



THE CITY OF SAN DIEGO

Report to the Hearing Officer

DATE ISSUED: November 8, 2017 REPORT NO. HO-17-079

HEARING DATE: November 15, 2017

SUBJECT: SRI Tentative Map Waiver, Process Three

PROJECT NUMBER: [539986](#)

OWNER/APPLICANT: SD Columbia, LLC / K&S Engineering

SUMMARY:

Issue: Should the Hearing Officer approve a Tentative Map Waiver to create one residential condominium unit and one commercial condominium unit (under construction) on a site located at 1929-1933 Columbia Street in the Downtown Community Plan area?

Staff Recommendation: APPROVE Tentative Map Waiver No. 2015425.

Community Planning Group Recommendation: On July 20, 2016, the project was unanimously approved by the Downtown Community Council with no recommendations (Attachment 6).

Civic San Diego: On September 23, 2013, Centre City Development Permit (CCDP) and Planned Development Permit (PDP) No. 2013-24 (Attachment 4) was approved for the construction of a residential project containing 26 dwelling units and 13 parking spaces.

Environmental Review: The project would not result in additional impacts not previously addressed in the Downtown Final Environmental Impact Report (FEIR) and Addenda and the Climate Action Plan FEIR and Addendum. No new significant impacts will occur or no new mitigation will be required, and no new environmental document is required.

BACKGROUND

The 0.11-acre site is located at 1929-1933 Columbia Street in the CCPD-MC (Centre City Planned District Mixed-Commercial) zone within the Little Italy Neighborhood Downtown Community Plan area. The site is on the east side of Columbia Street between Grape and Fir Streets.

The site is currently under construction via Building Permit No. 1231844 approved in 2015 for the construction of 18 residential units within a seven-story structure over one level of a basement parking garage. This is a reduction from the previously approved CCDP and PDP No. 2013-24 which allowed for 26 dwelling units. At the time of the building permit issuance the applicant paid the in-lieu fee to comply with the City's Affordable Housing Regulations. During the ministerial review the project was determined to be in compliance with all underlying zone regulations including but not limited to height, floor area ration, parking spaces, setbacks and landscaping. The project proposes the creation of condominium units for home ownership opportunities and does not affect the previously approved building permits.

DISCUSSION

Project Description:

The project requires a Tentative Map Waiver in accordance with San Diego Municipal Code Section 125.0120 to create one residential and one commercial condominium units for a project under construction. The project proposes to create one residential condominium unit for home ownership opportunity and one commercial condominium consisting of 17 for-rent dwelling units.

The building under construction includes a penthouse unit on the top floor with the rest of the units directly below. The 18 dwelling units (under construction requires nine parking spaces and nine parking spaces are provided. The residential condominium would contain the penthouse. The rest of the for-rent residential units would be contained in the proposed commercial condominium unit (for sale).

The CCPD-MC zone accommodates mixed-use development intended to accommodate a diverse array of uses, including residential, artists' studios and live/work spaces, hotels, offices, research and development, and retail. The proposed project complies with the policies, goals and objectives of the applicable land use plan and underlying zones and no deviations are being requested.

The project as proposed requires a Process Three, Hearing Officer decision with appeal rights to the Planning Commission. According to SDMC Section 125.0440, Findings for a Tentative Map Waiver, the decision maker may approve a Tentative Map Waiver if the decision maker finds that the proposed subdivision complies with the requirements of the Subdivision Map Act and the San Diego Municipal Code (SDMC). Staff has reviewed the proposed subdivision and determined that it complies with both the Subdivision Map Act and the SDMC.

Conclusion:

Staff has reviewed the proposed project and all issues identified through the review process have been resolved in conformance with adopted City Council policies and regulations of the Land Development Code. Staff has provided draft findings and conditions of approval (Attachments 3) to support approval of the Project. Staff recommends the Hearing Officer approve the Project as proposed.

ALTERNATIVES

1. Approve Tentative Map Waiver No. 2015425, with modifications.
2. Deny Tentative Map Waiver No. 2015425, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,



Renee Mezo
Development Project Manager
Development Services Department

RDM

Attachments:

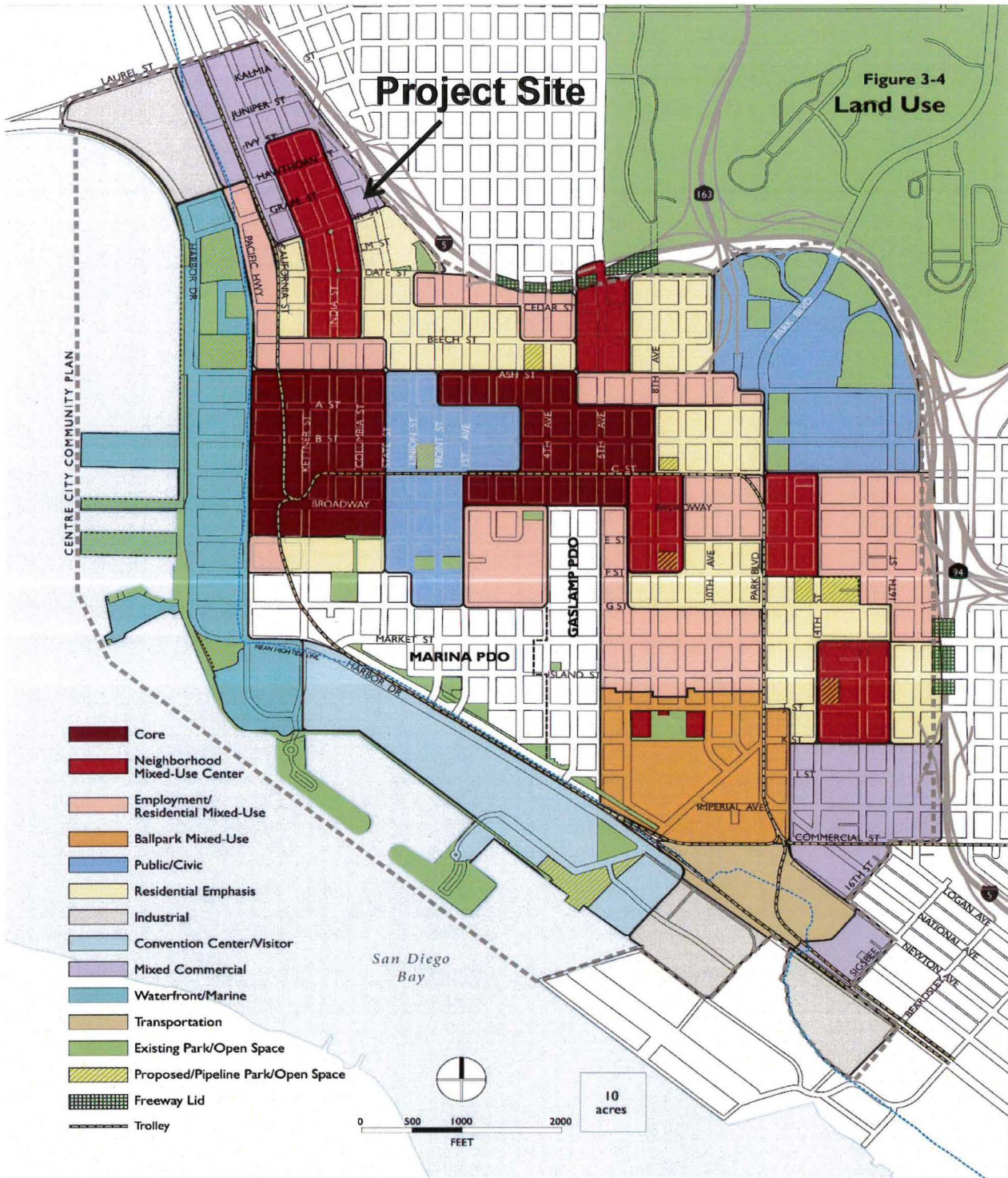
1. Aerial Photograph
2. Community Plan Land Use Map
3. Draft Map Resolution with Findings and Conditions
4. Centre City Development Permit and Planned Development Permit No. 2013-24
5. Tentative Map Waiver Exhibit
6. Community Planning Group Recommendation
7. Ownership Disclosure Statement



Aerial Photo

SRI Map Waiver / 1929-1933 Columbia Street
PROJECT NO. 539986





Land Use Map

SRI Map Waiver / 1929-1933 Columbia Street
PROJECT NO. 539986



HEARING OFFICER RESOLUTION NUMBER R-XXX
TENTATIVE MAP WAIVER NO. 2015425
PROJECT NO. 539986
DRAFT

WHEREAS, SD Columbia, LLC., a California Limited Liability Company, Subdivider, and K&S Engineering, Engineer submitted an application to the City of San Diego for Tentative Map Waiver No. 2015425 to create one residential and one commercial condominium units (under construction). The 0.11-acre site is located at 1929-1933 Columbia Street in the CCPD-MC (Centre City Planned District Mixed-Commercial) within the Downtown Community Plan area. The property is legally described as Lot 4, Block 44 of Middletown of partition map thereof by J.E. Jackson, filed in the office of the City; and

WHEREAS, the Map proposes the subdivision of a 0.11-acre site consisting of one (1) lot for one residential and one commercial condominium unit for a total of two units and;

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

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

WHEREAS, on November 15, 2017, the Hearing Officer of the City of San Diego considered Map No. 2015425, and pursuant to San Diego Municipal Code sections 125.0440 and 125.0123 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 near-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 Tentative Map Waiver No. 2015425:

Findings for a Tentative Map Waiver – Section 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 project proposes the creation of one residential condominium unit and one commercial condominium unit (under construction). The 0.11-acre site is located at 1929-1933 Columbia Street in the CCPD-MC (Centre City Planned District Mixed-Commercial) zone within the Downtown Community Plan area.

The CCPD-MC zone accommodates mixed-use development intended to accommodate a diverse array of uses, including residential, artists' studios and live/work spaces, hotels, offices, research and development, and retail.

The proposed project site is located within the Downtown Community Plan area and is designated for mixed-use. The subdivision of land for residential and commercial development complies with the policies, goals and objectives of the applicable land use plan and underlying zone.

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 proposes the creation of one residential condominium unit and one commercial condominium (under construction). The 0.11-acre site is located at 1929-1933 Columbia Street in the CCPD-MC (Centre City Planned District Mixed-Commercial) zone within the Downtown Community Plan area. The proposed subdivision is consistent with the development regulations of the underlying zone and complies with lot width, floor area ratio and landscaping and no deviations to the Land Development Code are requested with this action.

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

The project proposes the creation of one residential condominium unit and one commercial condominium unit (under construction). The 0.11-acre site is located at 1929-1933 Columbia Street in the CCPD-MC (Centre City Planned District Mixed-Commercial) zone within the Downtown Community Plan. The proposed site is flat, mid-block lot which is currently under construction with 18 residential units. This is a reduction from the previously approved Centre City Development Permit (CCDP) and

Planned Development Permit (PDP) No. 2013-24 which allowed for 26 dwelling units. Utility services would be provided through existing utility infrastructure in the surrounding area.

The CCPD-MC (Centre City Planned District Mixed-Commercial) zone accommodates mixed-use development intended to accommodate a diverse array of uses, including residential, artists' studios and live/work spaces, hotels, offices, research and development, and retail. Therefore, the site is physically suitable for the type and density of development.

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

The project proposes the creation of one residential condominium unit and one commercial condominium unit (under construction). The 0.11-acre site is located at 1929-1933 Columbia Street in the CCPD-MC (Centre City Planned District Mixed-Commercial) zone within the Downtown Community Plan area. The site is within an existing, developed, in-fill urban area and does not contain nor is adjacent to any fish or wildlife habitats, environmentally sensitive lands or Multiple Habitat Planning Area lands.

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

The project has been reviewed and is in compliance with the San Diego Municipal Code (SDMC) and the Subdivision Map Act. The Tentative Map Waiver includes conditions and corresponding exhibits of approvals relevant to adequate parking, public improvements, and paying applicable fees in order to achieve compliance with the regulations of the SDMC. The proposed subdivision is consistent with all Uniform Building, Fire, Plumbing, Electrical and Mechanical Code regulations and permitting requirements continue to govern this project.

The project would not result in additional impacts not previously addressed in the Downtown Final Environmental Impact Report (FEIR) and Addenda and the Climate Action Plan FEIR and Addendum. No new significant impacts will occur or no new mitigation will be required, and no new environmental document is required. The information contained in these documents reflect the independent judgment of the City of San Diego as the Lead Agency and have been reviewed and considered. 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.

Other than the subdivision to allow condominium ownership, no other changes are requested. Existing public easements for public-rights of way, drainage and utility purposes will remain and the associate improvements will not conflict with easements acquired by the public at large for access through or use of the property within the proposed subdivision.

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

The project proposes the creation of one residential condominium unit and one commercial condominium unit (under construction). The 0.11-acre site is located at 1929-1933 Columbia Street in the CCPD-MC (Centre City Planned District Mixed-Commercial) zone within the Downtown Community Plan area. The design of the subdivision has taken into account the best use of the land to minimize grading. Conditions of the above referenced development permit have been adopted and the opportunity through building materials, site orientation, architectural treatments, placement and selection of plant materials provide to the extent feasible, for future passive or natural heating and cooling opportunities. Therefore, the design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities

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

Other than the subdivision to allow condominiums ownership, no other changes are requested and the project does not include additional development of the property. The applicant has paid the in-lieu fee to comply with the City-wide Affordable Housing Regulations during the building permit phase. The decision maker has reviewed the administrative record including the project plans, environmental documentation and public testimony to determine the effects of the proposed subdivision on the housing needs of the region. Those needs were balanced against the needs for public services and the available fiscal and environmental resources and found that the proposed subdivision will not adversely impact the housing needs of the Downtown Community Plan area.

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

BE IT FURTHER RESOLVED that based on the Findings hereinbefore adopted by the Hearing Officer Tentative Map Waiver No. 2015425, is hereby granted to SD Columbia, LLC., a California Limited Liability Company, Owner/Subdivider, subject to the attached conditions which are made a part of this resolution by this reference.

By _____
Renee Mezo
Development Project Manager
Development Services Department

ATTACHMENT: Tentative Map Waiver Conditions

Internal Order No. 24007205

HEARING OFFICER
CONDITIONS FOR TENTATIVE MAP WAIVER NO. 2015425
PROJECT NO. 539986
ADOPTED BY RESOLUTION NO. R-_____ ON _____
DRAFT

GENERAL

1. This Map Waiver will expire on November 30, 2020.
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. 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.
4. 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 near-fully in the defense. If City fails to promptly notify Subdivider of any claim, action, or proceeding, or if City fails to cooperate near-fully in the defense, Subdivider shall not thereafter be responsible to defend, indemnify, or hold City and/or any Indemnified Parties harmless. City may participate in the defense of any claim, action, or proceeding if City both bears its own attorney's fees and costs, City defends the action in good faith, and Subdivider is not required to pay or perform any settlement unless such settlement is approved by the Subdivider.

ENGINEERING

5. The Subdivider shall obtain an Encroachment Maintenance Removal Agreement, from the City Engineer, for tree and tree grate adjacent to property in the Columbia Street right-of-way.
6. The Subdivider shall apply for a plumbing permit for the installation of appropriate private back flow prevention device(s), on each water service (domestic, fire and irrigation), in a manner satisfactory to the 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.
7. Prior to recordation of the Certificate of Compliance, the Subdivider shall provide CC&Rs for the operation and maintenance of all private water and sewer facilities in a manner satisfactory to the Public Utilities Director and the City Engineer.

MAPPING

8. 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 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.

INFORMATION:

- The approval of this Tentative 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 USC § 1531 et seq.).
- If the Subdivider makes any request for new water and sewer facilities (including services, fire hydrants, and laterals), the Subdivider shall design and construct such facilities in accordance with established criteria in the most current editions of the City of San Diego water and sewer design guides and City regulations, standards and practices pertaining thereto. Off-site improvements may be required to provide adequate and acceptable levels of service and will be determined at final engineering.
- Subsequent applications related to this Tentative 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 Tentative Map Waiver may protest the imposition within ninety days of the approval of this Tentative 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. 24007205

DOC # 2013-0710934



RECORDING REQUESTED BY:

Civic San Diego
Architecture & Planning Division
401 B Street, Suite 400
San Diego, CA 92101

Handwritten initials and date: W 12/9/13

DEC 09, 2013 2:01 PM

OFFICIAL RECORDS
SAN DIEGO COUNTY RECORDER'S OFFICE
Ernest J. Dronenburg, Jr., COUNTY RECORDER
FEES: 78.00

PAGES: 13

WHEN RECORDED MAIL TO:

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



THIS SPACE FOR RECORDER'S USE ONLY

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

**Centre City Development Permit No. 2013-24
SR-1
1929-1933 Columbia Street
(APN#533-582-05)**

- Amended Centre City Development Permit No. 2013-24
SR-1
Page 2 of 11

**Centre City Development Permit No. 2013-24
SR-1**

This Centre City Development Permit No. 2013-34 is granted by Civic San Diego (CivicSD) to Idea Enterprises, LP (Owner/Permittee), pursuant to San Diego Municipal Code (SDMC) section 156.0304(e). The 5,000 square foot site is located on the east side of Columbia Street between Grape and Fir Streets in the Little Italy Neighborhood of the Downtown Community Plan Area further described as Lot 4 in Block 44 of Middletown, City of San Diego, County of San Diego, State of California on file in the Office of the San Diego County Recorder's Office;

Subject to the terms and conditions set forth in this Permit, permission is granted to the Owner/Permittee to construct and operate uses as described and identified by size, dimension, quantity, type and location as follows and on the approved exhibits dated June 17, 2013, on file in the CSD Planning Department.

1. General

The Owner/Permittee shall construct, or cause to be constructed on the site, a 6-story over podium (parking garage) residential development consisting of 26 apartment units and 13 parking spaces. The total Floor Area Ratio (FAR) of the development for all uses above ground shall not exceed 6.0 (includes all FAR Bonues). The building shall not exceed a height of 80 feet above 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).

AIRPORT REQUIREMENTS

2. Airport Approach Overlay Zone

The Owner/Permittee shall comply with the procedures established by the City of San Diego Airport Approach Overlay Zone (and any successor or amendment thereto) for structures which exceed 30 feet in height (Chapter 13, Article 2, Division 2 of the San Diego Municipal Code) and shall be required to obtain a valid Federal Aviation Administration (FAA) "Determination of No Hazard to Air Navigation" or a No FAA Notification Self-Certification Agreement under City of San Diego Information Bulletin No. 503 prior to issuance of any building permits.

3. Avigation Easement

Prior to issuance of any building permits, the Owner/Permittee shall grant an avigation easement to the San Diego County Regional Airport Authority as the operator of the San Diego International Airport for the purposes of aircraft operations, noise and other

- Amended Centre City Development Permit No. 2013-24
SR-1
Page 3 of 11

effects caused by the operation of aircraft, and for structure height if the same would interfere with the intended use of the easement, as required by the Airport Land Use Commission (ALUC). The Owner/Permittee shall use the aviation easement form provided by the San Diego County Regional Authority. A note shall be placed on all building plans indicating that an aviation easement has been granted across the property to airport operator. The note shall include the County Recorder's recording number for the aviation easement.

PLANNING AND DESIGN REQUIREMENTS

4. 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. These standards, together with the following specific conditions, will be used as a basis for evaluating the development through all stages of the development process.

- a. **Architectural Standards** - The architecture of the development shall establish a high quality of design and complement the design and character of the Little Italy Neighborhood and the site's location on Columbia Street as shown in the approved Basic Concept/Schematic Drawings on file with CSD. The development shall utilize a coordinated color scheme consistent with the approved Basic Concept/Schematic Drawings.
- b. **Form and Scale** - The development shall consist of a 6-story building with podium with a building height of 80 feet measured to the top of the roofline, with roof equipment enclosures, elevator penthouses, and mechanical screening above this height permitted per the CCPDO and the FAA. All building elements shall be complementary in form, scale, and architectural style.
- c. **Elevations** - The development shall minimize the appearance of continuous solid walls by providing glazing, off-set planes, reveals, texture and distinct material/colors to create shadowing and texture, as shown in the Basic Concept/Schematic Drawings. Specifications for the articulation of the elevations shall be submitted with 100 %Construction Drawings.
- d. **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 1 (one) inch of finish sidewalk grade, as illustrated in the approved Basic Concept/Schematic Drawings. Any plaster materials shall consist of a hard trowled, or equivalent, smooth finish. Any stone materials shall employ larger modules and full-corner profiles to create a substantial and non-veneer

Amended Centre City Development Permit No. 2013-24

SR-1

Page 4 of 11

appearance. All down-spouts, 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.

All construction details shall be highest standard and executed to minimize weathering, eliminate staining, and not cause deterioration of materials on adjacent properties or the public right of way. No substitutions of materials or colors shall be permitted without the prior written consent of the CSD. 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.

- e. Street Level Design - Street level windows shall be clear glass and may be lightly tinted. Architectural features such as awnings and other design features which add human scale to the streetscape are encouraged where they are consistent with the design theme of the structure. Exit corridors including garage/motor-court 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 projection 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.

- f. Utilitarian Areas - Areas housing trash, storage, or other utility services shall be located in the garage or otherwise completely concealed from view of the public right-of-way 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 Municipal Code Sections 142.0810 and 142.0820. Such areas shall be provided within an enclosed building/garage area and shall be kept clean and orderly at all times. The development shall implement a recycling program to provide for the separation of recyclable materials from the non-recyclable trash materials.
- g. Mail/Delivery Locations - It is the Owner/Permittee's responsibility to coordinate mail service and mailbox locations with the United States Postal Service and to minimize curb spaces devoted to postal/loading use. The Owner/Permittee shall locate all mailboxes and parcel lockers outside of the public right-of-way, either within the building or recessed into a building wall. A single, centralized interior mail area in a common lobby area is encouraged for all residential units within a development, including associated townhouses with individual street entrances.

- Amended Centre City Development Permit No. 2013-24
SR-1
Page 5 of 11

Individual commercial spaces shall utilize a centralized delivery stations within the building or recessed into a building wall, which may be shared with residential uses sharing a common street frontage address.

- h. Circulation and Parking - The Owner/Permittee shall prepare a plan which identifies the location of curbside parking control zones, parking meters, fire hydrants, trees, and street lights. Such plan shall be submitted in conjunction with 100% Construction Drawings.
- i. Open Space/Project Amenities - A landscape plan that illustrates the relationship of the proposed on and off-site improvements and the location of water, and electrical hookups shall be submitted with 100% Construction Drawings.
- j. Roof Tops - A rooftop equipment and appurtenance location and screening plan shall be prepared and submitted with 100% Construction Drawings. Any roof-top mechanical equipment must be grouped, enclosed, and screened from surrounding views.
- k. Signage - All signs shall comply with the City of San Diego Sign Regulations and the CCPDO.
- l. Lighting - A lighting plan which highlights the architectural qualities of the proposed development and also enhances the lighting of the public right-of-way shall be submitted with 100% Construction Drawings. All lighting shall be designed to avoid illumination of adjoining properties.
- m. Noise Control - All mechanical equipment, including but not limited to, air conditioning, heating and exhaust systems, shall comply with the City of San Diego Noise Ordinance and California Noise Insulation Standards as set forth in Title 24 of the California Code of Regulations. All mechanical equipment shall be located to mitigate noise and exhaust impacts on adjoining development, particularly residential. Owner/Permittee shall provide evidence of compliance at 100% Construction Drawings.
- n. Energy Considerations - The design of the improvements shall include, where feasible, energy conservation construction techniques and design, including cogeneration facilities, and active and passive solar energy design. The Owner/Permittee shall demonstrate consideration of such energy features during the review of the 100% Construction Drawings.
- o. Street Address - Building address numbers shall be provided that are visible and legible from the public right-of-way.

Amended Centre City Development Permit No. 2013-24

SR-1

Page 6 of 11

5. 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 with the 100% Construction Drawings. Any on-site landscaping shall establish a high quality of design and be sensitive to landscape materials and design planned for the adjoining public rights-of-way.

PUBLIC IMPROVEMENTS, LANDSCAPING AND UTILITY REQUIREMENTS

6. Off-Site Improvements

The following public improvements shall be installed in accordance with the Centre City Streetscape Manual. The Manual is currently being updated and the Owner/Permittee shall install the appropriate improvements according to the latest requirements at the time of Building Permit issuance:

Streetscape Manual	Columbia Street
Paving	Little Italy Standard
Street Trees	Raywood Ash*
Street Lights	Little Italy Enhanced Standard
Litter Receptacle	Little Italy - Victor Stanley SD-42 Green, Tiger Drylack RAL 6005

All trees shall be planted at a minimum 36-inch box size with tree grates provided as specified in the Centre City Streetscape Manual, 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 property.

*The Owner/Permittee will be responsible for evaluating, with consultation with CSD, whether any existing trees within the right-of-way shall be maintained and preserved. No trees shall be removed prior to obtaining a Tree Removal Permit from the Development Services Department per City Council Policy 200-05.

- a. Street Lights - All existing lights shall be evaluated to determine if they meet current CSD and City requirements, and shall be modified or replaced if necessary.
- b. Sidewalk Paving - Any specialized paving materials shall be approved through the execution of an Encroachment Removal and Maintenance Agreement with the City.

Amended Centre City Development Permit No. 2013-24

SR-1

Page 7 of 11

- c. 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 CSD within 30 days of damage or Certificate of Occupancy.
- d. Planters - The maximum allowed encroachment for planters into the right-of-way shall be two feet, six inches, measured to the face of the curb or other barrier surrounding the planted area. A minimum 6-foot clear path shall be maintained between the face of the planter and the edge of any tree grate or other obstruction in the right-of-way.
- e. On-Street Parking - The Owner/Permittee shall maximize the on-street parking wherever feasible.
- f. Public Utilities - The Owner/Permittee shall be responsible for the connection of on-site sewer, water and storm drain systems from the development to the City Utilities located in the public right-of-way. Sewer, water, and roof drain laterals shall be connected to the appropriate utility mains within the street and beneath the sidewalk. The Owner/Permittee may use existing laterals if acceptable to the City, and if not, Owner/Permittee shall cut and plug existing laterals at such places and in the manner required by the City, and install new laterals. Private sewer laterals require an Encroachment Maintenance and Removal Agreement.

All roof drainage and sump drainage, if any, shall be connected to the storm drain system in the public street, or if no system exists, to the street gutters through sidewalk underdrains. Such underdrains shall be approved through an Encroachment Removal Agreement with the City. The Owner/Permittee shall comply with the City of San Diego Storm Water Management and Discharge Control Ordinance and the storm water pollution prevention requirements of Chapter 14, Article 2, Division 1 and Chapter 14, Article 2, Division 2 of the Land Development Code.
- g. Franchise Public Utilities - The Owner/Permittee shall be responsible for the installation or relocation of franchise utility connections including, but not limited to, gas, electric, telephone and cable, to the development and all extensions of those utilities in public streets. Existing franchised utilities located above grade serving the property and in the sidewalk right-of-way shall be removed and incorporated into the adjoining development where feasible.
- h. Fire Hydrants - If required, the Owner/Permittee shall install fire hydrants at locations satisfactory to the City of San Diego Fire Department and Development Services Department.

- Amended Centre City Development Permit No. 2013-24
- SR-1
- Page 8 of 11

WATER AND WASTEWATER REQUIREMENTS

- i. Water Meters and Backflow Preventers - The Owner/Permittee shall locate all water meters and backflow preventers in locations satisfactory to the Public Utilities Department and CSD. Backflow preventers shall be located outside of the public right-of-way adjacent to the development's water meters, either within the building, a recessed alcove area, or within a plaza or landscaping area. The devices shall be screened from view from the public right-of-way. All items of improvement shall be performed in accordance with the technical specifications, standards, and practices of the City of San Diego's Engineering, Public Utilities and Building Inspection Departments and shall be subject to their review and approval. Improvements shall meet the requirements of Title 24 of the State Building Code.

7. Removal and/or Remedy of Soil and/or Water Contamination

The Owner/Permittee shall (at its own cost and expense) remove and/or otherwise remedy as provided by law and implementing rules and regulations, and as required by appropriate governmental authorities, any contaminated or hazardous soil and/or water conditions on the Site. Such work may include without limitation the following:

- a. Remove (and dispose of) and/or treat any contaminated soil and/or water on the site (and encountered during installation of improvements in the adjacent public rights-of-way which the Owner/Permittee is to install) as necessary to comply with applicable governmental standards and requirements.
- b. Design construct all improvements on the site in a manner which will assure protection of occupants and all improvements from any contamination, whether in vapor or other form, and/or from the direct and indirect effects thereof.
- c. Prepare a site safety plan and submit it to the appropriate governmental agency, CSD, and other authorities for approval in connection with obtaining a building permit for the construction of improvements on the site. Such site safety plan shall assure workers and other visitors to the site of protection from any health and safety hazards during development and construction of the improvements. Such site safety plan shall include monitoring and appropriate protective action against vapors and/or the effect thereof.
- d. Obtain from the County of San Diego and/or California Regional Water Quality Control Board and/or any other authorities required by law any permits or other approvals required in connection with the removal and/or remedy of soil and/or water contamination, in connection with the development and construction on the site.

Amended Centre City Development Permit No. 2013-24

SR-1

Page 9 of 11

- e. If required due to the presence of contamination, an impermeable membrane or other acceptable construction alternative shall be installed beneath the foundation of the building. Drawings and specifications for such vapor barrier system shall be submitted for review and approval by the appropriate governmental authorities.

STANDARD REQUIREMENTS

8. Environmental Impact Mitigation Monitoring and Reporting Program (MMRP)
As required by the San Diego Municipal Code Section 156.0304 (f), the development shall comply with all applicable MMRP measures from the 2006 Final Environmental Impact Report (FEIR) for the Downtown Community Plan.

9. Development Impact Fees

The development will be subject to Centre City Development Impact Fees. For developments containing commercial space(s) the Owner/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/Permittee to provide all necessary documentation for receiving any "credit" for existing buildings to be removed.

10. Construction Fence

Owner/Permittee shall install a construction fence pursuant to specifications of, and a permit from, the City Engineer. The fence shall be solid plywood with wood framing, painted a consistent color with the development's design, and shall contain a pedestrian passageway, signs, and lighting as required by the City Engineer. The fencing shall be maintained in good condition and free of graffiti at all times.

11. Development Identification Signs

Prior to commencement of construction on the Site, the Owner/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 (4) feet by six (6) feet and be visible to passing pedestrian and vehicular traffic. The signs shall at a minimum include:

- Color rendering of the development
- Development name
- Developer
- Completion Date
- For information call _____

Amended Centre City Development Permit No. 2013-24

SR-1

Page 10 of 11

All signs shall be limited to a maximum of 160 square feet per street frontage. Graphics may also be painted on any barricades surrounding the site. All signs and graphics shall be submitted to CSD for approval prior to installation.

12. This Centre City Development 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 (EOT) has been granted. Any such EOT must meet all SDMC and CCPDO requirements in effect at the time of extension are considered by the appropriate decision maker.
13. Issuance of this Permit by CSD does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies.
14. 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.
15. 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 of San Diego.
16. 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.
17. 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

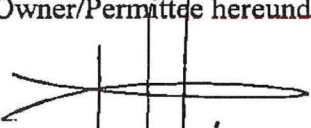
Amended Centre City Development Permit No. 2013-24
SR-1
Page 11 of 11

be required to pay or perform any settlement unless such settlement is approved by Owner/Permittee.

APPROVED by CivicSD on September 23, 2013

BY: *Aida L. Contreras*
Aida L. Contreras, Senior Planner
Civic San Diego

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

By: 
Rene Dominique Houriet, Permittee
Idea Enterprises, LP.

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

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

State of California

County of San Diego

On November 5, 2013 before me, LaTonya Yvette Hussain, Notary Public
Date Here Insert Name and Title of the Officer

personally appeared Rene Dominique Houriet
Name(s) of Signer(s)



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

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

WITNESS my hand and official seal.

Signature LaTonya Yvette Hussain
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

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

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____ Signer's Name: _____

Corporate Officer — Title(s): _____ Corporate Officer — Title(s): _____

Individual Individual

Partner — Limited General Partner — Limited General

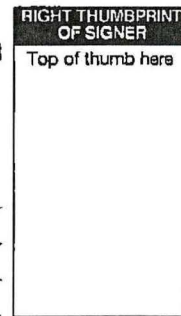
Attorney in Fact Attorney in Fact

Trustee Trustee

Guardian or Conservator Guardian or Conservator

Other: _____ Other: _____

Signer Is Representing: _____ Signer Is Representing: _____



CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1169

State of California

County of San Diego

On November 5, 2013 before me, Latonya Yvette Hussain, Notary Public

personally appeared Aida Contreras



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

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

WITNESS my hand and official seal.

Signature Latonya Yvette Hussain

Place Notary Seal Above

OPTIONAL

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

Description of Attached Document

Title or Type of Document:

Document Date: Number of Pages:

Signer(s) Other Than Named Above:

Capacity(ies) Claimed by Signer(s)

Signer's Name: Signer's Name:

Corporate Officer -- Title(s): Corporate Officer -- Title(s):

Individual Individual

Partner -- Limited General Partner -- Limited General

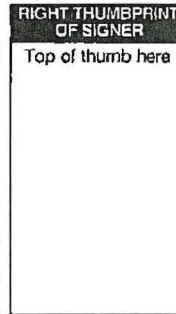
Attorney in Fact Attorney in Fact

Trustee Trustee

Guardian or Conservator Guardian or Conservator

Other: Other:

Signer Is Representing: Signer Is Representing:



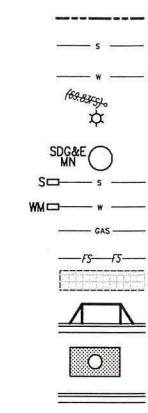
TENTATIVE MAP WAIVER EXHIBIT NO. 1962962

LEGEND

EXISTING DESCRIPTION

- PROPERTY LINE/TM BOUNDARY
- SEWER MAIN
- WATER MAIN
- EXISTING SPOT ELEVATION
- ENHANCED STREET LIGHT 150W HPS
- SDG&E MANHOLE
- SEWER LATERAL
- WATER SERVICE
- GAS MAIN
- FIRE SERVICE
- SIDEWALK
- 12' DRIVEWAY
- LITTLE ITALY TREE GRATE
- CURB & GUTTER

SYMBOL



ABBREVIATION:

- AC ASPHALT PAVEMENT
- CL CENTER LINE
- EG EXISTING GROUND
- FL FLOW LINE
- FS FINISH SURFACE
- MH MANHOLE
- RE ROOF ELEVATION
- R/W RIGHT OF WAY
- S SEWER MAIN
- TC TOP OF CURB
- W WATER MAIN
- WM WATER METER
- TRANS TRANSFORMER
- CATV CABLE TV BOX

BMP NOTE:

SEE APPROVED BUILDING APPROVAL NO. 1231844

SITE ADDRESS:

1929-1933 COLUMBIA STREET
SAN DIEGO, CA 92101

GRADING NOTE:

NO GRADING IS BEING PROPOSED. BUILDING CURRENTLY UNDER CONSTRUCTION PER PROJ NO. 1231844

EASEMENT NOTE:

CONSTRUCTION EASEMENT RECORDED APRIL 08, 2011 AS DOC. NO. 2011-02184407, THE EXACT LOCATION OF THE EASEMENT IS NOT DISCLOSED BY THE INSTRUMENT.

GENERAL NOTES:

1. THIS IS TO CREATE 1 RESIDENTIAL CONDOMINIUM UNIT AND 1 COMMERCIAL CONDOMINIUM UNIT.
2. GRADING AND PUBLIC IMPROVEMENTS ARE PER DRAWING NO. 38342-D
3. NEW ELECTRICAL UTILITY SERVICES SHALL BE UNDERGROUND.

MAPPING & MONUMENTATION NOTE:

PROPERTY CORNERS WILL BE SET, WHERE FEASIBLE, AND A CORNER RECORD OR RECORD OF SURVEY SHALL BE FILED WITH THE COUNTY OF SAN DIEGO PRIOR TO RECORDATION OF THE CERTIFICATE OF COMPLIANCE. MONUMENTATION WILL BE INSPECTED PRIOR TO APPROVAL AND RECORDATION OF THE CERTIFICATE OF COMPLIANCE.

TOTAL GROSS AREA:

5,000 SF, 0.11 ACRES

PROPOSED GROSS CONSTRUCTION AREA:

LOT = 5,000 SF

SITE DESIGN DATA:

EXISTING NUMBER OF LOTS IS: 1
PROPOSED NUMBER OF LOTS IS: 1
TOTAL NUMBER OF BUILDINGS: 1
TOTAL NUMBER OF CONDOMINIUM UNITS: 2

PARKING REQUIRED: 0.5/UNIT=9
PARKING PROVIDED: 9
1HC @ 9'X18' - 8 STD 8'X18'

YEAR BUILT: 2016 BUILDING PERMIT APPROVAL NO. 1231844 (UNDER CONSTRUCTION)

COORDINATES:

LAMBERT COORDINATES: 204-1717
NAD 83 COORDINATES: 1844-6277

EXISTING & PROPOSED USE:

EXISTING R-3, PROPOSED R-2 AND S-2

EXISTING & PROPOSED ZONING:

CPC-MC CENTER CITY PLANNED DISTRICT/MIXED COMMERCIAL
OVERLAY CENTER: AIRPORT ENVIRONS / ALUCP NOISE
AIRPORT APPROACH AIRPORT INFLUENCE AREA (AIA)
FINE GRADING
LITTLE ITALY SUN ACCESS

UTILITIES:

WATER: CITY OF SAN DIEGO UNDERGROUND
SEWER: CITY OF SAN DIEGO UNDERGROUND
ELECTRIC: SAN DIEGO GAS & ELECTRIC OVERHEAD
GAS: SAN DIEGO GAS & ELECTRIC UNDERGROUND
TELEPHONE: PACIFIC BELL UNDERGROUND
CABLE: TIME WARNER CABLE CO. UNDERGROUND

LEGAL DESCRIPTION:

LOT 4 IN BLK 44 OF MIDDLETOWN, CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO PARTITION MAP THEREOF MADE BY J.E. JACKSON, FILED IN THE OFFICE OF THE CITY CLERK.

ASSESSOR'S PARCEL NUMBER:

533-582-06-00

CONDOMINIUM NOTE:

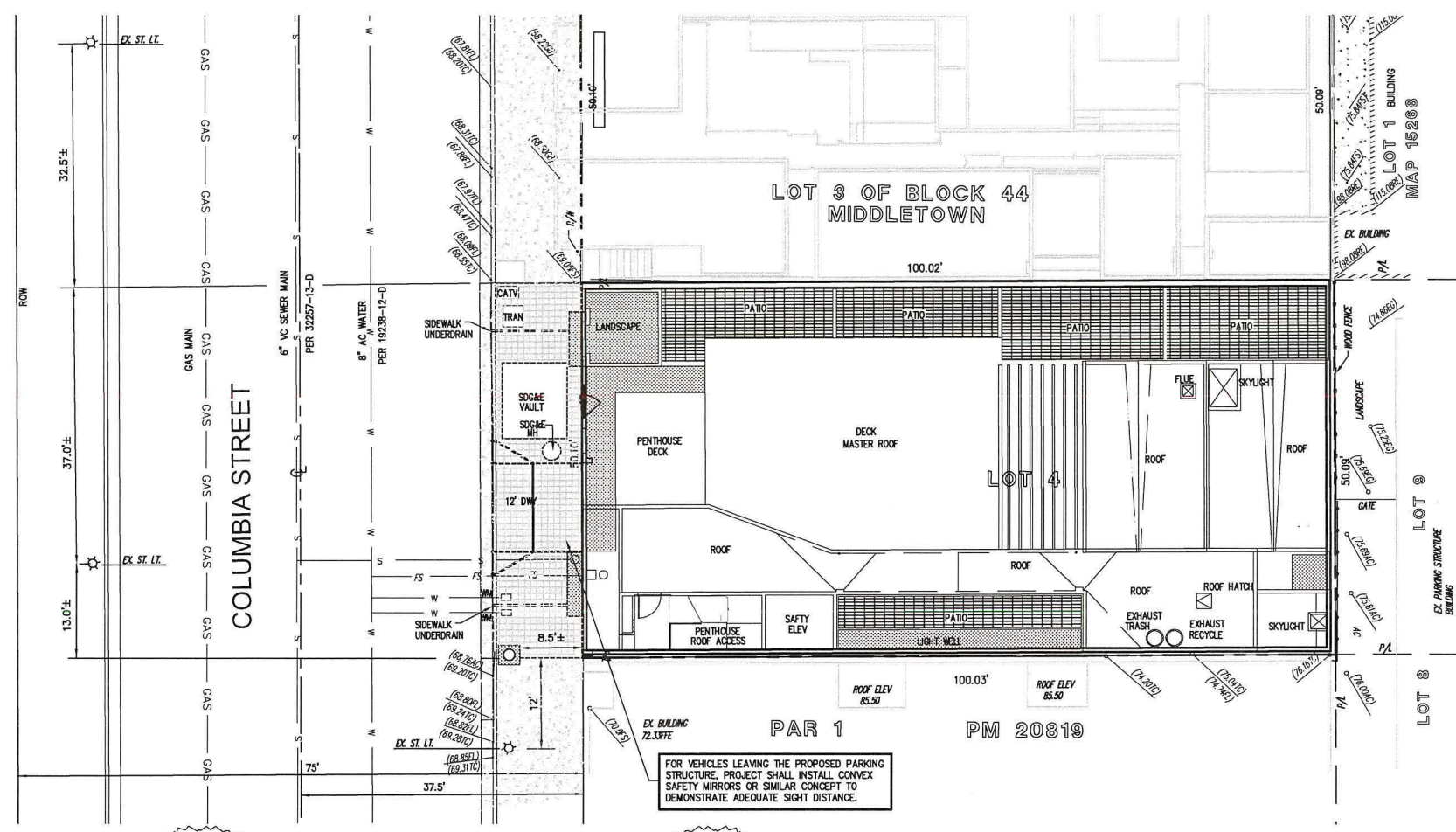
THIS IS A MAP OF A CONDOMINIUM PROJECT AS DEFINED IN SECTION 4125 OF THE CIVIL CODE OF THE STATE OF CALIFORNIA AND IS FILED PURSUANT TO THE SUBDIVISION MAP ACT. THE TOTAL NUMBER OF CONDOMINIUM UNITS IS 2. (1 RESIDENTIAL CONDOMINIUM UNIT AND 1 COMMERCIAL CONDOMINIUM UNIT).

PARKING NOTE

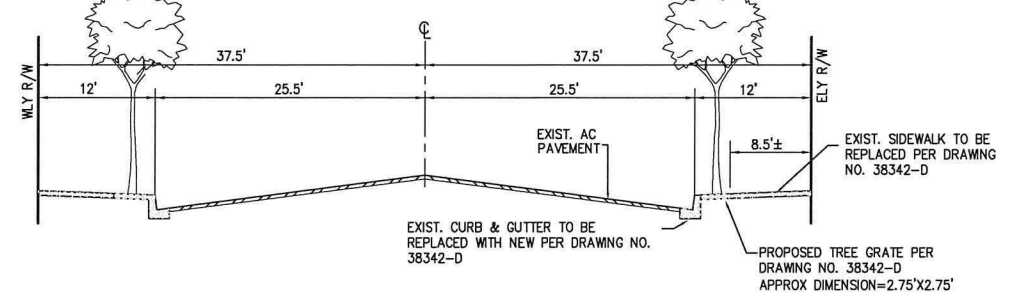
PROPOSED: (9) SPACES INCLUDING ONE ACCESSIBLE PARKING SPACE

PRIOR PERMITS:

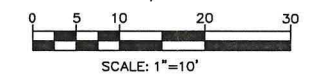
CDC PERMIT NO.: 2013-24
HISTORICAL CLEARANCE: PTS# 323586
DEMOLITION PERMIT: PTS# 402024
BUILDING PERMIT: PTS# 1231844
ROW PERMIT: EMA# 1360898, EMRA# 1361494, SHMDCMA# 1392473
GRADING: PTS# 369967, # 38342-D, APPROVAL# 1361491



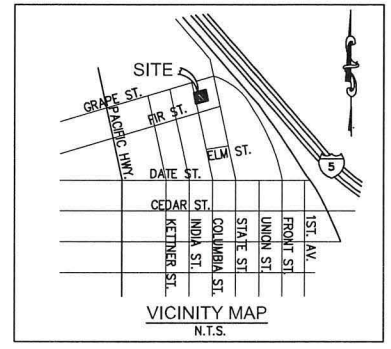
FOR VEHICLES LEAVING THE PROPOSED PARKING STRUCTURE, PROJECT SHALL INSTALL CONVEX SAFETY MIRRORS OR SIMILAR CONCEPT TO DEMONSTRATE ADEQUATE SIGHT DISTANCE.



TYPICAL STREET SECTION
COLUMBIA STREET
NOT TO SCALE



SCALE: 1"=10'



VICINITY MAP
N.T.S.

TOPOGRAPHY:

EXIST. TOPOGRAPHY SHOWN ON THESE PLANS WAS GENERATED BY FIELD METHODS FROM INFORMATION GATHERED ON 08/16/13 BY: K&S ENGINEERING
7801 MISSION CENTER COURT
SAN DIEGO, CA 92108
(619) 296-5565

BENCH MARK

CITY OF SAN DIEGO BENCHMARK DESCRIPTION: SWBP
LOCATION: COLUMBIA STREET AND ELM STREET
ELEVATION: 64.414 DATUM: MEAN SEA LEVEL.

OWNER / APPLICANT

SD COLUMBIA ST, LLC
C/O MIKE SINGH
4624 DUCKHORN DRIVE
SACRAMENTO, CA 95834
TEL: (530) 682-6686

8/28/17

HOSSEIN ZOMORODI, RCE 43235
DATE: 10/03/17

K&S ENGINEERING, INC.
Planning . Engineering . Surveying
7801 Mission Center Court, Suite 100 San Diego, CA 92108
(619) 296-5565 Fax: (619) 296-5564

Prepared By:	K & S ENGINEERING	Revision 14	
Name	7801 MISSION CENTER CT, SUITE 100 SAN DIEGO, CA 92108	Revision 13	
Address	(619) 296-5565	Revision 12	
Phone		Revision 11	
		Revision 10	
		Revision 9	
		Revision 8	
		Revision 7	
		Revision 6	
		Revision 5	October 03, 2017
		Revision 4	August 28, 2017
		Revision 3	August 16, 2017
		Revision 2	July 5, 2017
		Revision 1	April 17, 2017 (Completeness Review)
Project Address:	1929-1933 COLUMBIA STREET SAN DIEGO, CA 92101	Original Date:	March 01, 2017
Project Name:	SR1	Sheet	1 of 1
Sheet Title:	TENTATIVE MAP WAIVER NO. 1962962	PROJ. NO	539986



Downtown Community Planning Council San Diego

DOWNTOWN COMMUNITY PLANNING COUNCIL MINUTES OF THE MEETING OF September 20, 2017.

Call to Order: Chair Stark @ 5:15pm.

Roll Call: Chair Stark noted that 14 of 26 members were present, constituting a quorum.

Members Present @ Call to Order (14): Baker, DiFrancesca, Dion, Escala, Gharabikiou, Herscovitz, King, Link, Morgan, Nauta, Rowland, Stark, Wery, Wessling

Late Arrival (2): Ball, Lawson

Members Absent (10): Blair, Brewer, Gordon, Levine, Litwak, Potter, Radke, Rosenbaum, Ward, Wood

Early Departure (2): Baker, Wery

2. Approval of Minutes August 16, 2017 Meeting

- There were no changes to the minutes. Minutes accepted as written.

3. Public Comments on Non-Agenda Items:

- None

4. Elected Representative Comments:

- Assemblymen Todd Gloria Representative, Nick Serrano stated the legislative session ended with 3 bills on housing passed.
- District 3 Chris Ward Representative, Brian Elliot reported on 3 tents being erected for homeless shelters.

5. Chairperson's Report, Subcommittee Reports:

- Chair reported there is a need for a DCPC member to chair the Elections Committee and reported he will attend the CPC meeting Tuesday Sept 26. The Chair also noted there are two vacant seats, East Village N. Resident, and Little Italy Residential OO.
- Monica Ball reported on Social Issues regarding innovative housing options on display at a meeting at C & N, 1429 Wilson Ave., National City
- Cameron Gharabikou reported on the September Bylaws Committee meeting where they recommended a different approach to placing topics on the agenda as Consent. The Committee is also reviewing the business representative membership category, and election procedures.
- Claudia Escala reported that the Pre-Design Committee met and reviewed 5 projects.

Information

6. Project Updates: Brad Richter, CivicSD

- Duck Foot Brewery tasting room conditional permit was approved
- AC Hotel variance was approved
- Public restrooms are being installed in downtown
- The Park & Market project has started
- Gaslamp theater plans are moving forward

7. Extreme Sailing: Dana Blackwood, Extreme Sailing

- The Extreme Sailing Series is coming to San Diego October 19 – 22, Harbor Island
- Consent – No Items**

Action

8. SRI (1929 – 1933 Columbia Street) Tentative Map Waiver

Public Comments

None

Motion:

Support Civic San Diego recommendation to approve 1st Baker 2nd DiFrancesca

	In Favor	Opposed	Abstain	Recuse
DCPC	15	0	0	0

In Favor: Baker, Ball, DiFrancesca, Dion, Escala, Gharabiklou, Herscovitz, King, Link, Morgan, Nauta, Rowland, Stark, Wery, Wessling

Opposed:

9. Park & Market substantial conformance review

Public Comments

In Favor: Gary Smith

Motion:

Support Civic San Diego approved 1st Wery 2nd Rowland

	In Favor	Opposed	Abstain	Recuse
DCPC	14	0	0	1

In Favor: Baker, Ball, DiFrancesca, Dion, Gharabikiou, Herscovitz, King, Link, Morgan, Nauta, Rowland, Stark, Wery, Wessling

Recuse: Escala

10. 800 Broadway design review

Public Comments

In Favor: Gary Smith

Motion: Support Civic San Diego recommendation to approve and move project forward.

1st Escala 2nd Nauta

	In Favor	Opposed	Abstain	Recuse
DCPC	12	3	0	1

In Favor: Baker, Ball, Dion, Escala, King, Link, Morgan, Nauta, Rowland, Stark, Wery, Wessling,

Opposed: DiFrancesca, Gharabikiou, Herscovitz

11. 6th & A St. design review

Public Comments

In Favor: Gary Smith
 Opposed: Lindsay King
 Neutral: Paul Benton

Motion:

Support Civic San Diego approved *1st Nauta 2nd Lawson*

	In Favor	Opposed	Abstain	Recuse
DCPC	13	0	0	1

In Favor: Ball, DiFrancesca, Escala, Dion, Gharabikiou, Herscovitz, Lawson, Link, Morgan, Nauta, Rowland, Stark, Wessling

Recise: King

12. Allocation of Development Impact Fees

Public Comments

In Favor: Daniel Reeves

Motion:

Support Civic San Diego recommended allocation *1st DiFrancesca 2nd Escala*

	In Favor	Opposed	Abstain	Recuse
DCPC	13	0	0	1

In Favor: Ball, DiFrancesca, Escala, Dion, Gharabikiou, Herscovitz, King, Lawson, Link, Morgan, Nauta, Rowland, Stark, Wessling

13. Potential Bylaws changes regarding Agenda Consent items. Discussion ensued with no action taken.

Miscellaneous

14. Potential Agenda Items and Member Comments - None

15. Urgent Non-Agenda Items - None

Adjournment

Adjourned at 8:05 PM



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

Ownership Disclosure Statement

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

Project Title: SR1 Project No. For City Use Only: 539986

Project Address:
 1929 Columbia Street San Diego, CA 92101

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

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

Additional pages attached Yes No

Name of Individual (type or print): _____
 Owner Tenant/Lessee Redevelopment Agency
 Street Address: _____
 City/State/Zip: _____
 Phone No: _____ Fax No: _____
 Signature : _____ Date: _____

Name of Individual (type or print): _____
 Owner Tenant/Lessee Redevelopment Agency
 Street Address: _____
 City/State/Zip: _____
 Phone No: _____ Fax No: _____
 Signature : _____ Date: _____

Name of Individual (type or print): _____
 Owner Tenant/Lessee Redevelopment Agency
 Street Address: _____
 City/State/Zip: _____
 Phone No: _____ Fax No: _____
 Signature : _____ Date: _____

Name of Individual (type or print): _____
 Owner Tenant/Lessee Redevelopment Agency
 Street Address: _____
 City/State/Zip: _____
 Phone No: _____ Fax No: _____
 Signature : _____ Date: _____

DOC# 2015-0222070



May 05, 2015 04:59 PM

OFFICIAL RECORDS
Ernest J. Dronenburg, Jr.,
SAN DIEGO COUNTY RECORDER
FEES: \$38.00
PCOR: AFNF

RECORDING REQUESTED BY:
FIDELITY NATIONAL TITLE
SAN DIEGO OFFICE
AND WHEN RECORDED MAIL TO:

Idea Enterprise, LP.
4624 Duckhorn Dr.
Sacramento, CA 95834

THIS SPACE FOR RECORDER'S USE ONLY
Escrow No.:

Title Order No.: **42514**

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX is \$0.00 *wholly owned*
[] computed on full value of property conveyed, or
[X] computed on full value less value of liens or encumbrances remaining at time of sale.
[] Unincorporated area [X] City of San Diego AND

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Idea Enterprise, LP. hereby GRANT(s) to SD Columbia St, LLC., *A California limited liability company*

the real property in the City of San Diego, County of San Diego, State of California, described as:

LEGAL DESCRIPTION LOT FOUR IN BLOCK FORTY-FOUR OF MIDDLETOWN, CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO PARTITION MAP THEREOF MADE BY J.E. JACKSON, FIELD IN THE OFFICE OF THE CITY CLERK

Also Known As: 1929 - 1933 Columbia Street, San Diego, CA 92101 APN: 533-582-06-00.

DATED April 23, 2015
STATE OF CALIFORNIA
COUNTY OF _____

Idea Enterprise, LP.

By: Remarket GP, LLC

On this ____ day of _____ in the year _____ before me, the undersigned, A Notary Public in and for said State personally appeared before me, _____ who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to within the instrument and acknowledged to me he/she/they that 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.

By: *[Signature]*
Manjit Singh, Sole Member

Signature (Seal)
MAIL TAX STATEMENTS TO PARTY SHOWN BELOW, IF NO PARTY SHOWN, MAIL AS DIRECTED ABOVE:

*2p
OC*

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 May 1, 2015 before me, Gloria F Aguirre, a Notary Public
Date Here Insert Name and Title of the Officer
personally appeared Manjit Mike Singh
Name(s) of Signer(s)
---n/a---

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

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

WITNESS my hand and official seal.



Signature [Handwritten Signature]
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: Grant Deed Document Date: April 23, 2015
Number of Pages: 1 Signer(s) Other Than Named Above:

Capacity(ies) Claimed by Signer(s)

Signer's Name: Manjit Mike Singh Signer's Name:
Corporate Officer - Title(s): Corporate Officer - Title(s):
Partner - X Limited General Partner - Limited General
Individual Attorney in Fact Individual Attorney in Fact
Trustee Guardian or Conservator Trustee Guardian or Conservator
Other: Entity: Idea Enterprise, LP Other:
Signer Is Representing: Self Signer Is Representing: