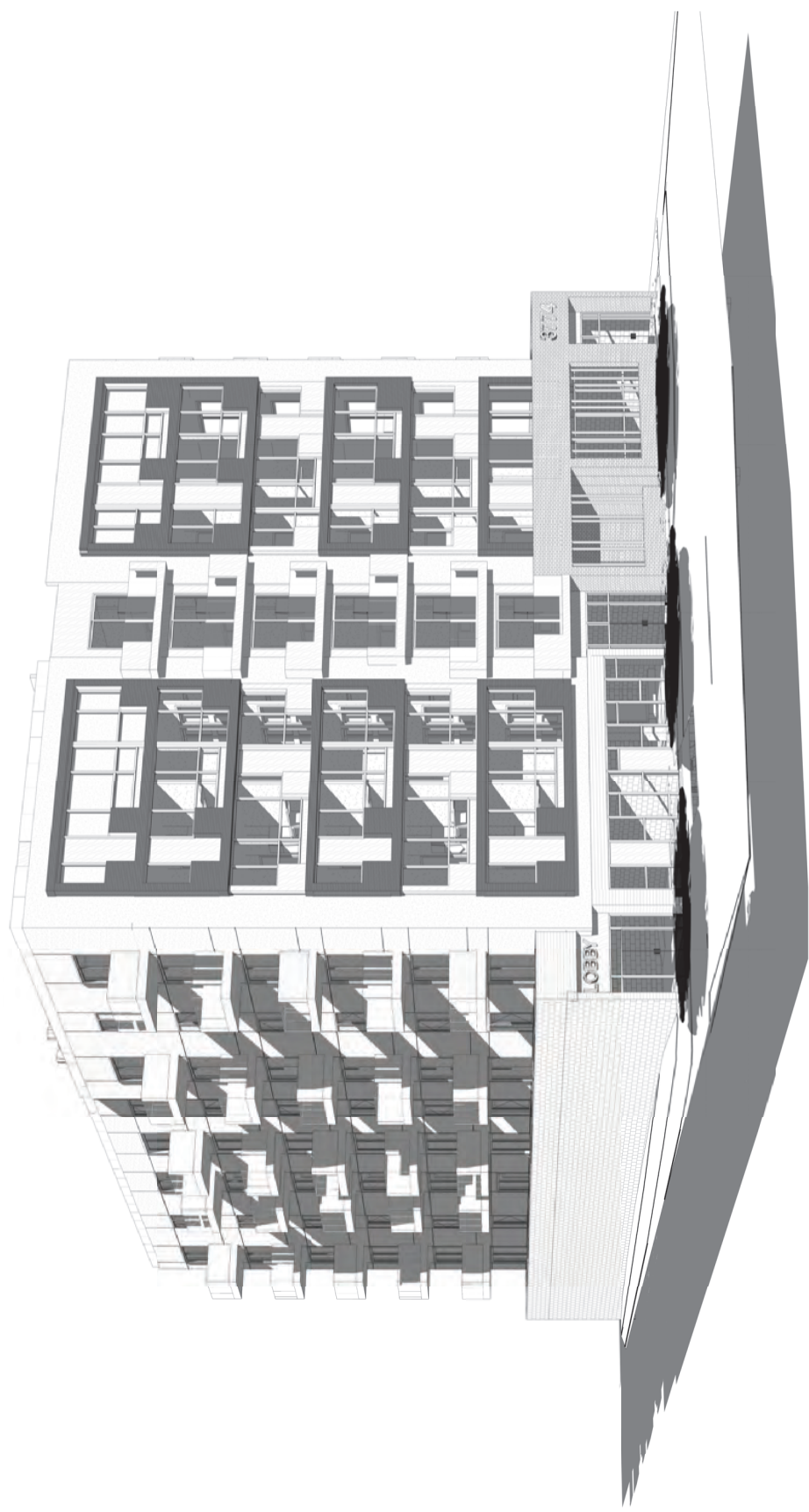
Printed on recycled paper. Visit our web site at www.sandiego.gov/development-services.
 Upon request, this information is available in alternative formats for persons with disabilities.



Fifth Ave Mixed-use
 3774 - 3780 Fifth Ave.
 San Diego, CA 92103

COVER SHEET

REVISION	NO
	SDP SUBMITTAL
5/29/2023	SDP RESUBMITTAL #1
8/12/2023	SDP RESUBMITTAL #2
8/22/2023	SDP RESUBMITTAL #3
10/05/2023	SDP RESUBMITTAL #4
Date:	10/15/21
Scale:	1/2" = 1'-0"
By:	Author
Project No:	2124
Page No:	T-0.00



5TH AVE MIXED-USE
3774 - 3780 Fifth Ave.
San Diego, CA 92103
SITE DEVELOPMENT PERMIT
RESUBMITTAL #4
OCTOBER 5, 2022

SYMBOLS LEGEND

SYMBOL	DESCRIPTION
	OWNER
	LANDSCAPE ARCHITECT
	CIVIL ENGINEER
	ARCHITECT
	BUILDING SECTION
	DETAIL NUMBER
	WALL REFERENCE
	WINDOW NUMBER
	MATERIAL REFERENCE
	COLOR REFERENCE
	REVISION
	PROJECT NORTH
	REFERENCE GRIDS
	CLEAR DIMENSION TO FACE OF FINISH

PROJECT DIRECTORY

OWNER: LANDSCAPE ARCHITECT: 1221 Hayes Avenue, San Diego, CA 92103
ARCHITECT: DPH Architects, LLP, 319 Main Street, San Diego, CA 92101
CIVIL ENGINEER: LFA, 319 Main Street, San Diego, CA 92101
NOTE: THIS IS NOT A PUBLIC HOUSING FACILITIES OWNED AND/OR OPERATED BY, FOR OR ON BEHALF OF A PUBLIC HOUSING AGENCY, AND IS NOT A SOCIAL SERVICE CENTER, 100% PRIVATE FUNDED.

LEGAL DESCRIPTION

TITLE LEGAL DESCRIPTION: THE LAND REFERRED TO HEREIN BELOW IS SITUED IN THE CITY OF SAN DIEGO, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:
 PARCEL A:
 LOTS 7 AND 8 IN BLOCK 6 OF NUTTS ADDITION, IN THE CITY OF SAN DIEGO, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 628 FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY ON APRIL 5, 1980.
 PARCEL B:
 APN: 452-056-15-00
 LOTS 9 AND 10 IN BLOCK 6 OF NUTTS ADDITION, IN THE CITY OF SAN DIEGO, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 628 FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY ON APRIL 5, 1980.
 APN: 452-056-14-00

CONSISTENCY DETERMINATION

ON BEHALF OF THE ARCHITECT, I HEREBY CERTIFY THAT THE STRUCTURE(S) OR MODIFICATION TO EXISTING STRUCTURE(S) SHOWN ON THESE PLANS DO NOT REQUIRE FEDERAL AVIATION ADMINISTRATION NOTIFICATION BECAUSE THE STRUCTURE(S) OR MODIFICATION TO EXISTING STRUCTURE(S) DO NOT EXCEED THE HEIGHTS, WIDTHS, OR SPANS SPECIFIED IN THE REGULATIONS OF FEDERAL AVIATION ADMINISTRATION (14 CFR PART 77). NOTIFICATION IS NOT REQUIRED. REFER TO INFORMATION BULLETIN 529: https://www.faa.gov/wwwww/sandiego.gov/sites/default/files/529016520.pdf

TRANSPORTATION AMENITY REQUIREMENT

TRANSPORTATION AMENITIES PROVIDED
 2. CHILD TRANSPORTATION STORAGE

RESIDENTIAL DENSITY

DENSITY: 1 DWELLING UNIT / 600SF OF LOT AREA
 ALLOWABLE: 1 DWELLING UNIT / 600SF OF LOT AREA
 LOT 7: 3,725 SF / 400 = 10
 LOT 8: 3,378 SF / 400 = 9
 LOT 9: 3,375 SF / 400 = 9
 LOT 10: 3,375 SF / 400 = 9
 TOTAL: 37

UNIT TABULATION

RESIDENTIAL	1 BR	37 UNITS
	2 BR	2 UNITS
	STUDIO	41 UNITS
		22 UNITS
		65 UNITS

AFFORDABLE HOUSING WAIVERS & INCENTIVES

1. WAIVER TO MINISTERIAL REVIEW PROCESS FOR DEVELOPMENT ABOVE 86FT CPOIZA OVERLAY HEIGHT LIMIT
2. WAIVER FROM SDMC 15.10564 FOR BUILDING ARTICULATION REQUIREMENTS
3. WAIVER FROM SDMC 142.1010 FOR LOADING ZONE REQUIREMENTS FOR VISITOR ACCOMMODATION UNITS

PROJECT FEATURES

1. THE NAMING OF THE DEVELOPMENT WILL BE IN RECOGNITION OF ALBERT B. COMMEMORATIVE ART PIECE TO BE INCLUDED ON THE BUILDING

PROJECT SUMMARY

SITE ADDRESS: 3774 - 3780 FIFTH AVENUE, SAN DIEGO, CA 92103
 APN: 4520561400
 APN: 4520561300
 COMMERCIAL - RESIDENTIAL & COMMERCIAL
 CITY OF SAN DIEGO, STATE OF CALIFORNIA

LEGAL JURISDICTION

CITY OF SAN DIEGO, STATE OF CALIFORNIA
 7. MOTORCYCLE SPACES ARE PROPOSED FROM LEVEL 4 THRU LEVEL 7.
 33. VEHICLE PARKING SPACES ARE PROPOSED FROM THE BASEMENT LEVEL THRU LEVEL 1, OF WHICH 2 ARE DESIGNATED AS ACCESSIBLE SPACES, 4 ELECTRIC VEHICLE CHARGING SPACES, 3 CARPOOL/LOW EMISSIONS VEHICLE SPACES AND 9 COMMERCIAL SPACES.
 20. BICYCLE STALLS ARE PROPOSED IN A DEDICATED RESIDENTIAL BIKE ROOM.
 COMMERCIAL AREA, 30,616 SQFT (1,000.0) = 3.1 SHORT-TERM BIKE SPACES.
 4 SPACES PROVIDED
 5% OF 9 PARKING SPACES = 1 LONG-TERM BIKE SPACE. 1 PROVIDED.

ZONING DESIGNATION AND OVERLAYS

COMMUNITY PLAN AREA (CPA): UPTOWN
 TRANSIT AREA OVERLAY ZONE (TAOZ)
 TRANSIT AREA OVERLAY ZONE (TAOZ)
 TRANSIT PRIORITY AREA (TPA)
 AFFORDABLE HOUSING PARKING DEMAND MEDIUM
 ALLOP AIRPORT AVIATION AREA (AAA)
 FAA PART 77 NOTICING AREA
 SDIA - UNDERGRG FIELD/85 TO 90 FEET ELEVATION ABOVE SEA LEVEL / 7000 TO 7500 FEET HORIZONTAL DISTANCE FROM RUNWAY
 LOT AREA: 13,905 SF

REQUIRED UTILITIES

SEWERAGE: TO ZERO MIN, 10FT MAX
 FLOOD: ZERO TO ZERO
 EASEMENTS: NONE

HEIGHT

ALLOWABLE NO HEIGHT LIMIT
 GROUND FLOOR = 15'-0"
 PROVIDED: 79FT 1IN

TYPE OF CONSTRUCTION

BASEMENT - SECOND FLOOR = TYPE I/A
 THIRD FLOOR TO ROOF = TYPE III/A

OCCUPANCY CLASSIFICATIONS

R-2 RESIDENTIAL
 A-2 RESTAURANT
 S-2 PARKING GARAGE
 GEOLGIC HAZARD CATEGORY: 2

NUMBER OF UNITS PROPOSED FOR DEMOLITION

0

LANDSCAPE AREA SQUARE FOOTAGE

EXISTING: 926 SF
 PROPOSED: COMMUNITY COMMERCIAL 0-100 DU/AC
 COMMUNITY COMMERCIAL 0-100 DU/AC

LAND USE DESIGNATION

EXISTING: COMMUNITY COMMERCIAL 0-100 DU/AC
 PROPOSED: COMMUNITY COMMERCIAL 0-100 DU/AC

PROJECT SUMMARY

SITE ADDRESS: 3774 - 3780 FIFTH AVENUE, SAN DIEGO, CA 92103
 APN: 4520561400
 APN: 4520561300
 COMMERCIAL - RESIDENTIAL & COMMERCIAL
 CITY OF SAN DIEGO, STATE OF CALIFORNIA

LEGAL JURISDICTION

CITY OF SAN DIEGO, STATE OF CALIFORNIA
 7. MOTORCYCLE SPACES ARE PROPOSED FROM LEVEL 4 THRU LEVEL 7.
 33. VEHICLE PARKING SPACES ARE PROPOSED FROM THE BASEMENT LEVEL THRU LEVEL 1, OF WHICH 2 ARE DESIGNATED AS ACCESSIBLE SPACES, 4 ELECTRIC VEHICLE CHARGING SPACES, 3 CARPOOL/LOW EMISSIONS VEHICLE SPACES AND 9 COMMERCIAL SPACES.
 20. BICYCLE STALLS ARE PROPOSED IN A DEDICATED RESIDENTIAL BIKE ROOM.
 COMMERCIAL AREA, 30,616 SQFT (1,000.0) = 3.1 SHORT-TERM BIKE SPACES.
 4 SPACES PROVIDED
 5% OF 9 PARKING SPACES = 1 LONG-TERM BIKE SPACE. 1 PROVIDED.

ZONING DESIGNATION AND OVERLAYS

COMMUNITY PLAN AREA (CPA): UPTOWN
 TRANSIT AREA OVERLAY ZONE (TAOZ)
 TRANSIT AREA OVERLAY ZONE (TAOZ)
 TRANSIT PRIORITY AREA (TPA)
 AFFORDABLE HOUSING PARKING DEMAND MEDIUM
 ALLOP AIRPORT AVIATION AREA (AAA)
 FAA PART 77 NOTICING AREA
 SDIA - UNDERGRG FIELD/85 TO 90 FEET ELEVATION ABOVE SEA LEVEL / 7000 TO 7500 FEET HORIZONTAL DISTANCE FROM RUNWAY
 LOT AREA: 13,905 SF

REQUIRED UTILITIES

SEWERAGE: TO ZERO MIN, 10FT MAX
 FLOOD: ZERO TO ZERO
 EASEMENTS: NONE

HEIGHT

ALLOWABLE NO HEIGHT LIMIT
 GROUND FLOOR = 15'-0"
 PROVIDED: 79FT 1IN

TYPE OF CONSTRUCTION

BASEMENT - SECOND FLOOR = TYPE I/A
 THIRD FLOOR TO ROOF = TYPE III/A

OCCUPANCY CLASSIFICATIONS

R-2 RESIDENTIAL
 A-2 RESTAURANT
 S-2 PARKING GARAGE
 GEOLGIC HAZARD CATEGORY: 2

NUMBER OF UNITS PROPOSED FOR DEMOLITION

0

LANDSCAPE AREA SQUARE FOOTAGE

EXISTING: 926 SF
 PROPOSED: COMMUNITY COMMERCIAL 0-100 DU/AC
 COMMUNITY COMMERCIAL 0-100 DU/AC

LAND USE DESIGNATION

EXISTING: COMMUNITY COMMERCIAL 0-100 DU/AC
 PROPOSED: COMMUNITY COMMERCIAL 0-100 DU/AC

RESIDENTIAL DENSITY

DENSITY: 1 DWELLING UNIT / 600SF OF LOT AREA
 ALLOWABLE: 1 DWELLING UNIT / 600SF OF LOT AREA
 LOT 7: 3,725 SF / 400 = 10
 LOT 8: 3,378 SF / 400 = 9
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UNIT TABULATION

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		65 UNITS

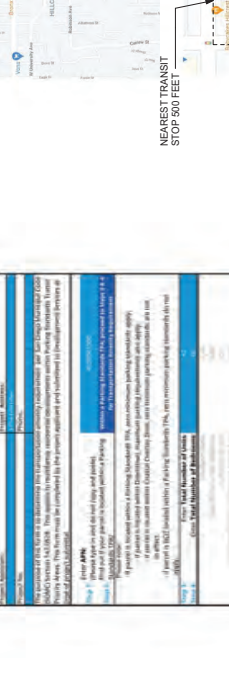
AFFORDABLE HOUSING WAIVERS & INCENTIVES

1. WAIVER TO MINISTERIAL REVIEW PROCESS FOR DEVELOPMENT ABOVE 86FT CPOIZA OVERLAY HEIGHT LIMIT
2. WAIVER FROM SDMC 15.10564 FOR BUILDING ARTICULATION REQUIREMENTS
3. WAIVER FROM SDMC 142.1010 FOR LOADING ZONE REQUIREMENTS FOR VISITOR ACCOMMODATION UNITS

PROJECT FEATURES

1. THE NAMING OF THE DEVELOPMENT WILL BE IN RECOGNITION OF ALBERT B. COMMEMORATIVE ART PIECE TO BE INCLUDED ON THE BUILDING

VICINITY MAP



LOCATION MAP



PROJECT DATA

3774 - 3780 FIFTH AVE Mixed-use
 San Diego, CA 92103

FLOOR AREA (SEE SHEET T-1.03)

ALLOWABLE FAR 2.0 - MIXED-USE BONUS 3.0 + 1.0 BELOW GRADE
 = TOTAL GROUND FLOOR FOR RESIDENTIAL USE: 2.0
 = 13,958 X 68 = 83,136 SF
 PROVIDED:
 RESIDENTIAL: 47,312 SF (61%)
 NON-RESIDENTIAL: 30,616 SF (39%)
 TOTAL: 77,928 SF FAR = 5.6

NON-RESIDENTIAL

OFFICE: 1,000 SF
 RESTAURANT: 2,960 SF
 TRANSIT/TRANSITATION UNITS: 21,646 SF (22 UNITS)
 PARKING: 4,011 SF

OPEN SPACE (SEE SHEET T-1.04)

COMMON OPEN SPACE
 REQUIRED: 43 UNITS (DWELLING)
 UNITS = 43 UNITS = 43 X 25 = 1,075 SF
 PROVIDED:
 Grand total: 4,967 SF

REVISION NO

REVISION	NO
1	10/15/21
2	10/15/21
3	10/15/21
4	10/15/21
5	10/15/21
6	10/15/21
7	10/15/21
8	10/15/21
9	10/15/21
10	10/15/21

By: Author
 Project No: 2124
 Page No: T-1.01





Fifth Ave Mixed-use
 3774 - 3780 Fifth Ave.
 San Diego, CA 92103

ZONING F.A.R. PLANS
 AND CALCULATIONS

REVISION	NO
1	SDP SUBMITTAL
2	SDP RESUBMITTAL #1
3	SDP RESUBMITTAL #2
4	SDP RESUBMITTAL #3
5	SDP RESUBMITTAL #4
Date:	10/19/21
Scale:	1" = 20'-0"
By:	Author
Project No:	2124
Page No:	T-1.03

ZONING CODE FLOOR AREA

GROSS FLOOR AREA PER 113.0234.

GROSS FLOOR AREA IS CALCULATED IN RELATIONSHIP TO THE BUILDING ENVELOPE. THE GROSS FLOOR AREA OF A BUILDING IS THE TOTAL AREA OF ALL FLOOR SURFACES, INCLUDING THE GROSS FLOOR AREA OF ALL BALCONIES, TERRACES, AND PATIOS. THE GROSS FLOOR AREA OF A BUILDING DOES NOT INCLUDE THE ELEMENTS LISTED IN SECTION 113.0234(D). THE TOTAL GROSS FLOOR AREA FOR A PREMISES IS REGULATED BY THE FLOOR AREA RATIO DEVELOPMENT STANDARD.

Area Schedule (F.A.R.) NON-RESIDENTIAL	
Level	Name
GROUND FLOOR	Non-residential - Office
1000 SF	
1000 SF	
GROUND FLOOR	Non-residential - Parking
5011 SF	
GROUND FLOOR	Non-residential - Restaurant
2980 SF	
2980 SF	
2ND FLOOR	Non-residential - Visitor Accommodation (VA) Units
10822 SF	
3RD FLOOR	Non-residential - Visitor Accommodation (VA) Units
10822 SF	
Total	21849 SF
	30616 SF

Area Schedule (F.A.R.) RESIDENTIAL	
Level	Name
GROUND FLOOR	Residential
4023 SF	
4023 SF	
5TH FLOOR	Residential
10822 SF	
10822 SF	
6TH FLOOR	Residential
10822 SF	
10822 SF	
7TH FLOOR	Residential
10822 SF	
10822 SF	
Total	47312 SF

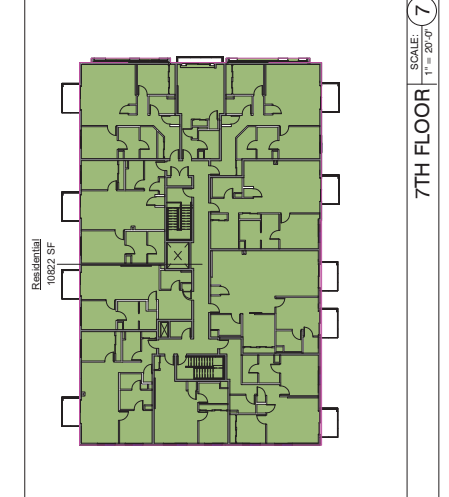
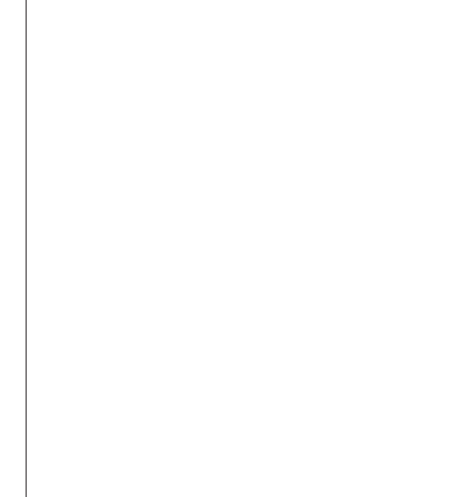
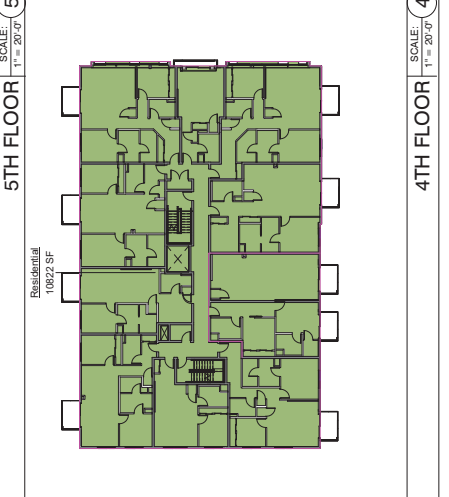
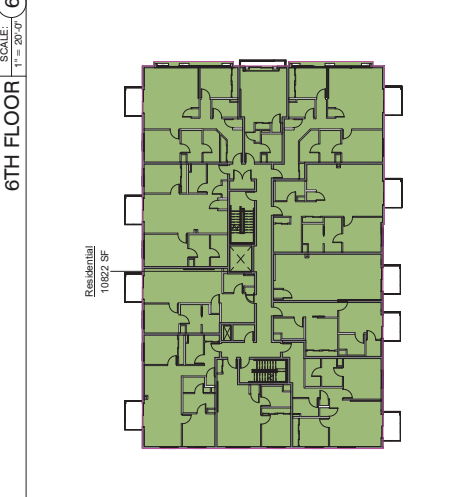
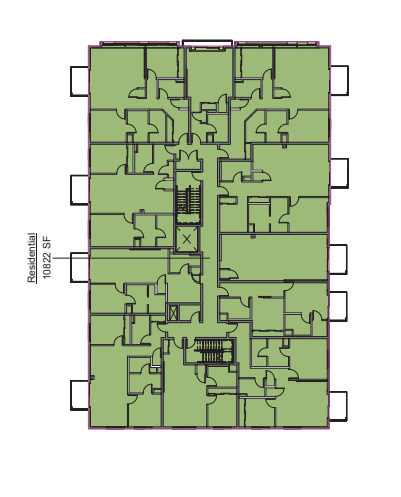
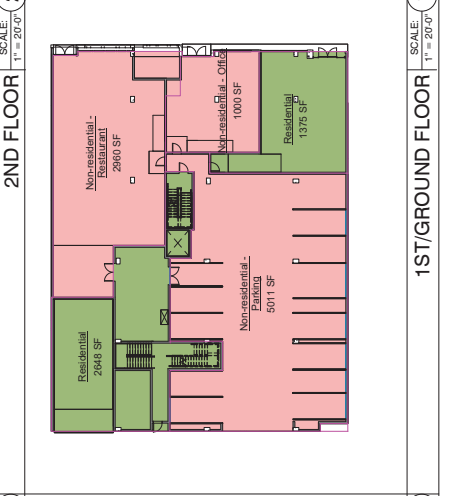
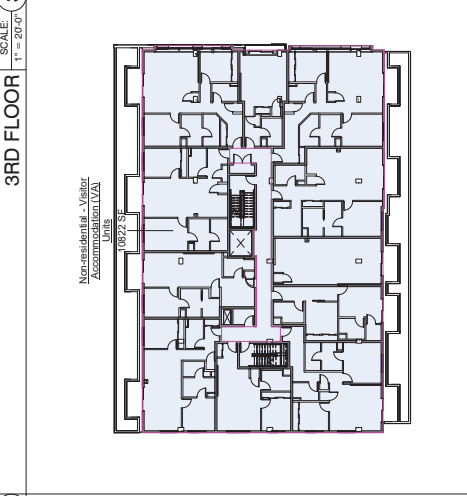
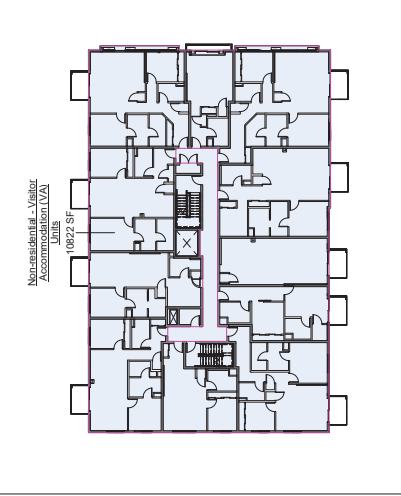
FLOOR AREA

ALL DWELLING UNITS SHALL BE MIXED-USE BONUS 3.0 + 1.0 BELOW GRADE PARKING INCENTIVE.

PROVIDED: RESIDENTIAL: 30,616 SF (39%)
 NON-RESIDENTIAL: 21,849 SF (61%)
 TOTAL: 52,465 SF (61%)
 FAR = 5.6

LEGEND

- RESIDENTIAL FLOOR AREA = 51,033 SF
- NON-RESIDENTIAL - VA UNITS FLOOR AREA = 22,336 SF
- NON-RESIDENTIAL - COMMERCIAL FLOOR AREA INCLUDING PARKING = 8,971 SF





Fifth Ave Mixed-use
 3774 - 3780 Fifth Ave.
 San Diego, CA 92103

OPEN SPACE
 CALCULATIONS

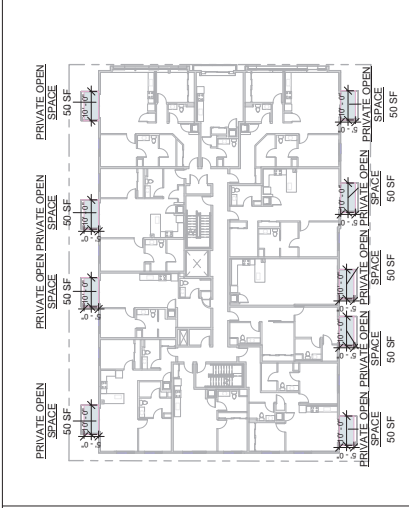
REVISION NO	1
DATE	10/21/21
BY	Author
PROJECT NO	2124
PAGE NO	T-1.04

COMMON OPEN SPACE:
 THE COMMON OPEN SPACE AREA SHALL BE AT LEAST 300 SQUARE FEET, OR 2.5 SQUARE FEET PER DWELLING UNIT, WHICHEVER IS GREATER.
 AT LEAST ONE AREA OF COMMON OPEN SPACE SHALL BE PROVIDED FOR THE USE OF THE TENANTS. THIS AREA SHALL BE IMPROVED AS A RECREATION AREA WITH SEATING FACILITIES. (C) ROOFED STRUCTURES MAY OCCUPY A MAXIMUM OF 50 PERCENT OF THE COMMON OPEN SPACE AREA. NO ENCLOSED BUILDINGS ARE PERMITTED IN THE COMMON OPEN SPACE AREA.
 REQUIRED: 43 DWELLING UNITS
 43 UNITS x 25 SF = 1,075 SF
 PROVIDED :

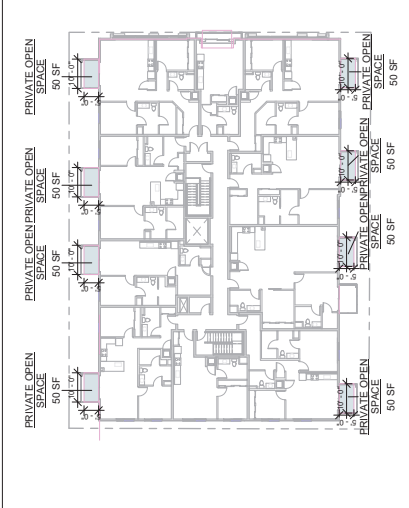
ROOF	4857 SF
Grand total	4857 SF

PRIVATE OPEN SPACE:
 AT LEAST 50 SQUARE FEET OF USABLE PRIVATE EXTERIOR OPEN SPACE SHALL BE PROVIDED FOR EACH DWELLING UNIT WITH A MINIMUM DIMENSION OF 4 FEET.
 WHERE PRIVATE EXTERIOR OPEN SPACE IS NOT PROVIDED AT THE UNIT LEVEL, PRIVATE EXTERIOR OPEN SPACE IN ADDITION TO REQUIREMENT OF SECTION 131.04.06 SHALL BE PROVIDED AS ALTERNATIVE COMPLIANCE.
 REQUIRED: 43 DWELLING UNITS
 43 UNITS x 50 SF = 2,150 SF
 PROVIDED:
 36 UNITS x 50 SF = 1,750 SF
 COMMON OPEN SPACE AT ROOF AS ALTERNATIVE = 400 SF

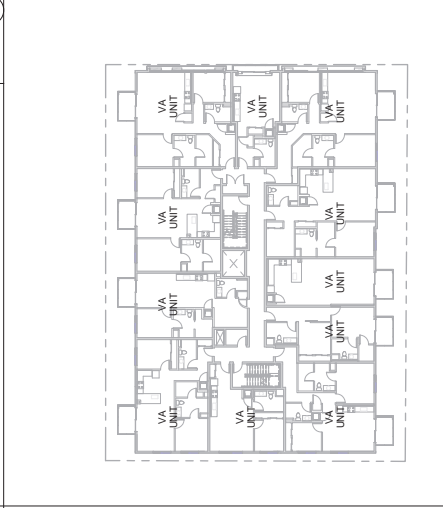
4TH FLOOR	PRIVATE OPEN SPACE	1450 SF
5TH FLOOR	PRIVATE OPEN SPACE	1450 SF
6TH FLOOR	PRIVATE OPEN SPACE	1450 SF
7TH FLOOR	PRIVATE OPEN SPACE	1450 SF
ROOF	PRIVATE OPEN SPACE	400 SF
Grand total:		2150 SF



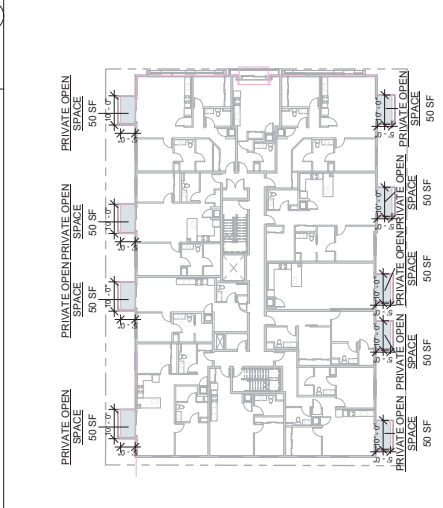
4TH FLOOR SCALE: 1" = 20'-0"



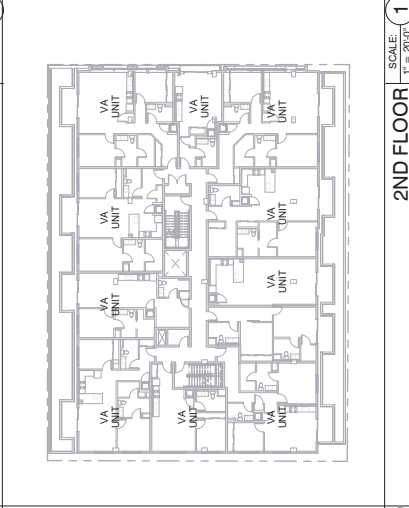
7TH FLOOR SCALE: 1" = 20'-0"



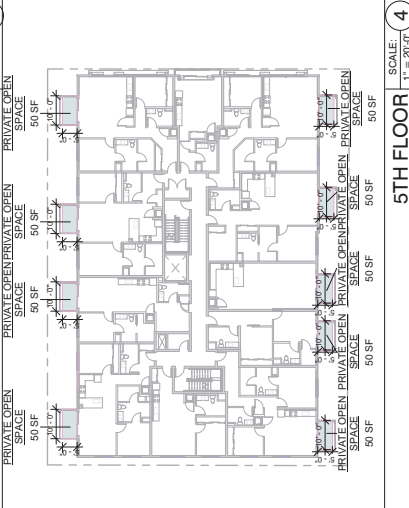
3RD FLOOR SCALE: 1" = 20'-0"



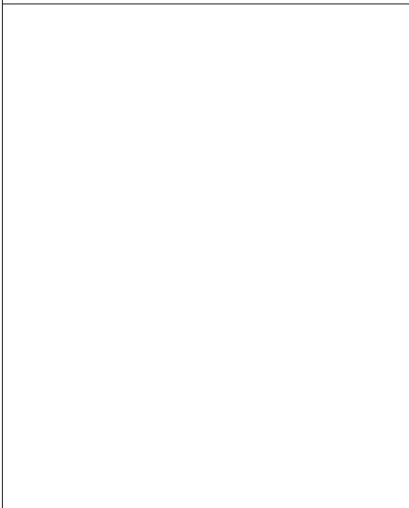
6TH FLOOR SCALE: 1" = 20'-0"



2ND FLOOR SCALE: 1" = 20'-0"



5TH FLOOR SCALE: 1" = 20'-0"



ROOF SCALE: 1" = 20'-0"



Fifth Ave Mixed-use
 3774 - 3780 Fifth Ave.
 San Diego, CA 92103

RENTABLE AREA

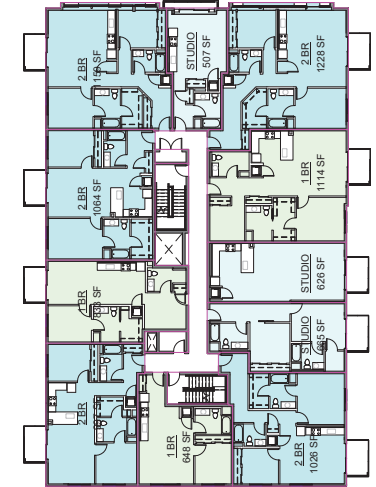
REVISION NO	NO
DATE	05/02/22
BY	Author
PROJECT NO	1214
PAGE NO	8

Area Schedule (Rentable) VA UNITS

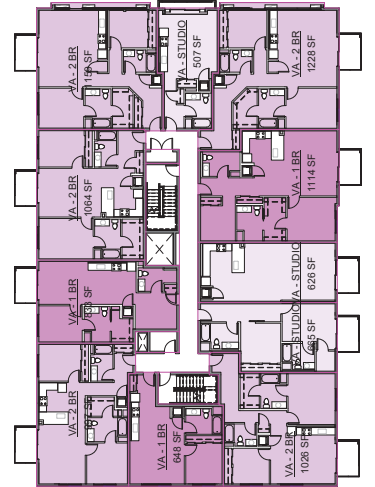
2ND FLOOR	201 VA-2 BR	1064 SF
VA UNITS	202 VA-2 BR	1159 SF
VA UNITS	203 VA-STUDIO	507 SF
VA UNITS	204 VA-2 BR	1228 SF
VA UNITS	205 VA-1 BR	1114 SF
VA UNITS	206 VA-1 BR	626 SF
VA UNITS	207 VA-2 BR	1064 SF
VA UNITS	208 VA-2 BR	1228 SF
VA UNITS	209 VA-1 BR	1114 SF
VA UNITS	210 VA-2 BR	977 SF
VA UNITS	211 VA-1 BR	853 SF
3RD FLOOR	301 VA-2 BR	1064 SF
VA UNITS	302 VA-2 BR	1159 SF
VA UNITS	303 VA-STUDIO	507 SF
VA UNITS	304 VA-2 BR	1228 SF
VA UNITS	305 VA-1 BR	1114 SF
VA UNITS	306 VA-STUDIO	626 SF
VA UNITS	307 VA-2 BR	1064 SF
VA UNITS	308 VA-2 BR	1228 SF
VA UNITS	309 VA-1 BR	1114 SF
VA UNITS	310 VA-2 BR	977 SF
VA UNITS	311 VA-1 BR	853 SF
Grand total: 22		19731 SF

Area Schedule (Rentable) RESIDENTIAL

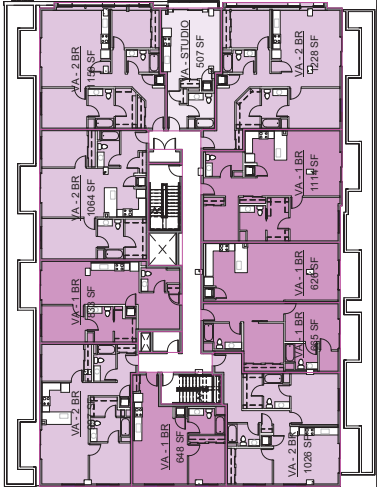
4TH FLOOR	401 2 BR	1064 SF
RESIDENTIAL	402 2 BR	1159 SF
RESIDENTIAL	403 STUDIO	507 SF
RESIDENTIAL	404 2 BR	1228 SF
RESIDENTIAL	405 1 BR	1114 SF
RESIDENTIAL	406 STUDIO	626 SF
RESIDENTIAL	408 2 BR	1026 SF
RESIDENTIAL	409 1 BR	648 SF
RESIDENTIAL	410 2 BR	977 SF
RESIDENTIAL	411 1 BR	853 SF
RESIDENTIAL	707 STUDIO	165 SF
5TH FLOOR	501 2 BR	1064 SF
RESIDENTIAL	502 2 BR	1159 SF
RESIDENTIAL	503 STUDIO	507 SF
RESIDENTIAL	504 2 BR	1228 SF
RESIDENTIAL	505 1 BR	1114 SF
RESIDENTIAL	506 STUDIO	626 SF
RESIDENTIAL	508 2 BR	1026 SF
RESIDENTIAL	509 1 BR	648 SF
RESIDENTIAL	510 2 BR	977 SF
RESIDENTIAL	511 1 BR	853 SF
6TH FLOOR	601 2 BR	1064 SF
RESIDENTIAL	602 2 BR	1159 SF
RESIDENTIAL	603 STUDIO	507 SF
RESIDENTIAL	604 2 BR	1228 SF
RESIDENTIAL	605 1 BR	1114 SF
RESIDENTIAL	606 STUDIO	626 SF
RESIDENTIAL	607 STUDIO	665 SF
RESIDENTIAL	608 2 BR	1026 SF
RESIDENTIAL	609 1 BR	648 SF
RESIDENTIAL	610 2 BR	977 SF
RESIDENTIAL	611 1 BR	853 SF
7TH FLOOR	701 2 BR	1064 SF
RESIDENTIAL	702 2 BR	1159 SF
RESIDENTIAL	703 STUDIO	507 SF
RESIDENTIAL	704 2 BR	1228 SF
RESIDENTIAL	705 1 BR	1114 SF
RESIDENTIAL	706 STUDIO	626 SF
RESIDENTIAL	708 2 BR	1026 SF
RESIDENTIAL	709 1 BR	648 SF
RESIDENTIAL	710 2 BR	977 SF
RESIDENTIAL	711 1 BR	853 SF
Grand total: 43		39483 SF



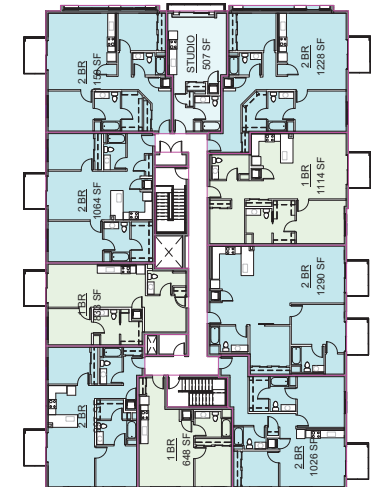
4TH FLOOR
 SCALE: 1/16" = 1'-0"



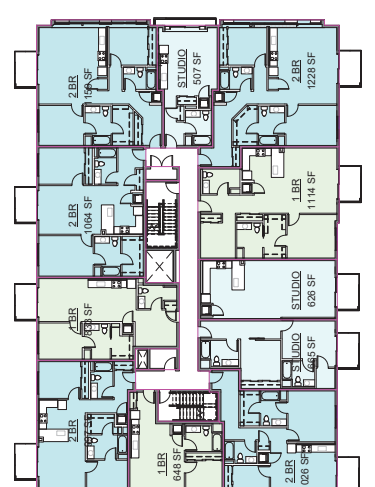
3RD FLOOR
 SCALE: 1/16" = 1'-0"



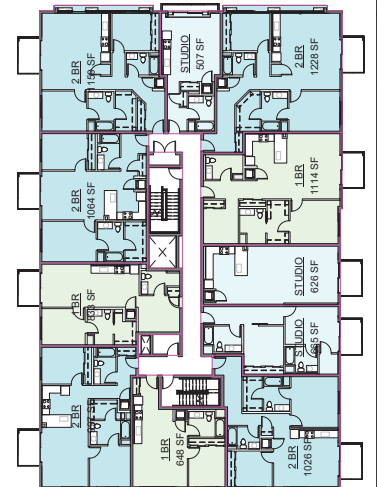
2ND FLOOR
 SCALE: 1/16" = 1'-0"



7TH FLOOR
 SCALE: 1/16" = 1'-0"



6TH FLOOR
 SCALE: 1/16" = 1'-0"



5TH FLOOR
 SCALE: 1/16" = 1'-0"



Fifth Ave Mixed-use
3774 - 3780 Fifth Ave.
San Diego, CA 92103

SWOMP



DATE: 11/07/2020
REVISION: NO

NO. OF SHEETS: 10
NO. OF SHEETS USED: 10

NO. OF SHEETS USED: 10
NO. OF SHEETS USED: 10

NO. OF SHEETS USED: 10
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NO. OF SHEETS USED: 10

NO. OF SHEETS USED: 10
NO. OF SHEETS USED: 10

PROJECT SITE CHARACTERISTICS	
CONCRETE PAVING	13,601
TOTAL TRIBUTARY AREA (S.F.)	13,601
IMPERVIOUS AREA (S.F.)	11,679
IMPERVIOUS %	86%
TOTAL PERVIOUS AREA PROVIDED (S.F.)	1,922
50TH PERCENTILE RAINFALL DEPTH (IN)	0.52
DOY	531

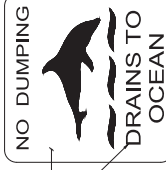
- LEGEND**
- PROPERTY LINE
 - CONCRETE PAVING
 - PLANTER AREA
 - BASEMENT BUILDING WALL
 - RETAINING WALL (PER STRUCTURAL PLANS)
 - LANDSCAPE AREA (PER LANDSCAPE PLANS)
 - CONCRETE PAVING
 - PLANTER AREA
 - STORM DRAIN PIPE
 - AREA DRAIN

CONSTRUCTION NOTES

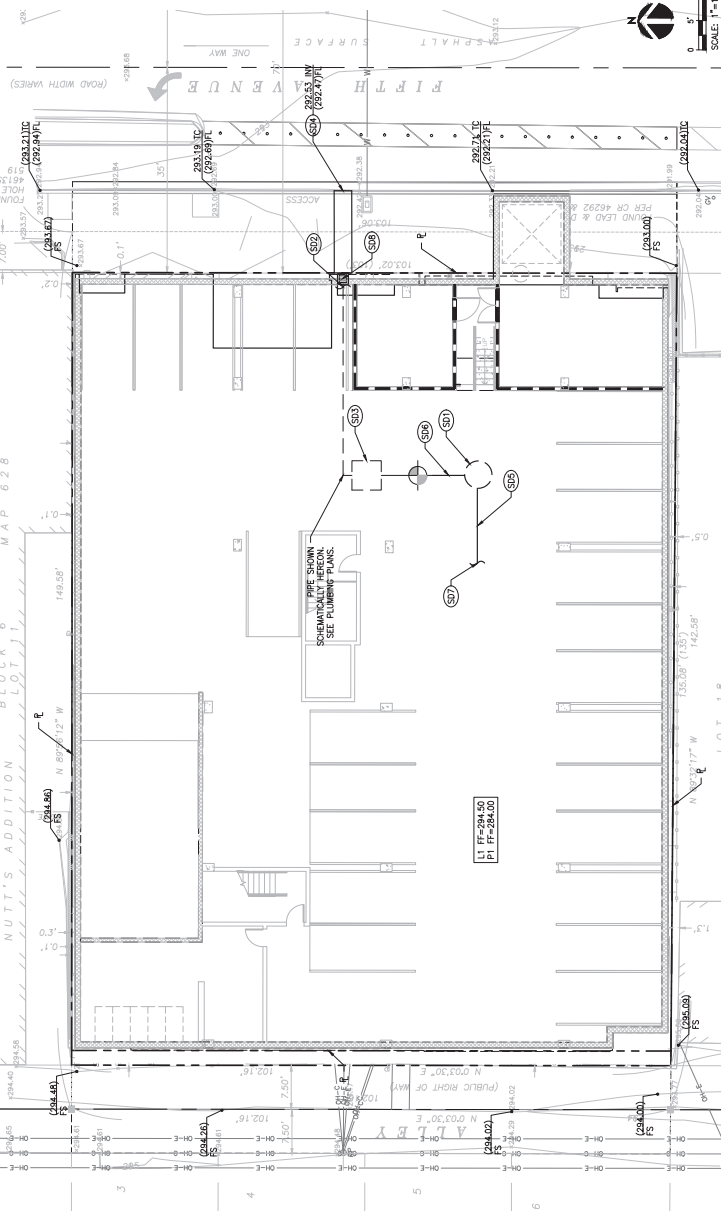
- STORM DRAIN**
- INSTALL DRIVELL PER DETAIL 1, SHEET C-3.01.
 - STORM DRAIN OVERFLOW POINT OF CONNECTION. SEE PLUMBING PLANS FOR CONTINUATION.
 - SUMP PUMP PER OTHERS. SHOWN SCHEMATICALLY HEREON.
 - INSTALL SIDEWALK UNDERDRAIN PIPE PER CITY OF SAN DIEGO STANDARD DRAWING D-27.
 - STORM DRAIN CONVEYANCE PIPING SHOWN FOR REFERENCE ONLY.
 - OVERFLOW PIPE SHOWN FOR REFERENCE ONLY.
 - STORM DRAIN POINT OF CONNECTION. SEE PLUMBING PLANS FOR CONTINUATION FROM ROOF DRAINING.
 - INSTALL 18"x18" GATCH BASIN.

NOTES

- ALL DOWNSPOUTS TO DRAIN TO PROPOSED BMPS. SEE PLUMBING PLANS.
- SEE SHEET C-3.01 FOR LANDSCAPE AREAS ABOVE GRADE.
- SEE SHEET C-3.01 FOR DRIVELL CALCULATIONS.



1 STORM DRAIN STENCIL DETAIL
C-3.01 N.T.S.



Appendix B - Stormwater Pollutant Control Hydrologic Calculations and Storage Requirements

Worksheet 1: Tabular Summary of Pollutants

Tabular Summary of Pollutants		Worksheet 1-1							
DMA #1	Inflow Area (Acres)	% Imp	HSG Coefficient	D	DOY	Total BMP Volume (cu-ft)	Volume of BMP Construction (cu-ft)	Volume of BMP Construction (cu-ft)	Volume of BMP Construction (cu-ft)
1	0.31	86%	0.51	DW-1	531	0.31	0.31	0.31	0.31

Notes: DMA = Drainage Management Area; Imp = Imperviousness; HSG = Hydrologic Soil Group; DOY = Design Capture Volume; BMP = Best Management Practice; POC = Point of Compliance; ID = Identifier; No. = Number

By: RP
Project No: 2124
Page No: C-3.00

Scale: AS NOTED
Date: 10/09/2020
Sheet: AS NOTED

NO. OF SHEETS: 10
NO. OF SHEETS USED: 10

NO. OF SHEETS USED: 10
NO. OF SHEETS USED: 10

NO. OF SHEETS USED: 10
NO. OF SHEETS USED: 10

NO. OF SHEETS USED: 10
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NO. OF SHEETS USED: 10
NO. OF SHEETS USED: 10

NO. OF SHEETS USED: 10
NO. OF SHEETS USED: 10

NO. OF SHEETS USED: 10
NO. OF SHEETS USED: 10



San Diego, CA 92103
 3774 - 3780 Fifth Ave.
 Fifth Ave Mixed-use

UTILITY PLAN



DATE: 11/17/2020	REVISION: 100
NO. 1	SEP SUBMITTAL
NO. 2	SEP SUBMITTAL #1
NO. 3	SEP SUBMITTAL #2
NO. 4	SEP SUBMITTAL #3
NO. 5	SEP SUBMITTAL #4
DATE: 10/09/2022	Scale: AS NOTED
By: RP	Project No: 2124
Page No: C-4.00	

- LEGEND**
- PROPERTY LINE
 - CONCRETE PAVING
 - PLANTER AREA
 - BASEMENT BUILDING WALL
 - RETAINING WALL (PER STRUCTURAL PLANS)
 - POINT OF CONNECTION
 - COMBINATION POINT
 - BACKFLOW ASSEMBLY
 - WATER METER BOX
 - WATER WAVE

CONSTRUCTION NOTES

DOMESTIC WATER

(M) CONTRACTOR TO FIELD VERIFY LOCATION OF EXISTING WATER MAIN. CONTRACTOR TO COORDINATE WITH CITY OF SAN DIEGO WATER DEPARTMENT FOR COORDINATION PURPOSES ONLY.

(N) CONTRACTOR TO VERIFY LOCATION OF EXISTING WATER MAIN FROM BUILDING FACE. SEE PLUMBING DRAWINGS FOR CONTINUATION, DETAIL AND SPECIFICATION.

(O) INSTALL 2" WATER PIPE.

(P) INSTALL 2" REDUCED PRESSURE BACKFLOW PREVENTER. SIZE TO BE CONFIRMED DURING INSPECTOR REVIEW.

(Q) CONTRACTOR TO ORDER FIRE WATER SERVICE AND CUT IN TEE TO EXISTING WATER MAIN. SIZE PER THE SPRINKLER DESIGN PLANS.

(R) 6" FIRE WATER PIPE. SIZE PER FIRE SPRINKLER DESIGN PLANS.

(S) INSTALL 6" REDUCED PRESSURE DETECTOR ASSEMBLY. SIZE TO BE CONFIRMED DURING INSPECTOR REVIEW.

(T) CONTRACTOR TO VERIFY LOCATION OF EXISTING WATER MAIN FROM BUILDING FACE. SEE PLUMBING DRAWINGS FOR CONTINUATION, DETAIL AND SPECIFICATION.

(U) INSTALL 4" WATER PIPE.

FIRE WATER

(V) CONTRACTOR TO ORDER FIRE WATER SERVICE AND CUT IN TEE TO EXISTING WATER MAIN. SIZE PER THE SPRINKLER DESIGN PLANS.

(W) 6" FIRE WATER PIPE. SIZE PER FIRE SPRINKLER DESIGN PLANS.

(X) INSTALL 6" REDUCED PRESSURE DETECTOR ASSEMBLY. SIZE TO BE CONFIRMED DURING INSPECTOR REVIEW.

(Y) CONTRACTOR TO VERIFY LOCATION OF EXISTING WATER MAIN FROM BUILDING FACE. SEE PLUMBING DRAWINGS FOR CONTINUATION, DETAIL AND SPECIFICATION.

SANITARY SEWER

(Z) CONNECT TO EXISTING SANITARY SEWER PIPE PER CITY OF SAN DIEGO STANDARD DRAWING CONTRACTOR TO VERIFY HORIZONTAL AND VERTICAL LOCATION OF PIPE PRIOR TO CONNECTION.

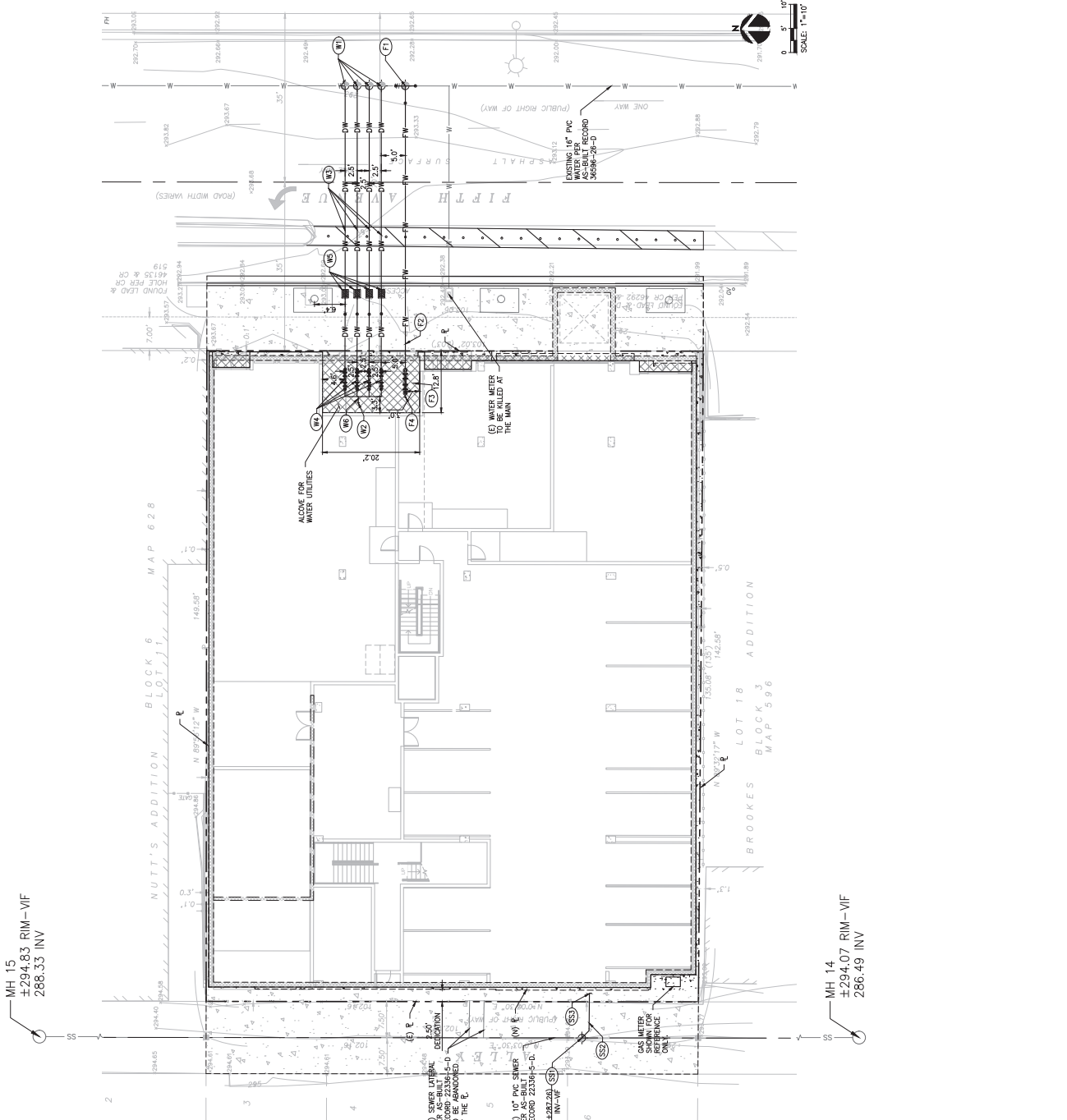
(AA) 6" PVC SANITARY SEWER PIPE PER CITY OF SAN DIEGO STANDARD DRAWING CONTRACTOR TO VERIFY HORIZONTAL AND VERTICAL LOCATION OF PIPE PRIOR TO CONNECTION.

(AB) POINT OF CONNECTION 5' FROM BUILDING FACE. REFER TO PLUMBING DRAWINGS FOR CONTINUATION, DETAIL AND SPECIFICATIONS.

NOTE:

1. CONTRACTOR TO FIELD VERIFY LOCATION OF EXISTING WATER MAIN. CONTRACTOR TO COORDINATE WITH CITY OF SAN DIEGO WATER DEPARTMENT FOR COORDINATION PURPOSES ONLY.

2. THE APPROVAL OF THE WATER METERS WILL BE FINALIZED DURING THE INSPECTOR REVIEW.



MH 15
 ±294.83 RIM-VIF
 286.33 INV

MH 14
 ±294.07 RIM-VIF
 286.49 INV

(E) SINKER LATERAL PER AS-BUILT RECORD TO BE ABANDONED AT THE E.

(E) 10" PVC SINKER PER AS-BUILT RECORD 22358-5-D. (4-282-28) INV-VIF

GAS METER SHALL BE INSTALLED AT THE MAIN FOR SERVICE ONLY.



PROJECT DATA

SITE ADDRESS: 3774 - 3780 FIFTH AVENUE, SAN DIEGO, CA 92103
 APN: 4520261400
 APN: 4520261300

BUILDING USE: COMMERCIAL RESIDENTIAL & COMMERCIAL

LEGAL JURISDICTION: CITY OF SAN DIEGO, STATE OF CALIFORNIA

SCOPE OF WORK: SITE DEVELOPMENT PERMIT FOR THE CONSTRUCTION OF A NEW SEVEN (7) STORY BUILDING ABOVE GRADE WITH COMMERCIAL (AT GRADE LEVEL) + RESIDENTIAL USES WITH ONE (1) SUBTERRANEAN PARKING LEVEL.
 30,616 SF OF NON-RESIDENTIAL USES PROVIDED. 2,969 SF RESTAURANT, 1,000 SF OFFICE AND 5,011 SF PARKING ON THE GROUND FLOOR. 21,665 SF FOR 22 VISITOR AND 1,000 SF FOR 10 VISITOR ON LEVELS 2-3. THE GROUND FLOOR USED IS PROPOSED WITH ACTIVATED PEDESTRIAN ACCESS APPROXIMATELY ALONG FIFTH AVENUE.

43 RESIDENTIAL DWELLING UNITS ARE PROPOSED FROM LEVEL 4 THRU LEVEL 7.
 33 VEHICLE PARKING SPACES ARE PROPOSED FROM THE BASEMENT LEVEL THRU LEVEL 0 OF WHICH 2 ARE DESIGNATED AS ACCESSIBLE SPACES, 4 ELECTRIC VEHICLE CHARGING SPACES, 3 CARPOOL/LOW EMISSIONS VEHICLE SPACES AND 9 COMMERCIAL SPACES.

7 MOTORCYCLE SPACES ARE PROPOSED FROM THE BASEMENT LEVEL THRU LEVEL 1.5 DEDICATED RESIDENTIAL 1 DEDICATED COMMERCIAL.

28 BICYCLE STALLS ARE PROPOSED IN A DEDICATED RESIDENTIAL BIKE ROOM.

COMMERCIAL AREA 30,616 SQFT (1,000 (0.1) = 3.1 SHORT-TERM BIKE SPACES, 4 SPACES PROVIDED.

5% OF 9 PARKING SPACES = 1 LONG-TERM BIKE SPACE. 1 PROVIDED.

ZONING DESIGNATION AND OVERLAYS
 ZONE DESIGNATION: CC-3-9
 COMMUNITY PLAN AREA: (CPA) 10700N
 COMMUNITY PLAN AREA DESIGNATION OVERLAY ZONE (CPOD-A)
 TRANSIT AREA OVERLAY ZONE (TAOZ)
 PARKING STANDARDS TRANSIT PRIORITY AREA (PSTPA)
 AFFORDABLE HOUSING PARKING DEMAND
 MEDIUM
 ALAUG 2017 INFLUENCE AREA (IA)
 SDIA - LINDBERGH FIELDS TO 90 FEET ELEVATION ABOVE SEA LEVEL / 7000 TO 1500 FEET HORIZONTAL DISTANCE FROM RUNWAY
 FAA PART 77 NOTICING AREA
 LOT AREA: 13,905 SF

SETBACKS REQUIRED
 FRONT: ZERO MIN. 10 FT MAX
 REAR: 10 FT MAX
 SIDE: 10 FT OR ZERO
 EASEMENTS: NONE

HEIGHT
 ALLOWABLE: NO HEIGHT LIMIT
 GROUND FLOOR = 13'-0"
 PROVIDED 79 FT 11"

TYPE OF CONSTRUCTION
 BASEMENT SECOND FLOOR = TYPE I/A
 THIRD FLOOR TO ROOF = TYPE III/A

OCCUPANCY CLASSIFICATIONS
 R-2 RESIDENTIAL
 A-2 RESTAURANT
 S-2 PARKING GARAGE

GEOLOGIC HAZARD CATEGORY
 32

NUMBER OF (E) UNITS PROPOSED FOR DEMOLITION
 0

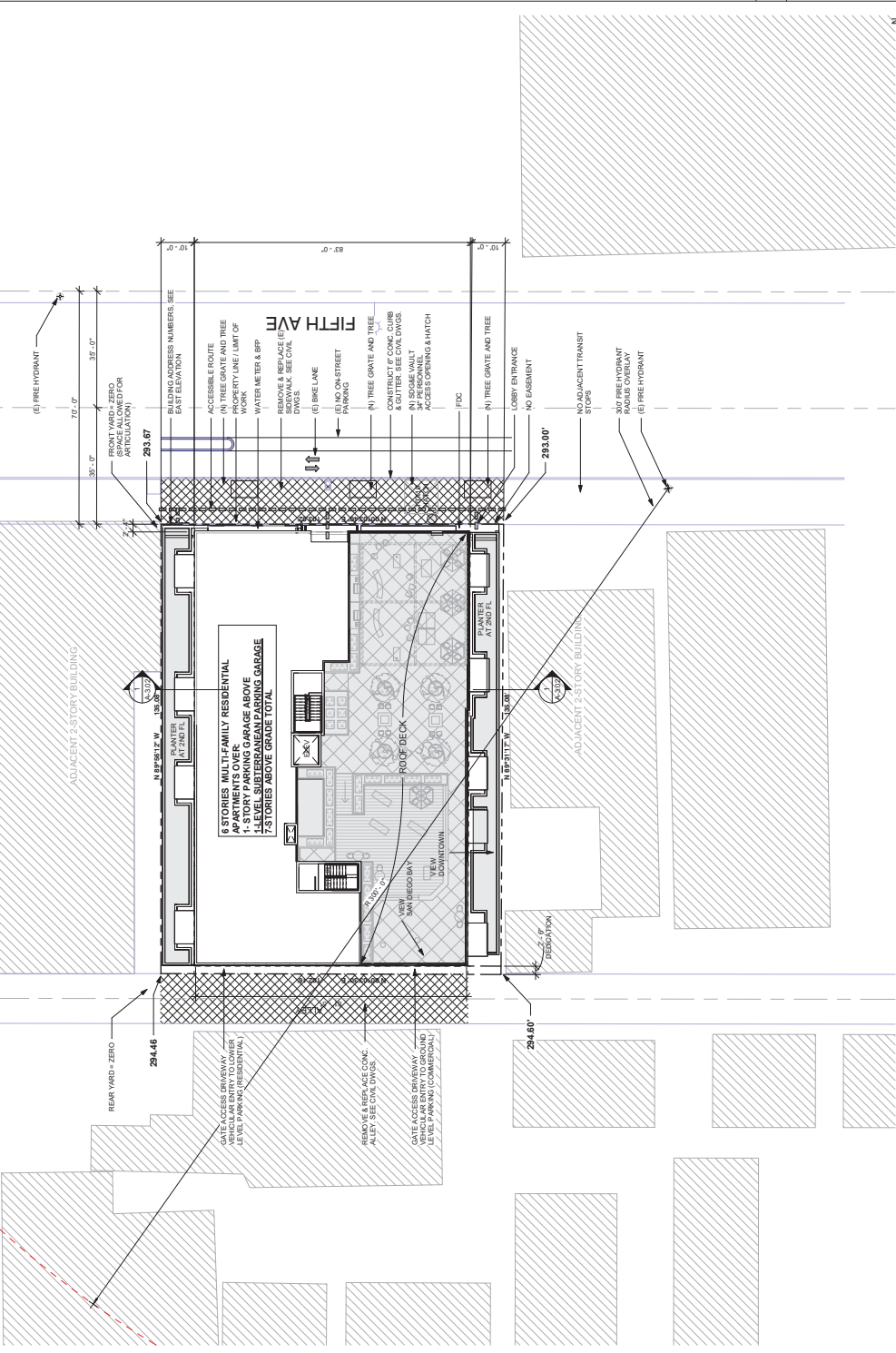
LANDSCAPE AREA & SQUARE FOOTAGE
 263 SF

LAND USE DESIGNATION
 ECORP/TRANSIT COMMERCIAL (C-1) 68 DU/AC
 PROPOSED: COMMUNITY COMMERCIAL (C-1) 90 DU/AC

REVISION NO

1	10/15/21	SDP SUBMITTAL
2	10/15/21	SDP RESUBMITTAL #1
3	10/15/21	SDP RESUBMITTAL #2
4	10/15/21	SDP RESUBMITTAL #3
5	10/15/21	SDP RESUBMITTAL #4

Date: 10/15/21
 Scale: As Indicated
 By: Author
 Project No: 2124
 Page No: A-1.02



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

LEGEND

- EXTENT OF OFFSITE IMPROVEMENTS. SEE CIVIL DWGS.
- EXISTING BUILDINGS



Fifth Ave Mixed-use
3774 - 3780 Fifth Ave.
San Diego, CA 92103

BASEMENT LEVEL
PLAN

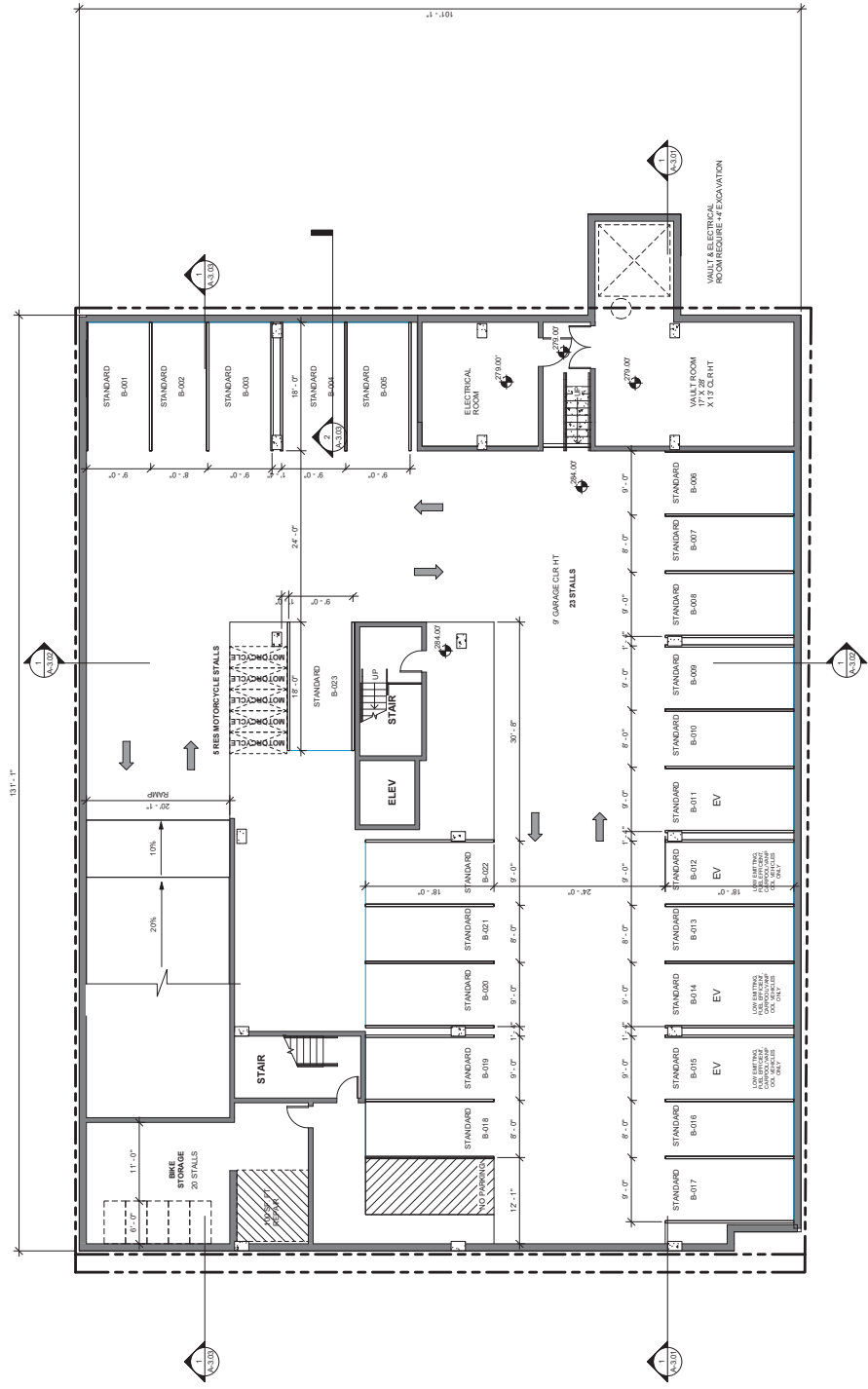
REVISION	NO
1	SP SUBMITTAL
2	SP SUBMITTAL
3	SP SUBMITTAL
4	SP SUBMITTAL

Date: 06/10/20
Scale: 1/8" = 1'-0"
By: Author
Project No: 2124

Page No: A-2.00



O-BASEMENT SCALE: 1/8" = 1'-0" 1





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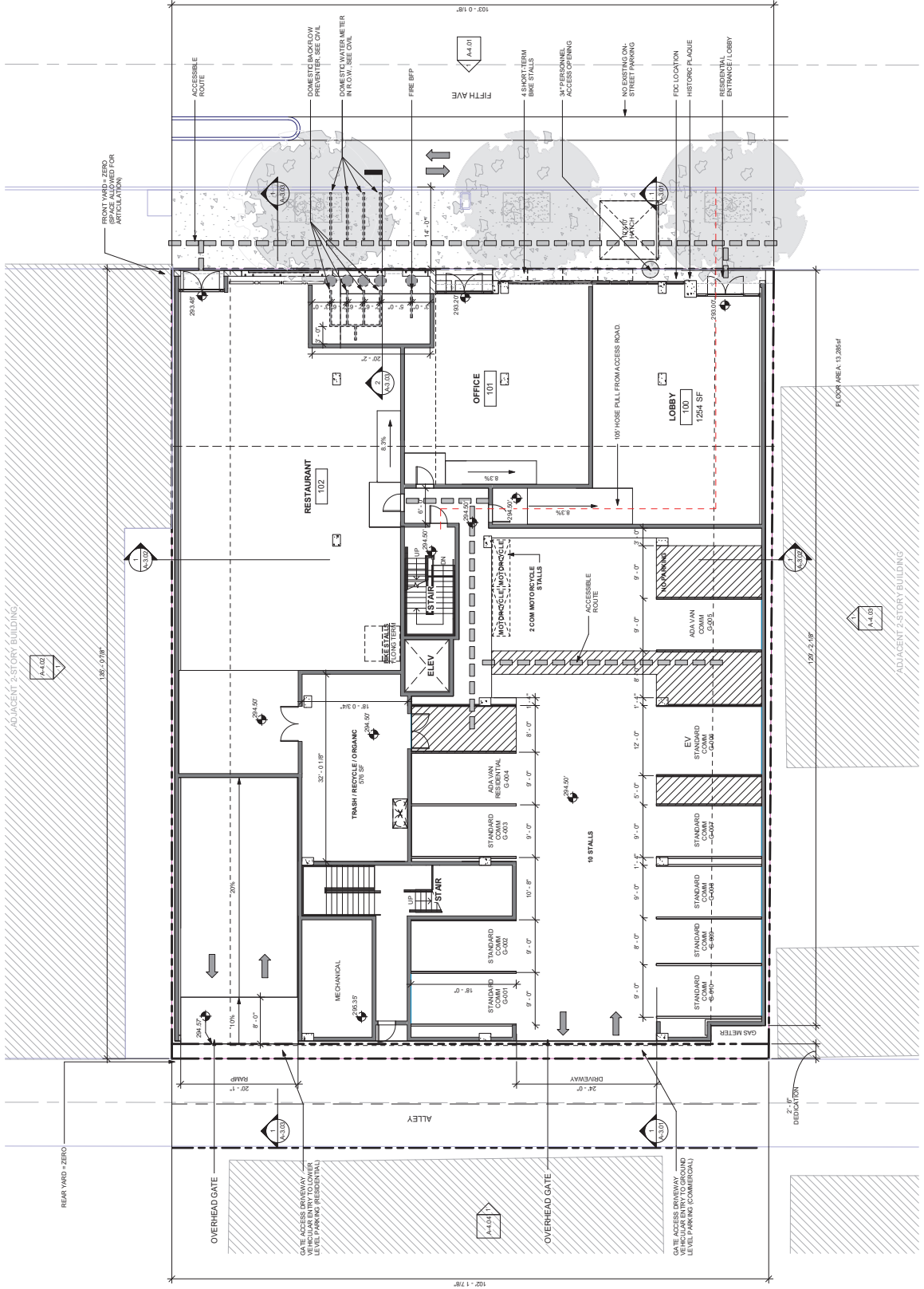
1ST/GROUND FLOOR
PLAN

REVISION	NO
1	10/10/2020
2	10/10/2020
3	10/10/2020
4	10/10/2020

Project No: 2124
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1ST/GROUND FLOOR SCALE: 1/8" = 1'-0"





Fifth Ave Mixed-use
3774 - 3780 Fifth Ave.
San Diego, CA 92103

2ND FLOOR PLAN

REVISION	NO
1	10/20/20
2	11/20/20
3	12/20/20
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409	



Fifth Ave Mixed-use
 3774 - 3780 Fifth Ave.
 San Diego, CA 92103

4TH FLOOR PLAN

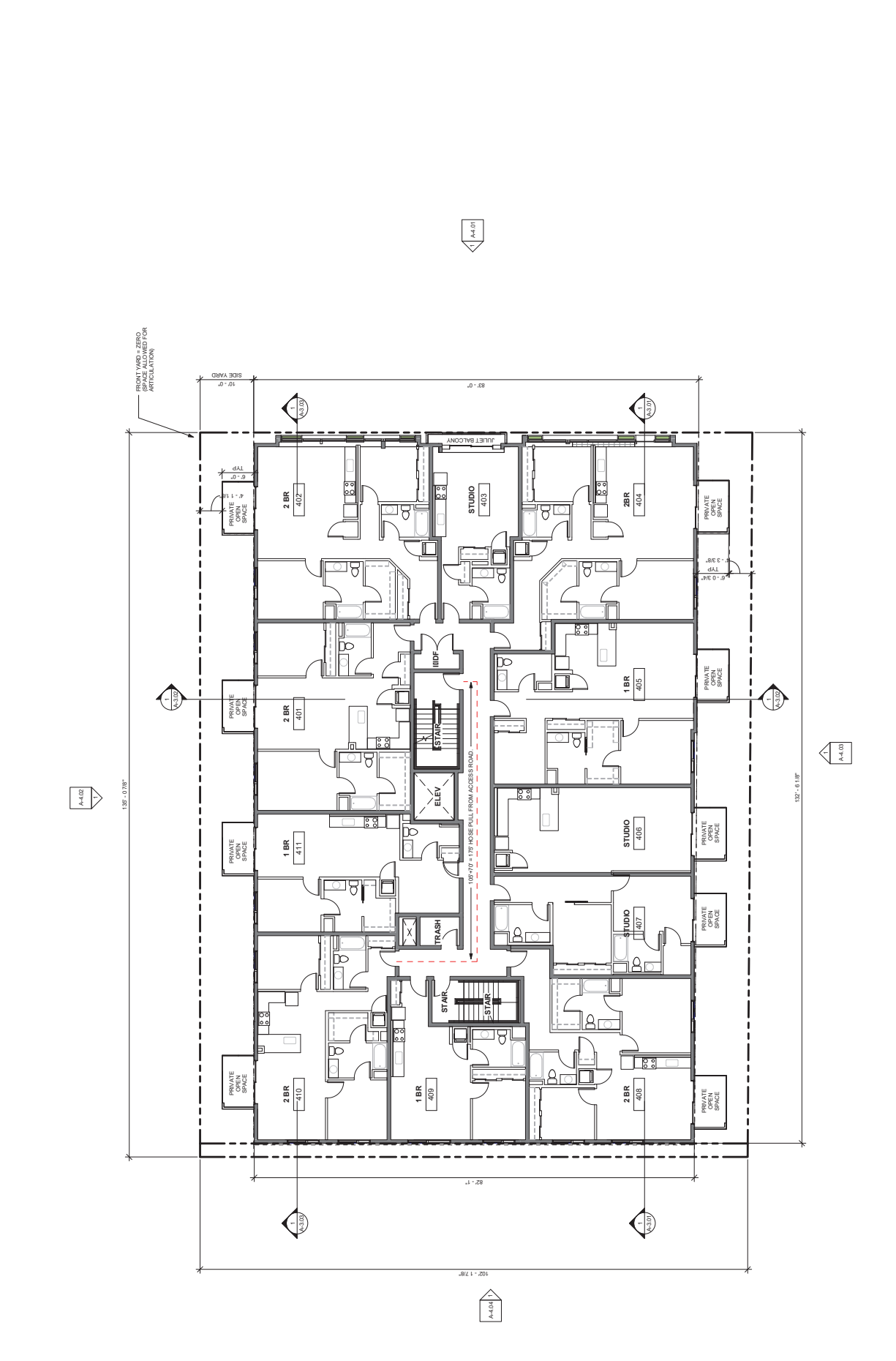
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2	SDP SUBMITTAL #1
3	SDP SUBMITTAL #2
4	SDP SUBMITTAL #3
5	SDP SUBMITTAL #4

Date: 10/15/21
 Scale: 1/8" = 1'-0"
 By: Author
 Project No: 2124

Page No: A-2.04



4TH FLOOR





Fifth Ave Mixed-use
3774 - 3780 Fifth Ave.
San Diego, CA 92103

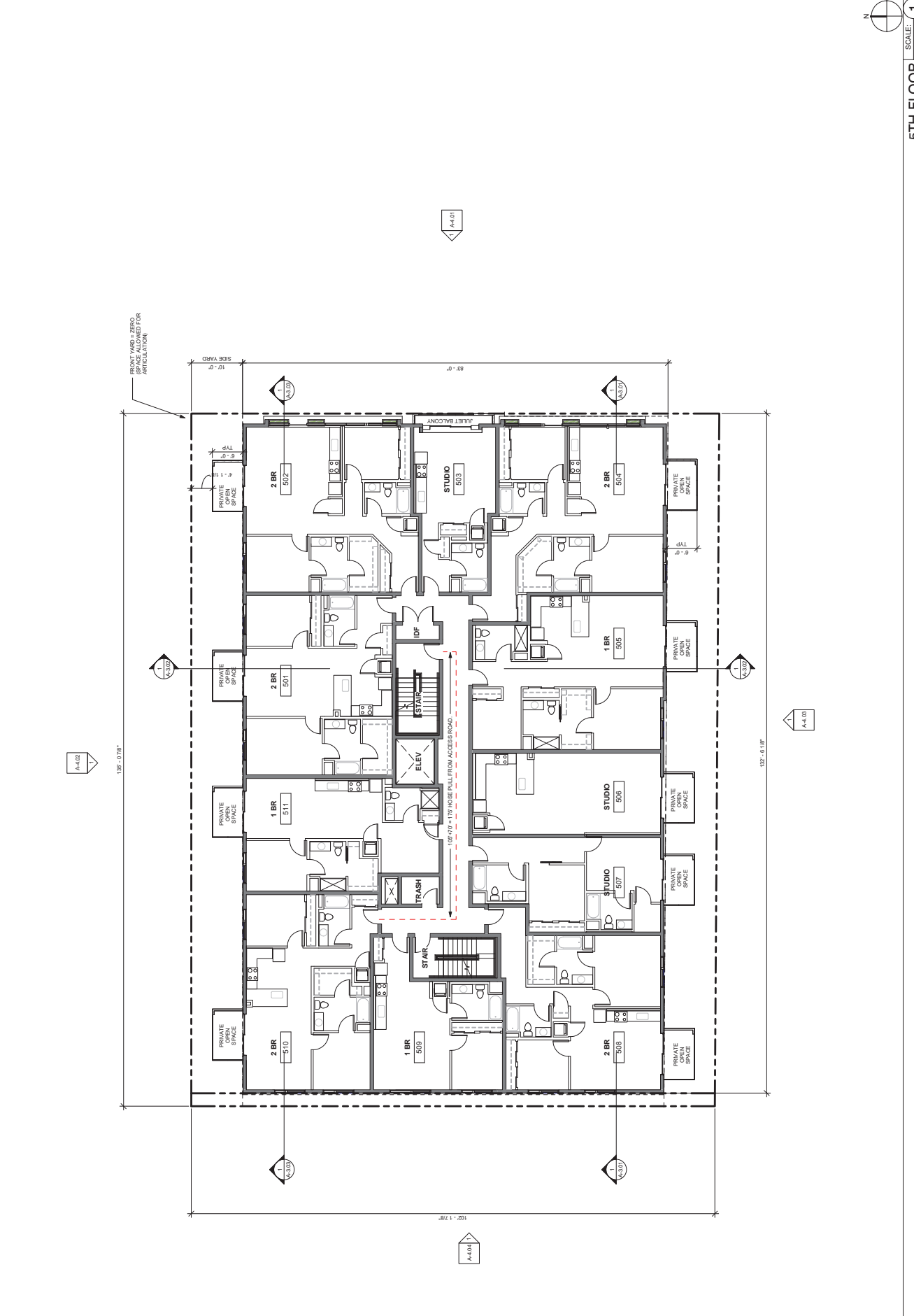
5TH FLOOR PLAN

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Project No: **2124**
 Date: 10/15/21
 Scale: 1/8" = 1'-0"
 By: Author
 Page No: **A-2.05**



5TH FLOOR SCALE: 1/8" = 1'-0"





Fifth Ave Mixed-use
3774 - 3780 Fifth Ave.
San Diego, CA 92103

6TH FLOOR PLAN

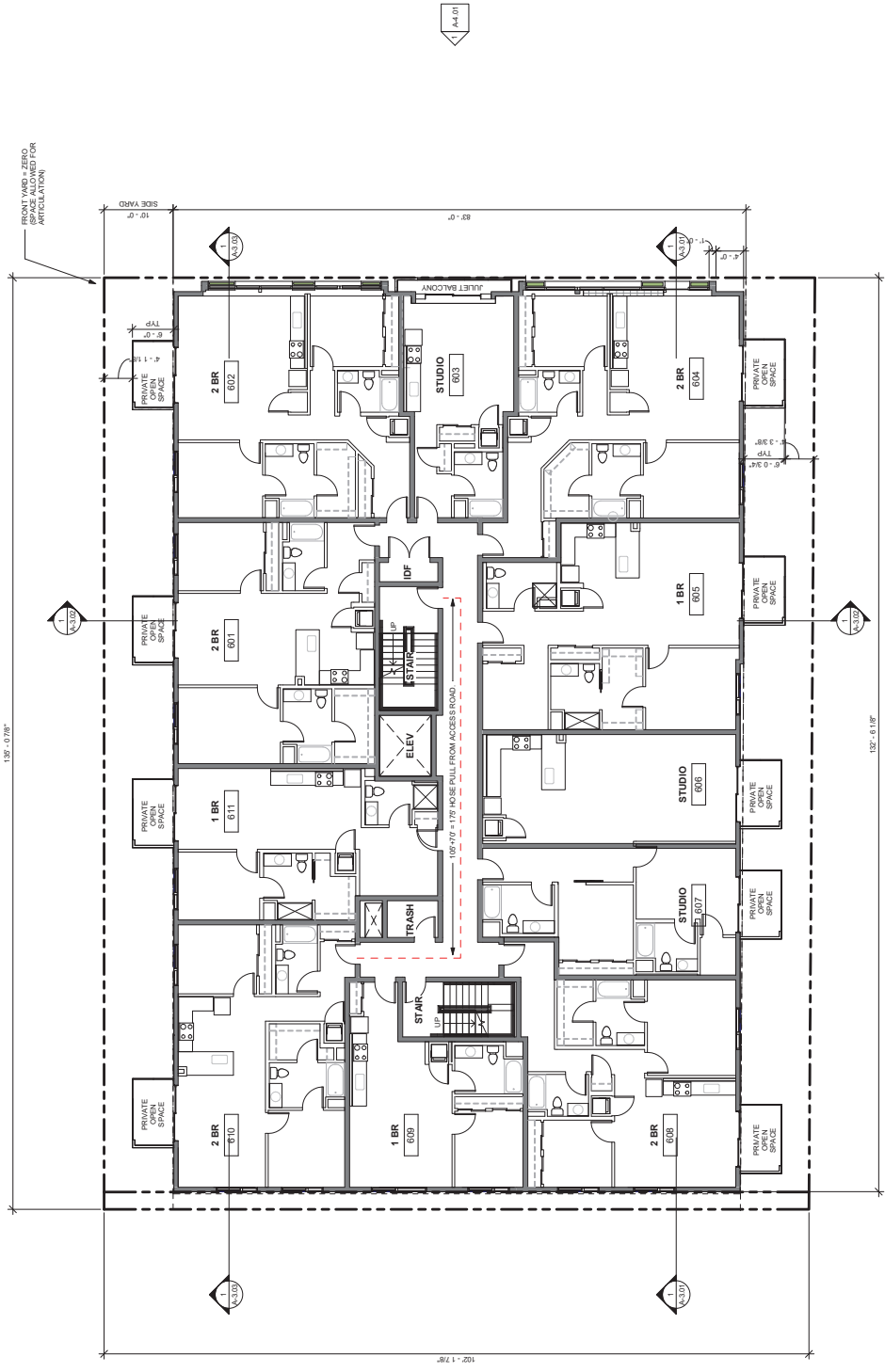
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3	SDP SUBMITTAL #2
4	SDP SUBMITTAL #3
5	SDP SUBMITTAL #4

Date: 10/15/21
Scale: 1/8" = 1'-0"
By: Author
Project No: 2124

Page No: A-2.06



6TH FLOOR SCALE: 1/8" = 1'-0"





Fifth Ave Mixed-use
3774 - 3780 Fifth Ave.
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7TH FLOOR PLAN

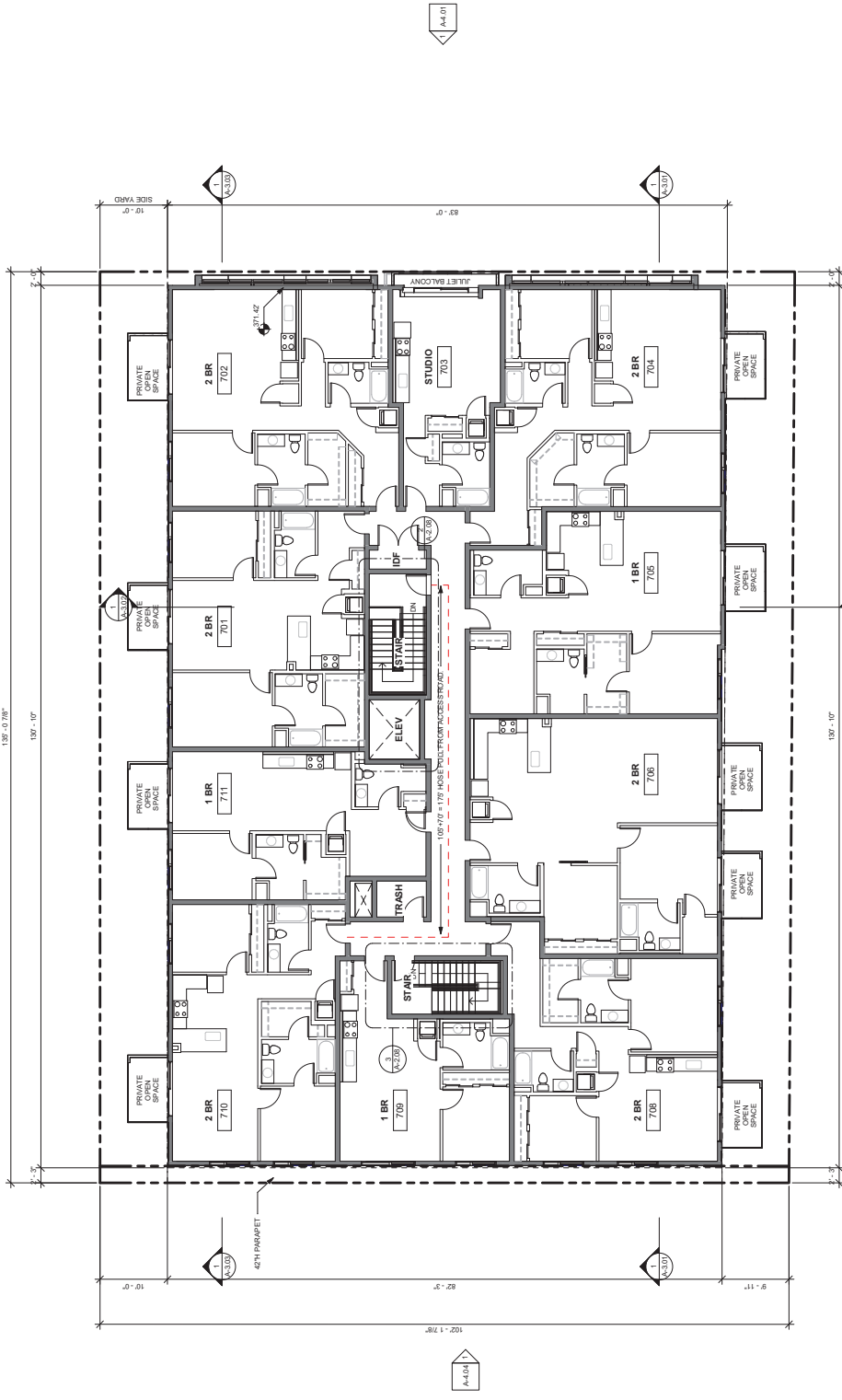
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Project No: 2124
By: Author
Date: 04/11/22
Scale: 1/8" = 1'-0"

Page No: A-2.07



7TH FLOOR SCALE: 1/8" = 1'-0"

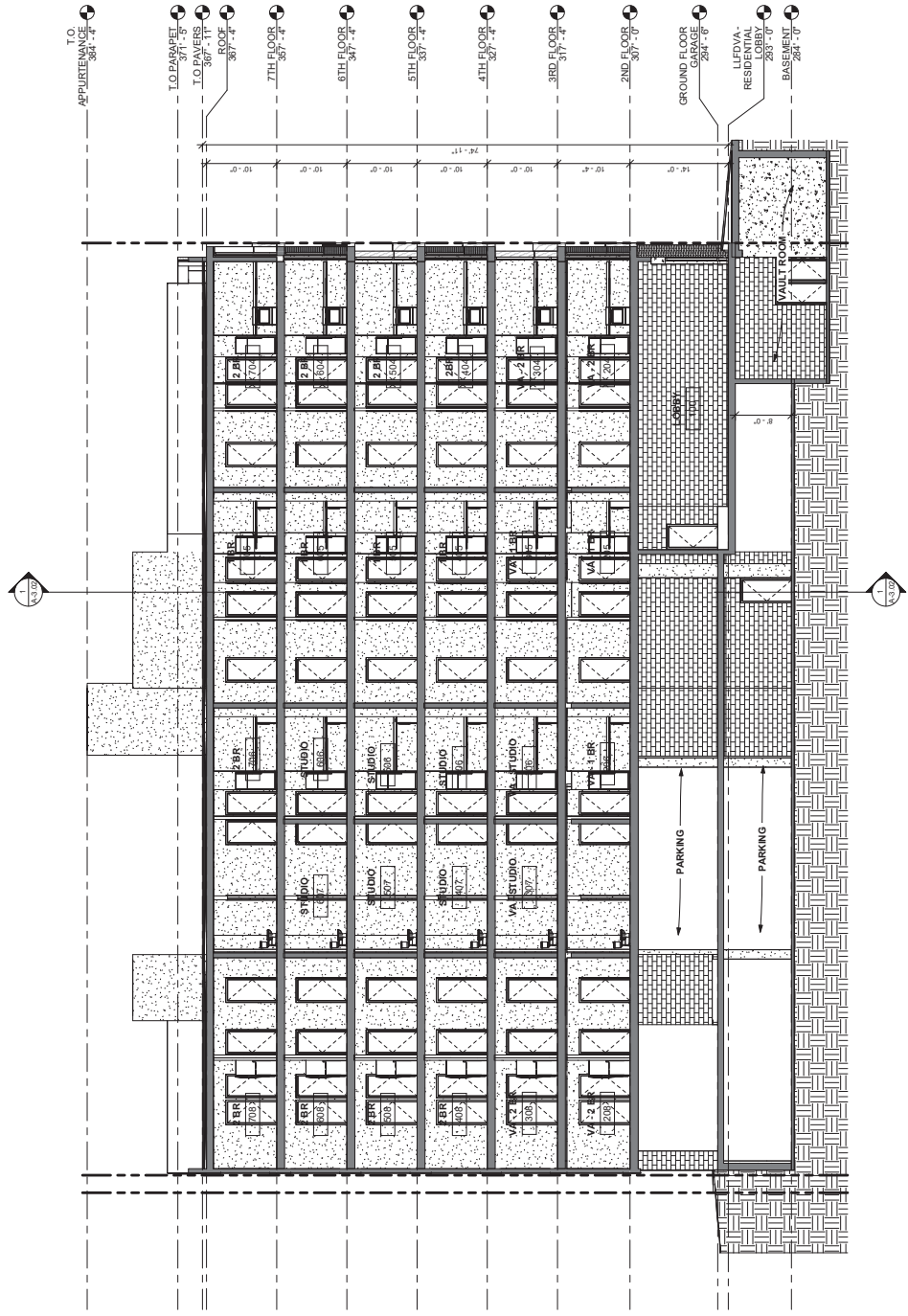




Fifth Ave Mixed-use
3774 - 3780 Fifth Ave.
San Diego, CA 92103

BUILDING SECTION

REVISION	NO
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2	SDP SUBMITTAL #1
3	SDP SUBMITTAL #2
4	SDP SUBMITTAL #3
5	SDP SUBMITTAL #4
Date: 06/10/20	
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By: Author	
Project No: 2124	
Page No: A-3.01	





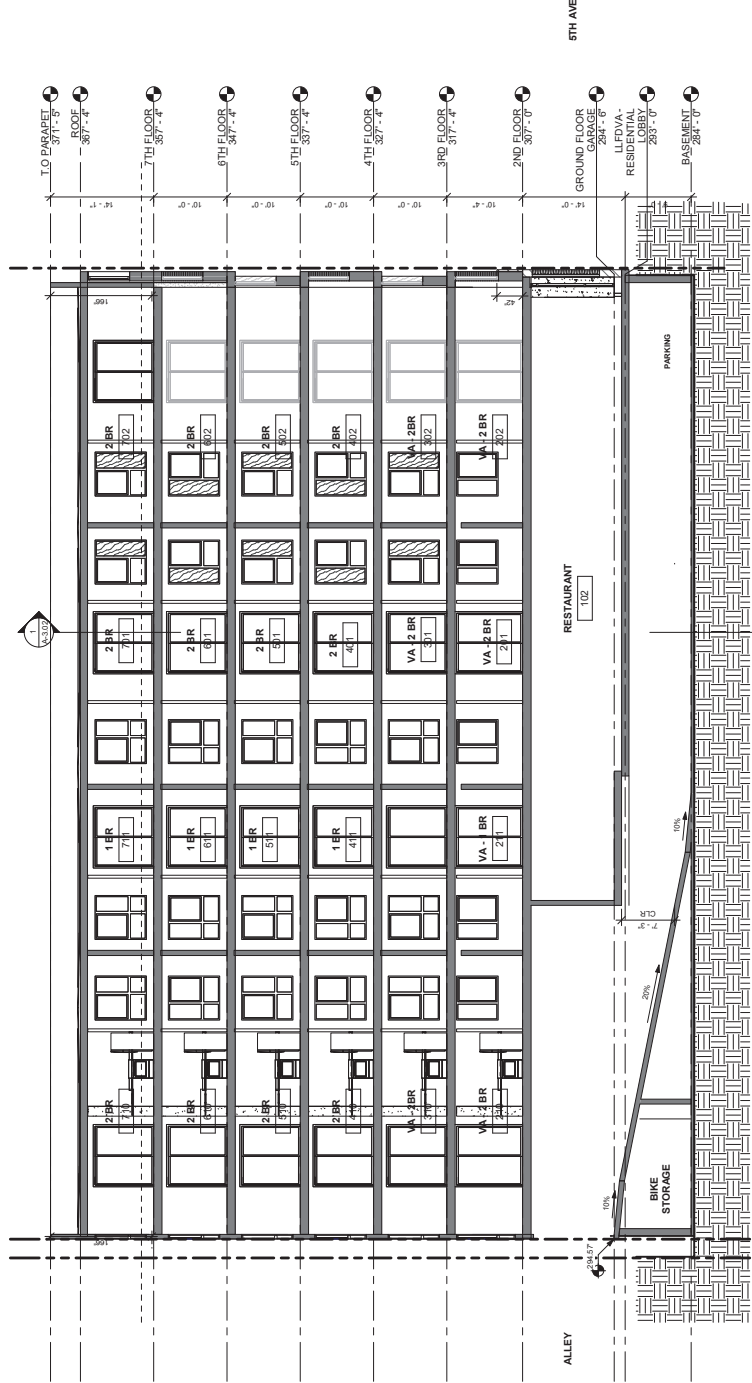
Fifth Ave Mixed-use
3774 - 3780 Fifth Ave.
San Diego, CA 92103

BUILDING SECTION

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Page No: 2124

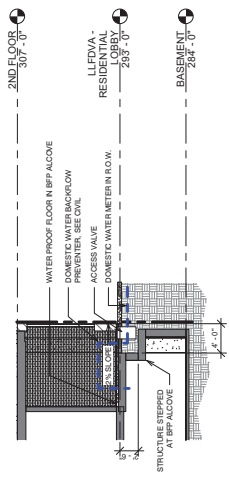
Project No: A-3.03



SECTION C

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

1



BACKFLOW PREVENTER ALCOVE

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

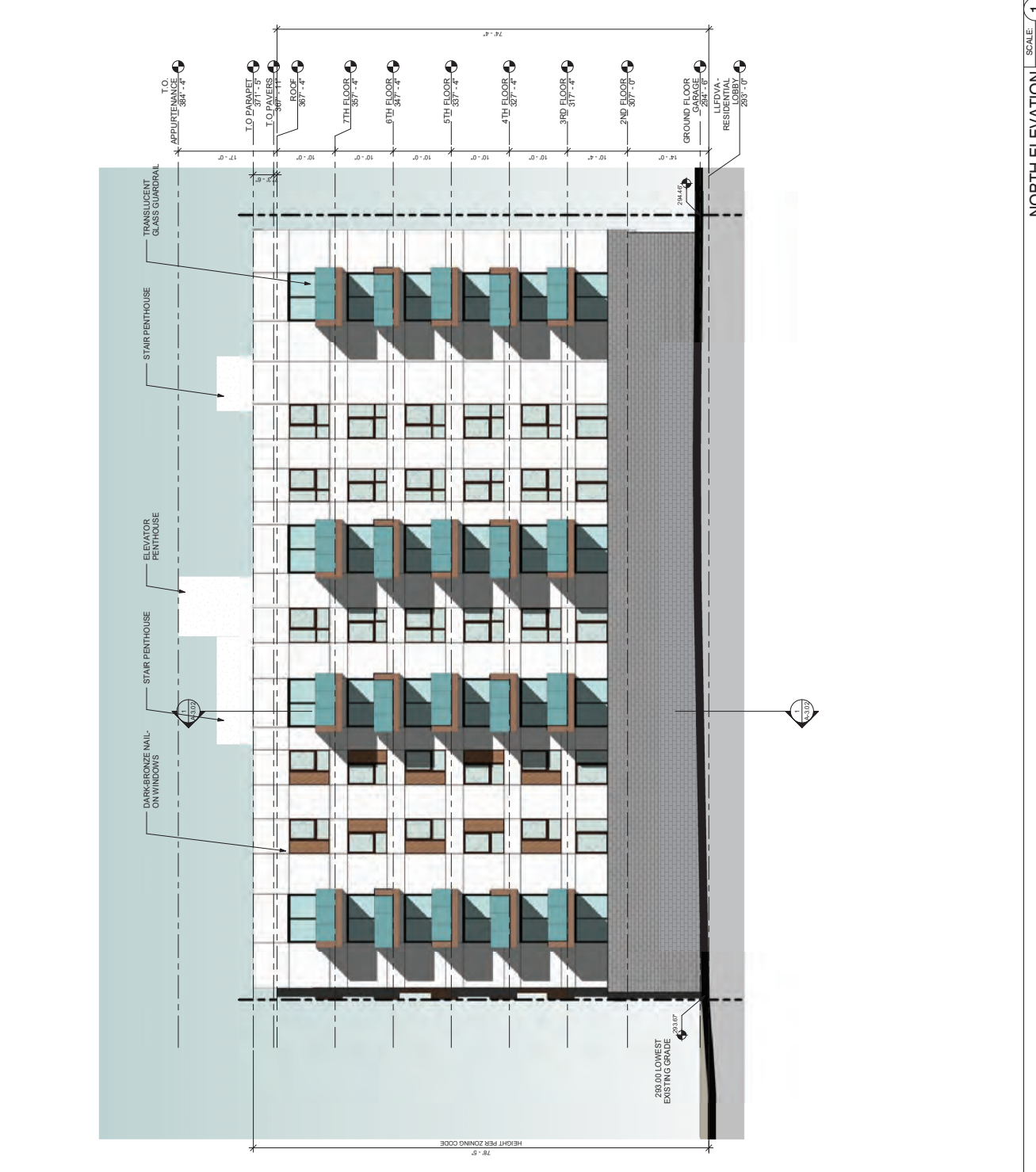
2

EXTERIOR
 ELEVATIONS

REVISION	NO
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1.00 SUBMITTAL	
2	10/15/21
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LEGEND

- CONCRETE WALL, FLOOR OR COLUMN PER STRUCTURAL DWGS
- WOOD PANEL - WALNUT
- 2030 SAND EXT. CEMENT PLASTER W/ INTEGRAL COLOR - WHITE
- 2030 SAND EXT. CEMENT PLASTER W/ INTEGRAL COLOR - GRAY
- CONCRETE MASONRY UNIT (CMU WALL) - BURNISHED
- BRICK - GRAPHITE
- CORRUGATED METAL PANEL - CHARCOAL GREY
- CONCRETE - BOARD FORMED
- SMOOTH BRICK - GRAPHITE
- METAL PANEL - ZINC GRAY
- NATURAL WOOD PANELING - WALNUT
- EXTERIOR CEMENT PLASTER - 2030 SAND FINISH - WHITE





Fifth Ave Mixed-use
 3774 - 3780 Fifth Ave.
 San Diego, CA 92103

EXTERIOR
 ELEVATIONS

REVISION	NO
1/2/2023	1
8/22/2022	2
10/03/2022	3
11/02/21	4

By: Author
 Project No: 2124
 Page No: A-4.03

LEGEND

- CONCRETE WALL, FLOOR OR COLUMN PER STRUCTURAL DWGS
- WOOD PANEL - WALNUT
- 2030 SAND EXT. CEMENT PLASTER W/ INTEGRAL COLOR - WHITE
- 2030 SAND EXT. CEMENT PLASTER W/ INTEGRAL COLOR - GRAY
- CONCRETE MASONRY UNIT (CMU WALL) - BURNISHED
- BRCK - GRAPHITE
- CORRUGATED METAL PANEL - CHARCOAL GREY
- CONCRETE - BOARD FORMED



SOUTH ELEVATION SCALE: 1/8" = 1'-0" 1



Fifth Ave Mixed-use
 3774 - 3780 Fifth Ave.
 San Diego, CA 92103

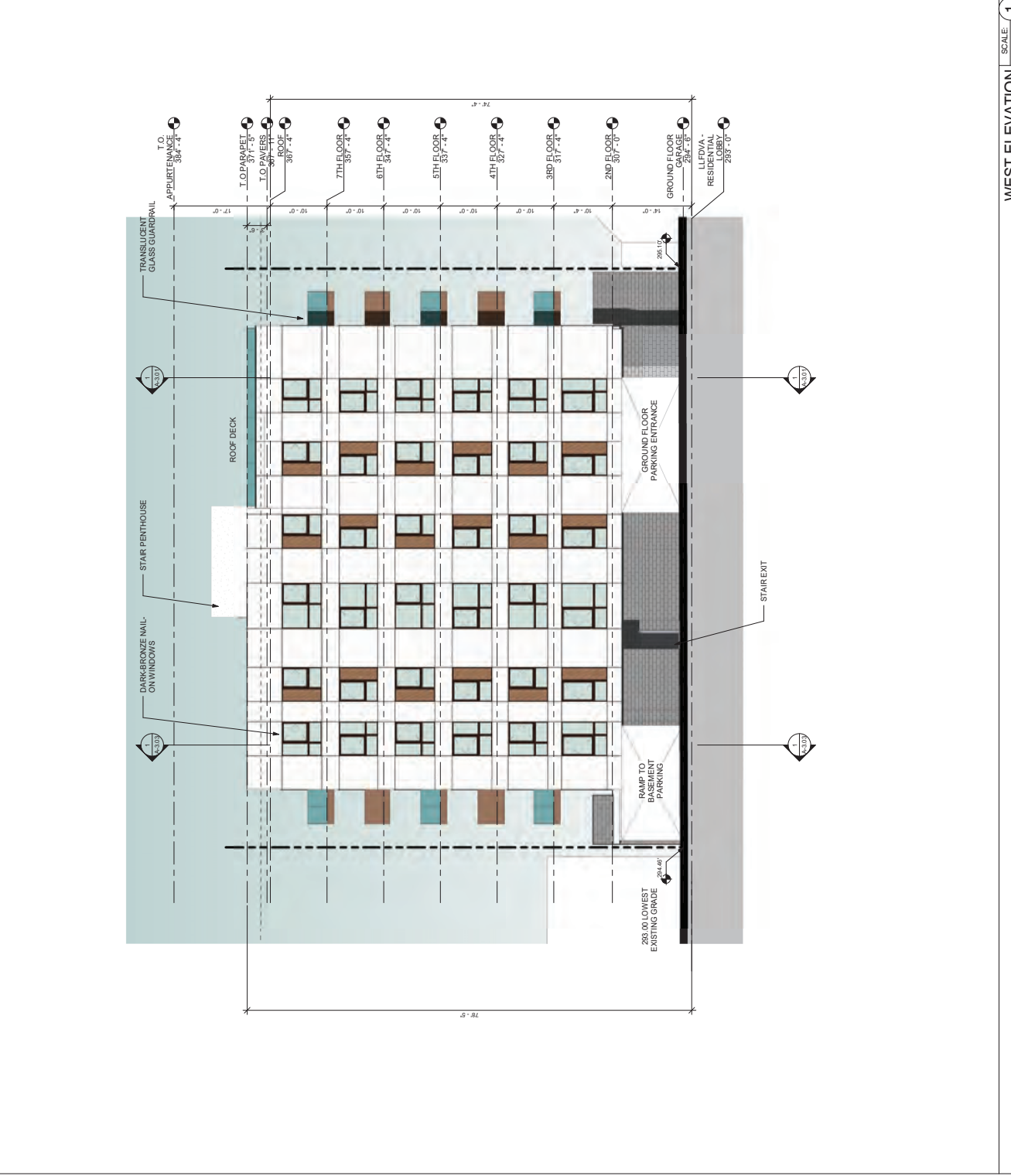
EXTERIOR
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REVISION	NO
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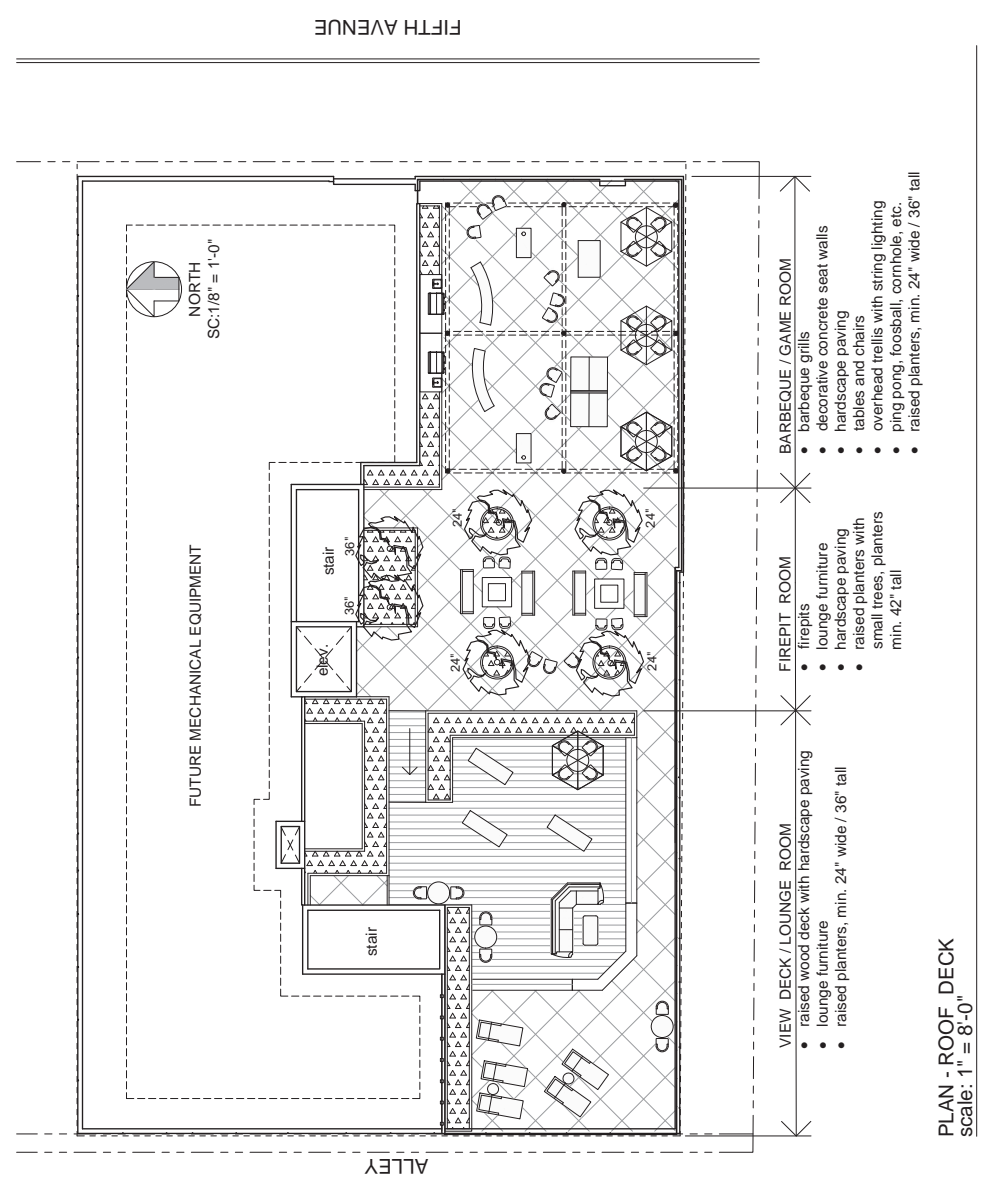
By: Author
 Project No: 2124
 Page No: A-4.04

LEGEND

- CONCRETE WALL, FLOOR OR COLUMN PER STRUCTURAL DWGS
- WOOD PANEL - WALNUT
- 2030 SAND EXT. CEMENT PLASTER W/ INTEGRAL COLOR - WHITE
- 2030 SAND EXT. CEMENT PLASTER W/ INTEGRAL COLOR - GRAY
- CONCRETE MASONRY UNIT (CMU WALL) - BURNISHED
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- CORRUGATED METAL PANEL - CHARCOAL GREY
- CONCRETE - BOARD FORMED
- SMOOTH BRICK - GRAPHITE
- METAL PANEL - ZINC GRAY
- NATURAL WOOD PANELING - WALNUT
- EXTERIOR CEMENT PLASTER - 2030 SAND FINISH - WHITE



WEST ELEVATION SCALE: 1/8" = 1'-0" 1



- VIEW DECK / LOUNGE ROOM**
 - raised wood deck with hardscape paving
 - lounge furniture
 - raised planters, min. 24" wide / 36" tall
- FIREPIT ROOM**
 - firepits
 - lounge furniture
 - hardscape paving
 - small trees, planters min. 42" tall
- BARBEQUE / GAME ROOM**
 - barbeque grills
 - decorative concrete seat walls
 - hardscape paving
 - tables and chairs
 - overhead trellis with string lighting
 - ping pong, foosball, cornhole, etc.
 - raised planters, min. 24" wide / 36" tall

PLAN - ROOF DECK
 scale: 1" = 8'-0"

GENERAL NOTES

- 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.
- MINIMUM DISTANCE TO STREET TREE: TRAFFIC SIGNALS (STOP SIGNS) - 20 FEET UNDERGROUND UTILITY LINES - 5 FEET SEWER LINE - 10 FEET ABOVE GROUND UTILITY STRUCTURES - 10 FEET DRIVEWAY (ENTRIES) - 10 FEET INTERSECTIONS (INTERSECTING CURBLINE OF TWO STREETS) - 25 FEET MAINTENANCE - ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY THE OWNER. LANDSCAPE AND IRRIGATION AREAS WITHIN THE PUBLIC ROW SHALL BE MAINTAINED BY THE OWNER. THE LANDSCAPE AREAS SHALL BE MAINTAINED FREE OF DEBRIS AND LITTER AND ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION. DISEASED OR DEAD PLANT MATERIAL SHALL BE SATISFACTORILY TREATED OR REPLACED PER THE CONDITIONS OF THE PERMIT.
- A MINIMUM ROOT ZONE OF 40 SQUARE FEET IN AREA SHALL BE PROVIDED FOR ALL TREES, WITH A MINIMUM DIMENSION OF 5 FEET; PER SDMC SECTION 142.0403(0)(6).
- TREES SHALL BE MAINTAINED SO THAT ALL BRANCHES OVER PEDESTRIAN WALKWAYS ARE 6 FEET ABOVE THE WALKWAY GRADE AND BRANCHES OVER TRAVEL WAYS ARE 16 FEET ABOVE THE GRADE PER THE SAN DIEGO MUNICIPAL CODE SECTION 142.0404(0)(10).
- ALL PRUNING SHALL COMPLY WITH THE STANDARDS OF THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) FOR TREE CARE OPERATIONS AND THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA) FOR TREE PRUNING. TOPPING OF TREES IS NOT PERMITTED.
- TREE ROOT BARRIERS SHALL BE INSTALLED WHERE TREES ARE PLACED WITHIN 5 FEET OF PUBLIC IMPROVEMENTS INCLUDING WALKS, CURBS, OR STREET PAVEMENTS OR WHERE WILL NOT WRAP AROUND THE ROOT BALL.
- IF ANY REQUIRED LANDSCAPE INDICATED ON THE APPROVED CONSTRUCTION DOCUMENT PLANS IS DAMAGED OR REMOVED, IT SHALL BE REPAIRED AND/OR REPLACED IN KIND AND EQUIVALENT SIZE PER THE APPROVED DOCUMENTS TO THE SATISFACTION OF THE DEVELOPMENT SERVICES DEPARTMENT WITHIN 30 DAYS OF DAMAGE.
- MULCH: ALL REQUIRED PLANTING AREAS AND ALL EXPOSED SOIL AREAS WITHOUT VEGETATION SHALL BE COVERED WITH MULCH TO A MINIMUM DEPTH OF 3 INCHES, EXCLUDING SLOPES REQUIRING REVEGETATION PER SDMC SECTION 142.0411.

LANDSCAPE CALCULATIONS

FIFTH AVENUE MIXED-USE	
LANDSCAPE DEVELOPMENT PLAN	
ZONE: CC-3-9	
STREET YARD - FIFTH AVENUE	
NOT APPLICABLE, STREET WALL LINE AT PROPERTY LINE	
COMMON OPEN SPACE - ROOF DECK	
TOTAL COMMON OPEN SPACE - 5,010 S.F.	PLANTING AREA PER PLAN - 5,010 S.F.
REQUIRED PLANTING AREA - 1,002 S.F. (20%)	RAISED PLANTERS, ROOF - 618 S.F.
	MINIMUM 36" SOIL DEPTH FOR TREES
	MINIMUM 24" SOIL DEPTH FOR SHRUBS
	HARDSCAPE, ROOF - 4,392 S.F.
REQUIRED POINTS - 250 (.05 S.F.)	POINTS PER PLAN - 340
	24" BOX TREE, 4 @ 20 PTS. EA. = 80
	36" BOX TREE, 2 @ 50 PTS. EA. = 100
	5 GAL. SHRUBS, 80 @ 2 PTS. EA. = 160
VEHICULAR USE AREA (VUA) = 0 S.F.	
NOT APPLICABLE, ALL VUA IS SUBTERRANEAN	
STREET TREES	
FIFTH AVENUE:	
LINEAR FEET OF STREET FRONTAGE - 103	
REQUIRING TREES - 3 EA. (1/30 L.F.)	
EXISTING TREE TO REMAIN - 1 EA.	
NEW TREES PER PLAN - 2 EA.	

THE DESIGN REPRESENTATIONS AND PLANS INDICATED OR REFERRED TO BY THIS DRAWING ARE OWNED BY AND BE THE PROPERTY OF PARTNER AND WERE CREATED BY AND FOR THE EXCLUSIVE USE OF PARTNER. NO PART OF THIS DRAWING OR ANY INFORMATION CONTAINED HEREIN SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF PARTNER.

WATER BUDGET WORKSHEET

PROJECT NAME: FIFTH AVENUE MIXED-USE PROJECT NUMBER:
 INDIVIDUAL/BUSINESS COMPLETING THE WORKSHEET: PARTERRE, PATRICK O'CONNOR
 PHONE NUMBER: (619) 983-4253

MAXIMUM APPLIED WATER ALLOWANCE (MAWA)

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

$$MAWA = (ETo) (0.62) [(0.55 \times LA) + (1 - ETAF \times SLA)]$$

where:

MAWA = Maximum Applied Water Allowance (gallons per year)

ETo = Reference Evapotranspiration (inches per year)

0.55 = ET Adjusted Factor (ETAF)

LA = Landscape Area (square feet)

0.62 = Conversion factor (to gallons per square foot)

SLA = Portion of the landscape area identified as Special Landscape Area (square feet)

Maximum Applied Water Allowance = 52,187 gallons per year

Calculations:

$$MAWA = (41.0) (0.62) [(-.55 \times 6,311) + (.45 \times SLA)]$$

$$(25,442) \quad 52,187$$

ESTIMATED TOTAL WATER USE (ETWU)

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

$$ETWU = (ETo)(0.62) \left(\frac{PF \times HA}{IE} + SLA \right)$$

where:

ETWU = Estimated Total Water Use per year (gallons per year)

ETo = Reference Evapotranspiration (inches per year)

PF = Plant Factor from WULCOOLS

HA = Hydrozone Area (Sq. Ft.)

0.62 = Conversion factor (to gallons per square foot)

SLA = Portion of the landscape area identified as Special Landscape Area (square feet)

IE = Irrigation Efficiency

Estimated Total Water Use = 25,771 gallons per year

Calculations:

$$ETWU = (ETo) (0.62) \left(\frac{PF \times HA}{IE} + SLA \right)$$

$$(25,442) \quad (1,013 + 0)$$

$$25,771$$

HYDROZONE INFORMATION TABLE

Hydrozone Category	Irrigation Method	Plant Factor (PF)	Hydrozone Area (HA)	% of Total Landscaped Area	PF x HA	IE	PF x HA / IE
LOW-MEDIUM	DRIP	0.4	2,053 SF	100.0%	821	.81	1,013

FIFTH AVENUE MIXED-USE
 3774 - 3780 FIFTH AVENUE
 San Diego, California 92103

DRAWN: PO
 CHECKED: LO

DATE: 01/05/22
 SDP SUBMITTAL #1
 DATE: 05/05/22
 SDP SUBMITTAL #1
 DATE: 08/17/22
 SDP RESUBMITTAL #2
 DATE: 08/22/22
 SDP RESUBMITTAL #3
 DATE: 08/22/22
 SDP RESUBMITTAL #4

PROJECT NO.: 202108

SHEET TITLE

LANDSCAPE
 CONCEPT
 PLAN

DRAWING NO.: SHEET 09 OF 10

L03