

conditions listed in Section 15162 exist; therefore, no further environmental documentation is required under CEQA. This determination reflects the independent judgment of the City of San Diego as Lead Agency for this action (Attachment 5).

BACKGROUND

The subject property is a 2.74-acre site comprising the block between 14th and 15th Street, and J Street and Island Avenue (Attachment 1), located in the CCPD-NC (Neighborhood Commercial) zone of the Center City Planned District, within the Neighborhood Mixed-Use Center (NC) base district and East Village Neighborhood of the Downtown Community Plan Area (Attachment 2). Located five blocks east of the ballpark and a block north of the MTS Transit facility, the project site is within an area undergoing redevelopment and is surrounded by a range of old and new mixed-use development.

The site is the subject of three previous planning/subdivision approvals:

- CCDP No. 2005-27: On February 21, 2006, Centre City Development Permit (CCDP) No. 2005-27 was approved for the development of two high-rise, mixed-use buildings above common underground parking and an outdoor park space.
- MW No. 364909: On December 20, 2006, Map Waiver No. 364909 was approved by the Hearing Officer which allowed 650 residential and 16 commercial condominium units (Attachment 7).
- Certificate of Compliance: The Certificate of Compliance associated with MW No. 364909 was recorded July 11, 2007 as Document No. 2007-0464873.
- CCDP No. 2011-06A: The current active development permit (Attachment 8), Centre City Development Permit No. 2011-06A dated June 30, 2011, amended CCDP No. 2005-27 to allow an increase in the number of residential units (increased from 650 to 956). The permit allows the construction of a two-phased mixed use residential project consisting of two 45-story (approximately 479 foot tall) residential mixed use towers comprised of approximately 956 residential units (72 affordable units) and 20,127 square feet of commercial retail space. The commercial space includes 17,127 square feet within the podium of the residential towers and 3,000 square feet within a free standing structure at the corner of 14th Street and Island Avenue.

The site is currently under construction through Building Permit No. 1016801 (PTS No. 289768) and no Certificate of Occupancy has been issued. The proposed project may be processed as a Map Waiver in accordance with San Diego Municipal Code (SDMC) Section 125.0120, with the Hearing Officer as decision maker (Process 3). The decision of the Hearing Officer is appealable to the Planning Commission.

DISCUSSION

The project is an application to amend Map Waiver No. 364909 to increase the number of residential condominium units allowed from 650 units to 956 units, and maintain 16 commercial condominium units, in a phased, mixed-use high-rise project currently under construction. Other than the increase in residential condominium units, no other changes are requested. The proposed Map Waiver application has been reviewed by Civic San Diego staff and has been determined to be in compliance with CCDP No. 2011-06A. The proposed project site is located within the Downtown Community Plan area and is designated for Neighborhood Mixed-Use Center (NC) land use. The purpose of the NC district is to ensure “development of distinctive centers around plazas, parks, and main streets that provide a focus to the neighborhoods by supporting a mix of residential and non-residential developments that contain active commercial uses on the ground floor.” The proposed subdivision to create residential and commercial condominium units is consistent with this land use designation.

CONCLUSION

The project complies with the applicable San Diego Municipal Code and Subdivision Map Act regulations and requirements, and no deviations are required. Staff recommends approval of the project as proposed.

ALTERNATIVE

1. Approve Map Waiver No. 1405566, with modifications.
2. Deny Map Waiver No. 1405566, if the findings required to approve the project cannot be affirmed.

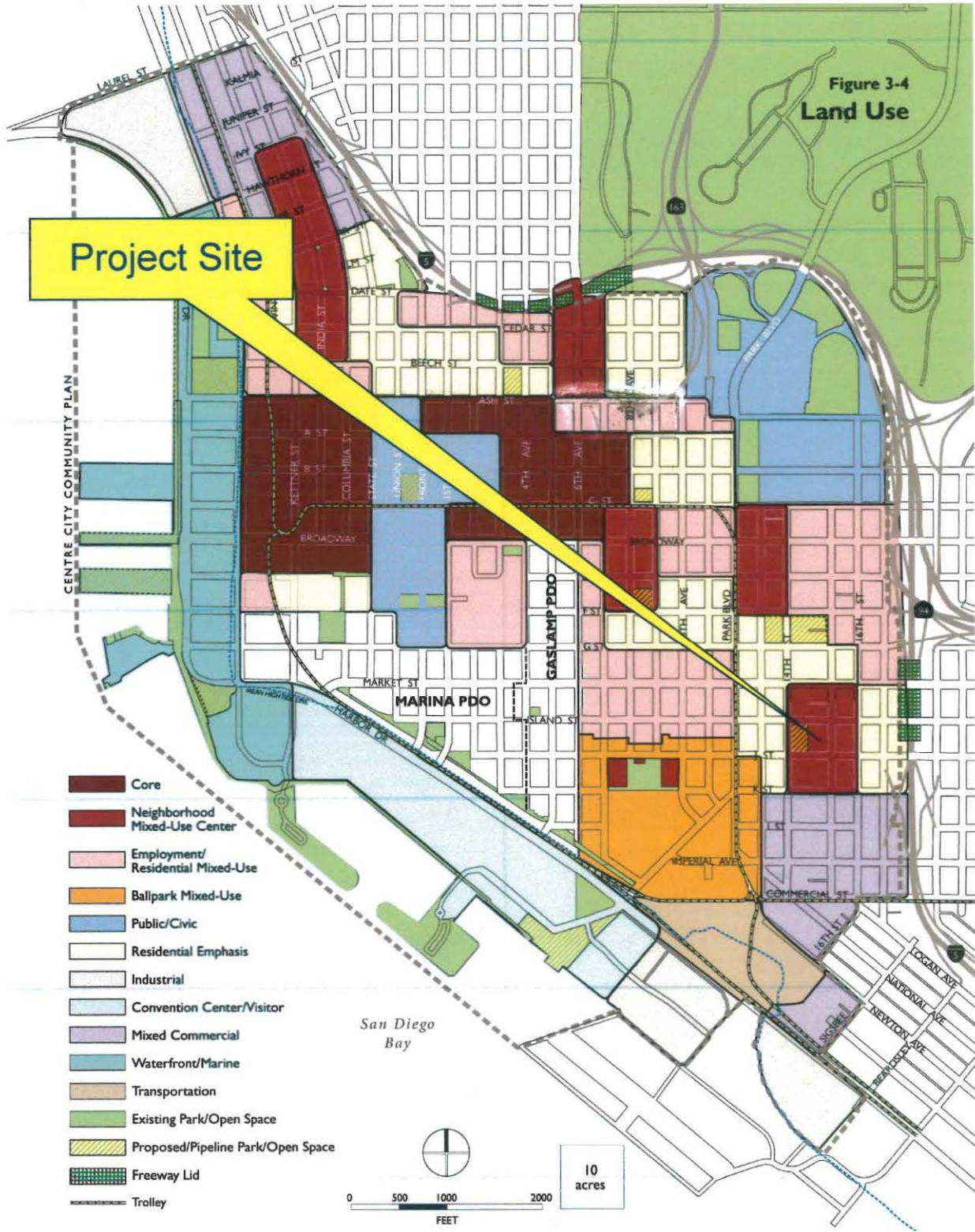
Respectfully submitted,



Patricia J. FitzGerald, Development Project Manager

Attachments:

1. Aerial Photograph
2. Community Plan Land Use Map
3. Draft Map Waiver Resolution
4. Draft Map Waiver Conditions
5. Environmental Memo
6. Community Planning Group Recommendation
7. Copy of approved Map Waiver No. 364909
8. Copy of CCDP No. 2011-06A
9. Ownership Disclosure Statement
10. Map Waiver Exhibit



Downtown Community Plan Area

RESOLUTION NO. _____
DATE OF FINAL PASSAGE _____

A RESOLUTION OF THE HEARING OFFICER ADOPTING
THE FINDINGS AND APPROVING MAP WAIVER NO.
1405566 FOR 15TH & ISLAND MAP WAIVER
AMENDMENT – PROJECT NO. 393272

WHEREAS, PINNACLE BAYSIDE DEVELOPMENT US, L.P., Subdivider, and D. SCOTT PETERS, Licensed Professional Land Surveyor, MAAV Engineering, Inc., submitted an application with the City of San Diego for Map Waiver No. 1405566, to waive the requirement for a Tentative Map and a Final Map to create a legal lot with 956 residential condominium (72 affordable) units and 16 commercial condominium units in a development presently under construction. The 2.74-acre project site comprises the block between 14th and 15th Street, and J Street and Island Avenue, and is located in the CCPD-NC (Neighborhood Commercial) zone of the Center City Planned District, within the Neighborhood Mixed-Use Center (NC) base district and East Village Neighborhood of the Downtown Community Plan. The property is legally described as Parcel 1 of Parcel Map No. 20125; and

WHEREAS, the Map proposes the subdivision of a 2.74-acre site into one lot for 956 residential condominium (72 affordable) units and 16 commercial condominium units, currently under construction; and

WHEREAS, Development within the Downtown Community Planning area is covered under the Final Environmental Impact Report (FEIR) for the San Diego Downtown Community Plan (DCP), Centre City Planned Development Ordinance (CCPDO), and 10th

ATTACHMENT 3

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) and subsequent addenda to the FEIR certified by the Former Agency on August 3, 2007 (Former Agency Resolution R-04193), April 21, 2010 (Former Agency Resolution R-04510), and August 3, 2010 (Former Agency Resolution R-04544), and certified by the City Council on February 12, 2014 (City Council Resolution R-308724) and July 14, 2014 (City Council Resolution R-309115). The FEIR is a “Program EIR” prepared in compliance with California Environmental Quality Act (CEQA) Guidelines Section 15168. Consistent with best practices suggested by Section 15168, an FEIR Consistency Evaluation has been completed for the Project. The Evaluation concluded that the environmental impacts of the project were adequately addressed in the FEIR, the Project is within the scope of the development program described in the FEIR, and that none of the conditions listed in Section 15162 exist; therefore, no further environmental documentation is required under CEQA; 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, on April 15, 2015, the Hearing Officer of the City of San Diego considered Map Waiver No. 1405566, and pursuant to sections 125.0122 (map waiver), 125.0440 (tentative map) of the San Diego Municipal Code and Subdivision Map Act section 66428, received for its consideration written and oral presentations, evidence having been submitted, and testimony having been heard from all interested parties at the public hearing,

and the Hearing Officer having fully considered the matter and being fully advised concerning the same; NOW THEREFORE,

BE IT RESOLVED by the Hearing Officer of the City of San Diego, that it adopts the following findings with respect to Map Waiver No.1405566:

1. The proposed subdivision and its design or improvement are consistent with the policies, goals, and objectives of the applicable land use plan (San Diego Municipal Code § 125.0440(a) and Subdivision Map Act §§ 66473.5, 66474(a), and 66474(b)).

The proposed subdivision will amend Map Waiver No. 364909 to increase the number of residential condominium units allowed from 650 units to 956 units, and maintain 16 commercial condominium units, in a phased, mixed-use high-rise project currently under construction. Other than the increase in the quantity of residential condominium units, no other changes are requested, and the project does not include additional development of the property. Centre City Development Permit No. 2011-06A, dated June 30, 2011, allows the construction of a two-phased mixed use residential project consisting of two 45-story (approximately 479 foot tall) residential mixed use towers comprised of approximately 956 residential units (72 affordable units) and 20,127 square feet of commercial retail space. The proposed project site is located within the Downtown Community Plan area and is designated for Neighborhood Mixed-Use Center (NC) land use. The purpose of the NC district is to ensure “development of distinctive centers around plazas, parks, and main streets that provide a focus to the neighborhoods by supporting a mix of residential and non-residential developments that contain active commercial uses on the ground floor.” The proposed subdivision, to create residential and commercial condominium units associated with a mixed-use project currently under construction, is consistent with this land use designation, and is consistent with the policies, goals, and objectives of the applicable land use plan.

2. The proposed subdivision complies with the applicable zoning and development regulations of the Land Development Code (San Diego Municipal Code § 125.0440(b)).

The subject property is a 2.74-acre site comprising the block between 14th and 15th Street, and J Street and Island Avenue, located in the CCPD-NC (Neighborhood Commercial) zone of the Center City Planned District. Centre City Development Permit No. 2011-06A, dated June 30, 2011, allows the construction of a two-phased mixed use residential project consisting of two 45-story (approximately 479 foot tall) residential mixed use towers comprised of approximately 956 residential units (72 affordable units) and 20,127 square feet of commercial retail space. The proposed subdivision will amend Map Waiver No. 364909 to increase the number of residential condominium units allowed from 650 units to 956 units, and maintain 16 commercial condominium units, in a phased, mixed-use high-rise project currently under construction. Other than the increase in the quantity of residential condominium units, no other changes are requested, and the project does not include

additional development of the property. The proposed subdivision is consistent with the development regulations of the underlying zones and complies with setbacks, floor area ratio, landscaping and architectural design and no deviations are requested with this action. Therefore, the site complies with the applicable zoning and development regulations of the Land Development Code.

3. The site is physically suitable for the type and density of development (San Diego Municipal Code § 125.0440(c) and Subdivision Map Act §§ 66474(c) and 66474(d)).

The proposed subdivision will amend Map Waiver No. 364909 to increase the number of residential condominium units allowed from 650 units to 956 units, and maintain 16 commercial condominium units, in a phased, mixed-use high-rise project currently under construction. Other than the increase in the quantity of residential condominium units, no other changes are requested, and the project does not include additional development of the property. Centre City Development Permit No. 2011-06A, dated June 30, 2011, allows the construction of a two-phased mixed use residential project consisting of two 45-story (approximately 479 foot tall) residential mixed use towers comprised of approximately 956 residential units (72 affordable units) and 20,127 square feet of commercial retail space. The proposed subdivision is consistent with the development regulations of the CCPD-NC (Neighborhood Commercial) zone of the Center City Planned District and the site is physically suitable for the type and density of development proposed under Map Waiver No.1405566.

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 (San Diego Municipal Code § 125.0440(d) and Subdivision Map Act § 66474(e)).

The proposed subdivision will amend Map Waiver No. 364909 to increase the number of residential condominium units allowed from 650 units to 956 units, and maintain 16 commercial condominium units, in a phased, mixed-use high-rise project currently under construction. Other than the increase in the quantity of residential condominium units, no other changes are requested, and the project does not include additional development of the property. The site is within an existing developed high-density urban in-fill area and does not contain nor is it adjacent to any fish or wildlife habitats, environmentally sensitive lands or within the Multiple Habitat Planning Area. Therefore, the design of the subdivision and the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

5. The design of the subdivision or the type of improvements will not be detrimental to the public health, safety, and welfare (San Diego Municipal Code § 125.0440(e) and Subdivision Map Act § 66474(f)).

The proposed subdivision will amend Map Waiver No. 364909 to increase the number of residential condominium units allowed from 650 units to 956 units, and maintain 16 commercial condominium units, in a phased, mixed-use high-rise project currently under

construction. Other than the increase in the quantity of residential condominium units, no other changes are requested, and the project does not include additional development of the property. The project has been reviewed and is in compliance with the Municipal Code and the Subdivision Map Act. The Map Waiver includes conditions and corresponding exhibits of approvals relevant to adequate parking, public improvements, and paying applicable taxes in order to achieve compliance with the regulations of the San Diego Municipal Code. All Uniform Building, Fire, Plumbing, Electrical and Mechanical Code regulations and permitting requirements governing the construction and continued operation of the development apply to this project. 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 (San Diego Municipal Code § 125.0440(f) and Subdivision Map Act § 66474(g)).

The proposed subdivision will amend Map Waiver No. 364909 to increase the number of residential condominium units allowed from 650 units to 956 units, and maintain 16 commercial condominium units, in a phased, mixed-use high-rise project currently under construction. Other than the increase in the quantity of residential condominium units, no other changes are requested, and the project does not include additional development of the property. Existing public easements for drainage, park and utility purposes will remain and will not change as a result of the proposed subdivision. Therefore, the design of the subdivision and the associated improvements will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision.

7. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities (San Diego Municipal Code § 125.0440(g) and Subdivision Map Act § 66473.1).

The proposed subdivision will amend Map Waiver No. 364909 to increase the number of residential condominium units allowed from 650 units to 956 units, and maintain 16 commercial condominium units, in a phased, mixed-use high-rise project currently under construction. Other than the increase in the quantity of residential condominium units, no other changes are requested, and the project does not include additional development of the property. The development under construction has the potential and opportunity to implement sustainable building techniques utilizing photovoltaic systems (solar panels) to generate a certain percentage of the project's energy needs. 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 (San Diego Municipal Code § 125.0440(h) and Subdivision Map Act § 66412.3).

ATTACHMENT 3

The proposed subdivision will amend Map Waiver No. 364909 to increase the number of residential condominium units allowed from 650 units to 956 units, and maintain 16 commercial condominium units, in a phased, mixed-use high-rise project currently under construction. Other than the increase in the quantity of residential condominium units, no other changes are requested, and the project does not include additional development of the property. The development is subject to an agreement with the San Diego Housing Commission identified as "Density Bonus and Inclusionary Agreement -Bayview Property", recorded in the Office of the County Recorder as Document No. 2013-0258570. This agreement sets aside 72 of the 650 residential units for affordable housing to be available for rent to low-income households, thereby addressing housing needs for low income residents within the Downtown Community Plan area. 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 regional 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.

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

BE IT FURTHER RESOLVED, that based on the Findings hereinbefore adopted by the Hearing Officer, Map Waiver No. 1405566; is hereby granted to PINNACLE BAYSIDE DEVELOPMENT US, L.P., subject to the attached conditions which are made a part of this resolution by this reference.

By

Patricia J. FitzGerald
Development Project Manager
Development Services Department

ATTACHMENT: Map Waiver Conditions

Internal Order No. 24005234

**HEARING OFFICER
CONDITIONS FOR MAP WAIVER NO. 1405566
15TH & ISLAND MAP WAIVER AMENDMENT - PROJECT NO. 393272
ADOPTED BY RESOLUTION NO. HO-_____, ON APRIL 15, 2015**

GENERAL

1. This Map Waiver will expire April 30, 2018.
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. A Certificate of Compliance shall be recorded in the Office of the San Diego County Recorder, prior to the Map Waiver expiration date.
5. The Certificate of Compliance shall conform to the provisions of Centre City Development Permit No. 2011-06A.
6. The Subdivider shall defend, indemnify, and hold the City (including its agents, officers, and employees [together, "Indemnified Parties"]) harmless from any claim, action, or proceeding, against the City and/or any Indemnified Parties to attack, set aside, void, or annul City's approval of this project, which action is brought within the time period provided for in Government Code section 66499.37. City shall promptly notify Subdivider of any claim, action, or proceeding and shall cooperate fully in the defense. If City fails to promptly notify the Subdivider of any claim, action, or proceeding, or if the City fails to cooperate fully in the defense, Subdivider shall not thereafter be responsible to defend, indemnify, or hold City and/or any Indemnified Parties harmless. City may participate in the defense of any claim, action, or proceeding if City bears its own attorney's fees and costs, City defends the action in good faith, and Subdivider is not be required to pay or perform any settlement unless such settlement is approved by the Subdivider.

AFFORDABLE HOUSING

7. Prior to the issuance of any occupancy permits, the Owner/Permittee shall comply with the affordable housing requirements of the City's Inclusionary Affordable Housing Regulations (SDMC § 142.1301 et seq.). The development is subject to

an agreement with the San Diego Housing Commission identified as “Density Bonus and Inclusionary Agreement – Bayview Property”, recorded in the Office of the County Recorder as Document No. 2013-0258570.

ENGINEERING

8. Compliance with all conditions shall be assured, to the satisfaction of the City Engineer, prior to the recordation of the Certificate of Compliance, unless otherwise noted.
9. The Subdivider shall construct the required Public Improvements, as shown on the approved drawing 34278-D, which included all new improvements on 14th Street, 15th Street, J Street and Island Avenue.
10. Pursuant to City Council Policy 600-20, the subdivider shall provide evidence to ensure that an affirmative marketing program is established.
11. The Subdivider shall underground any new service run to any new or proposed structures within the subdivision.
12. The subdivider shall ensure that all onsite utilities serving the subdivision shall be undergrounded with the appropriate permits. The subdivider shall provide written confirmation from applicable utilities that the conversion has taken place, or provide other means to assure the undergrounding, satisfactory to the City Engineer.
13. The Subdivider shall comply with the “General Conditions for Tentative Subdivision Maps,” filed in the Office of the City Clerk under Document No. 767688 on May 7, 1980. Only those exceptions to the General Conditions which are shown on the Map Waiver and covered in these special conditions will be authorized. All public improvements and incidental facilities shall be designed in accordance with criteria established in the Street Design Manual, filed with the City Clerk as Document No. RR-297376.

MAPPING

14. “Basis of Bearings” means the source of uniform orientation of all measured bearings shown on the map. Unless otherwise approved, this source shall be the California Coordinate System, Zone 6, North American Datum of 1983 (NAD 83).
15. “California Coordinate System” means the coordinate system as defined in Section 8801 through 8819 of the California Public Resources Code. The

specified zone for San Diego County is “Zone 6,” and the official datum is the “North American Datum of 1983.”

16. Every Certificate of Compliance shall:
- a. Use the California Coordinate System for its “Basis of Bearing” and express all measured and calculated bearing values in terms of said system. The angle of grid divergence from a true median (theta or mapping angle) and the north point of said map shall appear on each sheet thereof. Establishment of said Basis of Bearings may be by use of existing Horizontal Control stations or astronomic observations.
 - b. Show two measured ties from the boundary of the map to existing Horizontal Control stations having California Coordinate values of Third Order accuracy or better. These tie lines to the existing control shall be shown in relation to the California Coordinate System (i.e., grid bearings and grid distances). All other distances shown on the map are to be shown as ground distances. A combined factor for conversion of grid-to-ground distances shall be shown on the map.

INFORMATION:

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

- This development may be subject to payment of School Impact Fees at the time of issuance of building permits, as provided by Education Code Section 17620, in accordance with procedures established by the Director of Building Inspection.
- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of the Map Waiver, may protest the imposition within 90 days of the approval of this Map Waiver by filing a written protest with the San Diego City Clerk pursuant to Government Code Sections 66020 and/or 66021.
- Where in the course of development of private property, public facilities are damaged or removed, the Subdivider shall at no cost to the City, obtain the required permits for work in the public right-of-way, and repair or replace the public facility to the satisfaction of the City Engineer (San Diego Municipal Code § 142.0607).

Internal Order No. 24005234



THE CITY OF SAN DIEGO

M E M O R A N D U M

DATE: April 7, 2015

TO: P.J. FitzGerald, Development Project Manager, Project Management Division,
Development Services Department

FROM: *AMM* Anna L. McPherson, Senior Planner, Environmental Analysis Section, Land
Development Review Division, Development Services Department

SUBJECT: **15TH & ISLAND MAP WAIVER AMENDMENT
PTS PROJECT NUMBER 393272 CALIFORNIA ENVIRONMENTAL
QUALITY ACT 15162 EVALUATION**

The Development Services Department has completed a California Environmental Quality Act 15162 evaluation for the 15th and Island Map Waiver Amendment project. The evaluation was conducted to provide supporting documentation that none of the conditions specified in CEQA Guidelines Section 15162 exist that require the preparation of a new environmental document. The project was reviewed against the previously certified FEIR, and subsequent Addenda for the Centre City Redevelopment Plan (now entitled the Downtown Community Plan) and Planned District Ordinance, and the Secondary Study prepared by Civic San Diego for the 15th and Island Project in September 2011.

The FEIR is a "Program EIR" as described in Section 15168 of the CEQA Guidelines. The aforementioned environmental document is the most recent and comprehensive environmental document pertaining to the proposed project. A Secondary Study was prepared in compliance with the former San Diego Redevelopment Agency's amended "Procedures for Implementation of CEQA and the State CEQA Guidelines" (adopted July 17, 1990). Under these former Agency Guidelines, environmental review for subsequent proposed actions was accomplished through use of the Secondary Study process defined in the Agency Guidelines, as allowed by Sections 15168 and 15180 of the CEQA Guidelines. The Secondary Study **15th and Island Project 3 September 2011** included the same evaluation criteria as the Initial Study defined in Section 15063 of the CEQA Guidelines.

Project Information and History

The subject property is a 2.74-acre site comprising the block between 14th and 15th Street, and J Street and Island Avenue, located in the CCPD-NC (Neighborhood Commercial) zone of the Center City Planned District, within the Neighborhood Mixed-Use Center (NC) base district and East

Village Neighborhood of the Downtown Community Plan Area. Located five blocks east of the ballpark and a block north of the MTS Transit facility, the project site is within an area undergoing redevelopment and is surrounded by a range of old and new mixed-use development.

The site is the subject of three previous planning/subdivision approvals:

- CCDP No. 2005-27: On February 21, 2006, Centre City Development Permit (CCDP) No. 2005-27 was approved for the development of two high-rise, mixed-use buildings above common underground parking and an outdoor park space.
- MW No. 364909: On December 20, 2006, Map Waiver No. 364909 was approved by the Hearing Officer which allowed 650 residential and 16 commercial condominium units (Attachment 7).
- CCDP No. 2011-06A: The current active development permit, Centre City Development Permit No. 2011-06A (Attachment 8), was approved on June 30, 2011 and amended CCDP No. 2005-27, allowing an increase in the number of residential units (increased from 650 to 956). The permit allows the construction of a two-phased mixed use residential project consisting of two 45-story (approximately 479 foot tall) residential mixed use towers comprised of approximately 956 residential units (72 affordable units) and 20,127 square feet of commercial retail space. The commercial space includes 17,127 square feet within the podium of the residential towers and 3,000 square feet within a free standing structure at the corner of 14th Street and Island Avenue.

The site is currently under construction through Building Permit No. 1016801 (PTS No. 289768) and no Certificate of Occupancy has been issued.

The project is an application to amend Map Waiver No. 364909 to increase the number of residential condominium units allowed from 650 units to 956 units, and maintain 16 commercial condominium units, in a phased, mixed-use high-rise project currently under construction. Other than the increase in residential condominium units, no other changes are requested. The proposed Map Waiver application has been reviewed by Civic San Diego staff and has been determined to be in compliance with CCDP No. 2011-06A.

Environmental Analysis

The FEIR for the Downtown Community Plan FEIR and subsequent addenda concluded that development within the Downtown project area would result in significant impacts as detailed below:

Significant but Mitigated Impacts

- Air Quality: Construction Emissions
- Paleontology: Impact to Paleontological Resources
- Noise: Exterior Traffic Noise in Residential Development
- Traffic: Impact on Grid Streets

Significant and Unmitigated Impacts

- Aesthetics/Visual Quality: Views of the Bay and Bay Bridge
- Air Quality: Mobile Source Emissions
- Historical Resources: Archeological
- Water Quality: Urban Runoff
- Land Use: Physical Changes Related to Transient Activity
- Noise: Exterior Traffic Level Increase on Grid Streets
- Traffic: Impact on Surrounding Streets
- Traffic: Impact on Freeway Ramps and Segments
- Parking: Excessive Parking Demand

In certifying the FEIR and approving the Downtown Community Plan, PDO, and 10th Amendment to the Redevelopment Plan, the San Diego City Council and Redevelopment Agency adopted Findings of Fact and a Statement of Overriding Considerations. Although the FEIR identified significant unmitigated impacts, a Mitigation, Monitoring and Reporting Program was adopted which reduces some impacts, but not to below a level of significance. All applicable mitigation measures (Historical Resources-Archeology, Paleontology, Air Quality, Noise, and Traffic) have been incorporated into the project and are being implemented during construction.

The previously prepared Secondary Study for the 15th and Island Project determined that the project was adequately addressed in the environmental documents noted above and there is no change in circumstance, substantial additional information, or substantial project changes to warrant additional environmental review. This 15162 Consistency Evaluation relies upon both the city project review and the Secondary Study; the evaluation reaches the same conclusion because the project under review is a required map action to reflect the previously approved project, which received a previous approval from another agency and is currently under construction. Additionally, as noted above, the project is in compliance with CCDP No. 2011-06A.

Section 15162 of the California Environmental Quality Act Guidelines states that when an Environmental Impact Report has been certified or a Negative Declaration adopted for a project, no subsequent or supplemental Environmental Impact Report or Negative Declaration shall be prepared unless the lead agency determines, on the basis of substantial evidence in the light of the whole record, one or more of the following:

1. Substantial changes are proposed to the project
2. Substantial changes occur with respect to circumstances under which the project is being undertaken
3. New information, which was not known or could not have been known at the time the Environmental Impact Report or Negative Declaration was certified as complete, becomes available.

Taking into consideration the project review and additional analysis conducted by Development Services Department staff, along with review of the previously certified environmental document

and Secondary Study, it was determined that the project would not result in a substantially changed project. Additionally, the project would not result in new impacts or changed circumstances that would require a new environmental document.

Therefore, because none of the three above events have occurred, Development Services Department staff does not find the need to conduct additional environmental review of the Project. All environmental issues and mitigation for significant impacts have been adequately addressed pursuant to the California Environmental Quality Act for the proposed project.

Anna L. McPherson, AICP
Senior Planner



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

Community Planning Committee Distribution Form Part 2

Project Name: 15th & Island Amendment	Project Number: 393272	Distribution Date: 12/01/2014
Project Scope/Location: DOWNTOWN (Process 3) Amend Map Waiver 364909 to increase condominium residential units to 957, and commercial condominium units to 16 in a phased, high-rise project under construction located at superblock bounded by 14th Ave., J St., 15th Ave., and Island St (Parcel=535-154-05). The 2.74 acre lot is located in the CCPD-NC zone of the Center City Planned District in the Downtown Community Plan Area. Council District 3.		
Applicant Name: Brian Longmore		Applicant Phone Number: (858) 603-9478
Project Manager: Sandra Teasley	Phone Number: (619) 446-5271	Fax Number: (619) 446-5245
E-mail Address: STeasley@sandiego.gov		
Committee Recommendations (To be completed for Initial Review):		
<input checked="" type="checkbox"/> Vote to Approve	Members Yes 18	Members No 0
<input type="checkbox"/> Vote to Approve With Conditions Listed Below	Members Yes	Members No
<input type="checkbox"/> Vote to Approve With Non-Binding Recommendations Listed Below	Members Yes	Members No
<input type="checkbox"/> Vote to Deny	Members Yes	Members No
<input type="checkbox"/> No Action (Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)		<input type="checkbox"/> Continued
CONDITIONS:		
NAME: Laura Garrett		TITLE: Chair, PCPC
SIGNATURE: <i>Laura Garrett</i>		DATE: 12/11/14
<i>Attach Additional Pages If Necessary.</i>		Please return to: Project Management Division City of San Diego Development Services Department 1222 First Avenue, MS 302 San Diego, CA 92101
Printed on recycled paper. Visit our web site at www.sandiego.gov/development-services . Upon request, this information is available in alternative formats for persons with disabilities.		

HEARING OFFICER
RESOLUTION NO. HO-5612
MAP WAIVER NO. 364909
15TH & ISLAND MAP WAIVER - PROJECT NO. 109303

WHEREAS, PINNACLE BAYSIDE DEVELOPMENT US, LP, Applicant/Subdivider, and STERING LAND SURVEYORS, INC., Surveyor, submitted an application with the City of San Diego for Map Waiver No. 364909, to waive the requirement for a Tentative Map and a Final Map to create 650 residential condominium units and 16 commercial condominium units in a development presently under construction. The project site is located at 1469 Island Avenue, between 14th Street and 15th Street and Island Avenue and J Street, in the East Village District of the Centre City Planned Area and is legally described as Parcel 1 of Parcel Map 20125; and

WHEREAS, the Map proposes the subdivision of a 2.74-acre site into 650 residential condominium units and 16 commercial condominium units; and

WHEREAS, the project is exempt from environmental review pursuant to Section 15301 of the California Environmental Quality Act (CEQA) on the basis that the facilities are existing; and

WHEREAS, the project complies with the requirements of a preliminary soils and/or geological reconnaissance report pursuant to the Subdivision Map Act and Section 144.0220 of the Municipal Code of the City of San Diego; and

WHEREAS, the project consists of 650 residential and 16 commercial units under construction which have not been issued Certificates of Occupancy; and

WHEREAS, the subdivision is a condominium project as defined in Section 1350 et seq. of the Civil Code of the State of California and filed pursuant to the Subdivision Map Act. The total number of condominium units is 650 residential and 16 commercial; and

WHEREAS, on December 20, 2006 the Hearing Officer of the City of San Diego considered Map Waiver No. 364909 and pursuant to Section 125.0122 of the Municipal Code of the City of San Diego and Subdivision Map Act Section 66428, received for its consideration written and oral presentations, evidence having been submitted, and heard testimony from all interested parties at the public hearing, and the Hearing Officer having fully considered the matter and being fully advised concerning the same; NOW, THEREFORE,

BE IT RESOLVED by the Hearing Officer of the City of San Diego, that it adopts the following findings with respect to Map Waiver No. 364909:

1. The proposed subdivision and its design or improvement are consistent with the policies, goals, and objectives of the applicable land use plan (Land Development Code Section 125.0440.a and State Map Act Sections 66473.5, 66474(a), and 66474(b)).

2. The proposed subdivision complies with the applicable zoning and development regulations of the Land Development Code (Land Development Code Section 125.0440.(b)).
3. The site is physically suitable for the type and density of development (Land Development Code Section 125.0440.(c) and State Map Act Sections 66474(c) and 66474(d)).
4. The design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidable injure fish or wildlife or their habitat (Land Development Code Section 125.0440.d and State Map Act Section 66474(e)).
5. The design of the subdivision or the type of improvements will not be detrimental to the public health, safety, and welfare (Land Development Code Section 125.0440.e and State Map Act Section 66474(f)).
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 (Land Development Code Section 125.0440.f and State Map Act Section 66474(g)).
7. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities (Land Development Code Section 125.0440.g and State Map Act Section 66473.1).
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 (Land Development Code Section 125.0440.h and State Map Act Section 66412.3).
9. The proposed subdivision of land complies with requirements of the Subdivision Map Act and the Land Development Code as to area, improvement and design, floodwater drainage control, appropriate improved public roads, sanitary disposal facilities, water supply availability, environmental protection, and other requirements of the Subdivision Map Act or the Land Development Code enacted pursuant thereto (Land Development Code Section 125.0122 and State Map Act Section 66428(b)).
10. That said Findings are supported by the minutes, maps, and exhibits, all of which are herein incorporated by reference.

BE IT FURTHER RESOLVED, that, based on the Findings hereinbefore adopted by the Hearing Officer, Map Waiver No. 364909 is hereby granted to PINNACLE BAYSIDE DEVELOPMENT US, LP, Applicant/Subdivider, subject to the following conditions:

GENERAL

1. This Map Waiver will expire December 20, 2009.
2. Compliance with all of the following conditions shall be assured, to the satisfaction of the City Engineer, prior to the recordation of the Certificate of Compliance unless otherwise noted.
3. A Certificate of Compliance shall be recorded in the Office of the County Recorder, prior to the Map Waiver expiration date.

AFFORDABLE HOUSING

4. Prior to the issuance of any building permits, the developer shall comply with the Affordable Housing Requirements of the City's Inclusionary Housing Ordinance (Chapter 14, Article 2, Division 13 of the Land Development Code.)

ENGINEERING

5. Pursuant to City Council Policy 600-20, the subdivider shall provide evidence to ensure that an affirmative marketing program is established.
6. Prior to the issuance of a Certificate of Compliance, taxes must be paid on this property pursuant to section 66492 of the Subdivision Map Act. A tax certificate, recorded in the office of the County Recorder, must be provided to satisfy this condition.
7. The subdivider shall replace all existing curb and gutter with City standard curb and gutter along the entire project frontage on 14th Street, 15th Street, J Street and Island Avenue.
8. The subdivider shall replace the existing sidewalk along the entire project frontage in compliance with Centre City Development Corporation standards.
9. The subdivider shall install City standard pedestrian ramps with truncated domes at the project four street corners.
10. The subdivider shall install a City standard driveway, on 15th Street, per Standard Drawing G-14A, G-16 and SDG-100.
11. The subdivider shall obtain an Encroachment Maintenance Agreement for the underground parking located within the City's rights-of-way.

12. Prior to the issuance of any construction permit, the applicant shall enter into a Maintenance Agreement for the ongoing permanent BMP maintenance, satisfactory to the City Engineer.
13. Prior to the issuance of any construction permit, the applicant shall incorporate any construction Best Management Practices necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the Municipal Code, into the construction plans or specifications.
14. Prior to the issuance of any construction permit the applicant shall incorporate and show the type and location of all post construction Best Management Practices (BMP's) on the final construction drawings, consistent with the approved Water Quality Technical Report.
15. The drainage system for this project shall be private and will be subject to approval by the City Engineer.
16. The subdivider shall obtain a bonded grading/shoring permit for the grading proposed for this project. All grading shall conform to requirements in accordance with the City of San Diego Municipal Code in a manner satisfactory to the City Engineer.
17. Development of this project shall comply with all requirements of State Water Resources Control Board (SWRCB) Order No. 99 08 and the Municipal Storm Water Permit, Order No. 2001-01 (NPDES General Permit No. CAS000002 and CA S0108758), Waste Discharge Requirements for Discharges of Storm Water Runoff Associated With Construction Activity. In accordance with said permit, a Storm Water Pollution Prevention Plan (SWPPP) and a Monitoring Program Plan shall be implemented concurrently with the commencement of grading activities, and a Notice of Intent (NOI) shall be filed with the SWRCB.
18. A copy of the acknowledgment from the SWRCB that an NOI has been received for this project shall be filed with the City of San Diego when received; further, a copy of the completed NOI from the SWRCB showing the permit number for this project shall be filed with the City of San Diego when received. In addition, the owner(s) and subsequent owner(s) of any portion of the property covered by this Map Waiver and by SWRCB Order No. 99 08 DWQ, and any subsequent amendments thereto, shall comply with special provisions as set forth in Section C.7 of SWRCB Order No. 99 08 DWQ.
19. The subdivider shall obtain an Encroachment Maintenance and Removal Agreement for the private storm drains, canopies, transformer vault lid, landscape and irrigation located in the City public easement and rights-of-way.
20. Conformance with the "General Conditions for Tentative Subdivision Maps," filed in the Office of the City Clerk under Document No. 767688 on May 7, 1980, is required. Only

those exceptions to the General Conditions which are shown on the Map Waiver and covered in these special conditions will be authorized.

21. All public improvements and incidental facilities shall be designed in accordance with criteria established in the Street Design Manual, filed with the City Clerk as Document No. 769830.

MAPPING

22. The design of the subdivision shall include private easements, if any, serving parcels of land outside the subdivision boundary or such easements must be removed from the title of the subdivided lands prior to filing any parcel or final map encumbered by these easements.

SEWER AND WATER

23. The Subdivider shall install appropriate private back flow prevention devices on all existing and proposed water services (domestic, irrigation, and fire) adjacent to the project site in a manner satisfactory to the Water Department Director.
24. The Subdivider shall provide a letter, agreeing to prepare CC&Rs for the operation and maintenance of all private water and sewer facilities that serve or traverse more than a single condominium unit or lot.
25. Prior to the Certificate of Occupancy, the Owner/Developer will be required to permit and bond the design and construction of a new 12-inch diameter water main with 12-inch Tees to replace the existing 6-inch diameter water main in Island Avenue from 14th Street to 15th Street.
26. The Owner/Permittee agrees that, all public water facilities, including services and meters, will be designed and constructed in accordance with established criteria in the most current edition of the City of San Diego Water Facility Design Guidelines and City regulations, standards and practices pertaining thereto.
27. The Owner/Developer agrees to provide CC&Rs for the operation and maintenance of all private water facilities that serve or traverse more than a single unit or lot.
28. The Owner/Developer agrees to provide adequate Fire Protection to the entire site. The Fire Protection design and construction shall be in a manner, satisfactory to the Fire Department, Water Department Director and City Engineer.
29. The Owner/Developer agrees that, at the time of any requests of any Certificate of Occupancy, any necessary public water facilities shall be complete and operational in a manner which will receive operational acceptance by the Water Department, satisfactory to the Water Department Director and the City Engineer.

30. Prior to the submittal of any public improvement drawings (including grading), the developer shall submit calculations, satisfactory to the Metropolitan Wastewater Department Director, for sizing of the sewer lateral(s) from this site to its connection with a public sewer main.
31. The developer shall design and construct all proposed public sewer facilities in accordance with established criteria in the most current edition of the City of San Diego Sewer Design Guide.
32. Proposed private underground sewer facilities located within a single lot shall be designed to meet the requirements of the California Uniform Plumbing Code and shall be reviewed as part of the building permit plan check.

GEOLOGY

33. Prior to the issuance of a grading permit, a geotechnical report shall be submitted and approved by the City Engineer in accordance with the City of San Diego "Technical Guidelines for Geotechnical Reports."

TRANSPORTATION

34. This project shall comply with the off-street loading requirements of Section 103.1916 of SDMC
35. The applicant shall provide and maintain adequate sight visibility area along the front setback. No obstacles higher than 36" shall be located within this area (e.g. walls, landscaping, shrubs, etc.).
36. This project shall comply with all current street lighting standards according to the City of San Diego Street Design Manual (Document No. 297376, filed November 25, 2002) and the amendment to Council Policy 200-18 approved by City Council on February 26, 2002 (Resolution R-296141) satisfactory to the City Engineer. This may require (but not be limited to) installation of new street light(s), upgrading light from low pressure to high pressure sodium vapor and/or upgrading wattage.
37. The applicant shall stripe Island Avenue between 14th Street and 15th Street to include an 80' long and 7.5' wide buffer zone to allow proper transition of the travel lanes due to existing street offset. The striping should be shown on the public improvement plan to the satisfaction of the City Engineer.

INFORMATION:

- The approval of this Map Waiver by the Hearing Officer of the City of San Diego does not authorize the subdivider to violate any Federal, State, or City laws, ordinances,

regulations, or policies including but not limited to, the Federal Endangered Species Act of 1973 and any amendments thereto (16 USC Section 1531 et seq.).

- If the Subdivider makes any request for new water and sewer facilities (including services, fire hydrants, and laterals), then the subdivider shall design and construct such facilities in accordance with established criteria in the most current editions of the City of San Diego water and sewer design guides and City regulations, standards and practices pertaining thereto. Off-site improvements may be required to provide adequate and acceptable levels of service and will be determined at final engineering.
- Subsequent applications related to this Map Waiver will be subject to fees and charges based on the rate and calculation method in effect at the time of payment.
- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of the Map Waiver, may protest the imposition within 90 days of the approval of this Map Waiver by filing a written protest with the City Clerk pursuant to California Government Code Section 66020.
- The applicant shall conform to Municipal Code provisions for "Public Improvement Subject to Desuetude or Damage." If repair or replacement of such public improvements is required, the owner shall obtain the required permits for work in the public right-of-way, satisfactory to the City Engineer.
- This development may be subject to payment of School Impact Fees at the time of issuance of building permits, as provided by Education Code Section 17620, in accordance with procedures established by the Director of Building Inspection.

PASSED AND ADOPTED BY THE HEARING OFFICER OF THE CITY OF SAN DIEGO, CALIFORNIA, ON DECEMBER 20, 2006.

By



Peter Lynch
Development Project Manager
Development Services Department

Job Order No. 42-6755

Centre City Development Permit No. 2011-06A
15th & Island

**15th & Island
Centre City Development Permit No. 2011-06A**

Pursuant to the regulations of the Centre City Planned District Ordinance (CCPDO), an application from Pinnacle Bayside Development, L.P. (Owner/Permittee), to construct a two-phased mixed-use residential development located on the 120,000 square-foot "superblock" (Site) bounded by Island Avenue and 14th, 15th, and J streets in the East Village Neighborhood of the Downtown Community Plan (DCP) Area ~~and more particularly described in "Exhibit A"~~, was reviewed by the Centre City Development Corporation (CCDC). ed

A Centre City Development Permit is granted to the Owner/Permittee to construct and operate uses as described and identified by size, dimension, quantity, type and location as shown on the approved exhibits on file in the offices of CCDC dated June 30, 2011 and subject to the following terms and conditions set forth in this Permit.

1. General

The project is subject to that certain Owner Participation Agreement dated October 12, 2005. The Owner Participation Agreement was amended by that certain First Implementation Agreement dated August 7, 2006, that certain Second Implementation Agreement dated May 2, 2007, and that certain Third Implementation Agreement dated January 3, 2011. The Owner Participation Agreement, the First Implementation Agreement, the Second Implementation Agreement, the Third Implementation Agreement and any other future amendments or implementation agreements are collectively referred to herein as the "Agreement".

The Owner/Permittee shall construct, or cause to be constructed on the site, a residential mixed-use development containing no more than 1,106,007 square feet above grade, including approximately 967,715 net square feet of residential space to accommodate approximately 956 residential units (72 affordable units) and approximately 20,127 square feet of commercial retail space in the podium of the residential towers (17,127 square feet) and in a free standing structure at the corner of 14th Street and Island Avenue (3,000 square feet).

The Owner/Permittee shall design and maintain a 57,000 square foot public park within the Park Easement (generally located on the west half of the site) as described in Section 9 below. The Owner/Permittee or the former Redevelopment Agency (Agency) as provided in the Agreement shall install the Park Improvements within the Park Easement.

The Owner/Permittee shall design and construct on the site an approximately 3,000 square foot commercial building containing a food and beverage use, two joint-use public restrooms, and a public/private patio area located adjacent to the Park Easement in the northwest corner of the Site as described in Section 10 below (the "Corner Commercial Structure").

Centre City Development Permit No. 2011-06A
15th & Island

2. Floor Area Ratio (FAR) Bonus

An increase in the maximum allowable Base 6.0 FAR to 8.0 is hereby granted under the following provisions of the Centre City Planned District Ordinance (CCPDO):

- a. Affordable Housing (Section 156.0309(e)(1)) - The project shall be allowed to increase the Base 6.0 FAR to 8.0 under the provisions of the Centre City Planned District Ordinance (PDO) consistent with State Density Bonus Law. The project is entitled to up to 2.1 FAR (250,904 square feet) for a maximum total FAR of 8.1 (967,772).
- b. The Owner/Permittee shall provide a minimum of 72 affordable units restricted to 51% -80% of Area Median Income (AMI) for a minimum of 55 years. An agreement with the San Diego Housing Commission shall be executed to enforce and monitor the affordability restrictions prior to issuance of any building permit for construction of any residential unit.

3. Parking Garage

Approximately 1,011 or more parking spaces shall be provided in a minimum of five levels of an underground Parking Garage. All parking spaces shall be designed to meet City Standards, including the use of tandem parking as reflected in the Basic Concept/Schematic Drawings. A minimum of 50 spaces shall be available to the patrons of the retail spaces and visitors to the residential units. Visitor and/or public parking spaces shall be identified with appropriate signage. In addition, a minimum of 48 motorcycle spaces and secured storage space for a minimum of 193 bicycles shall be provided.

Any subterranean parking facilities encroaching into the public right-of-way shall be located a minimum of six feet back from the face of curb, measured to the outside of any shoring, and a minimum of three feet below the sidewalk (unless otherwise approved by the Development Services Department). An Encroachment Removal and Maintenance Agreement shall be obtained from the City to allow encroachment of the garage.

4. Phasing of Construction

Construction of the project's improvements may be phased only as provided in Section 705 of the Agreement and Section 9 of this Permit.

5. Design Development, 50% and 100% Construction Drawings

The Owner/Permittee shall submit for approval to CCDC Design Development, 50% and 100% Construction Drawings, as required by the Schedule of Performance, which implement the design intent of the Basic Concept/Schematic Drawings and any refinements/requirements listed in this Permit.

PLANNING AND DESIGN REQUIREMENTS

6. Urban Design Standards

The proposed development, including its architectural design concepts, landscape features and off-site improvements, shall be subject to design review by CCDC and the Agency in accordance with adopted procedures. The following specific conditions will be used as a basis for evaluating the development through all stages of the design review process.

- a. Architectural Standards - The development shall consist of Type I construction throughout with the exception of the improvements specified in Sections 10 and 11. The architecture of the development shall establish a high quality of design and architectural detail. Major entrances and corners of buildings shall be appropriately articulated.
- b. Form and Scale - The development on the east half of the super block shall consist of a 4-5 story podium designed to appear as individual buildings, each with its own facade articulation and materials. The two towers shall be 45 stories tall (Approximately 492 feet tall).
- c. Building Materials - All building materials shall be of a high quality as shown in the Basic Concept/Schematic Drawings and approved materials board. 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.

The project shall utilize brick, stone, architectural concrete, and metal siding within the podium. The facades shall employ a variety of material detailing including sills, plinths, coarse work, and material patterning as appropriate to provide pedestrian interest and a high quality of design. The brick and stone materials shall employ struck grout joints and full-corner profiles to create substantial and non-veneer appearance. All materials and installation shall exhibit high-quality design, detailing, and construction execution to create a durable and high quality finish. All podium materials shall carry down to within 1 (one) inch of finish sidewalk grade, and shall wrap around all column forms. All glass within the podium shall be clear glass. The two towers shall employ different colors for the painted metal panels, painted concrete and glass surfaces in order to distinguish them from each other. All exterior wall material/treatments shall wrap into driveway and other openings and building recesses visible to the public right-of-way.

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

Centre City Development Permit No. 2011-06A
15th & Island

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 CCDC.

- d. Street Level Design - Street level storefront windows shall be clear glass. Architectural features such as awnings, canopies, 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 shall provide a finished appearance to the street with street level exterior finishes wrapping into the openings a minimum of ten feet.

The street level floor plan shall be oriented to both the interior of the building as well as the exterior public rights-of-way. Pedestrian entrances shall be provided to ground floor uses from adjoining streets at the grade level of the sidewalk. The retail spaces adjacent to the park shall be designed to provide unobstructed storefront windows facing onto the park, and allow for the potential to create doorways directly accessible to the park and to provide outdoor seating in the park as may be approved by CCDC.

- e. 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 project 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.

- f. Access - Vehicular access into off-street parking facilities on the Site shall be limited to J Street as shown on the Basic Concept/Schematic Drawings. The proposed curb cut shall be perpendicular to the street and shall not exceed thirty (30) feet in width.

- g. Circulation and Parking - All parking areas shall meet the requirements of the Building Inspection Department, Fire Department and City Engineer. The exhaust system for mechanically ventilated structures shall be located to mitigate noise and exhaust impacts on adjoining developments, public rights-of-way, and the Park Easement. Concerted efforts shall be made by the Owner/Permittee to minimize any surface-level garage encroachments into the Park Easement and any exhaust or intake shafts located by necessity within the Park Easement shall be designed to be inconspicuous and have the least impact to users of the park and shall be subject to the approval of CCDC.

Centre City Development Permit No. 2011-06A
15th & Island

- h. Open Space/Development Amenities - The development shall provide private open space areas at or near grade level facing onto the Park Easement. The private open space shall be separated from the Park Easement by open fencing and landscaping that will provide views between the two areas.
- i. Roof Tops - Flat roof and terrace areas shall be architecturally treated with surface materials and/or landscaping. Lighter tones shall be utilized for any roof surfaces to reduce heat gain. Mechanical equipment, vents or other roof top appurtenances must be grouped and screened from view of surrounding streets and buildings. A rooftop equipment and appurtenance location and screening plan shall be prepared and submitted with the Design Development, 50% and 100% Construction Drawings. Ventilation devices shall conform to requirements set forth in the Uniform Building Code and Uniform Mechanical Code.
- j. Signing - A comprehensive sign plan shall be prepared and submitted in conjunction with submittal of 100% Construction Drawings. All signs facing onto the Park Easement shall be limited to those spaces with frontage on the park and shall be designed to complement the park setting. Signs for the Corner Commercial Structure at the northwest corner of the park shall be limited to wall signs sized to complement the park setting.
- k. Lighting - A lighting plan for illumination of the development shall be submitted for review and approval in conjunction with submittal of 100% Construction Drawings.
- l. 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. The exhaust system for mechanically ventilated structures shall be located to mitigate noise and exhaust impacts on adjoining developments, public sidewalks and the public park.
- m. Energy Considerations - The design of the improvements shall include, where economically feasible, as determined by the Owner/Permittee, energy conservation construction techniques and design, including cogeneration facilities, and active and passive solar energy design. The Owner/Permittee shall be required to demonstrate consideration of such energy features during the review of the 100% Construction Drawings.
- n. Street Address - Building address numbers shall be provided that are visible and legible from the public right-of-way.

Centre City Development Permit No. 2011-06A
 15th & Island

7. 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% Design Development Drawings. On-site improvements shall be coordinated with the off-site improvements associated with the development.

- a. Paving - Paving within any setback area on private property shall match and complement the design and quality of the paving within the public right-of-way. These paving materials shall be identified and approved at the review of the 50% and 100% Construction Drawings.
- b. Landscape -The on-site landscaping shall establish a high quality of design and be sensitive to landscape materials and design planned for the adjoining public right-of-way and Park Easement area.

PUBLIC IMPROVEMENTS, LANDSCAPING AND UTILITY REQUIREMENTS

8. Off-Site Improvements

The Owner/Permittee shall design, install and maintain, or cause to be maintained, all surface off-site improvements adjacent to the Site, including curbs, gutters, sidewalks, street lights, street trees, and street furniture along Island Avenue and 14th, 15th, and J streets in accordance with the Centre City Streetscape Manual ("Manual"). The Manual is currently being updated and the Owner/Permittee shall install the improvements according to the latest requirements at the time of Building Permit issuance. The following are the current specifications for the off-site improvements (street trees that are not consistent with the Manual, but approved as alternatives for street segments fronting the Park Improvements, are marked with an "*")::

	Island Avenue	J Street	14 th Street	15 th Street
Paving	Island Avenue Paving (exposed aggregate with brick banding and corner bulb-outs)	CCDC Standard	Ballpark District Paving (exposed aggregate)	CCDC Standard
Street Lights	CCDC Standard	CCDC Standard	CCDC Standard	CCDC Standard
Street Trees	Chinese Evergreen Elm Muskogee Crape Myrtle*	Raywood Ash Columnar Ornamental Pear* Muskogee Crape Myrtle*	Evergreen Ash	Chinese Evergreen Elm

Centre City Development Permit No. 2011-06A
15th & Island

CCDC may direct alternative specifications should it determine that surface off-site improvements adjacent to a public park should be consistent at all street edges of the park rather than different specifications being applied to each street edge.

- a. Street Trees - All trees shall be planted at a minimum 36-inch box size. Tree grates shall be provided with a minimum dimension of 5 x 5 feet, or as approved by CCDC, 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 street trees adjacent to the Corner Commercial Structure and the condominium/retail structures shall be irrigated with private water service from these developments and the street trees adjacent to the Park Easement shall be irrigated with water service from the Park Easement.

The Owner/Permittee will be responsible for evaluating, in consultation with CCDC, 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 City Streets Division per City Council Policy 200-05.

- b. Sidewalk Paving - All specialized paving materials shall be approved through the execution of an Encroachment Removal and Maintenance Agreement with the City.
- c. Street Lights - All existing lights shall be evaluated to determine if they meet current CCDC and City requirements, and shall be modified or replaced if necessary.
- d. On-Street Parking - The Owner/Permittee shall maximize the on-street parking wherever feasible.
- e. Litter Containers - Ten public trash receptacles shall be provided around the perimeter of the Site. Additional receptacles shall be placed throughout the Park Easement according to the final park plans.
- f. 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 project, including associated townhouses with individual street entrances. Individual commercial spaces shall utilize a centralized delivery station within the building or recessed into a building wall, which may be shared with residential uses sharing a common street frontage address.
- g. City Utilities (sewer, water and storm drain) - The Owner/Permittee shall be responsible for the connection of on-site sewer, water and storm drain systems

Centre City Development Permit No. 2011-06A
15th & Island

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, the Owner/Permittee shall cut and plug existing laterals at such places and in the manner required by the City, and install new laterals. Roof drains shall be connected to the public storm drain system or, if none exists, sidewalk under drains to empty through the curb into the gutter. The Owner/Permittee shall locate all water meters and backflow preventers in locations satisfactory to the Water Utilities Department and CCDC. Backflow preventers shall be located outside of, and screened from view from, the public right-of-way.

- h. Franchise Public Utilities - The Owner/Permittee, or franchise utility where applicable, 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. All proposed and existing franchised utilities, in the public sidewalk or plaza areas, shall be located below grade.

Electrical transformer vaults shall be installed in a subterranean location accessible to the franchise utility from the public right-of-way where feasible. Covers to utility vaults located in the public right-of-way shall be designed as a pan which allows the lid to be filled with the same paving materials used in the adjoining right-of-way, unless the respective utility will not permit such covers.

- i. Fire Hydrants - If required by the City, the Owner/Permittee shall install fire hydrants at locations satisfactory to the Fire Department.

All items of improvement shall be performed in accordance with the technical specifications, standards, and practices of the City of San Diego's Development Services Department and shall be subject to their review and approval. Improvements shall meet the requirements of Title 24 of the State Building Code.

- j. 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 CCDC. 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.

Centre City Development Permit No. 2011-06A
15th & Island

Off-site improvement drawings (D sheets), including dimensional plans for all street frontages which illustrate proposed paving, street trees, lighting fixtures shall be submitted with 100% Construction Drawings. Such off-site plans shall be coordinated to complement and be comparable in quality to the adjoining on-site and off-site plazas, open space and sidewalk materials.

If, during construction, any improved portion of the public right-of-way is damaged or destroyed by the construction contractor, the Owner/Permittee shall be responsible for the replacement or repair of those improvements.

9. Park Improvements within the Park Easement

The Owner/Permittee has designed (at Agency expense) and shall maintain (at Owner/Permittee expense) all of the Park Improvements, within the Park Easement area. Park Improvements shall include paving, hardscape, landscaping, irrigation, seating areas, street furniture, lighting, children's play lot and any and all other improvements and amenities as indicated in the Park Plans which resulted from a public participation and design review process. The Park Easement shall be designed and maintained to be open and accessible to the public without any permanent barriers, excepting for railings associated with any sidewalk cafés that may be approved within the Park Easement directly adjacent to eating establishments located within the podium of the development. Such sidewalk cafes shall be limited shall be subject to the approval by CCDC prior to installation.

Owner/Permittee has prepared and Agency has approved the Landscape Concept Plan for the Park Improvements dated May 18, 2005. The Owner/Permittee and Agency acknowledge the following minimum soil depths for various plants that are proposed to be located over parking, as follows:

Lawn 18"
Shrubs 30"
Small Trees 48"
Large Trees 48"

Owner/Permittee and Agency acknowledge that soil depth must be distinguished from the top of the structural slab. The structural slab is some number of inches below the soil depth to account for the thickness of the drainage topping slab and waterproofing material above the structural slab. Additionally, in the case of the Site, there is considerable grade change up from southeast to northwest. The park design objective is to create a gently sloping open lawn area conducive to play. The park surface itself may slope at a steeper gradient than the parking structure might otherwise and there shall be sufficient allowance for positive drainage of the top of the parking structure. Therefore, even in shallow depth lawn areas, there will be areas requiring more than 18" of soil cover.

Centre City Development Permit No. 2011-06A
15th & Island

Relative to the design and layout of the park area above the parking structure (and east of the final fault "no build" line), the Owner/Permitteand Agency acknowledge that the predominant park design objective is to create a gently sloping lawn area conducive to passive recreation. Additionally, provisions shall be made to allow for the planting of canopy trees and small trees planted flush with the park surface, in accordance with the Park Plans.

Most of these trees are to be located on the eastern edge of the park, and Owner/Permitte understands and acknowledges that the design of the parking structure below will need to accommodate space necessary for tree root balls, as described in detail below. The parking structure shall be designed in such a manner as to provide positive drainage and a minimum 18" of soil coverage above any drainage or waterproofing system required above the parking slab in the open lawn areas. The parking structure shall be sufficiently depressed into the ground so that all edges of the park surface are flush with the perimeter sidewalks and have no greater than 4% gradient away from the sidewalk. Given the topography of the Site the Owner/Permittee shall allow for areas of greater than 18" of soil coverage in order to make smooth surface grade transitions and special attention shall be paid to subsurface drainage at the southerly low point of the Park Easement along J Street to insure adequate evacuation of water above the parking structure. Where a large canopy tree is called for above the parking structure, sufficient structural accommodation shall be made such that each tree is provided a minimum area of 10'-0" width by 10'-0" length and 4'-0" of soil depth above any drainage or waterproofing system so that the tree can be planted flush with the adjacent park surface. In like manner, for small trees the minimum dimensions shall be 6'-0" width by 6'-0" length by 4'-0" soil depth for each tree which is to be planted flush with the adjacent park surface. The parking structure design shall permit 30" minimum soil depth for shrub zones. Additionally, the below grade parking shall accommodate standard clearances required for street trees along the entire perimeter of the block.

a. Park Design

The Owner/Permittee and its consultants participated in Community Workshops to solicit public input on the desired design of, and amenities to be provided within, the Park Easement. As a result of the input from these workshops, the design of the Park Easement and of the Corner Commercial Structure (including its joint-use public restrooms and patio) with respect to the interface of the building and patio with the park, in the form of Basic Concept/Schematic Drawings for Park Improvements, were submitted to the Agency as required by the Schedule of Performance. The Basic Concept/Schematic Drawings for Park Improvements were presented to, and approved by, the Agency after input from the Centre City Advisory Committee and CCDC Board of Directors. The Agency and Owner/Permitte agree that the placement of those trees within the Park Easement which are above the underground Parking Garage (as illustrated in the Landscape Concept Plan for Park Improvements for the Park Easement dated May 18, 2005 and carried forward into the Park Plans. The Basic Concept/Schematic Drawings for the Park Easement) would be carried forward into the Park Plans. Such trees

shall be planted at grade-level within subterranean planter boxes as described above.

b. Plan Development and Review

The Owner/Permittee submitted 50% Construction Drawings for the Park Easement as required by the Schedule of Performance. The Owner/Permittee also prepared (at Agency expense) and submitted to the Agency 100% Construction Drawings for the Park Easement as required by the Schedule of Performance.

c. Plans and Specifications

The following items shall be prepared by the Owner/Permittee (at Agency's expense for the Park Easement and at Developer's expense for that portion of the Site not subject to the Park Easement): a topographic survey of the improvement areas and map with spot elevations at locations for existing and proposed improvements; documentation of the location of all surface and underground utilities, existing and proposed; and, improvement drawings for landscaping and surface improvements including, but not limited to, grading and drainage plans, paving and landscape plans, irrigation plans, lighting plans, and all applicable details. Utilities to serve the Park Easement shall be separately designed, constructed and metered.

d. Stand-Alone Park and Final Restored Park

Stand-Alone Park and Final Restored Park concepts were approved as part of the Agreement's Third Implementation Agreement. The Stand-Alone Park and Final Restored Park designs are subject to the Park Improvements design requirements of this Section 10, as applicable and in conjunction with the terms of the Third Implementation Agreement.

e. Private Improvements Construction Election/Phases Park

The Owner/Permittee and the Agency agree that, under the terms of the Agreement's Third Implementation Agreement, that it is possible that the Owner/Permittee may submit its' Private Improvement Construction Election written decision prior to final completion of the Stand-Alone Park. If that occurs, the Owner/Permittee and the Agency would discuss and agree upon a schedule for the Park Improvements completion as part of the requirements of the Agreement's Third Implementation Agreement Section 311(1)(a), which may necessitate that the Park Improvements be constructed and opened to the public in phases.

10. Corner Commercial Structure, Including Joint-Use Public Restrooms and Patio Area

The Owner/Permittee shall design, construct, and maintain an approximately 3,000 square foot building containing a food and beverage use, two joint-use public restrooms, and a

Centre City Development Permit No. 2011-06A
15th & Island

public/private patio area located adjacent to the Park Easement in the northwest corner of the Site.

The public restrooms shall consist of two double fixture (sink and toilet), toilet rooms (approximately 70 square feet each) with floor drains and ultra-high durable fixtures, stainless steel accessories, etc. The building wall surface adjacent to the restroom doors must have an illuminated and legible "Public Restroom" sign with letters a minimum height of twelve inches, directly visible from the Park Easement. Each restroom shall be fully Title 24 compliant, include a diaper changing fold-down table, and be equipped with a timer device to ensure that the restroom cannot be locked from within for an excessive period of time. Each restroom shall be regularly cleaned and maintained (including repair and replacement) by the property owner and/or commercial tenant within the building. Each restroom shall be open, at a minimum, from 6 a.m. to 9 p.m. daily.

The design, submittal of drawings, and approval of the Corner Commercial Structure including the joint-use public restrooms and patio area shall be concurrent with the Agreement. The First Implementation Agreement and Second Implementation Agreement include provisions regarding construction of the Corner Commercial Structure, while the Third Implementation Agreement includes provisions regarding the leasing and opening of the Corner Commercial Structure.

11. Site Preparation

The Owner/Permittee, at its cost and expense, shall prepare the Site and the adjacent public rights-of-way for development. Such Site Preparation shall consist of the following:

- a. Complete demolition and removal to the surface elevation of the adjoining ground of all existing buildings to be removed, other structures and improvements including the removal of all asphaltic concrete, concrete, bricks, lumber, pipes, equipment and other material and all debris and rubbish resulting from such demolition.
- b. Complete removal of all subsurface improvements, foundations, walls, slabs, basements, tanks and abandoned utilities as necessary to construct the development.
- c. Disconnection, capping and removal of utility lines, installations, facilities and related equipment necessary to construct the development.

All of items a through c inclusive shall be performed in accordance with City requirements.

12. 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 encountered during development of the Site (whether by the Agency or the Owner/Permittee. 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, CCDC, 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.
- 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.
- f. Site-specific groundwater investigations shall be conducted to identify any hazardous materials present in groundwater and determine appropriate remedial measures. Identified remedial measures shall be implemented.

STANDARD REQUIREMENTS

13. 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

Centre City Development Permit No. 2011-06A
15th & Island

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.

14. 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 as specified in the Environmental Secondary Study prepared for the development dated September 20, 2011 prior to issuance of a building permit. . Where identified as a mitigation measure, qualified archaeological and paleontological monitors shall be retained to monitor the excavation and grading activities while the project is underway. The responsible firm(s) shall be identified to CCDC prior to issuance of a building permit. If resources are encountered in the course of ground disturbance, the monitor(s) shall be empowered to halt grading and to initiate a testing program and a report shall be prepared and submitted to CCDC.
15. 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.
16. 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.
17. Model
Prior to obtaining a building permit, the Owner/Permitteshall provide and install a one-inch (1") to fifty-foot (50') scale block building model which illustrates the true scale of the buildings on the Site based on the building facade and the floor plate of the structure

Centre City Development Permit No. 2011-06A
15th & Island

from the ground floor to and including the rooftop. Landscaping and other improvements at the ground level of the Site, and including the Park Easement, shall also be shown. Architectural detail such as windows, door and balconies shall not be shown. Other building elements and articulation less than three feet in scaled dimension need not be shown.

The model shall be made of solid acrylic plastic (e.g., Lucite, Plexiglas), be colored solid white. Upon acceptance by CCDC, the model shall be installed by the Owner/Permittee or his designated representative on the model of downtown under CCDC supervision, and the model shall become the property of CCDC for its use.

18. Development Identification Signs

Prior to commencement of construction on the Site, the Owner/Permittee shall prepare and install, at its cost and expense, signage 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 _____.

A Project of the Redevelopment Agency of the City of San Diego

Mayor Jerry Sanders
Council members
Sherri Lightner
Kevin Faulconer
Todd Gloria
Anthony Young
Carl DeMaio
Lorie Zapf
Marti Emerald
David Alvarez
and
Centre City Development Corporation

- Completion Date
- For information call _____

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

Centre City Development Permit No. 2011-06A
15th & Island

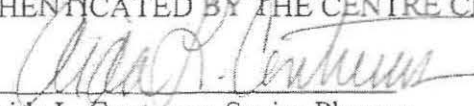
19. This Centre City Development Permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this Permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36 month period, this permit shall be void unless 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.
20. Issuance of this Permit by the Centre City Development Corporation does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies.
21. 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.
22. 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.
23. 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.
24. 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.

Centre City Development Permit No. 2011-06A
15th & Island

APPROVED MAY 31, 2012

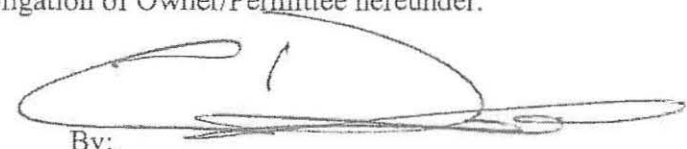
AUTHENTICATED BY THE CENTRE CITY DEVELOPMENT CORPORATION

BY:


Aida L. Contreras, Senior Planner
Centre City Development Corporation

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:


Michael DeCotiis, President
Pinnacle Bayside International, Inc.

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

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of San Diego

On June 15, 2012 before me, Miriam F. Moorer, Notary Public,
Date Here Insert Name and Title of the Officer

personally appeared Michèle De Lotiis
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: Miriam F. Moorer
Signature of Notary Public

Place Notary Seal and/or Stamp 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: Michèle De Lotiis Signer's Name: _____

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

Individual

Partner — Limited General

Attorney in Fact

Trustee

Guardian or Conservator

Other: _____

Signer Is Representing: _____



Individual

Partner — Limited General

Attorney in Fact

Trustee

Guardian or Conservator

Other: _____

Signer Is Representing: _____



CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of San Diego

On June 15, 2012 before me, Miriam F. Moorer, Notary Public

personally appeared Aida Luz 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: Miriam F. Moorer

Place Notary Seal and/or Stamp Above

Signature of Notary Public

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: 6/15/12 Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: Aida Luz Contreras Signer's Name: _____

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

Individual Partner — Limited General Individual

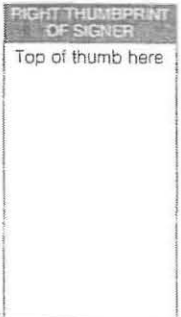
Attorney in Fact Attorney in Fact

Trustee Trustee

Guardian or Conservator Guardian or Conservator

Other: _____ Other: _____

Signer Is Representing: _____ Signer Is Representing: _____





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: 15TH & ISLAND Project No. For City Use Only: 393272

Project Address:
 Super block bounded by 14th, J St., 15th, & Island Ave

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: _____

Project Title: 15TH & ISLAND	Project No. (For City Use Only) 393272
---------------------------------	--

Part II - To be completed when property is held by a corporation or partnership

Legal Status (please check):

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

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 names, titles 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 corporate officers, and all partners in a partnership who own the property). A signature is required of at least one of the corporate officers or partners who own the property. 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. **Additional pages attached** Yes No

Corporate/Partnership Name (type or print):
Pinnacle Bayside Development US, L.P., a CA Ltd Part.

Owner Tenant/Lessee

Street Address:
Suite 300-911 Homer Street

City/State/Zip:
Vancouver BC V6B 2W6

Phone No: _____ Fax No: _____
(604) 688-7749

Name of Corporate Officer/Partner (type or print):
Island Development US LLC, a CA LLC, General Partner

Title (type or print):
Michael De Cotiis, Manager

Signature : _____ Date: _____

Corporate/Partnership Name (type or print):

Owner Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: _____ Fax No: _____

Name of Corporate Officer/Partner (type or print):

Title (type or print):

Signature : _____ Date: _____

Corporate/Partnership Name (type or print):

Owner Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: _____ Fax No: _____

Name of Corporate Officer/Partner (type or print):

Title (type or print):

Signature : _____ Date: _____

Corporate/Partnership Name (type or print):

Owner Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: _____ Fax No: _____

Name of Corporate Officer/Partner (type or print):

Title (type or print):

Signature : _____ Date: _____

Corporate/Partnership Name (type or print):

Owner Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: _____ Fax No: _____

Name of Corporate Officer/Partner (type or print):

Title (type or print):

Signature : _____ Date: _____

Corporate/Partnership Name (type or print):

Owner Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: _____ Fax No: _____

Name of Corporate Officer/Partner (type or print):

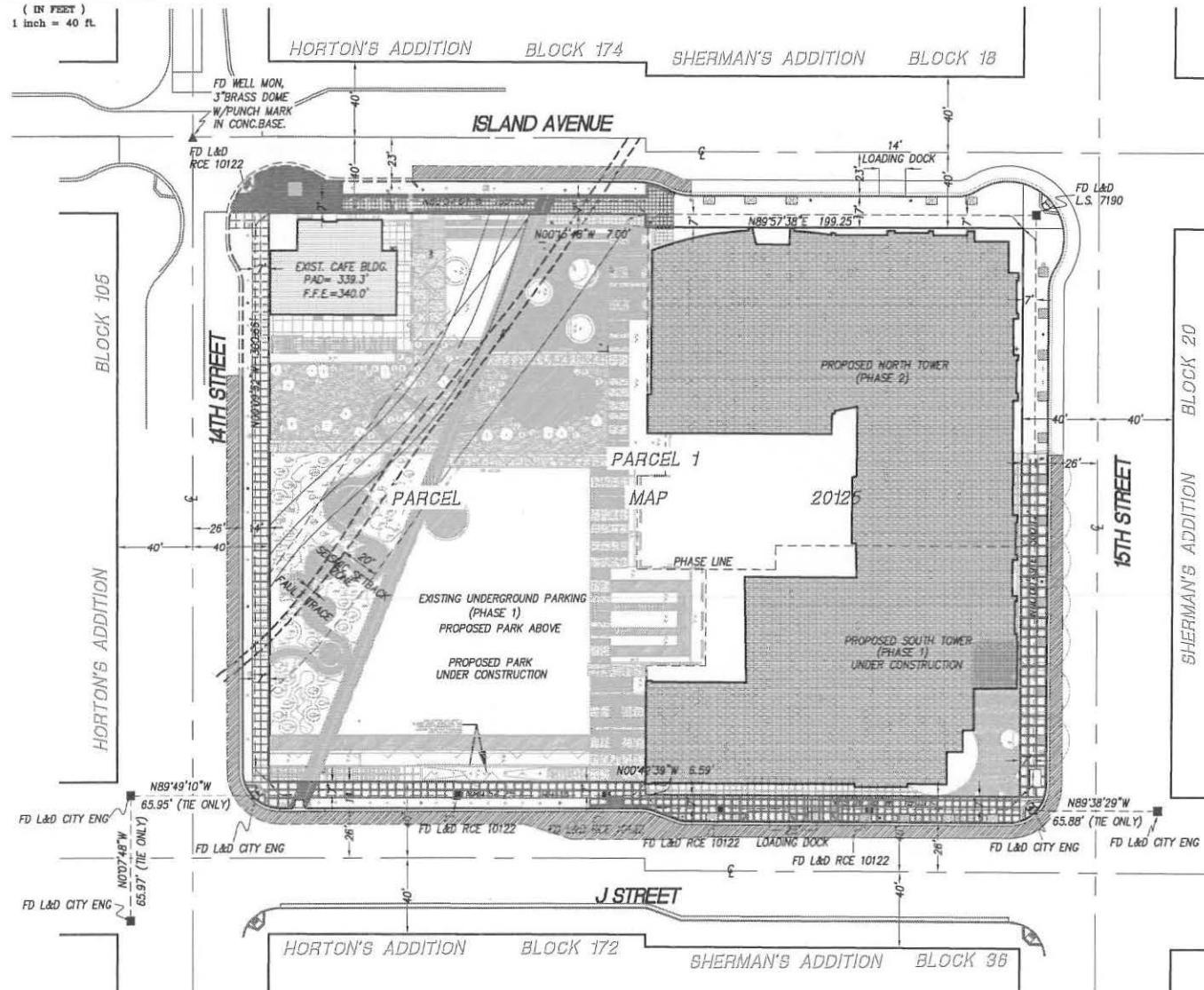
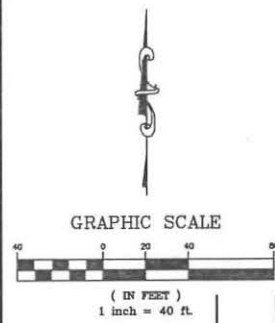
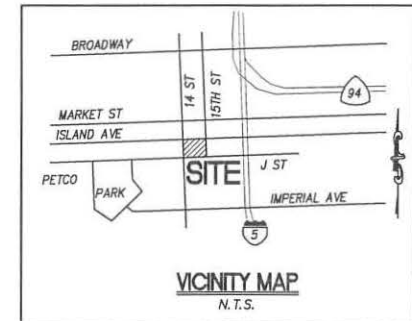
Title (type or print):

Signature : _____ Date: _____

MAP WAIVER NO. 1405566

BEING AN AMENDMENT TO MAP WAIVER NO. 364909

15TH AND ISLAND, CITY PROJECT NO. 393272



INDEX TO SHEETS

DEVELOPMENT PLANS

MAP WAIVER

SHEET 1	SITE OVERVIEW/NOTES
SHEET 2	TOPOGRAPHIC MAP
SHEET 3	EASEMENTS/ENCROACHMENTS
SHEET 4	PUBLIC IMPROVEMENTS
SHEET 5	CONCEPTUAL GRADING PLANS

ARCHITECTURAL PLANS (TOWER UNDER CONSTRUCTION)

SHEET A0.00	COVER SHEET
SHEET A0.01	PROJECT INFORMATION & STATISTICS
SHEET A1.00-1	OVERALL SITE PLAN
SHEET A1.00a	SITE PLAN & NORTH ELEVATION
SHEETS A1.01-A1.03	PARKING GARAGE PLANS
SHEET A1.04-1	OVERALL LEVEL 1 PLAN
SHEET A1.05-1	OVERALL LEVEL 2 PLAN
SHEET A1.06-1	OVERALL LEVEL 3-4 PLAN
SHEET A1.07-1	OVERALL LEVEL 5 PLAN
SHEET A1.08-1	OVERALL LEVEL 6 PLAN
SHEET A1.09-1	OVERALL LEVEL 7-10 PLAN
SHEET A1.09-2	LEVEL 11-34 PLAN
SHEET A1.10a	LEVEL 35-39 PLAN
SHEET A1.11	LEVEL 40 PLAN
SHEET A1.12a1	LEVEL 41-43 PLAN
SHEET A1.12a	LEVEL 44 PLAN
SHEET A1.14a	LEVEL 45 (PENTHOUSE) PLAN
SHEET A1.17-1	OVERALL ROOF PLAN
SHEET A1.2.01-2.08	BUILDING ELEVATIONS
SHEET A3.03-3.04	GARAGE SECTIONS

ENGINEER/SURVEYOR

MAAY ENGINEERING, INC.
4721 73RD STREET
LA MESA, CA 91942
PHONE: (619) 246-1388
CONTACT: AL VELASQUEZ

LANDSCAPE ARCHITECT

SPURLOCK POIRIER
2122 HANCOCK STREET
SAN DIEGO, CA 92110
PHONE: (619) 681-0090
CONTACT: BRAD LENTS

ARCHITECT

BI/AB ARCHITECTS
SUITE 700-1285 WEST PENDER STREET
VANCOUVER, B.C., CANADA
PHONE: (604) 683-8797
CONTACT: SALIM NARAYANAN

OWNERS/DEVELOPERS

PINNACLE BAYSIDE DEVELOPMENT US, L.P., A CALIFORNIA LIMITED PARTNERSHIP
SUITE 300-911 HOMER STREET
VANCOUVER, B.C., CANADA
PHONE: (604) 602-7747
CONTACT: MIKE DECOTIS

DEVELOPMENT SUMMARY

TYPE OF HOUSING = CONDOMINIUMS
TOTAL SITE AREA = 119,478 SQ. FT. (FULL SUPER-BLOCK)
= 2.74 ACRES
NO. RESIDENTIAL UNITS/TOTAL SQ. FT. = 956/967,715 SQ. FT.
(NO. AFFORDABLE RESIDENTIAL UNITS = 72)
NO. COMMERCIAL UNITS/TOTAL SQ. FT. = 16/20,127 SQ. FT.
PARKING = 1,011 SPACES OR MORE
50 SPACES (RETAIL/VISITORS)
48 MOTORCYCLE SPACES
193 BICYCLE SPACES
STORIES/HEIGHT = 45 STORIES // 520 FEET
FLOOR AREA RATIO/PERMITTED = 8.0/8.1
PROJECT SALES PRICES/TARGET MARKET = MARKET RATE,
YOUNG PROFESSIONALS, EMPTY NESTERS,
DOWNTOWN WORKERS, AFFORDABLE HOUSING
TYPE OF CONSTRUCTION = TYPE 1A FIRE RATED

LEGAL DESCRIPTION

PARCEL 1 OF PARCEL MAP NO. 20125 IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF, FILED IN THE OFFICE OF THE COUNTY RECORDER ON APRIL 28, 2006.

PROJECT ADDRESS

"SUPER BLOCK" BOUNDED BY ISLAND AVENUE, 14TH, 15TH AND J STREETS SAN DIEGO, CA 92101

APN

APN: 535-154-06, 07, & 08

REQ'D PERMITS/APPROVALS

MAP WAIVER NO. 1405566

ZONING SUMMARY

PRESENT & PROPOSED ZONING IS CCPD-C COMMUNITY PLAN: CENTER CITY OVERLAY ZONES: TRANSIT AREA GEOLOGIC HAZARD CATEGORY: 13

DEVELOPMENT SUMMARY

THE EXISTING PROJECT SITE IS IN A TRANSITIONAL STATE FROM VACANT LAND TO DEVELOPED PROPERTY. THE PROPOSED PROJECT INVOLVES THE CONSTRUCTION OF TWO MULTISTORY RESIDENTIAL STRUCTURES, A COMMERCIAL STRUCTURE, JOINT-USE PUBLIC RESTROOMS, AND A PARK. THE PROJECT WILL BE CONSTRUCTED IN TWO PHASES WITH THE UNDERGROUND PARKING BEING THE FIRST PART OF PHASE 1 AND THE SOUTH TOWER BEING THE SECOND PART OF PHASE 1. THE NORTH TOWER WILL BE BUILT IN THE SECOND PHASE OF CONSTRUCTION. THIS MAP WAIVER IS FOR AMENDING MAP WAIVER NO. 364909 TO ALLOW FOR AREA AND UNIT INCREASES AS APPROVED IN CENTER CITY DEVELOPMENT PERMIT NO. 2011-06A WHICH SUPERCEDES CENTER CITY DEVELOPMENT PERMIT NO. 2005-27. ALL IMPROVEMENT DRAWINGS AND ANCILLARY REPORTS HAVE BEEN APPROVED BY THE CITY AND CONSTRUCTION OF THE SOUTH TOWER AND PARK IS UNDERWAY.

CERTIFICATION AND DECLARATION OF RESPONSIBLE CHARGE

1. I HEREBY DECLARE THAT I AM THE LAND SURVEYOR FOR THIS PROJECT, THAT I HAVE EXERCISED RESPONSIBLE CHARGE OVER THIS SUBMITTAL AS DEFINED IN SECTION 6703 OF THE BUSINESS AND PROFESSIONS CODE.
2. I CERTIFY THAT I HAVE PERFORMED REASONABLE RESEARCH TO DETERMINE THE REQUIRED APPROVALS FOR THE PROPOSED PROJECT.

LAND SURVEYOR OF WORK:

MAAY ENGINEERING, INC.
4721 73RD STREET
LA MESA, CA 91942
TELEPHONE: (619) 246-1388

BY: D. SCOTT PETERS
PLS NO. 7190, EXPIRES 12-31-15



OWNER'S SIGNATURE

PINNACLE BAYSIDE DEVELOPMENT US, L.P., A CALIFORNIA LIMITED PARTNERSHIP
SUITE 300-911 HOMER STREET
VANCOUVER, B.C., CANADA

SIGNATURE:

PRINT NAME: DENNIS LA SALLE

TITLE: ASSISTANT MANAGER

DATE:

GEOLOGIC HAZARD

AN ACTIVE EARTHQUAKE FAULT-RUPTURE HAZARD ZONE CROSSES THE SUBJECT PROPERTY. CERTIFICATION OF THE ACCURATE AND PRECISE LOCATION OF THE SURFACE TRACE OF THE ACTIVE FAULT ZONE AND THE STRUCTURAL SETBACK ZONE FROM ACTIVE FAULTING IS SHOWN ON THE NON-TITLE SHEET OF PARCEL MAP NO. 20125 (PTS 110318).

EASEMENT NOTES

EASEMENTS ARE PER FOURTH AMENDED PRELIMINARY TITLE REPORT PREPARED BY CHICAGO TITLE COMPANY AS ORDER NO. 12203811-996-US0, DATED JANUARY 23, 2015. THE ITEM NUMBERS USED HEREON ARE AS LISTED ON SAID REPORT. SEE SHEET 3 FOR DETAILS.

BENCHMARK

THE VERTICAL BENCHMARK FOR THIS SITE IS BRASS PLUG IN THE NORTHWEST INTERSECTION OF 15TH STREET AND J STREET BEING SAN DIEGO VERTICAL CONTROL BENCHMARK #406 ELEVATION: 27.788' MSL.

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THE PROJECT IS THE NAD83 CALIFORNIA COORDINATE SYSTEM, ZONE 6, MEASURED BETWEEN SAN DIEGO CITY CONTROL POINTS #133 AND #174 (RGS 14492) AS N 63°30'09" E.

GENERAL NOTES

- TOTAL NUMBER OF EXISTING PARCELS = 1
TOTAL NUMBER OF PROPOSED LOTS = 1
- FACILITIES:
WATER: CITY OF SAN DIEGO
SEWER: CITY OF SAN DIEGO
GAS & ELECTRIC: S.D.G.&E.
FIRE AND POLICE PROTECTION: CITY OF SAN DIEGO
CABLE T.V.: COX COMMUNICATIONS
SCHOOLS: SAN DIEGO UNIFIED SCHOOL DISTRICT
*UNDERGROUND UTILITIES SHOWN HEREON ARE FROM AVAILABLE RECORDS.
- GRADING
DRAWING D-24277-D
- DRAINAGE
ALL PROPOSED DRAINAGE FROM LOT WILL BE DIRECTED TO THE EXISTING STORM DRAIN SYSTEM.
- ALL LENGTHS, DISTANCES, LOT DIMENSIONS, AND CURVE RADII ARE APPROXIMATE.

- TOPOGRAPHY PROVIDED BY AERIAL PHOTOGRAMMETRY IN 1998, AND SUPPLEMENTED BY FIELD SURVEY ON MARCH 24, 2005 BY STERLING LAND SERVICES, INC.
- ALL EXISTING STRUCTURES TO BE DEMOLISHED.
- NO BUILDING SETBACK IS REQUIRED
- ALL OFF-STREET PARKING IS UNDERGROUND. (SEE ARCHITECTURAL PLANS)

CONDOMINIUM NOTE: THIS IS A MAP OF A CONDOMINIUM PROJECT AS DEFINED IN SECTION 4125 ET. SEQ. OF THE CIVIL CODE OF THE STATE OF CALIFORNIA AND IS FILED PURSUANT TO THE SUBDIVISION MAP ACT. THE TOTAL NUMBER OF RESIDENTIAL UNITS IS 956 (72 AFFORDABLE), TOTALING 967,715 SQ. FT., AND THE TOTAL NUMBER OF COMMERCIAL CONDOMINIUMS IS 16, TOTALING 20,127 SQ. FT.



MAP WAIVER FOR: 15TH AND ISLAND

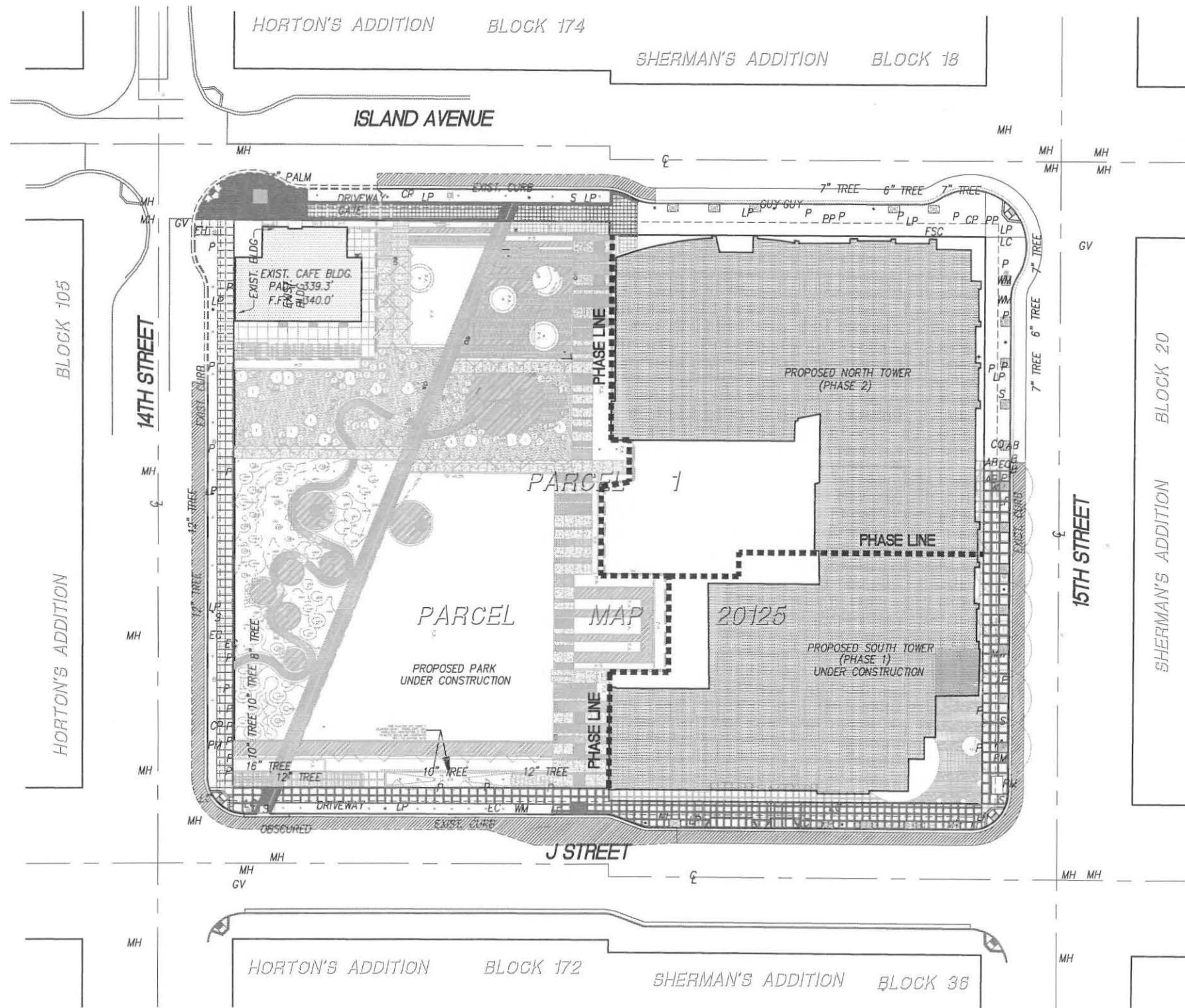
Original Date: 10/05/14
Revision 1: 1/27/15
Revision 2: 3/02/15
Revision 3:
Revision 4:
Revision 5:

PTS NO. 393272 | I.O. NO. 24005234 | L.C. 198-1723 | CCS 83 1838-6238

MAP WAIVER NO. 1405566

BEING AN AMENDMENT TO MAP WAIVER NO. 364909

15TH AND ISLAND, CITY PROJECT NO. 393272

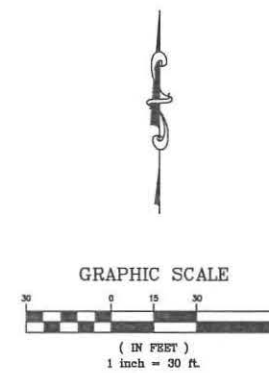


LEGEND

PROPERTY LINE/ TM BOUNDARY	---
EXISTING CHAIN LINK FENCE	—o—o—o—
MAJOR CONTOURS	—40—
MINOR CONTOURS (1 FT. INTERVAL)	—
SPOT ELEVATION	41.5
DIRECTION OF DRAINAGE	→
OBSTRUCTED AERIAL VIEW	○
EXISTING PALM TREE	☐
EXISTING TREE	○

ABBREVIATIONS

AB	ABANDONED UTILITY
B	BOLLARDS
CO	SEWER CLEANOUT
CP	COMMUNICATION PAD
EC	ELECTRIC CABINET
FH	FIRE HYDRANT
FSC	FIRE SERV. CAB.
GV	GAS VALVE
LC	LIGHT CABINET
LP	LIGHT POLE
P	PLANTER
PM	PARKING METER
PP	POWER POLE
S	SIGN
T	TRANSFORMER
WM	WATER METER
MW	MONITORING WELL



THE PROJECT SITE IS IN A TRANSITIONAL STATE OF DEVELOPMENT AND CONSEQUENTLY THERE ARE NO STATIC TOPOGRAPHIC FEATURES OTHER THAN THE EXISTING CAFE BUILDING AT THE NORTHWEST CORNER OF THE SITE AND THE FOOTPRINT OF THE SOUTH TOWER CURRENTLY UNDER CONSTRUCTION. THE PARK IS ALSO CURRENTLY UNDER CONSTRUCTION AND THE BALANCE OF THE SITE IS BEING USED AS A CONSTRUCTION STAGING AREA.

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LA MESA, CA 91942
(619) 985-8377

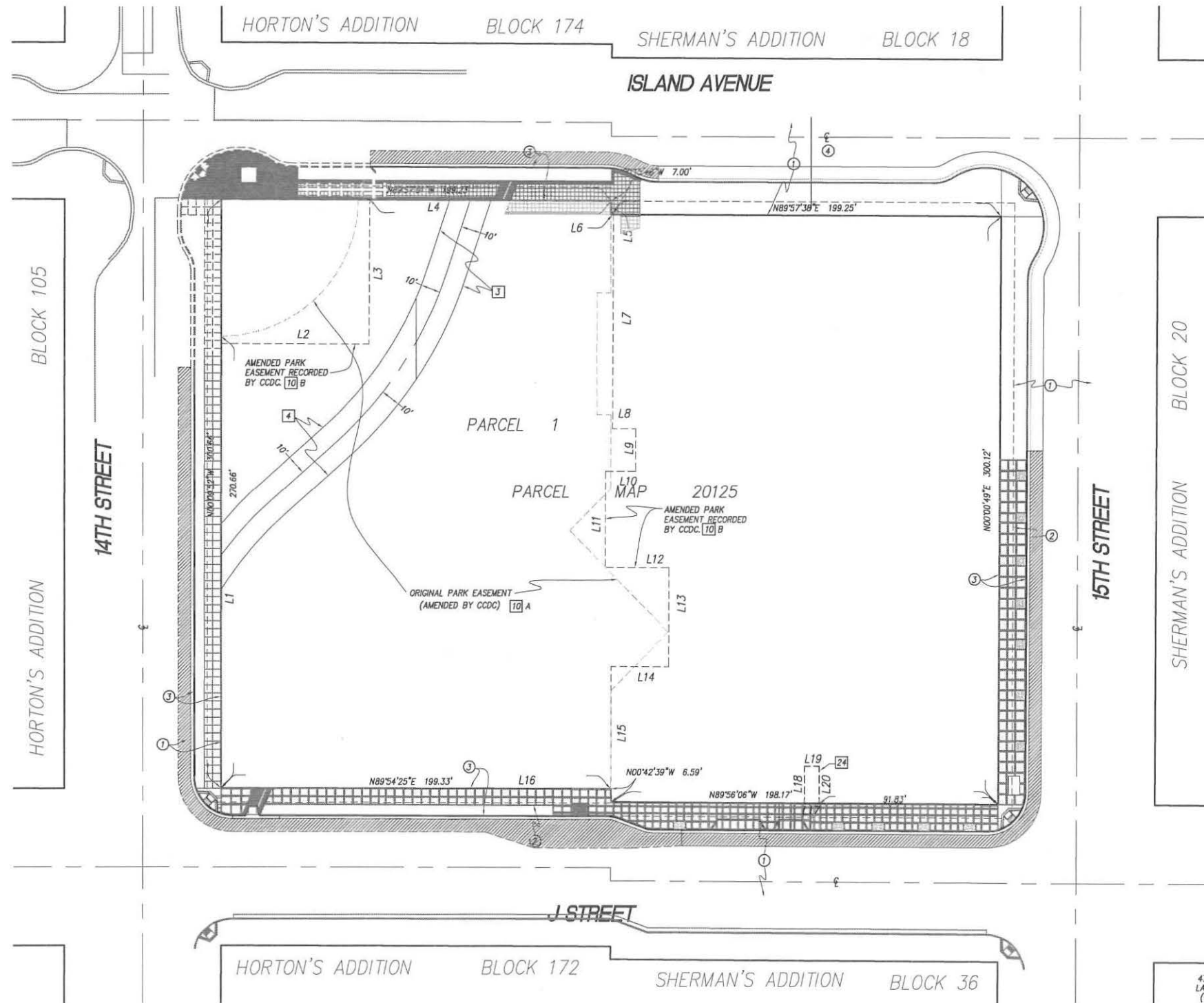


TOPOGRAPHIC MAP	
MAP WAIVER FOR:	
15TH AND ISLAND	
Original Date: 08/25/06	Revision 2: _____
Sheet 2 of 5	Revision 3: _____
Revision 1: _____	Revision 4: _____
Revision 5: _____	Revision 5: _____
PTS 109303	PTS NO. 393272
I.O. NO. 24005234	L.C. 198-1723
CCS 83	1838-6288

MAP WAIVER NO. 1405566

BEING AN AMENDMENT TO MAP WAIVER NO. 364909

15TH AND ISLAND, CITY PROJECT NO. 393272



LINE	LENGTH	BEARING
L1	226.96	N00°06'33"E
L2	75.64	S89°42'41"E
L3	73.66	N00°17'14"W
L4	123.36	S89°40'17"E
L5	7.00	S00°00'37"W
L6	1.25	S89°45'57"E
L7	109.14	S00°17'14"W
L8	11.84	S89°42'30"E
L9	21.85	S00°17'14"W
L10	13.34	N89°47'26"W
L11	49.33	S00°17'14"W
L12	32.67	S89°42'46"E
L13	30.50	S00°17'14"W
L14	29.42	N89°42'46"W
L15	82.52	S00°17'14"W
L16	199.33	N89°49'10"W
L17	7.50	N89°39'41"W
L18	19.00	N00°17'14"E
L19	7.50	S89°39'41"E
L20	19.00	S00°17'14"W

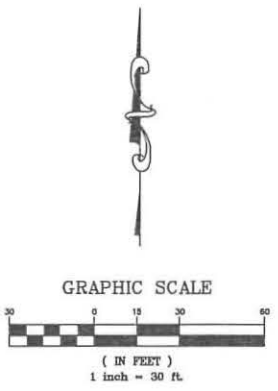
EASEMENT NOTES

EASEMENTS ARE PER FOURTH AMENDED PRELIMINARY TITLE REPORT PREPARED BY CHICAGO TITLE COMPANY ORDER NO. 12203811-996-USO, DATED JANUARY 23, 2015. THE ITEM NUMBERS USED HEREON ARE AS LISTED ON SAID REPORT.

- 1 EASEMENT TO THE CITY OF SAN DIEGO FOR A REINFORCED CONCRETE CONDUIT AND RIGHTS INCIDENTAL THERETO. RECORDED AUGUST 10, 1909 IN BOOK 473, PAGE 57 OF DEEDS.
- 2 EASEMENT TO THE CITY OF SAN DIEGO FOR CONSTRUCTION, MAINTENANCE AND OPERATION OF A REINFORCED CONCRETE CONDUIT AND RIGHTS INCIDENTAL THERETO RECORDED JUNE 24, 1909 IN BOOK 473, PAGE 16 OF OFFICIAL DEEDS.
- 3 A EASEMENT TO THE REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO FOR A PARK RECORDED OCTOBER 31, 2005 AS FILE NO. 2005-0945166 OF OFFICIAL RECORDS.
- 3 B AMENDED EASEMENT TO THE REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO FOR A PARK RECORDED OCTOBER 9, 2006 AS FILE NO. 2006-0716404 OF OFFICIAL RECORDS.
- 3 C EASEMENT TO THE CITY OF SAN DIEGO FOR WATER LINE PURPOSES RECORDED JULY 23, 2012 AS FILE NO. 2012-0425473 OF OFFICIAL RECORDS.
- 3 D EASEMENT TO THE SUCCESS TOWERS MASTER ASSOCIATION FOR VARIOUS PURPOSES RESERVED IN DEED RECORDED AUGUST 13, 2012 AS FILE NO. 2012-0478756 OF OFFICIAL RECORDS. EASEMENT IS NOT PLOTTED.
- 3 E EASEMENT TO THE SAN DIEGO GAS & ELECTRIC COMPANY FOR UTILITY PURPOSES RECORDED APRIL 11, 2014 AS FILE NO. 2014-0144022 OF OFFICIAL RECORDS. EASEMENT IS NOT PLOTTABLE.

PRIVATE FACILITIES IN PUBLIC RIGHT-OF-WAY ENCROACHMENT NOTES

- 1 TIE BACKS IN PUBLIC RIGHT-OF-WAY.
- 2 PRIVATE UNDERGROUND BUILDING WALLS IN PUBLIC RIGHT-OF-WAY.
- 3 PRIVATE UNDERGROUND PARKING IN PUBLIC RIGHT-OF-WAY.
- 4 ***PLAN DOES NOT REPRESENT EXACT LOCATION OF TIE BACKS AND SHORING WALL. ONLY USED TO CONVEY A KNOWN ENCROACHMENT.
- 5 PRIVATE ENHANCED HARDSCAPE, TREE GRATES, AND LANDSCAPING & IRRIGATION IN PUBLIC RIGHT-OF-WAY.
- 6 NON-STANDARD STORM DRAINS IN A PUBLIC EASEMENT.



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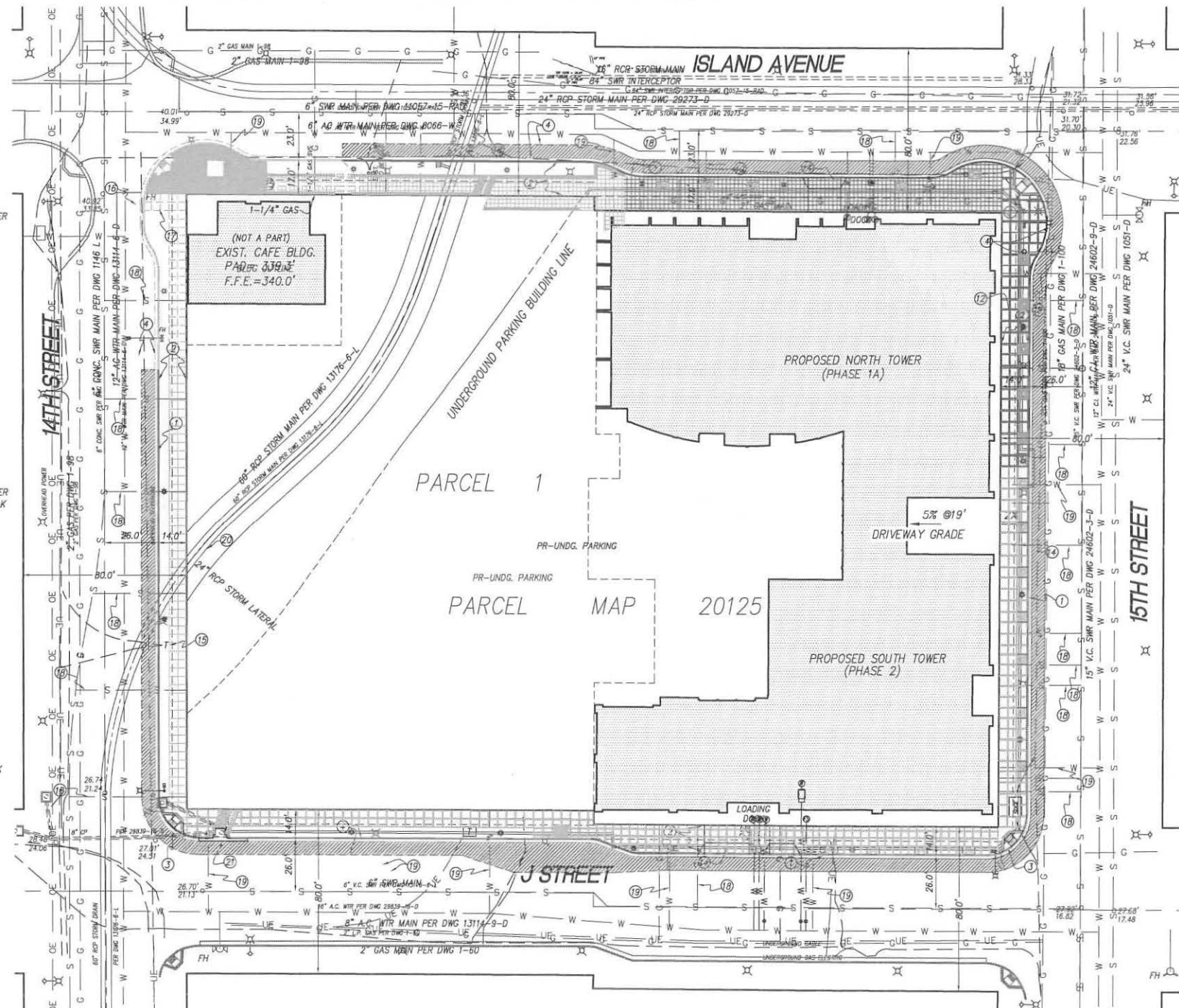
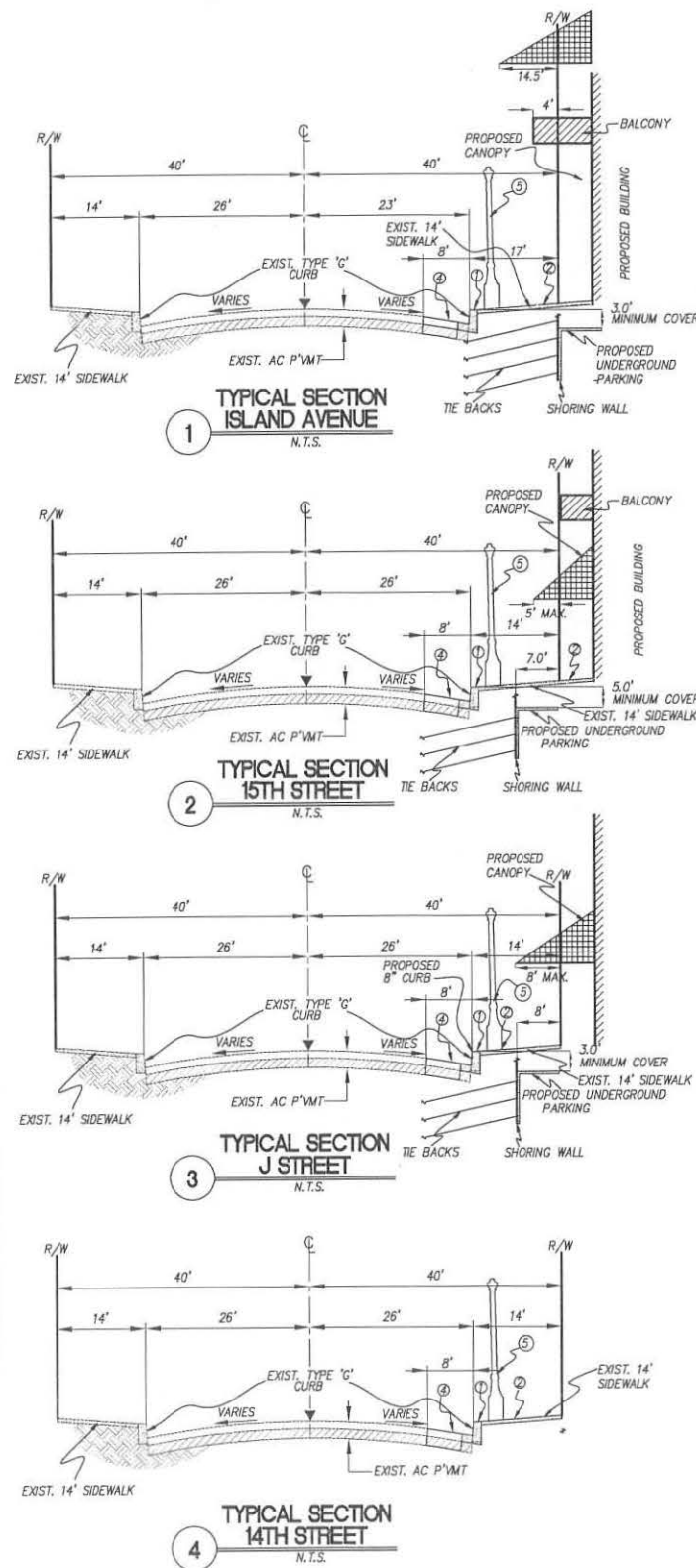


EASEMENTS AND ENCROACHMENTS			
MAP WAIVER FOR: 15TH AND ISLAND			
Original Date: 10/05/14	Revision 2: _____		
Sheet 3 of 5	Revision 3: _____		
Revision 1: _____	Revision 4: _____		
Revision 5: _____			
PJS NO. 393272	I.O. NO. 24005234	L.C. 198-1723	CCS 83 183B-623B

MAP WAIVER NO. 1405566

BEING AN AMENDMENT TO MAP WAIVER NO. 364909

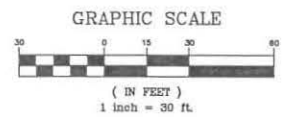
15TH AND ISLAND, CITY PROJECT NO. 393272



LEGEND	
PROPERTY LINE/ MW BOUNDARY	---
EXISTING SEWER LINE	---
EXISTING WATER LINE	---
EXISTING OVERHEAD POWER LINES	---
EXISTING GAS LINES	---
EXISTING UNDERGROUND ELECTRIC	---
EXISTING JUT	---
EXISTING STORM DRAIN	---
EXISTING FIRE HYDRANT	FH
EXISTING TREE	○
PROPOSED IMPROVEMENT	---
PROPOSED FIRE SERVICE	○
PROPOSED WATER SERVICE	○
PROPOSED SEWER LATERAL	○
PROPOSED INLET	○
PROPOSED CURB & GUTTER	---
PROPOSED SIDEWALK	---
PROPOSED BUILDING OUTLINE	---

- CONSTRUCTION NOTES**
- 1 REMOVE AND REPLACE CURB WITH NEW CURB AND GUTTER PER SD STD DWG G-2.
 - 2 REMOVE AND REPLACE EXIST. SIDEWALK WITH NEW SIDEWALK PER SD STD DWG G-7, G-9, G-10. AND CCDC DEVELOPMENT PERMIT NO. 2005-27
 - 3 REMOVE AND REPLACE CURB RAMPS WITH NEW CURB RAMPS PER SD STD DWG SDG-132 TYPE A, SDG-137.
 - 4 REMOVE AND REPLACE EXIST. ASPHALT PAVEMENT PER SD STD DWG G-24 TYPE A.
 - 5 STREET LIGHTING PER SD STD DWG E-1, SDE-101 AND CCDC DEVELOPMENT PERMIT NO. 2005-27.
 - 6 NOT USED
 - 7 NOT USED
 - 8 NOT USED
 - 9 NOT USED
 - 10 NOT USED
 - 11 NOT USED
 - 12 NOT USED
 - 13 NOT USED
 - 14 CONCRETE DRIVEWAY PER SD STD DWG G-14A.
 - 15 EXISTING TRANSFORMER TO REMAIN.
 - 16 EXISTING WATER LATERAL TO BE KILLED.
 - 17 EXISTING FIRE HYDRANT TO BE RELOCATED.
 - 18 EXISTING SEWER LATERAL TO BE KILLED.
 - 19 EXISTING WATER LATERAL TO BE KILLED.
 - 20 PROPOSED STORM DRAIN CONNECTION
 - 21 PROPOSED TYPE B INLET & 18" CONNECTOR PIPE

*** ALL EXISTING UTILITIES, LANDSCAPING, PLANTERS, SIGNS, AND METERS ARE TO BE REMOVED UNLESS SPECIFIED OTHERWISE.



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PROPOSED PUBLIC IMPROVEMENTS	
MAP WAIVER FOR:	
15TH AND ISLAND	
Original Date: 10/05/14	Revision 2: _____
Sheet 4 of 5	Revision 3: _____
Revision 1: 1/27/15	Revision 4: _____
Revision 5: _____	Revision 5: _____
PTS NO. 393272	I.D. 24005234
L.C. 198-1723	CCS 83 1838-8283

MAP WAIVER NO. 1405566

BEING AN AMENDMENT TO MAP WAIVER NO. 364909

15TH AND ISLAND, CITY PROJECT NO. 393272

WORK TO BE DONE

THE IMPROVEMENTS CONSIST OF THE FOLLOWING WORK TO BE DONE ACCORDING TO THESE PLANS AND THE SPECIFICATIONS AND STANDARD DRAWINGS OF THE CITY OF SAN DIEGO.

STANDARD SPECIFICATIONS:

1. STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (GREEN BOOK) 2012 EDITION, DOCUMENT NO. PITS070112-01
2. CITY OF SAN DIEGO STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (WHITEBOOK) 2012 EDITION, DOCUMENT NO. PITS 070112-02
3. CALIFORNIA DEPARTMENT OF TRANSPORTATION MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES, 2012 EDITION, DOCUMENT NO. PITS 070112-04
4. CALIFORNIA DEPARTMENT OF TRANSPORTATION U.S. CUSTOMARY STANDARD SPECIFICATIONS, 2010 EDITION, DOCUMENT NO. PITS070112-06

STANDARD DRAWINGS:

1. CITY OF SAN DIEGO STANDARD DRAWINGS FOR PUBLIC WORKS CONSTRUCTION, 2012 EDITION, DOCUMENT NO. PITS070112-03
2. STATE OF CALIFORNIA, DEPARTMENT OF TRANSPORTATION, U.S. CUSTOMARY STANDARD PLANS, 2010 EDITION, DOCUMENT NO. PITS070112-05

LEGEND

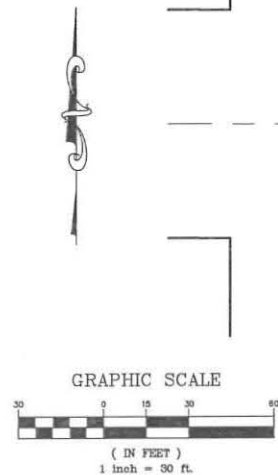
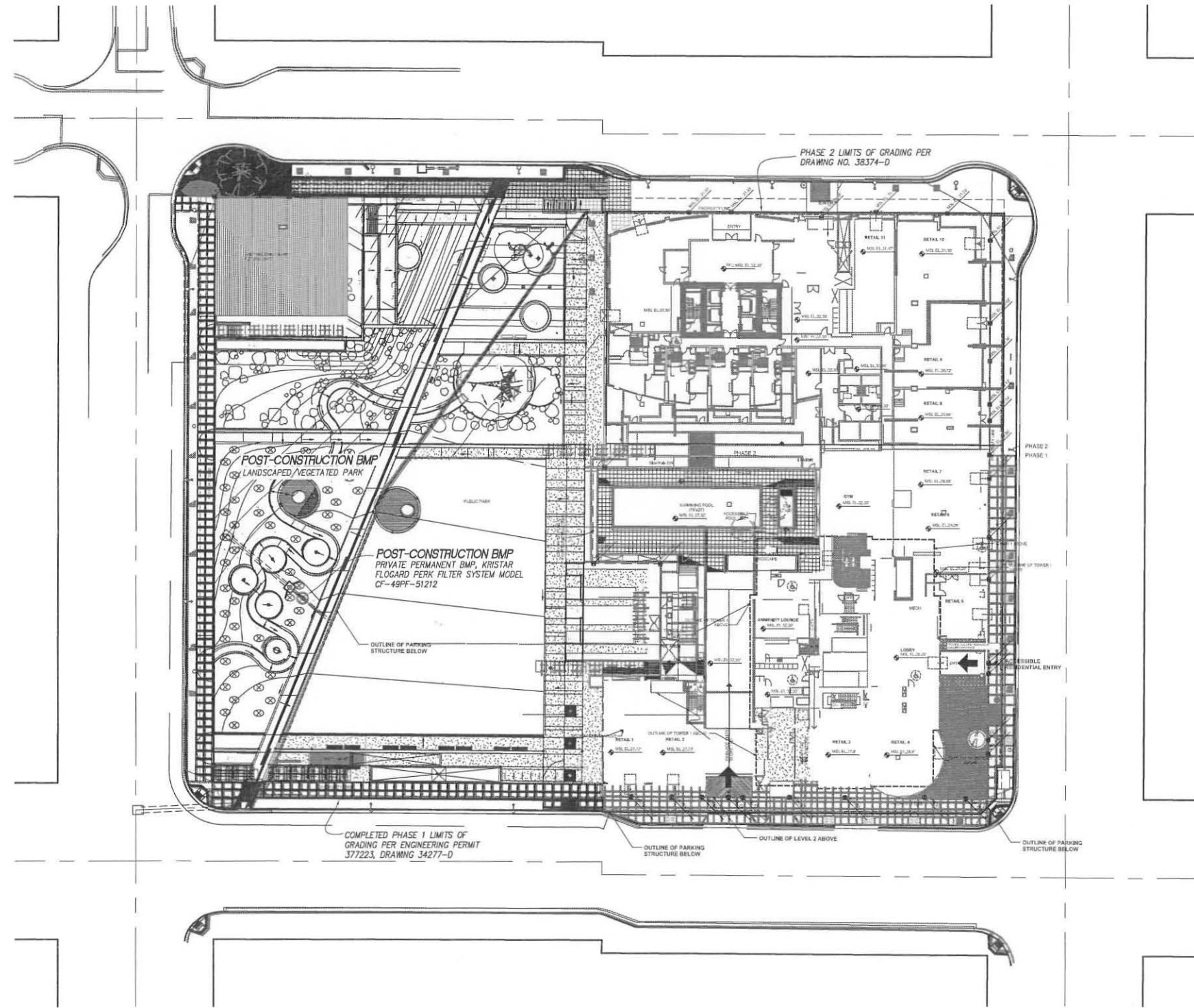
PROPOSED IMPROVEMENTS

IMPROVEMENT	STANDARD DWGS.	SYMBOL
PROPERTY LINE/ TM BOUNDARY		—
STREET RIGHT-OF-WAY		—
EXISTING CONTOUR		—
FINISHED CONTOUR		—
EXIST SPOT ELEVATION		—
PRIVATE STORM DRAIN (SIZE PER PLANS)		—
PROPOSED INLET		—
PROPOSED UNDERGROUND GARAGE WALL		—
PROPOSED PUBLIC STORM DRAIN		—

GRADING QUANTITIES

GRADED AREA	2.74 [ACRES]
CUT QUANTITIES	197,000 [CYD]
FILL QUANTITIES	4,000 [CYD]
EXPORT	193,000 [CYD]

THIS PROJECT PROPOSES TO EXPORT 193,000 CUBIC YARDS OF MATERIAL FROM THIS SITE. ALL EXPORT MATERIAL SHALL BE DISCHARGED TO A LEGAL DISPOSAL SITE. THE APPROVAL OF THIS PROJECT DOES NOT ALLOW PROCESSING AND SALE OF THE MATERIAL. ALL SUCH ACTIVITIES REQUIRE A SEPARATE CONDITIONAL USE PERMIT.



4721 73RD STREET
LA MESA, CA 91942
(619) 985-8377



GRADING PLAN	
MAP WAIVER FOR: 15TH AND ISLAND	
Original Date: 10/05/14	Revision 2: _____
Sheet 5 of 5	Revision 3: _____
Revision 1: 01/27/15	Revision 4: _____
	Revision 5: _____
P.T.S. NO. 393272	I.O. 24005234
L.C. 198-1723	CCS 83 1838-6283