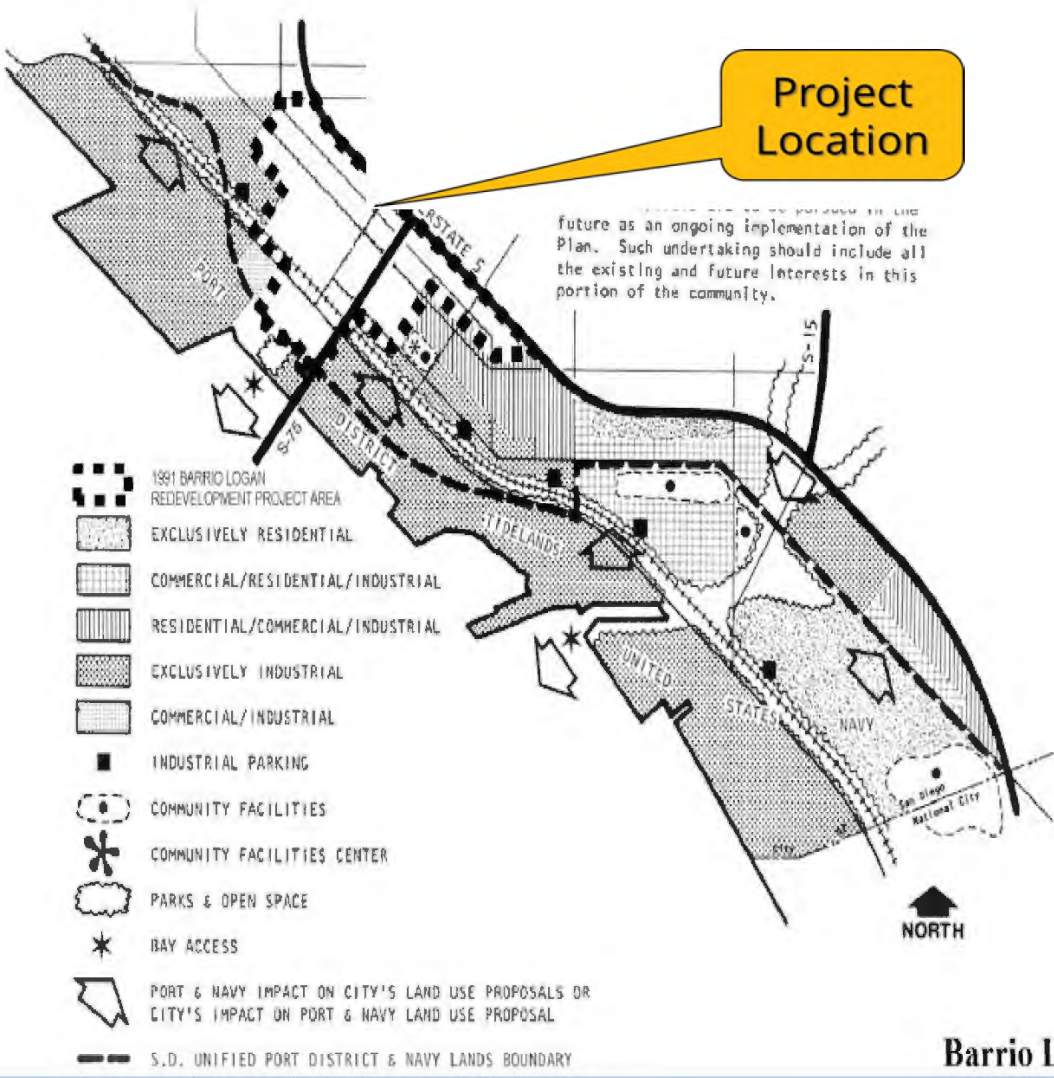




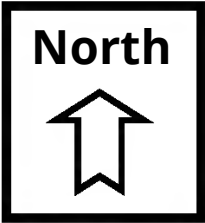
Aerial Photo

FHCS- Barrio Logan
Project No. PRJ-0692722





Barrio Logan
Harbor 101



PLANNING COMMISSION RESOLUTION NO. _____

COASTAL DEVELOPMENT PERMIT NO. PMT-2579784

SITE DEVELOPMENT PERMIT NO. PMT-2579785

CONDITIONAL USE PERMIT NO. PMT-3312218

NEIGHBORHOOD DEVELOPMENT PERMIT NO. PMT-3314405

FAMILY HEALTH CENTER OF SAN DIEGO (FHCS) PROJECT NO. PRJ-0692722

WHEREAS, LOGAN HEIGHTS FAMILY HEALTH CENTER INC, a California Nonprofit Corporation, Owner/Permittee, filed an application with the City of San Diego for a Coastal Development Permit, Site Development Permit, Neighborhood Development Permit and Conditional Use Permit for the demolition of an existing structure and parking lots and construction of a 73,592-square-foot, four-story office building to include a Wellness Clinic, Research and Development Offices and Administrative Business offices, as well as a proposed 75,880-square-foot four-story parking garage with 174 parking spaces, as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Coastal Development Permit No. PMT-2579784, Site Development Permit No. PMT-2579785, Neighborhood Development Permit No. PMT-3314405 and Conditional Use Permit PMT-3312218 on portions of a 1.12-acre site;

WHEREAS, this development is within the Coastal Overlay zone and the application was filed on January 6, 2022, prior to the abolition of the Barrio Logan Planned District (effective February 26, 2022) and prior to the adoption of the current Barrio Logan Community Plan (effective December 14, 2023) and the project is therefore subject to the regulations of the Barrio Logan Planned District Ordinance and the goals and policies of the Barrio Logan Community Plan in place at the time the project was deemed complete;

WHEREAS, the project site is located at 1825-1873 National Avenue in the applicable Barrio Logan Planned District-Redevelopment Subdistrict and the Coastal Overlay Zone within the Barrio Logan Community Plan area. Additionally, the project site is the Airport Influence Area (San Diego International Airport-Review Area 1), the Federal Aviation Authority Part 77 Noticing Area (San Diego

International Airport and North Island Naval Air Station), the Coastal Overlay Zone (Non-Appealable Area 2), the Parking Impact Overlay Zone, a Parking Standards Transit Priority Area, the Promise Zone, the Transit Area Overlay Zone, and a Transit Priority Area;

WHEREAS, the project site is legally described as: LOTS 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, and 42 IN BLOCK 130 OF MANNASSE AND SCHILLER'S SUBDIVISION OF PUEBLO LOT 1157, ACCORDING TO THE MAP THEREOF NO. 209 FILED IN THE OFFICE OF THE RECORDER: OF SAN DIEGO COUNTY, JULY 11, 1870.

WHEREAS, on November 7, 2024, the Planning Commission of the City of San Diego considered Coastal Development Permit No. PMT-2579784, Site Development Permit No. PMT-2579785, Neighborhood Development Permit No. PMT-3314405, and Conditional Use Permit PMT-3312218 pursuant to the Land Development Code of the City of San Diego; NOW, THEREFORE,

BE IT RESOLVED by the Planning Commission of the City of San Diego, that it adopts the following findings with respect to Coastal Development Permit No. PMT-2579784, Site Development Permit No. PMT-2579785, Neighborhood Development Permit No. PMT-3314405 and Conditional Use Permit PMT-3312218:

A. COASTAL DEVELOPMENT PERMIT SDMC Section 126.0708

1. Findings for all Coastal Development Permits:

- a. The proposed coastal development will not encroach upon any existing physical accessway that is legally used by the public or any proposed public accessway identified in a Local Coastal Program land use plan; and the proposed coastal development will enhance and protect public views to and along the ocean and other scenic coastal areas as specified in the Local Coastal Program land use plan.**

The 1.12-acre site is located at 1825-1873 National Avenue in the Barrio Logan Planned District - Redevelopment Subdistrict and the Coastal Overlay Zone (Non-appealable Area 2) within the Barrio Logan Community Planning area.

The applicable Barrio Logan/Harbor 101 Community Plan states on page 141 that:

Barrio Logan, located adjacent to San Diego Bay, has no public access to the bay for residents, employees or visitors.... Presently, all land fronting the bay is either used industrially or vacant.

Accordingly, the applicable Barrio Logan/Harbor 101 Community Plan does not comprehensively plan for public access to San Diego Bay across the site.

Although the Open Space element does contain a goal to establish “community access to the unique environmental asset of San Diego Bay and establish visual links with the unique and interesting waterfront industry (page 141)”, the project site is located approximately one half-mile from San Diego Bay, which precludes any meaningful coastal access across the site in the future. The Community Plan does not identify public accessways across the site, and there is no physical accessway legally used by the public on this property.

The Community Plan also does not address coastal views across the site. Although the Community Plan does mention developing an urban plaza for bay viewing just north of the San Diego-Coronado Bay Bridge (pages 141-142) and calls out view spots at the Harbor Drive bridge over Switzer Creek and at Chollas Creek (page 185), Barrio Logan has visual barriers to the waterfront from its northern boundary to its southern boundary (Ibid), and there are no view corridors designated across the subject property.

Therefore, the proposed coastal development will not encroach upon any existing physical accessway that is legally used by the public or any proposed public accessway identified in a Local Coastal Program land use plan; and the proposed coastal development will enhance and protect public views to and along the ocean and other scenic coastal areas as specified in the Local Coastal Program land use plan.

b. The proposed coastal development will not adversely affect environmentally sensitive lands.

The project site contains multiple previously graded lots that have been previously developed with existing parking lots and structures. A review of resource maps, and aerial and street-level photography shows that the project site does not contain and is not adjacent to environmentally sensitive lands in the form of sensitive biological resources, coastal beaches, coastal bluffs, or steep slopes as defined by the Community Plan or the Land Development Code. The project site is in a developed neighborhood with existing connections to public services.

The project would excavate 390 cubic yards of soil to a depth of approximately 1.5 feet. An additional 910 cubic yards of soil would be imported to the site to finish and level the building pad. Best Management Practices (BMPs) would be implemented in order to reduce noise, dust and water impacts associated with the construction of the project. During and after construction, the project will be required to comply

with all relevant ministerial codes designed to protect the environment and provide for the public health, safety, and welfare, including the California Building Code, stormwater regulations, and air quality regulations. By regulating stormwater quality, air quality, and similar, such regulations also serve in part to protect the environment regardless of proximity to the project site. Therefore, the project will not adversely affect environmentally sensitive lands.

c. The proposed coastal development is in conformity with the certified Local Coastal Program land use plan and complies with all regulations of the certified Implementation Program.

The applicable Barrio Logan Community Plan designates the site as Redevelopment Area (pages 114, 120, and others). The plan does not specifically allocate land uses inside this area; however, it does provide policy recommendations. The proposed project supports Community Plan goals, policies, and recommendations, including, but not limited to, the following:

Encourage the further development of local community services not only for the community's benefit but for the larger metropolitan area as well (Page 91).

The proposed use, a community health center, will serve the community and will be open to those from the surrounding area. In addition, the public improvements implemented by the project, to include landscaping, street trees, new sidewalks, and a streetlight, will be of immediate benefit to the community.

Provide expanded job opportunities in the community (page 105).

The project will develop an underdeveloped site currently occupied by parking and a small building into a community health center that will provide a variety of jobs at many different levels of education and expertise.

Continue to support, coordinate and expand the services delivered by the community social agencies (page 138).

The Family Health Center is an existing service provider at this location, and the proposed project represents a significant expansion of this use to the benefit of the community.

This Plan recommends that bikeways be developed to follow routes that link to surrounding communities as well as to major open spaces (page 169).

The project's public improvements include a Class II bikeway along the projects frontage on National Avenue.

Encourage the development of a self-contained community (page 178).

A self-contained community necessarily includes the provision of healthcare services, which this project will provide.

Provide a basis for the establishment or enlargement of public, quasi-public, institutional or non-profit uses (page 222).

The proposed project is an institutional use that will benefit the community by increasing the availability of healthcare services.

The certified implementation program (the applicable Barrio Logan Planned District, or BLPDO) designates the site as within the Redevelopment Subarea, which allows Primary Health Care Facilities with the issuance of a Conditional Use Permit (CUP).

The project meets all requirements for non-residential development in the Redevelopment Subdistrict, including, but not limited to:

| Requirement | Required | Proposed | SDMC |
|------------------|---|-------------|-------------------|
| Floor area ratio | 1.5 | 1.5 | 152.0318(b) |
| Front Setback | 0 feet (with allowances for up to five feet per SDMC Section 152.0318(e)(2)(A)) | 0 feet | 152.0318(c)(2)(A) |
| Side Setbacks | 0-10 feet | 10 feet | 152.0318(c)(2)(B) |
| Rear Setback | At least 3 feet | 3.5 feet | 152.0318(c)(2)(D) |
| Height | 50 feet | 50 feet | 152.0319(g) |
| Building wall | At least 65 percent of street frontage | ~84 percent | 152.0318(e)(2)(A) |
| Transparency | 50 percent of first story street wall surface | ~61 percent | 152.0318(e)(2)(B) |

The project also meets BLPDO requirements for articulation above the first story, and for providing varied façade treatments along street frontages.

SDMC Section 152.0319(b) of the applicable Barrio Logan Planned District allows lot consolidations (by map or by building across lot lines) of no more than 14,000 square feet and 100 feet of frontage. The project proposes a deviation from these requirements by building across 14 legal lots to create a premises that has approximately 350 feet of street frontage and a total area of 49,061 square feet. This deviation is allowed by the Land Development Code with the approval of a Neighborhood Development Permit. Support for this deviation is addressed in Findings B.2.a. and B.2.b below.

Therefore, the proposed coastal development is in conformity with the certified Local Coastal Program land use plan and complies with all regulations of the certified Implementation Program.

- d. For every Coastal Development Permit issued for any coastal development between the nearest public road and the sea or the shoreline of any body of water located within the Coastal Overlay Zone the coastal development is in conformity with the public access and public recreation policies of Chapter 3 of the California Coastal Act.**

The project site is 2,240 feet from the San Diego Bay/Harbor and the Pacific Ocean and is not located between the sea or shoreline of any body of water and the nearest public road within the Coastal Overlay Zone. Therefore, this finding is not required.

B. SITE DEVELOPMENT PERMIT [SDMC 126.0505]

1. Findings for all Site Development Permits:

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

The 1.12-acre site is located at 1825-1873 National Avenue in the Barrio Logan Planned District - Redevelopment Subdistrict and the Coastal Overlay Zone (Non-appealable Area 2) within the Barrio Logan Community Planning area.

As outlined in Finding A.1.c above, herein incorporated by reference, the applicable Barrio Logan Community Plan designates the site as Redevelopment Area (pages 114, 120, and others). The plan does not specifically allocate land uses inside this area; however, it does provide policy recommendations. The proposed project supports Community Plan goals, policies, and recommendations also as outlined in Finding A.1.c above.

Therefore, the proposed development will not adversely affect the applicable land use plan.

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

See the response to finding A.1.b. above, herein incorporated by reference, which demonstrates that the proposed development will not be detrimental to the public health, safety, and welfare.

In addition, the City of San Diego conducted an environmental review of this site and found it to be Categorically exempt from CEQA pursuant to CEQA State Guidelines, Section 15332 (In-Fill Development Projects). This environmental review did not identify detrimental effects on the public health, safety, and welfare.

The project is conditioned on providing an Encroachment Maintenance Removal Agreement for any private improvements, including landscape and irrigation, in the public right-of-way, which facilitates pedestrian safety. The project also requires the closure of an existing driveway, the replacement of curb, gutter and sidewalk along the project frontage, the construction of a Class II bike lane, and a streetlight, all of which contribute positively to the public health, safety, and welfare.

In addition, the project has been determined to comply with existing Community Plan Recommendations [see findings A.1.c and B.1.a above]. During and after construction, the project will be required to comply with all relevant ministerial codes designed to protect the public health, safety, and welfare, including the California Building Code, stormwater regulations, and air quality regulations.

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

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

As outlined in Finding A.1.c above, herein incorporated by reference, the project meets all requirements for non-residential development in the BLPDO Redevelopment Subdistrict, including an allowable deviation from lot area and frontage requirements. Therefore, the proposed development will comply with the regulations of the Land Development Code including any allowable deviations pursuant to the Land Development Code.

C. NEIGHBORHOOD DEVELOPMENT PERMIT [SDMC Section 126.0404(a)]

1. Findings for all Neighborhood Development Permits:

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

The 1.12-acre site is located at 1825-1873 National Avenue in the Barrio Logan Planned District - Redevelopment Subdistrict and the Coastal Overlay Zone (Non-appealable Area 2) within the Barrio Logan Community Planning area.

As outlined in Findings A.1.c and B.1.a. above, herein incorporated by reference, the applicable Barrio Logan Community Plan designates the site as Redevelopment Area (pages 114, 120, and others). The plan does not specifically allocate land uses inside this area; however, it does provide policy recommendations. The proposed project supports Community Plan goals, policies, and recommendations also as outlined in Findings A.1.c and B.1.a above.

Therefore, the proposed development will not adversely affect the applicable land use plan.

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

See the responses to findings A.1.b. and B.1.b above, herein incorporated by reference, which demonstrate that the proposed development will not be detrimental to the public health, safety, and welfare.

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

As outlined in Findings A.1.c and B.1.c. above, and supplemental findings B.2.a and B.2.b below, herein incorporated by reference, the project meets all requirements for non-residential development in the BLPDO Redevelopment Subdistrict, including an allowable deviation from lot area and frontage requirements. Therefore, the proposed development will comply with the regulations of the Land Development Code including any allowable deviations pursuant to the Land Development Code.

2. Supplemental Findings - Affordable Housing, In-Fill Projects, or Sustainable Buildings Deviation

- a. The development will materially assist in accomplishing the goal of providing affordable housing, in-fill projects, or sustainable buildings opportunities.**

The Redevelopment Subdistrict's intent, as outlined in SDMC Section 152.0315, is to encourage new development, as well as to foster quality architecture, landscaping, and urban design principles consistent with the objectives of the Redevelopment Plan, and to create an identifiable urban character and community image.

SDMC Section 152.0319(b) of the applicable Barrio Logan Planned District allows lot consolidations (by map or by building across lot lines) of no more than 14,000 square feet and 100 feet of frontage.

The project proposes to deviate from these requirements by building across 14 legal lots to create a premises with approximately 350 feet of street frontage and a total area of 49,061 square feet at an underutilized infill location in the heart of Barrio Logan. This deviation is allowed by the Land Development Code with the approval of a Neighborhood Development Permit.

The proposed building's architectural form is contemporary and includes various changes in building material, proportional fenestration, and varied building height. Materials include concrete panels and a white terracotta panel system, a terracotta screen system, and a green wall screening system with accents using tessellate cement breeze blocks.

The proposed project, a health clinic, will provide a necessary service to the local community. In order to adequately meet the physical and mental health needs of the

desired population, the clinic must provide the physical spaces to meet those needs in a central location to allow for economies of scale, including areas for medical offices, administrative offices, parking areas, and supporting services.

Without this deviation, the project site would be limited in size, which would limit the clinic's ability to effectively consolidate its services into a central location, reducing its ability to serve the Barrio Logan community.

Therefore, the proposed development will materially assist in accomplishing the goal of providing in-fill projects, or sustainable buildings opportunities.

b. Any proposed deviations are appropriate for the proposed location.

In support of the requested deviation outlined in Finding B.2.a above, and in accordance with the intent of the Redevelopment Subdistrict, the building has been designed to avoid appearing as a massive, large-scale, monolithic structure, and with project features that contribute positively to the adjacent streetscape.

The intent of the lot area and frontage limitations of SDMC Section 152.0319(b) of the applicable Barrio Logan Planned District is "to deter massive, large scale developments inconsistent with the small scale pedestrian oriented objectives for the Redevelopment Subdistrict". To meet this intent, while allowing the requested deviation, the project provides building articulation, varied building materials, landscaping, and street trees to enhance the pedestrian experience adjacent to the property. Together with the elimination of diagonal parking and the provision of a Class II bike lane, these project features will create a more active and visually interesting streetscape, enhancing the pedestrian experience.

The proposed project will allow the creation of an adequately sized community health center, a valuable community resource, at a centralized location in the community, adjacent to an existing health clinic. It will support the continued provision of healthcare services to the local community in support of BLCP goals and policies. The site is accessible to transit and major roads, and the project meets the design requirements of the BLPDO Redevelopment Subdistrict, which specifically addresses the scale of larger buildings by requiring step-backs at higher stories and building transparency at the street level. Without this deviation, the project site would be limited in size, which would limit the clinic's ability to effectively consolidate its services into a central location, reducing its ability to serve the Barrio Logan community.

Therefore, the proposed deviation is appropriate for the proposed location.

D. CONDITIONAL USE PERMIT [SDMC Section 126.0305]

1. Findings for all Conditional Use Permits:

a. The proposed development will not adversely affect the applicable

land use plan.

As outlined in Findings A.1.c, B.1.a., and C.1.a above, herein incorporated by reference, the proposed development will not adversely affect the applicable land use plan.

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

As outlined in Findings A.1.b., B.1.b, and C.1.b above, herein incorporated by reference, the proposed development will not be detrimental to the public health, safety, and welfare.

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

As outlined in Findings A.1.c, B.1.c., C.1.c, C.2.a, and C.2.b, above, herein incorporated by reference, the proposed development will comply with the applicable regulations of the Land Development Code including any allowable deviations pursuant to the Land Development Code.

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

Healthcare uses already exist on an adjacent parcel as a valuable part of the Barrio Logan community. Although the proposed project is not an expansion of that facility, it represents an expansion of these vital services that will facilitate the continued provision of healthcare to the local community in support of BLCP goals and policies.

The subject parcels are currently developed with a mixture of surface parking and older buildings, which do not currently provide the pedestrian or urban design experience contemplated by the BLPDO or the Community Plan. The project provides building articulation, varied building materials, landscaping, and street trees to enhance the pedestrian experience adjacent to the property. Together with the elimination of diagonal parking and the provision of a Class II bike lane, these project features will create a more active and visually interesting streetscape, enhancing the pedestrian experience and providing a community benefit even to those people who are not using the facility's services directly.

The proposed project will allow the concentration of a valuable community healthcare resource at a centralized location adjacent to an existing health clinic. The site is accessible to transit and major roads, and the project meets the design requirements of the BLPDO Redevelopment Subdistrict, which specifically addresses the scale of larger buildings by requiring step-backs at higher stories and building transparency at the street level.

The project supports Community Plan goals and policies as outlined in Findings A.1.c,

B.1.a., C.1.a, and D.1.a above, including those specifically addressing the provision and expansion of community services to serve both the immediate area and the larger metropolitan area.

Therefore, the proposed use is appropriate at the proposed location.

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

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Planning Commission, Coastal Development Permit No PMT-2579784, Site Development Permit No. PMT-2579785, Neighborhood Development Permit No. PMT-3314405 and Conditional Use Permit PMT-3312218 is hereby GRANTED by the Planning Commission to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in , Coastal Development Permit No. PMT-2579784, Site Development Permit No. PMT-2579785, Neighborhood Development Permit No PMT-3314405 and Conditional Use Permit PMT-3312218, a copy of which is attached hereto and made a part hereof.

Will Rogers
Development Project Manager
Development Services

Adopted on: November 7, 2024

IO#: 24009030

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

PROJECT MANAGEMENT
PERMIT CLERK
MAIL STATION 501

INTERNAL ORDER NUMBER: 24009030

SPACE ABOVE THIS LINE FOR RECORDER'S USE

COASTAL DEVELOPMENT PERMIT NO. PMT-2579784
SITE DEVELOPMENT PERMIT NO. PMT-2579785
CONDITIONAL USE PERMIT NO. PMT-3312218
NEIGHBORHOOD DEVELOPMENT PERMIT NO. PMT-3314405
FAMILY HEALTH CENTER OF SAN DIEGO (FHCS) CLINIC - PROJECT NO. PRJ-0692722
PLANNING COMMISSION

This Coastal Development Permit No. PMT-2579784, Site Development Permit No. PMT-2579785, Conditional Use Permit No. PMT-3312218 and Neighborhood Development Permit No. PMT-3314405 is granted by the Planning Commission of the City of San Diego to Logan Heights Family Health Center, Inc., a Nonprofit Corporation, Owners/Permittees, pursuant to San Diego Municipal Code (SDMC) Sections 126.0303, 126.0402, 126.0504, and 126.0707. The 1.12-acre site is located at 1825-1873 National Avenue in the Barrio Logan Planned District Redevelopment Subdistrict and the Coastal Overlay Zone (Non-Appealable Area) within the Barrio Logan Community Plan. The project site is legally described as: LOTS 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, and 42 IN BLOCK 130 OF MANNASSE AND SCHILLER'S SUBDIVISION OF PUEBLO LOT 1157, ACCORDING TO THE MAP THEREOF NO. 209 FILED IN THE OFFICE OF THE RECORDER: OF SAN DIEGO COUNTY, JULY 11, 1870.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owners/Permittees for the construction of a four-story clinic and administrative office building with a four-story parking garage at 1825-1873 National Avenue as described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] November 7, 2024, on file in the Development Services Department.

The project shall include:

- a. Demolition of existing site improvements, including parking lots and buildings.
- b. Construction of a 73,592-square-foot office building including a Wellness Clinic, Research and Development Offices and Administrative Business offices
- c. Construction of a 75,880-square foot, four-story parking garage to provide approximately 174 parking spaces; and

- d. A deviation from San Diego Municipal Code (SDMC) 152.0319(a) and (b) to allow the consolidation of fourteen lots for a total area of 49,061 square feet where no more than 14,000 square feet are allowed and a street frontage of approximately 350 feet where no more than 100 feet are allowed per the applicable SDMC Section 152.0319(b);
- e. Landscaping (planting, irrigation and landscape related improvements);
- f. Off-street parking;
- g. A roof-mounted photovoltaic system consisting of solar panels sufficient to generate a percentage of the project's projected energy consumption in accordance with requirements of the California Green Building Code; and
- h. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act [CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

STANDARD REQUIREMENTS:

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36-month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision-maker. This permit must be utilized by November 21, 2027.
2. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
 - a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
 - b. The Permit is recorded in the Office of the San Diego County Recorder.
3. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision-maker.
4. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.

5. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
6. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any Federal, State, or City laws, ordinances, regulations, or policies including, but not limited to, the Endangered Species Act of 1973 (ESA) and any amendments thereto (16 U.S.C. § 1531 et seq.).
7. The Owner/Permittee shall secure all necessary building permits. The Owner/Permittee is informed that to secure these permits, substantial building modifications and site improvements may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.
8. Construction plans shall be in substantial conformity to Exhibit "A." Changes, modifications, or alterations to the construction plans are prohibited unless appropriate application(s) or amendment(s) to this Permit have been granted.
9. All of the conditions contained in this Permit have been considered and were determined necessary to make the findings required for approval of this Permit. The Permit holder is required to comply with each and every condition in order to maintain the entitlements that are granted by this Permit.
10. If any condition of this Permit, on a legal challenge by the Owner/Permittee of this Permit, is found or held by a court of competent jurisdiction to be invalid, unenforceable, or unreasonable, this Permit shall be void. However, in such an event, the Owner/Permittee shall have the right, by paying applicable processing fees, to bring a request for a new permit without the "invalid" condition(s) back to the discretionary body which approved the Permit for a determination by that body as to whether all of the findings necessary for the issuance of the proposed permit can still be made in the absence of the "invalid" condition(s). Such hearing shall be a hearing de novo, and the discretionary body shall have the absolute right to approve, disapprove, or modify the proposed permit and the condition(s) contained therein.
11. 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.

CLIMATE ACTION PLAN REQUIREMENTS:

12. Owner/Permittee shall comply with the Climate Action Plan (CAP) Consistency Checklist stamped as Exhibit "A." Prior to issuance of any construction permit, all CAP strategies shall be noted within the first three (3) sheets of the construction plans under the heading "Climate Action Plan Requirements" and shall be enforced and implemented to the satisfaction of the Development Services Department.

ENGINEERING REQUIREMENTS:

13. Prior to the issuance of any building permit, the Owner/Permittee shall obtain an Encroachment Maintenance Removal Agreement (EMRA) for landscape and irrigation located within the public right-of-way, satisfactory to the City Engineer.

14. Prior to the issuance of any building permit, the Owner/Permittee shall assure by permit and bond the construction of 24-foot-wide City Standard driveway, adjacent to the site on National Avenue, satisfactory to the City Engineer.

15. Prior to the issuance of any building permit, the Owner/Permittee shall assure by permit and bond the closure of non-utilized driveway and installation of current City Standards, curb & gutter, and sidewalk, adjacent to the site on National Avenue, satisfactory to the City Engineer.

16. Prior to the issuance of any building permit, the Owner/Permittee shall assure by permit and bond the replacement of the existing curb and sidewalk, with current City Standards, curb & gutter, and sidewalk, adjacent to the site on National Avenue, satisfactory to the City Engineer.

17. Prior to the issuance of any building permit, the Owner/Permittee shall assure by permit and bond the reconstruction of the alley pavement with current City Standard concrete alley, adjacent to the site, satisfactory to the City Engineer.

18. Prior to the issuance of any building permit, the Owner/Permittee shall assure by permit and bond the construction of City Standard streetlight, adjacent to the site on National Avenue, satisfactory to the City Engineer.

19. The drainage system proposed for this development, as shown on the site plan, is private and subject to approval by the City Engineer.

20. Prior to the issuance of any building permits, the Owner/Permittee shall obtain a bonded grading permit for the grading proposed for this project. All grading shall conform to the requirements of the City of San Diego Municipal Code in a manner satisfactory to the City Engineer.

21. Prior to the issuance of any construction permit, the Owner/Permittee shall enter into a Maintenance Agreement for the ongoing permanent Best Management Practices (BMPs) maintenance, satisfactory to the City Engineer.
22. Prior to the issuance of any construction permit, the Owner/Permittee shall incorporate any construction BMPs necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the SDMC, into the construction plans or specifications.
23. Prior to the issuance of any construction permit, the Owner/Permittee shall submit a Technical Report that will be subject to final review and approval by the City Engineer, based on the Storm Water Standards in effect at the time of the construction permit issuance.
24. Development of this project shall comply with all storm water construction requirements of the State Construction General Permit, Order No. 2009-0009DWQ, or subsequent order, and the Municipal Storm Water Permit, Order No. R9-2013-0001, or subsequent order. In accordance with Order No. 2009-0009DWQ, or subsequent order, a Risk Level Determination shall be calculated for the site and a Storm Water Pollution Prevention Plan (SWPPP) shall be implemented concurrently with the commencement of grading activities.
25. Prior to issuance of a grading or a construction permit, a copy of the Notice of Intent (NOI) with a valid Waste Discharge ID number (WDID#) shall be submitted to the City of San Diego as a proof of enrollment under the Construction General Permit. When ownership of the entire site or portions of the site changes prior to filing of the Notice of Termination (NOT), a revised NOI shall be submitted electronically to the State Water Resources Board in accordance with the provisions as set forth in Section II.C of Order No. 2009-0009-DWQ and a copy shall be submitted to the City.

WATER AND SEWER REQUIREMENTS:

26. If a three inch (3") or larger meter is required for this project, the owner/permittee shall construct the new meter and private back flow device on site, above ground, within an adequately sized water easement, in a manner satisfactory to the Public Utilities Director and the City Engineer.
27. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the design and construction of new water and sewer service(s) outside of any driveway or drive aisle and the abandonment of any existing unused water and sewer services within the right-of-way adjacent to the project site, in a manner satisfactory to the Public Utilities Director and the City Engineer.
28. Prior to the issuance of any building permit Owner/Permittee shall install appropriate private back flow prevention device(s) (BFPD), on each water service (domestic, fire and irrigation), in a manner satisfactory to the Public Utilities Director and the City Engineer. BFPDs shall be located above ground on private property, in line with the service and immediately adjacent to the right-of-way. Prior to the issuance of any building permits, the Owner/Permittee shall assure construction of the proposed water meters, within public right-of-way, for all proposed water services.

29. All proposed private water and sewer facilities are to be designed to meet the requirements of the California Uniform Plumbing Code and will be reviewed as part of the building permit plan check.

30. Prior to issuance of the first building permit, the Owner/Permittee shall implement a Class II bicycle lane along the project frontage of National Avenue, satisfactory to the City Engineer. All improvements shall be completed and operational prior to first occupancy.

31. No trees or shrubs exceeding three feet in height at maturity shall be installed within ten feet of any sewer facilities and five feet of any water facilities.

TRANSPORTATION REQUIREMENTS:

32. Prior to issuance of the first building permit, the Owner/Permittee shall implement a Class II bicycle lane along the project frontage of National Avenue, satisfactory to the City Engineer. All improvements shall be completed and operational prior to first occupancy.

33. Prior to first occupancy, the Owner/Permittee shall appoint a Transportation Coordinator (TC) and provide a Commute Trip Reduction Program (CTR) that provides incentives for alternative modes such as ridesharing, subsidized transit, bicycling, vanpool, and guaranteed ride home and provide information, coordination, and marketing for these services.

34. Prior to first occupancy, the Owner/Permittee shall provide information on alternative mode choices through the consistent distribution of an informational brochure or recurrent emails that explain alternative modes of transportation available to employees of the office and medical buildings including nearby bus routes, bicycle and pedestrian paths near the site, available transit subsidy, and the benefits on health and environment of active transportation.

35. Prior to first occupancy, the Owner/Permittee shall provide a 50 percent subsidy (current monthly pass of seventy-two dollars [\$72]) for a period of three (3) years towards transit passes for Metropolitan Transit System (MTS) Bus, Trolley or COASTER trains for all employees to promote transit usage.

PLANNING/DESIGN REQUIREMENTS:

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

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

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

LANDSCAPE/ DESIGN REQUIREMENTS:

39. Prior to issuance of any engineering permits for grading, the Owner/Permittee shall submit complete construction documents for the revegetation and hydroseeding of all disturbed land in accordance with the City of San Diego Landscape Standards, Stormwater Design Manual, and to the satisfaction of the Development Services Department. All plans shall be in substantial conformance to this permit (including Environmental conditions) and Exhibit 'A,' on file in the Office of the Development Services Department.

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

41. Prior to issuance of any construction permits for structures, the Owner/Permittee shall submit complete landscape and irrigation construction documents consistent with the Landscape Standards to the Development Services Department for approval. The construction documents shall be in substantial conformance with Exhibit 'A,' Landscape Development Plan, on file in the Office of the Development Services Department. Construction plans shall provide a 40 square-foot area around each tree that is unencumbered by hardscape and utilities unless otherwise approved per LDC 142.0403(b)5.

42. The Owner/Permittee shall be responsible for the maintenance of all landscape improvements shown on the approved plans, including in the right-of-way, unless long-term maintenance of said landscaping shall be the responsibility of a Landscape Maintenance District or other approved entity. All required landscape shall be maintained in a disease, weed and litter free condition at all times consistent with the City of San Diego Landscape Regulations and Standards.

43. The Owner/Permittee shall be responsible for the maintenance of all landscape improvements shown on the approved plans, including in the right-of-way unless long-term maintenance of said landscaping will be the responsibility of a Landscape Maintenance District or other approved entity.

44. If any required landscape (including existing or new plantings, hardscape, landscape features, etc.) indicated on the approved construction document plans is damaged or removed during demolition or construction, the Owner/Permittee shall repair and/or replace in kind and equivalent size per the approved documents to the satisfaction of the Development Services Department within 30 days of damage or Certificate of Occupancy [Final Inspection for Single-Dwelling Unit development].

45. All required landscaping shall be maintained consistent with the Landscape Standards in a disease, weed, and litter-free condition at all times. Severe pruning or "topping" of trees is not permitted. If any required landscape (including existing or new plantings, hardscape, landscape features, etc.) indicated on the approved construction document plans is damaged or removed, it shall be repaired and/or replaced in kind and equivalent size per the approved documents to the satisfaction of the Development Services Department within 30 days of damage.

INFORMATION ONLY:

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

APPROVED by the Planning Commission of the City of San Diego on November 7, 2024, and Resolution Number _____-PC

Coastal Development Permit No. PMT- 2579784
Site Development Permit No. PMT - 2579785
Conditional Use Permit No. PMT 33122184
Neighborhood Development Permit No PMT-3314405

Date of Approval: November 7, 2024

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Will Rogers
Development Project Manager

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

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

Logan Heights Family
Health Center Inc,
Owners/Permittees,

By _____
Otto A Hurr, President
Owner/Permittee

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

NOTICE OF EXEMPTION

TO: Recorder/County Clerk
 P.O. Box 1750, MS A-33
 1600 Pacific Hwy, Room 260
 San Diego, CA 92101-2400

From: City of San Diego
 Development Services Department
 1222 First Avenue, MS 501
 San Diego, CA 92101

Office of Land Use and Climate Innovation
 1400 Tenth Street, Room 121
 Sacramento, CA 95814

Project Title / Number: FHCSO Clinic CDP/SDP / 692722

State Clearinghouse No.: N/A

Project Location-Specific: 1825-1873 National Avenue, San Diego, California 92113

Project Location-City/County: San Diego/San Diego

Description of nature and purpose of the Project: The project is requesting a COASTAL DEVELOPMENT PERMIT, and SITE DEVELOPMENT PERMIT, for the demolition of an existing office building, residential structures and parking lots for the construction of a 73,592-square foot four-story clinic and administration office building and a four-story parking garage. The first floor would include 10,324-square feet of research and development, and 6,500-square feet of health care offices. The second floor would include 5,079-square feet of health care offices and 11,745-square feet of business offices. The third and fourth floor would both contain 16,824-square feet of business offices each. The parking garage would provide 234 parking stalls. The 1.12-acre project site is located at 1825-1873 National Avenue. The site is designated Residential and zoned Barrio Logan Planned District – Redevelopment – Subdistrict D within the Barrio Logan Community Plan. Additionally, the project site is within the Airport Influence Area (San Diego International Airport-Review Area 1), the Federal Aviation Authority Part 77 Noticing Area (San Diego International Airport and North Island Naval Air Station), the Coastal Overlay Zone (Non-Appealable – 2), the Parking Impact Overlay Zone (Coastal), Parking Standards Transit Priority Area, the Promise Zone, the Transit Area Overlay Zone, and Transit Priority Area. (LEGAL DESCRIPTION: Block 130, lot 42, Mannasse and Schillers subdivision of pueblo lot 1157 filed in the office of the county recorder of San Diego County, state of California. Block 130 lots 40 & 41, Mannasse and Schillers subdivision of pueblo lot 1157 filed in the office of the county recorder of San Diego County, state of California, block 130 lots 36 thru 39, Mannasse and Schillers subdivision of pueblo lot 1157 filed in the office of the county recorder of San Diego County, state of California block 130 lots 33 thru 35, Mannasse and Schillers subdivision of pueblo lot 1157 filed in the office of the county recorder of San Diego County, state of California block 130 lot 32, Mannasse and Schillers subdivision of pueblo lot 1157 filed in the office of the county recorder of San Diego County, state of California, block 130 lot 31, Mannasse and Schillers subdivision of pueblo lot 1157 filed in the office of the county recorder of San Diego County, state of California, block 130 lots 29 & 30, Mannasse and Schillers subdivision of pueblo lot 1157 filed in the office of the county recorder of San Diego County, state of California.)

Name of Public Agency Approving Project: City of San Diego

Name of Person or Agency Carrying Out Project: David Whisenhut, 823 Gateway Center Way, San Diego, California 92102, (858) 232-4870

Exempt Status: (Check one)

- Ministerial (Sec. 21080(b)(1); 15268)
- Declared Emergency (Sec. 21080(b)(3); 15269(a))
- Emergency Project (Sec. 21080(b)(4); 15269 (b)(c))
- Categorical Exemption: Section 15332 (In-Fill Development Projects).
- Statutory Exemptions:
- Other:

Reasons why project is exempt: The City of San Diego determined that the project would qualify to be categorically exempt from CEQA pursuant to CEQA Section 15332 (In-Fill Development Project); and where the exceptions listed in Section 15300.2 would not apply. **The site is not included on any list compiled pursuant to Government Code Section 65962.5 for hazardous waste sites.**

Lead Agency Contact Person: Morgan Dresser

Telephone: 619 446-5404

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a notice of exemption been filed by the public agency approving the project? Yes No

It is hereby certified that the City of San Diego has determined the above activity to be exempt from the California Environmental Quality Act.

Signature/Title


August 26, 2024

Date

Check One:

- Signed by Lead Agency
- Signed by Applicant

Date Received for Filing with County Clerk or LCI:

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|--|---|--|
| Page 3 | City of San Diego · Information Bulletin 620 | May 2020 |
|  | City of San Diego Development Services | <h1 style="margin: 0;">Community Planning Committee Distribution Form</h1> |
| Project Name: FHCSD Clinic CDP/SDP | | Project Number: PTS#692722 Digital |
| Community: Barrio Logan | | |
| For project scope and contact information (project manager and applicant), log into OpenDSD at https://aca.accela.com/SANDIEGO . Select "Search for Project Status" and input the Project Number to access project information. | | |
| <input type="checkbox"/> Vote to Approve <input checked="" type="checkbox"/> Vote to Approve with Conditions Listed Below <input type="checkbox"/> Vote to Approve with Non-Binding Recommendations Listed Below <input type="checkbox"/> Vote to Deny | | |
| # of Members Yes 6 | # of Members No 0 | # of Members Abstain 0 |
| Conditions or Recommendations: Add design elements such as public art to relate better to the culture of Barrio Logan. Ensure lighting stays on site and is not overly bright. Add mature landscape giving consideration to roof garden. These are all conditions to "soften" the look to better fit in with the community. | | |
| <input type="checkbox"/> No Action (Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.) | | |
| NAME: Mark Steele | | |
| TITLE: Chair | | DATE: February 16, 2022 |
| Attach additional pages if necessary (maximum 3 attachments). | | |

| | | | |
|---|---|--|--|
|  | City of San Diego Development Services 1222 First Ave., MS 302 San Diego, CA 92101 (619) 446-5000 | <h1 style="margin: 0;">Ownership Disclosure Statement</h1> | FORM DS-318 October 2017 |
|---|---|--|--|

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

Project Title: Barro Logan FHCSO Clinic **Project No. For City Use Only:** _____

Project Address: See supplemental D53032a

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

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

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

Property Owner

Name of Individual: David Whisenhunt Owner Tenant/Lessee Successor Agency

Street Address: 823 Gateway Center Way

City: San Diego State: CA Zip: 92102

Phone No.: 619 515 2300 Fax No.: _____ Email: davidw@fhcsd.org

Signature:  Date: 6/9/21

Additional pages Attached: Yes No

Applicant

Name of Individual: LPA Inc Matthew Winter Owner Tenant/Lessee Successor Agency

Street Address: 1600 National Avenue

City: San Diego State: CA Zip: 92113

Phone No.: 619 323 2931 Fax No.: _____ Email: mwinter@lpadesignstudios.com

Signature:  Date: 06/08/2021

Additional pages Attached: Yes No

Other Financially Interested Persons

Name of Individual: _____ Owner Tenant/Lessee Successor Agency

Street Address: _____

City: _____ State: _____ Zip: _____

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

Signature: _____ Date: _____

Additional pages Attached: Yes No

Printed on recycled paper. Visit our web site at www.sandiego.gov/development-services.
 Upon request, this information is available in alternative formats for persons with disabilities.