



THE CITY OF SAN DIEGO

Report to the Hearing Officer

DATE ISSUED: March 27, 2024 REPORT NO. HO-24-015

HEARING DATE: April 3, 2024

SUBJECT: Tenth & G Interim Surface Parking Lot; Process Three Decision

PROJECT NUMBER: [1078930](#)

OWNER/APPLICANT: Bosa Development California III, Inc.

SUMMARY

Issue: Should the Hearing Officer approve a Conditional Use Permit for an interim surface parking lot ("Project") at the 20,038 square-foot (sf) site at [1009 G Street](#) on the south side of G Street, between Tenth and Eleventh Avenues in the East Village neighborhood of the Downtown Community Plan area (Council District 3)?

Staff Recommendation: APPROVE Conditional Use Permit (CUP) No. 3198065.

Community Planning Group Recommendation: On March 15, 2023, the Downtown Community Planning Council voted 8-0 to recommend approval of the Project with the conditions listed in their letter, included as Attachment 6.

Environmental Review: The Development Services Department completed a California Environmental Quality Act (CEQA) review for the Project. On October 4, 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": (1) Final Environmental Impact Report (FEIR) for the San Diego Downtown Community Plan (DCP), 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); (2) Subsequent Addenda to the FEIR certified by the Former Agency and City Council on: August 3, 2007 (Resolution R-04193 and R-302932, respectively); April 13, 2010 (Council Resolution R-305759); April 21, 2010 (Former Agency Resolutions R-04509 and R-04510); August 3, 2010 (Former Agency Resolution R-04544 and Council Resolution R-30614); February 12, 2014 (City Council Resolution R-308724); July 14, 2014 (City Council Resolution R-309115); and (3) Final

Supplemental Environmental Impact Report for the Downtown San Diego Mobility Plan certified by the City Council on June 21, 2016 (Resolution R-310561).

Development within the DCP area is also covered under the following documents, referred to collectively as the “CAP FEIR”: FEIR for the City of San Diego Climate Action Plan (CAP) Project No. 416603/SCH No. 2015021053, 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 “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. Therefore, no further environmental documentation or review is required under CEQA. All environmental documents for the [DCP area](#), as well as the [CAP FEIR](#), are available on the City of San Diego website.

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

Code Enforcement Impact: No code enforcement impact. There are no active code enforcement cases on the property.

Housing Impact Statement: No housing impact. The Project proposes to construct an interim surface parking lot on a site that is currently vacant.

BACKGROUND

The Project is located at 1009 G Street on a 20,038-sf site on the south side of G Street, between Tenth and Eleventh Avenues in the East Village neighborhood of the Downtown Community Plan area and within the Employment/Residential Mixed-Use land use district of the Centre City Planned District Ordinance (CCPDO) (Attachment 2) and is subject to the Limited Vehicle Access Overlay on G



Street, which prohibits curb cuts on that street. The site is surrounded by a mix of uses, including a grocery store adjacent to the site on the same block, mid- and high-rise residential buildings with ground level retail to the east, west, north, and south, and the University of California Park & Market extension campus to the east. In addition to the university campus, there are several major Downtown attractions within walking distance of the site, including the Park & Market Trolley Station two

blocks to the southeast, the San Diego Central Library four blocks to the south, PETCO Park four blocks to the south, and the Gaslamp Quarter five blocks to the west (Attachment 1). The Project site is currently vacant and there are no applicants for development on construction in process.

Per Table 146-0310-A of the CCPDO, interim surface parking lots that are not operated for a period of more than two years are permitted in the Employment/Residential Mixed-Use land use district of the CCPDO with approval of a CUP and compliance with San Diego Municipal Code (SDMC) Section 156.0313(h)(1) to install appropriate safety and security improvements per City standards. The decision on the application for a CUP shall be made by the City Hearing Officer in accordance with Process Three. The decision may be appealed to the Planning Commission in accordance with SDMC Section 112.0506.

DISCUSSION

Project Description

The Project, as proposed, will be located on the 20,038 sf property on the south side of G Street, between Tenth and Eleventh Avenues in the East Village neighborhood of the Downtown Community Plan area to serve as public parking on an interim basis, not to exceed two years. While no permit applications for construction have been submitted for the site, the Owner/Applicant has stated in their Letter of Request (Attachment 8) that they anticipate redeveloping the site with a multi-family housing project in the future. The proposed interim surface parking lot will be a private lot that will provide 56 parking spaces, including three accessible stalls. Per SDMC Section 156.0313(h)(1), the lot will be paved and striped to City standards and lit by two new on-site light poles for added security. Other on-site improvements to the lot include the addition of trash and recycling receptacles and directional signage. To improve pedestrian safety surrounding the site and comply with the provisions of the Limited Vehicle Access Overlay, the two existing driveway curb cuts on G Street are proposed to be closed and replaced with City standard sidewalk. The other two existing driveways on Tenth and Eleventh Avenues are proposed to be rebuilt to City standards and serve as the only vehicle access points onto the site. Additionally, any damaged sidewalk in the public right-of-way adjacent to the site is proposed to be repaired. The proposed plans are included as Attachment 9.

Community Plan Analysis

East Village is one of downtown's largest, fastest-changing, and most diverse neighborhoods. This area will develop as a primarily residential district complemented by Neighborhood Centers, employment areas, flexible use zones, and public spaces. The DCP envisions a mix of residential, office, commercial, and convention center growth, while retaining light industrial uses and commercial services. New uses will exist in close proximity to existing ones in mixed commercial zones, creating a diverse urban environment, with residential uses throughout. The DCP envisions the Northwest sub-district of the East Village neighborhood as a primarily residential area, with a mix of uses, and many redevelopment opportunities due to its location at the heart of Downtown and accessibility to transit. The following are some of the key applicable DCP Goals and Policies:

- 3.1-G-2 Provide an overall balance of uses—employment, residential, cultural, government, and destination—as well as a full compendium of amenities and services.

- 6.5-G-8 Reinforce [the Northwest sub-district of the East Village neighborhood] proximity to Downtown destinations as an essential component of its character.
- 7.4-G-1 Promote quality of life and business viability by allowing the provision of parking to serve growing needs, while avoiding excessive supplies that discourage transit ridership and disrupt urban fabric.
- 7.4-G-4 Locate public parking resource(s) near each Neighborhood Center to provide short-term parking for merchants and businesses.

Project-Related Issues

While the CCPDO allows for interim surface parking lots with a CUP, staff acknowledges that there are competing DCP goals that must be closely evaluated to determine the appropriateness of surface parking lots in the Downtown area. Contrary to some of the applicable goals and policies of the DCP, surface parking lots do not contribute to the creation of engaging pedestrian environments, provide rich visual experiences, encourage alternative modes of transportation, or contribute to the desired synergy and sustainability of Downtown, but staff also recognizes that parking is an issue in the Downtown area. City staff would not support permitting a permanent surface parking lot in this location, which would restrict redevelopment opportunities that are consistent with the goals and policies of the DCP.

However, because redevelopment of this property with a multi-family housing project is anticipated, the parking lot is planned to be an interim, temporary use preceding the future permitting and construction of a code-compliant development. A temporary surface parking lot in the interim at this location, subject to conditions of approval, is not viewed to have a significant adverse impact on the goals and policies of the DCP, as explained in the required findings in the draft resolution (Attachment 4). As proposed by City staff in the draft permit (Attachment 5), operation of the proposed surface parking lot would be limited to no more than two years, with no options to renew or extend the terms of the CUP, regardless of the status of the anticipated redevelopment of the site at the time of CUP expiration. Additionally, site improvements will be required to improve safety and security on and around the site, including closure and upgrade of driveways, right-of-way improvements, and on-site lighting.

Conclusion

Staff has reviewed the Applicant's proposal and considered the potential impacts resulting from the proposed use. Based on the draft findings (Attachment 4), Staff recommends that the City Hearing Officer approve CUP No. 3198065 to allow an interim surface parking lot at 1009 G Street, subject to conditions in the draft permit (Attachment 5).

ALTERNATIVES

1. Approve CUP No. 3198065, with modifications.
2. Deny CUP No. 3198065, if the findings required to approve the project cannot be affirmed.

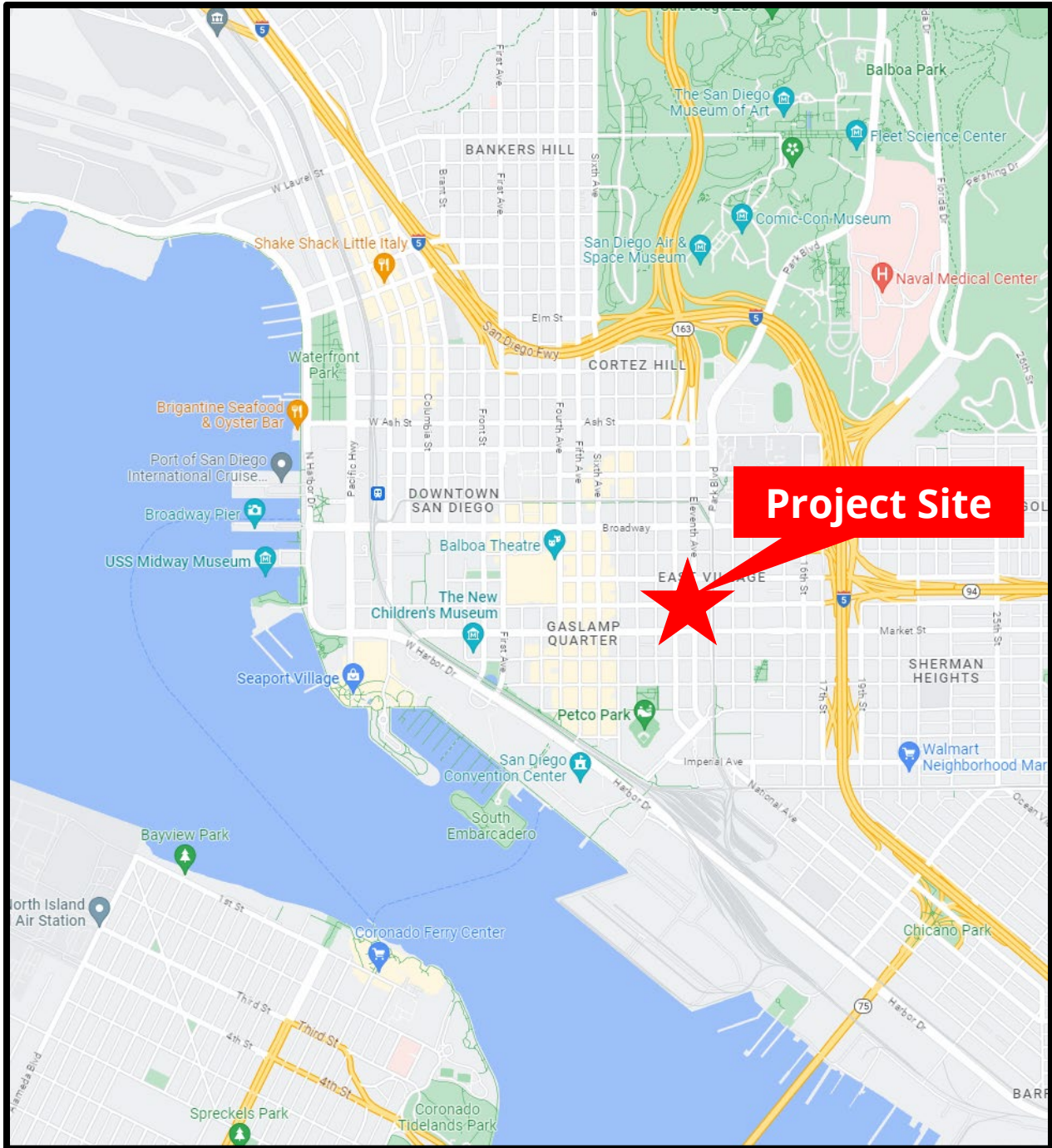
Respectfully submitted,



James Alexander
Senior Planner, Urban Division
Development Services Department

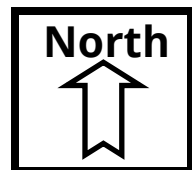
Attachments:

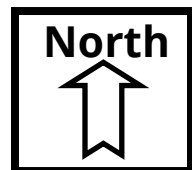
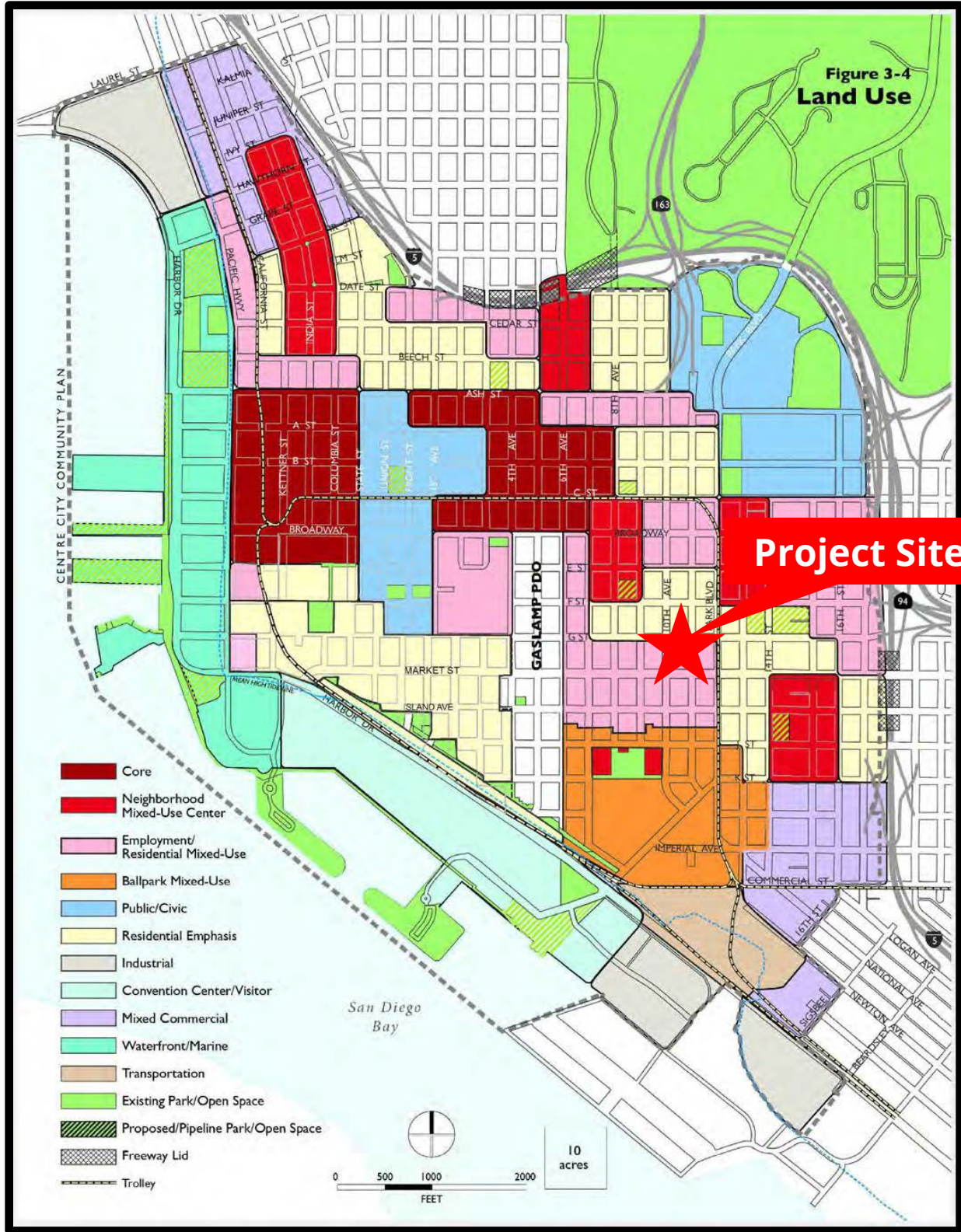
1. Project Location Map
2. Community Plan Land Use Map
3. Aerial Photo
4. Draft Resolution with Findings
5. Draft Permit with Conditions
6. Community Planning Group Recommendation
7. Ownership Disclosure Statement
8. Applicant's Letter of Request
9. Project Plans



Project Location Map

**Tenth & G Parking Lot, Project No. 1078930
1009 G Street**

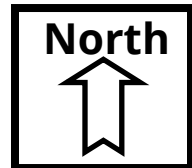






Aerial Photo

**Tenth & G Parking Lot, Project No. 1078930
1009 G Street**



HEARING OFFICER
RESOLUTION NO. _____
CONDITIONAL USE PERMIT NO. 3198065
TENTH & G INTERIM SURFACE PARKING LOT - PROJECT NO. PRJ-1078930

WHEREAS, BOSA DEVELOPMENT CALIFORNIA III, INC., Owner/Permittee, filed an application with the City of San Diego ("City") for a permit to allow an interim surface parking lot on a 20,038 square-foot site, as described in and by reference to the approved Exhibit "A" and corresponding conditions of approval for the associated Conditional Use Permit (CUP) No. 3198065;

WHEREAS, the Project site is located at 1009 G Street in the Employment/Residential Mixed-Use land use district of the Centre City Planned District and within the East Village neighborhood of the Downtown Community Plan (DCP) area and legally described in Exhibit "B";

WHEREAS, on October 4, 2023, the City determined that the Project is consistent with the previously certified Downtown Final Environmental Impact Report (SCH# 2003041001);

WHEREAS, development within the Downtown Community Planning area is covered under the following documents, referred to collectively as the "Downtown FEIR": (1) 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); (2) subsequent addenda to the FEIR certified by the Former Agency and City Council on: August 3, 2007 (Resolution R-04193 and R-302932, respectively); April 13, 2010 (Council Resolution R-305759); April 21, 2010 (Former Agency Resolutions R-04509 and R-04510); August 3, 2010 (Former Agency Resolution R-04544 and Council Resolutions R-30614), February 12, 2014 (City Council Resolution R-308724); July 14, 2014 (City Council Resolution R-309115); and (3) Final Supplemental Environmental Impact Report for the Downtown San Diego Mobility Plan certified by the City Council on June 21, 2016 (Resolution R-310561);

WHEREAS, development within the DCP area is also covered under the following documents, referred to collectively as the "CAP FEIR": FEIR for the City's 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);

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 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, on April 3, 2024, the Hearing Officer of the City of San Diego considered CUP No. 3198065 pursuant to the City Land Development Code; NOW THEREFORE,

BE IT RESOLVED by the Hearing Officer of the City of San Diego, that it adopts the following findings with respect to CUP No. 3198065:

A. CONDITIONAL USE PERMIT [SDMC Section 126.0305]

1. Findings for all Conditional Use Permits:

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

The proposed use, an interim surface parking lot, within the Employment/Residential Mixed-Use land use district of the Centre City Planned District, will not adversely affect the applicable land use plan as Table 156-0308-A of the Centre City Planned District Ordinance (CCPDO) of the San Diego Municipal Code (SDMC) allows for parking facilities such as surface parking lots with approval of a CUP in accordance with Process 3, and installation of appropriate safety and security measures, such as

paving, striping, and lighting (SDMC Sec. 156.0313(h)(1)), which are included as conditions of approval in the CUP. The proposed plans demonstrate compliance with these requirements.

The Project site is located within the Northwest sub-district of the East Village neighborhood of the Downtown Community Plan (DCP) area. The DCP describes the Ballpark sub-district as a primarily residential area, with a mix of uses, and many redevelopment opportunities due to its location at the heart of Downtown and accessibility to transit. An interim surface parking lot provides parking to access many nearby Downtown destinations, such as a grocery store on the same block, the University of California Park & Market campus one block to the east, the San Diego Central Library four blocks to the south, PETCO Park four blocks to the south, and the Gaslamp Quarter five blocks to the west (DCP Goal 6.5-G-8). The DCP states that parking should be allowed to serve the growing needs of Downtown and promote the quality of life and business vitality, while avoiding excessive supplies that discourage transit ridership and disrupt the urban fabric (DCP Goal 7.4-G-1). The Project does not constitute an excessive supply of parking because the lot is relatively small (approximately one-third of the block) compared to existing full-block parking lots in Downtown and is comprised of 56 parking spaces that are all interim and not permanent. Further, the Project site is just two blocks to the west of the Park & Market Trolley Station, which is a major public transit stop within walking distance of the site and could provide a “park-and-ride” option for patrons of the proposed parking lot. The DCP also states that parking resources should be located near Neighborhood Centers, as established in Figure D of the CCPDO, to provide short-term parking for merchants and businesses (DCP Goal 7.4-G-4). The Project site is located within a three-block walking distance of two different Neighborhood Centers, one on J Street outside Gallagher Square and the other on Eighth Avenue south of Broadway.

The Project complies with the provisions of the CCPDO for interim surface parking lots and required safety and security improvements, as well as aligns with the DCP’s goals to reinforce the Northwest sub-district’s proximity to Downtown destinations. Therefore, the proposed use will not adversely affect the applicable land use plan.

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

The proposed use, an interim surface parking lot, will not be detrimental to the public health, safety and welfare of the community because it is an interim use that will improve the condition of the site. The site is currently vacant, which creates opportunities for vandalism, accumulation of trash, and other public nuisances that are typical for vacant lots. The proposed Project will be an interim use of the site, not to exceed two years, in order to activate it in the interim period preceding anticipated redevelopment of the site. The interim surface parking lot will contain two new light posts to illuminate the lot at night and the site will be required to be maintained clean and free of litter. To improve pedestrian safety surrounding the

site, two existing driveway curb cuts on G Street are proposed to be closed and replaced with City standard sidewalk and the two other existing driveways are proposed to be rebuilt to current City standards. Additionally, any damaged sidewalks in the public right-of-way adjacent to the site are proposed to be repaired. A condition of approval is proposed to require the Owner to file a Letter of Agency with the San Diego Police Department to allow enforcement of security of the site. The activation of the site with the interim surface parking lot and its associated safety and security improvements and maintenance will be an improvement to the neighborhood over the existing condition. Therefore, the proposed use will not be detrimental to the public health, safety, and welfare for residents and visitors of the Downtown community.

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

The proposed use, an interim surface parking lot, complies with all applicable land use regulations, including those of the CCPDO for interim surface parking lots. As required in SDMC Sec. 156.0313(h)(1), the Project proposes to install paving and striping pursuant to City standards for parking space design in the Land Development Code. Additionally, per Section 156.0313(h)(1)(C) to provide security lighting, two new on-site light posts are proposed to be installed to illuminate the parking lot throughout the night. The interim surface parking lot is limited to no more than two years of operation, as is stated in SDMC Sec. 156.0313(h)(1). No deviations to these code provisions are proposed as part of the Project. Conditions of approval are in place to ensure compliance with these provisions, including maintaining the interim surface parking lot clean and free of litter at all times and filing a Letter of Agency with the San Diego Police Department to allow enforcement of security on the site. The Project will comply with SDMC Sec. 156.0313(h)(1) of the CCPDO and the conditions of approval. Any proposed changes would be required to be reviewed by the City and obtain all necessary governmental approvals. Therefore, the proposed interim surface parking lot complies with the regulations of the Land Development Code.

d. The proposed use is appropriate at the proposed location.

The Project site is located within the Northwest sub-district of the East Village neighborhood of the Downtown Community Plan (DCP) area. The DCP describes the Ballpark sub-district as a primarily residential area, with a mix of uses, and many redevelopment opportunities due to its location at the heart of Downtown and accessibility to transit. The site is surrounded by a mix of uses, including a grocery store adjacent to the site on the same block, mid- and high-rise residential buildings with ground level retail to the east, west, north, and south, and the University of California Park & Market campus to the east. In addition to the university campus, there are several major Downtown attractions within walking distance of the site, including the San Diego Central Library four blocks to the south, PETCO Park four blocks to the south, and the Gaslamp Quarter five blocks to the west. An interim

surface parking lot provides parking to access to these many nearby Downtown destinations. Additionally, the Project site is about two blocks to the west of the Park & Market Trolley Station, which is a major public transit stop within walking distance of the site. The DCP also states that parking resources should be located near Neighborhood Centers, as established in Figure D of the CCPDO, to provide short-term parking for merchants and businesses (DCP Goal 7.4-G-4). The Project site is located within a three-block walking distance of two different Neighborhood Centers, one on J Street outside Gallagher Square and the other on Eighth Avenue south of Broadway. The proposed Project reinforces the Northwest sub-district's proximity to Downtown destinations per the goals of the DCP because it provides access to many attractions and amenities that are within walking distance of the site. Therefore, the interim surface parking lot is appropriate at the proposed location.

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

BE IT FURTHER RESOLVED that, based on these findings adopted by the Hearing Officer, CUP No. 3198065 is hereby GRANTED by the Hearing Officer to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in CUP No. 3198065, a copy of which is attached hereto and made a part hereof.

James Alexander
Senior Planner, Urban Division
Development Services Department

Adopted on: April 3, 2024

IO#: 24009457

EXHIBIT "B"

LEGAL DESCRIPTION OF LAND

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

LOTS C THROUGH J INCLUSIVE, IN BLOCK 82 OF HORTON'S ADDITION, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY.

APN: 535-135-12-00

AND

PARCEL 1:

ALL THAT PORTION OF LOT K IN BLOCK 82 OF HORTON'S ADDITION, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF MADE BY L.L. LOCKLING ON FILED IN THE RECORDER'S OFFICE, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT K; THENCE SOUTHERLY ALONG THE EASTERLY LINE OF LOT K 12.14 FEET TO THE TRUE POINT OF BEGINNING; THENCE WESTERLY PARALLEL WITH THE NORTHERLY LINE OF LOT K 80.25 FEET TO THE SOUTHEAST CORNER OF THE WESTERLY 20.00 FEET OF THE NORTHERLY 12.14 FEET OF SAID LOT K; THENCE ALONG THE EASTERLY LINE OF SAID WESTERLY 20.00 FEET OF LOT K NORTHERLY 5.0 FEET; THENCE WESTERLY PARALLEL WITH THE NORTHERLY LINE OF LOT K 20.00 FEET TO A POINT ON THE WESTERLY LINE OF LOT K WHICH IS SOUTHERLY 7.14 FEET FROM THE NORTHWEST CORNER THEREOF; THENCE SOUTHERLY ALONG SAID WESTERLY LINE OF LOT K; 42.76 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE EASTERLY ALONG THE SOUTHERLY LINE OF LOT K, 100.25 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE NORTHERLY ALONG THE EASTERLY LINE OF LOT K 37.75 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL 1A:

AN EASEMENT AND RIGHT OF WAY FOR INGRESS AND EGRESS PURPOSES OVER ALONG AND

ACROSS THAT PORTION OF LOT K IN BLOCK EIGHTY-TWO OF HORTON'S ADDITION, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE MAP THEREOF BY L.L. LOCKLING, ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT "K"; THENCE PROCEEDING SOUTH 89°58'45" EAST, 100.29 FEET, ALONG THE NORTH LINE OF LOT "K", TO THE NORTHEAST CORNER OF LOT "K"; THENCE SOUTH 0°00'00" EAST ALONG THE EAST LINE OF LOT "K", 12.14 FEET; THENCE NORTH 89°58'45" WEST, PARALLEL TO THE NORTH LINE OF LOT "K", 76.99 FEET, TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH 89°58'45" WEST, PARALLEL TO THE NORTH LINE OF LOT "K", 3.30 FEET; THENCE NORTH 0°00'13" WEST, PARALLEL WITH THE WEST LINE OF LOT "K", 5.00 FEET; THENCE NORTH 89°58'45" WEST, PARALLEL TO THE NORTH LINE OF LOT "K", 20.00 FEET, TO A POINT ON THE WEST LINE OF LOT "K", DISTANT THEREON 7.15 FEET SOUTHERLY OF THE NORTHWEST CORNER OF LOT "K"; THENCE NORTH 0°00'13" WEST ALONG THE WEST LINE OF LOT "K"; THENCE SOUTH 89°58'45" EAST, PARALLEL TO THE NORTH LINE OF LOT "K", 17.75 FEET; THENCE SOUTH 33°07'23" EAST, 10.17 FEET, TO THE TRUE POINT OF BEGINNING.

PARCEL 1B:

AN EASEMENT AND RIGHT OF WAY FOR INGRESS AND EGRESS PURPOSES OVER ALONG AND ACROSS THAT PORTION OF THE HEREINABOVE DESCRIBED LOT "K" DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT "K"; THENCE PROCEEDING SOUTH 89°58'45" EAST, 100.29 FEET ALONG THE NORTH LINE OF LOT "K", TO THE NORTHEAST CORNER OF LOT "K"; THENCE SOUTH 0°00'00" EAST ALONG THE EAST LINE OF LOT "K", 12.14 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 89°58'45" WEST, PARALLEL TO THE NORTH LINE OF LOT "K", 64.18 FEET; THENCE NORTH 52°19'59" EAST, 2.52 FEET; THENCE SOUTH 89°58'45" EAST, PARALLEL TO THE NORTH LINE OF LOT "K", 5.73 FEET; THENCE SOUTH 72°08'51" EAST, 2.03 FEET; THENCE SOUTH 89°58'45" EAST, PARALLEL TO THE NORTH LINE OF LOT "K", 54.52 FEET TO A POINT ON THE EAST LINE OF LOT "K", DISTANT THEREON 0.92 FEET NORTHERLY OF THE TRUE POINT OF BEGINNING; THENCE SOUTH 0°00'00" EAST ALONG THE EAST LINE OF LOT "K", 0.92 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL 2:

ALL OF LOTS "K" AND "L" IN BLOCK EIGHTY-TWO OF HORTON'S ADDITION, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP BY L. L. LOCKLING, ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY.

EXCEPTING THAT PORTION OF LOT "K" DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT "K"; THENCE NORTHERLY ALONG THE EASTERLY LINE OF SAID LOT "K" 36.75 FEET TO A POINT DISTANT 13.14 FEET SOUTHERLY FROM THE NORTHEAST CORNER OF SAID LOT "K"; THENCE WESTERLY PARALLEL WITH THE NORTHERLY LINE OF SAID LOT "K" 57.50 FEET; THENCE AT RIGHT ANGLES NORTHERLY 1.00 FEET; THENCE WESTERLY PARALLEL WITH SAID NORTHERLY LINE OF SAID LOT "K" 42.75 FEET TO A POINT ON THE WESTERLY LINE OF SAID LOT "K"; THENCE SOUTHERLY ALONG SAID WESTERLY LINE 37.76 FEET TO THE SOUTHWEST CORNER OF SAID LOT "K"; THENCE EASTERLY ALONG THE SOUTHERLY LINE OF SAID LOT "K" 100.25 FEET TO THE POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM THAT PORTION OF LOT K DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WESTERLY LINE OF SAID LOT K DISTANT THEREON 12.14 FEET SOUTHERLY FROM THE NORTHWEST CORNER OF SAID LOT K; THENCE NORTHERLY ALONG SAID WESTERLY LINE 5.00 FEET; THENCE EASTERLY PARALLEL WITH THE NORTHERLY LINE OF SAID LOT K 20.00 FEET; THENCE SOUTHERLY AT RIGHT ANGLES 5.00 FEET TO A POINT 20.00 FEET EASTERLY FROM THE WESTERLY LINE OF LOT K; THENCE WESTERLY PARALLEL WITH SAID NORTHERLY LINE OF SAID LOT K, 20.00 FEET TO THE POINT OF BEGINNING.

AND ALSO EXCEPTING THEREFROM THAT PORTION OF LOT K DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEASTERLY CORNER OF SAID LOT K; THENCE NORTHERLY ALONG THE EASTERLY LINE OF SAID LOT K, 36.75 FEET TO A POINT DISTANT 13.14 FEET SOUTHERLY FROM THE NORTHEAST CORNER OF SAID LOT K, WHICH POINT IS THE TRUE POINT OF BEGINNING; THENCE WESTERLY PARALLEL WITH THE NORTHERLY LINE OF SAID LOT K 57.50 FEET; THENCE AT RIGHT ANGLES NORTHERLY 1.00 FEET; THENCE EASTERLY PARALLEL WITH SAID NORTHERLY LINE OF SAID LOT K, 57.50 FEET TO A POINT ON THE EASTERLY LINE OF SAID LOT K DISTANT 12.14 FEET SOUTHERLY FROM THE NORTHEAST CORNER OF SAID LOT K; THENCE SOUTHERLY ALONG SAID EASTERLY LINE 1.00 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL 3:

LOTS "A" AND "B" IN BLOCK 82, HORTON'S ADDITION, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF MADE BY L. L. LOCKLING, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY.

APN:

535-135-09-00 (Affects Parcel 1)

535-135-10-00 (Affects Parcel 2)

535-135-11-00 (Affects Parcel 3)

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

PROJECT MANAGEMENT
PERMIT CLERK
MAIL STATION 501

INTERNAL ORDER NUMBER: 24009457

SPACE ABOVE THIS LINE FOR RECORDER'S USE

CONDITIONAL USE PERMIT NO. 3198065
TENTH & G INTERIM SURFACE PARKING LOT - PROJECT NO. PRJ-1078930
HEARING OFFICER

This Conditional Use Permit (CUP) No. 3198065 is granted by the Hearing Officer of the City of San Diego ("City") to Bosa Development California III, Inc., Owner/Permittee, pursuant to San Diego Municipal Code (SDMC) Section 126.0304 to allow an interim surface parking lot ("Project") at the 20,038 square-foot site at 1009 G Street on the south side of G Street, between Tenth and Eleventh Avenues in the East Village neighborhood of the Downtown Community Plan area. The Project site is legally described in Exhibit "B".

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to allow an interim surface parking lot, subject to the City's land use regulations described and identified by size, dimension, quantity, type, and location on the approved exhibits (Exhibit "A") dated January 31, 2024, on file in the Development Services Department (DSD).

The Project shall include:

- a. An interim surface parking lot located at 1009 G Street;
- b. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act (CEQA) and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

STANDARD REQUIREMENTS:

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36-month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by **April 18, 2027**.

ATTACHMENT 5

2. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
 - a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
 - b. The Permit is recorded in the Office of the San Diego County Recorder.
3. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.
4. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.
5. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
6. Issuance of this Permit by the City does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 (ESA) and any amendments thereto (16 U.S.C. § 1531 et seq.).
7. The Owner/Permittee shall secure all necessary building permits. The Owner/Permittee is informed that to secure these permits, substantial building modifications and site improvements may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.
8. 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.
9. If any condition of this Permit, on a legal challenge by the Owner/Permittee of this Permit, is found or held by a court of competent jurisdiction to be invalid, unenforceable, or unreasonable, this Permit shall be void. However, in such an event, the Owner/Permittee shall have the right, by paying applicable processing fees, to bring a request for a new permit without the "invalid" condition(s) back to the discretionary body which approved the Permit for a determination by that body as to whether all of the findings necessary for the issuance of the proposed permit can still be made in the absence of the "invalid" condition(s). Such hearing shall be a hearing de novo, and the discretionary body shall have the absolute right to approve, disapprove, or modify the proposed permit and the condition(s) contained therein.

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

PLANNING/DESIGN REQUIREMENTS:

11. This Permit shall expire two years after the date of initial operation of the interim surface parking lot. There shall be no options to renew or extend this Permit. The Owner/Permittee shall notify the City of the date of initial operation of the interim surface parking lot.
12. The following improvements shall be installed on the Project site:
 - a. Paving and striping pursuant to City standards of the Land Development Code.
 - b. On-site lighting to maintain security and safety within the interim surface parking lot. All lighting shall be shielded from surrounding uses and shall not obstruct the drive aisles.
 - c. At least one four-by-four foot square for every vehicular access point that is an internally illuminated cabinet sign clearly visible to pedestrians and motorists with the international parking symbol: a white letter "P" on a green background.
 - d. A minimum of one sign on the interim surface parking lot noticing that open alcohol containers, alcohol consumption, and tailgating are not permitted by law.
13. Wheel stops shall be provided for any parking spaces along the street frontage.
14. The Permittee shall be responsible for maintaining the interim surface parking lot clean and free of litter at all times and shall be responsible for daily clean-up of all debris and trash on-site.
15. The Owner/Permittee shall file a Letter of Agency (Trespass Arrest Authorization) with the San Diego Police Department and shall provide the City with a copy.

16. The Permittee shall respond to complaints pertaining to this Permit by members of the community within 24 hours of receiving the complaint. A current point of contact shall be maintained with the City for the premises to ensure full compliance with this condition.
17. This Permit may be revoked by the City if there is a material breach or default in any of the conditions of this permit. If the business creates a nuisance to the surrounding neighborhood, based on a determination of the City, this permit may be revoked after the holding of a public hearing.

CLIMATE ACTION PLAN REQUIREMENTS:

18. Prior to issuance of any construction permit, Climate Action Plan (CAP) strategies shall be noted within the first three sheets of the construction plans under the heading "Climate Action Plan Requirements" and shall be enforced and implemented to the satisfaction of DSD.

ENGINEERING REQUIREMENT:

19. Prior to the issuance of any construction permit, the Owner/Permittee shall enter into a Maintenance Agreement for the ongoing permanent Best Management Practices (BMP) maintenance, satisfactory to the City Engineer.
20. Prior to the issuance of any construction permit, the Owner/Permittee shall incorporate any construction BMPs necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the SDMC, into the construction plans or specifications.
21. Prior to the issuance of any construction permit, the Owner/Permittee shall submit a Technical Report that will be subject to final review and approval by the City Engineer, based on the Storm Water Standards in effect at the time of the construction permit issuance.
22. Prior to the issuance of any construction permit the Owner/Permittee shall submit a Water Pollution Control Plan (WPCP). The WPCP shall be prepared in accordance with the guidelines in Part 2 Construction BMP Standards Chapter 4 of the City's Storm Water Standards.
23. Prior to the issuance of any building permit, the Owner/Permittee shall assure by permit and bond the closure of the existing driveway adjacent to the site on G Street with the current City Standard curb and gutter, satisfactory to the City Engineer.
24. Prior to the issuance of any building permit, the Owner/Permittee shall assure by permit and bond the closure of the existing driveway adjacent to the site on Eleventh Avenue with the current City Standard curb and gutter, satisfactory to the City Engineer.
25. The drainage system proposed for this development, as shown on the site plan, is private and subject to approval by the City Engineer.
26. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, to reconstruct the damaged portions of the sidewalk with the current City Standard

sidewalk, maintaining the existing sidewalk scoring pattern and preserving the contractor's stamp, adjacent to the site on G Street and Eleventh Avenue.

TRANSPORTATION:

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

INFORMATION ONLY:

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

APPROVED by the Hearing Officer of the City of San Diego on April 3, 2024 and Resolution No. ____.

Permit Type/Approval No.: CUP No. 3198065

Date of Approval: April 3, 2024

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

James Alexander
Senior Planner, Urban Division
Development Services Department

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

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

Bosa Development California III, Inc.
Owner/Permittee

By _____
(Signature)

PRINT NAME:

TITLE:

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

EXHIBIT "B"

LEGAL DESCRIPTION OF LAND

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

LOTS C THROUGH J INCLUSIVE, IN BLOCK 82 OF HORTON'S ADDITION, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY.

APN: 535-135-12-00

AND

PARCEL 1:

ALL THAT PORTION OF LOT K IN BLOCK 82 OF HORTON'S ADDITION, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF MADE BY L.L. LOCKLING ON FILED IN THE RECORDER'S OFFICE, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT K; THENCE SOUTHERLY ALONG THE EASTERLY LINE OF LOT K 12.14 FEET TO THE TRUE POINT OF BEGINNING; THENCE WESTERLY PARALLEL WITH THE NORTHERLY LINE OF LOT K 80.25 FEET TO THE SOUTHEAST CORNER OF THE WESTERLY 20.00 FEET OF THE NORTHERLY 12.14 FEET OF SAID LOT K; THENCE ALONG THE EASTERLY LINE OF SAID WESTERLY 20.00 FEET OF LOT K NORTHERLY 5.0 FEET; THENCE WESTERLY PARALLEL WITH THE NORTHERLY LINE OF LOT K 20.00 FEET TO A POINT ON THE WESTERLY LINE OF LOT K WHICH IS SOUTHERLY 7.14 FEET FROM THE NORTHWEST CORNER THEREOF; THENCE SOUTHERLY ALONG SAID WESTERLY LINE OF LOT K; 42.76 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE EASTERLY ALONG THE SOUTHERLY LINE OF LOT K, 100.25 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE NORTHERLY ALONG THE EASTERLY LINE OF LOT K 37.75 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL 1A:

AN EASEMENT AND RIGHT OF WAY FOR INGRESS AND EGRESS PURPOSES OVER ALONG AND

ATTACHMENT 5

ACROSS THAT PORTION OF LOT K IN BLOCK EIGHTY-TWO OF HORTON'S ADDITION, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE MAP THEREOF BY L.L. LOCKLING, ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT "K"; THENCE PROCEEDING SOUTH 89°58'45" EAST, 100.29 FEET, ALONG THE NORTH LINE OF LOT "K", TO THE NORTHEAST CORNER OF LOT "K"; THENCE SOUTH 0°00'00" EAST ALONG THE EAST LINE OF LOT "K", 12.14 FEET; THENCE NORTH 89°58'45" WEST, PARALLEL TO THE NORTH LINE OF LOT "K", 76.99 FEET, TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH 89°58'45" WEST, PARALLEL TO THE NORTH LINE OF LOT "K", 3.30 FEET; THENCE NORTH 0°00'13" WEST, PARALLEL WITH THE WEST LINE OF LOT "K", 5.00 FEET; THENCE NORTH 89°58'45" WEST, PARALLEL TO THE NORTH LINE OF LOT "K", 20.00 FEET, TO A POINT ON THE WEST LINE OF LOT "K", DISTANT THEREON 7.15 FEET SOUTHERLY OF THE NORTHWEST CORNER OF LOT "K"; THENCE NORTH 0°00'13" WEST ALONG THE WEST LINE OF LOT "K"; THENCE SOUTH 89°58'45" EAST, PARALLEL TO THE NORTH LINE OF LOT "K", 17.75 FEET; THENCE SOUTH 33°07'23" EAST, 10.17 FEET, TO THE TRUE POINT OF BEGINNING.

PARCEL 1B:

AN EASEMENT AND RIGHT OF WAY FOR INGRESS AND EGRESS PURPOSES OVER ALONG AND ACROSS THAT PORTION OF THE HEREINABOVE DESCRIBED LOT "K" DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT "K"; THENCE PROCEEDING SOUTH 89°58'45" EAST, 100.29 FEET ALONG THE NORTH LINE OF LOT "K", TO THE NORTHEAST CORNER OF LOT "K"; THENCE SOUTH 0°00'00" EAST ALONG THE EAST LINE OF LOT "K", 12.14 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 89°58'45" WEST, PARALLEL TO THE NORTH LINE OF LOT "K", 64.18 FEET; THENCE NORTH 52°19'59" EAST, 2.52 FEET; THENCE SOUTH 89°58'45" EAST, PARALLEL TO THE NORTH LINE OF LOT "K", 5.73 FEET; THENCE SOUTH 72°08'51" EAST, 2.03 FEET; THENCE SOUTH 89°58'45" EAST, PARALLEL TO THE NORTH LINE OF LOT "K", 54.52 FEET TO A POINT ON THE EAST LINE OF LOT "K", DISTANT THEREON 0.92 FEET NORTHERLY OF THE TRUE POINT OF BEGINNING; THENCE SOUTH 0°00'00" EAST ALONG THE EAST LINE OF LOT "K", 0.92 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL 2:

ALL OF LOTS "K" AND "L" IN BLOCK EIGHTY-TWO OF HORTON'S ADDITION, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP BY L. L. LOCKLING, ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY.

EXCEPTING THAT PORTION OF LOT "K" DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT "K"; THENCE NORTHERLY ALONG THE EASTERLY LINE OF SAID LOT "K" 36.75 FEET TO A POINT DISTANT 13.14 FEET SOUTHERLY FROM THE NORTHEAST CORNER OF SAID LOT "K"; THENCE WESTERLY PARALLEL WITH THE NORTHERLY LINE OF SAID LOT "K" 57.50 FEET; THENCE AT RIGHT ANGLES NORTHERLY 1.00 FEET; THENCE WESTERLY PARALLEL WITH SAID NORTHERLY LINE OF SAID LOT "K" 42.75 FEET TO A POINT ON THE WESTERLY LINE OF SAID LOT "K"; THENCE SOUTHERLY ALONG SAID WESTERLY LINE 37.76 FEET TO THE SOUTHWEST CORNER OF SAID LOT "K"; THENCE EASTERLY ALONG THE SOUTHERLY LINE OF SAID LOT "K" 100.25 FEET TO THE POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM THAT PORTION OF LOT K DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WESTERLY LINE OF SAID LOT K DISTANT THEREON 12.14 FEET SOUTHERLY FROM THE NORTHWEST CORNER OF SAID LOT K; THENCE NORTHERLY ALONG SAID WESTERLY LINE 5.00 FEET; THENCE EASTERLY PARALLEL WITH THE NORTHERLY LINE OF SAID LOT K 20.00 FEET; THENCE SOUTHERLY AT RIGHT ANGLES 5.00 FEET TO A POINT 20.00 FEET EASTERLY FROM THE WESTERLY LINE OF LOT K; THENCE WESTERLY PARALLEL WITH SAID NORTHERLY LINE OF SAID LOT K, 20.00 FEET TO THE POINT OF BEGINNING.

AND ALSO EXCEPTING THEREFROM THAT PORTION OF LOT K DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEASTERLY CORNER OF SAID LOT K; THENCE NORTHERLY ALONG THE EASTERLY LINE OF SAID LOT K, 36.75 FEET TO A POINT DISTANT 13.14 FEET SOUTHERLY FROM THE NORTHEAST CORNER OF SAID LOT K, WHICH POINT IS THE TRUE POINT OF BEGINNING; THENCE WESTERLY PARALLEL WITH THE NORTHERLY LINE OF SAID LOT K 57.50 FEET; THENCE AT RIGHT ANGLES NORTHERLY 1.00 FEET; THENCE EASTERLY PARALLEL WITH SAID NORTHERLY LINE OF SAID LOT K, 57.50 FEET TO A POINT ON THE EASTERLY LINE OF SAID LOT K DISTANT 12.14 FEET SOUTHERLY FROM THE NORTHEAST CORNER OF SAID LOT K; THENCE SOUTHERLY ALONG SAID EASTERLY LINE 1.00 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL 3:


LOTS "A" AND "B" IN BLOCK 82, HORTON'S ADDITION, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF MADE BY L. L. LOCKLING, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY.

APN:

535-135-09-00 (Affects Parcel 1)

535-135-10-00 (Affects Parcel 2)

535-135-11-00 (Affects Parcel 3)

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: center;">Community Planning Committee Distribution Form</h2>
Project Name: 10th & G Surface Parking Lot CUP		Project Number: PRJ-1078930
Community: Downtown		
<p>For project scope and contact information (project manager and applicant), log into OpenDSD at https://aca.accela.com/SANDIEGO.</p> <p>Select "Search for Project Status" and input the Project Number to access project information.</p>		
<input type="checkbox"/> Vote to Approve <input checked="" 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: March 15, 2023
# of Members Yes 8	# of Members No 0	# of Members Abstain 0
Conditions or Recommendations: The conditions were that Bosa Development (Bosa) commit to the following: <ul style="list-style-type: none"> - Bosa will activate the site. - Bosa's property and/or parking manager will not object to activation. - Bosa commits to site improvements. 		
<input type="checkbox"/> No Action (Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)		
NAME: Manny Rodriguez		
TITLE: Executive Chairperson, Downtown Community		DATE: June 13, 2023
<i>Attach additional pages if necessary (maximum 3 attachments).</i>		

Visit our web site at www.sandiego.gov/development-services.

Upon request, this information is available in alternative formats for persons with disabilities.

DS-5620 (08-18) ONLINE FORM



Downtown Community Planning Council San Diego

Dear San Diego Development Services Department, Planning Department, and City Council,

The Downtown Community Planning Council (DCPC) is the City's official planning group for Downtown. DCPC's board consists of locally-elected residents, businesses, and community organizations who advise the City on land use in Downtown and weigh in on permits.

In March, DCPC unanimously voted to conditionally approve Bosa Development's conditional use permit (CUP) for a temporary surface parking lot on the Southeast corner of 10th & G (PRJ-1078930).

The conditions were that Bosa Development (Bosa) commit to the following:

- Bosa will activate the site.
- Bosa's property and/or parking manager will not object to activation.
- Bosa commits to site improvements.
- Bosa will have open lines of communication with community groups (e.g., EVA, EVRG, DSDP, DCPC, etc.) and work collaboratively with them to inform activation on the site.
- Bosa will have interim parking for 2 years only.

Bosa Development's Director of Legal, Ashley Chamberlayne, sent DCPC a letter (on the next page) to affirm that Bosa Development commits to the conditions save the condition regarding the 2-year limit. DCPC understands the time limit for the surface parking lot will ultimately be decided by the City, and whatever the limit may be Bosa Development will follow it.

We urge the Hearing Officer and relevant City Staff to conditionally approve the CUP as well, with the conditions being the same as those outlined above by DCPC.

DCPC has previously voted to deny CUP approval for surface parking lots since they lower the quality of life of urbanized centers. However, the area around 10th & G is not as developed or densely populated as other areas in Downtown. Furthermore, this CUP would not involve the demolition of homes in order to build the surface parking lot (as previous CUPs have). Lastly, we recognize the potential to activate the site and recognize Bosa Development's willingness to be a community partner in this endeavor.

We thank City Staff for being a great partner in planning and developing Downtown San Diego. We appreciate City Staff for always holding our decisions with great weight. Finally, we would like to thank Bosa Development for being an active and collaborative member of our vibrant Downtown Community.

Warm Regards,

Manny Rodriguez
Executive Chairperson
Downtown Community Planning Council



**Bosa Development
California**
121 West Market Street
San Diego CA 92101

tel 619 702 0760
fax 619 702 0763
thinkbosa.com

CUP APPLICATION FOR TEMPORARY PARKING LOT

Attn: Downtown Community Planning Council, San Diego

Manny and DCPC Team,

Thank you for taking the time to hear our presentation during the DCPC meeting last week on Wednesday, wherein we presented our CUP Application to the City of San Diego for a temporary surface parking lot on G Street between 10th and 11th in East Village that will operate for 2 years.

This letter is to articulate our commitment to activating the site (and ensuring our property management or parking management company does not object or interfere with any activation). We will have open lines of communication with the community and community groups (e.g. EVA, EVRG, DSDP, DCPC, etc) and will work to inform them of activation of the site. We also plan for site improvements to the site, including but not limited to addressing lighting and neglected trash cans on the block, as well as adding (as permissible) art to the surrounding utility boxes. We are also looking into the feasibility of adding tree grates to neglected tree pits on the block. As we are still in the early stages of this CUP Application, we anticipate having more details about activation and site improvements in the coming months and will continue to keep DCPC apprised as we have more information.

In the meantime, we thank you again for DCPC's approval and support of our temporary use. Should you have any questions along the way, please do not hesitate to reach out.

Ashley Chamberlayne

Ashley Chamberlayne
Director of Legal, Bosa Development

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

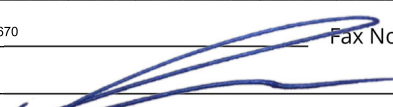
Project Title: 10th and G Parking Lot **Project No. For City Use Only:** PRJ-1078930
Project Address: 1009 G Street, San Diego CA, 92101

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


Corporation Limited Liability -or- General – What State? _____ Corporate Identification No. 98-0405099
 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: Clark Lee Owner Tenant/Lessee Successor Agency
 Street Address: 121 W. Market Street
 City: San Diego State: ca Zip: 92101
 Phone No.: 619-702-0670 Fax No.: 619-702-0763 Email: clee@thinkbosa.com
 Signature:  Date: 12/5/2022
 Additional pages Attached: Yes No

Applicant

Name of Individual: Paul Lamme Owner Tenant/Lessee Successor Agency
 Street Address: 121 W. Market Street
 City: San Diego State: ca Zip: 92101
 Phone No.: 619-702-0670 Fax No.: 619-702-0763 Email: plamme@thinkbosa.com
 Signature:  Date: 12/05/2022
 Additional pages Attached: Yes No

Other Financially Interested Persons

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

	City of San Diego Development Services 1222 First Ave., MS 302 San Diego, CA 92101 (619) 446-5000	<h1>Ownership Disclosure Statement</h1>	FORM 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: 10th and Market Parking Lot **Project No. For City Use Only:** _____

Project Address: 1009 G Street, San Diego, CA 92101 _____

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

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

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

Property Owner

Name of Individual: _____ Owner Tenant/Lessee Successor Agency

Street Address: _____

City: _____ State: _____ Zip: _____

Phone No.: _____ Fax No.: _____ Email: _____

Signature: _____ Date: _____

Additional pages Attached: Yes No

Applicant

Name of Individual: Paul Lamme Owner Tenant/Lessee Successor Agency

Street Address: 121 W. Market St

City: San Diego State: CA Zip: 92101

Phone No.: 619-702-0670 Fax No.: 619-702-0763 Email: plamme@bosadevelopment.com

Signature: _____ Date: 8/14/2023

Additional pages Attached: Yes No

Other Financially Interested Persons

Name of Individual: Bosa Development California II Inc. Owner Tenant/Lessee Successor Agency

Street Address: 121 W. Market Street

City: _____ State: CA Zip: 92101

Phone No.: 619-702-0670 Fax No.: 619-702-0763 Email: clea@bosadevelopment.com

Signature:  Date: 8/14/2023

Additional pages Attached: Yes No

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 Upon request, this information is available in alternative formats for persons with disabilities.



BOSA
DEVELOPMENT

ATTACHMENT 8

**Bosa Development
California**
121 West Market Street
San Diego CA 92101

tel 619 702 0760
fax 619 702 0763
BosaDevelopment.com

August 10, 2023

Attn: James Alexander
Development Services Department
City of San Diego
Project #1078930

Dear Recipient:

This letter is to request a Conditional Use Permit (“CUP”) on behalf of Bosa Development California II, Inc. for a Parking Lot on our property located at 1009 G Street in downtown San Diego, CA. The Parking Lot would include 56 Parking Stalls, 3 of which are Accessible stalls. The Parking Lot is between 10th, 11th and G Street and will have two access points; one located off 10th Ave and one off of 11th Ave. Proposed improvements to the site will include parking stalls, security lights, and trash/recycle container. The construction period for such improvements is expected to take approximately 3 months.

At this time, Bosa Development expects that the length of operation for the Parking Lot will be 2 years beginning after completion of the improvements. Following use of the site as a Parking Lot, Bosa intends to develop the site into multi-family housing. The anticipated timeline for said housing will depend on various market factors and cannot be estimated at this time.

Sincerely,

Paul Lamme

Bosa Development California II Inc.

10th & 'G' Parking

OWNER / APPLICANT

BOSA California II Inc.
 Contact: Paul Lamme
 121 West Market
 San Diego, CA 92101
 619 702 0760

ARCHITECT

Jones Ballard Architects
 Contact: Stephen Jones
 3384 Baltimore Street
 San Diego, CA. 92117
 619 977 5675

CIVIL ENGINEER

Kettler Leweck Engineering
 Contact: Lisa Leweck
 1620 Fifth Avenue, Suite 675
 San Diego CA. 92101
 619 269 3444

GEOTECHNICAL

Leighton and Associates, Inc.
 Contact: Robert Stroh
 3934 Murphy Canyon Rd, Suite B-205
 San Diego, CA. 92123
 858 292 8030

PARKING SUMMARY

AUTOMOBILE PARKING PROVIDED: (INCLUDES 3 ACCESSIBLE SPACES)	56
PASSENGER LOADING SPACES REQ'D	N/A
PASSENGER LOADING SPACES PROVIDED	N/A
MOTORCYCLE PARKING REQ'D	N/A
MOTORCYCLE PARKING PROVIDED	N/A
BICYCLE PARKING REQ'D	N/A
BICYCLE PARKING PROVIDED	N/A
ELECTRIC VEHICLE CHARGING STATIONS	N/A
CLEAN AIR VEHICLE SPACES	N/A

PROJECT DATA

ADDRESS:	1009 'G' STREET SAN DIEGO, CA. 92101
APN(S):	535-135-09, 535-135-10, 535-135-11
LEGAL DISCRPTION:	ALL THE PORTIONS OF LOT A,B,L,K IN BLOCK 82 OF HORTON'S ADDITION, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF MADE BY L. L. LOCKKLING ON FILE IN THE RECORDER'S OFFICE.
CONSTRUCTION TYPE:	N/A
SPRINKLERS:	N/A
NUMBER OF STORIES:	N/A
GROSS BUILDING AREA:	N/A
PROPOSED F.A.R.:	N/A
MAX BUILDING HEIGHT:	N/A
SITE COVERAGE:	100%
CURRENT ZONING:	CCPD-ER
PROPOSED USE:	TEMPORARY SURFACE PARING LOT
GROSS PROPERTY AREA:	0.46 ACRES (APPROX 20,038 SQ FT)

SETBACK REQUIREMENTS:

CCPD-ER ZONE REQUIREMENT	REQ'D	PROPOSED
FRONT YARD SETBACK (FT.)	N/A	N/A
SIDE YARD SETBACK (FT.), INTERIOR	N/A	N/A
SIDE YARD SETBACK (FT.), STREET SIDE	N/A	N/A
REAR YARD SETBACK (FT.)	N/A	N/A

PROJECT DESCRIPTION

THIS TEMPORARY PARKING FACILITY WILL BE OPEN TO THE PUBLIC FOR DAILY AND/OR HOURLY PARKING OF VEHICLES. MANAGED BY A LICENCED THIRD PARTY OPERATOR TO BE DETERMINED.

SCOPE OF WORK

CONDITIONAL USE PERMIT TO CHANGE AN EXISTING VACANT LOT TO A NEW TEMPORARY PARKING LOT CONSISTING OF 56 TOTAL PARKING STALLS (3 OF WHICH WILL BE ACCESSIBLE), A BIOFILTRATION BASIN AND REQUIRED SECURITY LIGHTING. EXISTING DRIVEWAY CUTS TO BE REMOVED AND REPLACED WITH NEW CURB TO MATCH EXISTING. TWO NEW DRIVEWAYS ON 10TH & 11TH AVENUES WILL PROVIDE ACCESS TO THE LOT.

SITE WORK INFORMATION

TOTAL DISTURBANCE AREA =	20,069.03 SF
EXISTING IMPERVIOUS =	20,069.03 SF
PROPOSED REPLACEMENT IMPERVIOUS =	19,499.03 SF
PROPOSED NEW IMPERVIOUS =	0 SF
TOTAL IMPERVIOUS =	19,499.03 SF

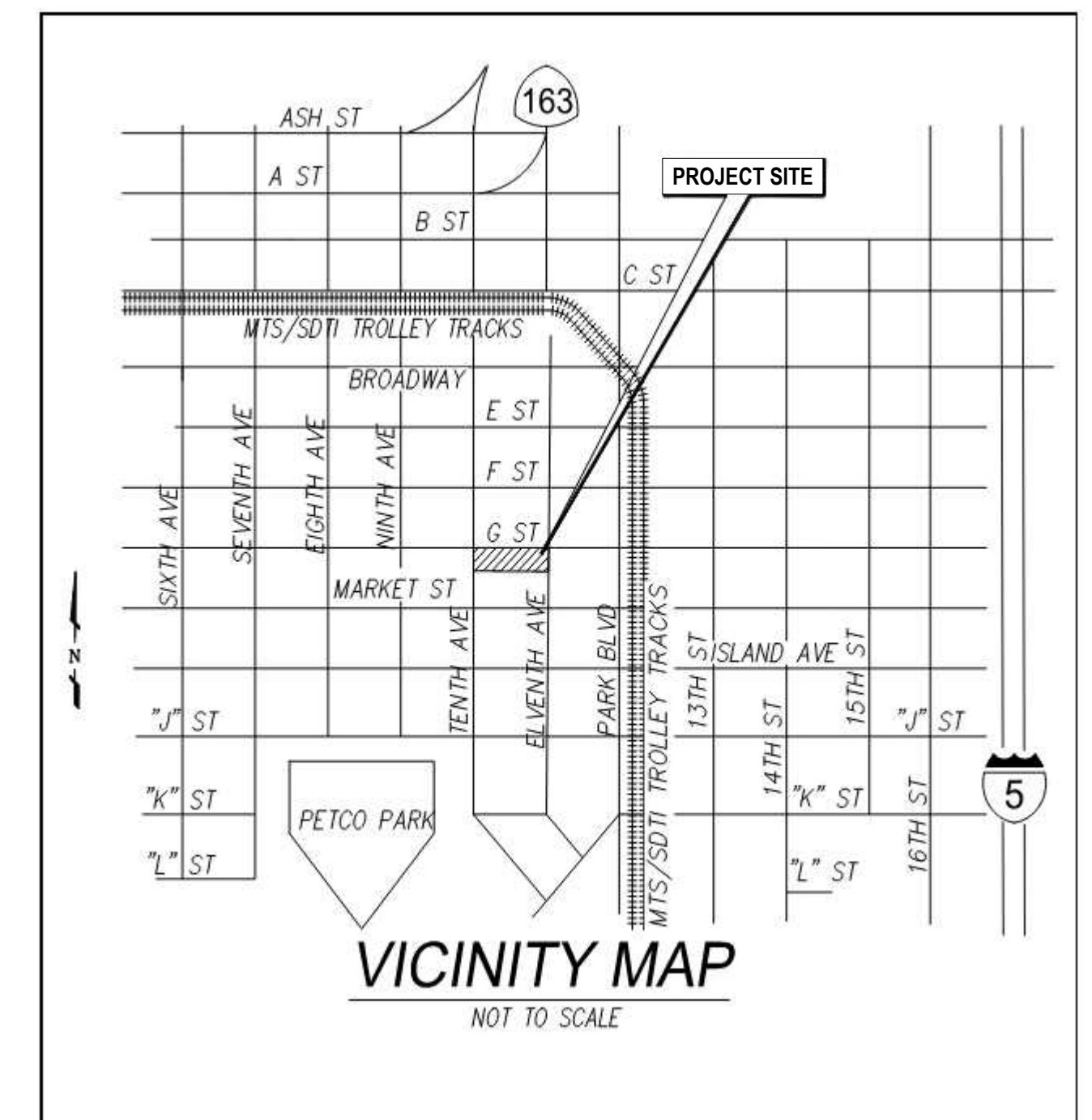
EARTHWORK

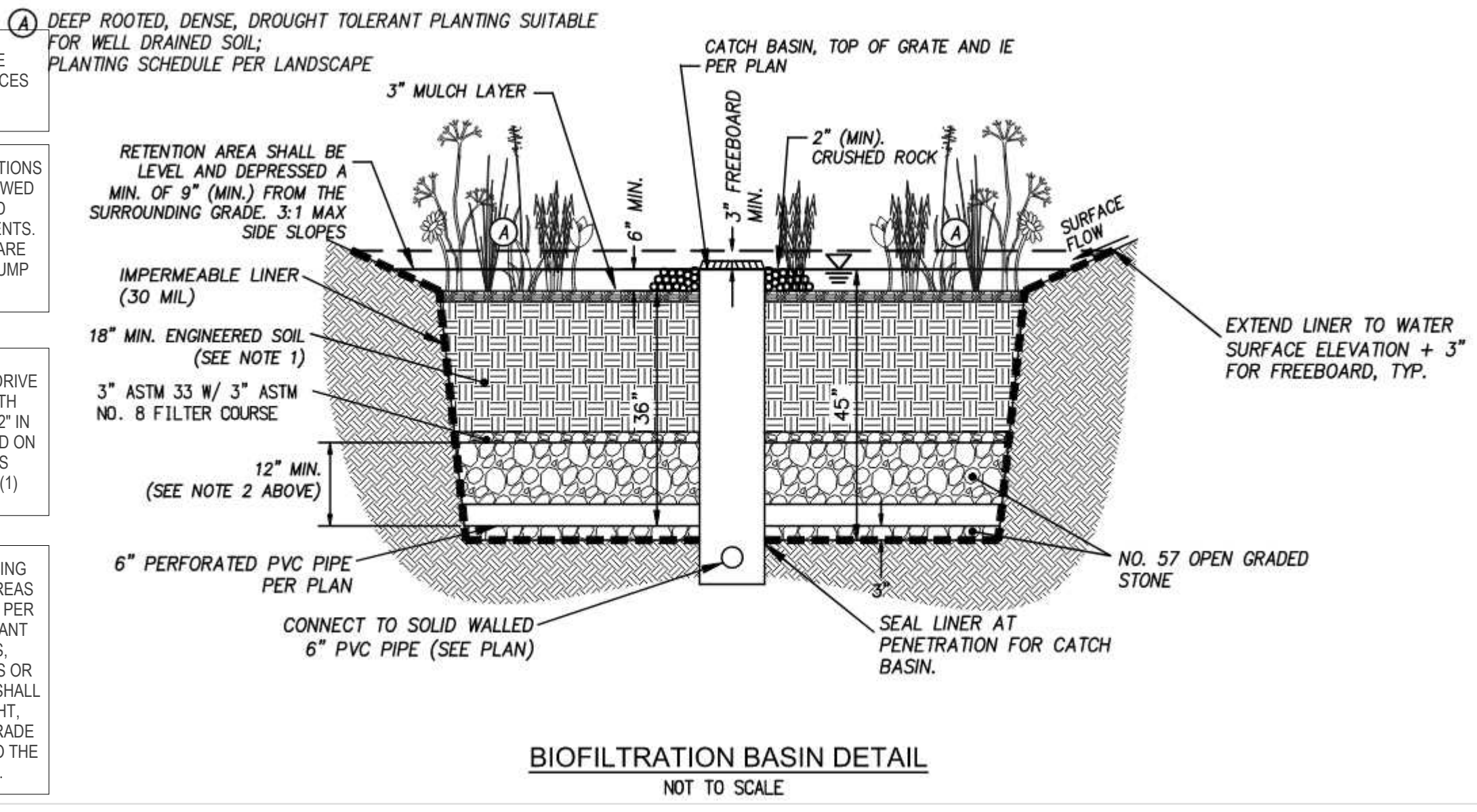
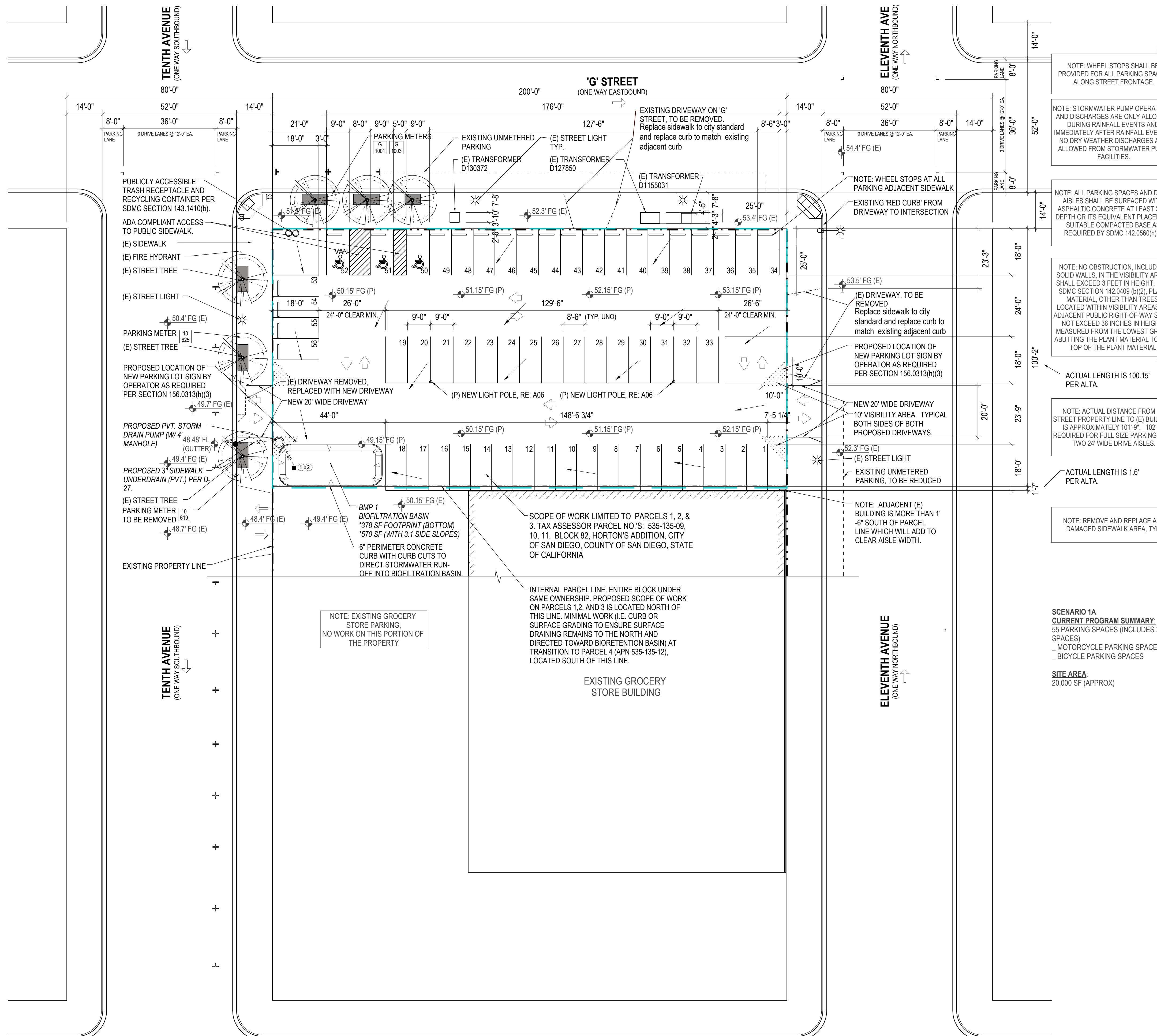
CUT =	66 CYS (FOR BASIN)
FILL =	0 CYS
EXPORT =	66 CYS
MAX CUT OUTSIDE THE BUILDING =	4.5'
MAX FILL OUTSIDE THE BUILDING =	0
MAX CUT/FILL UNDER THE BUILDING =	N/A

SHEET INDEX

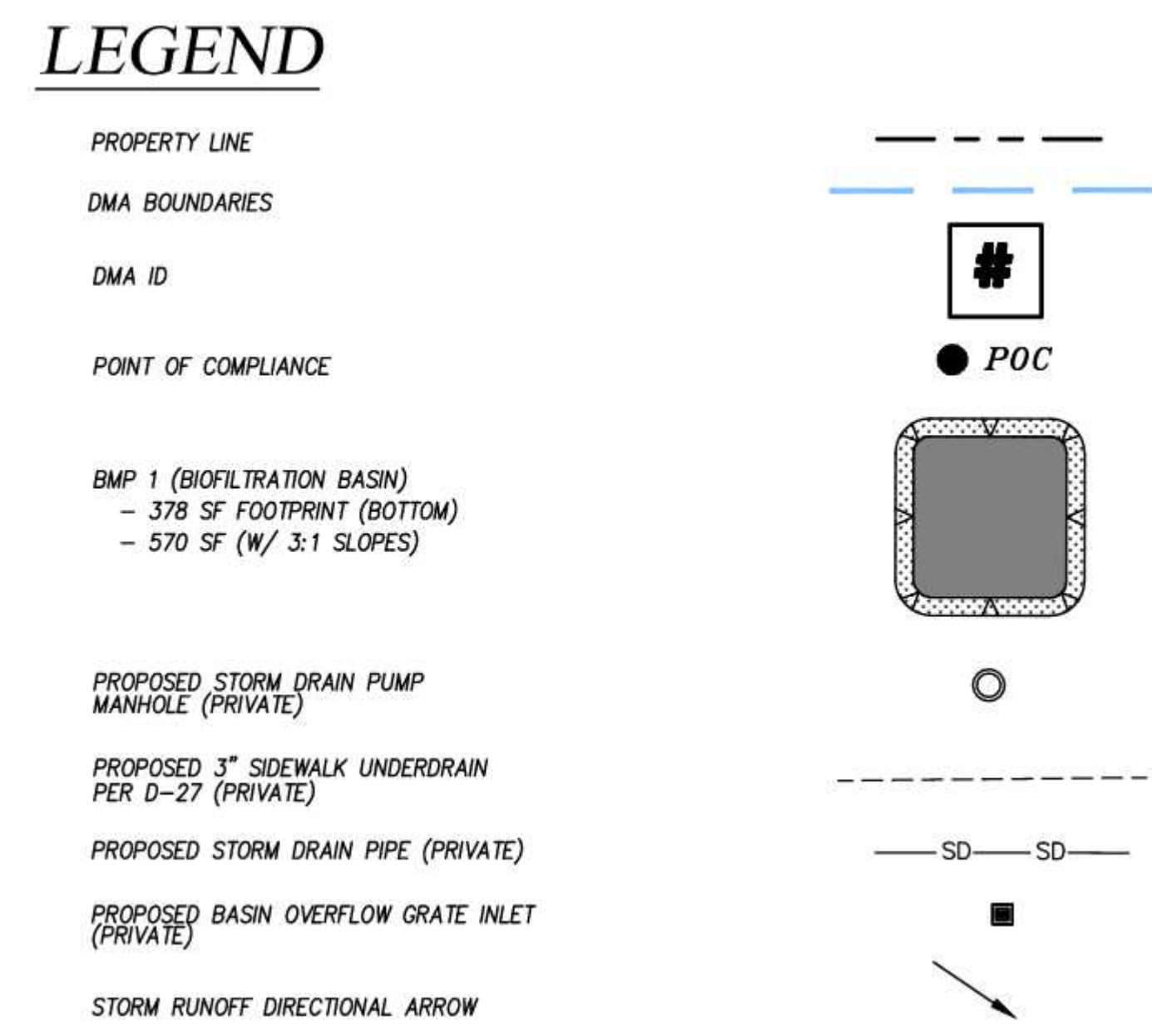
A01	TITLE SHEET
A02	PROPOSED SITE PLAN (20')
A03	CURB UTILIZATION PLAN
A04	R.O.W. UTILITIES & TOPOGRAPHY
A05	PROPOSED SITE LIGHTING
A06	EXISTING CONDITIONS, PHOTO SURVEY
A07	EXISTING FIRE HYDRANT & MTS TRANSIT

VICINITY MAP, NTS

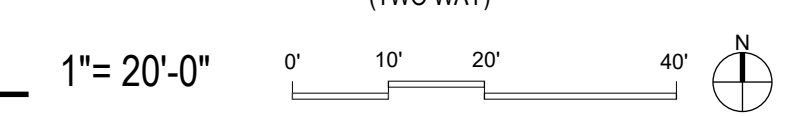


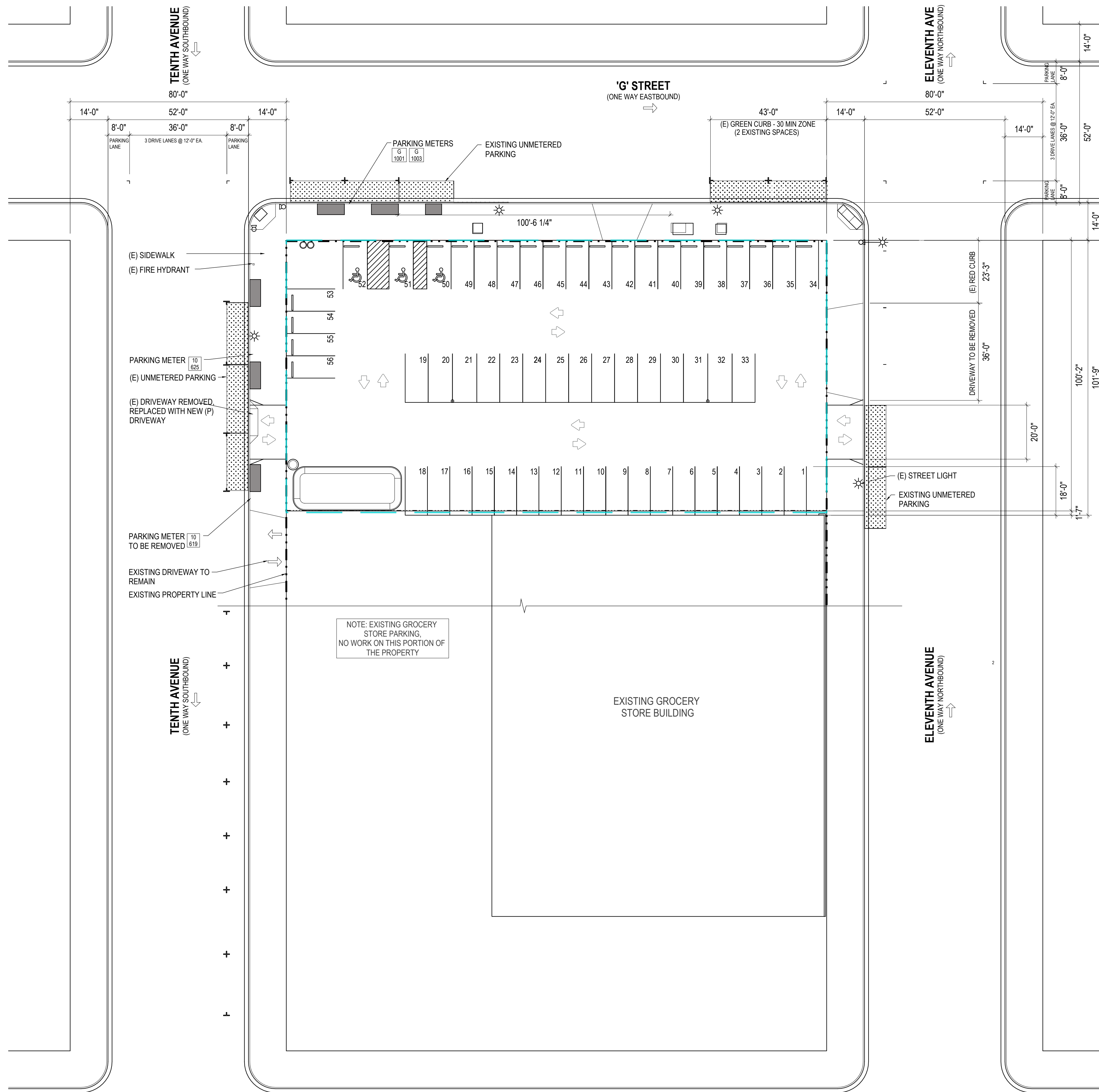


- BIOFILTRATION BASIN NOTES:**
1. BIORETENTION 'ENGINEERED SOIL' LAYER SHALL BE MINIMUM 18" DEEP NO MORE THAN 5% CLAY CONTENT. THE MIX SHALL CONTAIN 65% SAND, 20% SANDY LOAM, AND 15% COMPOST. DO NOT USE MECHANICAL COMPACTION.
 2. 3/4" CRUSHED ROCK LAYER SHALL BE A MINIMUM OF 12". (ASTM #57 OPEN GRADED STONE)
 3. THE EFFECTIVE AREA OF THE BASIN SHALL BE LEVEL (0.5% MAX.) AND SHALL BE SIZED BASED ON CITY STORMWATER MANUAL CALCULATIONS. SEE PLAN FOR BOTTOM AREA AND ELEVATION.
 4. MINIMUM 3" FREEBOARD REQUIRED.
 5. PERFORATED PIPE SHALL BE INSTALLED WITHIN THE ENTIRE LENGTH OF THE BASIN. FOR BASINS WIDER THAN 5', AN ADDITIONAL PIPE SHALL BE INSTALLED PARALLEL WITH THE OTHER PIPE. INSTALL A CLEANOUT AT THE UPSTREAM END OF EACH PIPE RUN.



1 Proposed Parking Lot / Site Plan

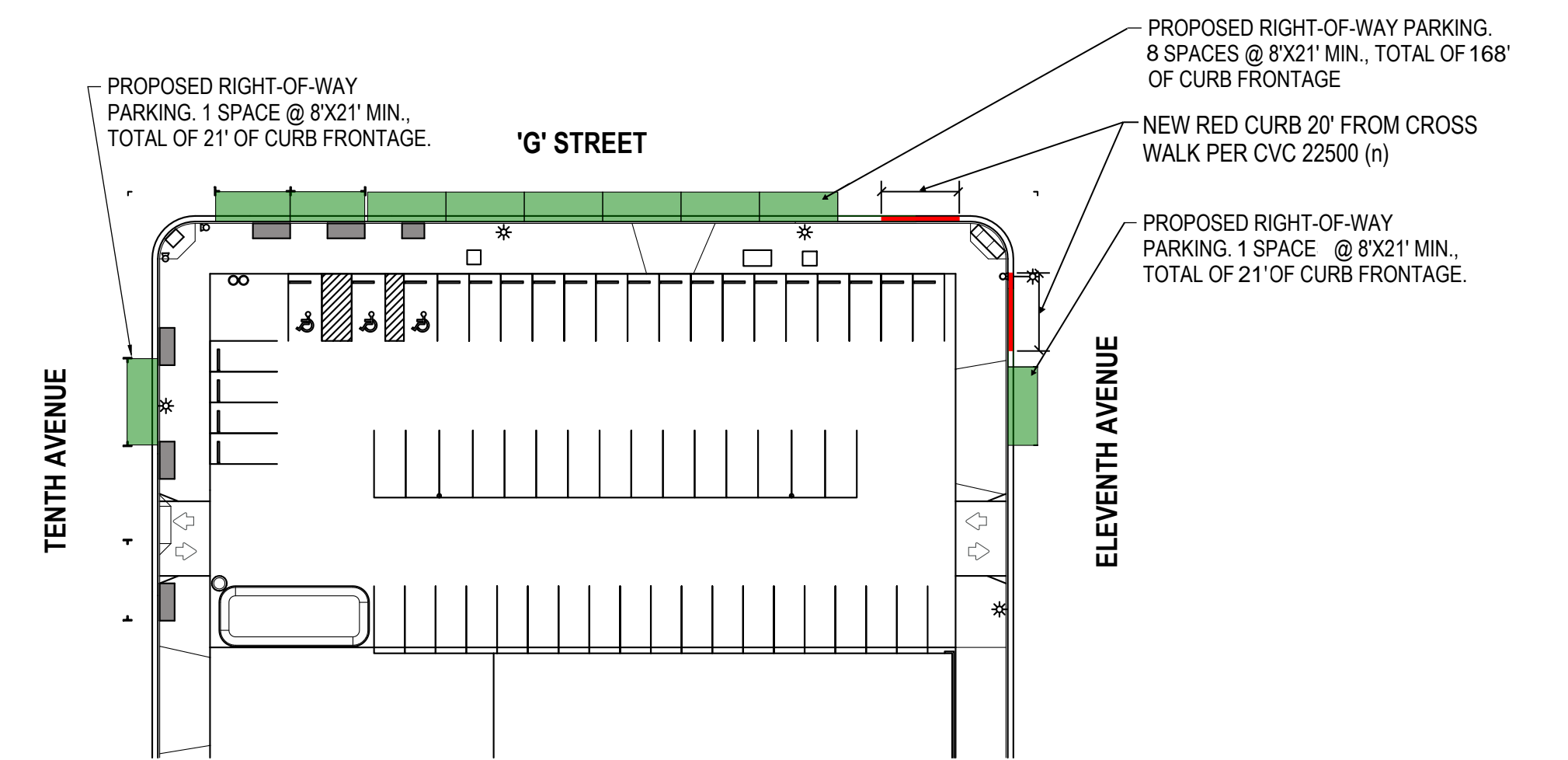




**SCENARIO 1A
CURRENT PROGRAM SUMMARY:**
 56 PARKING SPACES (INCLUDES 3 ACC SPACES)
 _ MOTORCYCLE PARKING SPACES
 _ BICYCLE PARKING SPACES
SITE AREA:
 20,000 SF (APPROX)

RIGHT-OF-WAY PARKING:

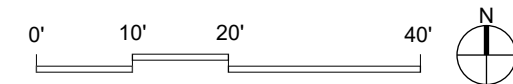
10TH AVENUE	EXISTING	PROPOSED	NET
METERED PARKING	2	1	-1
UN-METERED PARKING	1	0	-1
PASSENGER / SHORT-TERM PARKING	N/A	N/A	-
'G' STREET	EXISTING	PROPOSED	NET
METERED PARKING	2	8	+6
UN-METERED PARKING	1	0	-1
PASSENGER / SHORT-TERM PARKING	2	0	-2
11TH AVENUE	EXISTING	PROPOSED	NET
METERED PARKING	-	1	+1
UN-METERED PARKING	2	0	-2
PASSENGER / SHORT-TERM PARKING	-	-	-
COMBINED TOTAL	EXISTING	PROPOSED	NET
METERED PARKING	4	10	+6
UN-METERED PARKING	4	0	-4
PASSENGER / SHORT-TERM PARKING	2	0	-2
TOTAL	10	10	0

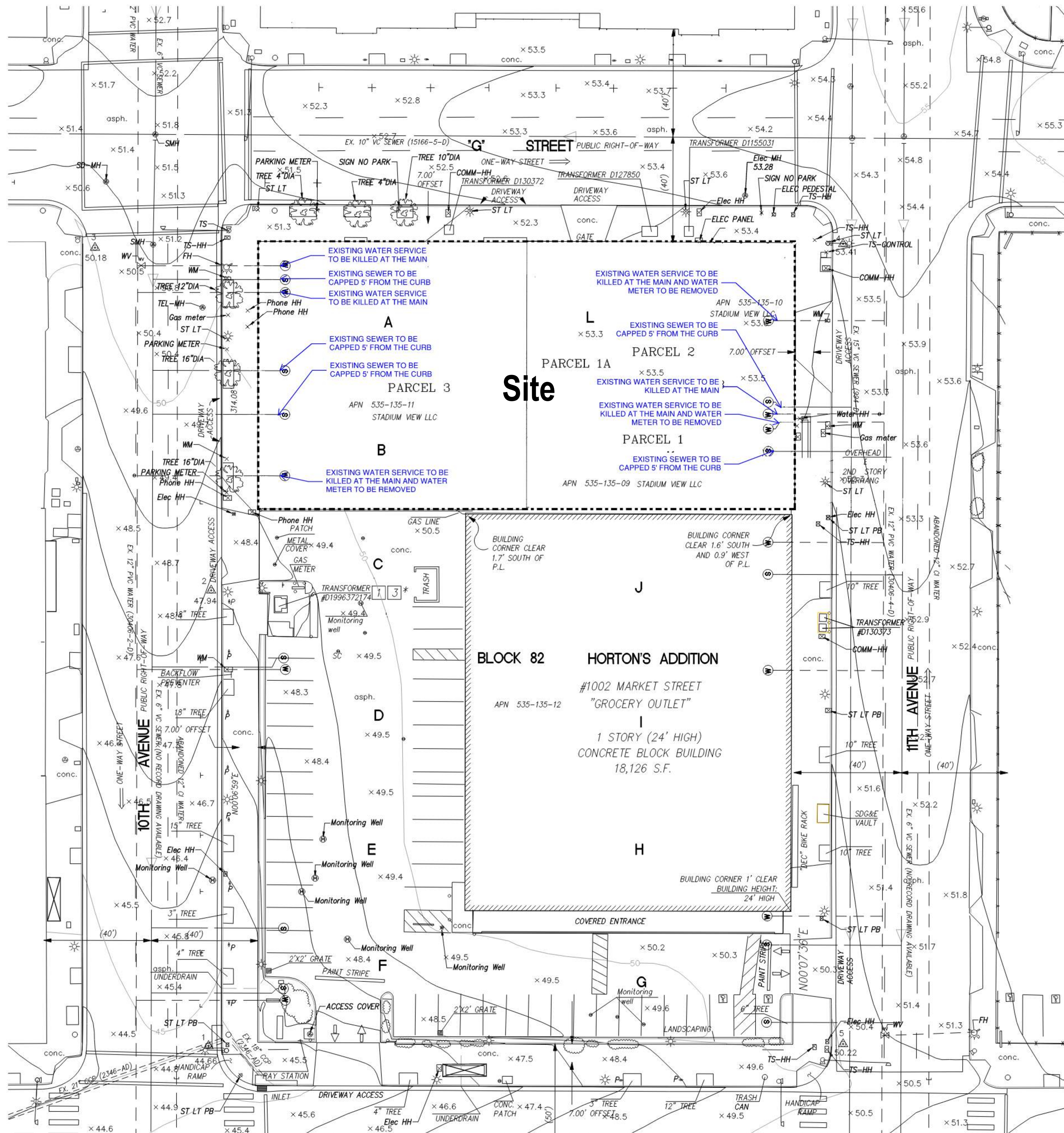


2 Proposed R.O.W. Parking Spaces 1"= 40'-0"

1 Curb Utilization / Site Plan

1"= 20'-0"

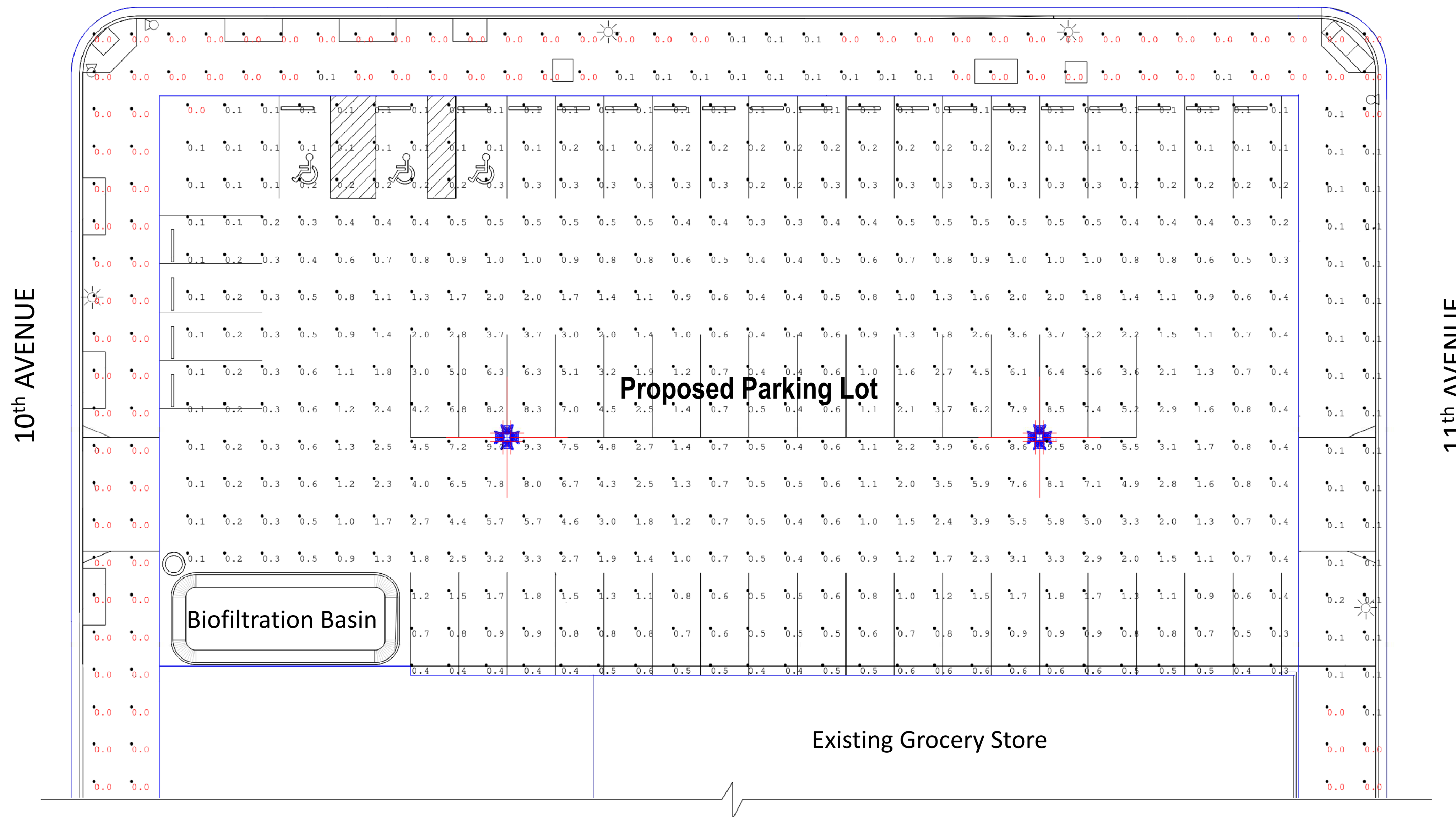




1 Existing Right-of-Way Utilities / Topography

1"=20'-0"

'G' STREET



VVK-90032
Vektor 16 Quad Head Streetlight



4x54w LED
4x6879 Lumens
Weight 61.7 lbs
IP65
IK08
EPA - 7.24
POLE NOT INCLUDED

Construction

Aluminum
Less than 0.1% copper content - Marine Grade 6060 extruded & LM6 Aluminum High Pressure die casting provides excellent mechanical strength, clean detailed product lines and excellent heat dissipation.

Paint
8 step degrease and phosphate process that includes deoxidizing and etching as well as a zinc and nickel phosphate process before product painting.

Memory Retentive - Silicon Gasket
Provided with special injection molded "fit for purpose" long life high temperature memory retentive silicon gaskets. Maintains the gaskets exact profile and seal over years of use and compression.

Thermal management
LM6 Aluminum is used for its excellent mechanical strength and thermal dissipation properties in low and high ambient temperatures. The superior thermal memory sink design by Ligman used in conjunction with the driver, controls thermals below critical temperature range to ensure maximum luminous flux output, as well as providing long LED service life and ensuring less than 10% lumen depreciation at 50,000 hours.

Surge Suppression
Standard 10kv surge suppressor provided with all fixtures.

BUG Rating
B3 - U0 - G0

Finishing
All Ligman products go through an extensive finishing process that includes fettling to improve paint adherence.

Paint
UV Stabilized 4.9Mil thick powder coat paint and baked at 200 Deg C. This process ensures that Ligman products can withstand harsh environments. Rated for use in natatoriums.

Hardware
Provided Hardware is Marine grade 316 Stainless steel.

Anti-Seize Screw Holes
Tapped holes are infused with a special anti seize compound designed to prevent seizure of threaded connections, due to electrolysis from heat, corrosive atmospheres and moisture.

Crystal Clear Low Iron Glass Lens
Provided with tempered, impact resistant crystal clear low iron glass ensuring no green glass tinge.

Optics & LED
Precise optic design provides exceptional light control and precise distribution of light. LED CRI > 80

Lumen - Maintenance Life
L80 /B10 at 50,000 hours (This means that at least 90% of the LED still achieve 80% of their original flux)

Flexible column-mounted floodlighting and area luminaires. Sleek, angular, technical and powerful professional lighting solutions.

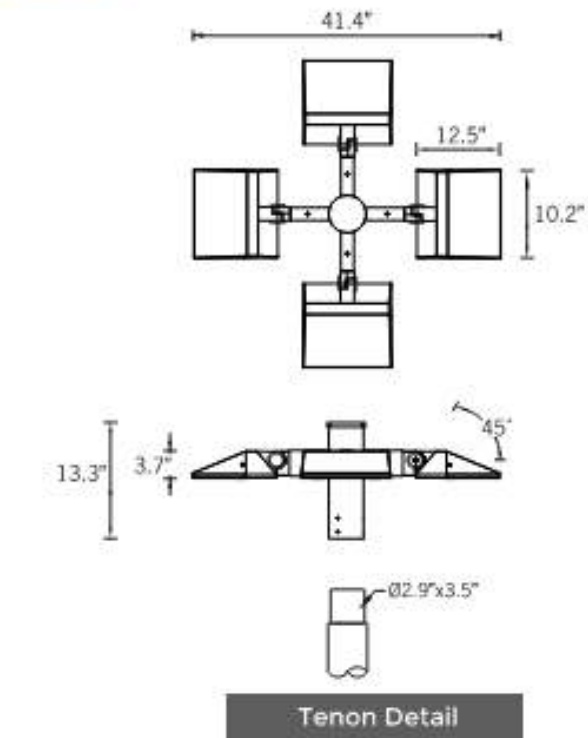
A slim wedge shaped pole mount area light with a variety of different distributions to suit all lighting designer's requirements. This luminaire has been designed to provide excellent light distribution patterns using a low wattage LED package. The result is excellent spacing to mounting height ratios, with a uniform lighting layout that meets code requirements using less energy.

The Vektor can be utilized to suit specific light patterns using the asymmetrical type II, III, IV and symmetrical lens optics, as well as variations of these for precise light distribution requirements. An example of this is using a combination of Type II & Type IV distribution optics inside the same fixture. Type V distributions in medium, wide, very wide & extra wide are also available.

These fixtures are adjustable, and can also be aimed as floodlights to provide focus lighting in specific areas, as well as facade lighting. This luminaire is suitable for most applications and complies to dark sky requirements when mounted in the horizontal position. Designed for lighting private roadways, car parks, exhibition areas, service stations and truck stops, exhibition areas, service stations and truck stops. Internal house side shields are available as an option.

Available with a selection of integral electronic and dimmable electronic drivers as well as a provision to install wireless lighting controls to integrate with building management systems. (WATT-ADJ) This luminaire is provided with a programmable driver so that specific wattage requirements can be achieved. These settings are done at the factory during assembly.

To meet International Dark Sky criteria, 3000k or warmer LEDs must be selected and luminaire fix mounted (+/- 15° allowable to permit leveling).



1 Proposed Lighting / Photometric Study

NOT TO SCALE

2 Freestanding Poles
4 heads @
90degrees
per pole

Luminaire Schedule									
Symbol	Qty	Label	Arrangement	Description	Tag	LLF	Luminaire Lumens	Luminaire Watts	Total Watts
	2	VK-90032-T4-W30	4 @ 90 Degrees	VK-90032-T4-W30		0.900	4221	55.7	445.6

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Outside property line_Top	Illuminance	Fc	0.01	0.2	0.0	N.A.	N.A.
Parkade_Top	Illuminance	Fc	1.44	9.5	0.0	N.A.	N.A.



6. VIEW FROM SE CORNER OF 'G' ST & 10TH AVE



5. VIEW OF SITE FROM THE SOUTH



4. VIEW FROM SW CORNER OF 'G' ST & 11TH AVE



7. VIEW FROM NW CORNER OF 'G' ST & 10TH AVE

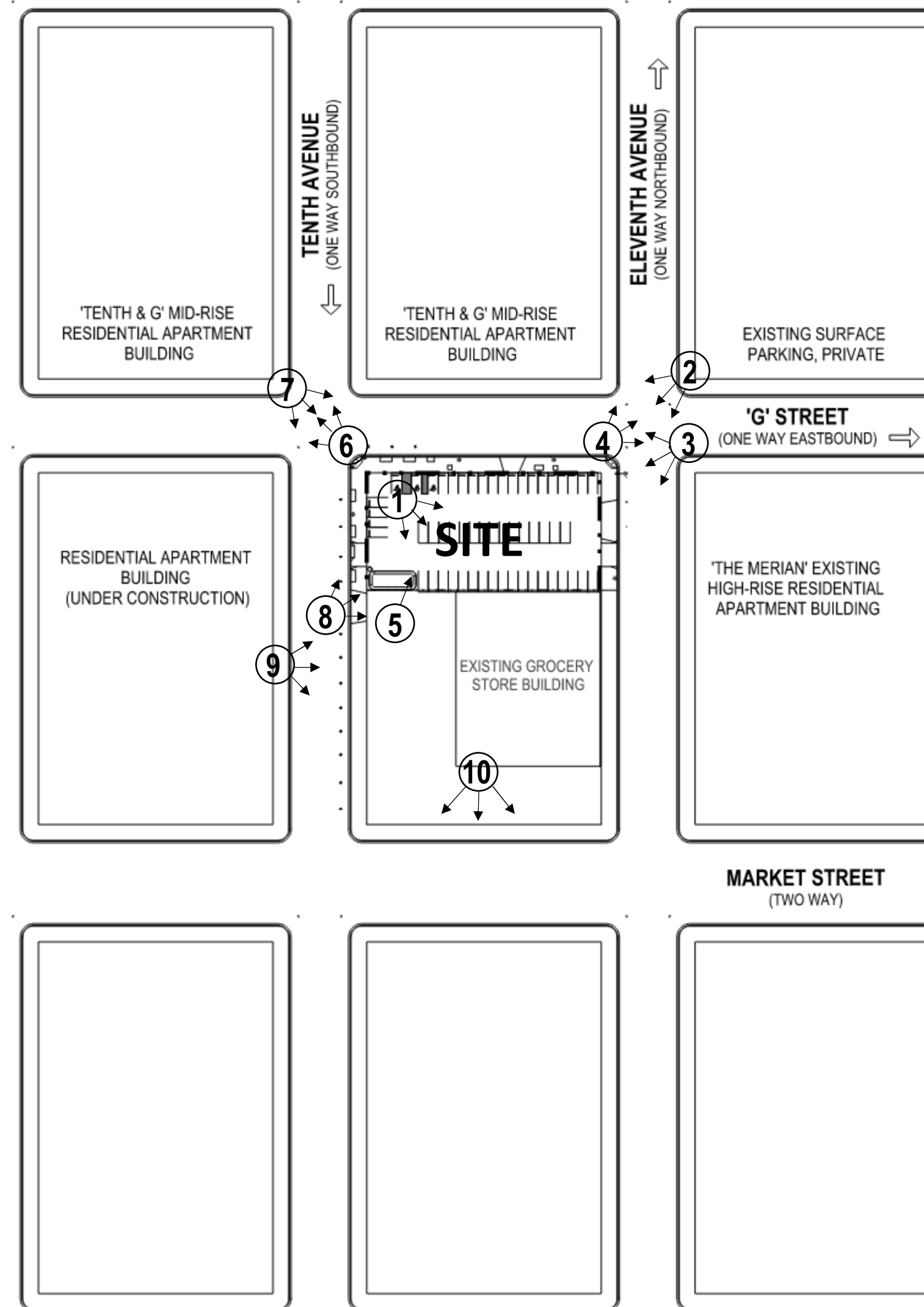
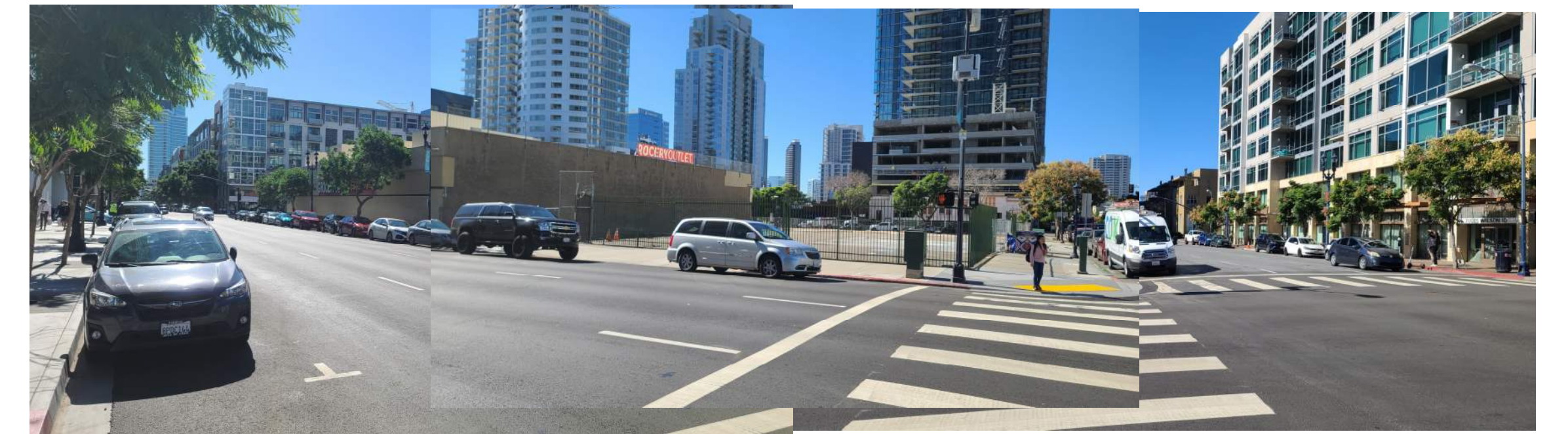
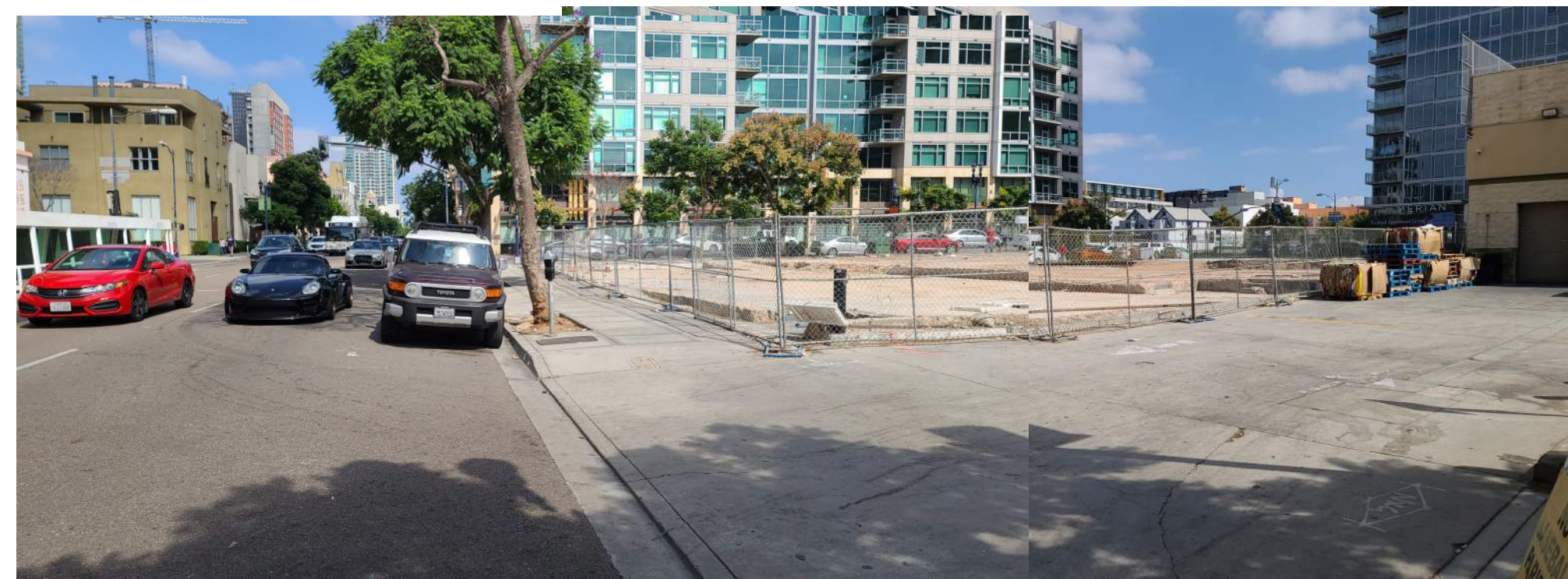


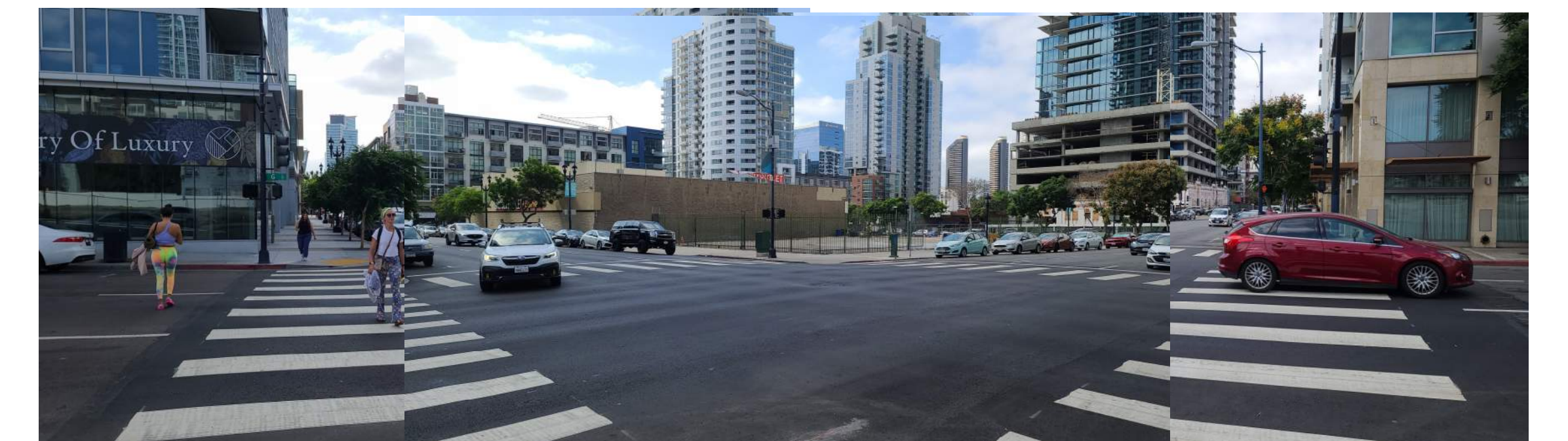
PHOTO SURVEY KEY MAP



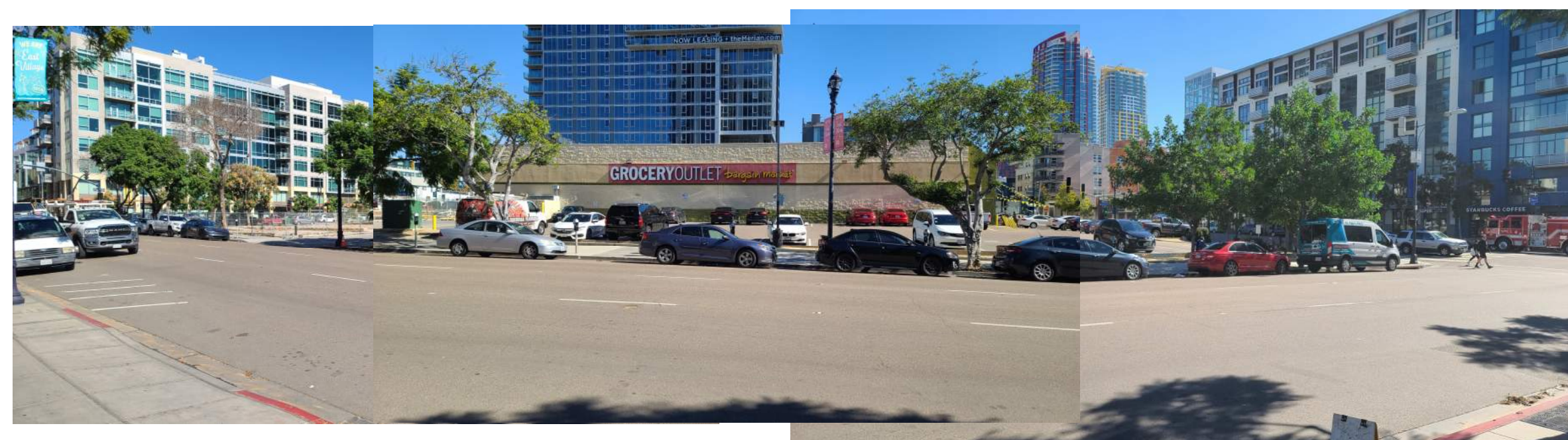
3. VIEW FROM SE CORNER OF 'G' ST & 11TH AVE



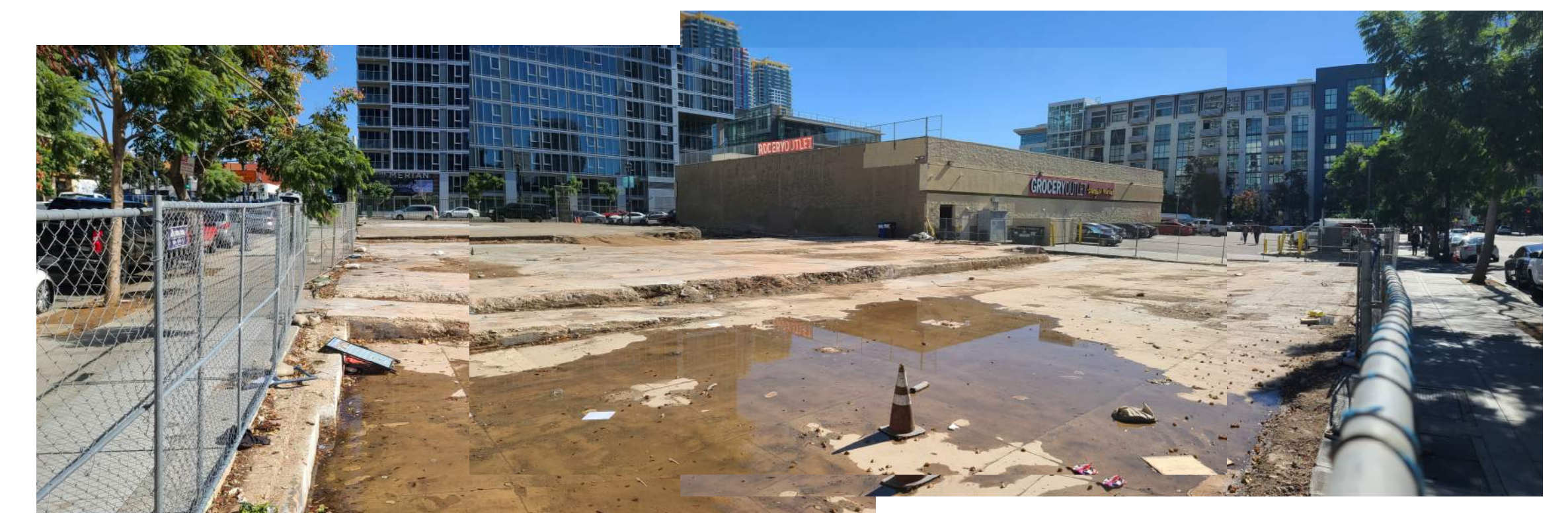
8. VIEW OF SITE FROM EAST SIDE OF 10TH AVE



2. VIEW FROM NE CORNER OF 'G' ST & 11TH AVE



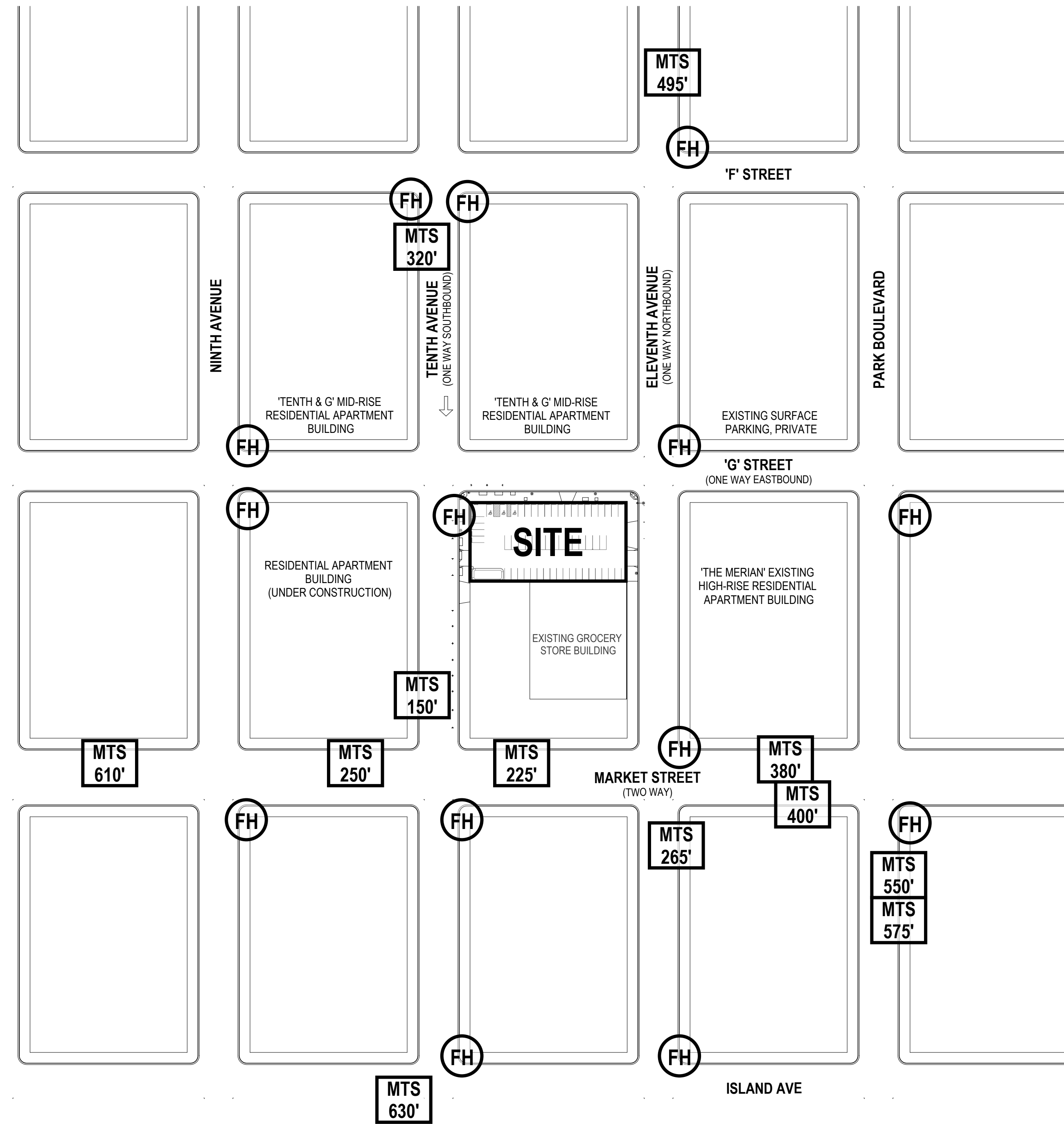
9. VIEW OF SITE (LEFT) FROM WEST SIDE OF 10TH AVE



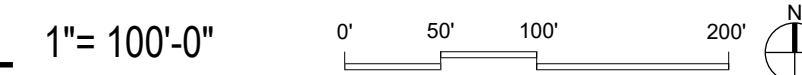
1. VIEW OF SITE FROM THE SE CORNER OF 'G' ST & 10TH AVE



10. VIEWS OF MARKET STREET TO THE SOUTH



1 Existing Fire & Transit (within 600')



LEGEND

- MTS
495' EXISTING TRANSIT (DISTANCE FROM SITE)
- FH EXISTING FIRE HYDRANT