



THE CITY OF SAN DIEGO

Report to the Hearing Officer

DATE ISSUED: January 24, 2024 REPORT NO. HO-24-003

HEARING DATE: January 31, 2024

SUBJECT: TWO AMERICA PLAZA TENTATIVE MAP WAIVER. Process Three Decision

PROJECT NUMBER: [1076060](#)

OWNER/APPLICANT: Crown Invest, LLC (Owner)
Kettler Leweck Engineering (Applicant)

SUMMARY

Issue: Should the Hearing Officer approve a Tentative Map Waiver (TMW) for the creation of 48 residential condominiums and two (2) commercial condominiums for a 13-story mixed-use development ("Project") on a single parcel at 1111 Kettner Boulevard in the Downtown Community Planning (DCP) area ("Downtown") (Council District 3)?

Staff Recommendation: **Approve** Tentative Map Waiver No. 3233167.

Community Planning Group Recommendation: On July 14, 2023, the Downtown Community Planning Council voted 9-0 to recommend approval of the proposed Project (Attachment 7).

Environmental Review: On October 26, 2023, the Environmental Analysis Section (EAS) determined that the Project is consistent with the previously certified City of San Diego Downtown Environmental Impact Report (SCH# 2003041001). Development within the Downtown Community Planning area is covered under the following documents, referred to collectively as the "Downtown FEIR": the Final Environmental Impact Report (FEIR) for the San Diego Downtown Community Plan, Centre City Planned District Ordinance, and 10th Amendment to the Redevelopment Plan for the Centre City Redevelopment Project (SCH No. 2003041001) certified by the former Redevelopment Agency ("Former Agency") and the San Diego City Council ("City Council") on March 14, 2006 (Resolutions R-04001 and R-301265, respectively); subsequent addenda to the FEIR adopted by the Former Agency and the City Council on August 3, 2007 (Resolutions R-04193 and R-302931, respectively), April 23, 2010 (Resolutions R-04508 and R-305761, respectively), April 13, 2010 (Resolutions R-04510 and R-305759, respectively), and August 3, 2010 (Resolutions R-04544 and R-306014, respectively), and adopted by the City Council on February 12, 2014 (Resolution R-308724), July 14, 2014 (Resolution R-309115), and November 17, 2020 (Resolution R-313302); and the Final Supplemental Environmental Impact Report (SEIR) for the Downtown San Diego Mobility

Plan (SCH No. 2014121002) certified by the City Council on July 6, 2016 (Resolution R-310561).

Development within the Downtown Community Planning area is also covered under the following documents, referred to collectively as the "CAP FEIR": the FEIR for the City of San Diego Climate Action Plan ("CAP") (Project No. 416603/SCH No. 2015021053) certified by the City Council on January 4, 2016 (Resolution R-310176); the Addendum to the CAP FEIR for the CAP Consistency Checklist (Project No. 416603/SCH No. 2015021053) adopted by the City Council on July 19, 2016 (Resolution R-310595); and the Addendum to the CAP FEIR for the City of San Diego CAP Update (Project No. 416603/SCH No. 2015021053) adopted by the City Council on August 10, 2022 (Resolution R-314298).

The Downtown FEIR and CAP FEIR are both "Program EIRs" prepared in compliance with the California Environmental Quality Act ("CEQA") Guidelines Section 15168. The information contained in the Downtown FEIR and the CAP FEIR reflects the independent judgment of the City of San Diego as the Lead Agency. All environmental documents for the Downtown Community Plan area are available on the City of San Diego website (<https://www.sandiego.gov/ceqa/final>) and the Urban Division website (<https://www.sandiego.gov/development-services/news-programs/downtown-development/eirs>). This project is a subsequent discretionary action within the scope of the development program evaluated in the Downtown FEIR and the CAP FEIR and is not a separate project for the purposes of CEQA review pursuant to CEQA Guidelines Sections 15378(c) and 15060(c)(3). Pursuant to Public Resources Code Section 21166 and CEQA Guidelines Section 15162, there is no change in circumstance, additional information, or project changes to warrant additional environmental review for this action. Therefore, no further environmental documentation is required under CEQA.

Fiscal Impact Statement: No fiscal impact; Project is privately owned and funded.

Code Enforcement Impact: None; no active code enforcement cases on the property.

Housing Impact Statement: The Project is increasing for-sale housing inventory in the DCP area by subdividing the residential portion of the mixed-use development into 48 for-sale residential dwelling units. In compliance with inclusionary housing requirements, three (3) of the 48 residential condominiums will be reserved as affordable to low-income households, subject to a recorded agreement with the San Diego Housing Commission.

BACKGROUND

The 65,317 square-foot Project site (Attachment 1) is located on the south side of West B Street between Kettner Boulevard and India Street within the Core land use district of the Centre City Planned District (CCPD-Core), the Employment Overlay and Transit Priority Area Overlay, the Columbia neighborhood of the DCP area, and Council District 3. The site is currently developed with a four-level subterranean parking garage, built in the 1990s as part of the former Redevelopment Agency's efforts to develop America Plaza, the property bounded by Kettner Boulevard, India Street, B Street, and Broadway. The surrounding area is comprised of a mix of uses including high-rise residential condominiums to the north, high-rise office to the south and east, and transit stations to

the south and west. The site is walking distance to many Downtown amenities and attractions, including the adjacent Santa Fe Depot and America Plaza transit stations, Little Italy's India Street commercial corridor three blocks to the north, the County Administration Building and Waterfront Park five blocks to the northwest, and the Civic Center five blocks to the east.

The Project site is entitled for development pursuant to Centre City Development Permit/Centre City Planned Development Permit/Neighborhood Use Permit (CCDP/CCPDP/NUP) No. 2018-58, granted by the City of San Diego ("City") on November 20, 2019, for a 13-story mixed-use development consisting of approximately 23,300 square feet of commercial space, 48 residential dwelling units, and 301 hotel guest rooms. The development for all uses above ground was approved with a 5.0 Floor Area Ratio (FAR). A copy of CCDP/CCPDP/NUP No. 2018-58 is included as Attachment 6.

Pursuant to SDMC Section [125.0122](#), the Project requires a Process Three, Hearing Officer decision with appeal rights to the Planning Commission. Per SDMC Section [125.0123](#), Findings for Map Waivers, the decision maker may approve a TMW if they find that the proposed subdivision complies with the requirements of the Subdivision Map Act and the SDMC Land Development Code.

DISCUSSION

Project Description

The Project requires a TMW pursuant to SDMC Section [125.0120](#) to create 48 residential condominiums and two (2) commercial condominiums -- one for the hotel and one for the commercial space -- in a 13-story mixed-use development approved under CCDP/CCPDP/NUP No. 2018-58 on a single parcel that was previously mapped and monumented in accordance with the Subdivision Map Act Section 66428(b). All development will be contained on one existing parcel.

The Project site is in an urbanized area and will be served by all necessary public utilities. Public improvements, including street trees, streetlights, and sidewalk paving are proposed in accordance with the conditions of CCDP/CCPDP/NUP No. 2018-58. The draft conditions (Attachment 5) for the TMW would require filing of a Certificate of Compliance prior to the expiration of the TMW. This proposed mapping action is a subdivision only and does not propose any additional development beyond that which was previously contemplated and approved under the development permit.

Project Analysis

The Project is within the Columbia neighborhood of the DCP area, which is projected to contain 7,000 residents and 45,000 employees at full buildout. Mixed-use development is identified as a key component of the DCP vision for the Columbia neighborhood. Columbia is made up of two distinct yet interrelated areas: the high-intensity area inland of Pacific Highway, and the waterfront-oriented area between Pacific Highway and the San Diego Bay. The Project site is located within the high-intensity area, which the DCP envisions as a high-rise environment comprised of office, residential, hotel, and cultural activity. By developing both areas, the DCP seeks to reinvigorate and connect the waterfront, and to increase connections to nearby Downtown neighborhoods and amenities such as Civic/Core, Little Italy, the C Street Corridor, and the Santa Fe Depot transit station.

By providing a balance of commercial and residential uses, including affordable to low-income housing at the project site, the Project is consistent with the following DCP Goals and Policies:

- Policy 3.1-P-1: Foster development of the Core into a compact but high intensity office and employment hub of downtown, with a strong government, financial, commercial, and visitor-serving orientation, while permitting residential to provide vitality during non-work hours.
- Goal 3.2-G-1: Target a residential population of approximately 90,000, and downtown employment of over 165,000 by 2030, to create vitality, a market for a broad array of supporting stores and services, opportunities for living close to jobs and transit, and support regional growth strategies.
- Goal 3.4-G-1: Continue to promote the production of affordable housing in all of Downtown's neighborhoods and districts.
- Goal 6.2-G-1: Develop Columbia as a mixed-use district, with an energetic waterfront that serves local needs and has a regional draw, relating to both the San Diego Bay and the Civic/Core district.
- Policy 7.4-P-1: Locate the highest intensity developments in or near trolley corridors to maximize the level of activity with strong transit accessibility.

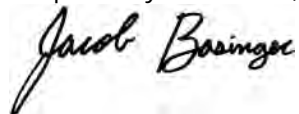
CONCLUSION

Staff has reviewed the Project and all issues identified through the review process have been resolved in conformance with the regulations of the SDMC and the Subdivision Map Act. Staff has provided a draft resolution with findings (Attachment 4) and draft conditions (Attachment 5) and recommends the Hearing Officer APPROVE Tentative Map Waiver No. 3233167.

ALTERNATIVES

1. Approve TMW No. 3233167, with modifications.
2. Deny TMW No. 3233167, if the findings required to approve the Project cannot be affirmed.

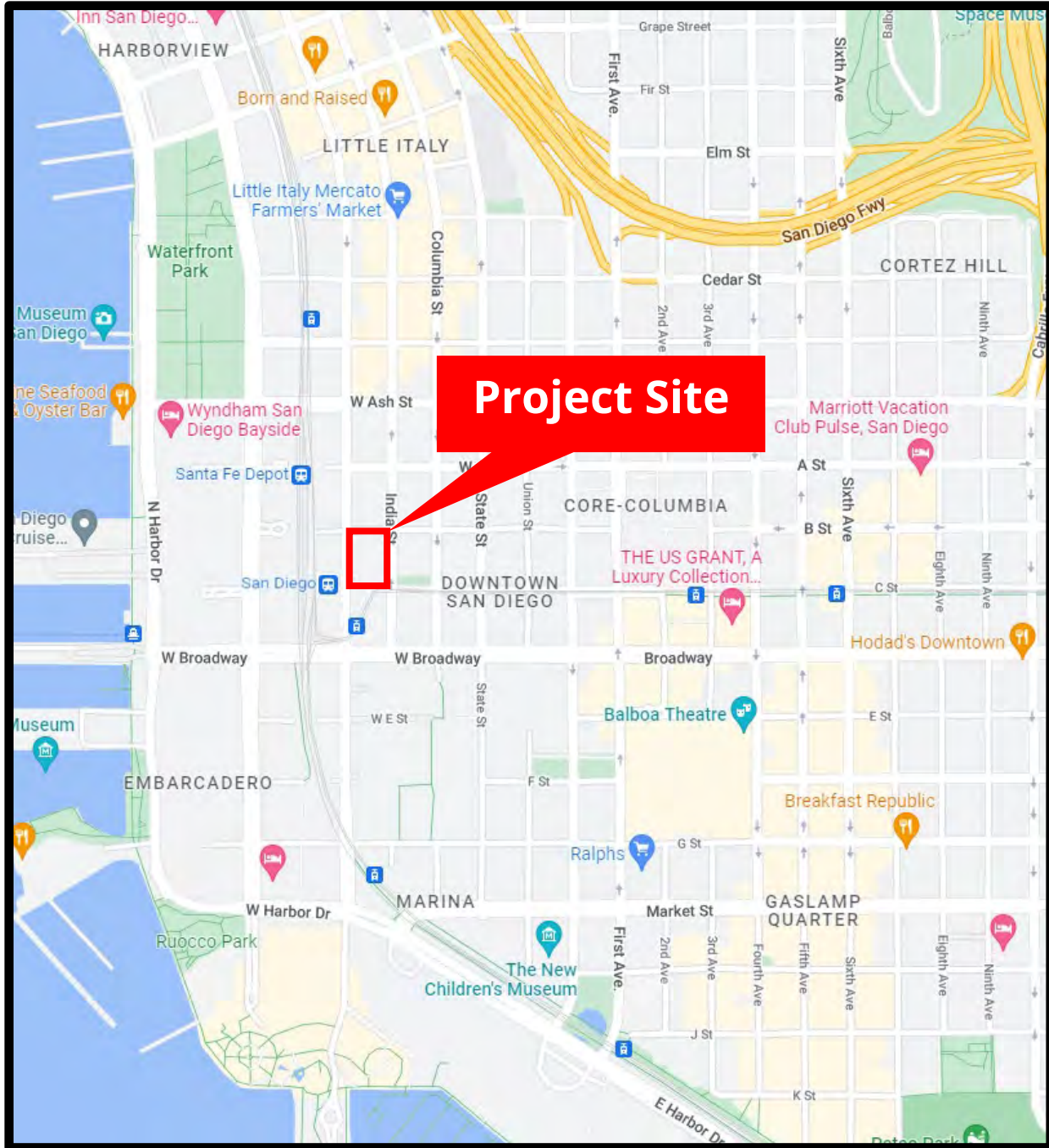
Respectfully submitted,



Jacob Basinger
Associate Planner, Urban Division
Development Services Department

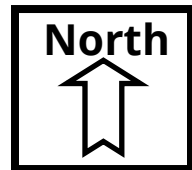
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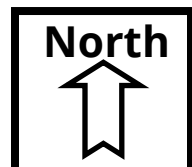
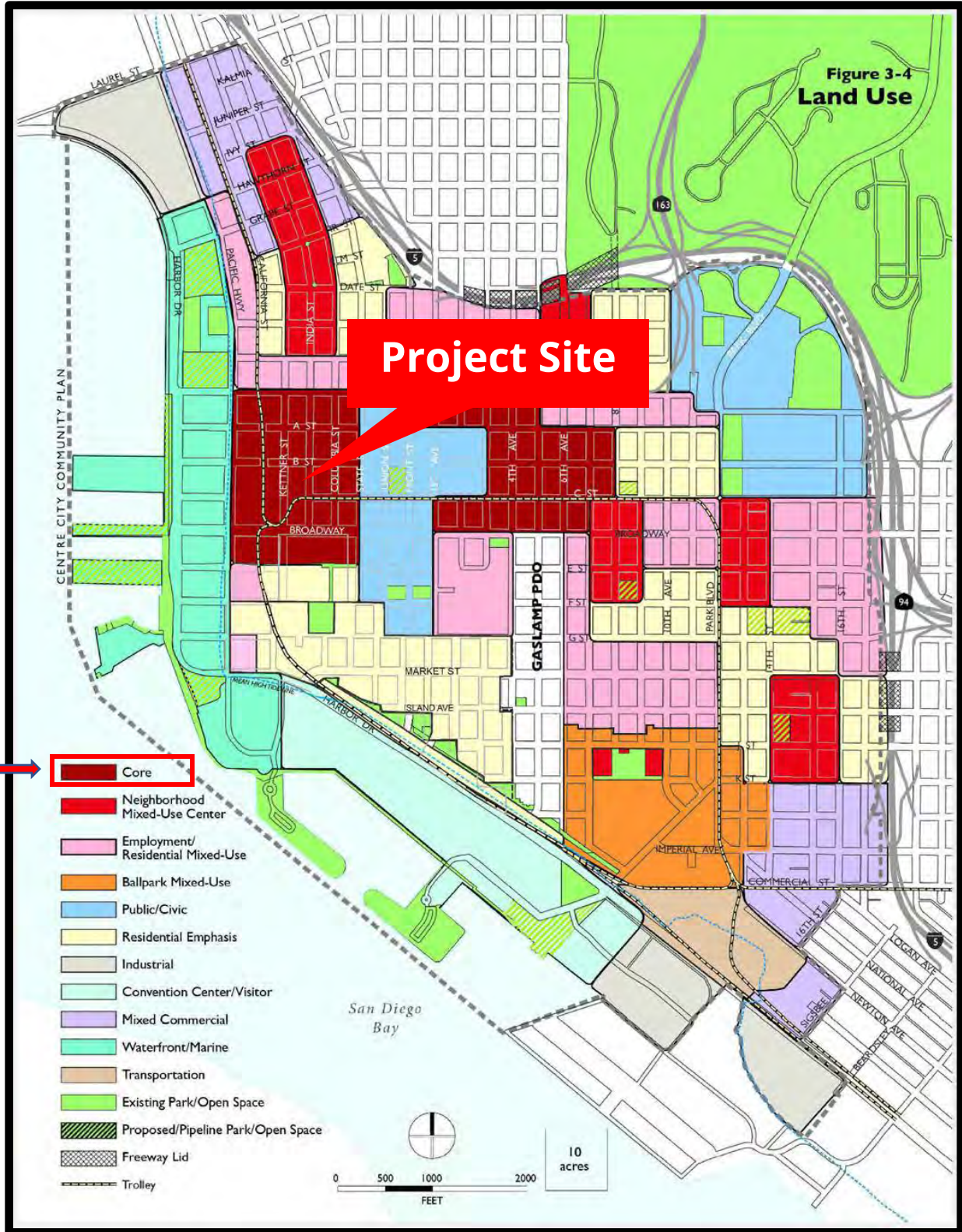
1. Project Location Map
2. Land Use Map
3. Aerial Photograph
4. Draft Resolution with Findings
5. Draft Conditions
6. Copy of CCDP/CCPDP/NUP No. 2018-58
7. Community Planning Group Recommendation
8. Ownership Disclosure Statement
9. Tentative Map Waiver Exhibit



Project Location Map

**Two America Plaza TMW, Project No. 1076060
1111 Kettner Boulevard**

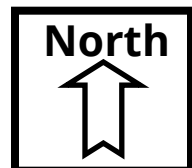






Aerial Photo

**Two America Plaza TMW, Project No. 1076060
1111 Kettner Boulevard**



RESOLUTION NO. **HO-XXXX**
DATE OF FINAL PASSAGE: JANUARY 31, 2024

A RESOLUTION OF THE HEARING OFFICER ADOPTING THE FINDINGS
AND APPROVING TENTATIVE MAP WAIVER NO. 3233167
FOR TWO AMERICA PLAZA – PROJECT NO. 1076060

WHEREAS, CROWN INVEST, LLC, Subdivider, and KETTLER LEWECK ENGINEERING, Engineer, submitted an application with the City of San Diego for Map Waiver No. 3233167, to waive the requirement for a Tentative Map for the creation of 48 residential condominiums and two (2) commercial condominiums (“Project”) for a 13-story mixed-use development approved under Centre City Development Permit/Centre City Planned Development Permit/Neighborhood Use Permit (CCDP/CCPDP/NUP) No. 2018-58. The Project site is located at 1111 Kettner Boulevard on the south side of West B Street between Kettner Boulevard and India Street within the Core land use district of the Centre City Planned District (CCPD-Core), the Employment Overlay and Transit Priority Area Overlay, the Columbia neighborhood of the Downtown Community Plan (DCP) area (“Downtown”), and Council District 3;

WHEREAS, the Project site is legally described as Parcel 5, in the City of San Diego, County of San Diego, State of California, as shown on Page 15843, in Book of Parcel Maps, filed in the Office of the County Recorder of San Diego County on October 26, 1989;

WHEREAS, the Map Waiver proposes the subdivision of a 1.499-acre (65,317 square-foot) site into 48 residential condominium units and two (2) commercial condominium units;

WHEREAS, Development within the Downtown Community Planning area is covered under the following documents, referred to collectively as the “Downtown FEIR”: the Final Environmental Impact Report (FEIR) for the San Diego Downtown Community Plan, Centre City Planned District Ordinance, and 10th Amendment to the Redevelopment Plan for the Centre City Redevelopment

ATTACHMENT 4

Project (SCH No. 2003041001) certified by the former Redevelopment Agency ("Former Agency") and the San Diego City Council ("City Council") on March 14, 2006 (Resolutions R-04001 and R-301265, respectively); subsequent addenda to the FEIR adopted by the Former Agency and the City Council on August 3, 2007 (Resolutions R-04193 and R-302931, respectively), April 23, 2010 (Resolutions R-04508 and R-305761, respectively), April 13, 2010 (Resolutions R-04510 and R-305759, respectively), and August 3, 2010 (Resolutions R-04544 and R-306014, respectively), and adopted by the City Council on February 12, 2014 (Resolution R-308724), July 14, 2014 (Resolution R-309115), and November 17, 2020 (Resolution R-313302); and the Final Supplemental Environmental Impact Report (SEIR) for the Downtown San Diego Mobility Plan (SCH No. 2014121002) certified by the City Council on July 6, 2016 (Resolution R-310561);

WHEREAS, Development within the Downtown Community Planning area is also covered under the following documents, referred to collectively as the "CAP FEIR": the FEIR for the City of San Diego Climate Action Plan ("CAP") (Project No. 416603/SCH No. 2015021053) certified by the City Council on January 4, 2016 (Resolution R-310176); the Addendum to the CAP FEIR for the CAP Consistency Checklist (Project No. 416603/SCH No. 2015021053) adopted by the City Council on July 19, 2016 (Resolution R-310595); and the Addendum to the CAP FEIR for the City of San Diego CAP Update (Project No. 416603/SCH No. 2015021053) adopted by the City Council on August 10, 2022 (Resolution R-314298);

WHEREAS, the Downtown FEIR and CAP FEIR are "Program EIRs" prepared in compliance with California Environmental Quality Act (CEQA) Guidelines Section 15168; the information contained in the Downtown FEIR and CAP FEIR reflects the independent judgment of the City of San Diego as the Lead Agency; the environmental impacts of the Project were adequately addressed in the Downtown FEIR and CAP FEIR; the Project is within the scope of the development program described

in the Downtown FEIR and CAP FEIR and is adequately described within each document for the purposes of CEQA; and none of the conditions listed in CEQA Guidelines Section 15162 exist;

WHEREAS, based on the foregoing, no further environmental documentation or review is required under CEQA;

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

WHEREAS, the subdivision is a condominium project as defined in California Civil Code Section 4125 and filed pursuant to the Subdivision Map Act. The total number of condominium dwelling units is 48 and the total number of commercial condominium units is two (2);

WHEREAS, on January 31, 2024, the Hearing Officer of the City of San Diego considered Tentative Map Waiver (TMW) No. 3233167, and pursuant to Sections 125.0122 and 125.0440 of the San Diego Municipal Code (SDMC) and Subdivision Map Act Section 66428, received for its consideration written and oral presentations, evidence having been submitted, and testimony having been heard from all interested parties at the public hearing, and the Hearing Officer having fully considered the matter and being fully advised concerning the same; NOW THEREFORE,

BE IT RESOLVED by the Hearing Officer of the City of San Diego, that it adopts the following findings with respect to TMW No. 3233167:

Findings for a Tentative Map Waiver - SDMC 125.0123 and 125.0440

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

The Two America Plaza TMW proposes the creation of 48 residential condominiums and two (2) commercial condominiums. The 1.499-acre (65,317 square-foot) Project site is located at 1111 Kettner Boulevard on the south side of West B Street between Kettner Boulevard and India Street. The site is within the Core land use district as designated by the Centre City Planned District Ordinance (CCPDO), the Employment Overlay and Transit Priority Area Overlay, and the Columbia neighborhood of the Downtown Community Plan area. Multiple dwelling units and hotels are permitted uses within the CCPD-Core land use district. Surrounding land uses include high-rise residential condominiums to the north, high-rise office to the east, a transit station to the west, and high-rise office to the south.

The DCP envisions a Downtown that serves as a multi-use regional center with strong employment and residential components. Within Downtown, the Columbia neighborhood is projected to contain 7,000 residents and 45,000 employees at full buildout. The purpose of the Core land use district is to serve as a high-intensity office and employment center within Downtown, operating as a center of regional importance and as a primary hub for businesses, communications, offices, and hotels with fewer restrictions on building bulk and tower separation than in other districts (DCP, 3.1-P-1). Importantly, mixed-use development is identified as an important component of the Core land use district's vitality.

On November 20, 2019, the City of San Diego granted CCDP/CCPDP/NUP No. 2018-58 to allow a 13-story mixed-use development that includes commercial space, residential dwelling units, and hotel guest rooms. At the time of the original approval for the overall development, the development was found to be consistent with the DCP and its policies, goals, and objectives. No additional development beyond that which was previously approved is proposed as part of this action.

The proposed subdivision into a mixture of residential and commercial condominiums is consistent with the DCP goals, policies, and objectives, including Policy 3.1-P-1 to develop the Core land use district into a compact but high intensity office and employment hub of Downtown, with a strong government, financial, commercial, and visitor-serving orientation, while permitting residential development to provide vitality during non-work hours, and Goal 3.2-G-1, which targets a residential buildout of approximately 90,000 and employment of over 165,000 as well as a market for a broad array of supporting services and opportunities for living close to jobs, because the Project provides employment opportunities with two commercial condominiums (one for the approximately 23,300 square feet of commercial space and one for the 301-room hotel) and housing opportunities with 48 residential condominiums. Furthermore, the Project's provision of 48 residential dwelling units, its mixed-use character with hotel, retail, and residential uses, and its proximity to employment locations such as the Civic/Core neighborhood and surrounding Columbia neighborhood are consistent with: Goal 3.3-G-1, to provide a range of housing opportunities suitable for urban environments and accommodating a diverse population because it provides 3 units affordable to low-income households; and Goal 3.3-G-2, to ensure supplies of housing for downtown employees to reduce automobile trips. The Project is within close walking distance to two major transit hubs, the Santa Fe Depot and America Plaza Transit Station, consistent with Policy 7.4-P-1 to locate the highest intensity developments in or near trolley

corridors to maximize the level of activity with strong transit accessibility. Moreover, the Project is consistent with Goal 6.2-G-1 to develop the Columbia neighborhood as a mixed-use district that serves local needs and has a regional draw because it will provide 48 residential units to help meet the population targets of the DCP, commercial space to serve both local and regional needs, and 301 hotel guest rooms to accommodate and promote additional visitors to the neighborhood. The development, as conditioned in the approved development permit CCDP/CCPDP/NUP No. 2018-58, will also provide affordable to low-income housing on-site, consistent with Goal 3.4-G-1 to promote the production of affordable housing in all of downtown's neighborhoods and districts. Thus, the proposed subdivision and its design or improvement are consistent with the policies, goals, and objectives of the applicable land use plan.

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

The Project is a subdivision only and does not facilitate any additional development. The approval for the development itself was granted by the City of San Diego through CCDP/CCPDP/NUP No. 2018-58. The CCPD-Core land use district allows residential, commercial, and hotel uses by right. Furthermore, the proposed development will contain 301 hotel guest rooms and approximately 23,300 square feet of commercial space, divided into two (2) commercial condominiums. This is consistent with the Employment Overlay requirement that 50% of the building's gross floor area shall be devoted to commercial uses.

The Project does not affect, nor does it propose any deviations from, the development as approved in CCDP/CCPDP/NUP No. 2018-58 granted by the City for the construction of a 13-story mixed-use development or from applicable zoning and development regulations of the Land Development Code. Therefore, the proposed subdivision complies with the applicable zoning and development regulations of the Land Development Code including any allowable deviations pursuant to the Land Development Code.

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

The Project site is a 65,317 square-foot parcel with an existing four-level subterranean parking garage on the south side of West B Street between Kettner Boulevard and India Street within the CCPD-Core land use district. The Project proposes the subdivision of an existing single parcel into 48 residential and two (2) commercial condominiums for a 13-story mixed-use development approved under CCDP/CCPDP/NUP No. 2018-58, consistent with the DCP vision for mixed-use development as an important component of the Core land use district and the Columbia neighborhood's vitality. The Project site is located within a high-density urban area surrounded by a mixture of uses, including high-rise residential condominiums and high-rise commercial/office, consistent with the DCP's goal for the Columbia Neighborhood to develop as a mixed-use district, with an energetic waterfront that serves local needs and has a regional draw, relating to both the San Diego Bay and the Civic/Core district (DCP, 6.2-G-1). The Project is physically suitable for the site because of its mixed-use character, containing 48 residential condominium

units and two (2) commercial condominium units, and as indicated in Finding 1, incorporated here by reference, is consistent with DCP goals for the district and is compatible with similar uses in the surrounding neighborhood.

The previously approved mixed-use development at the Project site includes 48 residential dwelling units, 301 hotel guest rooms, and approximately 23,300 square feet of commercial space. Multiple dwelling units and hotels are permitted uses within the CCPD-Core land use district. No changes are proposed for the lot size and no deviations are requested as a part of this Project. Per Table 156-0308-A of the CCPDO, residential, hotel, and commercial development are allowed within the Core land use district. Therefore, the Project's land use type is physically suitable for the site.

Pursuant to the CCPDO, the site has a base minimum floor-area-ratio (FAR) of 4.0 and a base maximum FAR of 6.5. Under CCDP/CCPDP/NUP No. 2018-58, the associated development is entitled to a 5.0 FAR for all uses above ground by right. The development intensity, measured by FAR, is therefore compliant with the land development regulations of the CCPDO and the physical suitability of the site. Moreover, the Project's density will advance DCP Goal 3.2-G-1, to target a residential population of approximately 90,000 and downtown employment of over 165,000, because of its provision of both residential units and commercial opportunities. The 48 new residential units provided by the Project will also advance DCP Goals related to increased housing supplies, including Goal 3.3-G-1, to provide a range of housing opportunities suitable for urban environments and accommodating a diverse population. Thus, the Project's density is consistent with the DCP and is therefore suitable for the Project site.

The Project contains a mix of uses that are consistent with surrounding uses as well as the goals and policies of the DCP, proposes a density that is permitted in the CCPDO, and contributes to the achievement of the population and employment goals of the DCP. The proposed subdivision does not include any changes from the approvals granted by the existing permits for development at the site. Therefore, the site is physically suitable for the density of development.

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

On November 20, 2019, the City of San Diego granted CCDP/CCPDP/NUP No. 2018-58 and found the development consistent with the previously certified City of San Diego Downtown Final Environmental Impact Report (SCH No. 2003041001). This Project is a subdivision only and does not facilitate any additional development beyond that which was contemplated in the development permit. The proposed subdivision was reviewed by the Environmental Analysis Section on October 26, 2023, which determined that the proposed subdivision is consistent with the previously certified City of San Diego Downtown Final Environmental Impact Report (SCH No. 2003041001). Moreover, the Project site is located within the urbanized environment of Downtown. There are no watercourses or environmentally sensitive lands harboring fish or wildlife or their habitat on or adjacent to the Project site. Therefore, the design of the subdivision or the

proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

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

The Project proposes to create 48 residential and two (2) commercial condominium units in a developed urban neighborhood. The addition of new residents will result in a more active neighborhood, which improves public safety, and will increase neighborhood vitality and welfare through increased economic support for local businesses. The hotel guest rooms and commercial space will have a similar effect, increasing neighborhood and economic activity, both of which will improve public safety and welfare. The TMW includes conditions and corresponding exhibits of approval relevant to public improvements and payment of applicable fees to achieve compliance with the requirements of the SDMC and the Subdivision Map Act. The Project site is served by existing utilities, and the development approved pursuant to CCDP/CCPDP/NUP No. 2018-58 requires additional on-site and off-site improvements including the provision of new street trees, sidewalk paving, streetlights, and litter containers in the rights-of-way adjacent to the Project site. These improvements will advance the public health, safety, and welfare by providing enhanced, well-lit walking areas for pedestrians and a visually appealing streetscape. The street trees will provide additional benefits in the form of shade for pedestrians, reduced heat island effect, and increased carbon sequestration, all of which are improvements to public health. Moreover, all such improvements conditioned pursuant to CCDP/CCPDP/NUP No. 2018-58 shall be assured by permit to the satisfaction of the City Engineer and required to be installed prior to the approval of the Certificate of Compliance to ensure public health, safety, and welfare. Therefore, the design of the subdivision or the type of improvements will not be detrimental to the public health, safety, and welfare.

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

The Project site is on a private lot with no existing easements acquired by the public at large for access through or use of property within the subdivision. Pedestrian access is provided via public street on Kettner Boulevard, India Street, B Street, and a pedestrian plaza to the south. Vehicle access is provided via private driveways on Kettner Boulevard, India Street, B Street. The subdivision does not propose any additional public improvements beyond those conditioned for the development under CCDP/CCPDP/NUP No. 2018-58, including street trees, tree grates, sidewalk paving, streetlights, and litter containers. These improvements to the property and adjacent rights-of-way help to create walkable pedestrian thoroughways into and around the site. The proposed Project does not include any new easements with this application. Therefore, the design of the subdivision or the type of improvements will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision.

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

The Project proposes subdivision of a 24,979 square-foot parcel into 48 residential and two (2) commercial condominiums for a mixed-use development approved under CCDP/CCPDP/NUP No. 2018-58. No additional development beyond that which was previously approved by CCDP/CCPDP/NUP No. 2018-58 is included with this subdivision. The Project will comply with the Climate Action Plan (CAP) Checklist with the approval of the draft map conditions and TMW exhibit. The development has also been designed to provide, to the extent feasible, for future passive or natural heating and cooling opportunities, and will be constructed to meet rooftop solar reflectance and energy budget standards as per the conditions of CCDP/CCPDP/NUP No. 2018-58. Therefore, the approval of this TMW will not affect future passive or natural heating and cooling opportunities.

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

The Project proposes subdivision of a single parcel into 48 residential condominiums and two (2) commercial condominiums for a mixed-use development approved under CCDP/CCPDP/NUP No. 2018-58. The DCP targets a residential population of approximately 90,000 (Goal 3.2-G-1), and a range of housing opportunities suitable for urban environments and accommodating a diverse population (Goal 3.3-G-1). The Project is consistent with these DCP housing goals because it provides 48 new residential dwelling units, including 3 units affordable to low-income individuals, in a high-density, urban location that will be able to house a portion of the target residential population. This supply of new units will also serve the housing needs of the region by increasing regional housing stocks.

The Project is within the maximum FAR applicable to the site; thus, the development intensity does not exceed the capacity of nearby public services. All appropriate public services (including public transit, fire, police, parks, libraries, medical services, and schools) as well as necessary utilities exist within the built out, high-density Downtown community and provide adequate services for the proposed subdivision. Moreover, the Environmental Analysis Section determined that the Project will not exceed future needs for public services, as analyzed in the Downtown FEIR. The Project also complies with public improvement requirements through conditions for the construction of improvements to the rights-of-way adjacent to the Project site, including enhanced sidewalk paving, new street trees and tree wells, new streetlights, and new litter receptacles. Moreover, the Project pays applicable development impact fees to support additional public improvements as necessary. Therefore, there would be no additional demand for public services or available fiscal resources associated with the Project.

Impacts to environmental resources would be avoided because the site is in a developed urban neighborhood and does not contain, nor is adjacent to, such resources. The proposed subdivision was reviewed by the Environmental Analysis Section on October 26, 2023, which determined that the proposed subdivision is consistent with the previously certified City of San Diego Downtown Final Environmental Impact Report (SCH No. 2003041001), which includes an assessment of public services for Downtown at full buildout. Accordingly, the proposed division of land complies with the requirements

established by the Subdivision Map Act and San Diego Municipal Code as to area, improvement and design, floodwater drainage control, appropriate improved public roads, sanitary disposal facilities, water supply availability, environmental protection, and other requirements of the Subdivision Map Act and SDMC. Therefore, there would be no additional demand for available environmental resources associated with the Project.

That said Findings are supported by the minutes, maps, and exhibits, all of which are herein incorporated by reference.

BE IT FURTHER RESOLVED, that based on these Findings adopted by the Hearing Officer, Map Waiver No. 3233167 is hereby granted to CROWN INVEST, LLC subject to the attached conditions which are made a part of this resolution by this reference.

By _____
Jacob Basinger
Associate Planner, Urban Division
Development Services Department

ATTACHMENT: Tentative Map Waiver Conditions

ATTACHMENT 5

HEARING OFFICER
CONDITIONS FOR MAP WAIVER NO. 3233167
TWO AMERICA PLAZA TENTATIVE MAP WAIVER - PROJECT NO. 1076060
ADOPTED BY RESOLUTION NO. HO-XXXX ON JANUARY 31, 2024

GENERAL

1. This Map Waiver will expire January 31, 2027.
2. Compliance with all of the following conditions shall be completed and/or assured, to the satisfaction of the City Engineer, prior to the recordation of the Certificate of Compliance unless otherwise noted.
3. A Certificate of Compliance shall be recorded in the Office of the San Diego County Recorder, prior to the Map Waiver expiration date.
4. Prior to the recordation of the Certificate of Compliance, taxes must be paid on this property pursuant to Subdivision Map Act section 66492. To satisfy this condition, a tax certificate stating that there are no unpaid lien conditions against the subdivision must be recorded in the Office of the San Diego County Recorder.
5. The Certificate of Compliance shall conform to the provisions of Centre City Development Permit/Centre City Planned Development Permit/Neighborhood Use Permit (CCDP/CCPDP/NUP) No. 2018-58.
6. The Subdivider shall defend, indemnify, and hold the City (including its agents, officers, and employees [together, "Indemnified Parties"]) harmless from any claim, action, or proceeding, against the City and/or any Indemnified Parties to attack, set aside, void, or annul City's approval of this Project, which action is brought within the time period provided for in Government Code section 66499.37. City shall promptly notify Subdivider of any claim, action, or proceeding and shall cooperate fully in the defense. If City fails to promptly notify the Subdivider of any claim, action, or proceeding, or if the City fails to cooperate fully in the defense, Subdivider shall not thereafter be responsible to defend, indemnify, or hold City and/or any Indemnified Parties harmless. City may participate in the defense of any claim, action, or proceeding if City bears its own attorney's fees and costs, City defends the action in good faith, and Subdivider is not be required to pay or perform any settlement unless such settlement is approved by the Subdivider.

AFFORDABLE HOUSING

7. Prior to the recordation of the Certificate of Compliance, the Subdivider 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 (San Diego Municipal Code § 142.1301 *et seq.*).
8. The Project proposes to build 301 hotel guestrooms. If any visitor accommodation units are converted to residential dwelling units in the future, they would be subject to the Inclusionary Affordable Housing Regulations in effect at that time.

ATTACHMENT 5

ENGINEERING

9. The Subdivider shall comply with all conditions for previously approved Centre City Development Permit/Centre City Planned Development Permit/Neighborhood Use Permit (CCDP/CCPDP/NUP) No. 2018-58 and shall comply with all required public improvements as shown on the CCDP/CCPDP/NUP No. 2018-58 site plan, satisfactory to the City Engineer.
10. The Subdivider shall underground existing and/or proposed public utility systems and service facilities in accordance with the San Diego Municipal Code.
11. The Subdivider shall ensure that all existing onsite utilities serving the subdivision shall be undergrounded with the appropriate permits. The Subdivider shall provide written confirmation from applicable utilities that the conversion has taken place, or provide other means to assure the undergrounding, satisfactory to the City Engineer.
12. The Subdivider shall install and upgrade the street lights at the corner of Kettner Boulevard and B Street and at the corner of B Street and India Street to comply with the Street Lighting Standards in Chapter 4 of the current City of San Diego Street Design Manual, satisfactory to the City Engineer.
13. The Subdivider shall comply with the "General Conditions for Tentative Subdivision Maps," filed in the Office of the City Clerk under Document No. 767688 on May 7, 1980. Only those exceptions to the General Conditions which are shown on the Map Waiver and covered in these special conditions will be authorized. All public improvements and incidental facilities shall be designed in accordance with criteria established in the Street Design Manual, filed with the City Clerk as Document No. RR-297376.

MAPPING

14. Prior to the expiration of the Tentative Map Waiver (TMW), a Certificate of Compliance to subdivide the property into 48 residential condominium units and 2 commercial condominium units shall be recorded in the San Diego County Recorder's Office.
15. Prior to the recordation of the Certificate of Compliance, all conditions in the TMW Resolution of Approval must be satisfied.
16. Prior to the recordation of the Certificate of Compliance, taxes must be paid or bonded for this property pursuant to section 66492 of the Subdivision Map Act. A current original tax certificate, recorded in the office of the San Diego County Recorder, must be provided to satisfy this condition.

Please note if tax bond is required as indicated in the tax certificate, please make sure that it is paid or posted, and submit evidence (e.g., filed bond letter or receipt from Clerk of the Board) indicating the required tax bond amount has been paid or bonded.

17. Prior to the issuance of a Certificate of Compliance, City staff will perform a field monument inspection to verify that all property corners are being marked with survey monuments. If any of the survey monuments are missing, it must be replaced with a new monument, and a

ATTACHMENT 5

Corner Record or Record of Survey (whichever is applicable) shall be filed with the County Recorder pursuant to the Professional Land Surveyors Act. A copy of the filed Corner Record or Record of Survey must be submitted to satisfy this requirement prior to the approval and recordation of the Certificate of Compliance.

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

INFORMATION:

- The approval of this Map Waiver by the Hearing Officer of the City of San Diego does not authorize the Subdivider to violate any Federal, State, or City laws, ordinances, regulations, or policies including but not limited to, the Federal Endangered Species Act of 1973 and any amendments thereto (16 U.S.C. § 1531 *et seq.*).
- If the Subdivider makes any request for new water and sewer facilities (including services, fire hydrants, and laterals), the Subdivider shall design and construct such facilities in accordance with established criteria in the most current editions of the City of San Diego water and sewer design guides and City regulations, standards and practices pertaining thereto. Off-site improvements may be required to provide adequate and acceptable levels of service and will be determined at final engineering.
- Subsequent applications related to this Map Waiver will be subject to fees and charges based on the rate and calculation method in effect at the time of payment.
- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of the Map Waiver, may protest the imposition

ATTACHMENT 5

within 90 days of the approval of this Map Waiver by filing a written protest with the San Diego City Clerk pursuant to Government Code Sections 66020 and/or 66021.

- Where in the course of development of private property, public facilities are damaged or removed, the Subdivider shall at no cost to the City, obtain the required permits for work in the public right-of-way, and repair or replace the public facility to the satisfaction of the City Engineer (San Diego Municipal Code § 142.0607).

Internal Order No: 11004543

DRAFT

RECORDING REQUESTED BY:

Civic San Diego
Planning Department
401 B Street, Suite 400
San Diego, CA 92101

AND WHEN RECORDED MAIL TO:

Civic San Diego
Planning Department
401 B Street, Suite 400
San Diego, CA 92101

DOC# 2019-0592596



Dec 18, 2019 02:23 PM
OFFICIAL RECORDS
Ernest J. Dronenburg, Jr.,
SAN DIEGO COUNTY RECORDER
FEES: \$74.00 (SB2 Atkins: \$0.00)

PAGES: 21

THIS SPACE FOR RECORDER'S USE ONLY

*NOTE: COUNTY RECORDER, PLEASE RECORD AS
RESTRICTION ON USE OR DEVELOPMENT OF REAL
PROPERTY AFFECTING THE TITLE TO OR
POSSESSION THEREOF*

**CENTRE CITY DEVELOPMENT PERMIT/
CENTRE CITY PLANNED DEVELOPMENT PERMIT /
NEIGHBORHOOD USE PERMIT
NO. 2018-58**

**TWO AMERICA PLAZA
1111 KETTNER BOULEVARD
APN 533-474-08-00**

Two America Plaza
CCDP/CCPDP/NUP No. 2018-58

**CENTRE CITY DEVELOPMENT PERMIT/CENTRE CITY PLANNED
DEVELOPMENT PERMIT / NEIGHBORHOOD USE PERMIT
NO. 2018-58**

**TWO AMERICA PLAZA
1111 KETTNER BOULEVARD
APN 533-474-08-00**

This Centre City Development Permit / Centre City Planned Development Permit / Neighborhood Use Permit (CCDP/CCPDP/NUP) No. 2018-58 is granted by the Civic San Diego (CivicSD) Board of Directors to Crown Invest, LLC (Owner/Permittee) to allow the construction of a 13-story, approximately 160-foot tall mixed-use hotel development on a 65,317 square-foot (SF) site located on the block bounded by Kettner Boulevard, India Street, B Street, and the MTS Trolley Station in the Columbia neighborhood of the Downtown Community Plan (DCP) area ("Downtown") in the Centre City Planned District (CCPD), legally described in Exhibit A.

Subject to the terms and conditions set forth in this Permit, permission is granted to the Owner/Permittee to construct and operate a development and uses as described and identified by size, dimension, quantity, type, and location as follows and on the approved Basic Concept/Schematic Drawings and associated Color and Materials Boards, dated June 27, 2019, on file at the City.

1. General: The Owner/Permittee shall construct, or cause to be constructed on the site, a 13-story mixed-use hotel development containing 301 guest rooms, 48 dwelling units (DU), and approximately 23,300 SF of commercial space. The total Floor Area Ratio (FAR) of the development for all uses above ground shall not exceed 5.0. The building height shall not exceed 160-feet above average grade level, measured to the top of the parapet of the uppermost floor, with roof equipment enclosures, elevator penthouses, mechanical screening, and architectural elements above this height permitted per the Centre City Planned District Ordinance (CCPDO).
2. Parking: The development shall provide a minimum of 140 parking spaces (0.3 spaces per hotel guest room, one space per DU, and one guest space per 30 DU). The Project proposes 179 parking spaces. Secured bicycle storage shall be provided to accommodate a minimum of 15 bicycles (one per 20 required vehicle spaces for the hotel and one per five DU). Bicycle storage areas shall be enclosed with access restricted to authorized persons. There shall be a minimum of eight motorcycle parking spaces (one per 20 required spaces for the hotel and one per 20 DU). Parking shall be maintained in accordance with applicable City regulations.

PLANNED DEVELOPMENT PERMIT

3. The CivicSD Board hereby grants a Centre City Planned Development Permit (CCPDP) pursuant to Section 156.0304(f) of the CCPDO for deviations from the following development regulations:
 - a. CCPDO §156.0309(a) Minimum FAR: Allow a reduction in the minimum FAR from 5.0 to 4.84.

Two America Plaza
CCDP/CCPDP/NUP No. 2018-58

- b. CCPDO §156.0310(d)(1)(D) Street Wall Height: Allow a reduction in the minimum street wall height from 45 feet to 27 feet on the north and south elevations and 41 feet on the west elevation.
- c. CCPDO §156.0313 and SDMC §142.0555 Parking Provisions. Allow tandem and valet-only parking associated with a hotel.
- d. CCPDO §156.0313(l)(3) Vehicular Access: Allow a reduction in the minimum distance from a driveway to the curb line of the closest intersection from 65 feet to 63 feet for the driveway on India Street and allow a reduction of the minimum distance between driveways from 80 feet to 40 feet for the porte-cochere driveways on Kettner Boulevard.

NEIGHBORHOOD USE PERMIT

- 4. The Planning Commission hereby grants a Neighborhood Use Permit (NUP) for an pursuant to CCPDO Section 156.0308 for outdoor use areas on the ground floor subject to the following terms and conditions:
 - a. The intended uses must be in conformance with permitted uses outlined in the CCPDO and all other relevant regulations in the SDMC and per the approved Basic Concept/Schematic Drawings dated June 27, 2019, on file at the City. Any proposed change in use or expansion shall be reviewed and approved by CivicSD prior to initiating such changes.
 - b. The occupancy of the outdoor use areas shall be limited to no later than 10:00 p.m. Sunday through Thursday and 11:00 p.m. Friday and Saturday.
 - c. The outdoor use areas shall only be used for eating, drinking, and circulation. No live entertainment or dancing shall be permitted in the outdoor use area at any time.
 - d. Ambient recorded music shall be permitted in the outdoor use areas anytime that the establishment is open for business. The speakers shall be small, equally distributed, and pointed inward so as to not become a nuisance to any adjacent uses.
 - e. Sound shall be monitored during and after business hours to ensure that audible noise remains at acceptable levels. Noise levels shall be in conformance with the Noise Abatement Standards of the SDMC and the City of San Diego Noise Ordinance. In the event that a noise complaint is filed, CivicSD shall evaluate the complaints and, if it is determined that the business is potentially creating a nuisance to the neighborhood, a duly noticed public hearing shall be scheduled. After receiving public testimony, the Hearing Officer may modify or revoke the permit.
 - f. The outdoor use areas shall meet all applicable disabled accessibility codes.

Two America Plaza
CCDP/CCPDP/NUP No. 2018-58

- g. The Permittee shall respond to complaints pertaining to the Permit by members of the community within 24 hours of receiving the complaint. A current point of contact shall be maintained with CivicSD for the premise to ensure compliance with this condition.

PLANNING AND DESIGN REQUIREMENTS

5. Urban Design Standards: The proposed development, including its architectural design concepts and off-site improvements, shall be consistent with the CCPDO and Centre City Streetscape Manual (CCSM). These standards, together with the following specific conditions, will be used as a basis for evaluating the Project through all stages of the development process.
6. Architectural Standards – The architecture of the development shall establish a high quality of design, complement the design and character of the Columbia neighborhood, and utilize a coordinated color scheme consistent with the approved Basic Concept/Schematic Drawings.
7. Form and Scale – The development shall consist of a 13-story mixed-use hotel development not exceeding an overall height of 160-feet tall measured to the top of the roofline, with roof equipment enclosures, elevator penthouses, and mechanical screening above this height permitted per the CCPDO and the Federal Aviation Administration (FAA). All building elements shall be complementary in form, scale, and architectural style.
8. Building Materials – All building materials shall be of a high quality as shown in the Basic Concept/Schematic Drawings and approved materials board. All materials and installation shall exhibit high-quality design, detailing, and construction execution to create a durable and high quality finish. The base of the buildings shall be clad in upgraded materials and carry down to within one inch of finish sidewalk grade, as illustrated in the approved Basic Concept/Schematic Drawings. Any plaster materials shall consist of a hard troweled, or equivalent, smooth finish. Any stone materials shall employ larger modules and full-corner profiles to create a substantial and non-veneer appearance. Any graffiti coatings shall be extended the full height of the upgraded base materials or up to a natural design break such a cornice line. All downspouts, exhaust caps, and other additive elements shall be superior grade for urban locations, carefully composed to reinforce the architectural design. Reflectivity of the glass shall be the minimum reflectivity required by Title 24 of the California Code of Regulations (“Title 24”).

All construction details shall be of the highest standard and executed to minimize weathering, eliminate staining, and not cause deterioration of materials on adjacent properties or the ROW. No substitutions of materials or colors shall be permitted without the prior written consent of the CivicSD. A final materials board which illustrates the location, color, quality, and texture of proposed exterior materials shall be submitted with 100% Construction Drawings and shall be consistent with the materials board approved with the Basic Concept/Schematic Drawings.

9. Street Level Design – Street level windows shall be clear glass and may be lightly tinted. Architectural features such as awnings and other design features which add human scale to the streetscape are encouraged where they are consistent with the design theme of the structure.

Two America Plaza
CCDP/CCPDP/NUP No. 2018-58

Exit corridors including garage entrances shall provide a finished appearance to the street with street level exterior finishes wrapping into the openings a minimum of ten feet.

All exhaust caps, lighting, sprinkler heads, and other elements on the undersides of all balconies and surfaces shall be logically composed and placed to minimize their visibility, while meeting code requirements. All soffit materials shall be high quality and consistent with adjacent elevation materials (no stucco or other inconsistent material), and incorporate drip edges and other details to minimize staining and ensure long-term durability.

10. Utilitarian Areas – Areas housing trash, storage, or other utility services shall be completely concealed from view of the ROW and adjoining developments, except for utilities required to be exposed by the City or utility company. The development shall provide trash and recyclable material storage areas per SDMC Sections 142.0810 and 142.0820. Such areas shall be provided within an enclosed building area and kept clean and orderly at all times.
11. Mail and Delivery Locations – It is the Owner's and/or Permittee's responsibility to coordinate mail service and mailbox locations with the United States Postal Service and to minimize curb spaces devoted to postal and loading use. The Owner and/or Permittee shall locate all mailboxes and parcel lockers outside of the ROW, either within the building or recessed into a building wall. Individual commercial spaces shall utilize a centralized delivery stations within the building or recessed into a building wall.
12. Circulation and Parking – The Owner and/or Permittee shall prepare a plan which identifies the location of curbside parking control zones, parking meters, fire hydrants, valet services if any, trees, and street lights to the satisfaction of CivicSD. Such plan shall be submitted in conjunction with construction permits. All subterranean parking shall meet the requirements of the Building Department, Fire Department and City Engineer. All parking shall be mechanically ventilated. The exhaust system for mechanically ventilated structures shall be located to mitigate noise and exhaust impacts on the public ROW.
13. Open Space and Development Amenities – A landscape plan that illustrates the relationship of the proposed on and off-site improvements and the location of water, and electrical hookups to the satisfaction of CivicSD shall be submitted with construction permits.
14. Roof Tops – A rooftop equipment and appurtenance location and screening plan shall be prepared and submitted to the satisfaction of CivicSD with 100% Construction Drawings. Any roof-top mechanical equipment shall be grouped, enclosed, and screened from surrounding views (including views from above).
15. Lighting – A lighting plan which highlights the architectural qualities of the Project and also enhances the lighting of the public ROW shall be submitted with 100% Construction Drawings. All lighting shall be designed to avoid illumination of adjoining properties.
16. Signage – All signs shall comply with the City Sign Regulations and the CCPDO.

Two America Plaza
CCDP/CCPDP/NUP No. 2018-58

17. Noise Control – All mechanical equipment, including but not limited to, air conditioning, heating and exhaust systems, shall comply with the City Noise Ordinance and California Noise Insulation Standards as set forth in Title 24. Owner and/or Permittee shall provide evidence of compliance at 100% Construction Drawings.
18. Street Address – Building address numbers shall be provided that are visible and legible from the ROW.
19. On-Site Improvements: All off-site and on-site improvements shall be designed as part of an integral site development. An on-site improvement plan shall be submitted to the satisfaction of CivicSD with the construction permit drawings.

PUBLIC IMPROVEMENTS, LANDSCAPING AND UTILITY REQUIREMENTS

20. Off-Site Improvements: The following public improvements shall be installed in accordance with the CCSM. The CCSM is currently being updated and the Owner and/or Permittee shall install the appropriate improvements according to the latest requirements at the time of Building Permit issuance:

	Kettner Boulevard	B Street	India Street
Street Trees	Fern Pine	Fern Pine	Fern Pine
Tree Grates	CCDC Standard	CCDC Standard	CCDC Standard
Sidewalk Paving	CCDC Standard	CCDC Standard	CCDC Standard
Street Lights	Standard Light	Standard Light	Standard Light

21. Street Trees – Street tree selections shall be made according to the CCSM. All trees shall be planted at a minimum 36-inch box size with tree grates provided as specified in the CCSM, and shall meet the requirements of Title 24. Tree spacing shall be accommodated after street lights have been sited, and generally spaced 20 to 25 feet on center. All landscaping shall be irrigated with private water service from the subject development.
22. Street Lights – All existing lights shall be evaluated to determine if they meet current CivicSD and City requirements, and shall be modified or replaced if necessary.
23. Sidewalk Paving – Any specialized paving materials shall be approved through the execution of an Encroachment Removal and Maintenance Agreement (EMRA) with the City at the time of construction permit issuance.
24. Landscaping – All required landscaping shall be maintained in a disease, weed and litter free condition at all times. If any required landscaping (including existing or new plantings, hardscape, landscape features, etc.) indicated on the approved construction documents is damaged or removed during demolition or construction, it shall be repaired and/or replaced in kind and equivalent in size per the approved documents and to the satisfaction of the CivicSD within 30 days of damage or Certificate of Occupancy, whichever occurs first.

Two America Plaza
CCDP/CCPDP/NUP No. 2018-58

25. Planters – Planters shall be permitted to encroach into the ROW a maximum of two feet for sidewalk areas measuring at least twelve feet and less than fourteen feet in width. For sidewalk areas fourteen feet or wider, the maximum permitted planter encroachment shall be three feet. The planter encroachment shall be measured from the property line to the face of the curb to the wall surrounding the planter. A minimum six foot clear path shall be maintained between the face of the planter and the edge of any tree grate or other obstruction in the ROW.
26. On-Street Parking – The Owner and/or Permittee shall maximize the on-street parking wherever feasible.
27. Franchise Public Utilities – The Owner and/or Permittee shall be responsible for the installation or relocation of franchise utility connections including, but not limited to, gas, electric, telephone and cable, to the development and all extensions of those utilities in public streets. Existing franchise utilities located above grade serving the property and in the sidewalk ROW shall be removed and incorporated into the adjoining development. All franchise utilities shall be installed as identified in the Basic Concept Drawings. Any above grade devices shall be screened from view from the ROW.
28. Geology: Prior to the recordation of the development permit, a “Notice of Geologic and Geotechnical Conditions” shall be recorded against the property. The form of the Notice shall be provided by the City of San Diego and shall be executed by the property owner and recorded with the San Diego County Recorder and filed with the City of San Diego.
29. Engineering
- a. Prior to the issuance of any building permits, the Owner/Permittee shall obtain an Encroachment Maintenance and Removal Agreement for the above-ground building and existing underground parking structure.
 - b. Prior to the issuance of any building permits, the Owner/Permittee shall obtain an Encroachment Maintenance Removal Agreement (EMRA) for enhanced sidewalk, trash receptacles, trees with irrigation, and tree grates within India Street, B Street, and Kettner Boulevard
 - c. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, construction of new curb/gutter per current City Standards along the site on Kettner Boulevard satisfactory to the City Engineer.
 - d. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the construction of a new 14-foot driveway per current City standards, adjacent to the site on India Street, satisfactory to the City Engineer.
 - e. Prior to the issuance of any building permit, the Owner/Permittee shall assure, by permit and bond, replacement of existing driveways per current City standards on Kettner Boulevard and B Street, satisfactory to the City Engineer.

Two America Plaza
CCDP/CCPDP/NUP No. 2018-58

- f. Prior to the issuance of any building permit, the Owner/Permittee shall assure, by permit and bond, the removal and replacement of existing sidewalk per current City standards on India Street, Kettner Boulevard, and B Street, satisfactory to the City Engineer.
- g. Prior to issuance of any building permits, 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 Storm Water Standards.

30. Public Utilities

- a. 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 ROW adjacent to the Project site, in a matter satisfactory to the Public Utilities Director and the City Engineer.
- b. Prior to the issuance of any building permits, the Owner/Permittee shall obtain a plumbing permit for the installation of appropriate private backflow prevention device(s) (BFPD) on each water service (domestic, fire, and irrigation) in a manner satisfactory to the Public Utilities Director and City Engineer. BFPDs shall be located above ground on private property, in line with the service, and immediately adjacent to the public ROW.
- c. Prior to final inspection, all public water and sewer facilities shall be complete and operational in a matter satisfactory to the Public Utilities Director and the City Engineer.
- d. Owner/Permittee shall design and construct all proposed public water and sewer facilities are to be 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.
- e. 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.

SUSTAINABILITY

- 31. Cool/Green Roofs - The development must include roofing materials with a minimum three-year aged solar reflection and thermal emittance or solar reflection index equal to or greater than the values specified in the voluntary measures under the CALGreen. Compliance with this measure must be demonstrated prior to the issuance of the building permit.
- 32. Plumbing Fixtures and Fittings – Plumbing fixtures and fittings that do not exceed the maximum flow rate specified in Table A5.303.2.3.1 (voluntary measures) of the CALGreen; and Appliance and fixtures for commercial application that meet the provisions of Section A5.303.3 (voluntary measures) of the CALGreen. Compliance with this measure must be demonstrated prior to the issuance of the building permit.

33. Energy Performance Standard/Renewable Energy – The development must be designed to have an energy budget that meets the following performance standards when compared to the Title 24, Part 6 Energy Budget for the Standard Design Building as calculated by Compliance Software certified by the California Energy Commission (percent improvement over current code): 90% of the Title 24, Part 6 Energy Budget or 10% reduction from the Standard Design Building. The demand reduction may be provided through on-site renewable energy generation, such as solar, or by designing the Project to have an energy budget that meets the above-mentioned performance standards when compared to the Title 24, Part 6 Energy Budget for the Proposed Design Building (percent improvement over current code). Compliance with this measure must be demonstrated prior to the issuance of the building permit.
34. Bicycle Parking Spaces – The Project must provide more short- and long-term bicycle parking spaces than required in SDMC Chapter 14, Article 2 Division 5. Note: non-portable bicycle corrals within 600-feet of project frontage count. Compliance with this measure must be demonstrated prior to the issuance of the building permit.
35. Shower Facilities – The Project must include changing/shower facilities in accordance with the voluntary measures under the CALGreen (per the table under CAP Checklist Item #6 *Shower facilities*). Compliance with this measure must be demonstrated prior to the issuance of the building permit.
36. Transportation Demand Management: The Project is required to implement measures to reduce single-occupant vehicle trips for the Project, per Table 0313-D of Section 156.0313(o) of the CCPDO, achieving a minimum of 25 points, for the life of the Project. The Owner/Permittee shall demonstrate such measures prior to issuance of any Building Permit for the Project.
37. Environmental Impact Mitigation Monitoring and Reporting Program (MMRP): As required by CCPDO Section 156.0304(h), the development shall comply with all applicable Mitigation Monitoring and Reporting Program (MMRP) measures from the 2006 Final Environmental Impact Report (FEIR) for the DCP.

STANDARD REQUIREMENTS

38. Development Impact Fees: The development will be subject to Centre City Development Impact Fees. The fee shall be determined in accordance with the fee schedule in effect at the time of building permit issuance. The Owner and/or Permittee shall provide to the City's Facilities Financing Department the following information at the time of application for building permit plan check: 1) total square footage for commercial lease spaces and all areas within the building dedicated to support those commercial spaces including, but not limited to: loading areas, service areas and corridors, utility rooms, and commercial parking areas; and 2) applicable floor plans showing those areas outlined for verification. In addition, it shall be responsibility of the Owner and/or Permittee to provide all necessary documentation for receiving any "credit" for existing buildings to be removed. Development Impact Fees shall be calculated in accordance with fee schedule in effect at the time of building permit issuance, and in accordance with the SDMC.

Two America Plaza
CCDP/CCPDP/NUP No. 2018-58

39. Construction Fence: Owner and/or Permittee shall install a construction fence pursuant to specifications of, and a permit from, the City Engineer. The fence shall be solid plywood with wood framing, painted a consistent color with the development's design, and shall contain a pedestrian passageway, signs, and lighting as required by the City Engineer. The fencing shall be maintained in good condition and free of graffiti at all times.
40. Development Identification Signs: Prior to commencement of construction on the site, the Owner and/or Permittee shall prepare and install, at its cost and expense, one sign on the barricade around the site which identifies the development. The sign shall be at least four feet by six feet and be visible to passing pedestrian and vehicular traffic. The signs shall at a minimum include: 1) Color rendering of the development, 2) Development name, 3) Developer, 4) Completion Date, 5) For information call _____. Additional development signs may be provided around the perimeter of the site. All signs shall be limited to a maximum of 160 sq. ft. per street frontage. Graphics may also be painted on any barricades surrounding the site. All signs and graphics shall be submitted to the CivicSD for approval prior to installation.
41. 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.
42. 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.
43. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
44. 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.).
45. 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 and/or Permittee and any successor(s) in interest.
46. This development shall comply with the standards, policies, and requirements in effect at the time of approval of this development, including any successor(s) or new policies, financing mechanisms, phasing schedules, plans and ordinances adopted by the City.

Two America Plaza
CCDP/CCPDP/NUP No. 2018-58

47. No permit for construction, operation, or occupancy of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until this Permit is recorded in the Office of the San Diego County Recorder.
48. 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.
49. Construction plans shall be in substantial conformity to the approved Basic Concept/Schematic Drawings and associated Color and Materials Boards dated July 24, 2019, on file at CivicSD. Changes, modifications, or alterations to the construction plans are prohibited unless appropriate application(s)/amendment(s) to the Project have been granted.
50. The Owner/Permittee shall defend, indemnify, and hold harmless CivicSD and the City (collectively referred to as "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.
51. 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 there.

ATTACHMENT 6

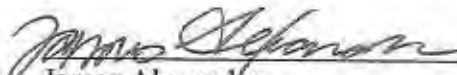
Two America Plaza
CCDP/CCPDP/NUP No. 2018-58


This CCDP/CCPDP/NUP No. 2018-58 is granted by the CivicSD Board on November 20, 2019.

CIVIC SAN DIEGO:


OWNER / PERMITEE:

ANGELICA FERNANDEZ BY POWER
OF ATTORNEY
FOR SANTIAGO
AGUILAR.

 12/9/19
James Alexander Date
Associate Planner

 12-18-2019
Santiago Aguilar Date
Crown Invest, LLC

**Note: Notary acknowledgment
must be attached per Civil Code
Section 1189 et seq**


SEE ATTACHED
FOR OFFICIAL
ACKNOWLEDGMENT
JON SCOTT, Notary Public

ATTACHMENT: A - Legal Description
B - CivicSD Board Resolution No. 2019-18

Two America Plaza
CCDP/CCPDP/NUP No. 2018-58

EXHIBIT A

Legal Description of the Property

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

PARCEL A1: APN 533-474-08

PARCEL 5, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, AS SHOWN ON PAGE 15843, IN BOOK OF PARCEL MAPS, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY ON OCTOBER 26, 1989.

PARCEL A2:

NON-EXCLUSIVE RECIPROCAL RIGHTS, EASEMENTS AND PRIVILEGES OF USE, FOR INGRESS AND EGRESS, PEDESTRIAN AND PARKING ACCESS, MAINTENANCE AND CONSTRUCTION OF IMPROVEMENTS AND FOR INSTALLATION, OPERATION AND MAINTENANCE OF UTILITY FACILITIES, IF ANY, AND ANY OTHER PURPOSE AS CREATED AND GRANTED AS APPURTENANT TO PARCEL A IN THAT CERTAIN DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF GREAT AMERICAN PLAZA OWNERS ASSOCIATION AND ESTABLISHMENT OF RECIPROCAL EASEMENTS, EXECUTED BY SAN DIEGO TOWER ASSOCIATES, L. P., A CALIFORNIA LIMITED PARTNERSHIP, RECORDED ON NOVEMBER 9, 1989 AS INSTRUMENT NO. 89-0610402 OF OFFICIAL RECORDS OF SAN DIEGO COUNTY, CALIFORNIA ("DECLARATION"), IN, OVER, UPON AND UNDER THE FOLLOWING DESCRIBED REAL PROPERTY, TOGETHER WITH ALL RIGHTS, POWERS, PRIVILEGES AND BENEFITS, UNDER THE FOREGOING SUBJECT TO THE CONDITIONS THEREIN CONTAINED; SAID REAL PROPERTY LIES WITH THE FOLLOWING DESCRIBED LAND:

PARCELS 1, 2, 3 AND 4 IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, AS SHOWN ON PAGE 15843 IN BOOK OF PARCEL M

CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }

County of San Diego }

On 12/18/2019 before me, Jon Scott, Notary Public
(Here insert name and title of the officer)

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

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

WITNESS my hand and official seal.

Notary Public Signature

(Notary Public Seal)



ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages _____ Document Date _____

CAPACITY CLAIMED BY THE SIGNER

Individual(s)

Corporate Officer

_____ (Title)

Partner(s)

Attorney-in-Fact

Trustee(s)

Other _____

INSTRUCTIONS FOR COMPLETING THIS FORM

This form complies with current California statutes regarding notary wording and, if needed, should be completed and attached to the document. Acknowledgments from other states may be completed for documents being sent to that state so long as the wording does not require the California notary to violate California notary law.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. ~~he/she/they~~ is /are) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
 - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
 - ❖ Indicate title or type of attached document, number of pages and date.
 - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document with a staple.

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of San Diego)

On December 9, 2019 before me, Nicole Marie Pare, Notary Public
Date Here Insert Name and Title of the Officer

personally appeared James Alexander
Name(s) of Signer(s)

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

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

WITNESS my hand and official seal.



Signature Nicole Marie Pare
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Document Date:
Number of Pages: Signer(s) Other Than Named Above:

Capacity(ies) Claimed by Signer(s)

Signer's Name:
[] Corporate Officer - Title(s):
[] Partner - [] Limited [] General
[] Individual [] Attorney in Fact
[] Trustee [] Guardian or Conservator
[] Other:
Signer Is Representing:

CIVIC SAN DIEGO BOARD OF DIRECTORS
RESOLUTION NO. 2019-18
TWO AMERICA PLAZA
CENTRE CITY DEVELOPMENT PERMIT/ CENTRE CITY PLANNED
DEVELOPMENT PERMIT / NEIGHBORHOOD USE PERMIT
NO. 2018-58

WHEREAS, Crown Invest, LLC, Owner/Permittee, filed an application for Centre City Development Permit/Centre City Planned Development Permit/Neighborhood Use Permit (CCDP/CCPDP/NUP) No. 2018-58 on December 13, 2018 with Civic San Diego ("CivicSD") for the construction of a mixed-use hotel with 301 guest rooms, 48 dwelling units (DU), and approximately 23,300 square feet (SF) of commercial space, known as Two America Plaza ("Project");

WHEREAS, a 65,317 SF site located on the block bounded by Kettner Boulevard, India Street, B Street, and the MTS Trolley Station in the Columbia neighborhood of the Downtown Community Plan (DCP) area ("Downtown") within the Centre City Planned District (CCPD), legally described in Exhibit A;

WHEREAS, on November 20, 2019, the CivicSD Board of Directors (CivicSD Board) held a duly noticed public hearing to consider CCDP/CCPDP/NUP 2018-58, including a staff report, permit and recommendation, and public testimony, pursuant to the Centre City Planned District Ordinance (CCPDO) and the San Diego Municipal Code (SDMC) of the City of San Diego; and,

WHEREAS, Development within the Downtown Community Planning area is covered under the following documents, all referred to as the "Downtown FEIR": Final Environmental Impact Report (FEIR) for the San Diego Downtown Community Plan, Centre City Planned District Ordinance, and 10th Amendment to the Centre City Redevelopment Plan, certified by the former Redevelopment Agency ("Former Agency") and the City Council on March 14, 2006 (Resolutions R-04001 and R-301265, respectively); subsequent addenda to the FEIR certified by the Former Agency on August 3, 2007 (Former Agency Resolution R-04193), April 21, 2010 (Former Agency Resolution R-04510), and August 3, 2010 (Former Agency Resolution R-04544), and certified by the City Council on February 12, 2014 (City Council Resolution R-308724) and July 14, 2014 (City Council Resolution R-309115); and, the Final Supplemental Environmental Impact Report for the Downtown San Diego Mobility Plan certified by the City Council on June 21, 2016 (Resolution R-310561). Development within the Downtown Community Planning area is also covered under the following documents, all referred to as the "CAP FEIR": FEIR for the City of San Diego Climate Action Plan (CAP), certified by the City Council on December 15, 2015 (City Council Resolution R-310176), and the Addendum to the CAP, certified by the City Council on July 12, 2016 (City Council Resolution R-310595). The Downtown FEIR and CAP FEIR are both "Program EIRs" prepared in compliance with California Environmental Quality Act (CEQA) Guidelines Section 15168. The information contained in the Downtown FEIR and the CAP FEIR reflects the independent judgement of the City of San Diego as the Lead Agency and has been reviewed and considered by the decision maker before approving the project. Consistent with best practices suggested by CEQA Guidelines Section 15168, a Downtown 15168 Consistency Evaluation ("Evaluation") has been completed for the project. The Evaluation concluded that the environmental impacts of the project were adequately addressed in the Downtown FEIR and CAP

CivicSD Resolution No. 2019-18
Two America Plaza CCDP/CCPDP/NUP No. 2018-58

FEIR; that the project is within the scope of the development program described in the Downtown FEIR and CAP FEIR and is adequately described within both documents for the purposes of CEQA; and, that none of the conditions listed in CEQA Guidelines Section 15162 exist. Therefore, no further environmental documentation is required under CEQA.

NOW, THEREFORE, BE IT RESOLVED that the CivicSD Board hereby finds and determines the following:

CENTRE CITY DEVELOPMENT PERMIT FINDINGS

- 1 *The proposed development is consistent with the DCP, CCPDO, SDMC, and all other adopted plans and policies of the City of San Diego pertaining to the CCPD.*

The Project proposes a mixed-use hotel development that is consistent with the scale and character of the neighborhood, as the 14-story Project is within one block of buildings of similar bulk and equal or greater height, such as the 24-story Treo residential building to the north, the 34-story One America Plaza office building to the south, and the 20-story office building on the block to the east. The Santa Fe Depot is located to the west of the Project, which remains visible down the C Street corridor, which the Project maintains by setting the building back approximately 20 feet from the former C Street right-of-way line, consistent with the DCP goal of pursuing new smaller open spaces and establishing visual connections to the waterfront. Hotels and visitor accommodations are a permitted land use in the Core (C) land use district of the CCPDO. With the approval of the requested deviations, the Project is consistent with the development regulations of the CCPDO. The Project provides a mix of land uses that is consistent with a dense, urban, Downtown environment, and consistent with the goals of the DCP to develop the Columbia neighborhood as a mixed-use district with a regional draw. Further, the Project will help advance the orderly growth and activation of Columbia by constructing a hotel that contributes to an overall balance of uses in Downtown and adds to the rich mix of uses in Columbia. By advancing the goals and policies of the DCP and complying with the development regulations of the CCPDO, SDMC, Project demonstrates consistency with adopted plans and policies. The Project advances the following goals and objectives of the DCP-by:

- DCP, 3.1-G-2: Provide for an overall balance of uses—employment, residential, cultural, government, and destination—as well as a full compendium of amenities and services.
- DCP, 4.1-P-8: Pursue new smaller open spaces—including public plazas and places, fountains, and pocket parks—on portions of blocks throughout Downtown and on geologic faults to supplement the larger public open spaces, provide local focus points, and diversify the built environment.
- DCP, 4.1-P-15: Encourage the position of outdoor seating and/or cafes where appropriate.
- DCP, 6.2-G-1: Develop Columbia as a mixed-use district, with an energetic waterfront serving local needs and has a regional draw, relating to San Diego Bay and the Civic/Core district.
- DCP, 6.2-G-2: Establish new and improved functional and visual connections to the waterfront; enhance existing ones, especially along the entire lengths of A, B, C, E, and F streets.
- DCP, 6.2-G-3: Step down building scale and development intensities towards the water.

CENTRE CITY PLANNED DEVELOPMENT PERMIT FINDINGS

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

The proposed Project is consistent with the objectives of the DCP, CCPDO, and the Downtown Design Guidelines (DDG). The mixed-use Project, which contains hotel, commercial lease space, and residential dwelling units, advances the goals and policies of the DCP by contributing to the development of the Columbia neighborhood as a mixed-use district with a regional draw and adds to the overall balance of uses in Downtown and to the mix of uses in Columbia. The Project provides a visitor-serving amenity for people visiting attractions in the Downtown area and is located adjacent to a major transit hub, so it is conveniently accessible to visitors. The Project is designed at a scale that is similar to other buildings in the nearby vicinity, while at the same time, preserving the C Street corridor views to the historic Santa Fe Depot and waterfront. In the CCPDO, hotels and visitor accommodations are a permitted land use in the C land use district. Per the DDG, the Project utilizes architectural articulations, provides street level activation, and uses high-quality materials. Visual interest is provided in the tower through the use of glazing and varying colors and materials around the Project, which provide visual interest and soften its relationship to the adjacent buildings. At the street-level, the ground floor façade opens up to the sidewalk, including the C Street corridor plaza, engaging with pedestrians and activating the transit hub area. The Project also makes use of a variety of high-quality materials around the building to help break up the massing. The Project provides design solutions that are consistent with the DDGs and compatible with the neighborhood and provides a land use that is compatible with surrounding uses. Therefore, the proposed development will not adversely affect any applicable land use plans.

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

The granting of the deviations and the approval of the Project will not have a detrimental impact upon the public's health, safety and general welfare. The Project is consistent with the plans for the Columbia neighborhood and will contribute to its vitality by providing an attractive and engaging streetscape and further the DCP vision of developing Columbia as a mixed-use district, including the construction of new hotel rooms, leasable commercial space, residential dwelling units, and new open space. Therefore, the proposed development will improve the neighborhood, advance the vision of the DCP, and will not be detrimental to the public health, safety and welfare.

3. The proposed development will comply to the maximum extent feasible with the regulations of the CCPDO; except for any proposed deviation which are appropriate for this location and will result in a more desirable project than would be achieved if design in conformation with the strict regulations of the CCPDO; and,

The Project will meet all the requirements of the SDMC and CCPDO with the approval of the deviations that are allowable under a CCPDP. The requested deviations will result in a more desirable project than would be achieved if designed in conformance with the strict regulations of the CCPDO by providing design flexibility to (1) reduce the minimum FAR, (2) reduce the minimum street wall height, (3) allow tandem parking to meet the minimum parking requirement, and (4) reduce driveway distance requirements. Each deviation has no

adverse impact on the neighborhood and serves only to improve the design and functionality of the Project itself, given the physical limitations of the site due to the presence of an existing four-level subterranean parking garage. The parking garage was built in the early 1990s with the intention of eventually constructing an L-shaped building on top of it. In regards to the first deviation request to reduce the minimum FAR from 5.0 to 4.77, the subterranean structure is limited in the weight load that it can bear given the age of the garage, changing building codes since it was built, and the need for significant structural upgrades to accommodate a larger building. The Project is sized to maximize the weight load of the existing garage structure with affordable structural upgrades, but results in a building 0.2 FAR below the requirement. Further, despite the fact that the full-block site is the same size as every other typical block Downtown, due to the closure of C Street, the property contains more lot area than a typical Downtown block. However; if the FAR calculation is derived from the typical full-block size (60,000 SF), discounting the added area for the vacated C Street corridor, then the FAR for the Project is 5.19, meeting the minimum FAR of the CCPDO. Therefore, the impact of this deviation is insignificant and the deviation is appropriate for this location, as a building of this size on a full-block site would be able to be constructed on any other full-block Downtown site and still meet the minimum FAR. In regards to the second deviation to reduce the minimum street wall height from 45 feet to 27 feet on the north and south elevations and to 41 feet on the west elevation, the proposed design is consistent with the character and scale of the surrounding area. The reduced street wall on the north elevation allows for more distance between the Project and the Treo residential building across B Street. On the south, the reduced street wall allows for a more open-air feel for the C Street corridor plaza and allows for views of the historic Santa Fe Depot and waterfront to be maintained. The reduction of the street wall from 45 feet to 41 feet on the west elevation is minimal and has no visual impact on the overall building at the street level. The street wall reductions as a whole serve to improve the design of the Project and is appropriate for the location because it helps the Project be more compatible with the surrounding area. In regards to the third deviation to allow tandem parking to meet the minimum parking requirement, there are a total of 179 parking spaces, only 76 of which are standard size spaces. While tandem spaces are allowed for the 48 residential DU, with a parking ratio of 0.3 spaces per hotel guest room and 301 proposed hotel guest rooms, the minimum parking requirement for the hotel is 90 spaces. The use of tandem spaces will allow for 14 tandem spaces to be counted toward the hotel parking requirement. Further, all parking will be serviced by a valet operation and the adjacent Santa Fe Depot and One America Plaza transit hub will allow easy access to the Project site and accommodate many visitors without cars; therefore, the deviation is appropriate for this location. The use of tandem and valet spaces allows the Project to not only meet, but exceed, the parking requirement. In regards to the fourth deviation, the distance between the India Street driveway and the India Street and B Street intersection is proposed to be reduced from 65 feet to 63 feet and the distance between driveways at the Kettner Boulevard porte-cochere is proposed to be reduced from 80 feet to 40 feet. The driveway on India Street is two feet short of the requirement, which has no impact on the overall design of the building and still meets the intent of the driveway distance requirement. The location of the loading dock allows for the extension of the leasable commercial space on India Street, which is desired so that pedestrian activation is maximized along this street. On Kettner Boulevard, the ingress and egress driveways for the porte-cochere are existing, constructed with the subterranean parking garage in the 1990s. The porte-cochere is enclosed, with a decorative wall separating the two driveways and

CivicSD Resolution No. 2019-18

Two America Plaza CCDP/CCPDP/NUP No. 2018-58

continuing the street wall. The design of this vehicular entry using both driveways improves the functionality of the ground floor despite the limitations of the building configuration given the existing conditions. Therefore, the vehicular access deviations are appropriate for the location and improve the functionality of the Project. Overall, the deviations won't have an adverse impact on the neighborhood because they accommodate design components that improve the appearance, massing, and functionality of the building, as well as improving the Project's relationship to its surroundings and accommodating the goals and policies of the DCP for the orderly growth of the Columbia neighborhood. Therefore, the proposed development will comply to the maximum extent feasible with the regulations of the CCPDO, except for any proposed deviations which are appropriate for this location, resulting in a more desirable project than would be achieved if the Project strictly conformed to the regulations of the CCPDO because will advance the goals and policies of the DCP.

4. *The development is consistent with the Downtown Design Guidelines (DDG) and exhibits superior architectural design.*

Many components of the proposed development demonstrate consistency with the DDG. Overall, the Project is designed with a variety of color, material, and texture at both the street level and throughout the building, per DDG Sec. 4.4.1.C. At the street level, the building is comprised of a glazing storefront system, with a high level of transparency into the space, which is consistent with DDG Sec. 4.5.1.I. A proposed blank wall surrounding the existing cooling towers at India Street and B Street is proposed to be treated with a mural or art installation, which is consistent with DDG Sec. 4.5.10.B, which state that unavoidable blank walls along public streets should be treated to create an inviting visual experience with enhancements like texturing, ornamentation, or artwork. The varying colors, materials, and patterns provide some visual interest to the tower, in accordance Sec. 4.5.4.A of the DDGs. This variety of materials and colors appear throughout the building, including the tower and street level, consistent with DDG Sec. 4.5.9.A, which encourages the use of upgraded materials. On the rooftop, a white metal canopy over the outdoor space and the stairwell overruns clad in gray metal panels provide some variation in the building's transition to the sky when viewed from the street level, as encouraged in the Sec. 4.5.5.A of the DDGs. Because of the Project's implementation of the DDG, the Project has demonstrated that it will provide a superior architectural design to this part of the Columbia neighborhood that is contextually appropriate and consistent with the DDG.

NEIGHBORHOOD USE PERMIT FINDINGS

1. *That the proposed use will not adversely affect the applicable land use plan*

The proposed outdoor use area is located within the C District of the DCP area. Outdoor use areas within this district are permitted with approval of an NUP. This location is appropriate given the high-level of pedestrian activity in the C Street Corridor plaza and surrounding the MTS Trolley Station. The outdoor use area in this location will provide additional activity and synergy for the public space that will contribute to creating a diverse mix of uses for the neighborhood and foster an active urban environment. The proposed outdoor use area adjacent to the plaza, with approval of an NUP, will not adversely affect the applicable land use plan and is consistent with the CCPDO and the following goals and policies of the DCP:

CivicSD Resolution No. 2019-18
Two America Plaza CCDP/CCPDP/NUP No. 2018-58

- Encourage the position of outdoor seating and/or cafes where appropriate;
- Foster a diverse mix of uses in each neighborhood to support urban lifestyles; and,
- Ensure an overall balance of uses that furthers downtown's role as the premier regional population, commercial, civic, cultural and visitor center.

2. *That the proposed use will not be detrimental to the public health, safety and welfare; and,*

The proposed outdoor use area along the C Street Corridor plaza will not be detrimental to the public health, safety, and welfare of the community when operated with the recommended conditions of approval, which include requirements regarding noise, hours of operation, and additional standard conditions to ensure that the use is compatible with the surrounding neighborhood. As is typical for outdoor use areas, the hours of the outdoor dining area will be limited to no later than 10:00 p.m. Sunday through Thursday and 11:00 p.m. Friday and Saturday to minimize the impact on surrounding residences. Additionally, the outdoor use areas will not have live entertainment or dancing and are limited to eating, drinking, and circulation only. Ambient, background music is allowed, but any sound must be in compliance with the SDMC Noise Ordinance at all times. The Permit is subject to modifications or revocation at a public hearing should the Owner/Permittee violate these conditions, which, along with additional standard conditions, ensure that the use is compatible with the surrounding neighborhood.

3. *That the proposed use will comply with the regulations of the Land Development Code (LDC) including any allowable deviations pursuant to the LDC.*

The Project will comply to the maximum extent feasible with the regulations of the CCPDO and LDC with approval of an NUP. As designed, and with the conditions of the Permit, the outdoor use areas comply with the LDC. Further, the Project is required to obtain all necessary construction permits from the City of San Diego and comply with all applicable local and state regulations.

NOW, BE IT FURTHER RESOLVED that, based on the findings, hereinbefore adopted by the CivicSD Board, CCDP/CCPDP/NUP No. 2018-58 is hereby **GRANTED** to the referenced Owner/Permittee in the form, exhibits, terms and conditions set forth in CCDP/CCPDP/NUP No. 2018-58, a copy of which is attached hereto and made part hereof.

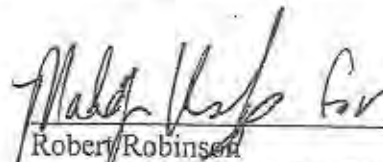
AYES: 5

NOES: 2

ABSTENTIONS: 2

CERTIFICATION

I, Robert Robinson, Secretary of Civic San Diego, do hereby certify that the above is a true and correct copy of a resolution adopted by the Board of Directors of Civic San Diego at a meeting held on November 20, 2019.



Robert Robinson
Secretary of the Board of Directors

Date

Page 3		City of San Diego · Information Bulletin 620		August 2018	
		City of San Diego Development Services 1222 First Ave., MS-302 San Diego, CA 92101		<h2 style="text-align: right;">Community Planning Committee Distribution Form</h2>	
Project Name: Two America Plaza Tentative Map Waiver			Project Number: PRJ-1076060		
Community: Downtown					
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="radio"/> 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: June 21, 2023	
# of Members Yes 9		# of Members No 0		# of Members Abstain 0	
Conditions or Recommendations:					
<input type="checkbox"/> No Action (Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)					
NAME: Manny Rodriguez					
TITLE: Chair, Downtown Community Planning Council				DATE: July 14, 2023	
<i>Attach additional pages if necessary (maximum 3 attachments).</i>					

	City of San Diego Development Services 1222 First Ave., MS 302 San Diego, CA 92101 (619) 446-5000	<h1 style="margin:0;">Ownership Disclosure Statement</h1>	FORM DS-318 October 2017
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Approval Type: Check appropriate box for type of approval(s) requested: Neighborhood Use Permit Coastal Development Permit
 Neighborhood Development Permit Site Development Permit Planned Development Permit Conditional Use Permit Variance
 Tentative Map Vesting Tentative Map Map Waiver Land Use Plan Amendment Other _____

Project Title: Two American Plaza **Project No. For City Use Only:** _____
Project Address: 1111 Kettner Boulevard San Diego Ca 92101

Specify Form of Ownership/Legal Status (please check):
 Corporation Limited Liability -or- General - What State? CA Corporate Identification No. 8070822
 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: Crown Invest LLC Owner Tenant/Lessee Successor Agency
 Street Address: 600 West Broadway Suite 700
 City: San Diego State: CA Zip: 92101
 Phone No.: 760-805-6286 Fax No.: _____ Email: afernandezkw@gmail.com
 Signature: _____ Date: 11/29/2023
 Additional pages Attached: Yes No

Applicant
 Name of Individual: Crown Invest LLC Owner Tenant/Lessee Successor Agency
 Street Address: 600 West Broadway Suite 700
 City: San Diego State: CA Zip: 92101
 Phone No.: 760-805-6286 Fax No.: _____ Email: afernandezkw@gmail.com
 Signature: _____ Date: _____
 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

DISCLOSURE OF OWNERSHIP INTERESTS – CROWN INVEST, LLC

In connection with the application for a permit by Crown Invest, LLC (the “Company”), the Company hereby delivers to the City of San Diego Development Services a full and complete disclosure of the name and identity of any and all persons that directly or indirectly have an Ownership Interest in the Company, pursuant to the terms of that certain Ownership Disclosure Statement – Form DS-318.

The Company is owned by Crowninvest, L.L.C. a Delaware Limited Liability Company (“CI”) and Comercial Hotelera Mexicana de Occidente, S.A. de C.V. a Corporation formed and taxed under the laws of Mexico (“CHMO”).

CI is a wholly owned subsidiary of OSHL, Inc. (“OSHL”), a Delaware Limited Liability Company.

The following individuals/entities hold more than 10% of the Company’s shares through CI and CHMO:

The BRS Irrevocable Trust	An irrevocable trust of the United States of America	14.36%
Fabian Garcia Jasso Cuzin	An individual with Mexican nationality	14.59%
Itzamina, LP	An Canadian Limited Partnership	14.57%
Operadora de Comercios de Vallarta, S.A. de C.V.	A corporation from Mexico	25.76%
Nueva IG, S.A. de C.V.	A corporation from Mexico	12.75 %
Inmobiliaria Constructora y Desarrolladora, S.A. de C.V.	A corporation from Mexico	14.02%

The nature of the interest of all of the entities and individuals mentioned above consists only on a direct or indirect stock/membership .

The Company has two managers which may be involved in the application. One of them is Gabriel Ruiz Huerta, an individual from Mexico and the other is Fabian Garcia Jasso Cuzin, an individual from Mexico. In addition, Angélica Fernandez, a US resident, and Carlos Rodolfo Padilla de Alba, an individual from Mexico, may also be involved in the application as one of the company’s officer.

By: 
Its: Manager

TENTATIVE MAP WAIVER NO. PMT-3233167

NOTES

- THIS IS A MAP OF CONDOMINIUM PROJECT AS DEFINED IN SECTION 4125 OF THE CIVIL CODE OF THE STATE OF CALIFORNIA AND FILLED PURSUANT TO THE SUBDIVISION MAP ACT. THERE ARE PROPOSED 48 CONDOMINIUM RESIDENTIAL UNITS LEVELS 10 TO 12 AND 2 COMMERCIAL UNITS, COMMERCIAL UNIT 1 INCLUDES THE HOTEL AND COMMERCIAL UNIT 2 INCLUDES 11,174.35 SF OF RETAIL/COMMERCIAL SPACE FOR A TOTAL OF 50 CONDOMINIUMS.
 - WATER: CITY OF SAN DIEGO
SEWER: CITY OF SAN DIEGO
GAS AND ELECTRIC: SAN DIEGO GAS AND ELECTRIC
CABLE T.V.: COX COMMUNICATIONS
- NOTE: UNDERGROUND UTILITIES SHOWN HEREON ARE FROM AVAILABLE RECORDS AND PROVIDED BY BUTSKO UTILITY DESIGN INC. THERE ARE NO OVERHEAD ELECTRICAL UTILITIES FRONTING THE PROPERTY ON KETNER BOULEVARD, B STREET AND INDIA STREET.
- SCHOOLS: SAN DIEGO UNIFIED SCHOOL DISTRICT.
 - TOPOGRAPHY FOR THIS SITE WAS A FIELD SURVEY BY PSOMAS, DATED JUNE 20, 2022 AND PROVIDED TO KETTLER LEWECK ENGINEERING.
 - BUILDING ADDRESS NUMBERS FOR ALL STRUCTURES ON THIS SUBDIVISION SITE SHALL BE VISIBLE AND LEGIBLE FROM THE STREET FRONTING THE SUBJECT PROPERTY.
 - NO TREES OR SHRUBS EXCEEDING 3' IN HEIGHT MATURITY SHALL BE INSTALLED WITHIN THE DRIVEWAY VISIBILITY TRIANGLES.
 - ALL STREETScape AND LANDSCAPE IMPROVEMENTS SHALL BE PER THE CENTRE CITY STREETScape MANUAL, SEE DWG NO. 100721-D/PRJ-1079888 FOR PROPOSED PUBLIC IMPROVEMENT PLANS.
 - PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE SUBDIVIDER SHALL ENTER INTO A MAINTENANCE AGREEMENT FOR THE ONGOING PERMANENT BMP MAINTENANCE IF APPLICABLE.
 - PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, ALL REQUIREMENTS OF THE CITY OF SAN DIEGO "LAND DEVELOPMENT MANUAL, STORM WATER STANDARDS" MUST BE INCORPORATED INTO THE DESIGN AND CONSTRUCTION OF THE PROPOSED GRADING/IMPROVEMENTS CONSISTENT WITH THE APPROVED STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND/OR WATER POLLUTION CONTROL PLAN (WPCP) FOR CONSTRUCTION LEVEL BMP'S AND, IF APPLICABLE, THE STORM WATER QUALITY MANAGEMENT PLAN (SWQMP) FOR POST CONSTRUCTION TREATMENT CONTROL BMP'S.
 - IF A 3" OR LARGER WATER METER IS REQUIRED FOR THIS PROJECT, THE OWNER/ PERMITTEE SHALL CONSTRUCT THE NEW METER AND BACKFLOW DEVICE IN VAULT, IN A MANNER SATISFACTORY TO THE PUBLIC UTILITIES DIRECTOR AND THE CITY ENGINEER. BFPDS SHALL BE LOCATED ABOVE GROUND ON PRIVATE PROPERTY, IN LINE WITH THE SERVICE AND IMMEDIATELY ADJACENT TO THE RIGHT-OF-WAY, SINCE ALL WATER SERVICES AND BACKFLOWS HAVE BEEN CONSTRUCTED. NO PROPOSED WATER SYSTEMS ARE ANTICIPATED.
 - THIS IS A TENTATIVE MAP WAIVER/FINAL MAP.
 - THE SUBDIVIDER SHALL OBTAIN A PLUMBING PERMIT FOR THE INSTALLATION OF PROPOSED (ONLY) PRIVATE BACK FLOW PREVENTION DEVICE(S), ON EACH WATER SERVICE (DOMESTIC, FIRE AND IRRIGATION), IN A MANNER SATISFACTORY TO THE PUBLIC UTILITIES DIRECTOR AND THE CITY ENGINEER. BFPDS SHALL BE LOCATED ABOVE GROUND ON PRIVATE PROPERTY, IN LINE WITH THE SERVICE AND IMMEDIATELY ADJACENT TO THE RIGHT-OF-WAY, SINCE ALL WATER SERVICES AND BACKFLOWS HAVE BEEN CONSTRUCTED. NO PROPOSED WATER SYSTEMS ARE ANTICIPATED.
 - THE SUBDIVIDER SHALL PREPARE CC&Rs FOR THE OPERATION AND MAINTENANCE OF ALL PRIVATE WATER AND SEWER FACILITIES THAT SERVE OR TRAVERSE MORE THAN A SINGLE CONDOMINIUM UNIT OR LOT.
 - THE EXISTING SITE CONSISTS OF A SUBTERRANEAN PARKING STRUCTURE. THE PROPOSED BUILDING WILL BE BUILT ON TOP OF THE EXISTING STRUCTURE. THEREFORE THERE WILL BE NO GRADING. PROPOSED PUBLIC IMPROVEMENTS PER CONSTRUCTION PLANS (DS-3179).

OWNER/DEVELOPER

CROWNINVEST LLC INVESTORS
600 WEST BROADWAY,
SUITE #700
SAN DIEGO, CA 92101
TEL.: (760) 805-6286

WE THE OWNERS OF OR ARE INTERESTED IN THE PROPERTY COVERED BY THIS MAP, HEREBY APPROVE SAID MAP AND THE FILING THEREOF.

BY: _____
NAME: _____
TITLE: _____

SITE ADDRESS

1111 KETNER BOULEVARD
SAN DIEGO, CA 92101

EXISTING LEGAL DESCRIPTION:

PARCEL 5, IN THE IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, AS SHOWN ON PAGE 15843, IN BOOK OF PARCEL MAPS, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY ON OCTOBER 26, 1989.

PROPOSED EASEMENTS

THERE ARE NO PROPOSED EASEMENTS FOR THIS PROJECT.

BENCHMARK

A FOUND BRASS PLUG IN INLET BOX AT NORTHEAST CORNER OF COLUMBIA STREET AND B STREET PER CITY OF SAN DIEGO VERTICAL CONTROL BENCHMARK.
ELEVATION: 28.328 M.S.L. (MEAN SEA LEVEL)

BASIS OF BEARING

THE BASIS OF BEARINGS IS THE EAST LINE OF PARCEL 2 OF PARCEL MAP NO. 15843.
I.E., NORTH 00°30'22" EAST

GRADING QUANTITIES

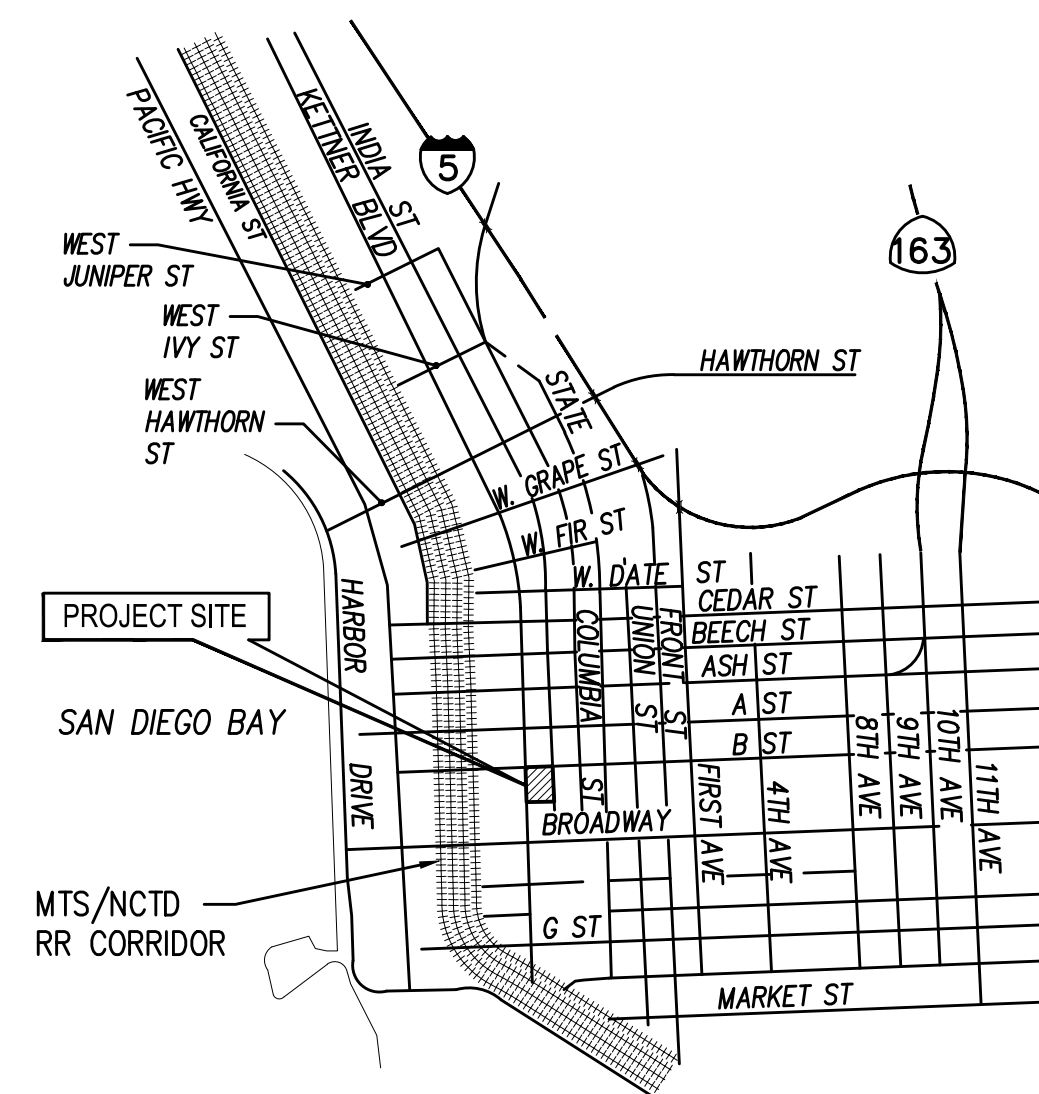
GRADED AREA	0 AC	MAX. CUT DEPTH	0 FT
CUT QUANTITIES	0 CYD	MAX CUT SLOPE RATIO (2:1 MAX)	N/A
FILL QUANTITIES	0 CYD	MAX. FILL DEPTH	0 FT ±
EXPORT	0 CYD	MAX FILL SLOPE RATIO (2:1 MAX)	N/A

THERE IS AN EXISTING SUBTERRANEAN PARKING STRUCTURE THAT WILL REMAIN. HENCE, THIS PROJECT PROPOSES TO EXPORT 0 CUBIC YARDS OF MATERIAL FROM THIS SITE. ALL EXPORT MATERIAL SHALL BE DISCHARGED TO A LEGAL DISPOSAL SITE. THE APPROVAL OF THIS PROJECT DOES NOT ALLOW PROCESSING AND SALE OF THE MATERIAL. ALL SUCH ACTIVITIES REQUIRE A SEPARATE CONDITIONAL USE PERMIT.
EARTHWORK VOLUMES ARE APPROXIMATE AND GEOMETRIC ONLY & DO NOT INCLUDE ADJUSTMENTS FOR BULKAGE, SHRINKAGE/UNDERCUTS, OR PIPE SPOILS.

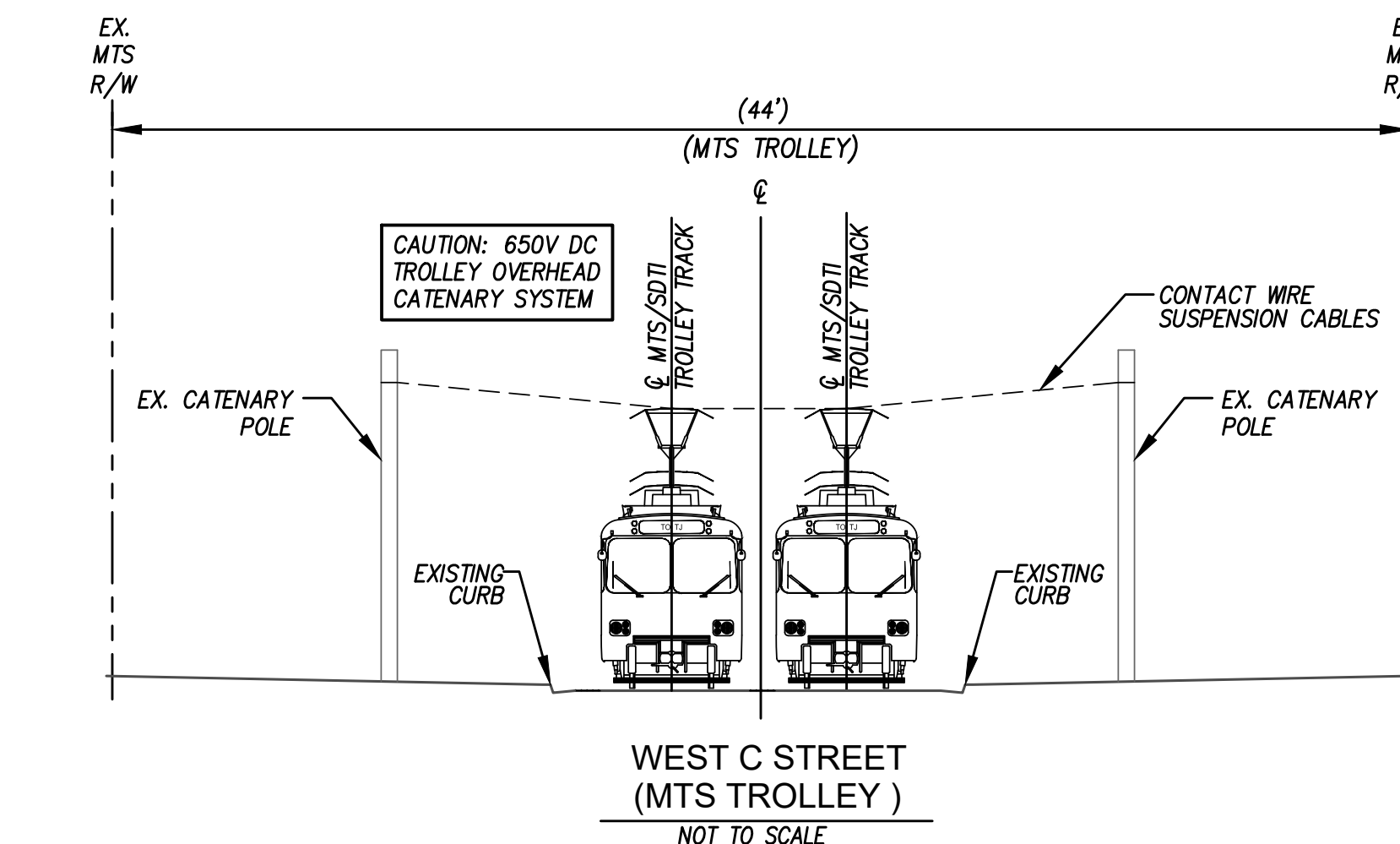
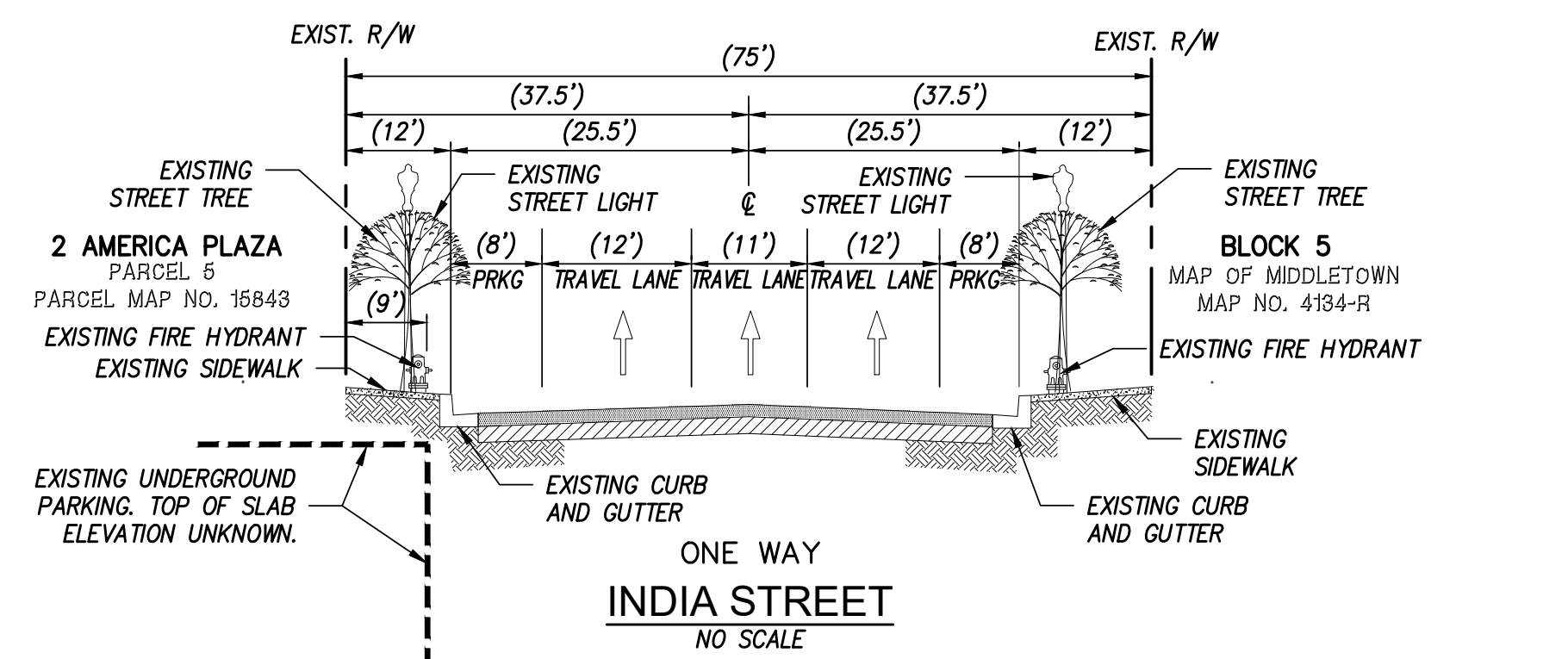
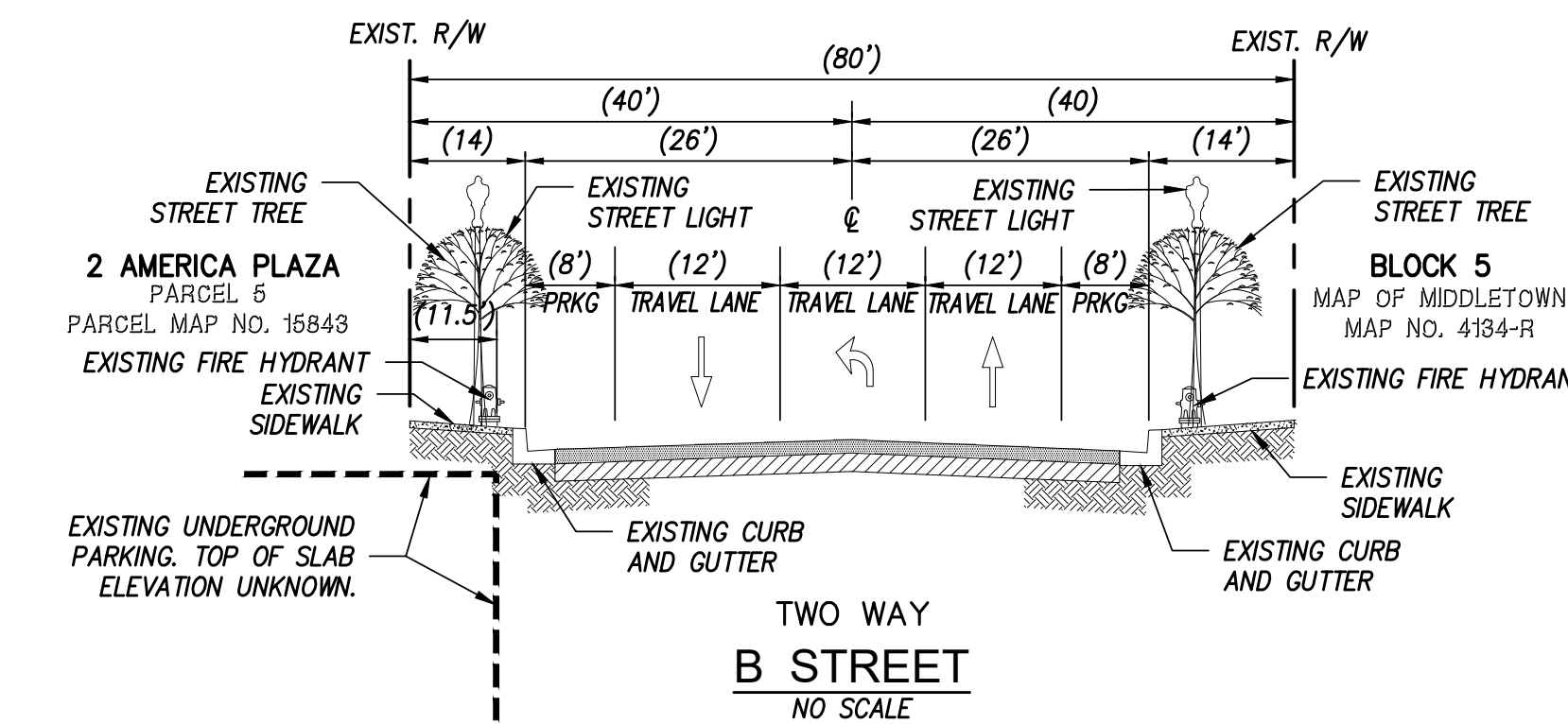
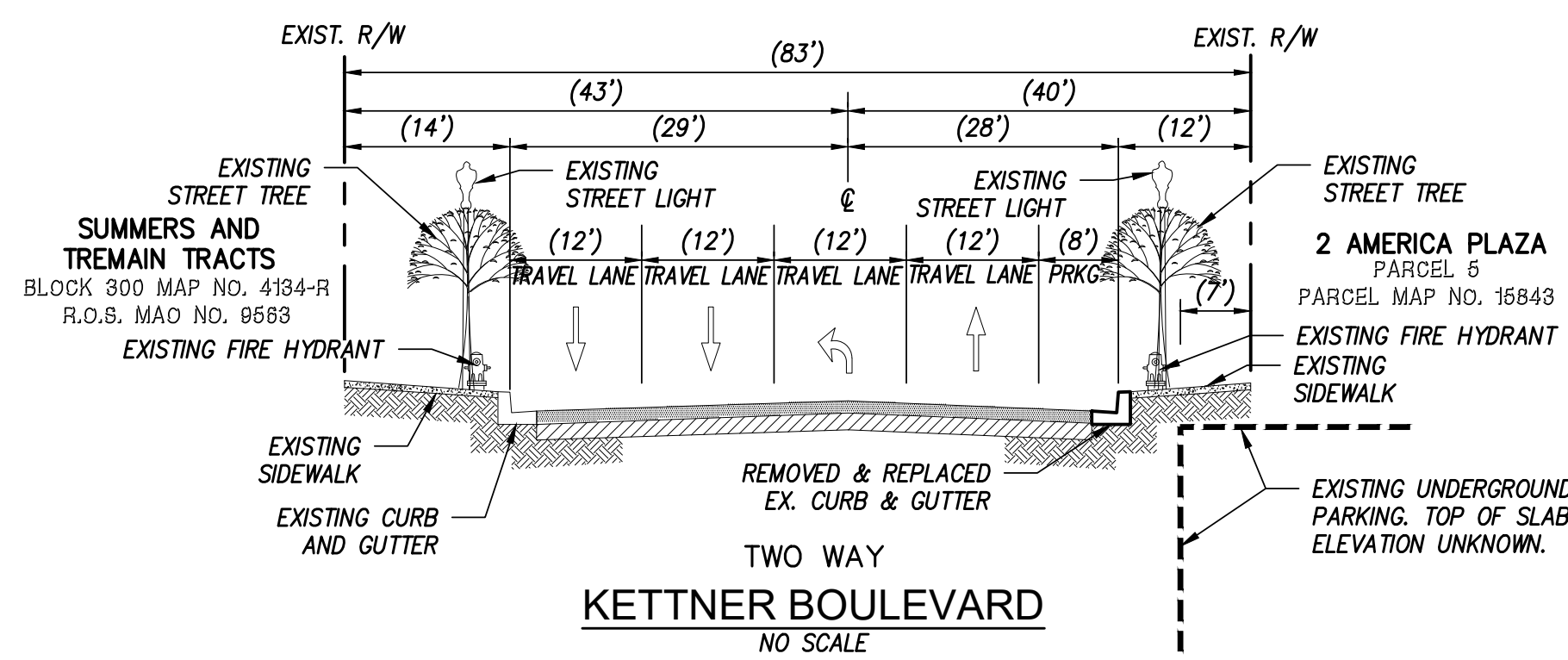
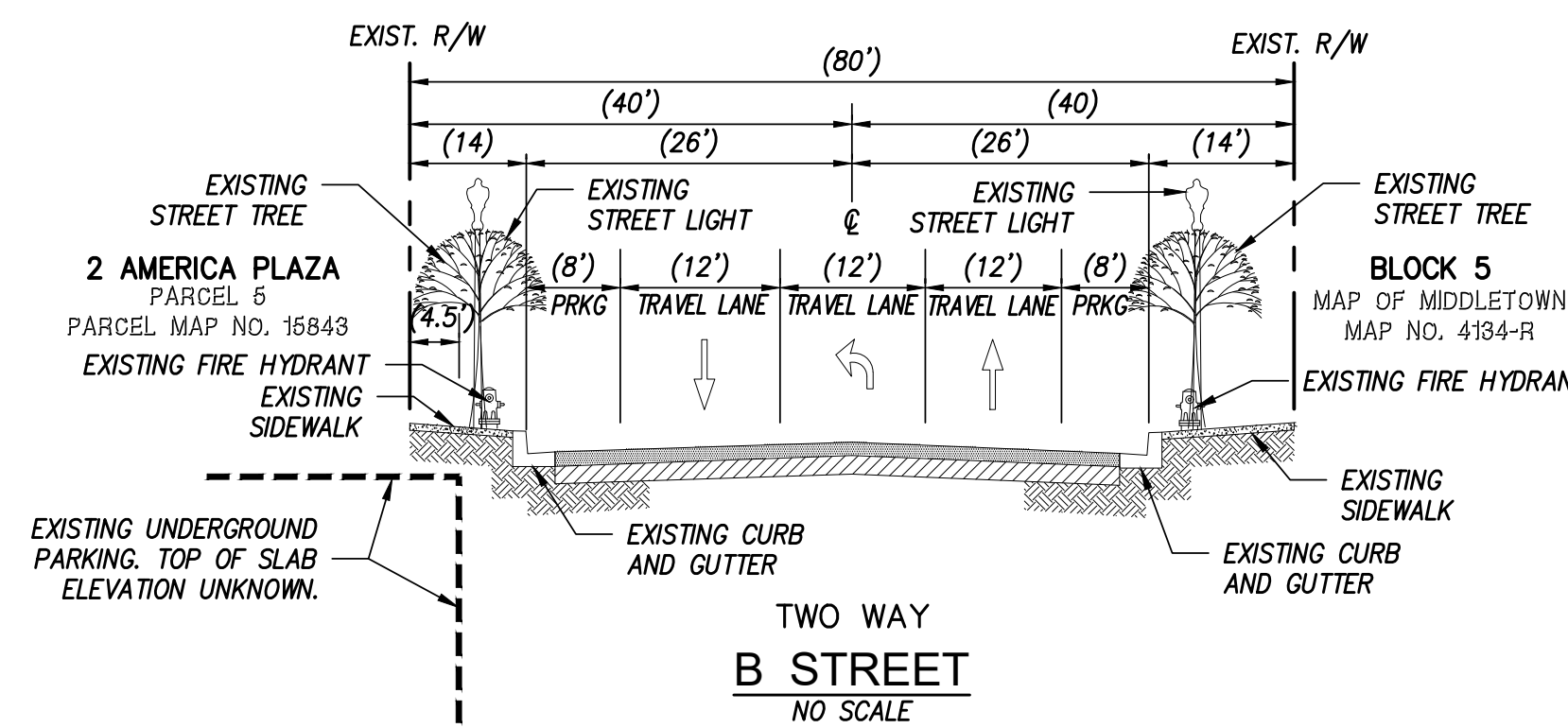
SHEET INDEX

TITLE SHEET & EXISTING STREET CROSS SECTIONS	1
EXISTING & PROPOSED PLAN	2
PROPOSED BUILDING SECTION	3-6
SITE SURVEY	7
FIRE ACCESS PLAN	8-9

A CERTIFICATE OF COMPLIANCE SHALL BE FILED AT THE COUNTY RECORDER'S OFFICE PRIOR TO THE EXPIRATION OF THE TENTATIVE MAP WAIVER, IF APPROVED.



VICINITY MAP
NOT TO SCALE



2 AMERICA PLAZA
PARCEL 5
PARCEL MAP NO. 15843

ENGINEER OF WORK

1620 FIFTH AVENUE, SUITE 675
SAN DIEGO, CA. 92101
PHONE NO. (619) 269-3444

BY: _____ DATE _____

KETTLER LEWECK
ENGINEERING

LEGEND

EXISTING IMPROVEMENTS

ITEM	SYMBOL
EXISTING RIGHT-OF-WAY (R/W)	---
EXISTING LOT LINE	---
EXISTING CURB & GUTTER	---
EXISTING SIDEWALK	---
EXISTING PEDESTRIAN RAMP	---
EXISTING STORM DRAIN PIPE	---
EXISTING STORM DRAIN CLEANOUT	---
EXISTING STORM DRAIN CURB INLET	---
EXISTING WATER MAIN	---
EXISTING FIRE HYDRANT	---
EXISTING GATE VALVE	---
EXISTING WATER METER	---
EXISTING SEWER MAIN	---
EXISTING SEWER MANHOLE	---
EXISTING SEWER LATERAL	---
EXISTING DRIVEWAY	---
EXISTING ELECTRIC VAULT	---
EXISTING PARKING METER	---
EXISTING STREET SIGN	---
EXISTING STREET LIGHTS	---
EXISTING TRAFFIC SIGNAL	---
EXISTING MTS/SDTI TROLLEY TRACKS	---
EXISTING SUBTERRANEAN PARKING GARAGE OUTLINE	---
EXISTING SURVEY MONUMENTS SEE SHEET 7	---

LEGEND

PROPOSED IMPROVEMENTS

ITEM	SYMBOL
PROPOSED 6" TYPE 'G' CURB & GUTTER PER SDG-151	---
PROPOSED 6" FIRE SERVICE	---
CONC. THRUST BLOCK PER SDW-151	---
PROPOSED SIDEWALK PAVING PER SDG-155	---
PROPOSED CONCRETE DRIVEWAY PER SDG-159	---

PROJECT TEAM:
CIVIL ENGINEERS: KETTLER LEWECK ENGINEERING
1620 FIFTH AVENUE, SUITE 675
SAN DIEGO, CA 92101
(619) 269-3444

ARCHITECT: MCS ARCHITECTS LLC
3221A WEST ALABAMA
HOUSTON, TX. 77098
TEL: (713) 522-1054

LEGAL DESCRIPTION:
PARCEL 5 PER PARCEL MAP NO. 15843.

ZONING DESIGNATION:
ZONE: CCPD-CORE (C)
EMPLOYMENT REQUIRED OVERLAY (ER)

ASSESSOR'S PARCEL NUMBERS:
533-474-08-00

PROJECT INDEX:
LAMBERT COORDINATES: 200-1717
NAD83 COORDINATES: 1840-6277
DATUM: NAD83C
LAT/LONG: LATITUDE 32°43'03.570", LONGITUDE -117°10'06.254"

PREPARED BY:
Name: KETTLER LEWECK ENGINEERING
Address: 1620 FIFTH AVENUE, SUITE 675
SAN DIEGO, CA 92101
Phone no. (619) 269-3444

PROJECT ADDRESS:
1111 KETNER BOULEVARD
SAN DIEGO, CA 92101

PROJECT NAME:
2 AMERICA PLAZA
SHEET TITLE:
TITLE SHEET & EXISTING SECTIONS
TENTATIVE MAP WAIVER NO. PMT-3233167
CITY PROJECT NUMBER: 1078060

EXISTING CONDITIONS:
PARCEL 5 = 65,317 SF (1,499 ACRES)

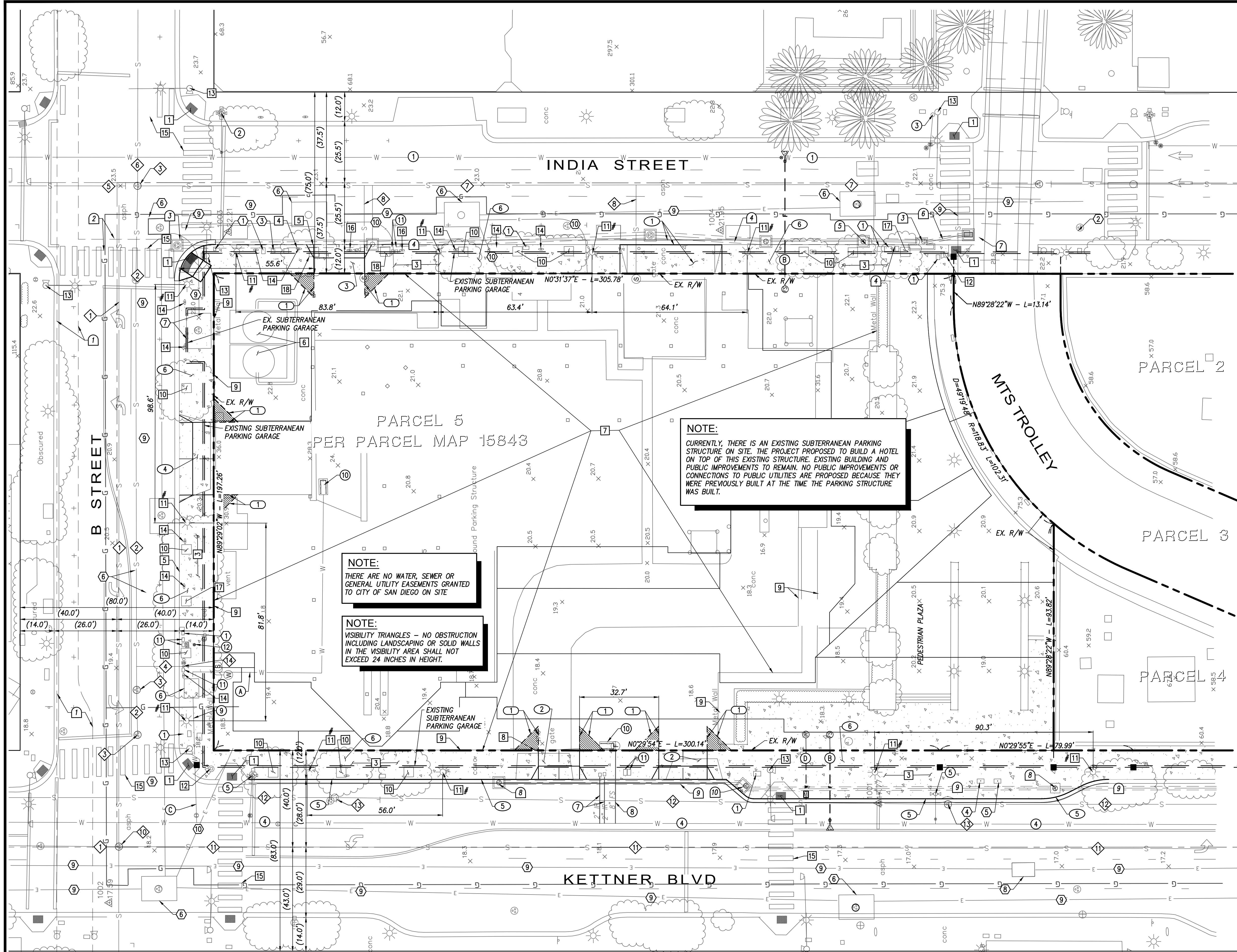
PROPOSED USE:
PROPOSED NUMBER OF LOTS = 1
PARCEL 5 = 65,317 SF (1,499 ACRES)

PARKING:
RETAIL: 0
RESIDENTIAL CONDOMINIUMS: 48
GUEST: 2 (1 SPACE PER 30 RESIDENTIAL UNITS)
HOTEL: 90 (0.3 PARKING SPACES PER HOTEL ROOM)
TOTAL AUTOMOBILE PARKING: 140
MOTORCYCLE PARKING: 8
BICYCLE: 22

OWNER/DEVELOPER:
CROWN INVEST, LLC
600 WEST BROADWAY, SUITE 700
SAN DIEGO, CA. 92101
TEL.: (760) 805-6286

DEVELOPMENT PERMIT:
CCDP/CCPDP/NUP NO. 2018-58

Revision 1:	11/02/2022
Revision 2:	06/15/2023
Revision 3:	
Revision 4:	
Revision 5:	
Revision 6:	
Revision 7:	
Revision 8:	08/12/2020
Original Date:	
Sheet	1 of 9
DEP #	



KEY NOTES (EXISTING)

- STORM DRAIN
1 EXISTING 8"-10" X 6' STORM DRAIN BOX CULVERT PER DWG NO. 25804-4-D TO REMAIN AND PROTECT IN PLACE.
2 EXISTING 5" X 6" STORM DRAIN BOX CULVERT PER DWG NO. 25804-4-D TO REMAIN AND PROTECT IN PLACE.
3 EXISTING STORM DRAIN INLET PER DWG NO. 25804-4-D TO REMAIN AND PROTECT IN PLACE.
4 EXISTING 30" RCP STORM DRAIN PER DWG NO. 25804-4-D TO REMAIN AND PROTECT IN PLACE.
5 EXISTING STORM DRAIN INLET PER DWG NO. 25804-4-D TO REMAIN AND PROTECT IN PLACE.
6 EXISTING 18" RCP STORM DRAIN PER DWG NO. 25804-4-D TO REMAIN AND PROTECT IN PLACE.
7 EXISTING STORM DRAIN CATCH BASIN PER DWG NO. 25804-4-D TO REMAIN AND PROTECT IN PLACE.
8 EXISTING STORM DRAIN INLET PER DWG NO. 25804-5-D TO REMAIN AND PROTECT IN PLACE.
9 EXISTING 18" RCP STORM DRAIN PER DWG NO. 25804-5-D TO REMAIN AND PROTECT IN PLACE.
10 EXISTING STORM DRAIN INLET PER DWG NO. 25804-5-D TO REMAIN AND PROTECT IN PLACE.

- WATER
1 EXISTING 12" PVC WATER PER DWG NO. 36689-7-D TO REMAIN AND PROTECT IN PLACE.
2 EXISTING FIRE HYDRANT PER DWG NO. 36689-7-D TO REMAIN AND PROTECT IN PLACE.
3 EXISTING B.O. ASSEMBLY PER DWG NO. 36689-7-D TO REMAIN AND PROTECT IN PLACE.
4 EXISTING 16" AC WATER PER DWG NO. 14835-D TO REMAIN AND PROTECT IN PLACE.
5 EXISTING FIRE HYDRANT PER DWG NO. 14835-D TO REMAIN AND PROTECT IN PLACE.
6 EXISTING WATER METER VAULT WITH WATER METER PER DWG NO. 25804-3-D TO REMAIN, PROTECT IN PLACE. SEE WUR PLUMBING PLAN P2.01 PER PRJ-1076339 FOR PROPOSED LAYOUT.
7 EXISTING 2" IRRIGATION SERVICE WITH METERS PER DWG NO. 25804-D TO BE KILLED.
8 EXISTING 8" FIRE SERVICE PER DWG NO. 25804-D TO BE KILLED.
9 EXISTING 6" PVC WATER SERVICE PER DWG NO. 25804-3-D TO REMAIN, PROTECT IN PLACE.
10 EXISTING BACKFLOW PREVENTER TO BE REMOVED.
11 EXISTING IRRIGATION BOX TO REMAIN AND PROTECT IN PLACE.
12 EXISTING IRRIGATION VALVE TO REMAIN AND PROTECT IN PLACE.

- SEWER
1 EXISTING 12" SEWER PER DWG UNKNOWN TO REMAIN AND PROTECT IN PLACE.
2 EXISTING 18" PVC SEWER PER DWG NO. 25001-2-D TO REMAIN AND PROTECT IN PLACE.
3 EXISTING SEWER MANHOLE PER DWG NO. 25001-2-D TO REMAIN AND PROTECT IN PLACE.
4 EXISTING SEWER LATERAL PER DWG UNKNOWN TO REMAIN AND PROTECT IN PLACE.
5 EXISTING 6" SEWER PER DWG NO. 25001-3-D TO REMAIN AND PROTECT IN PLACE.
6 EXISTING 10" PVC SEWER PER DWG NO. 36689-3-D TO REMAIN AND PROTECT IN PLACE.
7 EXISTING 18" PVC SEWER PER DWG NO. 25001-3-D TO REMAIN AND PROTECT IN PLACE.
8 EXISTING 8" SEWER LATERAL PER DWG NO. 25804-4-D TO REMAIN AND PROTECT IN PLACE. PROPOSED BUILDING TO CONNECT TO EXISTING LATERAL.
9 EXISTING 8" SEWER LATERAL PER DWG NO. 25001-3-D TO REMAIN AND PROTECT IN PLACE.
10 EXISTING 8" SEWER LATERAL PER DWG NO. 25001-3-D TO REMAIN AND PROTECT IN PLACE.
11 EXISTING 6" VC SEWER PER DWG NO. 25281-6-D TO REMAIN AND PROTECT IN PLACE.
12 EXISTING 54" PLRCP SEWER PER DWG NO. 14534-4-D TO REMAIN AND PROTECT IN PLACE.
13 EXISTING SEWER MANHOLE PER DWG NO. 14534-4-D TO REMAIN AND PROTECT IN PLACE.
14 EXISTING SEWER CLEAN OUT PER DWG UNKNOWN TO REMAIN AND PROTECT IN PLACE.

KEY NOTES (PROPOSED)

- SURFACE IMPROVEMENT
1 REMOVE EX. DRIVEWAY & REPLACE W/CURB, GUTTER & SIDEWALK PER CURRENT STANDARDS.
2 REMOVE & REPLACE EXIST. DRIVEWAY WITH CURRENT STANDARD 20" DRIVEWAY.
3 PROPOSED 14" WIDE DRIVEWAY PER CURRENT STANDARDS.
4 REMOVE & REPLACE EXIST. DRIVEWAY WITH CURRENT STANDARD 29" DRIVEWAY.
5 EX. CURB & GUTTER TO BE REMOVED & REPLACED PER CURRENT STANDARDS TO ALLEVIATE EX. PONDING.
6 REMOVE & REPLACE EXISTING SIDEWALK PER CURRENT STANDARDS.

NOTE: CURRENTLY, THERE IS AN EXISTING SUBTERRANEAN PARKING STRUCTURE ON SITE. THE PROJECT PROPOSED TO BUILD A HOTEL ON TOP OF THIS EXISTING STRUCTURE. EXISTING BUILDING AND PUBLIC IMPROVEMENTS TO REMAIN. NO PUBLIC IMPROVEMENTS OR CONNECTIONS TO PUBLIC UTILITIES ARE PROPOSED BECAUSE THEY WERE PREVIOUSLY BUILT AT THE TIME THE PARKING STRUCTURE WAS BUILT.

NOTE: THERE ARE NO WATER, SEWER OR GENERAL UTILITY EASEMENTS GRANTED TO CITY OF SAN DIEGO ON SITE

NOTE: VISIBILITY TRIANGLES - NO OBSTRUCTION INCLUDING LANDSCAPING OR SOLID WALLS IN THE VISIBILITY AREA SHALL NOT EXCEED 24 INCHES IN HEIGHT.

NOTE: MINIMUM 24"-INCH BOX SIZE STREET TREES SHALL BE INSTALLED WITHIN TEN FEET OF THE FACE OF CURB AND IN OPENINGS HAVING A MINIMUM 40 SQUARE FEET OF AIR-AND WATER PERMEABLE AS FOLLOWS: STREET FRONTAGE: 12' & 14' PARCEL: 5 NO. OF TREES: 14

NOTE: ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE CITY OF SAN DIEGO LANDSCAPE REGULATIONS AND CITY OF SAN DIEGO LAND DEVELOPMENT MANUAL LANDSCAPE STANDARDS AND ALL REGIONAL STANDARDS FOR LANDSCAPE INSTALLATION AND MAINTENANCE.

NOTE: PROPOSED IMPROVEMENTS SUCH AS DRIVEWAYS, UTILITIES, DRAINS, AND WATER AND SEWER LATERALS SHALL BE DESIGNED SO AS NOT TO PROHIBIT THE PLACEMENT OF STREET TREES, ALL TO THE SATISFACTION OF THE DEVELOPMENT SERVICES DEPARTMENT.

PUBLIC IMPROVEMENT PLANS NOTE: PROPOSED PUBLIC IMPROVEMENT PLANS PER DWG NO. 100721-D/PRJ-1079888.

EXISTING STREET LIGHTS INFO:

Table with columns: STREET LIGHT #, POLE TYPE, WATTAGE. Row 1: #, P-C, 81.

MISCELLANEOUS 1 10'X10' VISIBILITY TRIANGLE PER BUILDING PLANS.

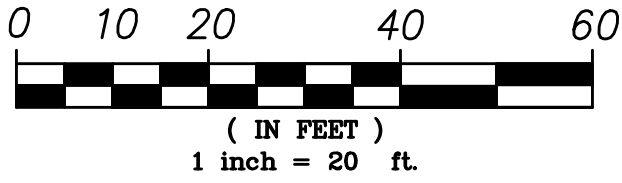
KEY NOTES (PROPOSED)

- WATER
A SEE NOTE (6).
B PROPOSED 8" FIRE SERVICE. LOCATION OF PROPOSED BFP SEE WUR PLUMBING PLAN P2.01 PER PRJ-1076339.
C EX. 6" PVC WATER SERVICE PER DWG NO. 25804-3-D TO REMAIN, PROTECT IN PLACE.
D PROPOSED 1" IRRIGATION SERVICE W/1" METER. LOCATION OF PROPOSED BFP SEE WUR PLUMBING PLAN PER PRJ-1076339.

ENGINEER OF WORK

1620 FIFTH AVENUE, SUITE 675 SAN DIEGO, CA. 92101 PHONE NO. (619) 269-3444

BY: _____ DATE _____



PROJECT TEAM: CIVIL ENGINEERS: KETTLER LEWECK ENGINEERING 1620 FIFTH AVENUE, SUITE 675 SAN DIEGO, CA 92101 (619) 269-3444

ARCHITECT: MCS ARCHITECTS LLC 3221A WEST ALABAMA HOUSTON, TX 77098 TEL: (713) 522-1054

LEGAL DESCRIPTION: PARCEL 5 PER PARCEL MAP NO. 15843.

ZONING DESIGNATION: ZONE: CCPD-CORE (C) EMPLOYMENT REQUIRED OVERLAY (ER)

ASSESSOR'S PARCEL NUMBERS: 533-474-08-00

PROJECT INDEX: LAMBERT COORDINATES: 200-1717 NAD83 COORDINATES: 1840-6277 DATUM: NAD83C LAT/LONG: LATITUDE 32°43'03.570", LONGITUDE -117°10'06.254"

PREPARED BY: Name: KETTLER LEWECK ENGINEERING Address: 1620 FIFTH AVENUE, SUITE 675 SAN DIEGO, CA. 92101 Phone no. (619) 269-3444

PROJECT ADDRESS: 1111 KEITNER BOULEVARD SAN DIEGO, CA 92101

PROJECT NAME: 2 AMERICA PLAZA SHEET TITLE: EXISTING & PROPOSED PLAN TENTATIVE MAP WAIVER NO: PMT-3233167 CITY PROJECT NUMBER: 1076060

EXISTING CONDITIONS: PARCEL 5 = 65,317 SF (1,499 ACRES)

PROPOSED USE: PROPOSED NUMBER OF LOTS = 1 PARCEL 5 = 65,317 SF (1,499 ACRES)

PARKING: RETAIL: 0 RESIDENTIAL CONDOMINIUMS: 48 GUEST: 2 (1 PARKING PER 30 RESIDENTIAL UNITS) HOTEL: 90 (0.3 PARKING SPACES PER HOTEL ROOM) TOTAL AUTOMOBILE PARKING: 140 MOTORCYCLE PARKING: 8 BICYCLE: 22

OWNER/DEVELOPER: CROWN INVEST, LLC 600 WEST BROADWAY, SUITE 700 SAN DIEGO, CA. 92101 TEL: (760) 805-6286

DEVELOPMENT PERMIT: CCPD/CCPDP/NUP NO. 2018-58

Revision table with columns: Revision #, Date. Row 1: Revision 1: 11/02/2022. Row 2: Revision 2: 06/15/2023. Row 3: Revision 3: (blank). Row 4: Revision 4: (blank). Row 5: Revision 5: (blank). Row 6: Revision 6: (blank). Row 7: Revision 7: (blank). Row 8: Revision 8: (blank). Original Date: 08/12/2020. Sheet 2 of 9. DEP # (blank).



BUILDING WEST ELEVATION - FACING KETTNER BLVD 1
SCALE: 1/8" = 1'-0"

NOTE:
BUILDING PLANS DATED: 11-01-22,
PROVIDED BY ARCHITECT ON 11-01-22.

ENGINEER OF WORK
1620 FIFTH AVENUE, SUITE 675
SAN DIEGO, CA. 92101
PHONE NO. (619) 269-3444

BY: _____ DATE _____

KETTLER LEWECK
ENGINEERING

PROJECT TEAM:
CIVIL ENGINEERS: KETTLER LEWECK ENGINEERING
1620 FIFTH AVENUE, SUITE 675
SAN DIEGO, CA 92101
(619) 269-3444
ARCHITECT: MCS ARCHITECTS LLC
3221A WEST ALABAMA
HOUSTON, TX. 77098
TEL: (713) 522-1054
LEGAL DESCRIPTION:
PARCEL 5 PER PARCEL MAP NO. 15843.
ZONING DESIGNATION:
ZONE: CCPD-CORE (C)
EMPLOYMENT REQUIRED OVERLAY (ER)
ASSESSOR'S PARCEL NUMBERS:
533-474-08-00
PROJECT INDEX:
LAMBERT COORDINATES: 200-1717
NAD83 COORDINATES: 1840-6277
DATUM: NAD83C
LAT/LONG: LATITUDE 32°43'03.570", LONGITUDE -117°10'06.254"

EXISTING CONDITIONS:
PARCEL 5 = 65,317 SF (1.499 ACRES)
PROPOSED USE:
PROPOSED NUMBER OF LOTS = 1
PARCEL 5 = 65,317 SF (1.499 ACRES)
PARKING:
RETAIL: 0
RESIDENTIAL CONDOMINIUMS: 48
GUEST: 2 (1 SPACE PER 30 RESIDENTIAL UNITS)
HOTEL: 90 (0.3 PARKING SPACES PER HOTEL ROOM)
TOTAL AUTOMOBILE PARKING: 140
MOTORCYCLE PARKING: 8
BICYCLE: 22
OWNER/DEVELOPER:
GROWN INVEST, LLC
600 WEST BROADWAY, SUITE 700
SAN DIEGO, CA. 92101
TEL.: (760) 805-6286
DEVELOPMENT PERMIT:
CCDP/CCPDP/NUP NO. 2018-58

PREPARED BY:
Name: KETTLER LEWECK ENGINEERING
Address: 1620 FIFTH AVENUE, SUITE 675
SAN DIEGO, CA 92101
Phone no. (619) 269-3444
PROJECT ADDRESS:
1111 KETTNER BOULEVARD
SAN DIEGO, CA 92101
PROJECT NAME:
2 AMERICA PLAZA
SHEET TITLE:
BUILDING ELEVATION: WEST
TENTATIVE MAP WAIVER NO: PM1-3233167
CITY PROJECT NUMBER: 1078060

Revision 1: 11/02/2022
Revision 2: 06/15/2023
Revision 3: _____
Revision 4: _____
Revision 5: _____
Revision 6: _____
Revision 7: _____
Revision 8: _____
Original Date: 08/12/2020
Sheet 3 of 9
DEP # _____



NOTE:
BUILDING PLANS DATED: 11-01-22,
PROVIDED BY ARCHITECT ON 11-01-22.

ENGINEER OF WORK
1620 FIFTH AVENUE, SUITE 675
SAN DIEGO, CA. 92101
PHONE NO. (619) 269-3444

BY: _____ DATE _____

KETTLER LEWECK
ENGINEERING

PROJECT TEAM:
CIVIL ENGINEERS: KETTLER LEWECK ENGINEERING
1620 FIFTH AVENUE, SUITE 675
SAN DIEGO, CA 92101
(619) 269-3444
ARCHITECT: MCS ARCHITECTS LLC
3221A WEST ALABAMA
HOUSTON, TX. 77098
TEL: (713) 522-1054
LEGAL DESCRIPTION:
PARCEL 5 PER PARCEL MAP NO. 15843.
ZONING DESIGNATION:
ZONE: CC-PD-CORE (C)
EMPLOYMENT REQUIRED OVERLAY (ER)
ASSESSOR'S PARCEL NUMBERS:
533-474-08-00
PROJECT INDEX:
LAMBERT COORDINATES: 200-1717
NAD83 COORDINATES: 1840-6277
DATUM: NAD83C
LAT/LONG: LATITUDE 32°43'03.570", LONGITUDE -117°10'06.254"

PREPARED BY:
Name: KETTLER LEWECK ENGINEERING
Address: 1620 FIFTH AVENUE, SUITE 675
SAN DIEGO, CA 92101
Phone no. (619) 269-3444
PROJECT ADDRESS:
1111 KETNER BOULEVARD
SAN DIEGO, CA 92101
PROJECT NAME:
2 AMERICA PLAZA
SHEET TITLE:
BUILDING ELEVATION: NORTH
TENTATIVE MAP WAIVER NO: PMT-3233167
CITY PROJECT NUMBER: 1078060

EXISTING CONDITIONS:
PARCEL 5 = 65,317 SF (1.499 ACRES)
PROPOSED USE:
PROPOSED NUMBER OF LOTS = 1
PARCEL 5 = 65,317 SF (1.499 ACRES)
PARKING:
RETAIL: 0
RESIDENTIAL CONDOMINIUMS: 48
GUEST: 2 (1 SPACE PER 30 RESIDENTIAL UNITS)
HOTEL: 90 (0.3 PARKING SPACES PER HOTEL ROOM)
TOTAL AUTOMOBILE PARKING: 140
MOTORCYCLE PARKING: 8
BICYCLE: 22
OWNER/DEVELOPER:
GROWN INVEST, LLC
600 WEST BROADWAY, SUITE 700
SAN DIEGO, CA. 92101
TEL.: (760) 805-6286
DEVELOPMENT PERMIT:
CCDP/CCPDP/NUP NO. 2018-58

Revision 1: 11/02/2022
Revision 2: 06/15/2023
Revision 3: _____
Revision 4: _____
Revision 5: _____
Revision 6: _____
Revision 7: _____
Revision 8: _____
Original Date: 08/12/2020
Sheet 4 of 9
DEP # _____



BUILDING EAST ELEVATION - FACING INDIA STREET 1
SCALE: 1/8" = 1'-0"

NOTE:
BUILDING PLANS DATED: 11-01-22,
PROVIDED BY ARCHITECT ON 11-01-22.

ENGINEER OF WORK
1620 FIFTH AVENUE, SUITE 675
SAN DIEGO, CA. 92101
PHONE NO. (619) 269-3444

BY: _____ DATE _____



PROJECT TEAM:
CIVIL ENGINEERS: KETTLER LEWECK ENGINEERING
1620 FIFTH AVENUE, SUITE 675
SAN DIEGO, CA 92101
(619) 269-3444
ARCHITECT: MCS ARCHITECTS LLC
3221A WEST ALABAMA
HOUSTON, TX. 77098
TEL: (713) 522-1054

LEGAL DESCRIPTION:
PARCEL 5 PER PARCEL MAP NO. 15843.

ZONING DESIGNATION:
ZONE: CCPD-CORE (C)
EMPLOYMENT REQUIRED OVERLAY (ER)

ASSESSOR'S PARCEL NUMBERS:
533-474-08-00

PROJECT INDEX:
LAMBERT COORDINATES: 200-1717
NAD83 COORDINATES: 1840-6277
DATUM: NAD83C
LAT/LONG: LATITUDE 32°43'03.570", LONGITUDE -117°10'06.254"

PREPARED BY:
Name: KETTLER LEWECK ENGINEERING
Address: 1620 FIFTH AVENUE, SUITE 675
SAN DIEGO, CA 92101
Phone no. (619) 269-3444

PROJECT ADDRESS:
1111 KETNER BOULEVARD
SAN DIEGO, CA 92101

PROJECT NAME:
2 AMERICA PLAZA

SHEET TITLE:
BUILDING ELEVATION: EAST
TENTATIVE MAP WAIVER NO: PM1-323167
CITY PROJECT NUMBER: 1078060

EXISTING CONDITIONS:
PARCEL 5 = 65,317 SF (1.499 ACRES)

PROPOSED USE:
PROPOSED NUMBER OF LOTS = 1
PARCEL 5 = 65,317 SF (1.499 ACRES)

PARKING:
RETAIL: 0
RESIDENTIAL CONDOMINIUMS: 48
GUEST: 2 (1 SPACE PER 30 RESIDENTIAL UNITS)
HOTEL: 90 (0.3 PARKING SPACES PER HOTEL ROOM)
TOTAL AUTOMOBILE PARKING: 140
MOTORCYCLE PARKING: 8
BICYCLE: 22

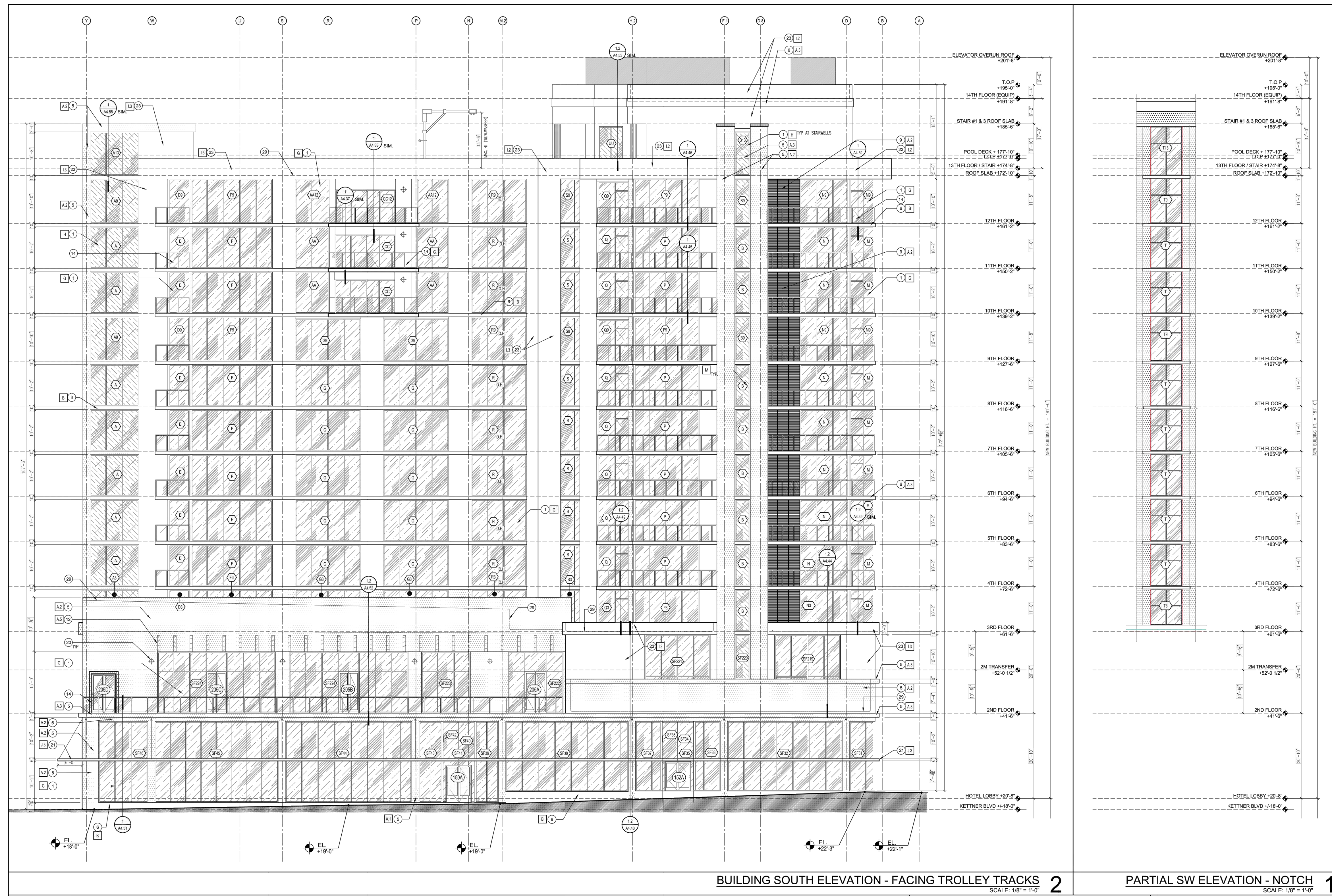
OWNER/DEVELOPER:
CROWN INVEST, LLC
600 WEST BROADWAY, SUITE 700
SAN DIEGO, CA. 92101
TEL.: (760) 805-6286

DEVELOPMENT PERMIT:
CCDP/CCPDP/NUP NO. 2018-58

Revision 1: 11/02/2022
Revision 2: 06/15/2023
Revision 3: _____
Revision 4: _____
Revision 5: _____
Revision 6: _____
Revision 7: _____
Revision 8: _____
Original Date: 08/12/2020

Sheet 5 of 9

DEP # _____



NOTE:
BUILDING PLANS DATED: 11-01-22,
PROVIDED BY ARCHITECT ON 11-01-22.

ENGINEER OF WORK
1620 FIFTH AVENUE, SUITE 675
SAN DIEGO, CA. 92101
PHONE NO. (619) 269-3444

BY: _____ DATE _____

KETTLER LEWECK
ENGINEERING

PROJECT TEAM:
CIVIL ENGINEERS: KETTLER LEWECK ENGINEERING
1620 FIFTH AVENUE, SUITE 675
SAN DIEGO, CA 92101
(619) 269-3444
ARCHITECT: MCS ARCHITECTS LLC
3221A WEST ALABAMA
HOUSTON, TX. 77098
TEL: (713) 522-1054

LEGAL DESCRIPTION:
PARCEL 5 PER PARCEL MAP NO. 15843.

ZONING DESIGNATION:
ZONE: CC/PD-CORE (C)
EMPLOYMENT REQUIRED OVERLAY (ER)

ASSESSOR'S PARCEL NUMBERS:
533-474-08-00

PROJECT INDEX:
LAMBERT COORDINATES: 200-1717
NAD83 COORDINATES: 1840-6277
DATUM: NAD83C
LAT/LONG: LATITUDE 32°43'03.570", LONGITUDE -117°10'06.254"

PREPARED BY:
Name: KETTLER LEWECK ENGINEERING
Address: 1620 FIFTH AVENUE, SUITE 675
SAN DIEGO, CA 92101
Phone no. (619) 269-3444

PROJECT ADDRESS:
1111 KETTNER BOULEVARD
SAN DIEGO, CA 92101

PROJECT NAME:
2 AMERICA PLAZA

SHEET TITLE:
BUILDING ELEVATION: SOUTH
TENTATIVE MAP WAIVER NO: PMT-3233167
CITY PROJECT NUMBER: 1078060

EXISTING CONDITIONS:
PARCEL 5 = 65,317 SF (1.499 ACRES)

PROPOSED USE:
PROPOSED NUMBER OF LOTS = 1
PARCEL 5 = 65,317 SF (1.499 ACRES)

PARKING:
RETAIL: 0
RESIDENTIAL CONDOMINIUMS: 48
GUEST: 2 (1 SPACE PER 30 RESIDENTIAL UNITS)
HOTEL: 90 (0.3 PARKING SPACES PER HOTEL ROOM)
TOTAL AUTOMOBILE PARKING: 140
MOTORCYCLE PARKING: 8
BICYCLE: 22

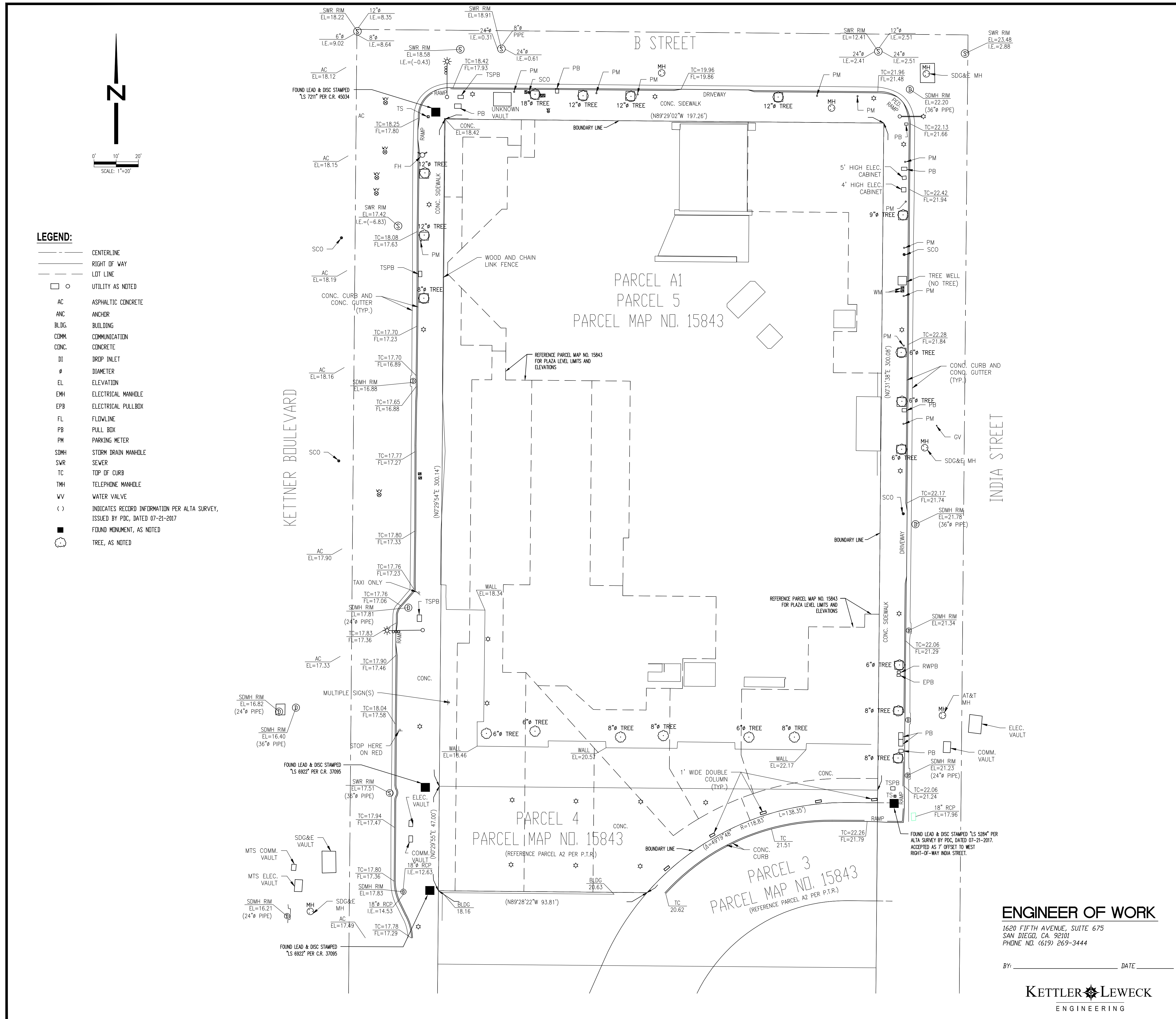
OWNER/DEVELOPER:
CROWN INVEST, LLC
600 WEST BROADWAY, SUITE 700
SAN DIEGO, CA. 92101
TEL.: (760) 805-6286

DEVELOPMENT PERMIT:
CCDP/CCPDP/NUP NO. 2018-58

Revision 1: 11/02/2022
Revision 2: 06/15/2023
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Revision 4: _____
Revision 5: _____
Revision 6: _____
Revision 7: _____
Revision 8: _____
Original Date: 08/12/2020

Sheet 6 of 9

DEP # _____



LEGAL DESCRIPTION

PARCEL A1: APN 533-474-08
 PARCEL 5, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, AS SHOWN ON PAGE 15843, IN BOOK OF PARCEL MAPS, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY ON OCTOBER 26, 1989.

PARCEL A2:
 NON-EXCLUSIVE RECIPROCAL RIGHTS, EASEMENTS AND PRIVILEGES OF USE, FOR INGRESS AND EGRESS, PEDESTRIAN AND PARKING ACCESS, MAINTENANCE AND CONSTRUCTION OF IMPROVEMENTS AND FOR INSTALLATION, OPERATION AND MAINTENANCE OF UTILITY FACILITIES, IF ANY, AND ANY OTHER PURPOSE AS CREATED AND GRANTED AS APPURTENANT TO PARCEL A IN THAT CERTAIN DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF GREAT AMERICAN PLAZA OWNERS ASSOCIATION AND ESTABLISHMENT OF RECIPROCAL EASEMENTS, EXECUTED BY SAN DIEGO TOWER ASSOCIATES, L A CALIFORNIA LIMITED PARTNERSHIP, RECORDED ON NOVEMBER 9, 1989 AS INSTRUMENT NO. 89-0610402 OF OFFICIAL RECORDS OF SAN DIEGO COUNTY, CALIFORNIA ("DECLARATION"), IN, OVER, UPON AND UNDER THE FOLLOWING DESCRIBED REAL PROPERTY, TOGETHER WITH ALL RIGHTS, POWERS, PRIVILEGES AND BENEFITS, UNDER THE FOREGOING SUBJECT TO THE CONDITIONS THEREIN CONTAINED; SAID REAL PROPERTY LIES WITH THE FOLLOWING DESCRIBED LAND-PARCELS 1, 2, 3 AND 4 IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, AS SHOWN ON PAGE 15843 IN BOOK OF PARCEL MAPS, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY ON OCTOBER 26, 1989.

BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE EAST LINE OF PARCEL 2 OF PARCEL MAP NO. 15843 (I.E. N00°30'27"E)

UPDATED BENCHMARK:

A FOUND BRASS PLUG IN INLET BOX AT NORTHEAST CORNER OF COLUMBIA STREET AND B STREET PER CITY OF SAN DIEGO VERTICAL CONTROL BENCHMARK. ELEVATION: 28.328 M.S.L. (MEAN SEA LEVEL)

PRELIMINARY TITLE REPORT:

REFERENCE PRELIMINARY TITLE REPORT ISSUED BY CHICAGO TITLE COMPANY, ORDER NO. 12208089-993-502-CFU, DATED JUNE 22, 2020.

EXISTING EASEMENT(S):

AN EASEMENT GRANTED TO SAN DIEGO GAS & ELECTRIC COMPANY FOR PUBLIC UTILITIES, INGRESS AND EGRESS, RECORDED JULY 24, 1991 AS INSTRUMENT NO. 1991-0363050, OF OFFICIAL RECORDS. (NOT PLOTTABLE)

SURVEYOR'S NOTES

BOUNDARY INFORMATION SHOWN HEREON IS PER PROJECT DESIGN CONSULTANTS, PER ALTA SURVEY DATED 07-21-2017, AS SIGNED BY GARY L. HUS.

TOPOGRAPHICAL INFORMATION SHOWN HEREON IS PER PROJECT DESIGN CONSULTANTS, PER ALTA SURVEY DATED 07-21-2017, WITH SUPPLEMENTAL FIELD DATA PERFORMED BY PSOMAS, DATED NOVEMBER 2021.

ORIGINAL BENCHMARK FOR THIS PROJECT, AS IDENTIFIED PER ALTA SURVEY DATED 07-21-2017, AS SIGNED BY GARY L. HUS, HAS BEEN DEMOLISHED, AT THE REQUEST OF THE CITY OF SAN DIEGO, WE WERE ASKED TO TIE INTO AN EXISTING BENCHMARK, WHICH WAS COMPLETED IN THE FIELD ON MAY 4, 2023. SEE UPDATED BENCHMARK STATEMENT HEREON.

A PRE-CONSTRUCTION CORNER RECORD HAS BEEN FILED WITH THE COUNTY OF SAN DIEGO, SIGNED AND DATED ON JUNE 9, 2023 BY JUSTIN S. PALLAMARY. UNKNOWN IF THE CORNER RECORD HAS BEEN ACCEPTED OR FILED BY THE COUNTY SURVEYOR'S OFFICE AS OF JUNE 13, 2023.



THIS EXHIBIT WAS PREPARED UNDER MY DIRECTION:

PRELIMINARY DRAFT 06/13/23
 JUSTIN S. PALLAMARY, PLS LS 8392 DATE

PROJECT TEAM:
 CIVIL ENGINEERS: KETTLER LEVECK ENGINEERING
 1620 FIFTH AVENUE, SUITE 675
 SAN DIEGO, CA 92101
 (619) 269-3444

ARCHITECT: MCS ARCHITECTS LLC
 3221A WEST ALABAMA
 HOUSTON, TX 77098
 TEL: (713) 522-1054

LEGAL DESCRIPTION:
 PARCEL 5 PER PARCEL MAP NO. 15843.

ZONING DESIGNATION:
 ZONE: CCDD-CORE (C)
 EMPLOYMENT REQUIRED OVERLAY (ER)

ASSESSOR'S PARCEL NUMBERS:
 533-474-08-00

PROJECT INDEX:
 LAMBERT COORDINATES: 200-1717
 NAD83 COORDINATES: 1840-6277
 DATUM: NAD83C
 LAT/LONG: LATITUDE 32°43'03.570", LONGITUDE 117°10'06.254"
 PREPARED BY:

EXISTING CONDITIONS:
 PARCEL 5 = 65,317 SF (1.499 ACRES)

PROPOSED USE:
 PROPOSED NUMBER OF LOTS = 1
 PARCEL 5 = 65,317 SF (1.499 ACRES)

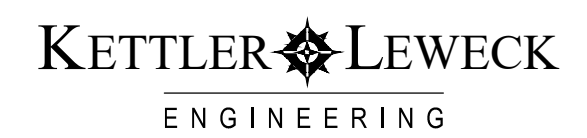
PARKING:
 RETAIL: 0
 RESIDENTIAL CONDOMINIUMS: 48
 GUESTS: 2 (1 SPACE PER 30 RESIDENTIAL UNITS)
 HOTEL: 90 (0.3 PARKING SPACES PER HOTEL ROOM)
 TOTAL AUTOMOBILE PARKING: 140
 MOTORCYCLE PARKING: 8
 BICYCLE: 22
OWNER/DEVELOPER:
 CROWNINVEST LLC
 600 WEST BROADWAY, SUITE 700
 SAN DIEGO, CA 92101
 TEL: (760) 805-6286

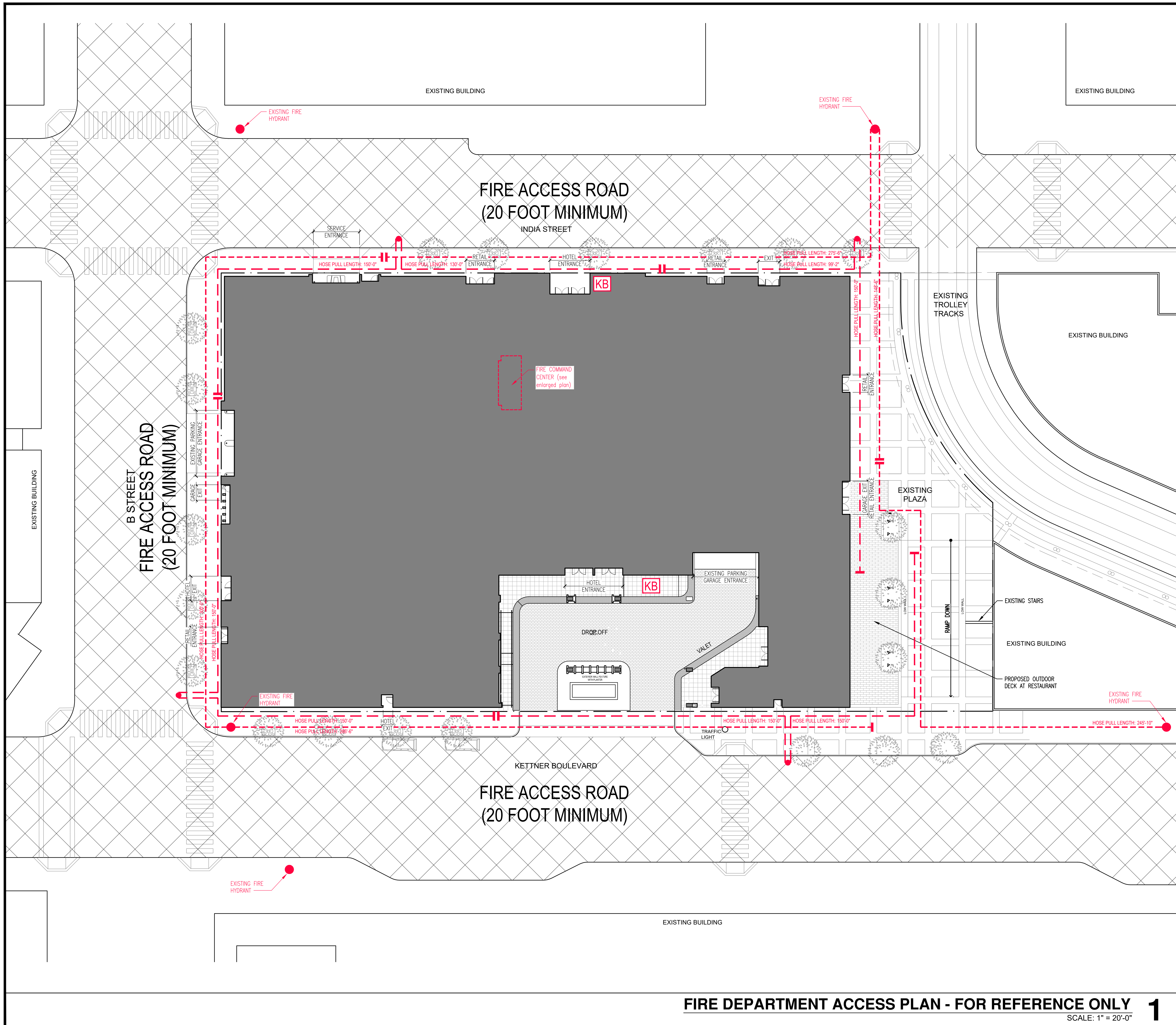
Name:	KETTLER LEVECK ENGINEERING	Revision 1:	11/02/2022
Address:	1620 FIFTH AVENUE, SUITE 675 SAN DIEGO, CA 92101	Revision 2:	
Phone no.:	(619) 269-3444	Revision 3:	
PROJECT ADDRESS:	1111 KETTNER BOULEVARD SAN DIEGO, CA 92101	Revision 4:	
PROJECT NAME:	2 AMERICA PLAZA	Revision 5:	
SHEET TITLE:	TENTATIVE MAP WAIVER NO. PMT-201835 CITY PROJECT NUMBER: 1076050	Revision 6:	
		Revision 7:	
		Revision 8:	
		Original Date:	08/12/2020
		Sheet:	7 of 9
		DEP #	

ENGINEER OF WORK

1620 FIFTH AVENUE, SUITE 675
 SAN DIEGO, CA 92101
 PHONE NO. (619) 269-3444

BY: _____ DATE _____





- DESCRIPTION OF WORK**
- THIS DRAWING IDENTIFIES THE FIRE DEPARTMENT ACCESS REQUIREMENTS FOR THE TWO AMERICA PLAZA FACILITY LOCATED AT 1111 KETTNER BOULEVARD, SAN DIEGO, CA 92101
- APPLICABLE CODES AND STANDARDS**
- CALIFORNIA BUILDING CODE (CBC) 2016 EDITION WITH CITY OF SAN DIEGO AMENDMENTS
 - CALIFORNIA FIRE CODE (CFC) 2016 EDITION WITH CITY OF SAN DIEGO AMENDMENTS
 - SAN DIEGO MUNICIPAL CODE
 - SAN DIEGO ORDINANCE 17927
 - CITY OF SAN DIEGO FPB POLICY A-14-1 FIRE ACCESS ROADWAYS CFC SECTION 503 (REV 2/3/15)
- FIRE DEPARTMENT ACCESS NOTES**
- FIRE APPARATUS ACCESS ROADS AND WATER SUPPLIES FOR FIRE PROTECTION, SHALL BE INSTALLED AND MADE SERVICEABLE PRIOR TO AND DURING TIME OF CONSTRUCTION (CFC SECTION 501.4).
 - PROVIDE BUILDING ADDRESS NUMBERS, VISIBLE, AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY PER SAN DIEGO MUNICIPAL CODE SECTION 95.02.09.
 - POST INDICATOR VALVES, FIRE DEPARTMENT CONNECTIONS, AND ALARM BELL ARE TO BE LOCATED ON THE ADDRESS/ACCESS SIDE OF THE STRUCTURE (CFC SECTION 912.2.1).
 - ALL BUILDINGS AND STRUCTURES WITH ONE OR MORE PASSENGER SERVICE ELEVATORS SHALL BE PROVIDED WITH NOT LESS THAN ONE MEDICAL EMERGENCY SERVICE ELEVATOR TO ALL LANDINGS MEETING THE PROVISIONS OF CBC SECTION 3002.4A.
 - NEW BUILDINGS FOUR OR MORE STORIES ABOVE GRADE PLANE, EXCEPT THOSE WITH A ROOF SLOPE GREATER THAN FOUR UNITS VERTICAL IN 12 UNITS HORIZONTAL SHALL BE PROVIDED WITH A STAIRWAY TO THE ROOF IN ACCORDANCE WITH SECTION 1011.12. SUCH STAIRWAY SHALL BE MARKED AT STREET AND FLOOR LEVELS WITH A SIGN INDICATING THAT THE STAIRWAY CONTINUES TO THE ROOF (CFC SECTION 504.3).
 - EXTERIOR DOORS AND OPENINGS REQUIRED BY THE CFC OR THE CBC SHALL BE MAINTAINED READILY ACCESSIBLE FOR EMERGENCY ACCESS BY THE FIRE DEPARTMENT. AN APPROVED ACCESS WALKWAY LEADING FROM THE FIRE APPARATUS ACCESS ROADS TO THE EXTERIOR OPENINGS SHALL BE PROVIDED WHEN REQUIRED BY THE FIRE CODE OFFICIAL (CFC SECTION 504).
 - EVERY BUILDING FOUR STORIES OR MORE IN HEIGHT SHALL BE PROVIDED WITH NOT LESS THAN ONE STANDPIPE FOR USE DURING CONSTRUCTION, INSTALLED IN ACCORDANCE WITH CFC SECTION 3313.1. STANDPIPE SHALL BE INSTALLED WHEN THE PROGRESS OF CONSTRUCTION IS NOT MORE THAN 40 FEET IN HEIGHT ABOVE THE LOWEST LEVEL OF FIRE DEPARTMENT ACCESS (CFC SECTION 3313.1).
 - VEGETATION SHALL BE SELECTED AND MAINTAINED IN SUCH A MANNER AS TO ALLOW IMMEDIATE ACCESS TO ALL HYDRANTS, VALVES, FIRE DEPARTMENT CONNECTIONS, PULL STATIONS, EXTINGUISHERS, SPRINKLER RISERS, ALARM CONTROL PANELS, RESCUE WINDOWS, AND OTHER DEVICES OR AREAS USED FOR FIREFIGHTING PURPOSES. VEGETATION OR BUILDING FEATURES SHALL NOT OBSTRUCT ADDRESS NUMBERS OR INHIBIT THE FUNCTIONING OF ALARM BELLS, HORNS OR STROBES.
 - DECORATIVE MATERIALS SHALL BE MAINTAINED IN A FLAME-RETARDANT CONDITION (CFC SECTION 804)
 - ALL BUILDINGS AND SITES UNDERGOING CONSTRUCTION, ALTERATION, OR DEMOLITION SHALL COMPLY WITH THE REQUIREMENTS OF SECTION 33 OF THE CFC.
 - CONSTRUCTION DOCUMENTS APPROVED THE THE FIRE CODE OFFICIAL ARE APPROVED WITH THE INTENT THAT SUCH CONSTRUCTION DOCUMENTS COMPLY IN ALL RESPECTS WITH THE CFC. REVIEW AND APPROVAL BY THE FIRE CODE OFFICIAL SHALL NOT RELIEVE THE APPLICANT OF THE RESPONSIBILITY OF COMPLIANCE WITH THIS CODE (CFC SECTION 105.4.4).
 - FIRE PROTECTION EQUIPMENT SHALL BE IDENTIFIED IN AN APPROVED MANNER. ROOMS CONTAINING CONTROLS FOR A/C SYSTEMS, SPRINKLER RISERS AND VALVES, OR OTHER FIRE DETECTION, SUPPRESSION OR CONTROL ELEMENTS SHALL BE IDENTIFIED FOR THE USE OF THE FIRE DEPARTMENT. APPROVED SIGNS REQUIRED TO IDENTIFY FIRE PROTECTION EQUIPMENT AND EQUIPMENT LOCATION SHALL BE CONSTRUCTED OF DURABLE MATERIALS, PERMANENTLY INSTALLED AND READILY VISIBLE.

GENERAL NOTES 2

PROJECT TEAM:
 CIVIL ENGINEERS: KETTLER LEWECK ENGINEERING
 1620 FIFTH AVENUE, SUITE 675
 SAN DIEGO, CA 92101
 (619) 269-3444

ARCHITECT: MCS ARCHITECTS LLC
 3221A WEST ALABAMA
 HOUSTON, TX 77098
 TEL: (713) 522-1054

LEGAL DESCRIPTION:
 PARCEL 5 PER PARCEL MAP NO. 15843.

ZONING DESIGNATION:
 ZONE: CORE COLUMBIA (C)
 EMPLOYMENT REQUIRED (ER)

ASSESSOR'S PARCEL NUMBERS:
 533-474-08

PROJECT INDEX:
 LAMBERT COORDINATES: 200-1717
 NAD83 COORDINATES: 1840-6277
 DATUM: NAD83C
 LAT/LONG: LATITUDE 32°43'03.570", LONGITUDE -117°10'06.254"

PREPARED BY:
 Name: KETTLER LEWECK ENGINEERING
 Address: 1620 FIFTH AVENUE, SUITE 675
 SAN DIEGO, CA 92101
 Phone no. (619) 269-3444

PROJECT ADDRESS:
 1111 KETTNER BOULEVARD
 SAN DIEGO, CA 92101

PROJECT NAME:
 2 AMERICA PLAZA

SHEET TITLE:
 TENTATIVE MAP NO: 2488119
 CITY PROJECT NUMBER:

EXISTING CONDITIONS:
 PARCEL 5 = 65,317 SF (1,499 ACRES)

PROPOSED USE:
 PROPOSED NUMBER OF LOTS = 1
 PARCEL 5 = 65,317 SF (1,499 ACRES)

PARKING:
 AUTOMOBILE PARKING: 179
 MOTORCYCLE PARKING: 8
 BICYCLE PARKING: 15
 RESIDENTIAL CONDOMINIUMS: 50
 (48 + ONE PARKING SPACE PER EVERY 30 CONDOS)
 RETAIL: NONE
 HOTEL: 91 (0.3 PARKING SPACES PER HOTEL ROOM)

OWNER/DEVELOPER:
 CROWNINVEST LLC INVESTORS
 600 WEST BROADWAY, SUITE 700
 SAN DIEGO, CA 92101
 TEL.: (760) 805-6286

DEVELOPMENT PERMIT:
 CCDD/CCPDP/NUP NO. 2018-58

Revision 1: _____
 Revision 2: _____
 Revision 3: _____
 Revision 4: _____
 Revision 5: _____
 Revision 6: _____
 Revision 7: _____
 Revision 8: _____
 Original Date: 08/12/2020

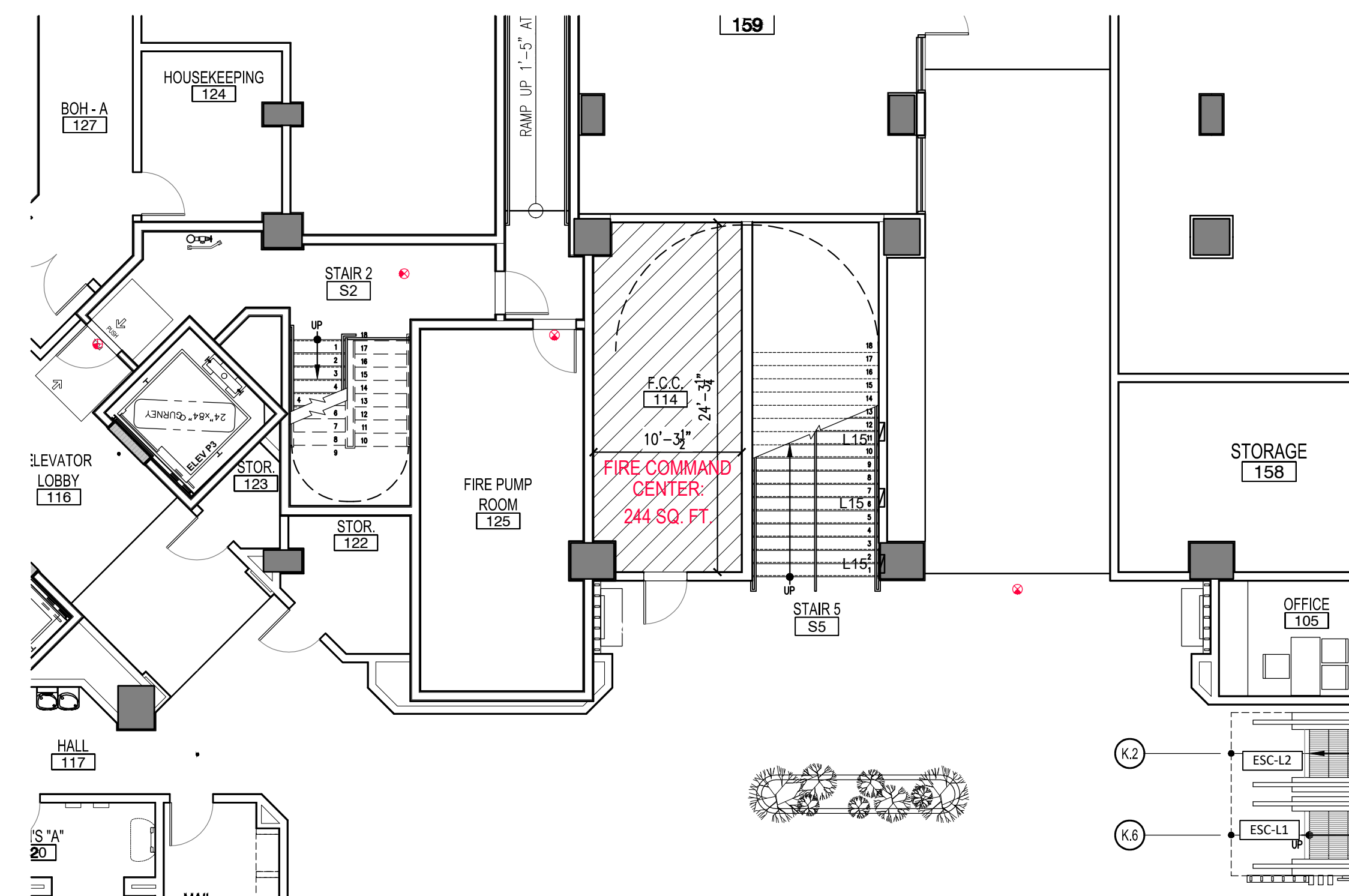
Sheet **8** of **9**

DEP # _____

J:\2021 - current\2113 Two America Plaza - San Diego CA\03 Drawings\2113 - SHEET 8 OF 8 FIRE ACCESS PLAN.dwg, 9/23/2022 3:38:35 PM

Rtext (Rtext)

J:\2021 - current\2113 Two America Plaza - San Diego CA\03 Drawings\2113 - SHEET 8 OF 8 FIRE ACCESS PLAN.dwg, 9/23/2022 3:38:45 PM



PROJECT TEAM:

CIVIL ENGINEERS: KETTLER LEWECK ENGINEERING
1620 FIFTH AVENUE, SUITE 675
SAN DIEGO, CA 92101
(619) 269-3444

ARCHITECT: MCS ARCHITECTS, LLC
3221A WEST ALABAMA
HOUSTON, TX, 77098
TEL: (713) 522-1054

LEGAL DESCRIPTION:

PARCEL 5 PER PARCEL MAP NO. 15843.

ZONING DESIGNATION:

ZONE: CORE COLUMBIA (C)
EMPLOYMENT REQUIRED (ER)

ASSESSOR'S PARCEL NUMBERS:

533-474-08

PROJECT INDEX:

LAMBERT COORDINATES: 200-1717
NAD83 COORDINATES: 1840-6277
DATUM: NAD83C
LAT/LONG: LATITUDE 32°43'03.570", LONGITUDE -117°10'06.254"

PREPARED BY:

Name: KETTLER LEWECK ENGINEERING
Address: 1620 FIFTH AVENUE, SUITE 675
SAN DIEGO, CA 92101
Phone no. (619) 269-3444

PROJECT ADDRESS:

1111 KETTNER BOULEVARD
SAN DIEGO, CA 92101

PROJECT NAME:

2 AMERICA PLAZA

SHEET TITLE:

TENTATIVE MAP NO: 2488119
CITY PROJECT NUMBER:

EXISTING CONDITIONS:

PARCEL 5 = 65,317 SF (1.499 ACRES)

PROPOSED USE:

PROPOSED NUMBER OF LOTS = 1
PARCEL 5 = 65,317 SF (1.499 ACRES)

PARKING:

AUTOMOBILE PARKING: 179
MOTORCYCLE PARKING: 8
BICYCLE PARKING: 15
RESIDENTIAL CONDOMINIUMS: 50
(48 + ONE PARKING SPACE PER EVERY 30 CONDOS)
RETAIL: NONE
HOTEL: 91 (0.3 PARKING SPACES PER HOTEL ROOM)

OWNER/DEVELOPER:

CROWNVEST LLC INVESTORS
600 WEST BROADWAY, SUITE 700
SAN DIEGO, CA, 92101
TEL.: (760) 805-6286

DEVELOPMENT PERMIT:

CCDP/CCPDP/NUP NO. 2018-58

Revision 1: _____

Revision 2: _____

Revision 3: _____

Revision 4: _____

Revision 5: _____

Revision 6: _____

Revision 7: _____

Revision 8: _____

Original Date: 08/12/2020

Sheet 9 of 9

DEP # _____

FIRE COMMAND CENTER - ENLARGED PLAN 1

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

Text (Rtext)