



THE CITY OF SAN DIEGO

**REPORT NO. PC-19-092**

**DATE ISSUED:** October 3, 2019

**ATTENTION:** **Planning Commission, Agenda of October 10, 2019**

**SUBJECT:** 777 Beech (south side of Beech Street between Seventh and Eighth avenues) – Appeals of Centre City Development Permit/Planned Development Permit (CCDP/CCPDP) No. 2018-57 and Map Waiver (MW) No. 2235086 – Cortez Neighborhood of the Downtown Community Plan Area – **PUBLIC HEARING**

**CITY PROJECT NUMBER:** 624011

**REFERENCE:** Hearing Officer Report No. HO-19-078, dated August 16, 2019

**OWNER/APPLICANT:** J2D2, LLC, Owner/Applicant

**SUMMARY**

**Issue:** Should the Planning Commission approve or deny the appeals of the City of San Diego (“City”) Hearing Officer (“Hearing Officer”) decision to approve CCDP/CCPDP No. 2018-57 and MW No. 2235086 for the construction of a 12-13 story, residential development averaging 144 feet in height, comprised of 104 condominium dwelling units (DU), and 200 parking spaces on an approximately 20,000 square foot (SF) site on the south side of Beech Street between Seventh and Eighth avenues in the Cortez neighborhood of the Downtown Community Plan (DCP) area (“Downtown”)?

**Staff Recommendation:** DENY the appeals and affirm the Hearing Officer decision subject to the revised drawings dated September 16, 2019 to APPROVE CCDP/CCPDP No. 2018-57 and MW No. 2235086 for the Project.

**Community Planning Group Recommendation:** On May 15, 2019 the Downtown Community Planning Council (DCPC) voted 19-5 to oppose Civic San Diego (“CivicSD”) staff’s recommendation to grant Design Review and recommend approval of CCDP/CCPDP No. 2018-57. The DCPC members that voted to oppose the Project stated it was not well-suited for the site located to the north of the historic El Cortez, citing its

proximity to the El Cortez, its height, the architecture, the loss of the open deck and outdoor pool, the location of the parking garage exhaust, and differences from the 2008 approved Project.

**CivicSD Board Recommendation:** On May 22, 2019, the CivicSD Board voted 5-1 to grant Design Review approval and recommend that the Hearing Officer approve CCDP/CCPDP No. 2018-57.

**Environmental Review:** Development within the DCP area is covered under the following documents, all referred to as the “Downtown FEIR”: Final Environmental Impact Report (FEIR) for the San Diego Downtown Community Plan, Centre City Planned District Ordinance, and 10<sup>th</sup> Amendment to the Centre City Redevelopment Plan, certified by the former Redevelopment Agency (“Former Agency”) and the City Council on March 14, 2006 (Resolutions R-04001 and R-301265, respectively); subsequent addenda to the FEIR certified by the Former Agency on August 3, 2007 (Former Agency Resolution R-04193), April 21, 2010 (Former Agency Resolution R-04510), and August 3, 2010 (Former Agency Resolution R-04544), and certified by the City Council on February 12, 2014 (City Council Resolution R-308724) and July 14, 2014 (City Council Resolution R-309115); and, the Final Supplemental Environmental Impact Report for the Downtown San Diego Mobility Plan certified by the City Council on June 21, 2016 (Resolution R-310561). Development within the Downtown Community Planning area is also covered under the following documents, all referred to as the “CAP FEIR”: FEIR for the City of San Diego Climate Action Plan (CAP), certified by the City Council on December 15, 2015 (City Council Resolution R-310176), and the Addendum to the CAP, certified by the City Council on July 12, 2016 (City Council Resolution R-310595). The Downtown FEIR and CAP FEIR are both “Program EIRs” prepared in compliance with California Environmental Quality Act (CEQA) Guidelines Section 15168. The information contained in the Downtown FEIR and the CAP FEIR reflects the independent judgement of the City of San Diego as the Lead Agency. The Downtown FEIR and CAP FEIR are located on the CivicSD website (<http://civicsd.com/departments/planning/environmental-documents>) and on the City website ([https://www.sandiego.gov/planning/programs/ceqa#Final CEQA Documents](https://www.sandiego.gov/planning/programs/ceqa#Final%20CEQA%20Documents)). Consistent with best practices suggested by CEQA Guidelines Section 15168, a Downtown 15168 Consistency Evaluation (“Evaluation”) has been completed for the project. The Evaluation concluded that the environmental impacts of the project were adequately addressed in the Downtown FEIR and CAP FEIR; that the project is within the scope of the development program described in the Downtown FEIR and CAP FEIR and is adequately described within both documents for the purposes of CEQA; and, that none of the conditions listed in CEQA Guidelines Section 15162 exist. Therefore, no further environmental documentation is required under CEQA. The Evaluation is attached to this staff report for informational purposes only; no action regarding the Evaluation is required by the decision maker.

**Fiscal Impact Statement:** None.

**Code Enforcement Impact:** None.



**Housing Impact Statement:** The Project consists of 104 residential units and is conditioned to comply with the City’s Inclusionary Housing Ordinance.

## BACKGROUND

An application for the Project was submitted to CivicSD on December 3, 2018 for a Centre City Development Permit (CCDP), Centre City Planned Development Permit (CCPDP) for deviations from the code to increase the street wall setback, reduce the street wall frontage, and reduce the street wall height. An application was concurrently submitted to the City for a Map Waiver (MW) for the creation of 104 residential condominiums. When applications include requests for more than one permit for a single development, the review is consolidated under the highest decision process, which is a Process 3 for the Project. As such, the Project was subject to approval by the Hearing Officer and appealable to the Planning Commission. The Project is fully described in the Hearing Officer staff report included as Attachment 1.

## HEARING OFFICER DECISION

On August 21, 2019, the Hearing Officer held a public hearing to consider the application and staff recommendation to approve CCDP/CCPDP No. 2018-57 and MW No. 2235086. There were five speaker slips submitted at the public hearing in support of the Project, including members of the Applicant’s team, and ten in opposition, two of which were the Appellants, Rita Collier and Edward Sherer. The Hearing Officer considered all public testimony, public correspondence, and the staff recommendation and approved CCDP/CCPDP No. 2018-57 and MW No. 2235086 with a modification to MW Finding No. 2 to include language regarding the proposed Project deviations as described in CCDP/CCPDP No. 2018-57 Finding No. 3.

## APPEAL

On September 4, 2019, the Appellants filed separate applications to appeal the Hearing Officer decision to approve CCDP/CCPDP No. 2018-57 and MW No. 2235086 (Attachment 3). Under San Diego Municipal Code (SDMC) Section 112.0506, any interested person who was present at the public hearing and filed a speaker slip at that public hearing or expressed interest in the decision in writing to that decision maker before the close of the public hearing may appeal the decision within ten days of the Hearing Officer decision. The following summarizes the appeal issues raised in the applications with a corresponding response by staff.

*Appeal Issue #1: Common Outdoor Open Space – The Appellants state that two of the requested deviations accommodate a courtyard that does not meet the requirements of the CCPDO for the required common outdoor open space for this Project because it does not have a minimum dimension of 30 feet and that there is no other outdoor common open space at ground, podium, or roof levels that could comply with the requirement.*

Staff Response: The courtyard being referenced by the Appellants is located on the upper ground level and consists of enhanced landscaping, residential entrances with private patios, and a common, landscaped walkway. Collectively, this area serves as a 22-foot wide buffer between the façade of the Project and the property line of the historic El Cortez. Two of the three deviations accommodate this 22-foot wide space. The Hearing Officer also made the findings for

these deviations, including that the deviations are appropriate for this location and result in a more desirable project than would be achieved if the Project was designed in conformance with the strict regulations of the CCPDO, which would result in a minimum 45-foot tall street wall being constructed along both Seventh and Eighth avenues up to the common property line with the historic El Cortez. Although this 22-foot wide “courtyard” space consists of both private patios for adjacent residential units and common outdoor space for residents, it was never counted as part of calculation for the Project’s required amount of common outdoor open space. Section 156.0310(g)(1) of the CCPDO requires at least 15% (3,000 SF) of the Project’s 20,000 SF lot be dedicated to common outdoor open space, which may contain active and passive areas and a combination of hardscape and landscape features, but must have a minimum dimension of 30 feet. While the approved Project provided the appropriate amount of common outdoor open space on Level 6 and 8 (3,299 SF combined), staff later discovered that these podium common outdoor open spaces did not provide the 30-foot dimension in each direction. The Architect has revised the drawings to provide 3,075 SF of common outdoor open space within areas that measure at least 30 feet in each direction on Level 6 and 8 without altering the overall bulk, scale, or massing of the building. The Revised Basic Concept/Schematic Drawings dated September 16, 2019 are included as Attachment 4 and the exhibit demonstrating the compliant common outdoor open spaces are included as Attachment 5. Staff continues to agree with the findings adopted by the Hearing Officer and reflected in the Draft Planning Commission Permit Resolution, included as Attachment 8.

*Appeal Issue #2: Impact on Historic El Cortez – The Appellants believe that the Project negatively impacts the historic El Cortez because it does not advance the goals and policies of the DCP for historic preservation, has a design that “fights for attention,” and eliminates public views of the historic El Cortez.*

Staff Response: While the El Cortez is indeed an important historical resource for Downtown, the Project is located on a separate parcel and proposes no alterations to the historic El Cortez, so there are no applicable DCP goals or policies regarding integration or preservation of a historical resource for the Project. The DCP does state that new development adjacent to historical resources should be respectful of the context and heritage, while permitting contemporary design solutions that do not adversely affect historical resources (DCP, 9.1-G-3). Further, the Downtown Design Guidelines (DDG) encourage new construction adjacent to historical resources to avoid mimicking the historical resource, but rather stand in contrast to accentuate the existing building. The Project was designed to respect the historicity of the historic El Cortez by: 1) limiting the total height of the Project to no taller than the “shoulders” of the historic El Cortez, which preserves views of the iconic rooftop sign, which can be seen on Page 43 and 44 of the Revised Basic Concept/ Schematic Drawings (Attachment 4) and in the exhibit provided during the review of the 2008 approved Project (the height of which is the same as the proposed Project), demonstrating the view from the Cabrillo Bridge in Balboa Park (Attachment 6); 2) designing the massing of the Project in a way that allows for most street-level views of the historic El Cortez to be retained, as can be seen on Page 3 of the Revised Basic Concept/Schematic Drawings (Attachment 4); 3) providing the 22-foot buffer landscaped area between the façade and the property line, which allows for “breathing room” between the historical resource and the Project; and 4) utilizing colors and materials that complement the historic El Cortez. Rather than mimicking the historic El Cortez, the Project is a contemporary

design that respects the historical resource through its architectural components in a way that is consistent with the DCP and DDG, which allowed for the Hearing Officer to make the required findings for the Project, included as Attachment 2.

*Appeal Issue #3: Historic Review – The Appellant questions the City Historic staff’s determination that the Project complies with the Secretary of Interior Standards and the historic review process of the proposed Project compared to the historic review of the 2008 approved Project on the same site.*

Staff Response: Prior to application submittal to CivicSD, the Applicant submitted a single-discipline preliminary review of the Project to the City Historical Resources Division in October, 2018, which is a ministerial process that does not require public noticing. Although the Project site is on a separate parcel from the historic El Cortez, the two parcels were previously one parcel when the full-block was historically designated in 2002. Despite the lot split in 2004, the Project site retains the historical designation because the original designation encompassed the whole block. City Historic staff thoroughly reviewed the Project and as with the original Project, determined that it is consistent with the Secretary of Interior’s Standards and Guidelines for historic buildings per Section 143.0220(a) of the SDMC. Their determination also acknowledged the additional units in the proposed Project. The “fourth unrequested big deviation” was corrected and has no impact on the overall bulk, massing, or scale of the Project and therefore would have no impact on the historic review. Because of City Historic staff’s determination, no further historic review is required for the proposed Project. The 2008 approved Project was originally reviewed by HRB in 2007 because it was designed to be 18-19 stories and approximately the same height as the El Cortez. This design was determined to be inconsistent with the Secretary of Interior Standards by City Historic staff at the time and required review by HRB. Subsequently, the design was modified to reduce the height by six floors and not exceed the height of the “shoulders” of the El Cortez building. This design, with which the proposed Project is consistent, was reviewed by HRB and determined to be consistent with the Secretary of Interior Standards.

*Appeal Issue #4: Construction Dust – The Appellant is concerned about toxic materials and construction dust penetrating residences in the El Cortez, creating a threat to their health and welfare for a sustained period of time.*

Staff Response: As required by the CCPDO and as stated in Condition No. 36 of the permit (Attachment 10 of the Hearing Officer Staff Report, included to this staff report as Attachment 1), the Project shall comply with all applicable Mitigation, Monitoring, and Reporting Program (MMRP) measures from the 2006 Downtown Final Environmental Impact Report (FEIR) for the DCP, which includes Mitigation Measure No. AQ-B.1-1 that requires impacts to sensitive receptors (like residences) during construction activities to be mitigated to below a level of significance through compliance with the City’s mandatory standard dust control measures and the dust control and construction equipment emission reduction measures. The full MMRP with all dust control measures is included with the Downtown FEIR Consistency Evaluation for the Project as Attachment 11 of the Hearing Officer Staff Report, included as Attachment 1 to this report. Construction of the Project will comply with all applicable building codes, be designed by

certified professionals, and reviewed by DSD staff for compliance with all applicable City codes and regulations.

*Appeal Issue #5: Relocation of Utilities – The Appellant raises concerns about the relocation of the utilities and transformer for the El Cortez, which are currently located on the site of the proposed Project.*

Staff Response: Construction of the Project will require the relocation of certain utilities that serve the El Cortez. New utilities serving the El Cortez will be required to be installed prior to the disconnection of any existing utilities to prevent any disruption of service during construction. The disconnection of the old utility equipment and connection of new utility equipment will obtain all required permits and comply with all applicable building codes and City regulations.

*Appeal Issue #6: Natural Heating and Cooling – The Appellant cites the Downtown Sustainability Master Plan and states that because the Project does not provide private open space for 100% of the units and all units do not provide cross-ventilation, Finding No. 7 for the Map Waiver concerning natural heating and cooling opportunities cannot be met.*

Staff Response: The Downtown Sustainability Master Plan serves as “general sustainability guidelines” that the DDG encourages be reviewed and implemented in developments. While encouraged by the DDG and implemented to varying extents by projects, the Downtown Sustainability Master Plan are guidelines for best practices, rather than requirements to be universally incorporated into all projects. Additionally, all projects must comply with the State of California’s robust green building codes. On August 20, 2019, staff revised draft MW resolution Finding No. 7 through a memorandum which was approved by the Hearing Officer on August 21, 2019, included with the adopted Hearing Officer resolutions as Attachment 2. Staff has reviewed the revised draft finding, which is reflected in the Draft Planning Commission MW Resolution included as Attachment 7, and continues to support MW Finding No. 7.


*Appeal Issue #8: Street Wall Setback – One of the requested deviations is for increased setbacks to accommodate skylights to provide some natural light to a below-grade level swimming pool. A below-grade pool is not an attractive amenity for a San Diego residential building nor is it an example of superior architectural design.*


Staff Response: The interior pool is not an architectural component that affects the design of the overall building and therefore is not a factor when analyzing the Project for consistency with the DDG for superior architectural design. While the street wall setback does allow for natural light to reach the pool in the lower ground level, this deviation provides a positive impact to the design of the overall building. Setting the street wall back at two points along the Beech Street frontage (affecting approximately 15% of that frontage), allows for the curvature of the building to be carried from the ground level, up the tower, providing an attractive, unique design. The curvilinear appearance is a key component of the design that modulates the building into two distinct masses, consistent with the DDG, and is a distinguishing design feature of the Project that demonstrates superior architectural design. The CivicSD Board of Directors granted Design Review approval based on compliance with the DDG on May 22, 2019. The Hearing Officer made the findings to grant this deviation, included as Attachment 2.


CONCLUSION

Staff recommends the Planning Commission deny the appeals and affirm the Hearing Officer decision subject to the revised drawings dated September 16, 2019 to approve CCDP/CCPDP No. 2018-57 and MW No. 2335086 for the Project.

Respectfully submitted,

  
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Associate Planner  
Civic San Diego

  
Hugo Castaneda  
Development Project Manager  
Development Services Department

  
Brad Richter  
Deputy Director  
Urban Division

  
PJ Fitzgerald  
Assistant Deputy Director  
Development Services Department

- Attachments: 1 – Hearing Officer Staff Report dated August 16, 2019  
*Includes the following as attachments to the report:*  
Project Location Map  
Community Plan Land Use Map  
Aerial Photograph  
Draft Map Waiver Resolution with Findings  
Ownership Disclosure Statements  
Map Waiver Plans  
Project Description and Architectural Narrative  
Project Data Sheet  
Basic Concept/Schematic Drawings dated April 17, 2019  
Draft Permit Resolution with Draft Permit CCDP/CCPDP No. 2018-57  
Downtown FEIR Consistency Evaluation & MMRP  
Public Correspondence  
Public Correspondence received after date of posting of staff report
- 2 – Memo to Hearing Officer dated August 20, 2019, including adopted Map Waiver and Permit Resolutions
- 3 – Appeal Applications and Materials by Appellants
- 4 – Revised Basic Concept/Schematic Drawings dated September 16, 2019
- 5 – Common Outdoor Open Space Exhibit
- 6 – View from Cabrillo Bridge Exhibit
- 7 – Draft Planning Commission Map Waiver Resolution with Conditions
- 8 – Draft Planning Commission Permit Resolution with Draft Permit CCDP/CCPDP No. 2018-57

**Item #HO-19-078**

DATE ISSUED: August 16, 2019

ATTENTION: City of San Diego Hearing Officer  
Meeting of August 21, 2019

SUBJECT: 777 Beech (south side of Beech Street between Seventh and Eighth  
avenues) – Centre City Development Permit/Centre City Planned  
Development Permit (CCDP/CCPDP) No. 2018-57 / Map Waiver (MW)  
No. 2235086 – Cortez Neighborhood of Downtown Community Plan Area

STAFF CONTACT: James Alexander, Associate Planner

STAFF RECOMMENDATION: That the City of San Diego (“City”) Hearing Officer approves  
CCDP/CCPDP No. 2018-57 and MW No. 2235086 for 777 Beech (“Project”).

The Project is a Process 3 application which requires a public hearing before the City Hearing  
Officer whose decision is final unless appealed to the Planning Commission, which would be the  
final decision maker on any appeal.

SUMMARY: JSD2, LLC (“Applicant”) submitted an application on December 3, 2018 seeking  
approval of CCDP/CCPDP No. 2018-57 for the construction of a 12-13 story, residential  
development averaging 144 feet in height and comprised of 104 condominium dwelling units  
(DU) and 200 parking spaces on an approximately 20,000 SF site on the south side of Beech  
Street between Seventh and Eighth avenues in the Cortez neighborhood of the Downtown  
Community Plan (DCP) area (“Downtown”).

FISCAL CONSIDERATIONS: Under the Downtown Public Facilities Financing Plan, the  
Project will pay Development Impact Fees (DIF) to fund its fair share of new park, fire station,  
and traffic circulation improvements in the DCP area. The DIF for the Project is estimated to be  
\$877,552. The Inclusionary Housing Fee payment for this Project is estimated to be \$1,846,359.

ECONOMIC IMPACTS: It is estimated that the Project will generate approximately 108  
construction jobs and four permanent jobs. As of December 31, 2018, approximately 86,730  
construction jobs and 30,872 permanent jobs have been generated Downtown as a result of  
redevelopment activities.

CIVIC SAN DIEGO BOARD RECOMMENDATION: On May 22, 2019, the Civic San Diego  
 (“CivicSD”) Board of Directors reviewed the Project and voted 5-1 to grant design review  
approval and recommend that the City Hearing Officer approve CCDP/CCPDP No. 2018-57.

COMMUNITY PLANNING GROUP RECOMMENDATION: On May 15, 2019 the Downtown Community Planning Council (DCPC) reviewed the Project and voted 19-5 to oppose Staff's recommendation to grant design review and approve the associated permits. The DCPC members that voted to oppose the Project thought that it was not well-suited for the site located to the north of the historic El Cortez, citing its proximity to the El Cortez, its height, the architecture, the loss of the open deck and outdoor pool, the location of the parking garage exhaust, and differences from the 2008 approved Project.

DEVELOPMENT TEAM

<b>ROLE</b>	<b>FIRM / CONTACT</b>	<b>OWNERSHIP</b>
Applicant/Property Owner	JSD2, LLC	Peter Janopaul, Manager (Privately Owned)

BACKGROUND

The Project site is adjacent to the El Cortez, a condominium building constructed as a hotel in 1927 on the south side of the block and listed as historic locally and on the National Register of Historic Places. In the 1940s, the entire block was consolidated into a single ownership and in the 1950s, a swimming pool and 8-9 story hotel annex building called the Caribbean Wing was constructed on the north side of the block. The hotel closed in 1978. The property was designated historic by the City in 1990. While the designation applied to the entire block, the resolution states that the area specifically designated is the exterior of the El Cortez building.

In 1998, the former Redevelopment Agency and the owner entered into a Rehabilitation Loan Agreement which provided a \$5.85 million rehabilitation loan. The rehabilitation included the restoration of the El Cortez building to its period of significance (1927), the removal of some of the modifications made in the 1950s, and the demolition of the Caribbean Wing building on the north end of the block. Four years later, in 2002, the El Cortez was listed on the National Register of Historic Places. Since rehabilitation, discussions about redevelopment of the north end of the block had taken place, and in 2004, the block was split into two parcels in anticipation of a new project. Despite the parcel split, the Project site retains the historical designation because the original designation encompassed the whole block. The first condominiums were sold in the El Cortez building in late 2004.

On October 28, 2008, a project was approved on the site by the City Council/former Redevelopment Agency. The original permit approved construction of a 12-13 story tower, averaging 144 feet tall and containing 78 DU, approximately 14,746 SF of commercial space, and 144 parking spaces, including 53 for exclusive use by El Cortez residents. The final design was deemed to be respectful of the historicity of the El Cortez building and would not exceed a height above the "shoulders" of the El Cortez building, as to retain its prominence on the block and preserve views of the historic rooftop sign. Despite the full-block's historic designation, City Historic Staff determined at the time that the original project on the north side did not constitute a substantial alteration of a historic resource, consistent with the Secretary of Interior's Standards, because it did not propose any changes to the El Cortez building, for which the historic designation was originally intended. The original permit was set to expire in 2011, but

due to a series of automatic permit and map extensions allowed through State legislation that passed as a result of the Great Recession, a total of six additional years was added to the expiration of the original project. In 2017, the Applicant applied for an Extension of Time under San Diego Municipal Code (SDMC) Section 112.0103, which was granted by CivicSD and the City on January 19, 2018. The original permit is set to expire on October 28, 2020, at which time all extensions will have been exhausted. The currently proposed Project (a new permit) would require utilization of the permit within three years of the date of approval, with the ability to apply for an Extension of Time for an additional three years.

## DISCUSSION

### Neighborhood Context

The Cortez neighborhood is north of the Civic/Core neighborhood and adjacent to Interstate 5 and Balboa Park. It is Downtown's oldest residential neighborhood and home to historic landmarks such as the El Cortez Hotel and St. Joseph's Church, as well as apartment buildings and hotels dating to the 1915 Exposition. The eastern portion of the neighborhood known as Cortez Hill is a relatively tranquil area and the highest point in Downtown. In general, mid-sized buildings with more slender profiles than those in the Civic/Core neighborhood will be permitted. Building heights and bulk will be curtailed to the south and west of the new park for sunlight access. Heights will also be restricted under the Airport's approach path in the northern part of Cortez Hill consistent with the Airport Land Use Compatibility Plan.

### Applicable DCP Goals

The following are some key DCP Goals and Policies for the site and the Cortez neighborhood:

- 3.1-G-2 Provide for an overall balance of uses—employment, residential, cultural, government, and destination—as well as a full compendium of amenities and services.
- 3.3-G-1 Provide a range of housing opportunities suitable for urban environments and accommodating a diverse population.
- 6.6-G-1 Emphasize development of Cortez as a primarily residential neighborhood with a center of mixed-use activity and dual character emerging between Cortez Hill and Lower Cortez.

### Downtown San Diego Mobility Plan (DSDMP)

Under the DSDMP, Eighth Avenue is designated as a greenway, designed to showcase landscaping features and roadway design that slow vehicular traffic and prioritize pedestrians. A key feature of greenways is the inclusion of enhanced landscaping, including double rows of trees, and wide sidewalks with ample public amenities along the east side of the street.

## SITE DESCRIPTION

- Project site:
  - Approximately 20,000 SF



- Slopes down in elevation from the northwest to southeast by approximately 15 feet
- Currently contains a parking garage, pool, and open courtyard used by adjacent El Cortez
- Surrounding land uses include:
  - North: Four-story residential (The Heritage)
  - South: 15-story residential condominiums (El Cortez)
  - West: Four-story hotel (Holiday Inn Express)
  - East: Four-story residential (The Heritage)
- Zoning: Residential Emphasis (RE) Land Use District

### PROJECT DESCRIPTION

The Applicant is requesting approval of CCDP/CCPDP No. 2018-57 to allow the construction of a 12-13 story, residential tower averaging approximately 144 feet, and comprised of 104 residential condominium DU. 200 parking spaces are proposed in five subterranean levels, accessed from a driveway on Eighth Avenue. 53 of the 200 parking spaces are for exclusive use by residents of the El Cortez, consistent with an existing parking agreement. The design of the building is vertically modulated into two main masses. The lower levels are rectangular in form and serve as the “wings” of the building, while the massing of the upper levels is characterized by its oval-shape with pointed ends, resulting in curvilinear north and south facades. At the ground level, street walls are comprised primarily of architectural concrete and clear glazing with painted metal mullions. A courtyard located along the south side not only provides outdoor open space for the Project, but also over 22-feet of separation between the building and the property line of the adjacent parcel containing the historic El Cortez building. As a whole, the Project respects the historicity of the El Cortez by avoiding mimicking it, rather standing in contrast to it, consistent with the policies of the Downtown Design Guidelines for development adjacent to historic resources. The Project is substantially consistent with the originally approved project, proposing the same number of floors, height, building form, and massing. As with the original project, City Historic Staff determined that the Project is consistent with the Secretary of Interior Standards. On May 22, 2019, the Project received design review approval by the CivicSD Board of Directors consistent with Section 156.0304 of the CCPDO. The Project Description and Architectural Narrative are included as Attachment 7, the Project Data Sheet as Attachment 8, and the Basic Concept/Schematic Drawings dated April 17, 2019 as Attachment 9.

### MAP WAIVER

The proposed project requests a Map Waiver per SDMC Section 125.0120(b)(1) to create 104 residential condominium units on a single parcel that was previously mapped. The Project as proposed requires a Process Three, Hearing Officer decision with appeal rights to the Planning Commission.

The proposed subdivision is consistent with the development regulations of the underlying zone and no deviations are requested with this action. According to SDMC Section 125.0123, Findings for a Map Wavier, the decision maker may approve a Map Waiver if the decision maker finds that the proposed subdivision complies with the requirements of the Subdivision

Map Act and the SDMC. Staff has reviewed the proposed subdivision and determined that it complies with both the Subdivision Map Act and the SDMC.

#### APPROVALS REQUIRED

- CCDP for new construction with Design Review approval by the CivicSD Board of Directors for developments with at least 50 DU, over 85 feet in height, and/or over 100,000 SF in area;
- CCPDP for deviations from the development regulations of the CCPDO;
- MW for the creation of 104 residential condominiums.

Per SDMC Section 112.0103, when an Applicant applies for more than one permit for a single development, the applications shall be consolidated for processing and shall be reviewed by a single decision-maker. The decision-maker shall act on the consolidated application at the highest level of authority for that development, and the findings required for approval of each permit shall be considered individually. The decision-maker for this Project will be the City Hearing Officer in accordance with a Process Three review.

#### CENTRE CITY PLANNED DEVELOPMENT PERMIT

The purpose and intent of a CCPDP is to allow applicants to request greater flexibility from the strict application of the development regulations of the CCPDO, provided such deviations result in the implementation of a unique and superior design. The findings for approval of a CCPDP (SDMC Section 156.0304(f)(2)) are evaluated to determine if the proposed deviations facilitate development that is beneficial to the community and results in a more desirable project than could otherwise be achieved if the project were required to rigorously adhere to the development regulations. The full findings are included with the Draft Resolution. The requested deviations for the Project are described below:

1. CCPDO 156.0310(d)(1)(B) – Street Wall Frontage: A street wall containing habitable space shall be provided along 100% of the street frontage. The Applicant is requesting to locate two transformers near the southwest corner of the site, on the west end of the rear courtyard, resulting in an approximately 22-foot wide area with no street wall (Page 26). The east elevation on the opposite side of the courtyard has a similar condition, but due to the slope of the site, a 14-foot street wall is possible, as described below. The lack of street wall in the 22-foot wide area on the west elevation accommodates the courtyard that provides spacing between the Project and the historic El Cortez building and includes enhanced landscaping and residential entrances with patios. Along the property line, where the transformers are located, although there is no entry into the courtyard, the proposed screen wall has been treated with perforated metal and polycarbonate panels. Staff does not believe the lack of street wall height for approximately 22 feet has an adverse impact on the overall architecture of the building.
2. CCPDO 156.0310(d)(1)(C) – Street Wall Setback: The Applicant is requesting to increase the maximum street wall setback at two points along the north elevation from five feet to no more than 11 feet (Page 12). These street wall recesses create the curvature of the façade

massing that result in superior architecture and accommodate light wells into the lower ground level containing the pool room. For the most part, the street wall on the north elevation is within the required five feet. The increased setback totals about 30 feet (15%) of the total Beech Street frontage. Staff believes this deviation is minimal and serves to improve the design of the north elevation and the resident experience in the pool room.

3. CCPDO 156.0310(d)(1)(D) – Street Wall Height: The minimum height of the street wall shall be 45 feet. The Applicant is requesting to reduce the minimum street wall height from 45 feet to approximately 14 feet on the east elevation (Page 22). Like the west elevation, described above, the reduced street wall accommodates the courtyard that provides spacing between the Project and the historic El Cortez building and includes enhanced landscaping and residential entrances with patios. Staff does not believe the reduced street wall height for approximately 22 feet detracts from the overall architecture of the building. Further, it allows for a buffer area between the Project and the El Cortez, giving the historic building some “breathing room,” and accommodates a large, important outdoor common open space for the Project’s residents.

#### PUBLIC CORRESPONDENCE

Staff received public correspondence from 12 individuals who live near the Project site, all opposed to the Project. Among their concerns were the visual impact of the Project on the historic El Cortez building, the loss of the pool deck, and other differences from the 2008 approved plans. Staff also received a summary of a structural investigation commissioned by the El Cortez Homeowners Association that raised structural questions about the site. All public correspondence is included in full as Attachment 12.

#### ENVIRONMENTAL REVIEW

Development within the Downtown Community Planning area is covered under the following documents, all referred to as the “Downtown FEIR”: Final Environmental Impact Report (FEIR) for the San Diego Downtown Community Plan, Centre City Planned District Ordinance, and 10<sup>th</sup> Amendment to the Centre City Redevelopment Plan, certified by the former Redevelopment Agency (“Former Agency”) and the City Council on March 14, 2006 (Former Agency Resolution R-04001 and City Council Resolution R-301265); subsequent addenda to the FEIR certified by the Former Agency on August 3, 2007 (Former Agency Resolution R-04193), April 21, 2010 (Former Agency Resolution R-04510), and August 3, 2010 (Former Agency Resolution R-04544), and certified by the City Council on February 12, 2014 (City Council Resolution R-308724) and July 14, 2014 (City Council Resolution R-309115); and, the Final Supplemental Environmental Impact Report for the Downtown San Diego Mobility Plan certified by the City Council on June 21, 2016 (City Council Resolution R-310561). Development within the Downtown Community Planning area is also covered under the following documents, all referred to as the “CAP FEIR”: FEIR for the City of San Diego Climate Action Plan (CAP), certified by the City Council on December 15, 2015 (City Council Resolution R-310176), and the Addendum to the CAP, certified by the City Council on July 12, 2016 (City Council Resolution R-310595). The Downtown FEIR and CAP FEIR are both “Program EIRs” prepared

in compliance with California Environmental Quality Act (CEQA) Guidelines Section 15168. The information contained in the Downtown FEIR and the CAP FEIR reflects the independent judgement of the City of San Diego as the Lead Agency. The Downtown FEIR and CAP FEIR are located on the CivicSD website (<http://civicsd.com/departments/planning/environmental-documents>) and on the City website ([https://www.sandiego.gov/planning/programs/ceqa#FinalCEQA Documents](https://www.sandiego.gov/planning/programs/ceqa#FinalCEQADocuments)). Consistent with best practices suggested by CEQA Guidelines Section 15168, a Downtown 15168 Consistency Evaluation ("Evaluation") has been completed for the project. The Evaluation concluded that the environmental impacts of the project were adequately addressed in the Downtown FEIR and CAP FEIR; that the project is within the scope of the development program described in the Downtown FEIR and CAP FEIR and is adequately described within both documents for the purposes of CEQA; and, that none of the conditions listed in CEQA Guidelines Section 15162 exist. Therefore, no further environmental documentation is required under CEQA. The Evaluation is attached to this staff report for informational purposes only; no action regarding the Evaluation is required by the decision maker.

#### CONCLUSION

Staff recommends approval of CCDP/CCPDP Permit No. 2018-57 and MW No. 2235086 for the Project.

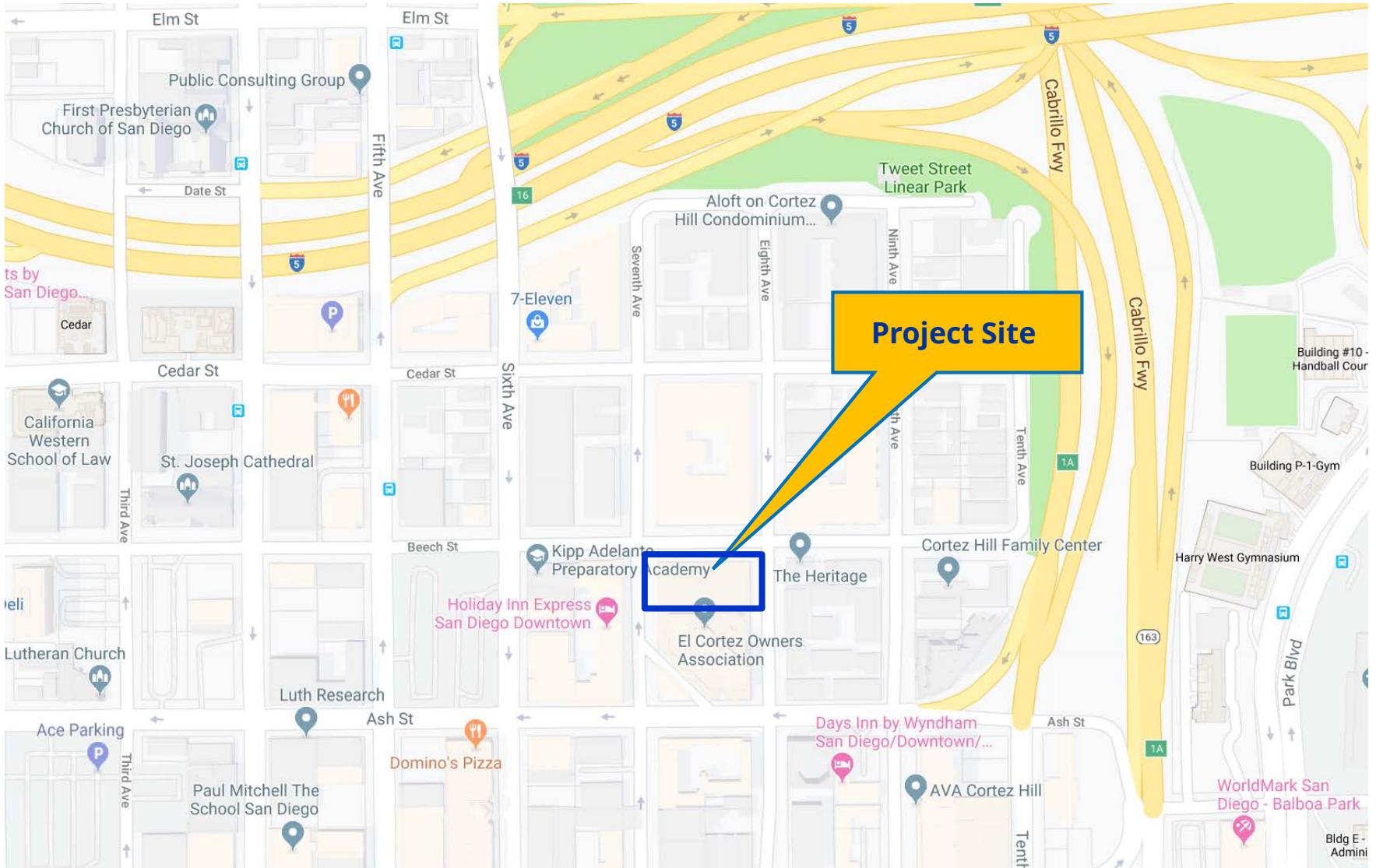
Respectfully submitted,

  
James Alexander  
Associate Planner, Civic San Diego

  
Hugo Castaneda  
Development Project Manager

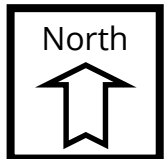
  
Brad Richter  
Deputy Director, Urban Division

- Attachments:
- 1 – Project Location Map
  - 2 – Community Plan Land Use Map
  - 3 – Aerial Photograph
  - 4 – Draft Map Waiver Resolution with Findings
  - 5 – Ownership Disclosure Statements
  - 6 – Map Waiver Plans
  - 7 – Project Description and Architectural Narrative
  - 8 – Project Data Sheet
  - 9 – Basic Concept/Schematic Drawings dated April 17, 2019
  - 10 – Draft Permit Resolution with Draft Permit CCDP/CCPDP No. 2018-57
  - 11 – Downtown FEIR Consistency Evaluation & MMRP
  - 12 – Public Correspondence



## Project Location Map

777 Beech Street MW  
PROJECT NO. 624011





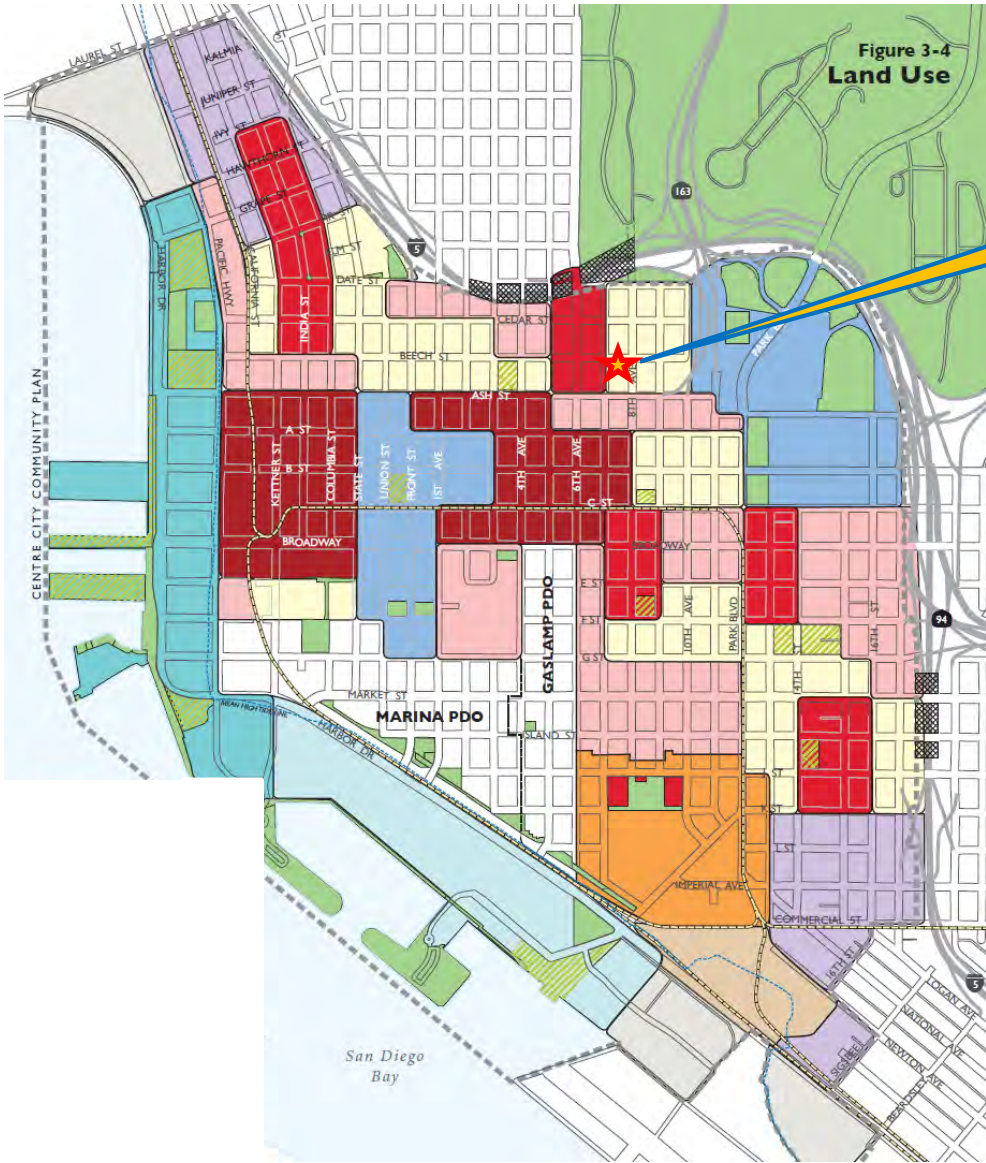







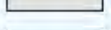
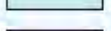
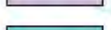

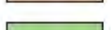


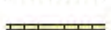


Figure 3-4  
Land Use

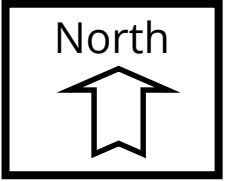
Project Site

-  Core
-  Neighborhood Mixed-Use Center
-  Employment/ Residential Mixed-Use
-  Ballpark Mixed-Use
-  Public/Civic
-  Residential Emphasis
-  Industrial
-  Convention Center/Visitor
-  Mixed Commercial
-  Waterfront/Marine
-  Transportation
-  Existing Park/Open Space
-  Proposed/Pipeline Park/Open Space
-  Freeway Lid
-  Trolley



# Community Land Use Map

777 Beech Street MW  
PROJECT NO. 624011

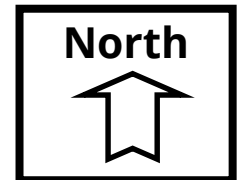






## Aerial Photograph

777 Beech Street MW  
PROJECT NO. 624011



RESOLUTION NO. \_\_\_\_\_  
DATE OF FINAL PASSAGE \_\_\_\_\_

A RESOLUTION OF THE HEARING OFFICER OF THE CITY OF SAN  
DIEGO ADOPTING THE FINDINGS AND APPROVING MAP WAIVER NO.  
2235086 FOR 777 BEECH STREET MW – PROJECT NO. 624011

WHEREAS, JSD2, LLC, a Delaware limited liability company, Subdivider, and Kettler & Leweck Engineering, Engineer, submitted an application with the City of San Diego for subdivision No. 2235086, to waive the requirement for a Tentative Map for the creation of 104 residential condominium units for a proposed 12-13 story residential development (“Project”). The project site is located on the south side of Beech Street between Seventh Avenue and Eighth Avenue in the Cortez neighborhood of the Downtown Community Plan Area. The property is legally described as Lot 2 of El Cortez, in the City of San Diego, County of San Diego, State of California, according to map thereof no. 14860, filed in the Office of the County Recorder of San Diego County, August 23, 2004, together with the east half of Seventh Avenue (formerly Seventh Street) adjoining said land on the west, the south half of Beech Street (formerly Cypress Street) adjoining said land on the north, and the west half of Eighth Avenue (formerly Eighth Street) adjoining said land on the east, which upon vacation would revert to said Lot 2 by operation of law.; and

WHEREAS, the Project proposes the subdivision of a 0.50-acre site into 104 residential condominium units; and

WHEREAS, on May 30, 2019, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an environmental determination that the project is consistent with the previously certified Final Environmental Impact Report (FEIR) for the San Diego Downtown Community Plan, Centre City Planned District Ordinance, and 10<sup>th</sup> Amendment to the Centre City Redevelopment Plan, certified by the Former Redevelopment Agency and City Council on



March 14, 2006, pursuant to Resolution R-04001 and Resolution R-301265, respectively, subsequent addenda to the FEIR certified by the Former Agency on August 3, 2007 (Former Agency Resolution R-04193), April 21, 2010 (Former Agency Resolution R-04510), and August 3, 2010 (Former Agency Resolution R-04544), and certified by the City Council on February 12, 2014 (City Council Resolution R-308724) and July 14, 2014 (City Council Resolution R-309115); and, the Final Supplemental Environmental Impact Report for the Downtown San Diego Mobility Plan certified by the City Council on June 21, 2016 (City Council Resolution R-310561). Development within the Downtown Community Planning area is also covered under the following documents, all referred to as the "CAP FEIR": FEIR for the City of San Diego Climate Action Plan (CAP), certified by the City Council on December 15, 2015 (City Council Resolution R-310176), and the Addendum to the CAP, certified by the City Council on July 12, 2016 (City Council Resolution R-310595). The Downtown FEIR and CAP FEIR are both "Program EIRs" prepared in compliance with California Environmental Quality Act (CEQA) Guidelines Section 15168. The information contained in the Downtown FEIR and the CAP FEIR reflects the independent judgement of the City of San Diego as the Lead Agency and has been reviewed and considered by the decision maker before approving the project. Consistent with best practices suggested by CEQA Guidelines Section 15168, a Downtown 15168 Consistency Evaluation ("Evaluation") has been completed for the project. The Evaluation concluded that the environmental impacts of the project were adequately addressed in the Downtown FEIR and CAP FEIR; that the project is within the scope of the development program described in the Downtown FEIR and CAP FEIR and is adequately described within both documents for the purposes of CEQA and therefore, per section 15162 of the California Environmental Quality Act (CEQA) Guidelines, no subsequent or supplemental EIR is required for this Project; and

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

WHEREAS, the Project consists of 104 units for which Certificates of Occupancy have not been issued; and

WHEREAS, the subdivision is a condominium project as defined in California Civil Code section 4125 and filed pursuant to the Subdivision Map Act. The total number of condominium dwelling units is 104; and

WHEREAS, on August 21, 2019, the Hearing Officer of the City of San Diego considered subdivision No. 2235086, and pursuant to section 125.0122 (subdivision), 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 subdivision No. 2235086:

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

The project proposes to create 104 residential condominium units for a proposed development within a single lot. The 0.50-acre site is located on the south side of Beech Street between Seventh and Eighth Avenues in the Cortez neighborhood of the Downtown Community Plan Area. The proposed subdivision is to create residential units for individual ownership.

The Downtown Community Plan designates the project site as Residential Emphasis in order to accommodate primarily residential development. The Project is proposing a residential development that consists of a 12-13-story structure with 104 residential condominium units and 200 automobile parking spaces. The Centre City Planned District allows for a base minimum floor area ratio (FAR) of 5.0 and a base maximum FAR of 8.0: the proposed project is providing a FAR of 7.3. The Project is proposing a multi-family dwelling unit development, which is a permitted land use in the Residential Emphasis district of the Centre City Planned District Ordinance (CCPDO). Further, the design of the Project respects the historic El Cortez by limiting its height to no taller than the “shoulders” of the El Cortez building, providing approximately 22 feet of separation between towers, and using complimentary colors and materials, that is consistent with the Downtown Design Guidelines (DDG) for development adjacent to historic resources. Therefore, the proposed subdivision and its design or improvements are consistent with the policies, goals and objectives of the applicable land use plan.

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

The project proposes to create 104 residential condominium units for a proposed development within a single lot. The 0.50-acre site is located on the south side of Beech Street between Seventh and Eighth Avenues in the Cortez neighborhood of the Downtown Community Plan Area. The proposed subdivision is to create residential units for individual ownership.

The proposed development is consistent with the San Diego Municipal Code (SDMC) and the Centre City Planned District Ordinance per Centre City Development Permit (CCDP) and Centre City Planned Development Permit (CCPDP) number 2018-57. The subdivision proposes condominiums for home ownership opportunities and does not affect CCDP and CCPDP 2018-57. The subdivision complies with all development regulations. Therefore, the proposed subdivision 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.**

The project proposes a subdivision to create 104 residential condominium units for a proposed development within a single lot. The 0.50-acre site is located on the south side of Beech Street between Seventh and Eighth Avenues in the Cortez neighborhood of the Downtown Community Plan Area. The site is within the Centre City Planned District Residential Emphasis (RE) zone, which accommodates primarily residential development. The Centre City Planned District determines density based on FAR, and the RE zone allows for a base minimum FAR of 5.0 and a base maximum FAR of 8.0: the proposed development

provides an FAR of 7.3 and is consistent with the CCPD. The public right of way would be improved along Beech Street, Seventh and Eighth Avenues to include new driveways, curb, gutter and sidewalk. Utility services would be provided through existing utility infrastructure in the surrounding area. Therefore the site is physically suitable for the type and density of development.

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

The project proposes a subdivision to create 104 residential condominium units for a proposed development within a single lot. The project was determined to be consistent with the previously certified Final Environmental Impact Report (FEIR) for downtown projects. Therefore, per CEQA Guidelines section 15162, no subsequent or supplemental EIR is required for this project. The project site is located within an urbanized environment where there are no watercourses or environmentally sensitive lands harboring fish or wildlife on or adjacent to the site. Therefore, the design of the subdivision or the proposed improvement is not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

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

The project proposes to create 104 residential condominium units for a proposed development within a single lot. The 0.50-acre site is located on the south side of Beech Street between Seventh and Eighth Avenues in the Cortez neighborhood of the Downtown Community Plan Area. The proposed subdivision is to create residential units for individual ownership.

The design of the subdivision was reviewed and determined to be in compliance with the San Diego Municipal Code and the Subdivision Map Act. The subdivision includes conditions and corresponding exhibits of approval relevant to public improvements and payment of applicable fees in order to achieve compliance with the regulations of the San Diego Municipal Code. Public improvements include the following: to include the following, construction of a new driveway along Eighth Avenue, new curb, gutter and sidewalk along Seventh Avenue, Eighth Avenue and Beech Street, reconstruct two existing curb ramps to meet City Standards. The completion of the specified improvement to the satisfaction of the City Engineer will be required prior to the approval of the Certificate of Compliance to ensure public health, safety and welfare. The project was determined to be consistent with the previously certified FEIR for downtown projects. Therefore, the design of the subdivision or the type of improvement will not be detrimental to the public health, safety, and welfare.

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

The project proposes to create 104 residential condominium units for a proposed development within a single lot. The 0.50-acre site is located on the south side of Beech Street between Seventh and Eighth Avenues in the Cortez neighborhood of the Downtown Community Plan Area. The proposed subdivision is to create residential units for individual ownership.

The project site does not contain any easements acquired by the public at large for access through or use of property within the subdivision. The site has frontage on Beech Street, Seventh Avenue and Eighth Avenue. Therefore, the design of the subdivision and proposed improvement would not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision.

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

The project proposes to create 104 residential condominium units for a proposed development within a single lot. The 0.50-acre site is located on the south side of Beech Street between Seventh and Eighth Avenues in the Cortez neighborhood of the Downtown Community Plan Area. The proposed subdivision is to create residential units for individual ownership.

The proposed project is designed so that each unit provides glazing and private spaces to ensure passive cooling through cross-ventilation for the interior spaces. Therefore, the design of the proposed subdivision provides sufficient future passive or natural heating and cooling opportunities.

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

The project proposes to create 104 new residential condominium units. The 0.50-acre site is located on the south side of Beech Street between Seventh and Eighth Avenues in the Cortez neighborhood of the Downtown Community Plan Area. Development Impact Fees (DIF), school, water/sewer connection and other impact fees will need to be paid at the building permit issuance. The project will comply with the City's Affordable Housing Regulations through payment of the in-lieu fee at the time of building permit issuance. The project is located in an urban, developed neighborhood and served by existing public infrastructure, including improved right-of-way and water and sewer lines. The decision maker has reviewed the administrative record including the project plans, environmental

documentation, and public testimony to determine the effects of the proposed subdivision on the housing needs of the region. Those needs were balanced against the needs for public services and the available fiscal and environmental resources and found that the addition of 104 residential condominium units is consistent with the housing needs anticipated for the Downtown community.

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, subdivision No. 2235086 is hereby granted to JSD2, LLC, a Delaware limited liability company, subject to the attached conditions which are made a part of this resolution by this reference.

By \_\_\_\_\_  
Hugo Castaneda  
Development Project Manager  
Development Services Department

ATTACHMENT: subdivision Conditions  
Internal Order No. 12002110

HEARING OFFICER  
CONDITIONS FOR MAP WAIVER NO. 2235086  
**777 BEECH STREET MW - PROJECT NO. 624011**  
ADOPTED BY RESOLUTION NO. \_\_\_\_\_ ON \_\_\_\_\_

**GENERAL**

1. This Tentative Map Waiver will expire September 6, 2022.
2. Compliance with all of the following conditions shall be completed and/or assured, to the satisfaction of the City Engineer, prior to the recordation of the Certificate of Compliance unless otherwise noted.
3. A Certificate of Compliance shall be recorded in the Office of the San Diego County Recorder, prior to the Tentative Map Waiver expiration date.
4. Prior to the recordation of the Certificate of Compliance, taxes must be paid or bonded for 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.

If a tax bond is required as indicated in the tax certificate, ensure that it is paid or posted at the County Clerk of the Board of Supervisors Office and supply proof prior to the recordation of the Certificate of Compliance.

5. The Certificate of Compliance shall conform to the provisions of Centre City Development Permit and Centre City Planned Development Permit No. 2018-57.
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 recordation of the Certificate of Compliance, the Subdivider shall enter into a written agreement with the San Diego Housing Commission to pay the Inclusionary Affordable Housing Fee pursuant to the Inclusionary Affordable Housing Regulations (San Diego Municipal Code § 142.1301 *et seq.*).

The Subdivider shall comply with the provisions of Chapter 14, Article 2, Division 13 of the San Diego Municipal Code (Inclusionary Affordable Housing Regulations) by paying the Inclusionary Affordable Housing Fee in the following manner:

- a. Deferring payment of the Inclusionary Affordable Housing Fee until the close of escrow of the first condominium sold at the development by entering into a written agreement with the San Diego Housing Commission securing payment of the Inclusionary Affordable Housing Fee, which shall be recorded against the development and secured by a recorded deed of trust in favor of the San Diego Housing Commission. If Subdivider elects future payment of the Inclusionary Affordable Housing Fee, the fee shall be calculated using the rate in effect at the close of escrow of the first condominium unit sold at the development; or
- b. Pre-paying the Inclusionary Affordable Housing Fee to the City based upon the aggregate square footage of all residential units in the project. If Subdivider pre-pays the Inclusionary Affordable Housing Fee, the fee shall be calculated using the rate in effect on the date of pre-payment.

## **MAPPING**

8. "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).
9. Prior to the issuance of a Certificate of Compliance, City staff will perform a field monument inspection to verify that all property corners are being marked with survey monuments. If any of the survey monuments are missing, it must be replaced with a new monument, and a Corner Record or Record of Survey (whichever is applicable) shall be filed with the County Recorder pursuant to the Professional Land Surveyors Act. A copy of the filed Corner Record or Record of Survey must be submitted to satisfy this requirement prior to the approval and recordation of the Certificate of Compliance.
10. "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."
11. Every Certificate of Compliance shall:
  - a. Use the California Coordinate System for its "Basis of Bearing" and express all measured and calculated bearing values in terms of said system. The angle of grid divergence from a true median (theta or mapping angle) and the north point of said map shall appear on each sheet thereof. Establishment of said Basis of Bearings may be by use of existing Horizontal Control stations or astronomic observations.
  - b. Show two measured ties from the boundary of the map to existing Horizontal Control stations having California Coordinate values of First Order accuracy. These tie lines to the existing control shall be shown in relation to the California Coordinate System (i.e., grid bearings and grid distances). All other distances shown on the map



are to be shown as ground distances. A combined factor for conversion of grid-to-ground distances shall be shown on the map.

**INFORMATION:**

- The approval of this Tentative Map Waiver by the Hearing Officer of the City of San Diego does not authorize the Subdivider to violate any Federal, State, or City laws, ordinances, regulations, or policies including but not limited to, the Federal Endangered Species Act of 1973 and any amendments thereto (16 U.S.C. § 1531 *et seq.*).
- If the Subdivider makes any request for new water and sewer facilities (including services, fire hydrants, and laterals), the Subdivider shall design and construct such facilities in accordance with established criteria in the most current editions of the City of San Diego water and sewer design guides and City regulations, standards and practices pertaining thereto. Off-site improvements may be required to provide adequate and acceptable levels of service and will be determined at final engineering.
- Subsequent applications related to this Map Waiver will be subject to fees and charges based on the rate and calculation method in effect at the time of payment.
- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of the Map Waiver, may protest the imposition 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. 12002110

	<b>City of San Diego</b> <b>Development Services</b> 1222 First Ave., MS 302 San Diego, CA 92101 (619) 446-5000	<h1>Ownership Disclosure Statement</h1>	<b>FORM</b> <b>DS-318</b> 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:** 777 Beech Street **Project No. For City Use Only:** 624011  
**Project Address:** 777 Beech Street  
 San Diego, CA 92101

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

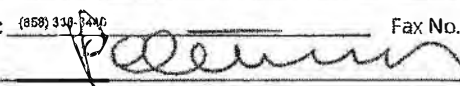
Corporation  Limited Liability -or-  General - What State? \_\_\_\_\_ Corporate Identification No. \_\_\_\_\_  
 Partnership  Individual

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

**Property Owner**

Name of Individual: JSD2, LLC, a Delaware LLC  Owner  Tenant/Lessee  Successor Agency  
 Street Address: Box 37  
 City: Rancho Santa Fe State: CA Zip: 92076  
 Phone No.: (858) 336-3446 Fax No.: \_\_\_\_\_ Email: peter@peterblock.com  
 Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
 Additional pages Attached:  Yes  No

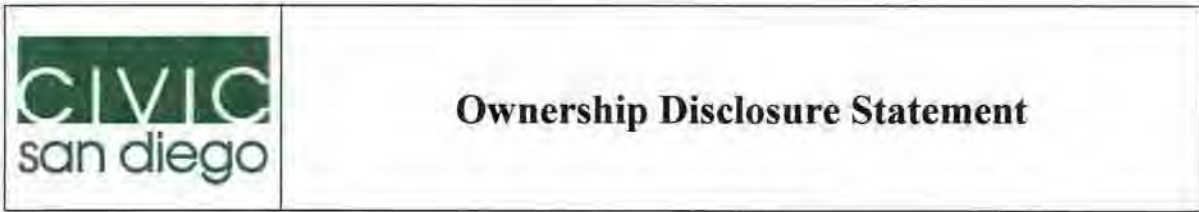
**Applicant**

Name of Individual: Peter Janopaul 3rd, Manager of JSD2, LLC  Owner  Tenant/Lessee  Successor Agency  
 Street Address: Box 37  
 City: Rancho Santa Fe State: CA Zip: 92076  
 Phone No.: (858) 336-3446 Fax No.: \_\_\_\_\_ Email: peter@peterblock.com  
 Signature:  Date: 11.28.18  
 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

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



**Approval Type:** Check appropriate boxes for type of approval(s) requested:

- |  |  |  |
|--|--|--|
| <input type="checkbox"/> Limited Use Approval    | <input type="checkbox"/> Neighborhood Development Permit | <input checked="" type="checkbox"/> Centre City Development Permit |
| <input type="checkbox"/> Temporary Use Permit    | <input type="checkbox"/> Planned Development Permit      | <input type="checkbox"/> Gaslamp Quarter Development Permit        |
| <input type="checkbox"/> Neighborhood Use Permit | <input type="checkbox"/> Site Development Permit         | <input type="checkbox"/> Marina Development Permit                 |
| <input type="checkbox"/> Conditional Use Permit  | <input type="checkbox"/> Coastal Development Permit      | <input type="checkbox"/> Other: _____                              |

**Project Title:** 777 BEECH  
**Project Address:** 777 Beech St, San Diego, CA  
**Assessor Parcel Number(s):** 534.032.03

**Part 1 – To be completed by property owner when property is held by individual(s)**

By signing this Ownership Disclosure Statement, the property owner(s) acknowledges that an application for a permit, map, or other matter, as identified above, will be filed with Civic San Diego on the premises that is the subject of the application, with the intent to record an encumbrance against the property or properties. List below the owner(s) and tenant(s) (if applicable) of the above referenced property or properties; all subject properties must be included. The list must include the names and addresses of all persons who have an interest in the property or properties, 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 or properties). Original signatures are required from at least one property owner for each subject property. Attach additional pages if needed. Note: The Applicant is responsible for notifying the Project Planner 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 Planner at least thirty days prior to any public hearing on the subject property or properties. 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):**

\_\_\_\_\_  
 Assessor Parcel Number(s): \_\_\_\_\_  
 \_\_\_\_\_  
 Street Address: \_\_\_\_\_  
 \_\_\_\_\_  
 City/State/Zip Code: \_\_\_\_\_  
 \_\_\_\_\_  
 Phone Number: \_\_\_\_\_  
 \_\_\_\_\_  
 E-mail: \_\_\_\_\_  
 \_\_\_\_\_  
 Signature: \_\_\_\_\_ Date: \_\_\_\_\_

**Name of Individual (type or print):**

\_\_\_\_\_  
 Assessor Parcel Number(s): \_\_\_\_\_  
 \_\_\_\_\_  
 Street Address: \_\_\_\_\_  
 \_\_\_\_\_  
 City/State/Zip Code: \_\_\_\_\_  
 \_\_\_\_\_  
 Phone Number: \_\_\_\_\_  
 \_\_\_\_\_  
 E-mail: \_\_\_\_\_  
 \_\_\_\_\_  
 Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Project Title: 777 BEECH

**Part 2 - To be completed by property owner when property is held by a corporation or partnership**  
By signing this Ownership Disclosure Statement, the property owner(s) acknowledges that an application for a permit, map, or other matter, as identified above, will be filed with Civic San Diego on the premises that is the subject of the application, with the intent to record an encumbrance against the property or properties. List below the names, titles, and addresses of all persons who have an interest in the property or properties, recorded or otherwise, and state the type of property interest (e.g., tenants who will benefit from the permit, all corporate officers, and/or all partners in a partnership who own the property or properties). Original signatures are required from at least one corporate officer or partner who own the property for each subject property. Attach additional pages if needed. Provide the articles of incorporation, articles of organization, or partnership agreement identifying all members of the corporation or partnership. Note: The applicant is responsible for notifying the Project Planner 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 Planner at least thirty days prior to any public hearing on the subject property or properties. Failure to provide accurate and current ownership information could result in a delay in the hearing process.

Additional pages attached:  Yes  No

Corporation/Partnership Name (type or print):

JSDZ LLC, a Delaware limited liability company  
 Corporation  LLC  Partnership

Assessor Parcel Number(s): 534-032-03

Street Address: 777 Beech St

City/State/Zip Code: San Diego CA 92101

Name of Corporate Officer/Partner (type or print): Peter Janopaul 3<sup>rd</sup>

Title: Manager

Phone Number: 858-771-1418

E-mail: Peter@jpeterbloch.com

Signature: Peter Janopaul Date: 11.19.18

Corporation/Partnership Name (type or print):

Corporation  LLC  Partnership

Assessor Parcel Number(s):

Street Address:

City/State/Zip Code:

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

Title:

Phone Number:

E-mail:

Signature: \_\_\_\_\_ Date: \_\_\_\_\_



March 4<sup>th</sup>, 2019

Attn: Mr. James Alexander  
Civic San Diego  
401 B Street; Suite 400  
San Diego, CA 92101-4298

Reference: 777 Beech Street Project – Ownership Disclosure

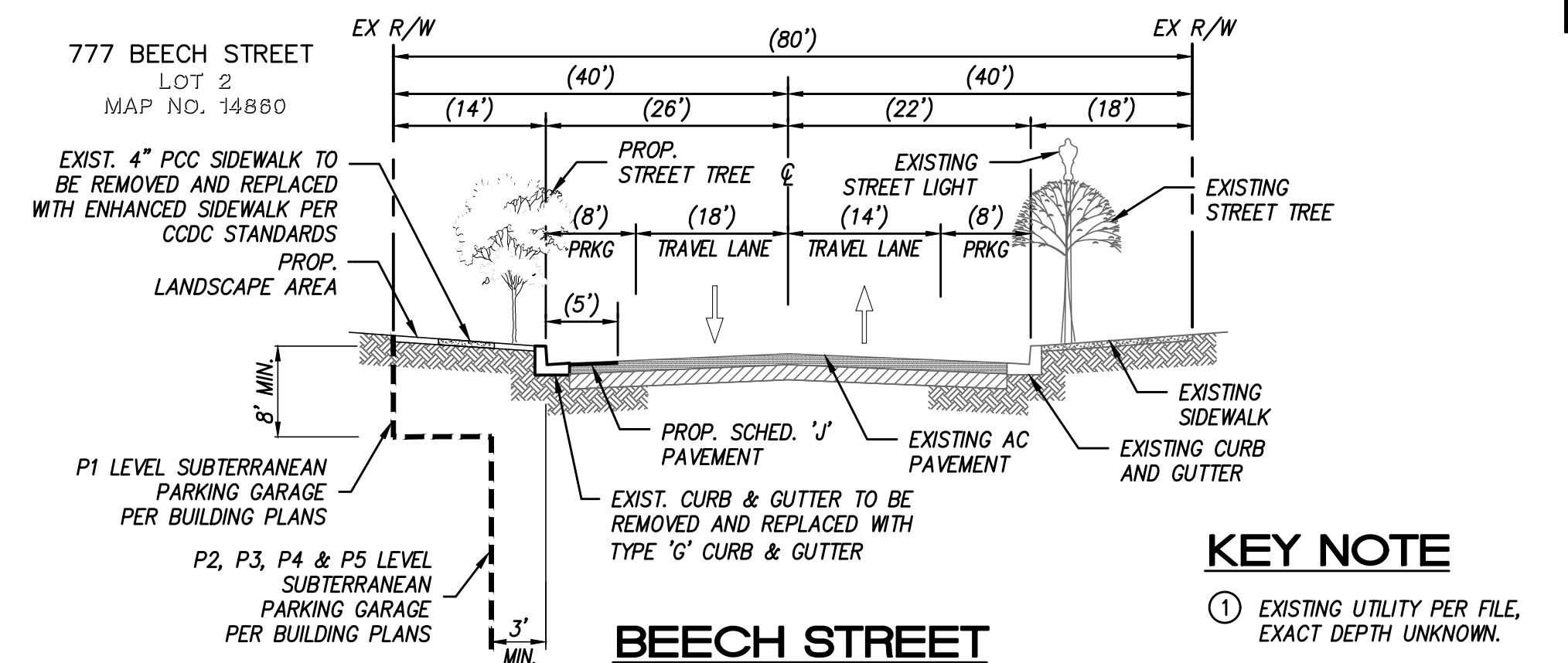
**JSD2, LLC** is owned by the following:

1. Peter Janopaul III, Trustee of the Janopaul Family Trust dated 10/5/2005 (FBO Peter Janopaul) – 59%
2. JSD 7, LLC, a California limited liability company, wholly owned by Peter Janopaul, Trustee of the Janopaul Family Trust (FBO Peter Janopaul) – 1%
3. Dhupa Private Single Family Trust Company, Inc. and Ingrid Vivianne Villanueva-Dhupa, Co-Trustees of the Vivianne Trust dated September 22, 2017 – 20%
4. Dhupa Private Single Family Trust Company, Inc. and Sarit Dhupa, Co-Trustees of the Sarit Trust dated October 6, 2017 – 20%



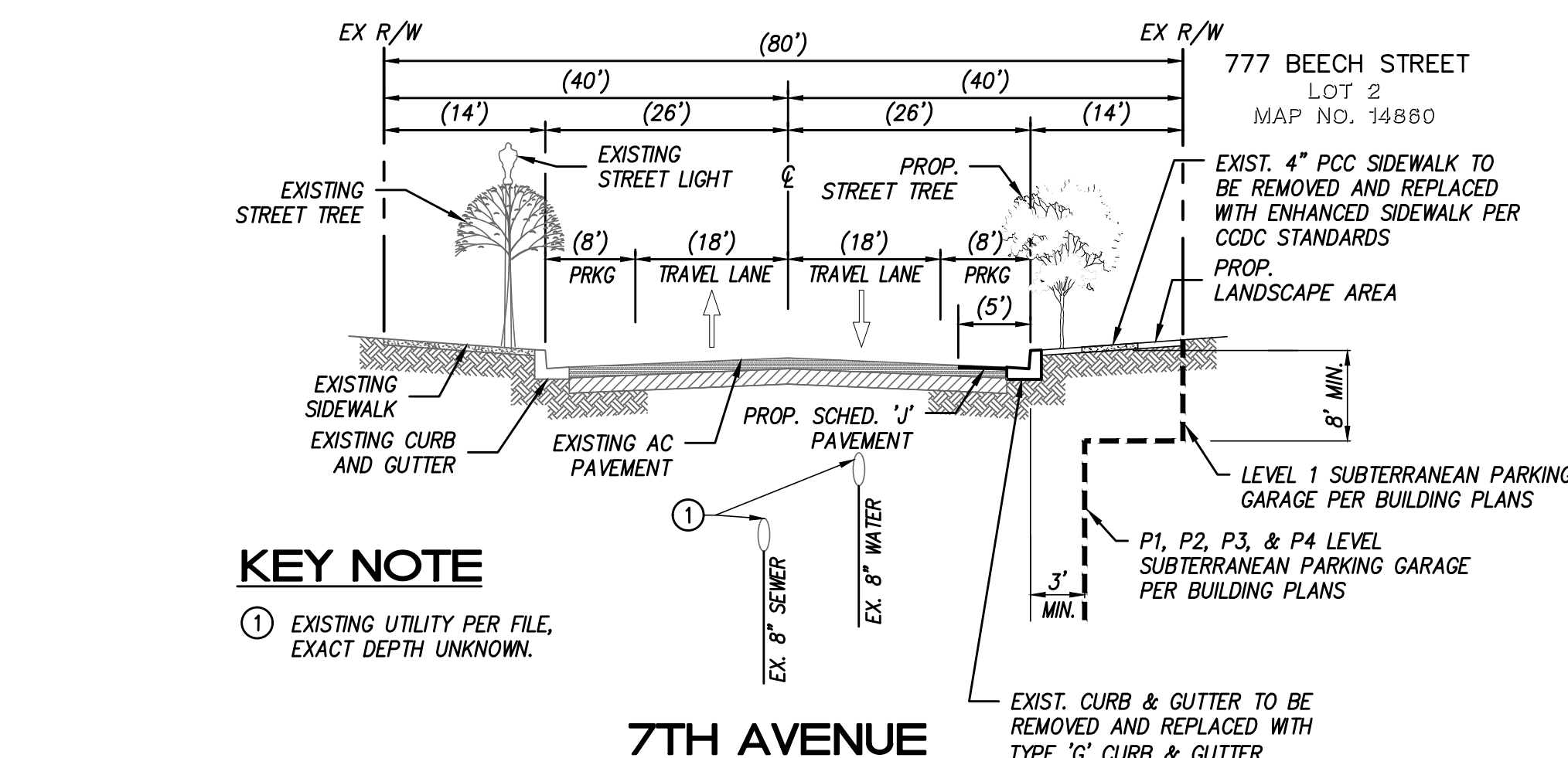
# TENTATIVE MAP WAIVER NO. 2235086

## 777 BEECH STREET PTS NO. 624011



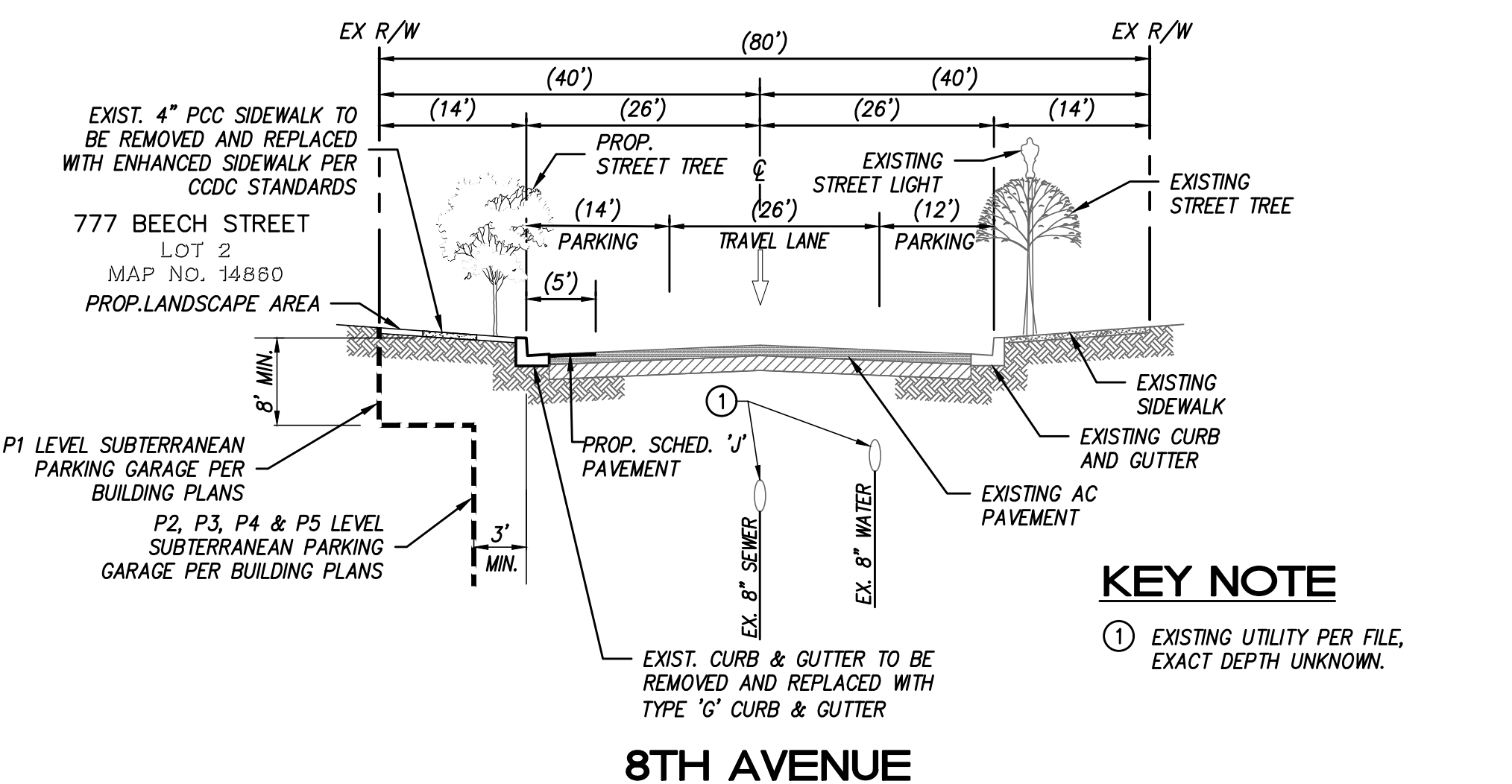
### KEY NOTE

1 EXISTING UTILITY PER FILE, EXACT DEPTH UNKNOWN.



### KEY NOTE

1 EXISTING UTILITY PER FILE, EXACT DEPTH UNKNOWN.



### KEY NOTE

1 EXISTING UTILITY PER FILE, EXACT DEPTH UNKNOWN.



### VICINITY MAP

### NOTES

1. THIS IS A MAP OF CONDOMINIUM PROJECT AS DEFINED IN SECTION 4125 OF THE CIVIL CODE OF THE STATE OF CALIFORNIA AND FILED PURSUANT TO THE SUBDIVISION MAP ACT. THERE ARE 104 PROPOSED RESIDENTIAL UNITS AND NO COMMERCIAL UNITS.

2. WATER: CITY OF SAN DIEGO  
SEWER: CITY OF SAN DIEGO  
GAS AND ELECTRIC: SAN DIEGO GAS AND ELECTRIC  
CABLE T.V.: COX COMMUNICATIONS

NOTE: UNDERGROUND UTILITIES SHOWN HEREON ARE FROM AVAILABLE RECORDS AND PROVIDED BY UTILITY SPECIALIST. THERE ARE NO OVERHEAD ELECTRICAL UTILITIES FRONTING THE PROPERTY ON BEECH STREET, 7TH AVENUE AND 8TH AVENUE.

### 3. GRADING:

- A. CUT AND FILL SLOPES ARE 2:1 OR FLATTER EXCEPT AS SHOWN.
- B. GRADING SHOWN HEREON IS PRELIMINARY AND MAY BE ALTERED DURING FINAL DESIGN.
- C. UNDERGROUND EXCAVATION IS SUPPORTED BY SHORING WALLS WITH TIE-BACKS AND SOLDIER BEAMS.

### 4. DRAINAGE:

- A. DRAINAGE FACILITIES TO BE CONSTRUCTED PER CITY OF SAN DIEGO STANDARDS.
- B. DRAINAGE EASEMENTS SHALL BE PROVIDED AS REQUESTED.
- C. ALL DRAINAGE FROM LOT TO BE DIRECTED TO STREET.

5. SCHOOLS: SAN DIEGO UNIFIED SCHOOL DISTRICT.

6. TOPOGRAPHY FOR THIS SITE WAS A FIELD SURVEY BY ALTA LAND SURVEYING, INC. DATED OCTOBER 30, 2018 AND PROVIDED TO KETTLER LEWECK ENGINEERING.

7. BUILDING ADDRESS NUMBERS FOR ALL STRUCTURES ON THIS SUBDIVISION SITE SHALL BE VISIBLE AND LEGIBLE FROM THE STREET FRONTING THE SUBJECT PROPERTY.

8. NO TREES OR SHRUBS EXCEEDING 3' IN HEIGHT MATURITY SHALL BE INSTALLED WITHIN THE DRIVEWAY VISIBILITY TRIANGLES.

9. ALL STREETScape AND LANDSCAPE IMPROVEMENTS SHALL BE CENTRE CITY STREETScape MANUAL.

10. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE SUBDIVIDER SHALL ENTER INTO A MAINTENANCE AGREEMENT FOR THE ONGOING PERMANENT BMP MAINTENANCE.

11. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, ALL REQUIREMENTS OF THE CITY OF SAN DIEGO "LAND DEVELOPMENT MANUAL, STORM WATER STANDARDS" MUST BE INCORPORATED INTO THE DESIGN AND CONSTRUCTION OF THE PROPOSED GRADING/IMPROVEMENTS CONSISTENT WITH THE APPROVED STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND/OR WATER POLLUTION CONTROL PLAN (WPCP) FOR CONSTRUCTION LEVEL BMP'S AND, IF APPLICABLE, THE STORM WATER QUALITY MANAGEMENT PLAN (SWQMP) FOR POST CONSTRUCTION TREATMENT CONTROL BMP'S.

12. IF A 3" OR LARGER WATER METER IS REQUIRED FOR THIS PROJECT, THE OWNER/ PERMITTEE SHALL CONSTRUCT THE NEW METER AND BACKFLOW DEVICE IN VAULT, IN A MANNER SATISFACTORY TO THE PUBLIC UTILITIES DEPARTMENT AND CITY ENGINEER.

13. THIS IS A TENTATIVE MAP/FINAL MAP WAIVER.

14. THE SUBDIVIDER SHALL OBTAIN A PLUMBING PERMIT FOR THE INSTALLATION OF APPROPRIATE PRIVATE BACK FLOW PREVENTION DEVICE(S), ON EACH WATER SERVICE (DOMESTIC, FIRE AND IRRIGATION), IN A MANNER SATISFACTORY TO THE PUBLIC UTILITIES DIRECTOR AND THE CITY ENGINEER. BFPDS SHALL BE LOCATED ABOVE GROUND ON PRIVATE PROPERTY, IN LINE WITH THE SERVICE AND IMMEDIATELY ADJACENT TO THE RIGHT-OF-WAY.

15. THE SUBDIVIDER SHALL PREPARE CC&Rs FOR THE OPERATION AND MAINTENANCE OF ALL PRIVATE WATER AND SEWER FACILITIES THAT SERVE OR TRAVERSE MORE THAN A SINGLE CONDOMINIUM UNIT OR LOT.

### PROPOSED IMPROVEMENTS (CONT.)

- PROPOSED CURB OUTLET PER D-25. ....
- CONC. THRUST BLOCK PER SDW-151. ....
- PROPOSED WATER SERVICE KILL. ....
- PROPOSED SEWER CAP AND PLUG. ....

### OWNER/DEVELOPER STATEMENT

JSD2, LLC, A DELAWARE LIMITED LIABILITY COMPANY

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

BY: \_\_\_\_\_

NAME: \_\_\_\_\_

TITLE: \_\_\_\_\_

### BENCHMARK

THE BENCHMARK USED FOR THIS SURVEY IS THE BRASS PLUG ON SW CURB RETURN AT THE INTERSECTION OF SEVENTH AVENUE AND ASH STREET AS PUBLISHED IN THE CITY OF SAN DIEGO VERTICAL CONTROL BENCHMARK, OCTOBER 2011. ELEVATION: 134.831 DATUM: MEAN SEA LEVEL

### SOURCE OF TOPOGRAPHY

THE TOPOGRAPHY FOR THIS SITE IS PER AERIAL SURVEY DONE ON OCTOBER 30, 2018 BY ALTA LAND SURVEYING, INC.

### EARTHWORK QUANTITIES

LOT 1 AREA	0.92 A.C.	
LOT 2 GRADED AREA	0.46 A.C.	
TOTAL	1.38 A.C.	
CUT QUANTITIES	40,000 CYD	MAX. CUT DEPTH 49.4' FT
FILL QUANTITIES	0 CYD	MAX CUT SLOPE RATIO (2:1 MAX) N/A
EXPORT	40,000 CYD	MAX. FILL DEPTH 0 FT ±
		MAX FILL SLOPE RATIO (2:1 MAX) N/A

THIS PROJECT PROPOSES TO EXPORT 38,800 CUBIC YARDS OF MATERIAL FROM THIS SITE. ALL EXPORT MATERIAL SHALL BE DISCHARGED TO A LEGAL DISPOSAL SITE. THE APPROVAL OF THIS PROJECT DOES NOT ALLOW PROCESSING AND SALE OF THE MATERIAL. ALL SUCH ACTIVITIES REQUIRE A SEPARATE CONDITIONAL USE PERMIT.

EARTHWORK VOLUMES ARE APPROXIMATE AND GEOMETRIC ONLY & DO NOT INCLUDE ADJUSTMENTS FOR BULKAGE/SHRINKAGE/UNDERCUTS, OR PIPE SPOILS.

### LEGAL DESCRIPTION

LOT 2 OF EL CORTEZ, IN THE CITY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 14860, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, AUGUST 23, 2004.

### PROPOSED EASEMENTS

THERE ARE NO PROPOSED EASEMENTS FOR THIS PROJECT.

### IMPROVEMENT NOTES

1. REPLACE CURB, GUTTER AND SIDEWALK ON BEECH STREET, 7TH AVENUE AND 8TH AVENUE.
2. LANDSCAPE AND CENTRE CITY STREETScape MANUAL DATED JANUARY 1, 2012

### GEOTECHNICAL NOTE

THE POTENTIALLY ACTIVE FAULT AS SHOWN HEREON ON THE TENTATIVE MAP WAIVER IS REFERENCED IN A DOCUMENT ENTITLED "NOTICE OF GEOLOGIC AND GEOTECHNICAL CONDITIONS" DATED MARCH 15, 2004, EXECUTED BY THE CITY OF SAN DIEGO AND JANOPAUL BLOCK S.D. NO. 1, LLC. SUBJECT TO ALL THE TERMS, PROVISIONS AND CONDITIONS THEREIN CONTAINED, RECORDED MARCH 16, 2004 AS FILE NO. 2004-0212901, OFFICIAL RECORDS.

### SHEET INDEX

TITLE SHEET	1
EXISTING CONDITION PLAN	2
CONCEPTUAL IMPROVEMENT PLAN	3
CONCEPTUAL GRADING PLAN & SIGHT VISIBILITY EXHIBIT	4
PROPOSED BUILDING SECTIONS	5

### ENGINEER OF WORK

303 A STREET, SUITE 302  
SAN DIEGO, CA. 92101  
PHONE NO. (619) 269-3444

BY: \_\_\_\_\_ DATE \_\_\_\_\_

**KETTLER LEWECK**  
ENGINEERING

### LEGEND:

#### EXISTING IMPROVEMENTS

- PROPERTY LINE / T.M. BOUNDARY
- EXISTING SURVEY CENTERLINE
- EXISTING CONTOUR
- EXISTING SPOT ELEVATION
- EXISTING CURB & GUTTER
- EXISTING CURB RAMP

EXISTING DRIVEWAY

EXISTING TREES

EXISTING STREET LIGHT

EXISTING CHAIN LINK FENCE

EXISTING IRON FENCE

EXISTING GATE

EXISTING PLANTER WALL

EXISTING PARKING GARAGE WALL

EXISTING BOLLARDS

EXISTING P.C.C. SIDEWALK

EXISTING STREET SIGN

EXISTING SURVEY MONUMENT

EXISTING WATER MAIN AND LATERAL

EXISTING FIRE HYDRANT

EXISTING GATE VALVE

EXISTING WATER BACKFLOW PREVENTER

EXISTING SEWER MAIN AND LATERAL

EXISTING SEWER MANHOLE

EXISTING STORM DRAIN PIPE

### PROPOSED IMPROVEMENTS

PROPOSED CURB & GUTTER TYPE 'H' PER SDG-151

PROPOSED CURB RAMP PER SDG-133

PROPOSED CONCRETE DRIVEWAY PER SDG-156 & SDG 159

PROPOSED STREET LIGHT (TYPE 'C') PER CENTRE CITY STREETScape MANUAL

PROPOSED STREET TREE GRATE PER CENTRE CITY STREETScape MANUAL

PROPOSED STREET TREE PER PER LANDSCAPE PLANS

PROPOSED SIDEWALK PAVING (PVT) PER LANDSCAPE PLANS

PROPOSED BUILDING FOOTPRINT AT STREET LEVEL

PROPOSED LIMITS OF SUBTERRANEAN PARKING GARAGE PER BUILDING PLANS

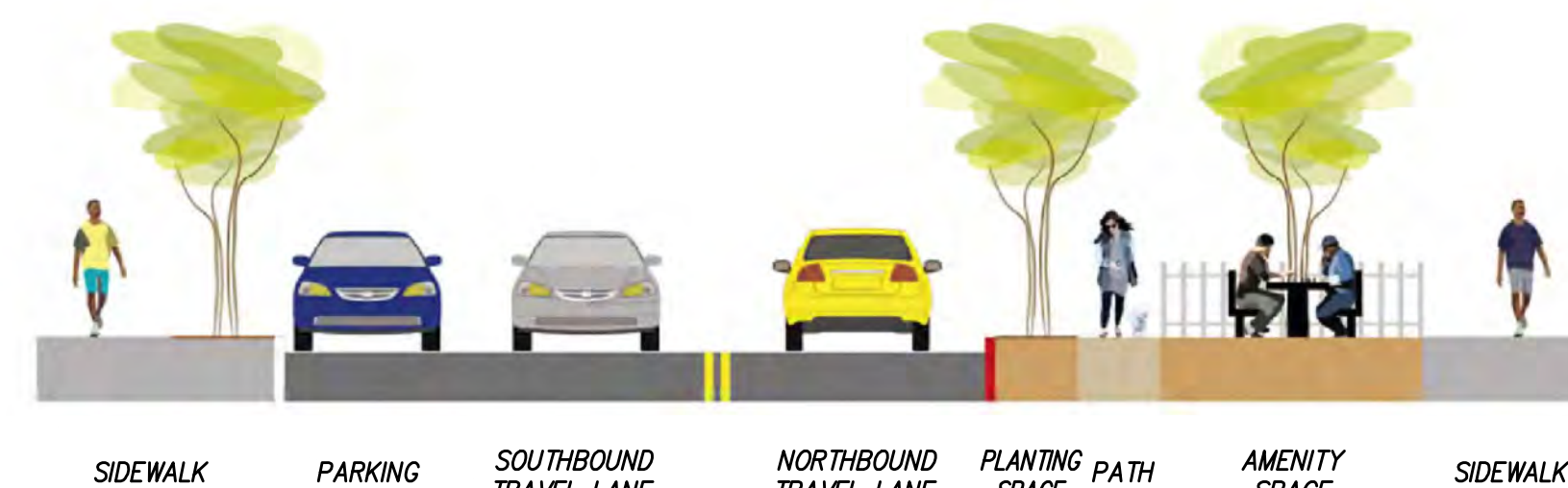
PROPOSED 6" WATER SERVICE

PROPOSED 6" PVC FIRE SERVICE

PROPOSED 1" IRRIGATION SERVICE

PROPOSED 8" PVC SEWER LATERAL WITH CLEAN OUT

Figure 4-3 Typical Greenway Concept



### TYPICAL GREENWAY CROSS-SECTION

### 8TH AVENUE GREENWAY

8TH AVE IS IDENTIFIED AS A GREENWAY IN THE DOWNTOWN MOBILITY PLAN. THE ABOVE FIGURE FROM THE MOBILITY PLAN SHOWS THE TYPICAL GREENWAY CROSS SECTION. NO GREENWAY IMPROVEMENTS ARE REQUIRED AS A PART OF THIS PROJECT.

### PROJECT TEAM:

CIVIL ENGINEERS: KETTLER LEWECK ENGINEERING  
303 A STREET, SUITE 302  
SAN DIEGO, CA 92101  
(619) 269-3444

ARCHITECT: SAFDIE RABINES ARCHITECTS  
925 FORT STOCKTON DRIVE  
SAN DIEGO, CA 92103-1817  
TEL: (619) 297-6153

### LEGAL DESCRIPTION:

LOT 2 OF EL CORTEZ, IN THE CITY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 14860, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, AUGUST 23, 2004.

### ZONING DESIGNATION:

ZONE: CCDD-RE (CH. 15, FIGURE B)

ASSESSOR'S PARCEL NUMBERS:  
534-032-03

### PROJECT INDEX:

LAMBERT COORDINATES: 202-1719  
NAD83 COORDINATES: 1842-6279  
DATUM: NAD83C  
LAT/LONG: LATITUDE 43°45'24", LONGITUDE 133°53'10"

### PREPARED BY:

Name: KETTLER LEWECK ENGINEERING  
Address: 303 A STREET, SUITE 302  
SAN DIEGO, CA 92101  
Phone no. (619) 269-3444

### PROJECT ADDRESS:

777 BEECH STREET  
SAN DIEGO, CA 92102

### PROJECT NAME:

777 BEECH STREET

### SHEET TITLE:

TITLE SHEET  
TENTATIVE MAP WAIVER NO. 2235086  
CITY PROJECT NUMBER: 624011

### EXISTING CONDITIONS:

EXISTING LOT 2 AREA = 0.46 A.C.

### PROPOSED USE:

PROPOSED NUMBER OF LOTS = 1  
PROPOSED LOT 2 AREA = 0.46 A.C.

### PARKING: 5 LEVELS BELOW GRADE

AUTOMOBILE PARKING: 207  
MOTORCYCLE PARKING: 6  
BICYCLE PARKING: 22  
RESIDENTIAL CONDOMINIUMS: 104  
COMMERCIAL: 0

### OWNER/DEVELOPER:

JSD2, LLC  
BOX 37  
RANCHO SANTA FE, CA 92076  
TEL: (858) 336-3446

Revision 1: 03/11/2019

Revision 2: 05/01/2019

Revision 3: 06/07/2019

Revision 4: \_\_\_\_\_

Revision 5: \_\_\_\_\_

Revision 6: \_\_\_\_\_

Revision 7: \_\_\_\_\_

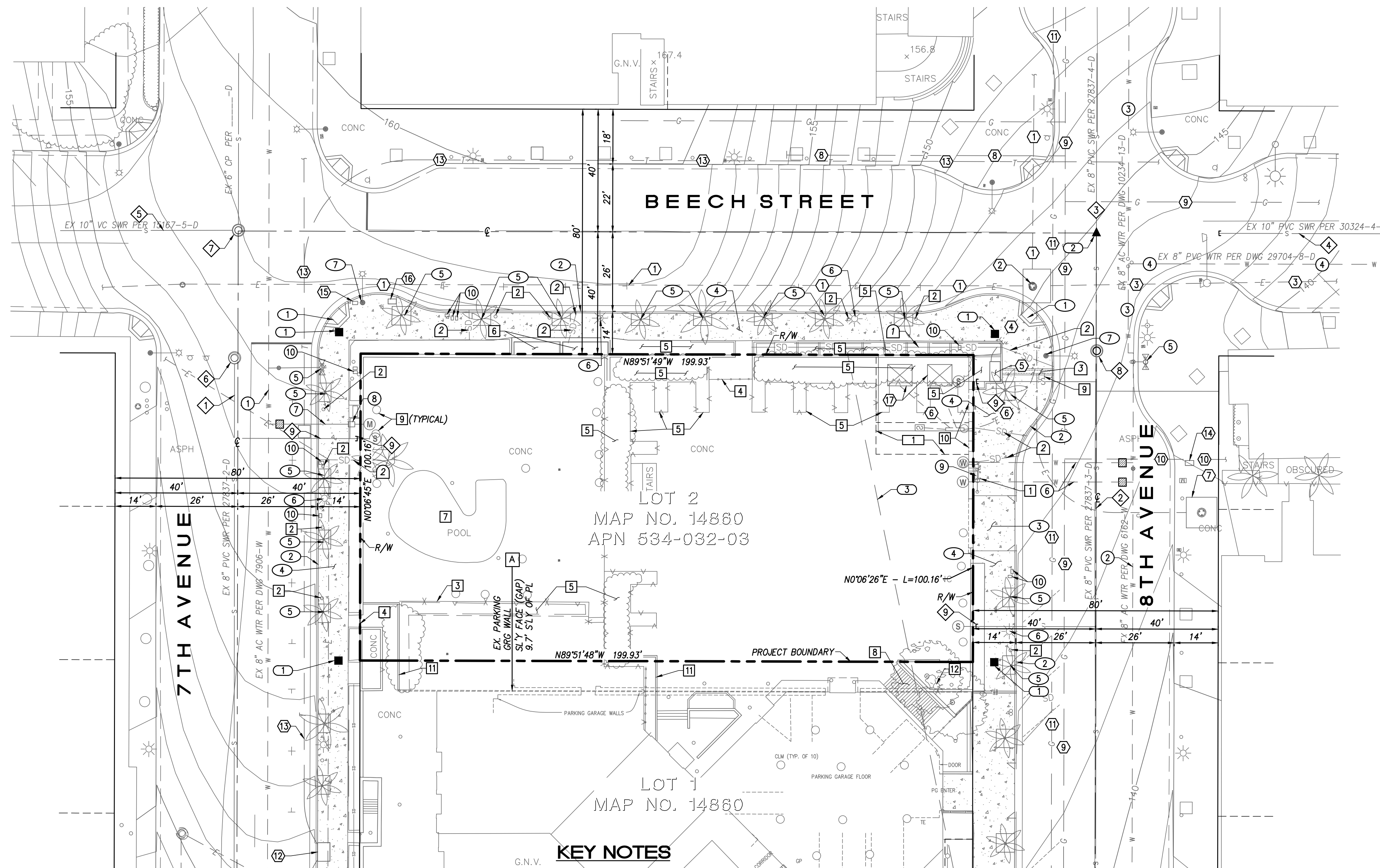
Revision 8: \_\_\_\_\_

Original Date: 12/13/2018

Sheet 1 of 5

DEP #





**EXISTING EASEMENT/ENCUMBRANCES:**

- 1 AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT.  
  
GRANTED TO: SAN DIEGO GAS AND ELECTRIC COMPANY  
PURPOSE: PUBLIC UTILITIES, INGRESS, EGRESS  
RECORDED: JUNE 27, 1968 AS INSTRUMENT NO. 108321, OF OFFICIAL RECORDS  
AFFECTS: THE EXACT LOCATION AND EXTENT OF SAID EASEMENT IS NOT DISCLOSED OF RECORD  
THE APPROXIMATE LOCATION OF THE VAULT/FACILITIES ROOM AS SHOWN IN SAID DOCUMENT IS SHOWN HEREON.
  - 2 AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT.  
  
GRANTED TO: SAN DIEGO GAS AND ELECTRIC COMPANY  
PURPOSE: PUBLIC UTILITIES, INGRESS, EGRESS  
RECORDED: MARCH 24, 2000 AS INSTRUMENT NO. 2000-149813, OF OFFICIAL RECORDS  
AFFECTS: THE EXACT LOCATION AND EXTENT OF SAID EASEMENT IS NOT DISCLOSED OF RECORD  
THE EXACT LOCATION OF THE EASEMENT DESCRIBED CANNOT BE PLOTTED HEREON.
  - 3 A DOCUMENT ENTITLED RECIPROCAL EASEMENT AGREEMENT, DATED, AUGUST 30, 2004, EXECUTED BY JBSD 4, LLC, A DELAWARE LIMITED LIABILITY COMPANY, SUBJECT TO ALL THE TERMS, PROVISIONS AND CONDITIONS THEREIN CONTAINED, RECORDED SEPTEMBER 9, 2004 AS INSTRUMENT NO. 2004-0859159, OF OFFICIAL RECORDS. THE EXACT LOCATION OF THE EASEMENTS DESCRIBED IN SAID AGREEMENT CANNOT BE PLOTTED HEREON.
- NOTE:**  
EASEMENT AND AGREEMENT NOTES HEREON CORRESPOND TO PRELIMINARY TITLE REPORT ORDER NO. 00089952-993-SD2-CFU DATED NOVEMBER 13, 2018.

**UTILITY NOTES:**

- 1. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES AND RECORD DRAWINGS. LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES.
- 2. KETTLER LEWECK ENGINEERING MAKES NO CLAIM AS TO THE ACCURACY OF UNDERGROUND UTILITIES.

**BASIS OF BEARINGS:**

THE BASIS OF BEARINGS FOR THIS TENTATIVE MAP IS THE CALIFORNIA COORDINATE SYSTEM (CCS83) ZONE 6, EPOCH 1991.35 AND IS DETERMINED BY G.P.S. MEASUREMENTS TAKEN ON 01/01/19 AND WERE ESTABLISHED FROM G.P.S. STATION 1134 AND G.P.S. STATION 1135 PER R.O.S. 14492. THE BEARING FROM G.P.S. STATION 1134 TO G.P.S. STATION 1135 IS N79°49'21"E.

QUOTED BEARINGS FROM REFERENCE MAPS OR DEEDS MAY OR MAY NOT BE IN TERMS OF SAID SYSTEM.

THE COMBINED GRID FACTOR AT G.P.S. STATION 1134 IS 1.0000096. GRID DISTANCE = GROUND DISTANCE X COMBINED GRID FACTOR. ELEVATION IS G.P.S. STATION 1134 IS 132.87 NGVD29 DATUM.

**KEY NOTES**

**WATER**

- 1 EXISTING 8" AC WATER PER DWG NO. 7906-W TO REMAIN, PROTECT IN PLACE.
- 2 EXISTING 8" AC WATER PER DWG NO. 6162-W TO REMAIN, PROTECT IN PLACE.
- 3 EXISTING 8" AC WATER PER DWG NO. 10234-D TO REMAIN, PROTECT IN PLACE.
- 4 EXISTING 8" PVC WATER PER DWG NO. 29704-B-D TO REMAIN, PROTECT IN PLACE.
- 5 EXISTING FIRE HYDRANT TO REMAIN, PROTECT IN PLACE.
- 6 EXISTING WATER LATERAL AND FIRE SERVICE TO BE KILLED AFTER SERVICES HAVE BEEN RELOCATED.
- 7 EXISTING IRRIGATION SERVICE TO BE KILLED.
- 8 EXISTING WATER METER TO BE REMOVED.
- 9 EXISTING WATER BACKFLOW PREVENTER TO BE REMOVED AND RELOCATED.
- 10 EXISTING IRRIGATION VALVE/BOX TO BE REMOVED.

**SEWER**

- 1 EXISTING 8" PVC SEWER PER DWG NO. 27837-2-D TO REMAIN, PROTECT IN PLACE.
- 2 EXISTING 8" PVC SEWER PER DWG NO. 27837-3-D TO REMAIN, PROTECT IN PLACE.
- 3 EXISTING 8" PVC SEWER PER DWG NO. 27837-4-D TO REMAIN, PROTECT IN PLACE.
- 4 EXISTING 10" PVC SEWER PER DWG NO. 30324-4-D TO REMAIN, PROTECT IN PLACE.
- 5 EXISTING 10" VC SEWER PER DWG NO. 15167-5-D TO REMAIN, PROTECT IN PLACE.
- 6 EXISTING SEWER MANHOLE PER DWG NO. 27837-2-D TO REMAIN, PROTECT IN PLACE.
- 7 EXISTING SEWER MANHOLE PER DWG NO. 15167-5-D TO REMAIN, PROTECT IN PLACE.
- 8 EXISTING SEWER MANHOLE PER DWG NO. 27837-3-D TO REMAIN, PROTECT IN PLACE.
- 9 EXISTING SEWER LATERAL TO BE PLUGGED AND CAPPED AT PROPOSED BUILDING GARAGE.

**STORM DRAIN**

- 1 EXISTING PRIVATE STORM DRAIN PIPE TO BE REMOVED.
- 2 EXISTING SIDEWALK UNDERDRAIN TO BE REMOVED.
- 3 EXISTING CONCRETE CURB OUTLET TO BE REMOVED.

**DRY UTILITIES**

\* DRY UTILITY CALLOUTS WERE PROVIDED BY DRY UTILITY SPECIALISTS. CONTRACTOR TO COORDINATE WITH DRY UTILITY SPECIALISTS FOR ALL WORK ASSOCIATED WITH DRY UTILITIES.

- 1 EX. SDG&E 6-EB 4" CONDUITS TO REMAIN.
- 2 EX. SDG&E MANHOLE M2028472113 TO REMAIN.
- 3 EX. SDG&E 8-EB 4" CONDUITS TO REMAIN.
- 4 EX. SDG&E 4-EB 4" CONDUITS TO REMAIN.
- 5 EX. SDG&E 3315 HANDHOLE H116213 TO REMAIN.
- 6 EX. SDG&E 1-EB 5" CONDUITS TO BE REMOVED.
- 7 EX. SDG&E TRANSFORMER VAULT ACCESS TO 855 BEECH STREET TO REMAIN.
- 8 EX. SDG&E 2" GAS SERVICE TO REMAIN.
- 9 EX. SDG&E 2" GAS DISTRIBUTION TO REMAIN.
- 10 EX. SDG&E GAS SERVICE TO 855 BEECH TO REMAIN.
- 11 EX. SDG&E 12" HP GAS TRANSMISSION TO REMAIN.
- 12 EX. AT&T SAI TO REMAIN.
- 13 EX. AT&T CONDUIT PACKAGE TO REMAIN.
- 14 EX. AT&T HANDHOLE TO REMAIN.
- 15 EX. ST LIGHT HANDHOLE TO REMAIN.
- 16 EXISTING TRAFFIC SIGNAL HANDHOLE TO REMAIN.
- 17 EX. SDG&E TRANSFORMER TO BE REMOVED.

**SURFACE IMPROVEMENT**

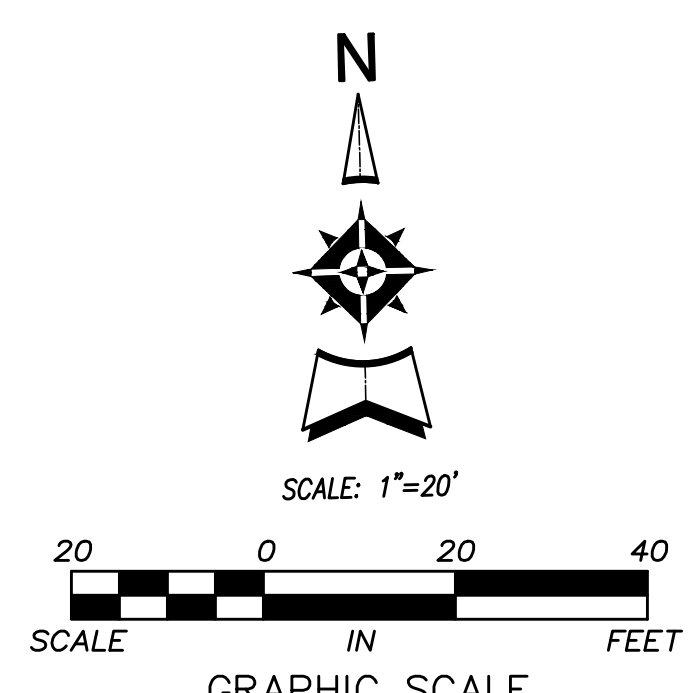
- 1 EXISTING BOLLARDS TO BE REMOVED.
- 2 EXISTING PARKING METER TO BE REMOVED AND SALVAGED. CONTRACTOR TO COORDINATE WITH CITY INSPECTOR ON LOCATION TO STORE.
- 3 EXISTING CHAINLINK FENCE TO BE REMOVED.
- 4 EXISTING GATE TO BE REMOVED.
- 5 EXISTING PLANTER TO BE REMOVED.
- 6 EXISTING STEEL GRATE TO BE REMOVED.
- 7 EXISTING POOL TO BE REMOVED.
- 8 EXISTING CONCRETE STAIRS TO REMAIN.
- 9 EXISTING POTTED PLANT TO BE REMOVED.
- 10 EXISTING ELECTRICAL ROOM DOOR TO BE REMOVED.
- 11 EXISTING IMPROVEMENTS ON ADJACENT PROPERTY TO REMAIN
- 12 EXISTING LAMP POST TO REMAIN.

**MISCELLANEOUS**

- 1 FOUND EXISTING LEAD AND DISK SURVEY MONUMENT, LS 7048 PER MAP NO. 14860.
- 2 FOUND EXISTING WELL MONUMENT WITH BRASS CAP PER MAP NO. 14860 (NORTHERLY 0.2 AND EASTERLY 0.3)
- 3 APPROXIMATE LOCATION OF POTENTIALLY ACTIVE FAULT AS SHOWN ON MAP NO. 14860. REFER TO GEOTECHNICAL REPORT.

**STREET IMPROVEMENT**

- 1 EXISTING CURB RAMP TO BE REMOVED AND REPLACED.
- 2 EXISTING CURB AND GUTTER TO BE REMOVED AND REPLACED WITH TYPE 'H' PER SDG-151.
- 3 EXISTING DRIVEWAY TO BE REMOVED.
- 4 EXISTING CONCRETE SIDEWALK TO BE REMOVED AND REPLACED PER SDG-155.
- 5 EXISTING STREET TREE WITH STEEL GRATE TO BE REMOVED.
- 6 EXISTING STANDARD LIGHT (TYPE C) TO BE REMOVED AND SALVAGED. CONTRACTOR TO COORDINATE WITH CITY INSPECTOR ON LOCATION TO STORE.
- 7 EXISTING STREET LIGHT (COBRA) TO REMAIN, PROTECT IN PLACE.



**ENGINEER OF WORK**

303 A STREET, SUITE 302  
SAN DIEGO, CA. 92101  
PHONE NO. (619) 269-3444

BY: \_\_\_\_\_ DATE \_\_\_\_\_

**KETTLER LEWECK**  
ENGINEERING

**PROJECT TEAM:**

CIVIL ENGINEERS: KETTLER LEWECK ENGINEERING  
303 A STREET, SUITE 302  
SAN DIEGO, CA 92101  
(619) 269-3444

ARCHITECT: SADFIE RABINES ARCHITECTS  
925 FORT STOCKTON DRIVE  
SAN DIEGO, CA 92103-1817  
TEL: (619) 297-6153

**LEGAL DESCRIPTION:**

LOT 2 OF EL CORTEZ, IN THE CITY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 14860, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, AUGUST 23, 2004.

**ZONING DESIGNATION:**

ZONE: CCOP-RE (CH. 15, FIGURE B)

**ASSESSOR'S PARCEL NUMBERS:**

534-032-03

**PROJECT INDEX:**

LAMBERT COORDINATES: 202-1719  
NAD83 COORDINATES: 1842-6279  
DATUM: NAD83C  
LAT/LONG: LATITUDE 43°45'24", LONGITUDE 133°53'10"

**PREPARED BY:**

Name: KETTLER LEWECK ENGINEERING  
Address: 303 A STREET, SUITE 302  
SAN DIEGO, CA 92101  
Phone no. (619) 269-3444

**PROJECT ADDRESS:**

777 BEECH STREET  
SAN DIEGO, CA 92102

**PROJECT NAME:**

777 BEECH STREET

**SHEET TITLE:**

EXISTING CONDITION  
TENTATIVE MAP WAIVER NO. 2235086  
CITY PROJECT NUMBER: 624011

**EXISTING CONDITIONS:**

EXISTING LOT 2 AREA = 0.46 AC.

**PROPOSED USE:**

PROPOSED NUMBER OF LOTS = 1  
PROPOSED LOT 2 AREA = 0.46 AC.

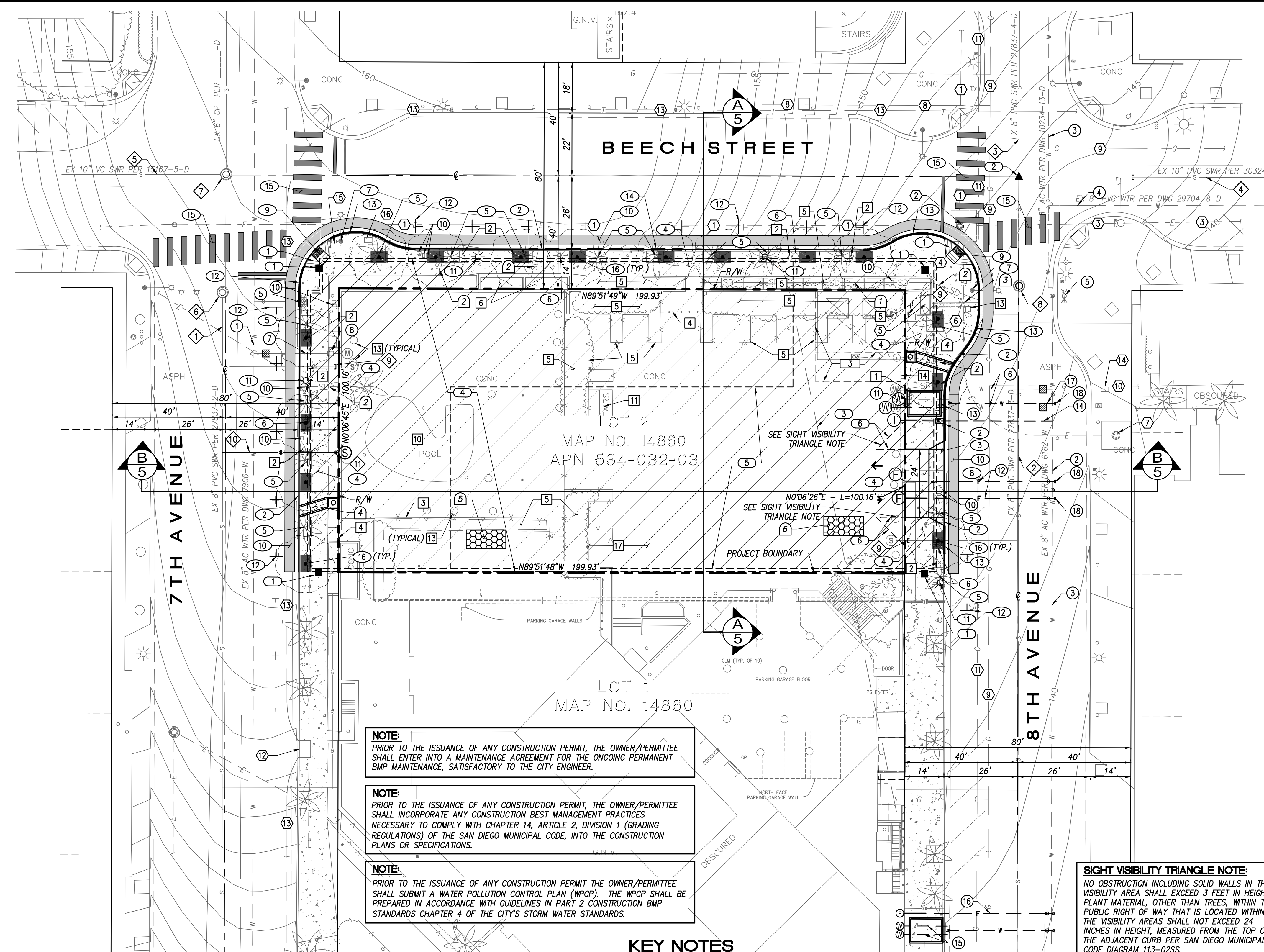
PARKING: 5 LEVELS BELOW GRADE  
AUTOMOBILE PARKING: 207  
MOTORCYCLE PARKING: 6  
BICYCLE PARKING: 22  
RESIDENTIAL CONDOMINIUMS: 104  
COMMERCIAL: 0

**OWNER/DEVELOPER:**

JSD2, LLC  
BOX 37  
RANCHO SANTA FE, CA 92076  
TEL: (858) 336-3446

Revision 1:	03/11/2019
Revision 2:	05/01/2019
Revision 3:	06/07/2019
Revision 4:	
Revision 5:	
Revision 6:	
Revision 7:	
Revision 8:	
Original Date:	12/13/2018
Sheet	2 of 5
DEP #	





GENERAL NOTES:

- 1. EXISTING/PROPOSED ZONING IS CENTRE CITY PLANNED DISTRICT (CH. 15, FIGURE B) AND DISTRICT IS CENTRE CITY PLANNED DISTRICT (CH. 15, FIGURE A).
2. NO ACCESS DOOR SHALL SWING OPEN INTO THE PUBLIC RIGHT-OF-WAY.
3. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITEE SHALL ENTER INTO A MAINTENANCE AGREEMENT FOR THE ONGOING PERMANENT BMP MAINTENANCE, SATISFACTORY TO THE CITY ENGINEER.
4. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE SUBDIVIDER SHALL INCORPORATE ANY CONSTRUCTION BEST MANAGEMENT PRACTICES NECESSARY TO COMPLY WITH CHAPTER 14, ARTICLE 2, DIVISION 1 (GRADING REGULATIONS) OF THE SAN DIEGO MUNICIPAL CODE, INTO THE CONSTRUCTION PLANS OR SPECIFICATIONS.
5. THE SAN DIEGO WATER BOARD ADOPTED ORDER NO. R9-2013-0001, NPDES NO. CAS109266, NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT AND WASTE DISCHARGE REQUIREMENTS FOR DISCHARGES FROM THE MUNICIPAL SEPARATE STORM SEWER SYSTEMS (MS4s) DRAINING THE WATERSHEDS WITHIN THE SAN DIEGO REGION. THIS PROJECT WILL BE REQUIRED TO DEMONSTRATE IT CAN ADHERE TO THE NEW STORM WATER DEVELOPMENT REGULATIONS.
6. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE SUBDIVIDER 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 STORM WATER QUALITY MANAGEMENT PLAN.
7. APPLICANT SHALL OBTAIN AN ENCROACHMENT MAINTENANCE REMOVAL AGREEMENT FROM THE CITY ENGINEER FOR ALL THE PRIVATE IMPROVEMENTS IN THE RIGHT OF WAY.

EXISTING EASEMENT/ENCUMBRANCES:

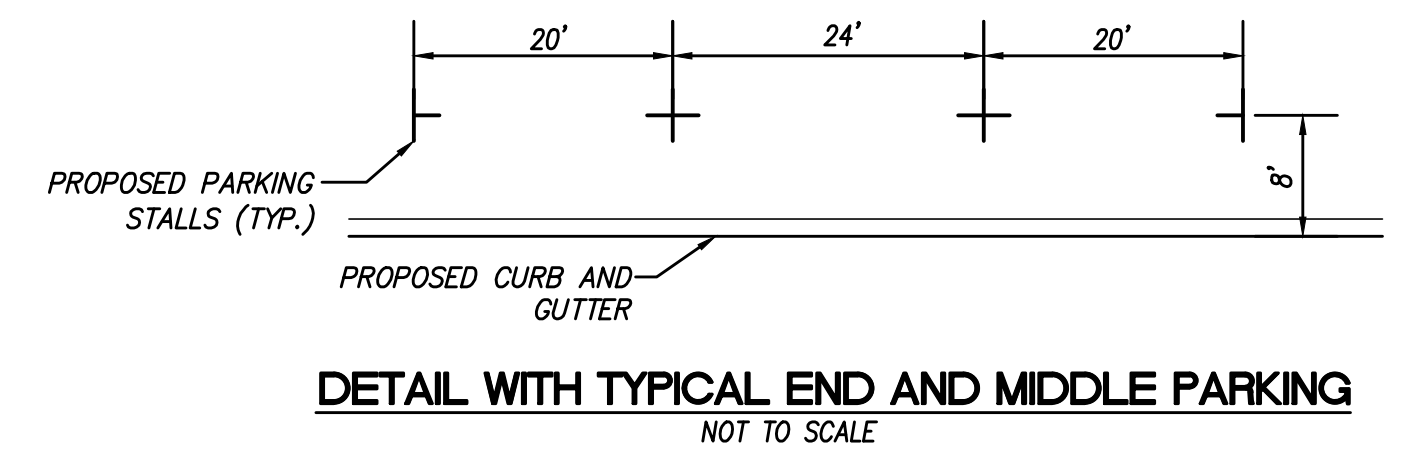
- 3 AN EASEMENT FOR PUBLIC UTILITIES, INGRESS, EGRESS RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT GRANTED TO SAN DIEGO GAS AND ELECTRIC COMPANY, RECORDED JUNE 27, 1968 AS INSTRUMENT NO. 108321, OF OFFICIAL RECORDS AFFECTS: THE EXACT LOCATION AND EXTENT OF SAID EASEMENT IS NOT DISCLOSED OF RECORD SAID EASEMENT IS FOR UNDERGROUND ELECTRIC FACILITIES, DUCTS AND VAULT AS SHOWN IN SAID DOCUMENT. THE APPROXIMATE LOCATION OF THE VAULT/FACILITIES ROOM AS SHOWN IN SAID DOCUMENT IS SHOWN HEREON.
NOTE: EASEMENT AND AGREEMENTS NOTES HEREON ARE CORRESPONDS TO PRELIMINARY TITLE REPORT ORDER NO. 00089952-993-SD2-CFU DATED AUGUST 13, 2018.

UTILITY NOTES:

- 1. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES AND RECORD DRAWINGS. LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES.
2. KETTLER LEWECK ENGINEERING MAKES NO CLAIM AS TO THE ACCURACY OF UNDERGROUND UTILITIES.

PARKING SUMMARY:

- 7TH AVENUE: EX. CONDITION-4 STRIPED, METERED PARKING STALLS/LENGTH=80'
PROP. CONDITION-4 STRIPED, METERED PARKING STALLS/LENGTH=88'
BEECH STREET: EX. CONDITION-5 STRIPED, METERED PARKING STALLS/LENGTH=100'
PROP. CONDITION-5 STRIPED, METERED PARKING STALLS/LENGTH=104'
8TH AVE: EX. CONDITION-3 STRIPED, DIAGONAL METERED PARKING STALLS/LENGTH=38'
PROP. CONDITION-1 STRIPED METERED PARKING STALLS/LENGTH=20'



- NOTE: PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITEE SHALL ENTER INTO A MAINTENANCE AGREEMENT FOR THE ONGOING PERMANENT BMP MAINTENANCE, SATISFACTORY TO THE CITY ENGINEER.
NOTE: PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITEE SHALL INCORPORATE ANY CONSTRUCTION BEST MANAGEMENT PRACTICES NECESSARY TO COMPLY WITH CHAPTER 14, ARTICLE 2, DIVISION 1 (GRADING REGULATIONS) OF THE SAN DIEGO MUNICIPAL CODE, INTO THE CONSTRUCTION PLANS OR SPECIFICATIONS.
NOTE: PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT THE OWNER/PERMITEE SHALL SUBMIT A WATER POLLUTION CONTROL PLAN (WPCP). THE WPCP SHALL BE PREPARED IN ACCORDANCE WITH GUIDELINES IN PART 2 CONSTRUCTION BMP STANDARDS CHAPTER 4 OF THE CITY'S STORM WATER STANDARDS.

SIGHT VISIBILITY TRIANGLE NOTE: NO OBSTRUCTION INCLUDING SOLID WALLS IN THE VISIBILITY AREA SHALL EXCEED 3 FEET IN HEIGHT. PLANT MATERIAL, OTHER THAN TREES, WITHIN THE PUBLIC RIGHT OF WAY THAT IS LOCATED WITHIN THE VISIBILITY AREAS SHALL NOT EXCEED 24 INCHES IN HEIGHT, MEASURED FROM THE TOP OF THE ADJACENT CURB PER SAN DIEGO MUNICIPAL CODE DIAGRAM 113-02SS.

KEY NOTES

- WATER: 1 EXISTING 8" AC WATER PER DWG NO. 7906-W TO REMAIN, PROTECT IN PLACE. 2 EXISTING 8" AC WATER PER DWG NO. 6162-W TO REMAIN, PROTECT IN PLACE. 3 EXISTING 8" AC WATER PER DWG NO. 10234-D TO REMAIN, PROTECT IN PLACE. 4 EXISTING 8" PVC WATER PER DWG NO. 29704-8-D TO REMAIN, PROTECT IN PLACE. 5 EXISTING FIRE HYDRANT TO REMAIN, PROTECT IN PLACE. 6 EXISTING WATER LATERAL AND FIRE SERVICE TO BE KILLED AFTER SERVICES HAVE BEEN RELOCATED. 7 EXISTING IRRIGATION SERVICE TO BE KILLED. 8 EXISTING WATER METER TO BE REMOVED. 9 EXISTING WATER BACKFLOW PREVENTER TO BE REMOVED AND RELOCATED. 10 EXISTING IRRIGATION VALVE/BOX TO BE REMOVED. 11 PROPOSED DUAL 4" WATER SERVICES WITH METER. 12 PROPOSED 6" PVC FIRE SERVICE. 13 PROPOSED MANIFOLDED WATER SERVICES AND METER VAULT. 14 PROPOSED 1" IRRIGATION SERVICE. 15 PROPOSED RELOCATED "A" DUAL WATER SERVICES. (LOCATION TO BE DETERMINED IN THE FIELD). 16 PROPOSED RELOCATED 6" FIRE SERVICE. (LOCATION TO BE DETERMINED IN THE FIELD). 17 PROPOSED 6" PVC WATER LATERAL. 18 PROPOSED TRUST BLOCK PER SDW-151.
SEWER: 1 EXISTING 8" PVC SEWER PER DWG NO. 27837-2-D TO REMAIN, PROTECT IN PLACE. 2 EXISTING 8" PVC SEWER PER DWG NO. 27837-3-D TO REMAIN, PROTECT IN PLACE. 3 EXISTING 8" PVC SEWER PER DWG NO. 27837-4-D TO REMAIN, PROTECT IN PLACE. 4 EXISTING 10" PVC SEWER PER DWG NO. 30324-4-D TO REMAIN, PROTECT IN PLACE. 5 EXISTING 10" VC SEWER PER DWG NO. 15167-5-D TO REMAIN, PROTECT IN PLACE. 6 EXISTING SEWER MANHOLE PER DWG NO. 27837-2-D TO REMAIN, PROTECT IN PLACE. 7 EXISTING SEWER MANHOLE PER DWG NO. 15167-5-D TO REMAIN, PROTECT IN PLACE. 8 EXISTING SEWER MANHOLE PER DWG NO. 27837-3-D TO REMAIN, PROTECT IN PLACE. 9 EXISTING SEWER LATERAL TO BE PLUGGED AND CAPPED AT PROPOSED BUILDING GARAGE. 10 PROPOSED 8" PVC SEWER LATERAL. 11 PROPOSED SEWER CLEAN OUT.
DRY UTILITIES: \* DRY UTILITY CALLOUTS WERE PROVIDED BY DRY UTILITY SPECIALISTS. CONTRACTOR TO COORDINATE WITH DRY UTILITY SPECIALISTS FOR ALL WORK ASSOCIATED WITH DRY UTILITIES. 1 EX. SDG&E 6-EB 4" CONDUITS TO REMAIN. 2 EX. SDG&E MANHOLE M2028472113 TO REMAIN. 3 EX. SDG&E 8-EB 4" CONDUITS TO REMAIN. 4 EX. SDG&E 4-EB 4" CONDUITS TO REMAIN. 5 EX. SDG&E 3315 HANDHOLE H116213 TO REMAIN. 6 EX. SDG&E 1-EB 5" CONDUITS TO BE REMOVED. 7 EX. SDG&E TRANSFORMER VAULT ACCESS TO 855 BEECH STREET TO REMAIN. 8 EX. SDG&E 2" GAS SERVICE TO REMAIN. 9 EX. SDG&E 2" GAS DISTRIBUTION TO REMAIN. 10 EX. SDG&E GAS SERVICE TO 855 BEECH TO REMAIN. 11 EX. SDG&E 12" HP GAS TRANSMISSION TO REMAIN. 12 EX. AT&T SAI TO REMAIN. 13 EX. AT&T CONDUIT PACKAGE TO REMAIN. 14 EX. AT&T HANDHOLE TO REMAIN. 15 EX. ST LIGHT HANDHOLE TO REMAIN. 16 EXISTING TRAFFIC SIGNAL HANDHOLE TO REMAIN. 17 EX. SDG&E TRANSFORMER TO BE REMOVED.
SURFACE IMPROVEMENT: 1 EXISTING BOLLARDS TO BE REMOVED. 2 EXISTING PARKING METER TO BE REMOVED AND SALVAGED. CONTRACTOR TO COORDINATE WITH CITY INSPECTOR ON LOCATION TO STORE. 3 EXISTING CHAINLINK FENCE TO BE REMOVED. 4 EXISTING GATE TO BE REMOVED. 5 EXISTING PLANTER TO BE REMOVED. 6 EXISTING STEEL GRATE TO BE REMOVED. 7 EXISTING PARKING SIGN TO BE REMOVED. 8 EXISTING STREET SIGN TO BE REMOVED. 9 EXISTING PLANTER WALL TO BE REMOVED. 10 EXISTING POOL TO BE REMOVED. 11 EXISTING CONCRETE STAIRS TO BE REMOVED. 12 EXISTING SIDEWALK STAMP TO BE PRESERVED. 13 EXISTING POTTED PLANT TO BE REMOVED. 14 EXISTING ELECTRICAL ROOM DOOR TO BE REMOVED. 15 EXISTING GARAGE WALL TO BE REMOVED.
STREET IMPROVEMENT: 1 EXISTING CURB RAMP TO BE REMOVED AND REPLACED. 2 EXISTING CURB AND GUTTER TO BE REMOVED AND REPLACED WITH TYPE 'H' PER SDG-151. EXISTING DRIVEWAY TO BE REMOVED. 3 EXISTING CONCRETE SIDEWALK TO BE REMOVED AND REPLACED PER SDG-155. 4 EXISTING STREET TREE WITH STEEL GRATE TO BE REMOVED PER SEPARATE PERMIT. 5 EXISTING STANDARD LIGHT (TYPE C) TO BE REMOVED AND SALVAGED. CONTRACTOR TO COORDINATE WITH CITY INSPECTOR ON LOCATION TO STORE. 6 EXISTING STREET LIGHT (COBRA) TO REMAIN, PROTECT IN PLACE. 7 PROPOSED 24" COMMERCIAL DRIVEWAY PER CITY STANDARDS. 8 PROPOSED TYPE 'A' CURB RAMP PER CITY STANDARDS. 9 PROPOSED SCHEDULE 'J' AC PAVEMENT PER CITY STANDARDS. 10 PROPOSED STREET LIGHT PER CENTRE CITY STREETScape MANUAL. OWNER/PERMITEE TO REUSE STANDARD LIGHTS (TYPE C) PER NOTE (6) ABOVE. 11 PROPOSED PARALLEL PARKING STRIPING (TYP.). 12 PROPOSED RED CURB. 13 PROPOSED WHITE CURB. 14 PROPOSED CONTINENTAL CROSSWALK STRIPING PER SDM-116. 15 PROPOSED STREET TREE WITH GRATE PER LANDSCAPE PLANS.
MISCELLANEOUS: 1 FOUND EXISTING LEAD AND DISK SURVEY MONUMENT, LS 7046 PER MAP NO. 14860. 2 FOUND EXISTING WELL MONUMENT WITH BRASS CAP PER MAP NO. 14860 (NORTHERLY 0.2 AND EASTERLY 0.3). 3 APPROXIMATE LOCATION OF POTENTIALLY ACTIVE FAULT AS SHOWN ON MAP NO. 14860. REFER TO GEOTECHNICAL REPORT. 4 LIMITS OF PROPOSED SUBTERRANEAN PARKING GARAGE PER BUILDING PLANS (LEVEL P1, P2, P3 & P4). 5 LIMITS OF PROPOSED SUBTERRANEAN PARKING GARAGE PER BUILDING PLANS (LEVEL P5). 6 10'X10' VISIBILITY TRIANGLE PER BUILDING PLANS.

- STORM DRAIN: 1 EXISTING PRIVATE STORM DRAIN PIPE BY OTHERS TO REMAIN AND PROTECT IN PLACE. 2 EXISTING SIDEWALK UNDERDRAIN TO BE REMOVED. 3 EXISTING CONCRETE CURB OUTLET TO BE REMOVED. 4 PROPOSED TYPE 'A' CURB OUTLET PER D-25. 5 PROPOSED MODULAR WETLANDS (MWS-L-4-4). 6 PROPOSED MODULAR WETLANDS (MWS-L-4-6), LOCATED IN UNDERGROUND GARAGE.

MISCELLANEOUS

- 1 FOUND EXISTING LEAD AND DISK SURVEY MONUMENT, LS 7046 PER MAP NO. 14860. 2 FOUND EXISTING WELL MONUMENT WITH BRASS CAP PER MAP NO. 14860 (NORTHERLY 0.2 AND EASTERLY 0.3). 3 APPROXIMATE LOCATION OF POTENTIALLY ACTIVE FAULT AS SHOWN ON MAP NO. 14860. REFER TO GEOTECHNICAL REPORT. 4 LIMITS OF PROPOSED SUBTERRANEAN PARKING GARAGE PER BUILDING PLANS (LEVEL P1, P2, P3 & P4). 5 LIMITS OF PROPOSED SUBTERRANEAN PARKING GARAGE PER BUILDING PLANS (LEVEL P5). 6 10'X10' VISIBILITY TRIANGLE PER BUILDING PLANS.

ENGINEER OF WORK

303 A STREET, SUITE 302 SAN DIEGO, CA 92101 PHONE NO. (619) 269-3444

BY: \_\_\_\_\_ DATE \_\_\_\_\_



PROJECT TEAM:

CIVIL ENGINEERS: KETTLER LEWECK ENGINEERING 303 A STREET, SUITE 302 SAN DIEGO, CA 92101 (619) 269-3444

ARCHITECT: SAFDIE RABINES ARCHITECTS 925 FORT STOCKTON DRIVE SAN DIEGO, CA 92103-1817 TEL: (619) 297-6153

LEGAL DESCRIPTION:

LOT 2 OF EL CORTAZ, IN THE CITY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 14860, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, AUGUST 23, 2004.

ZONING DESIGNATION:

ZONE: CCPD-RE (CH. 15, FIGURE B)

ASSESSOR'S PARCEL NUMBERS:

534-032-03

PROJECT INDEX:

LAMBERT COORDINATES: 202-1719 NAD83 COORDINATES: 1842-6279 DATUM: NAD83C LAT/LONG: LATITUDE 43°45'24", LONGITUDE 133°53'10"

PREPARED BY:

Name: KETTLER LEWECK ENGINEERING Address: 303 A STREET SUITE 302 SAN DIEGO, CA 92101 Phone no. (619) 269-3444

PROJECT ADDRESS:

777 BEECH STREET SAN DIEGO, CA 92102

PROJECT NAME:

777 BEECH STREET

SHEET TITLE:

PROPOSED IMPROVEMENT PLAN TENTATIVE MAP WAIVER NO. 2235086 CITY PROJECT NUMBER: 624011

EXISTING CONDITIONS:

EXISTING LOT 2 AREA = 0.46 A.C.

PROPOSED USE:

PROPOSED NUMBER OF LOTS = 1 PROPOSED LOT 2 AREA = 0.46 A.C.

PARKING: 5 LEVELS BELOW GRADE

AUTOMOBILE PARKING: 207 MOTORCYCLE PARKING: 6 BICYCLE PARKING: 22 RESIDENTIAL CONDOMINIUMS: 104 COMMERCIAL: 0

OWNER/DEVELOPER:

JSD2, LLC BOX 37 RANCHO SANTA FE, CA 92076 TEL: (858) 336-3446

REVISIONS:

Table with 2 columns: Revision number and Date. Revision 1: 03/11/2019, Revision 2: 05/01/2019, Revision 3: 06/07/2019, Revision 4: , Revision 5: , Revision 6: , Revision 7: , Revision 8: .

PROJECT ADDRESS:

777 BEECH STREET

SHEET TITLE:

PROPOSED IMPROVEMENT PLAN

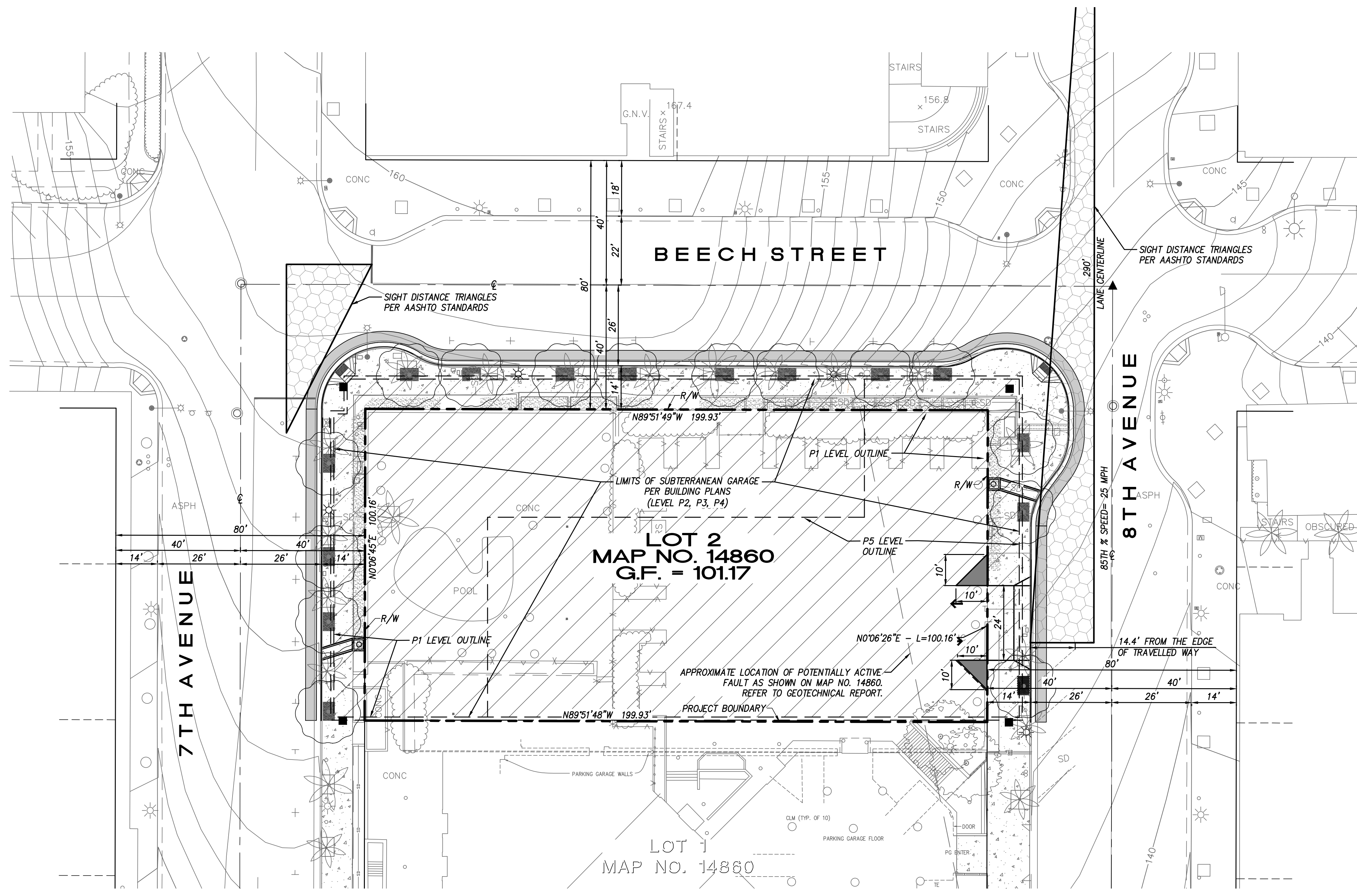
TENTATIVE MAP WAIVER NO. 2235086

CITY PROJECT NUMBER: 624011

Sheet 3 of 5

DEP #





CONCEPTUAL GRADING PLAN AND SIGHT VISIBILITY EXHIBIT

**NOTES:**

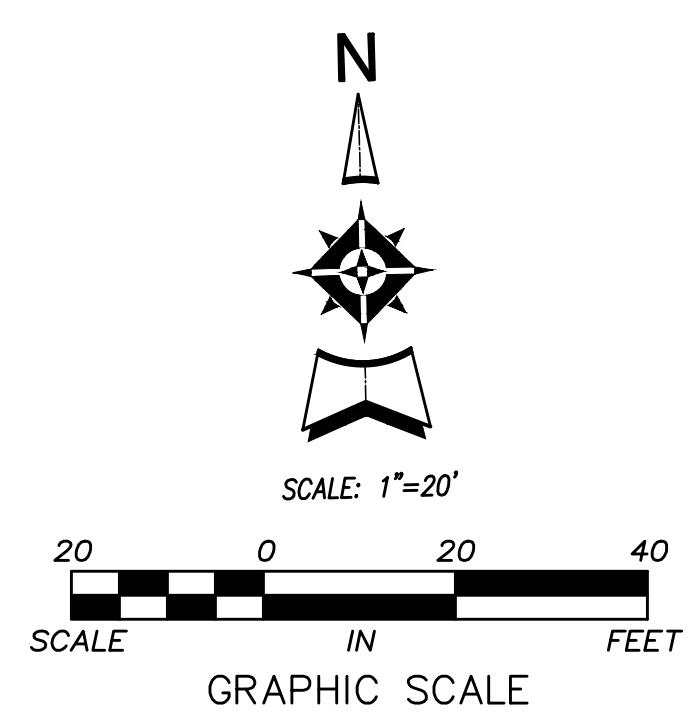
1. THIS PLAN GENERALLY REPRESENTS EXCAVATION TO GARAGE FINISHED FLOOR AND IS A CONCEPT GRADING PLAN CREATED ONLY FOR THE TENTATIVE MAP WAIVER PROCESS. THIS IS NOT A CONSTRUCTION DOCUMENT.
2. A GRADING/SHORING PLAN WILL BE SUBMITTED AND PROCESSED THROUGH THE ENGINEERING DEPARTMENT.
3. THE BUILDING OUTLINE AND GARAGE FINISHED FLOOR ELEVATION SHOWN ON THIS PLAN WAS OBTAINED FROM THE ARCHITECT DATED 4-10-2019. FOR EXACT FOOTING AND SLAB EXCAVATION DEPTHS BEYOND THE GARAGE FINISHED FLOOR ELEVATION, THE CONTRACTOR SHALL REFER TO THE ARCHITECT'S BUILDING PLAN SET.

**EXISTING EASEMENT/ENCUMBRANCES**

FOR EXISTING EASEMENT/ENCUMBRANCES, SEE SHEET 3

**NOTE:**

GARAGE FINISH FLOOR ELEVATION FROM ARCHITECT ON 4-10-2019. FOR CONSTRUCTION PURPOSES THE CONTRACTOR SHOULD REFER TO THE SHORING DRAWINGS ALONG WITH THE BUILDING PLANS FOR EXACT FINISH FLOOR ELEVATIONS, LAYOUT, FOOTING DEPTH AND SLAB EXCAVATION AND SEE BUILDING PLAN.



**ENGINEER OF WORK**

303 A STREET, SUITE 302  
SAN DIEGO, CA. 92101  
PHONE NO. (619) 269-3444

BY: \_\_\_\_\_ DATE \_\_\_\_\_



**PROJECT TEAM:**

CIVIL ENGINEERS: KETTLER LEWECK ENGINEERING  
303 A STREET, SUITE 302  
SAN DIEGO, CA 92101  
(619) 269-3444

ARCHITECT: SAFDIE RABINES ARCHITECTS  
925 FORT STOCKTON DRIVE  
SAN DIEGO, CA 92103-1817  
TEL: (619) 297-6153

**LEGAL DESCRIPTION:**

LOT 2 OF EL CORTEZ, IN THE CITY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 14860, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, AUGUST 23, 2004.

**ZONING DESIGNATION:**

ZONE: CCPD-RE (CH. 15, FIGURE B)

**ASSESSOR'S PARCEL NUMBERS:**

534-032-03

**PROJECT INDEX:**

Name: \_\_\_\_\_  
Address: 303 A STREET, SUITE 302  
SAN DIEGO, CA 92101  
Phone no. (619) 269-3444

**PREPARED BY:**

Name: \_\_\_\_\_  
Address: 303 A STREET, SUITE 302  
SAN DIEGO, CA 92101  
Phone no. (619) 269-3444

**PROJECT ADDRESS:**

777 BEECH STREET  
SAN DIEGO, CA 92102

**PROJECT NAME:**

777 BEECH STREET

**SHEET TITLE:**

CONCEPTUAL GRADING PLAN & SIGHT VISIBILITY EXHIBIT  
TENTATIVE MAP WAIVER NO. 2235086  
CITY PROJECT NUMBER: 624011

**EXISTING CONDITIONS:**

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PROPOSED NUMBER OF LOTS = 1  
PROPOSED LOT 2 AREA = 0.46 A.C.

**PARKING: 5 LEVELS BELOW GRADE**

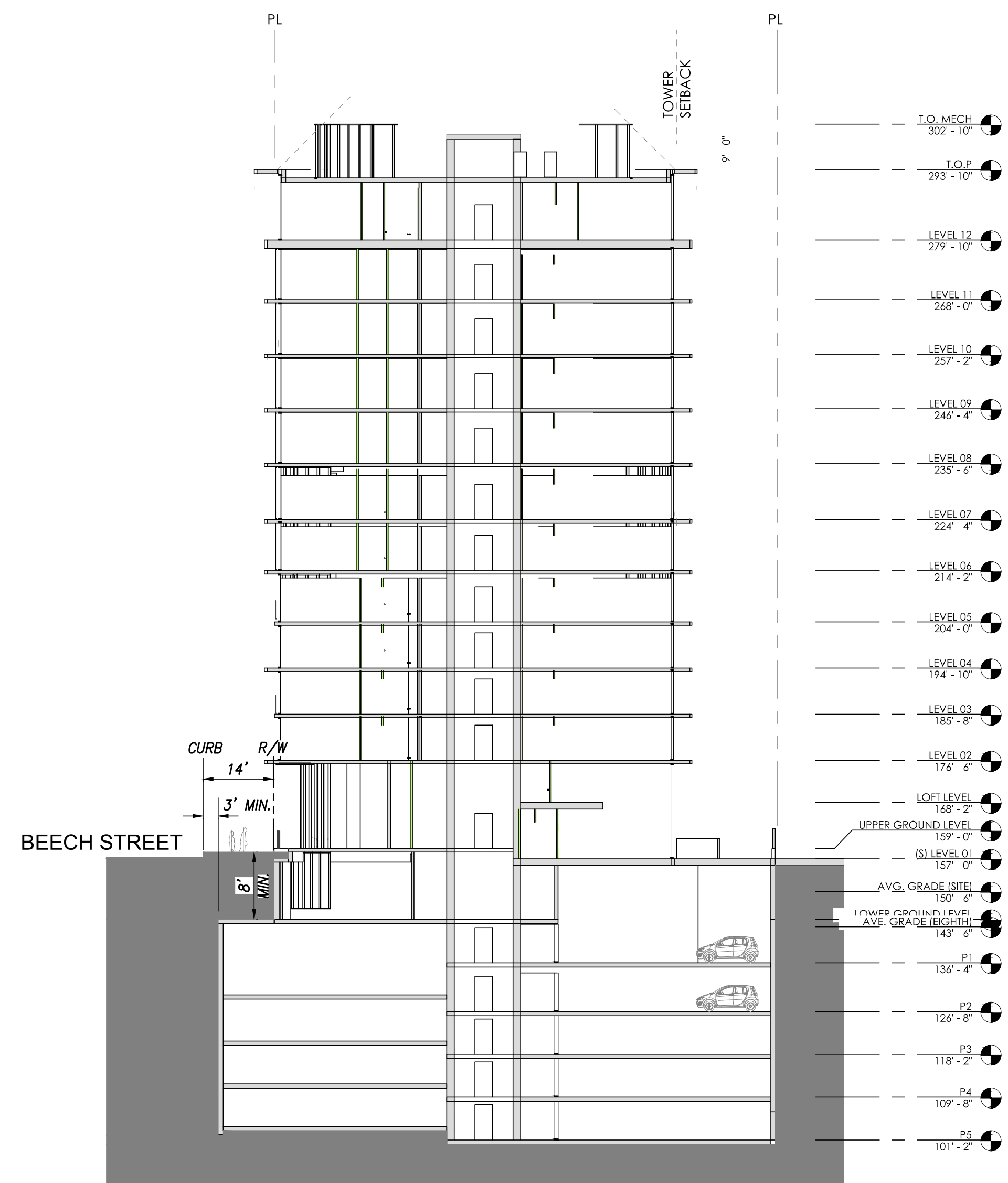
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RESIDENTIAL CONDOMINIUMS: 104  
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**OWNER/DEVELOPER:**

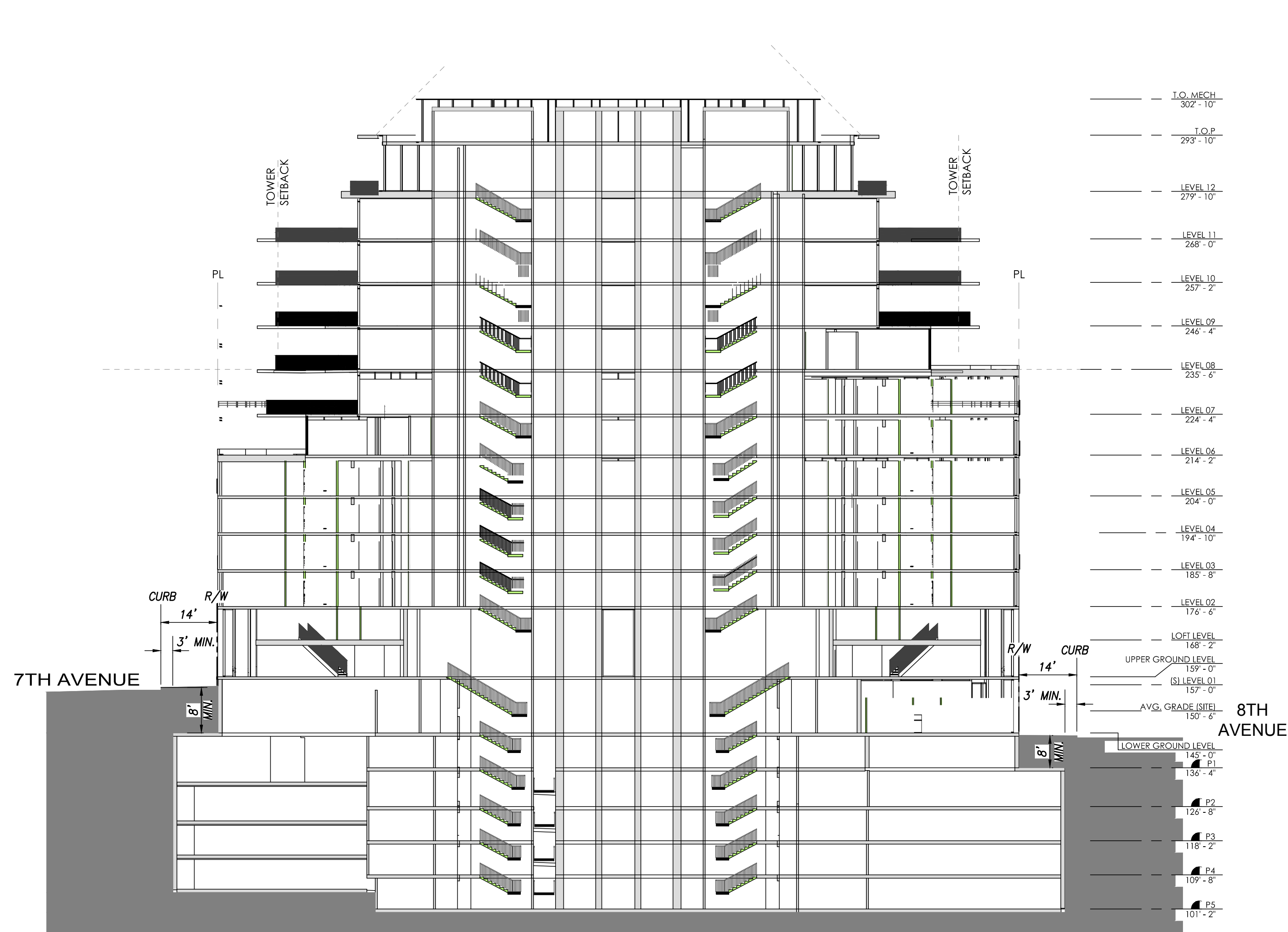
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Revision 6:	
Revision 7:	
Revision 8:	
Original Date:	12/13/2018
Sheet	4 of 5
DEP #	





**BUILDING SECTION 'A-A'**  
NOT TO SCALE



**BUILDING SECTION 'B-B'**  
NOT TO SCALE



**ENGINEER OF WORK**

303 A STREET, SUITE 302  
SAN DIEGO, CA. 92101  
PHONE NO. (619) 269-3444

BY: \_\_\_\_\_ DATE \_\_\_\_\_

**KETTLER LEWECK**  
ENGINEERING

**PROJECT TEAM:**

CIVIL ENGINEERS: KETTLER LEWECK ENGINEERING  
303 A STREET, SUITE 302  
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**LEGAL DESCRIPTION:**

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**ZONING DESIGNATION:**

ZONE: CCPD-RE (CH. 15, FIGURE B)

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NAD83 COORDINATES: 1842-6279  
DATUM: NAD83C  
LAT/LONG: LATITUDE 43°45'24", LONGITUDE 133°53'10"

**PREPARED BY:**

Name: KETTLER LEWECK ENGINEERING  
Address: 303 A STREET SUITE 302  
SAN DIEGO, CA 92101  
Phone no. (619) 269-3444

**PROJECT ADDRESS:**

777 BEECH STREET  
SAN DIEGO, CA 92102

**PROJECT NAME:**

777 BEECH STREET

**SHEET TITLE:**

BUILDING SECTIONS  
TENTATIVE MAP WAIVER NO: 2235086  
CITY PROJECT NUMBER: 624011

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PROPOSED LOT 2 AREA = 0.46 A.C.

**PARKING: 5 LEVELS BELOW GRADE**

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MOTORCYCLE PARKING: 6  
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RESIDENTIAL CONDOMINIUMS: 104  
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**OWNER/DEVELOPER:**

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Revision 2:	05/01/2019
Revision 3:	06/07/2019
Revision 4:	
Revision 5:	
Revision 6:	
Revision 7:	
Revision 8:	
Original Date:	12/13/2018
Sheet	<b>5</b> of <b>5</b>
DEP #	

777 Beech Street – Residential Tower  
Owner/Developer: JSD2, LLC  
April 17<sup>th</sup>, 2018

## **Project Description**

The subject block contains the nationally registered historic resource, El Cortez Hotel, and we are proposing a new 12 story residential condominium building (777 Beech) on the adjacent 0.45-acre parcel. Due to the location on the same property (although a separate legal parcel), the proposed project must be consistent with the secretary of interior standards for rehabilitation.

A brief history of this project includes a Centre City Development Permit and map waiver for a 12-13 story, 78 unit project with 14,756 SF commercial space, approved by HRB on 9/27/2007 and by San Diego City Council on 10/8/2008. During the initial processing of that project, a 17-story tower was proposed. However through a lengthy negotiation with the historic resources board, Save Our Heritage Organization, and the Centre City Advisory Committee, a consensus was reached that 17-stories was too tall but that a 12-story building would be acceptable and consistent with SOI standards adjacent to the historic resource. The project was revised to the 12-story option and subsequently approved the HRB. The building concept – an eye-shaped tower that angles away from the El Cortez in order to preserve views to and from the historic resource – was approved to be consistent with SOI standards.

We are proposing an updated design eliminating the commercial space and increasing the number of residential units and parking. The proposed project includes 145,040 SF FAR (as defined by San Diego Municipal Code); below-grade, a 5 story, 106,855 SF underground parking facility and 5,431 SF underground amenity space add for a total 257,326 GSF of new construction. There are 104 proposed residential units. Residential amenity space is provided at both the Lower Ground Level and Level 7. There are 200 proposed parking spaces. The project construction type is Type 1-B above-grade and 1-A below-grade, a concrete cast-in-place structure is utilized throughout. The building height is 143'-4" from average grade (per SDMC) to top of parapet – the height remains unchanged from the originally approved design. The envelope design at the base of the building is defined by a mix of solid concrete and regularly placed window modules, relating well to the El Cortez façade. The building materials will feature a mix of glass, architectural concrete, and metal in a color palette complimentary of the El Cortez finishes. The elevation design has been found by a city historic staff to be in substantial conformance with the previously approved design.

This new Centre City Development Permit project application is being processed in conjunction with Tentative Map Waiver TM 2018-57.

777 Beech Street – Residential Tower  
Owner/Developer: JSD2, LLC  
January 28<sup>th</sup>, 2018

## **Architectural Narrative**

Neighboring the El Cortez, one of San Diego's most beloved historic landmark hotels, the 777 Beech project was designed to complement, respect and enrich the existing context of the Cortez Hill neighborhood. Conforming to the Secretary of Interior Standards for Rehabilitation, the architectural approach maintains the El Cortez Hotel's historic distinction, while creating a new meaningful dialogue between the developing neighborhood and San Diego skyline.

Similar to the El Cortez, 777 Beech follows a form of classic symmetry and scale. In contrast to the orthogonal El Cortez, the new elliptical shaped tower emerges from the base of the building as a modern form, sculpted to help preserve views into and from the existing building. In order to provide distance between the two structures, the new building has been placed along Beech Street, creating a shared garden to be used by both buildings, including the historic Don Room. At its perimeter, a rhythm of townhomes provide a pedestrian-orientated scale, opening up to both the street and south facing garden courtyard.

Centered along Beech Street, a double-height glass lobby defines the building's entry, inviting visual interaction for onlookers. A pattern of exposed concrete columns wrap down the base of the building, inspired by the textures, color and tone of the El Cortez. Between these columns, lush landscape, tall glass windows and double-height living spaces enliven and animate the block for pedestrians. Emerging from the building's base, each floor is defined by a projected floor edge, providing great depth and shade for the building's full height glass façade. The projecting slab follows the building's form, culminating into expansive cantilevering balconies, providing eastern views to the mountains and western views to the bay.

**PROJECT DATA SHEET  
777 BEECH**

The following is a summary of the Project based on drawings dated April 17, 2019:

Site Area	20,000 SF		
Base Min. FAR	5.0		
Base Max. FAR	8.0		
Max. FAR w/Amenity Bonuses	8.0		
Max. FAR w/Affordable Housing Bonus	12.8		
Proposed FAR	7.3		
FAR Bonuses Proposed	None		
Total Above-Grade Gross Floor Area	145,040 SF		
Stories/Height	12 stories along Seventh Avenue / 136 feet 13 stories along Eighth Avenue / 147 feet		
Number of Dwelling Units	104		
Amount of Commercial Lease Space	None		
Housing Units Summary	<u>#</u>	<u>Size Range</u>	<u>Average Size</u>
Total	104		
Studio	7	414 – 1,353 SF	549 SF
1 Bedroom	95	729 – 1,812 SF	1,149 SF
2 Bedroom	2	2,565 – 2,960 SF	2,763 SF
Number of Units to be Demolished	0		
Number of Buildings over 45 Years Old	0		
Inclusionary Affordable Housing Compliance	Payment of Inclusionary Housing Fee (\$12.73/SF) Estimated Payment: \$1,846,359 (\$17,753/DU)		
Parking (Required/Proposed)			
Automobile Parking	108 / 200 (1 space/DU + 1 space/30 DU for guest)		
Motorcycle Parking	5 / 6 (1 space/20 DU)		
Bicycle Parking	21 / 22 (1 space/5 DU)		
Common Indoor Space			
Required / Proposed	500 SF / 4,619 SF		
Common Outdoor Open Space			
Required / Proposed	3,000 SF / 3,299 SF		
Private Open Space (Balconies & Decks)			
Required / Proposed	52 (50% of DU) / 64 (62% of DU)		
Pet Open Space			
Required / Proposed	100 SF / 145 SF		
Residential Storage Areas			
Required	240 cubic feet for 100% of DU		
Proposed	240 cubic feet for 100% of DU		
Assessor's Parcel Nos.	534-032-03		



# 777

104 NEW LUXURY CONDOS FOLLOWING THE HISTORIC RENEWAL OF THE EL CORTEZ TOWER.

— BY J. PETER BLOCK COMPANIES —



ARCHITECT:

**SAFDIE RABINES ARCHITECTS**

925 Fort Stockton Drive, San Diego, California 92103-1817  
p. 619.297.6153 f. 619.299.6072 www.safdie-rabines.com

**777 BEECH STREET**

ISSUE DATE: 03 / 01 / 2019

OWNER / DEVELOPER:

**JSD2, LLC**

Box 37 Rancho Santa Fe, CA 92067  
p. 858.336.3446



## ROOM AREA SUMMARY

LOWER GROUND LEVEL			
001	STUDIO	1353 SF	RESIDENTIAL
002	1-BED	1211 SF	RESIDENTIAL
003	BACKFLOW ROOM	505 SF	RESIDENTIAL
G007	BIKE STORAGE	542 SF	RESIDENTIAL - COMMON INDOOR SPACE
14368 SF			
G048	FIRE PUMP ROOM	440 SF	RESIDENTIAL
G049	PUMP EQUIP. ROOM	210 SF	RESIDENTIAL
G050	GYM	1117 SF	RESIDENTIAL - COMMON INDOOR SPACE
G051	POOL ROOM	1563 SF	RESIDENTIAL - COMMON INDOOR SPACE
G052	WOMEN'S LOCKER	272 SF	RESIDENTIAL - COMMON INDOOR SPACE
G053	MEN'S LOCKER	272 SF	RESIDENTIAL - COMMON INDOOR SPACE
G054	WEST CORRIDOR	185 SF	RESIDENTIAL
G055	CIRC. CORE	1095 SF	RESIDENTIAL
G056	ELEVATOR LOBBY	227 SF	RESIDENTIAL
G057	EAST CORRIDOR	377 SF	RESIDENTIAL
G058	ABOVE-GRADE PARKING	2806 SF	ABOVE GRADE PARKING
12174 SF			

UPPER GROUND LEVEL			
101	LOWER LOFT	696 SF	RESIDENTIAL
102	LOWER LOFT	714 SF	RESIDENTIAL
103	LOWER LOFT	1028 SF	RESIDENTIAL
104	LOWER LOFT	693 SF	RESIDENTIAL
105	LOWER LOFT	713 SF	RESIDENTIAL
106	LOWER LOFT	1010 SF	RESIDENTIAL
107	LOWER LOFT	765 SF	RESIDENTIAL
108	LOWER LOFT	675 SF	RESIDENTIAL
109	LOWER LOFT	814 SF	RESIDENTIAL
110	LOWER LOFT	778 SF	RESIDENTIAL
111	LOWER LOFT	778 SF	RESIDENTIAL
112	LOWER LOFT	800 SF	RESIDENTIAL
113	LOWER LOFT	664 SF	RESIDENTIAL
114	LOWER LOFT	736 SF	RESIDENTIAL
G101	CIRC. CORE	1493 SF	RESIDENTIAL
G 102	LOBBY	1573 SF	RESIDENTIAL
G 103	SUPPORT	415 SF	RESIDENTIAL
G 104	SUPPORT	417 SF	RESIDENTIAL
14760 SF			

LOFT LEVEL			
101	LOFT - 2ND FLOOR	458 SF	RESIDENTIAL
102	LOFT - 2ND FLOOR	388 SF	RESIDENTIAL
103	LOFT - 2ND FLOOR	589 SF	RESIDENTIAL
104	LOFT - 2ND FLOOR	459 SF	RESIDENTIAL
105	LOFT - 2ND FLOOR	390 SF	RESIDENTIAL
106	LOFT - 2ND FLOOR	582 SF	RESIDENTIAL
107	LOFT - 2ND FLOOR	428 SF	RESIDENTIAL
108	LOFT - 2ND FLOOR	393 SF	RESIDENTIAL
109	LOFT - 2ND FLOOR	476 SF	RESIDENTIAL
110	LOFT - 2ND FLOOR	432 SF	RESIDENTIAL
111	LOFT - 2ND FLOOR	432 SF	RESIDENTIAL
112	LOFT - 2ND FLOOR	476 SF	RESIDENTIAL
113	LOFT - 2ND FLOOR	393 SF	RESIDENTIAL
114	LOFT - 2ND FLOOR	428 SF	RESIDENTIAL
6326 SF			

LEVEL 02			
201	1-BED	823 SF	RESIDENTIAL
202	STUDIO	414 SF	RESIDENTIAL
203	1-BED	1015 SF	RESIDENTIAL
204	1-BED	786 SF	RESIDENTIAL
205	1-BED	1049 SF	RESIDENTIAL
206	1-BED	740 SF	RESIDENTIAL
207	1-BED	1381 SF	RESIDENTIAL
208	1-BED	823 SF	RESIDENTIAL
209	STUDIO	415 SF	RESIDENTIAL
210	1-BED	1015 SF	RESIDENTIAL
211	1-BED	786 SF	RESIDENTIAL
212	1-BED	1048 SF	RESIDENTIAL
213	1-BED	740 SF	RESIDENTIAL
214	1-BED	1381 SF	RESIDENTIAL
G 201	CIRC. CORE	971 SF	RESIDENTIAL
G 202	ELEVATOR LOBBY	181 SF	RESIDENTIAL
G 203	WEST CORRIDOR	400 SF	RESIDENTIAL
G 204	EAST CORRIDOR	401 SF	RESIDENTIAL
14368 SF			

LEVEL 03			
301	1-BED	1236 SF	RESIDENTIAL
302	1-BED	1012 SF	RESIDENTIAL
303	1-BED	787 SF	RESIDENTIAL
304	1-BED	1050 SF	RESIDENTIAL
305	1-BED	740 SF	RESIDENTIAL
306	1-BED	1382 SF	RESIDENTIAL
307	1-BED	1237 SF	RESIDENTIAL
308	1-BED	1012 SF	RESIDENTIAL
309	1-BED	788 SF	RESIDENTIAL
310	1-BED	1050 SF	RESIDENTIAL

311	1-BED	740 SF	RESIDENTIAL
312	1-BED	1382 SF	RESIDENTIAL
G 301	CIRC. CORE	971 SF	RESIDENTIAL
G 302	ELEVATOR LOBBY	181 SF	RESIDENTIAL
G 303	WEST CORRIDOR	400 SF	RESIDENTIAL
G 304	EAST CORRIDOR	400 SF	RESIDENTIAL
14368 SF			

LEVEL 04			
401	1-BED	823 SF	RESIDENTIAL
402	STUDIO	414 SF	RESIDENTIAL
403	1-BED	1015 SF	RESIDENTIAL
404	1-BED	791 SF	RESIDENTIAL
405	1-BED	1047 SF	RESIDENTIAL
406	1-BED	740 SF	RESIDENTIAL
407	1-BED	1381 SF	RESIDENTIAL
408	1-BED	823 SF	RESIDENTIAL
409	STUDIO	415 SF	RESIDENTIAL
410	1-BED	1015 SF	RESIDENTIAL
411	1-BED	786 SF	RESIDENTIAL
412	1-BED	1048 SF	RESIDENTIAL
413	1-BED	740 SF	RESIDENTIAL
414	1-BED	1381 SF	RESIDENTIAL
G 401	CIRC. CORE	971 SF	RESIDENTIAL
G 402	ELEVATOR LOBBY	181 SF	RESIDENTIAL
G 403	WEST CORRIDOR	397 SF	RESIDENTIAL
G 404	EAST CORRIDOR	400 SF	RESIDENTIAL
14368 SF			

LEVEL 05			
501	1-BED	1236 SF	RESIDENTIAL
502	1-BED	1012 SF	RESIDENTIAL
503	1-BED	787 SF	RESIDENTIAL
504	1-BED	1050 SF	RESIDENTIAL
505	1-BED	740 SF	RESIDENTIAL
506	1-BED	1381 SF	RESIDENTIAL
507	1-BED	1237 SF	RESIDENTIAL
508	1-BED	1015 SF	RESIDENTIAL
509	1-BED	788 SF	RESIDENTIAL
510	1-BED	1052 SF	RESIDENTIAL
511	1-BED	741 SF	RESIDENTIAL
512	1-BED	1380 SF	RESIDENTIAL
G 501	CIRC. CORE	971 SF	RESIDENTIAL
G 502	ELEVATOR LOBBY	181 SF	RESIDENTIAL
G 503	WEST CORRIDOR	400 SF	RESIDENTIAL
G 504	EAST CORRIDOR	397 SF	RESIDENTIAL
14369 SF			

LEVEL 06			
601	1-BED	1524 SF	RESIDENTIAL
602	1-BED	1545 SF	RESIDENTIAL
603	1-BED	823 SF	RESIDENTIAL
604	STUDIO	415 SF	RESIDENTIAL
605	1-BED	1015 SF	RESIDENTIAL
606	1-BED	786 SF	RESIDENTIAL
607	1-BED	1049 SF	RESIDENTIAL
608	1-BED	740 SF	RESIDENTIAL
609	1-BED	1381 SF	RESIDENTIAL
G 601	CIRC. CORE	971 SF	RESIDENTIAL
G 602	ELEVATOR LOBBY	181 SF	RESIDENTIAL
G 603	WEST CORRIDOR	315 SF	RESIDENTIAL
G 604	EAST CORRIDOR	400 SF	RESIDENTIAL
G 605	EVENT ROOM	519 SF	RESIDENTIAL - COMMON INDOOR SPACE
11663 SF			

LEVEL 07			
701	1-BED	1326 SF	RESIDENTIAL
702	1-BED	1797 SF	RESIDENTIAL
703	1-BED	823 SF	RESIDENTIAL
704	1-BED	415 SF	RESIDENTIAL
705	1-BED	1015 SF	RESIDENTIAL
706	1-BED	786 SF	RESIDENTIAL
707	1-BED	1049 SF	RESIDENTIAL
708	1-BED	740 SF	RESIDENTIAL
709	1-BED	1376 SF	RESIDENTIAL
G 701	CIRC. CORE	973 SF	RESIDENTIAL
G 702	ELEVATOR LOBBY	181 SF	RESIDENTIAL
G 703	WEST CORRIDOR	255 SF	RESIDENTIAL
G 704	EAST CORRIDOR	400 SF	RESIDENTIAL
11136 SF			

LEVEL 08			
801	1-BED	1326 SF	RESIDENTIAL
802	1-BED	1810 SF	RESIDENTIAL
803	1-BED	1524 SF	RESIDENTIAL
804	1-BED	1554 SF	RESIDENTIAL
G 801	CIRC. CORE	947 SF	RESIDENTIAL
G 802	ELEVATOR LOBBY	181 SF	RESIDENTIAL
G 803	WEST CORRIDOR	255 SF	RESIDENTIAL
G 804	EAST CORRIDOR	315 SF	RESIDENTIAL
G 805	EVENT ROOM	520 SF	RESIDENTIAL - COMMON INDOOR SPACE
8432 SF			

LEVEL 09			
901	1-BED	1326 SF	RESIDENTIAL
902	1-BED	1810 SF	RESIDENTIAL
903	1-BED	1326 SF	RESIDENTIAL
904	1-BED	1810 SF	RESIDENTIAL
G 901	CIRC. CORE	947 SF	RESIDENTIAL
G 902	ELEVATOR LOBBY	181 SF	RESIDENTIAL
G 903	WEST CORRIDOR	255 SF	RESIDENTIAL
G 904	EAST CORRIDOR	255 SF	RESIDENTIAL
7910 SF			

LEVEL 10			
1001	1-BED	1326 SF	RESIDENTIAL
1002	1-BED	1810 SF	RESIDENTIAL
1003	1-BED	1326 SF	RESIDENTIAL
1004	1-BED	1810 SF	RESIDENTIAL
G 1001	CIRC. CORE	947 SF	RESIDENTIAL
G 1002	ELEVATOR LOBBY	181 SF	RESIDENTIAL
G 1003	WEST CORRIDOR	255 SF	RESIDENTIAL
G 1004	EAST CORRIDOR	255 SF	RESIDENTIAL
7910 SF			

LEVEL 11			
1101	1-BED	1326 SF	RESIDENTIAL
1102	1-BED	1810 SF	RESIDENTIAL
1103	1-BED	1326 SF	RESIDENTIAL
1104	1-BED	1810 SF	RESIDENTIAL
G 1101	CIRC. CORE	947 SF	RESIDENTIAL
G 1102	ELEVATOR LOBBY	181 SF	RESIDENTIAL
G 1103	WEST CORRIDOR	255 SF	RESIDENTIAL
G 1104	EAST CORRIDOR	255 SF	RESIDENTIAL
7910 SF			

LEVEL 12			
1201	2-BED	2960 SF	RESIDENTIAL
1202	2-BED	2565 SF	RESIDENTIAL
G 1201	CIRC. CORE	936 SF	RESIDENTIAL
G 1202	ELEV. LOBBY	181 SF	RESIDENTIAL
G 1203	WEST CORRIDOR	250 SF	RESIDENTIAL
G 1204	EAST CORRIDOR	232 SF	RESIDENTIAL
7124 SF			

TOTAL GFA 152819 SF

## FAR SUMMARY

**BELOW-GRADE AREA EXCLUDED AT LOWER GROUND LEVEL** (5,431 SF) (113.0234)

**ABOVE-GRADE PARKING EXCLUDED AT LOWER GROUND LEVEL** (2,348 SF) (113.0234)

**TOTAL GFA PER SDMC** **145,040 SF**

## GROSS FLOOR AREA

## PARKING SUMMARY

**TOTAL NUMBER OF PROPOSED DWELLING UNITS:** 104

**REQUIRED OFF-STREET PARKING SPACES:** 1 PER DWELLING UNIT = 104 SPACES

**REQUIRED OFF-STREET GUEST PARKING SPACES:** 1 PER 30 DWELLING UNIT = 4 SPACES

**REQUIRED MOTORCYCLE PARKING SPACES:** 1 PER EVERY 20 DWELLING UNITS = 6 SPACES

**REQUIRED BICYCLE STORAGE:** 1 PER EVERY 5 DWELLING UNITS = 21 SPACES

**REQUIRED EV PARKING SPACES:** 3% OF TOTAL SPACES = 7 SPACES (PER CAL-GREEN) 5 EV INSTALLED SPACES PROVIDED (PER SDCAP) 2 EV (FUTURE) SPACES PROVIDED

**OFF-STREET LOADING:** (1) 35Dx13Wx13H LOADING BAY REQUIRED (1) 35Dx13Wx13H LOADING BAY PROPOSED

**NUMBER OF PROPOSED LEVELS BELOW GRADE:** 5

**NUMBER OF PROPOSED AUTOMOBILE PARKING SPACE PER FLOOR:** P5: 25  
P4: 50  
P3: 51  
P2: 51  
P1: 23  
**TOTAL: 200**

P5: 25

P4: 50

P3: 51

P2: 51

P1: 23

**TOTAL: 200**

P5: 25

P4: 2

P3: 2

P2: 2

P1: 0

P5: 0

P4: 0

P3: 0

P2: 0

P1: 22

P5: 0

P4: 0

P3: 0

P2: 0

P1: 22

P5: 0

P4: 2

P3: 2

P2: 2

P1: 0

P5: 0

P4: 0

P3: 0

P2: 0

P1: 22

P5: 0

P4: 0

P3: 0

P2: 0

P1: 22

P



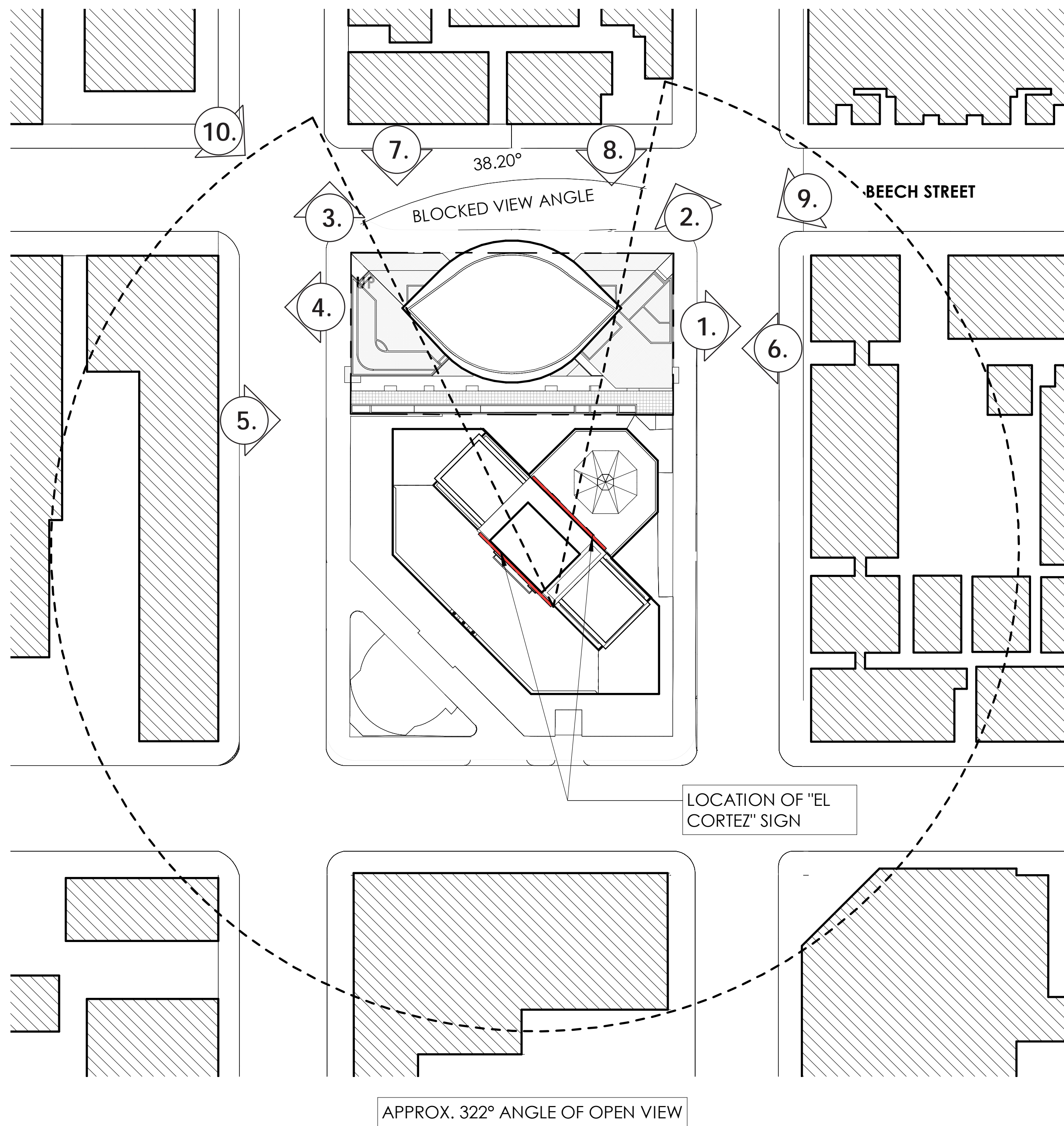


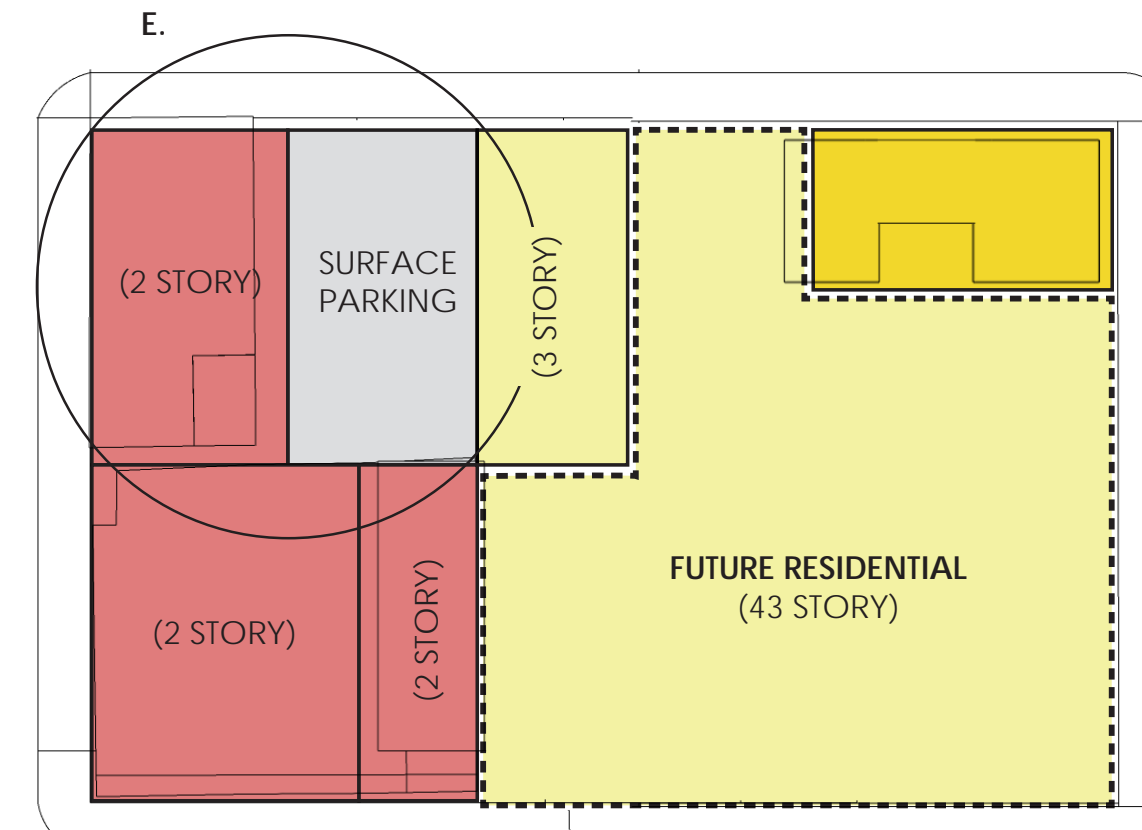
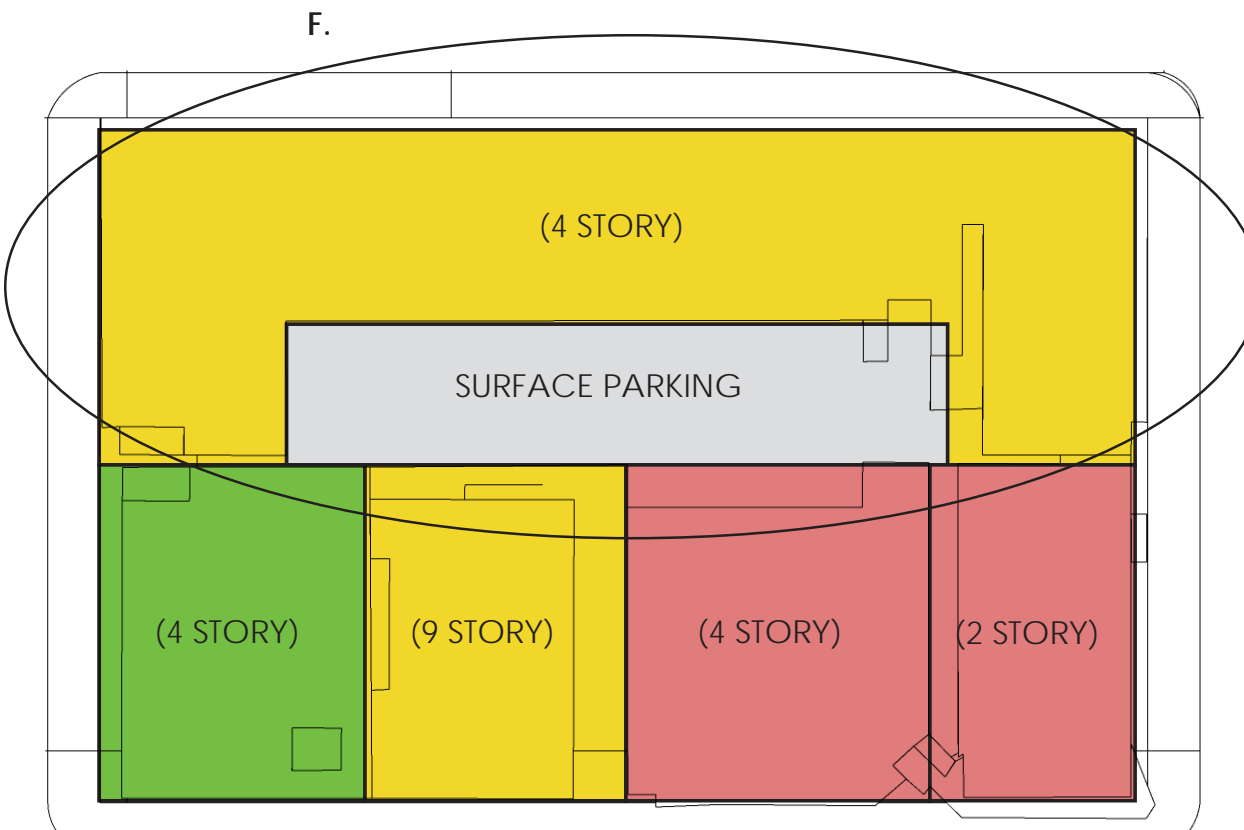
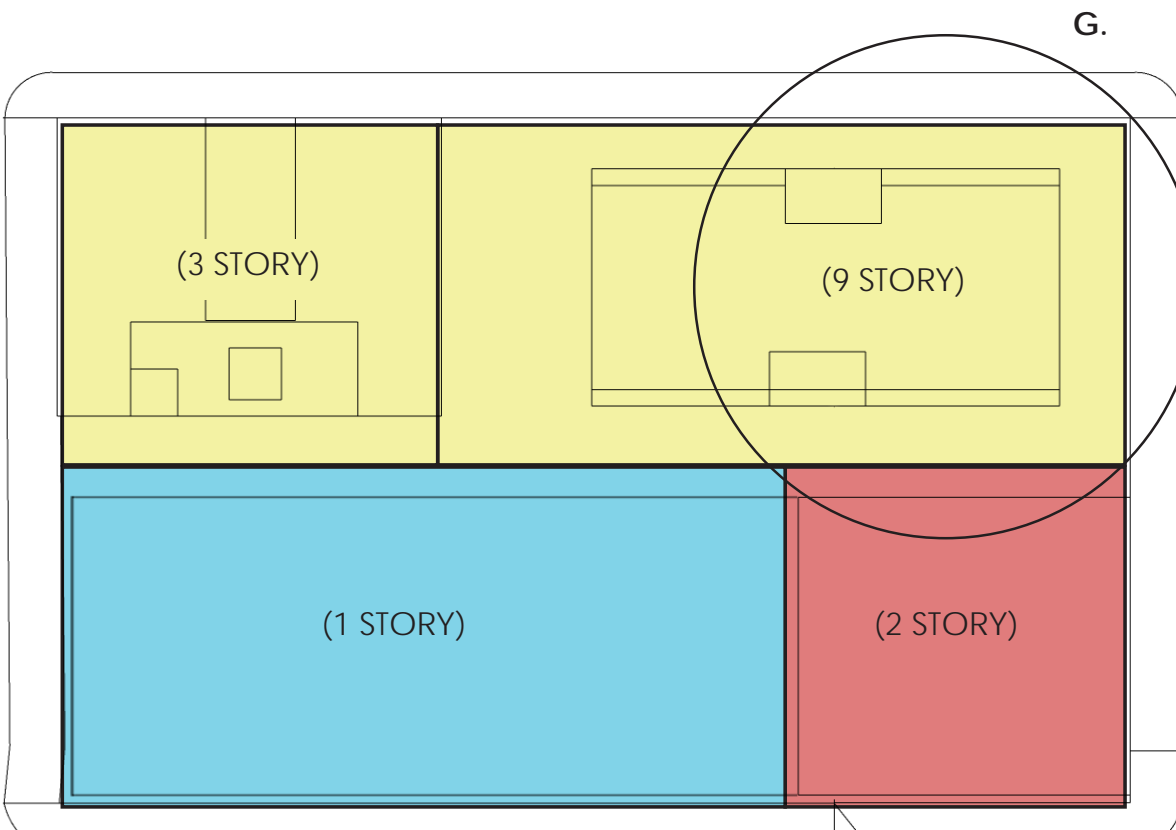
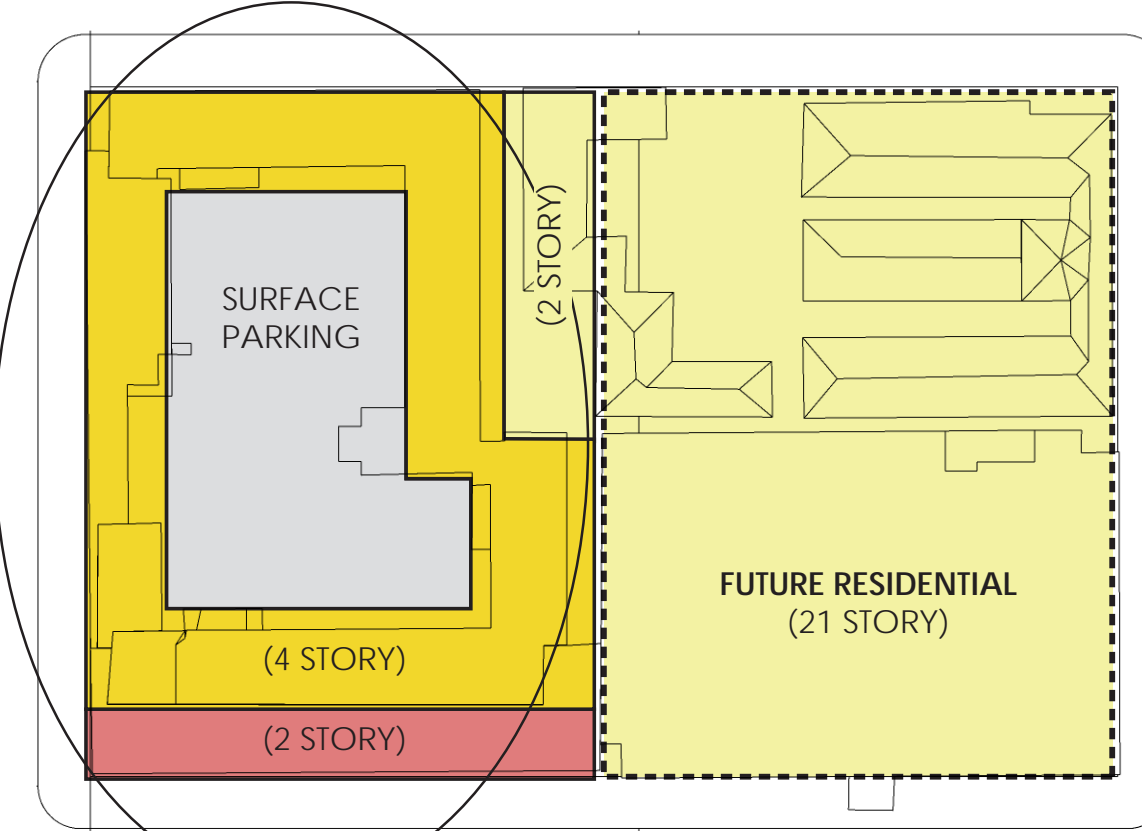
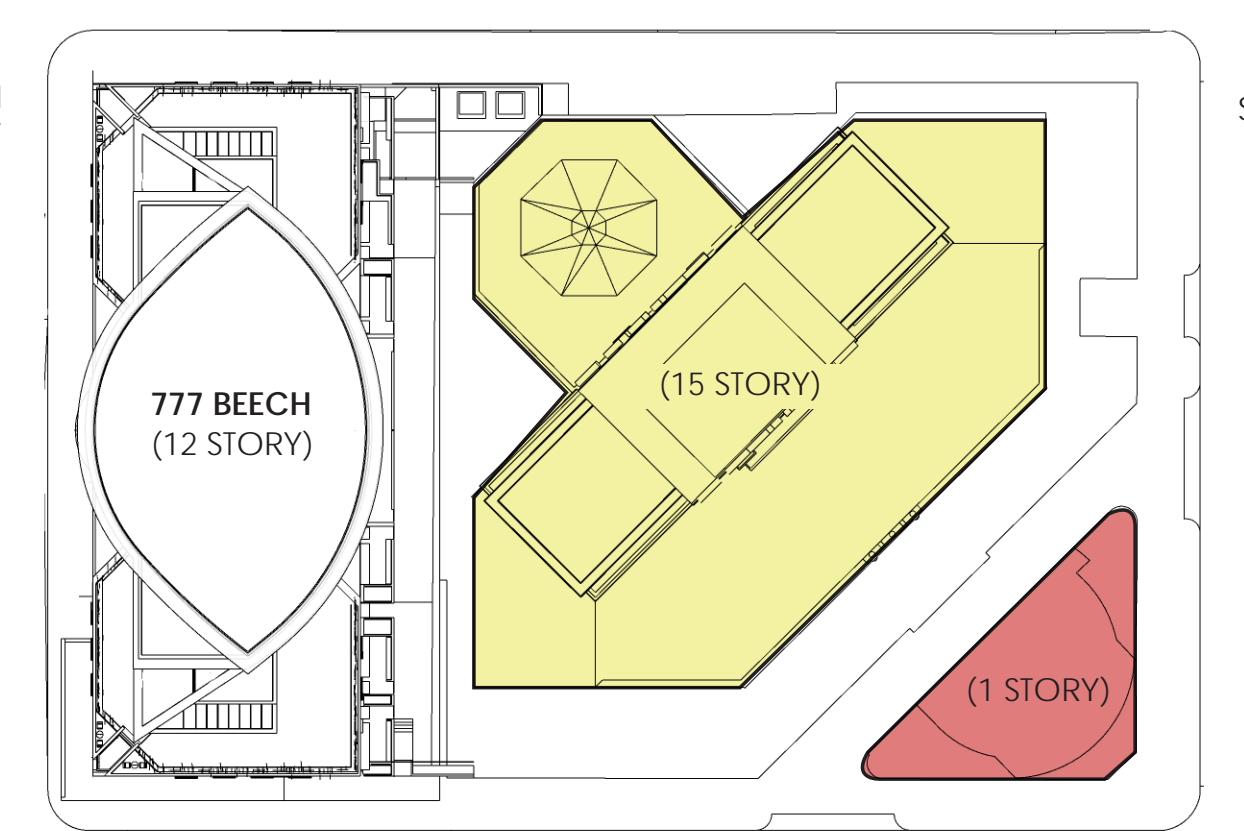
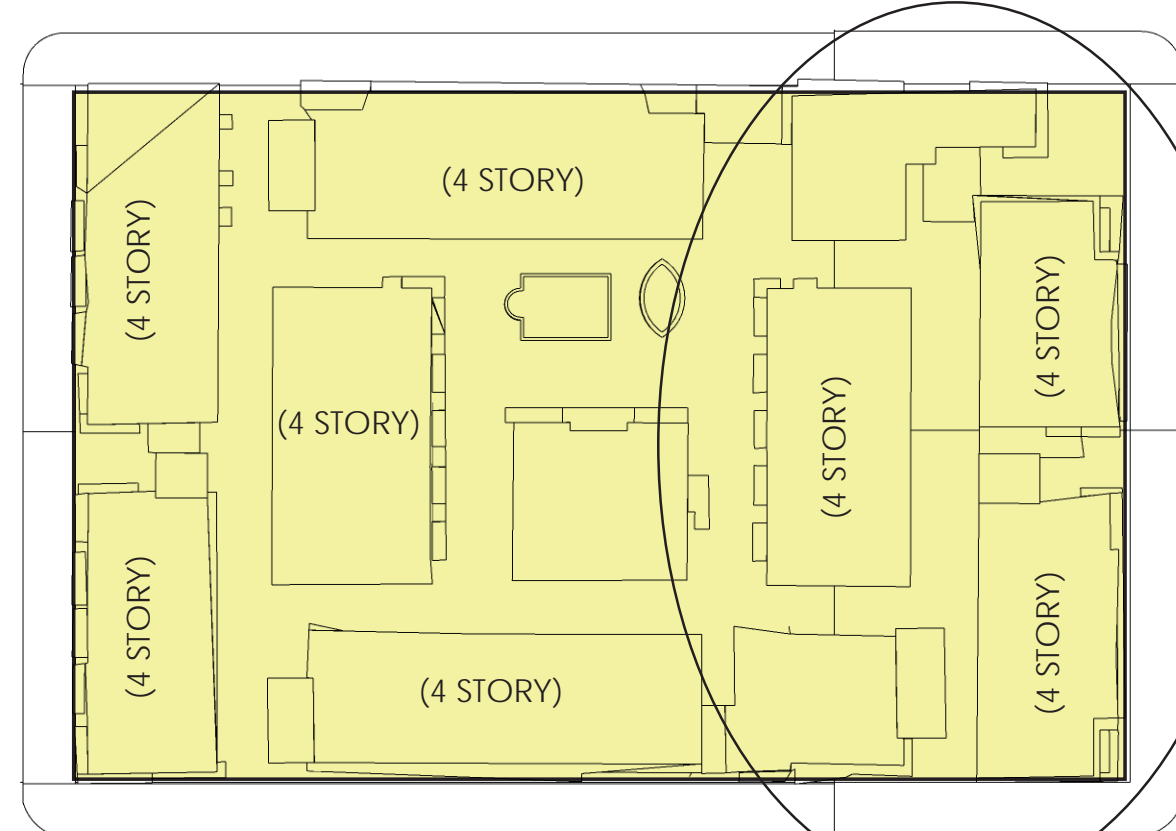
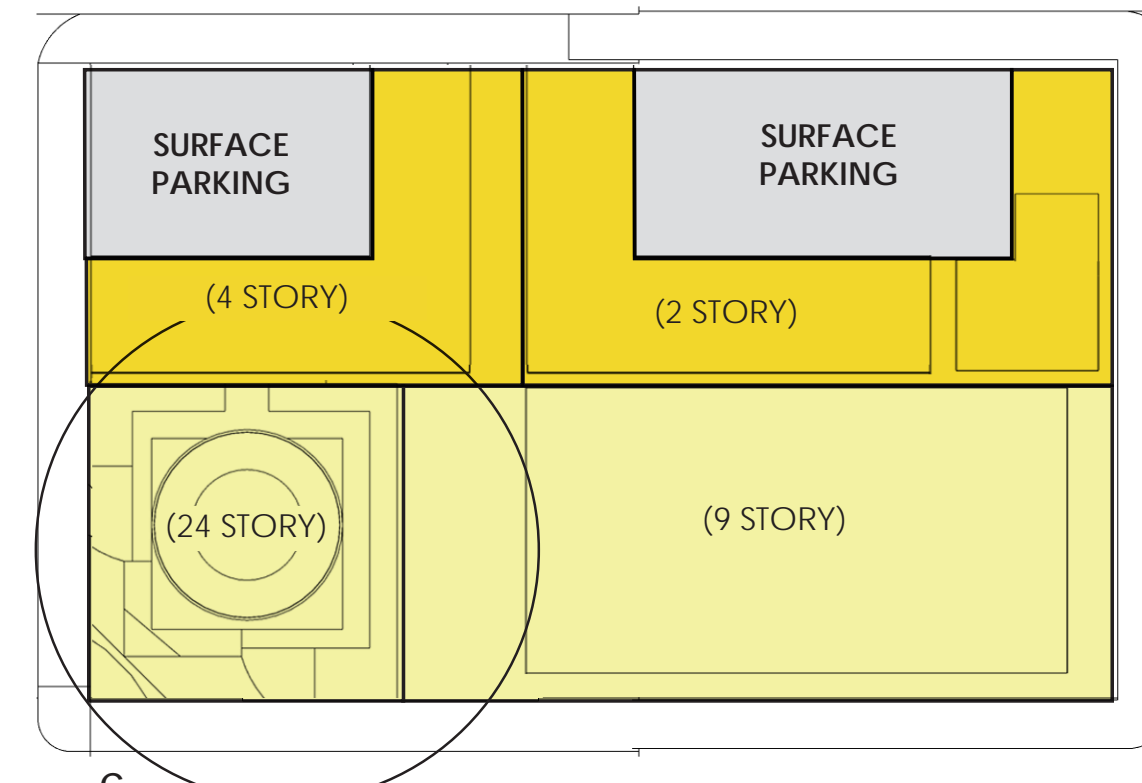
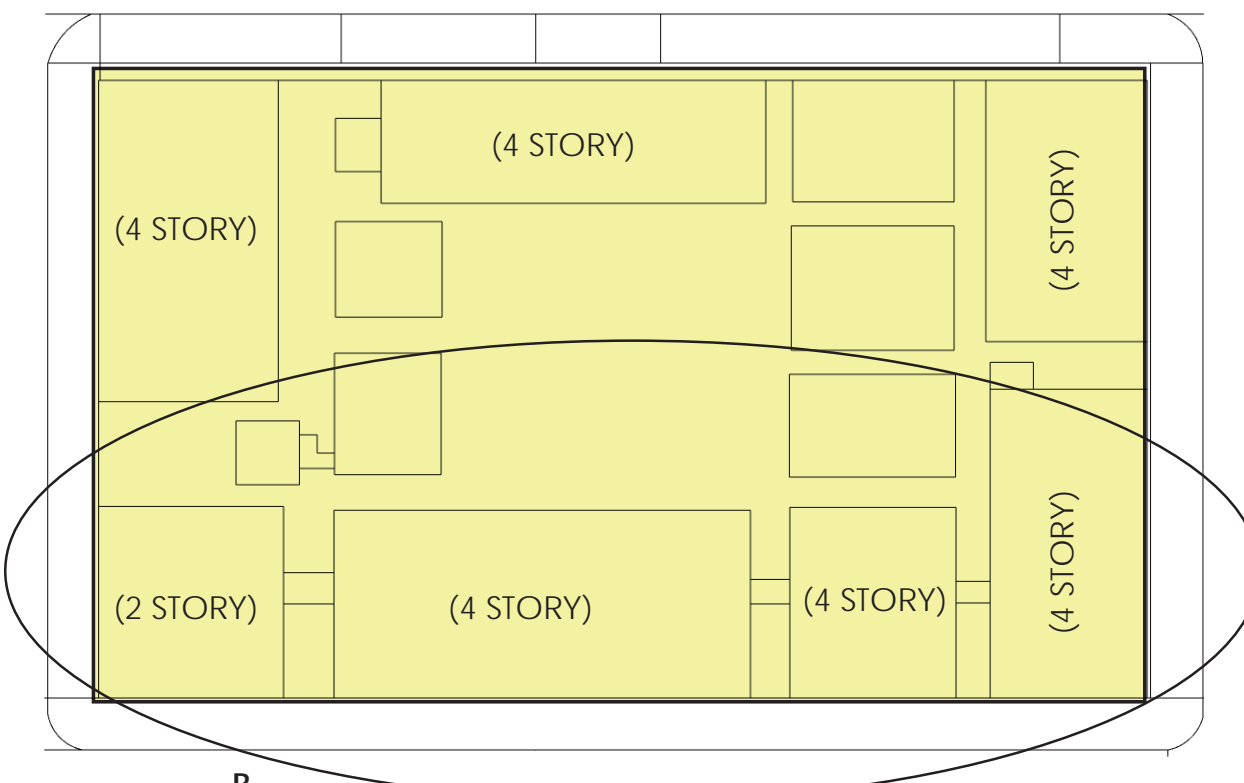
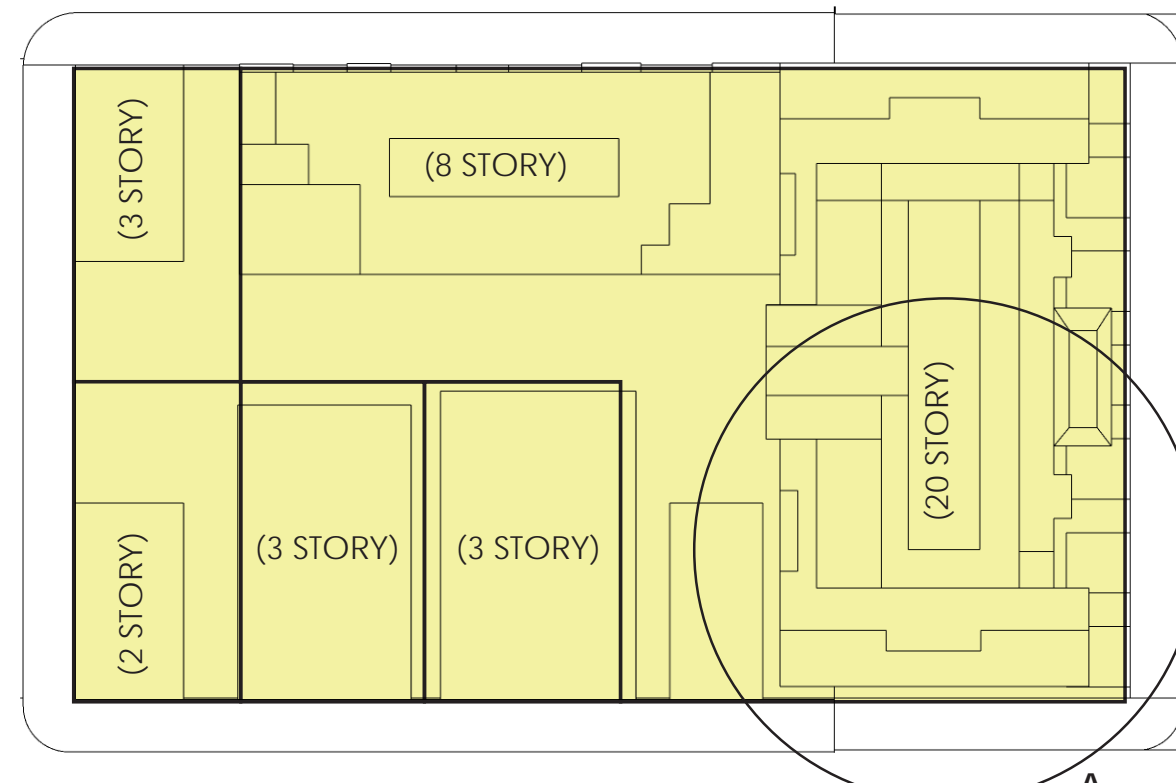
PHOTO KEY MAP ALSO SHOWING EL CORTEZ VIEW CORRIDOR WITH PROPOSED DEVELOPMENT

PHOTOGRAPHIC SURVEY



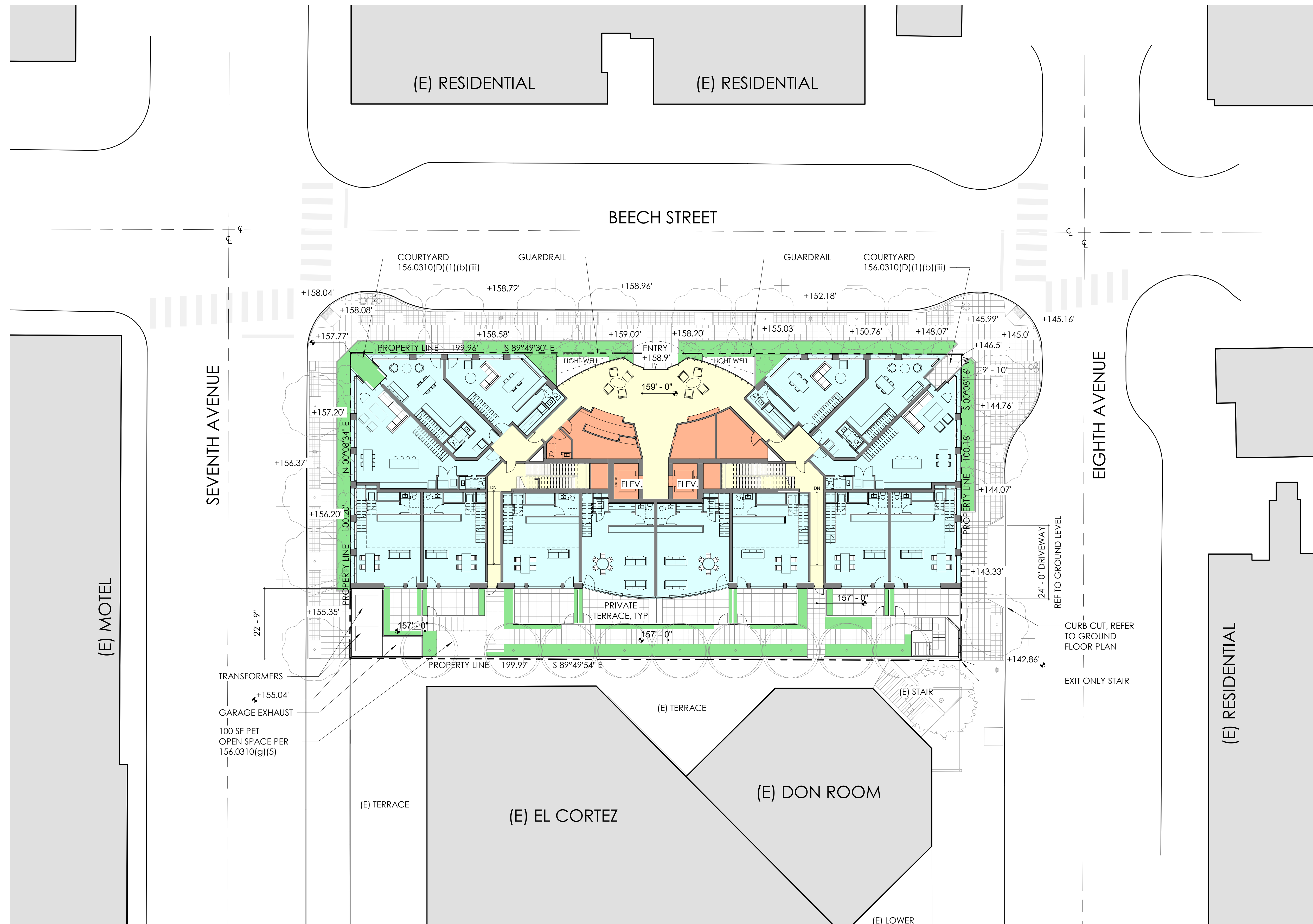


- RESIDENTIAL
- HOTEL
- COMMERCIAL
- EDUCATIONAL
- CIVIC / INSTITUTIONAL
- PARKING



VICINITY MAP + CONTEXT PHOTOS  
1" = 50'





**FLOOR USE LEGEND**

- RESIDENTIAL
- CIRCULATION
- SERVICE

SITE PLAN  
1/16" = 1'-0"



**ARCHITECT:**

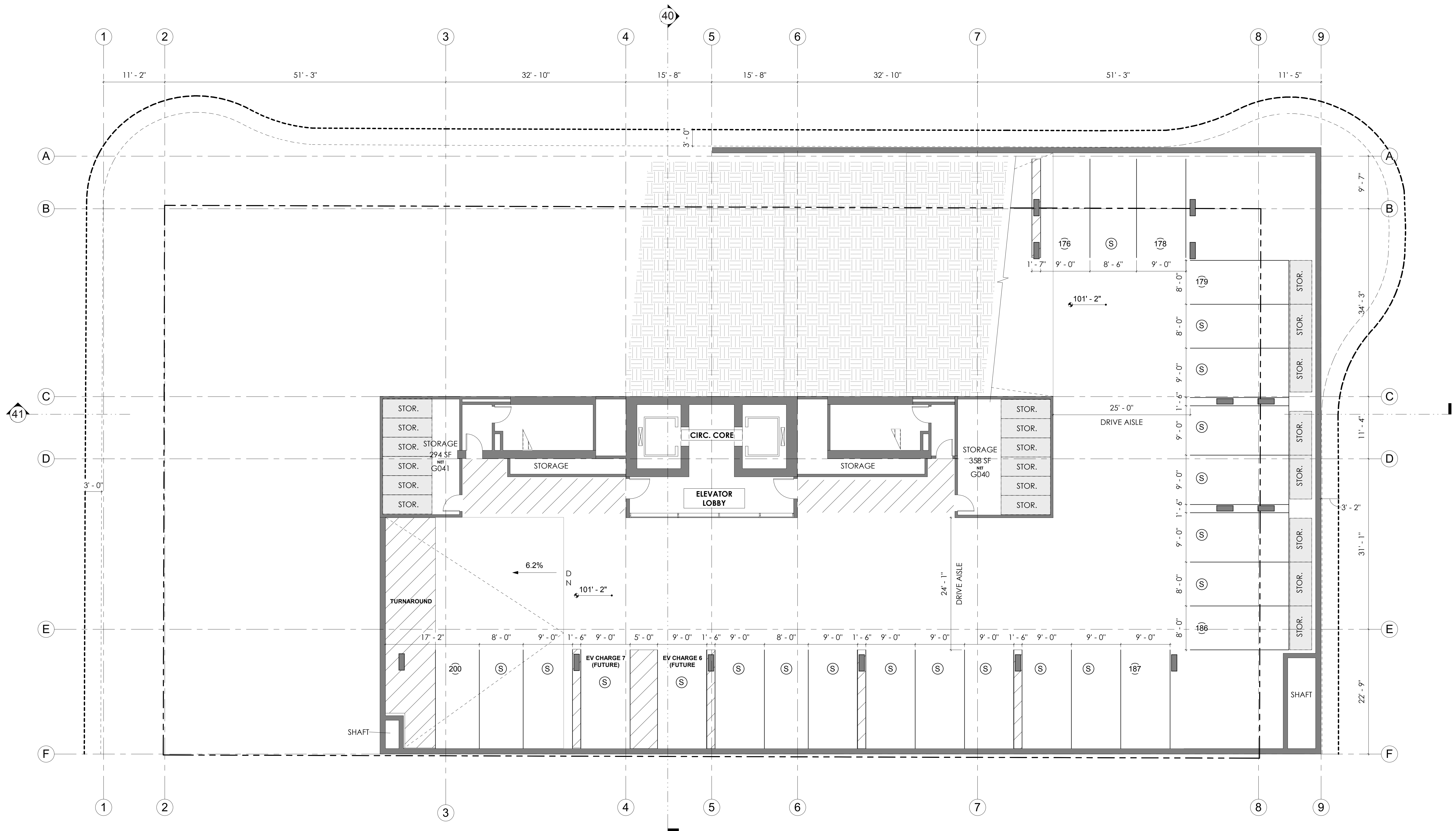
**SAFDIE RABINES ARCHITECTS**  
 925 Fort Stockton Drive, San Diego, California 92103-1817  
 p. 619.297.6153 f. 619.299.6072 www.safdie.com

**777 BEECH STREET**

ISSUE DATE: 04 / 17 / 2019

**OWNER / DEVELOPER:**

**JSD2, LLC**  
 Box 37 Rancho Santa Fe, CA 92067  
 p. 858.336.3446



FLOOR PLAN - LEVEL P5  
1/8" = 1'-0"



ARCHITECT:

**SAFDIE RABINES ARCHITECTS**  
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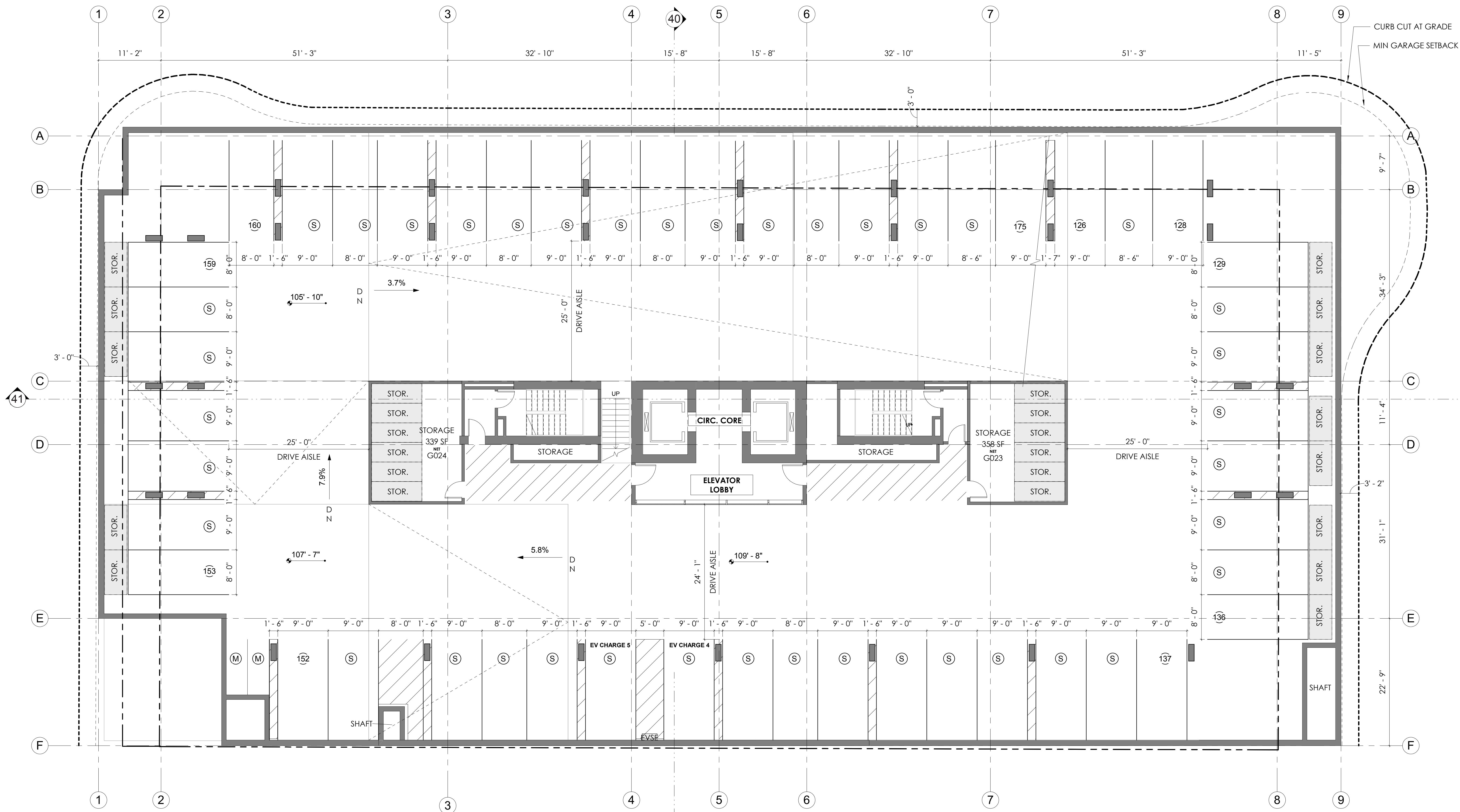
**777 BEECH STREET**

ISSUE DATE: 04 / 17 / 2019

OWNER / DEVELOPER:

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FLOOR PLAN - LEVEL P4  
1/8" = 1'-0"



ARCHITECT:

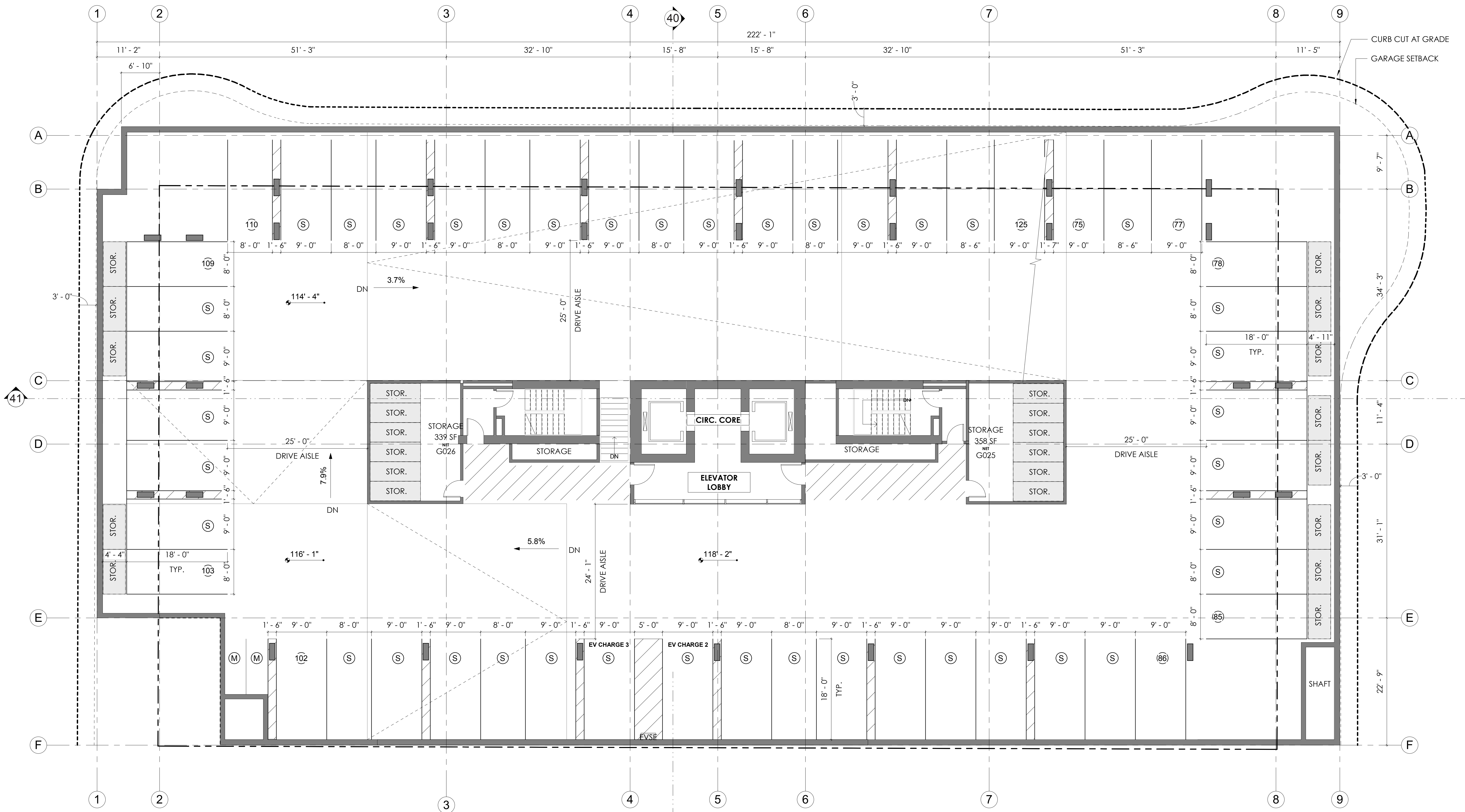
**SAFDIE RABINES ARCHITECTS**  
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**777 BEECH STREET**

ISSUE DATE: 04 / 17 / 2019

OWNER / DEVELOPER:

**JSD2, LLC**  
Box 37 Rancho Santa Fe, CA 92067  
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FLOOR PLAN - LEVEL P3  
1/8" = 1'-0"



ARCHITECT:

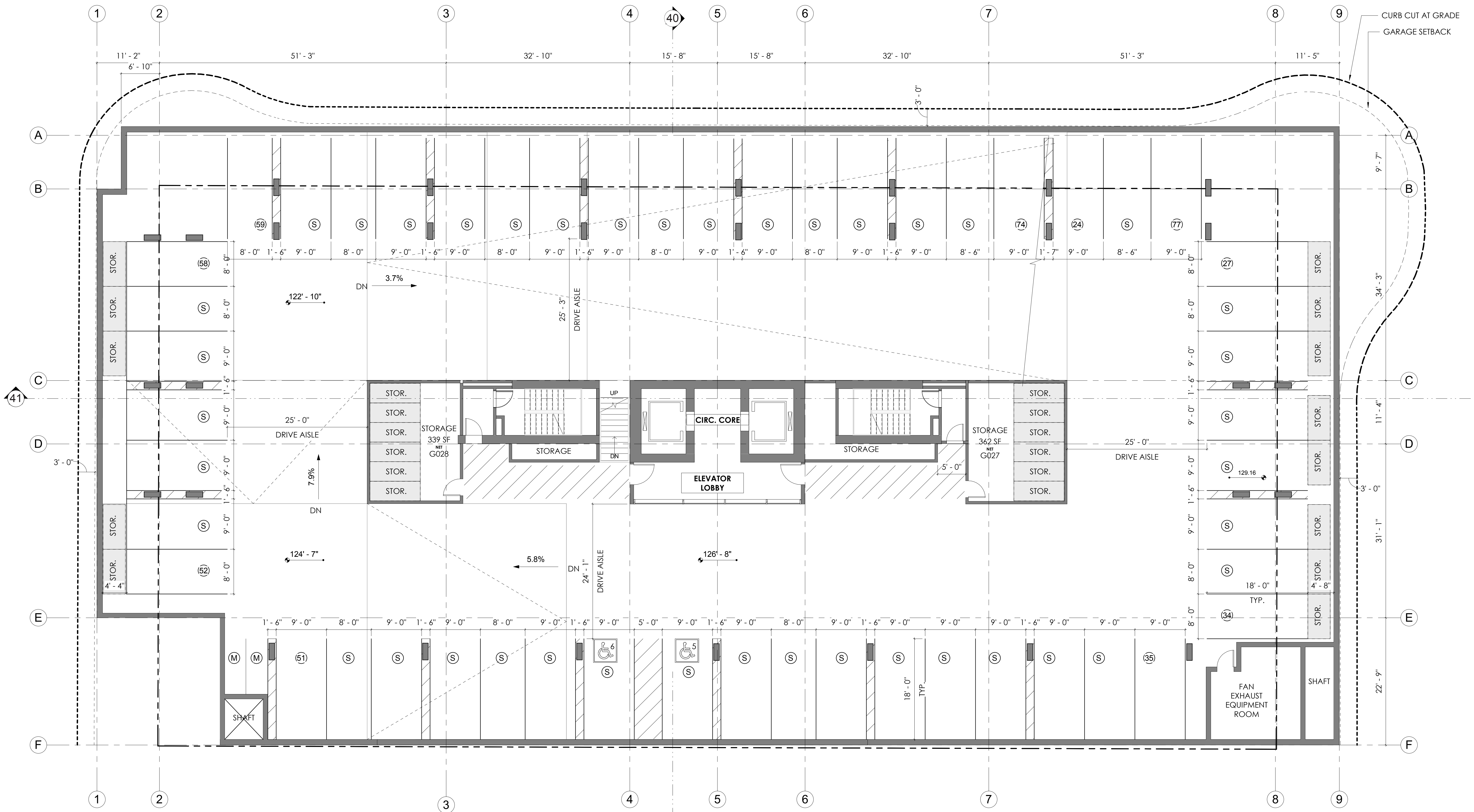
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p. 619.297.6153 f. 619.299.6072 www.safdie.com

**777 BEECH STREET**

ISSUE DATE: 04 / 17 / 2019

OWNER / DEVELOPER:

**JSD2, LLC**  
Box 37 Rancho Santa Fe, CA 92067  
p. 858.336.3446



FLOOR PLAN - LEVEL P2  
1/8" = 1'-0"



ARCHITECT:

**SAFDIE RABINES ARCHITECTS**  
925 Fort Stockton Drive, San Diego, California 92103-1817  
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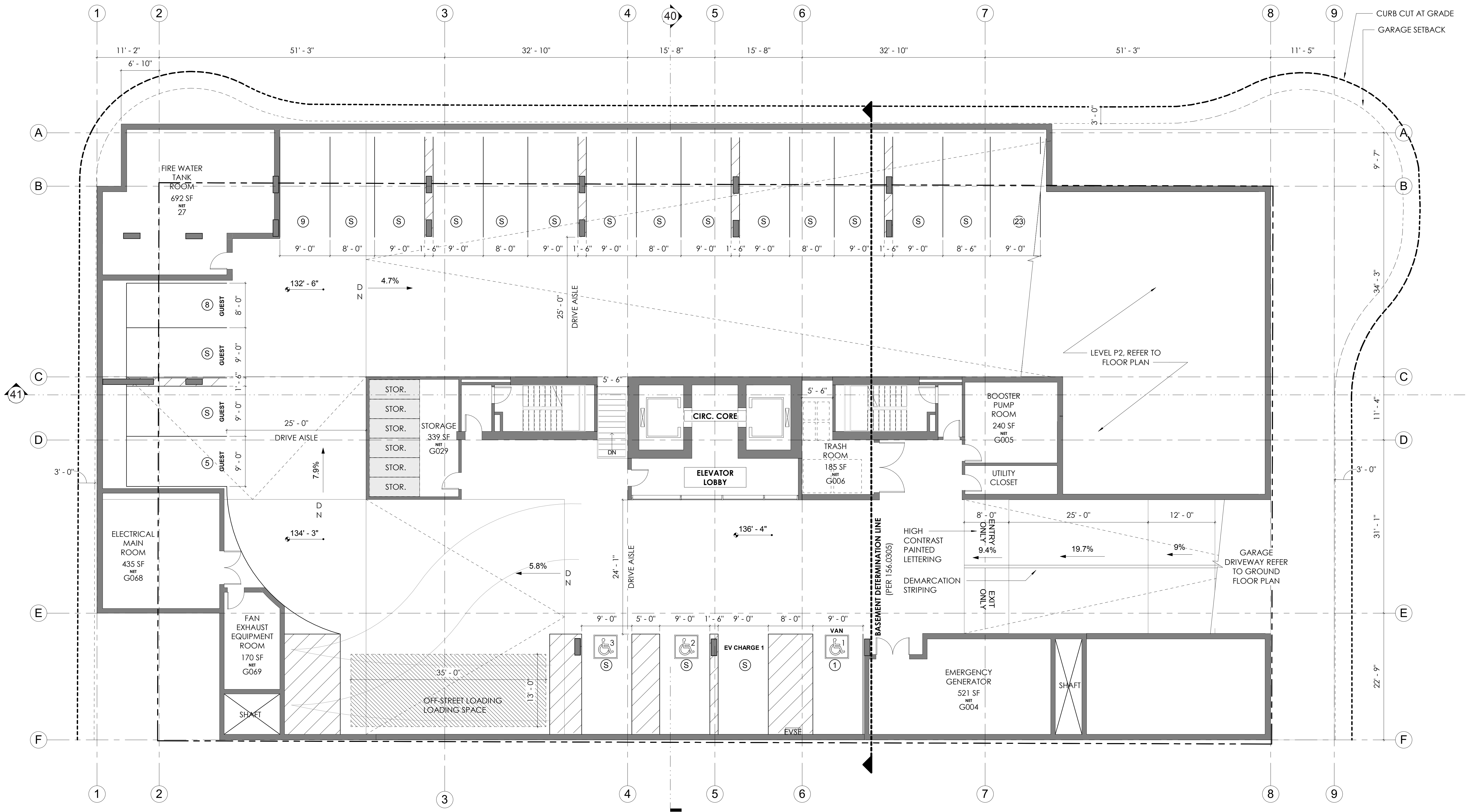
**777 BEECH STREET**

ISSUE DATE: 04 / 17 / 2019

OWNER / DEVELOPER:

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FLOOR PLAN - LEVEL P1  
1/8" = 1'-0"

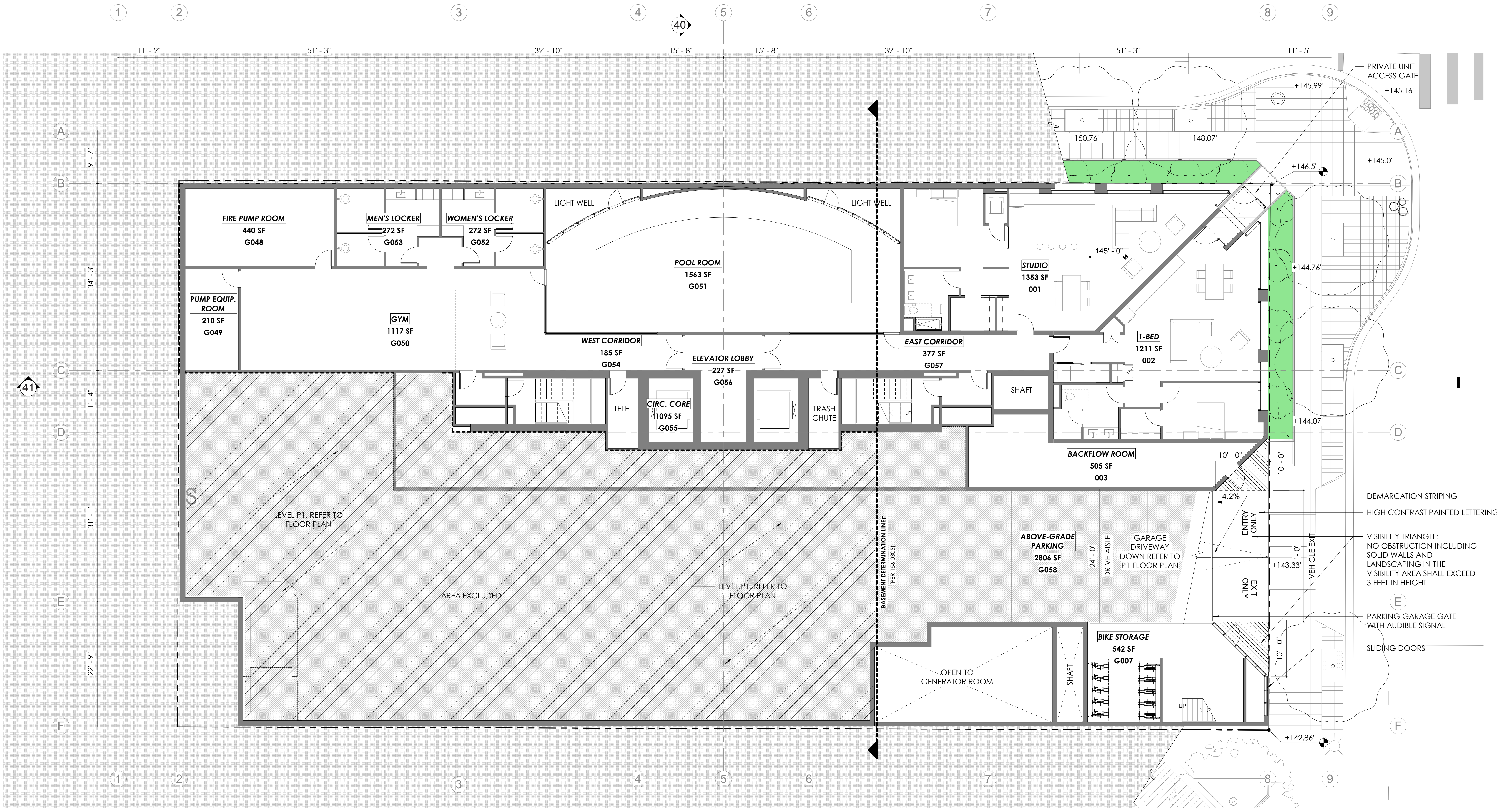


ARCHITECT:  
**SAFDIE RABINES ARCHITECTS**  
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**777 BEECH STREET**  
 ISSUE DATE: 04 / 17 / 2019

OWNER / DEVELOPER:  
**JSD2, LLC**  
 Box 37 Rancho Santa Fe, CA 92067  
 p. 858.336.3446





FLOOR PLAN - LOWER GROUND LEVEL  
1/8" = 1'-0"



ARCHITECT:

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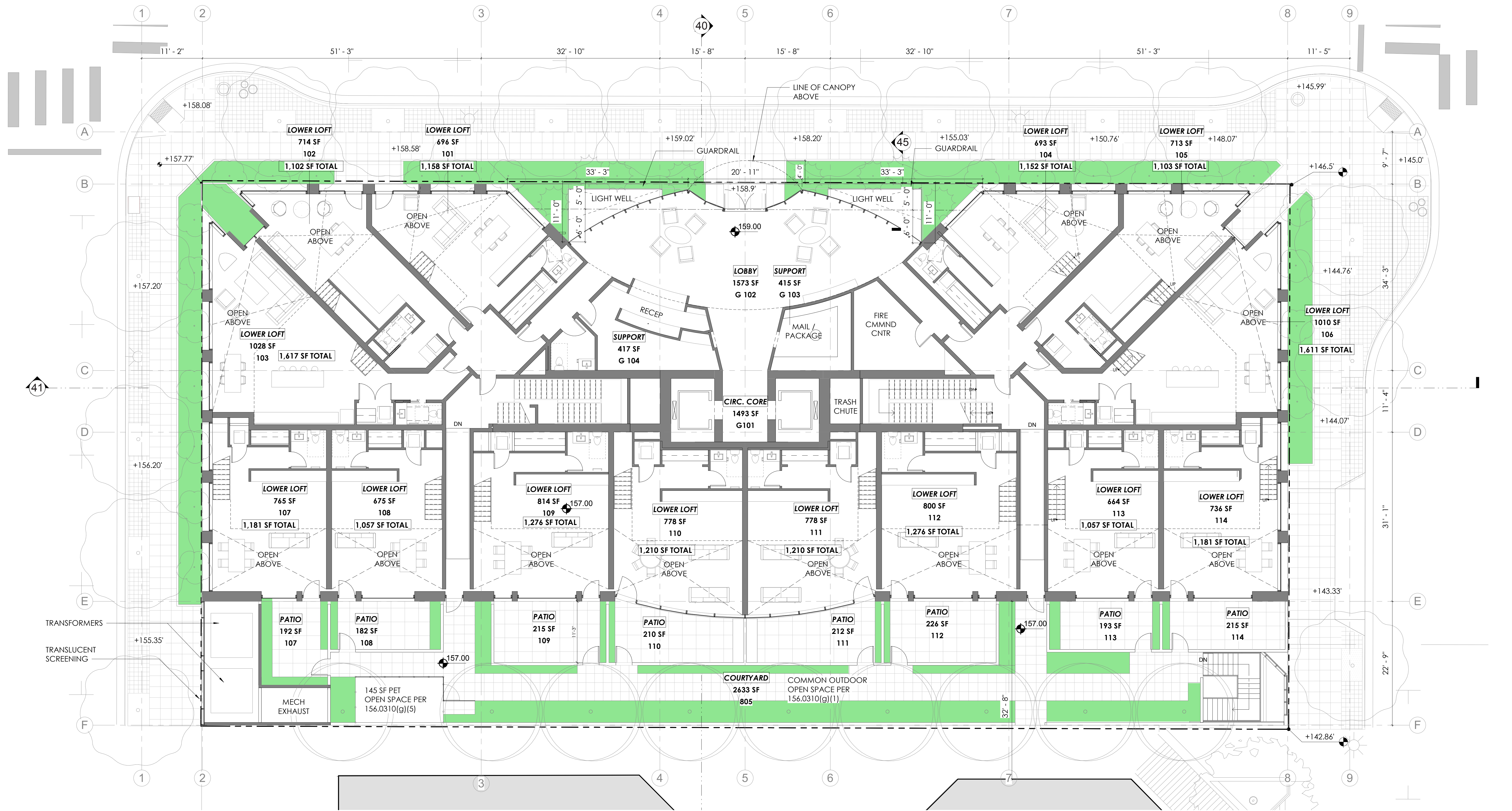
**777 BEECH STREET**

ISSUE DATE: 04 / 17 / 2019

OWNER / DEVELOPER:

**JSD2, LLC**  
Box 37 Rancho Santa Fe, CA 92067  
p. 858.336.3446





FLOOR PLAN - UPPER GROUND LEVEL  
1/8" = 1'-0"



ARCHITECT:

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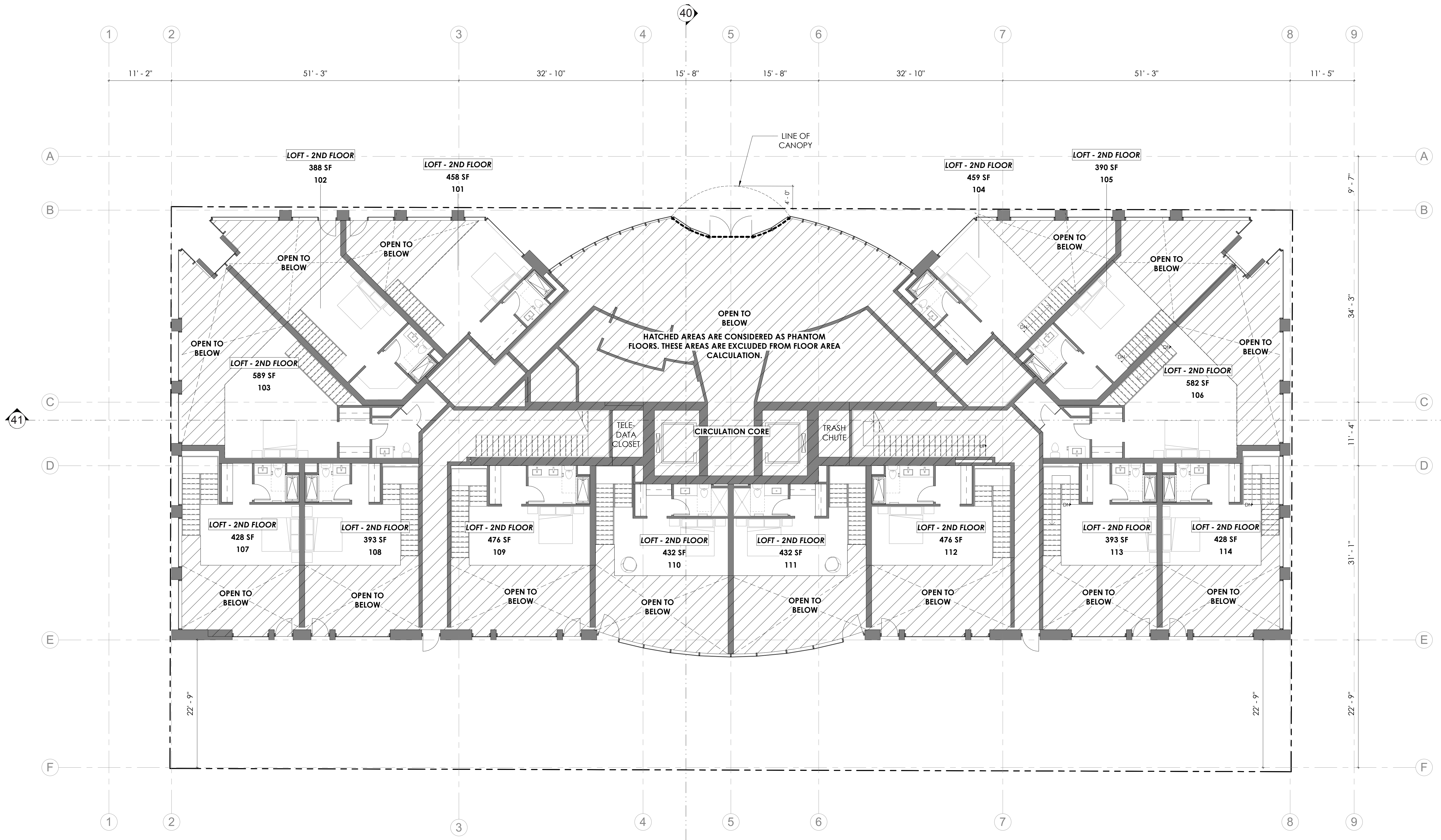
**777 BEECH STREET**

ISSUE DATE: 04 / 17 / 2019

OWNER / DEVELOPER:

**JSD2, LLC**  
Box 37 Rancho Santa Fe, CA 92067  
p. 858.336.3446





FLOOR PLAN - LOFT LEVEL  
1/8" = 1'-0"



ARCHITECT:

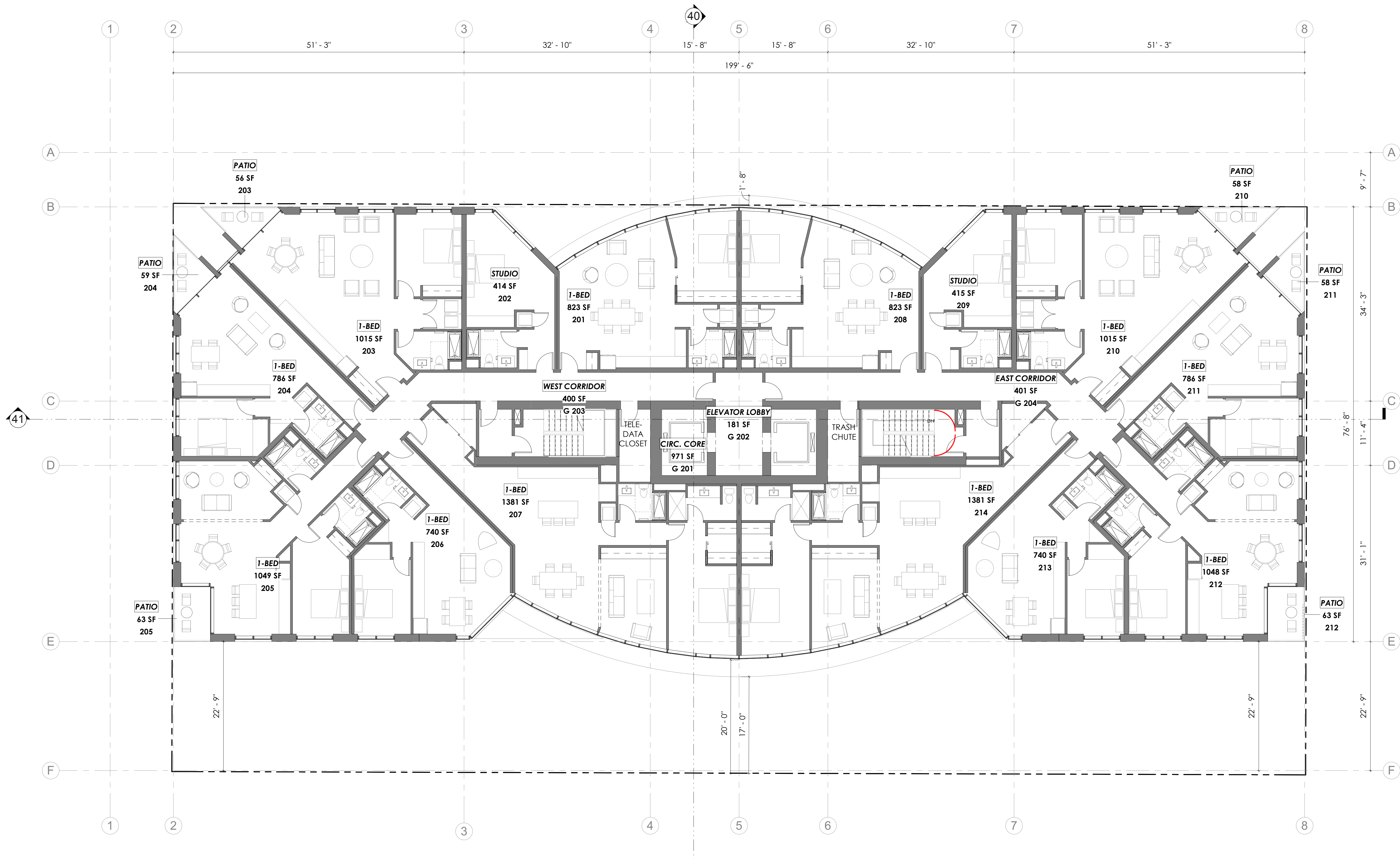
**SAFDIE RABINES ARCHITECTS**  
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**777 BEECH STREET**

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FLOOR PLAN - LEVELS 2 AND 4  
1/8" = 1'-0"

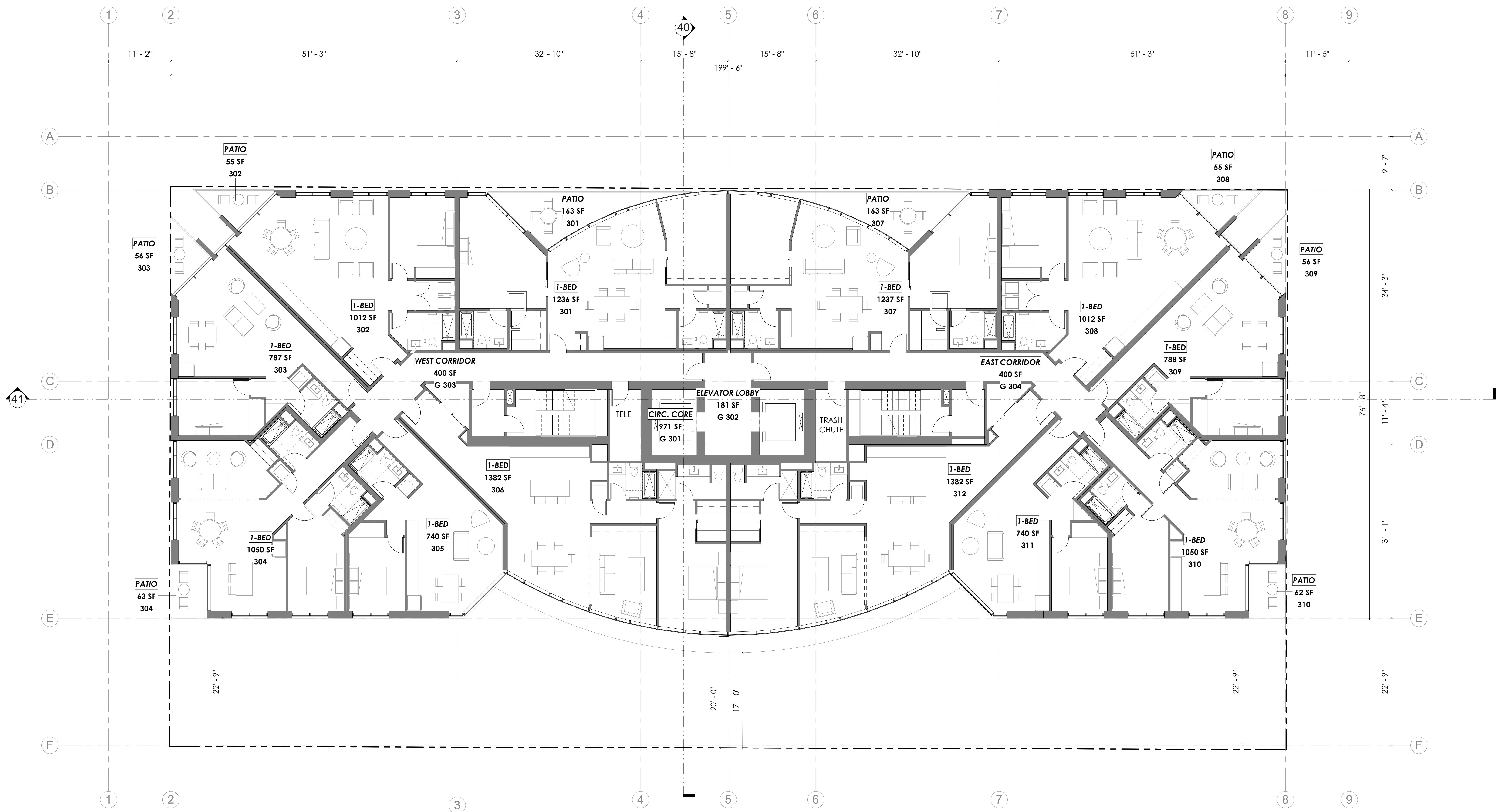


ARCHITECT:  
**SAFDIE RABINES ARCHITECTS**  
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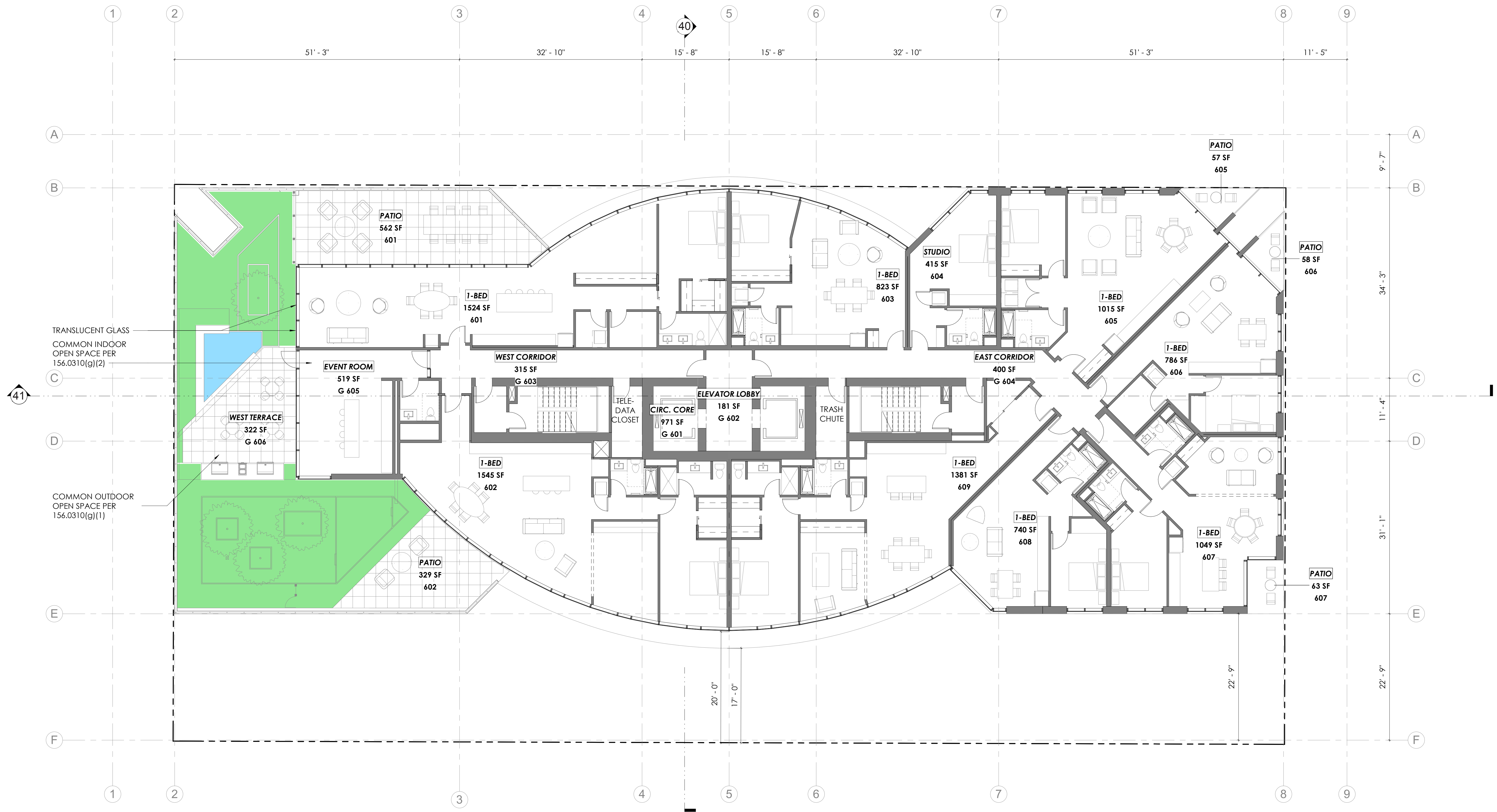
FLOOR PLAN - LEVELS 3 AND 5  
1/8" = 1'-0"



ARCHITECT:  
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FLOOR PLAN - LEVEL 6 (AMENTITY-1)  
1/8" = 1'-0"



ARCHITECT:

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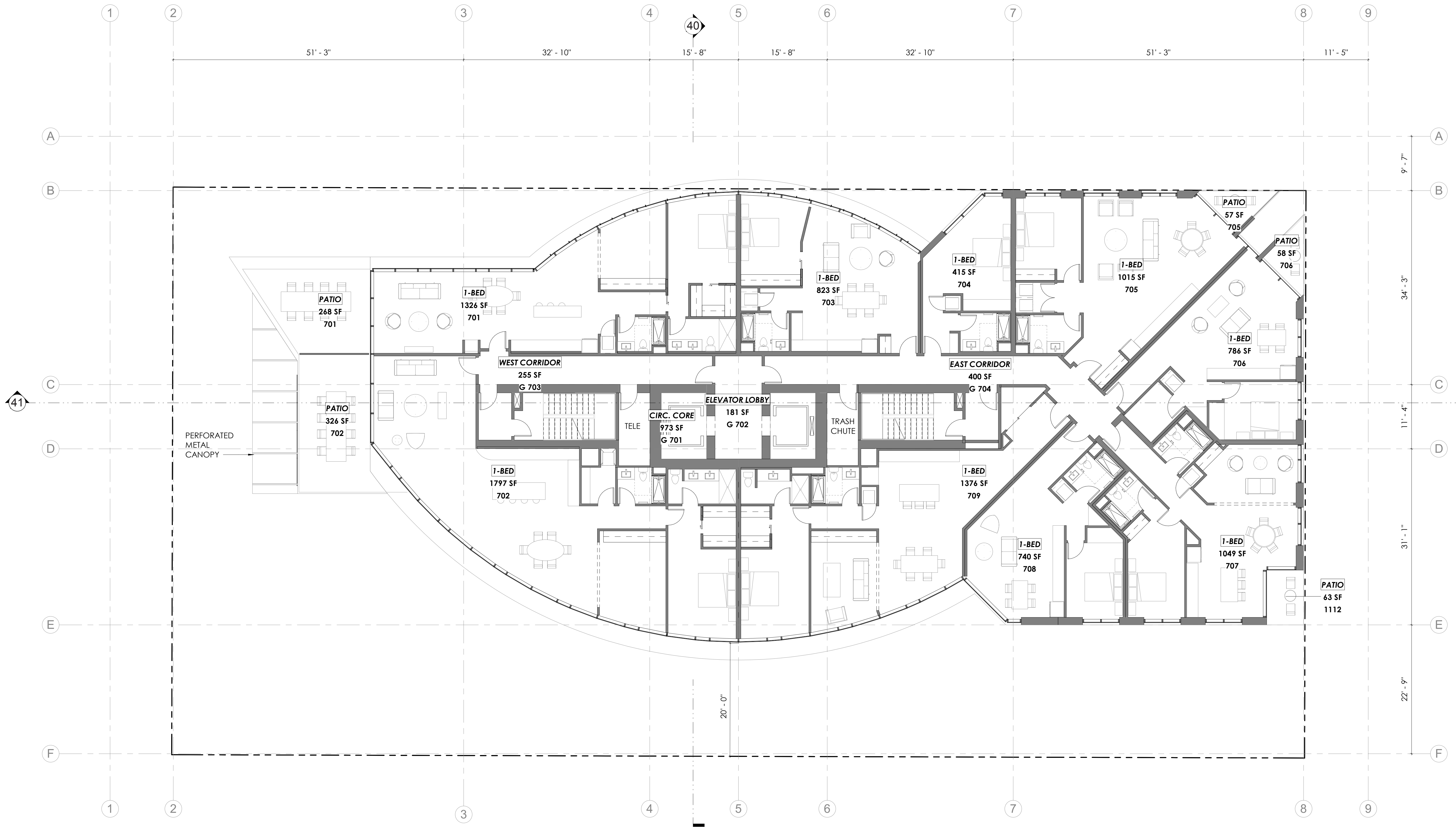
**777 BEECH STREET**

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FLOOR PLAN - LEVEL 7  
1/8" = 1'-0"



ARCHITECT:

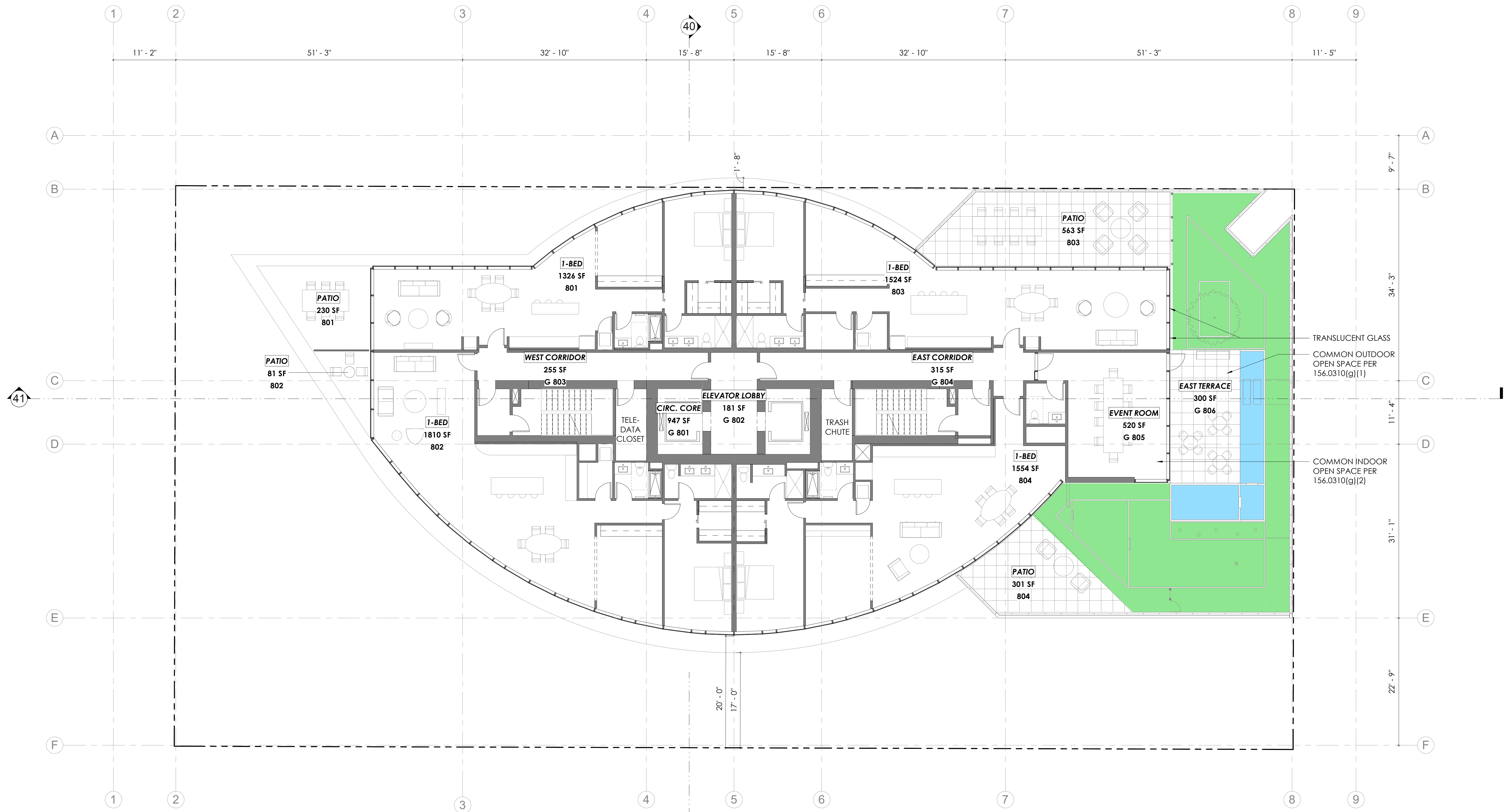
**SAFDIE RABINES ARCHITECTS**  
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FLOOR PLAN - LEVEL 8 (AMENTY-2)  
1/8" = 1'-0"



ARCHITECT:

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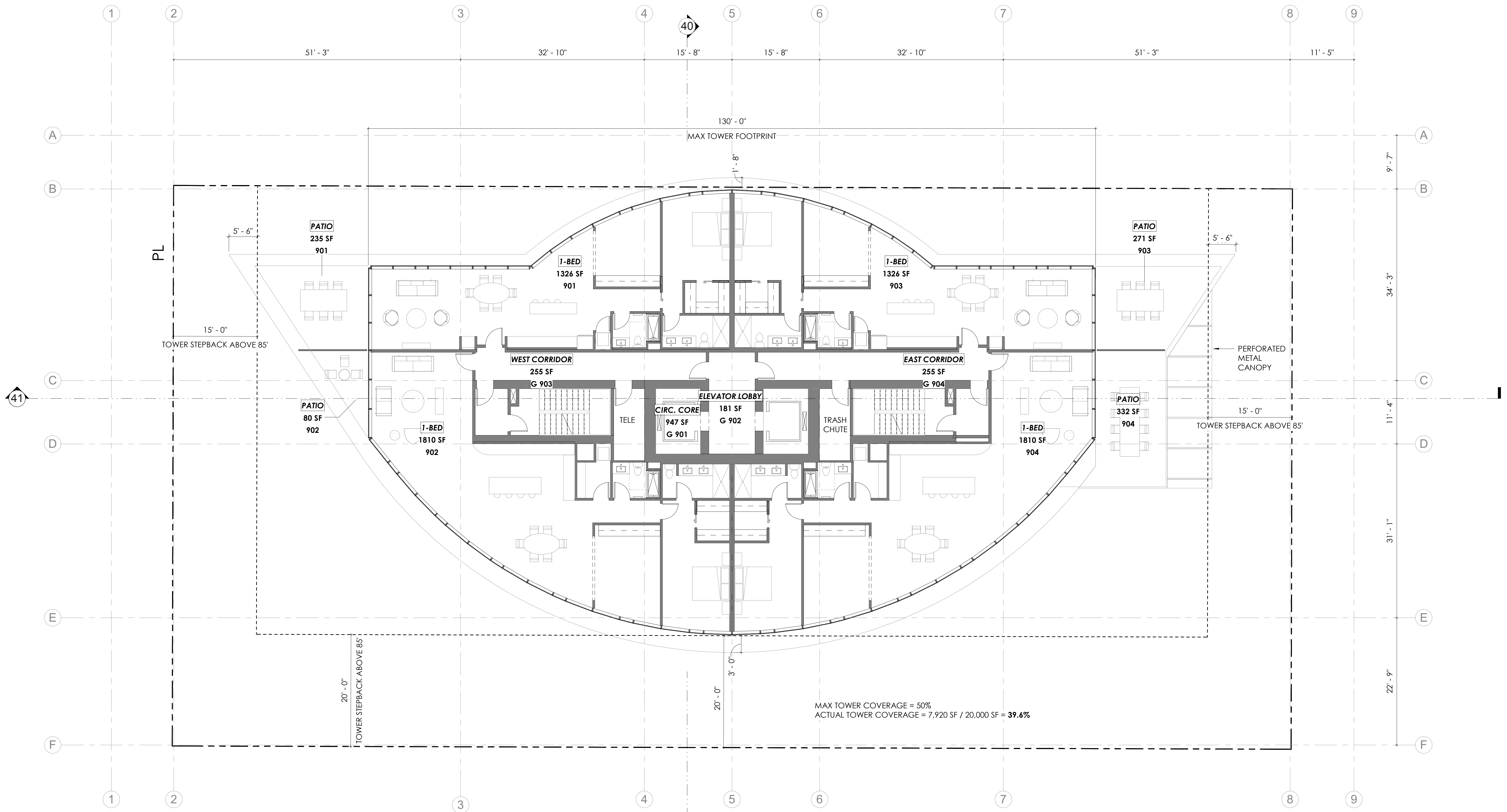
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ISSUE DATE: 04 / 17 / 2019

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FLOOR PLAN - LEVELS 9  
1/8" = 1'-0"



ARCHITECT:

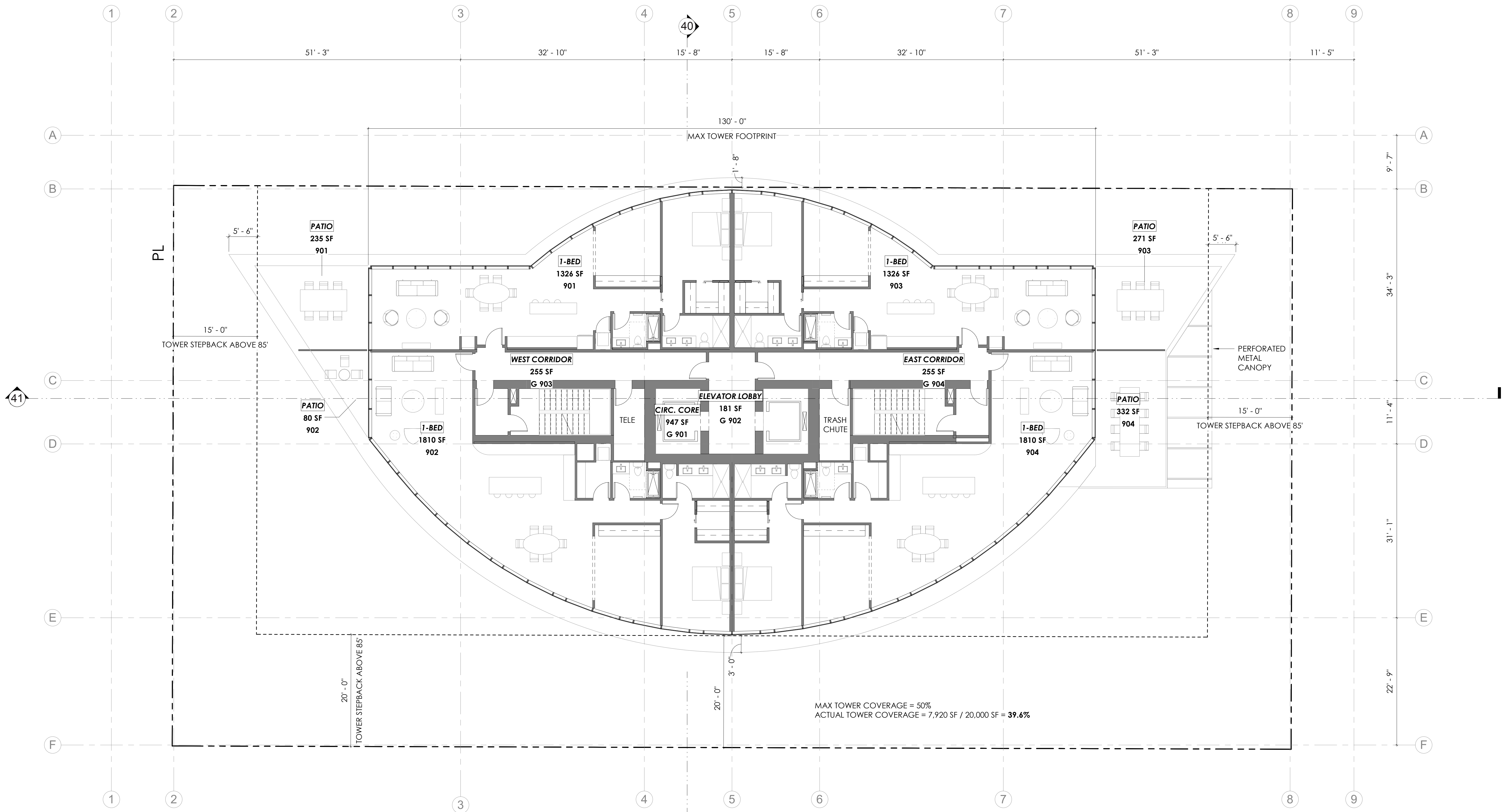
**SAFDIE RABINES ARCHITECTS**  
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FLOOR PLAN - LEVELS 10 AND 11  
 1/8" = 1'-0"



ARCHITECT:

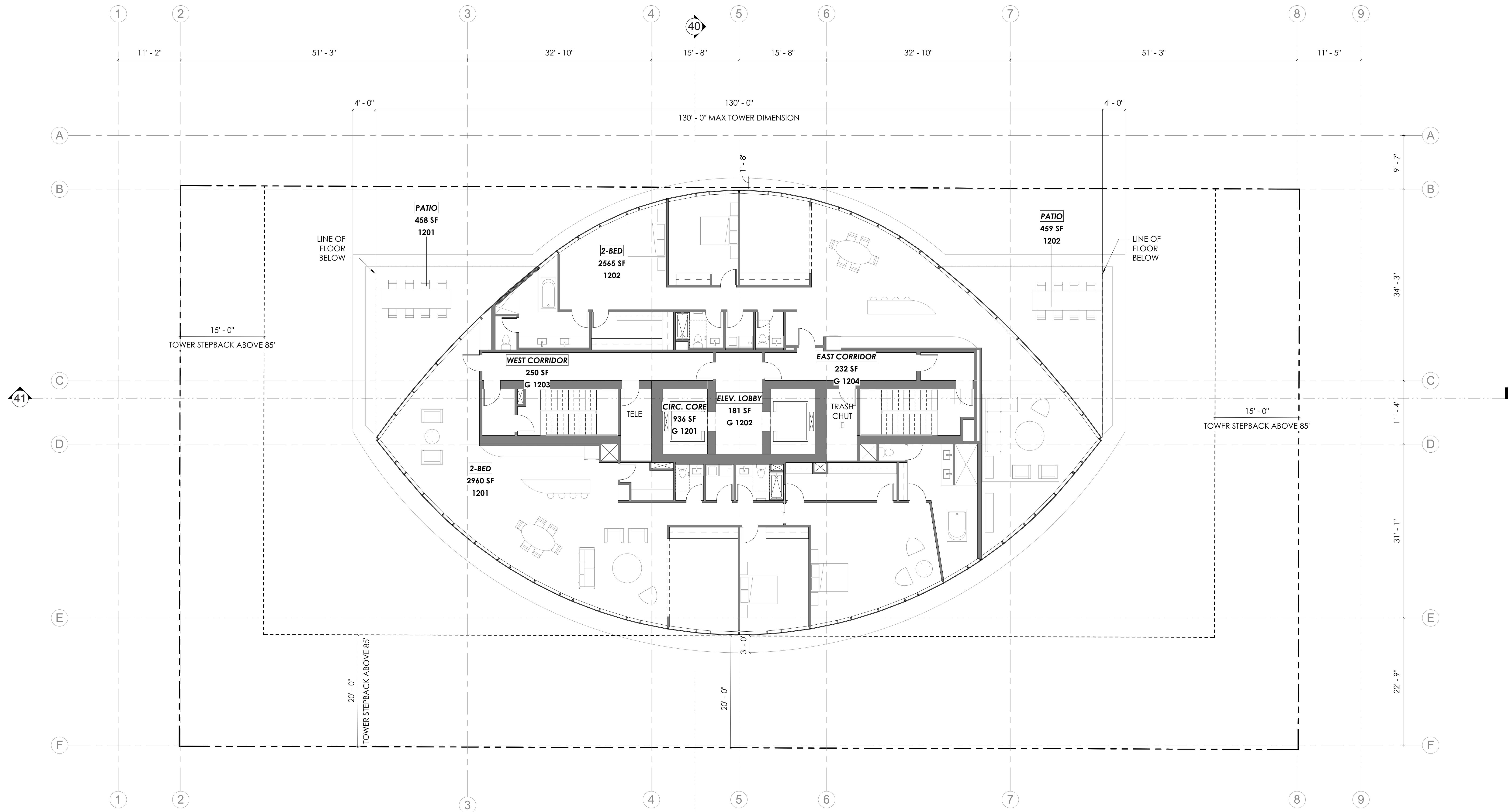
**SAFDIE RABINES ARCHITECTS**  
 925 Fort Stockton Drive, San Diego, California 92103-1817  
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FLOOR PLAN - LEVEL 12  
1/8" = 1'-0"



ARCHITECT:

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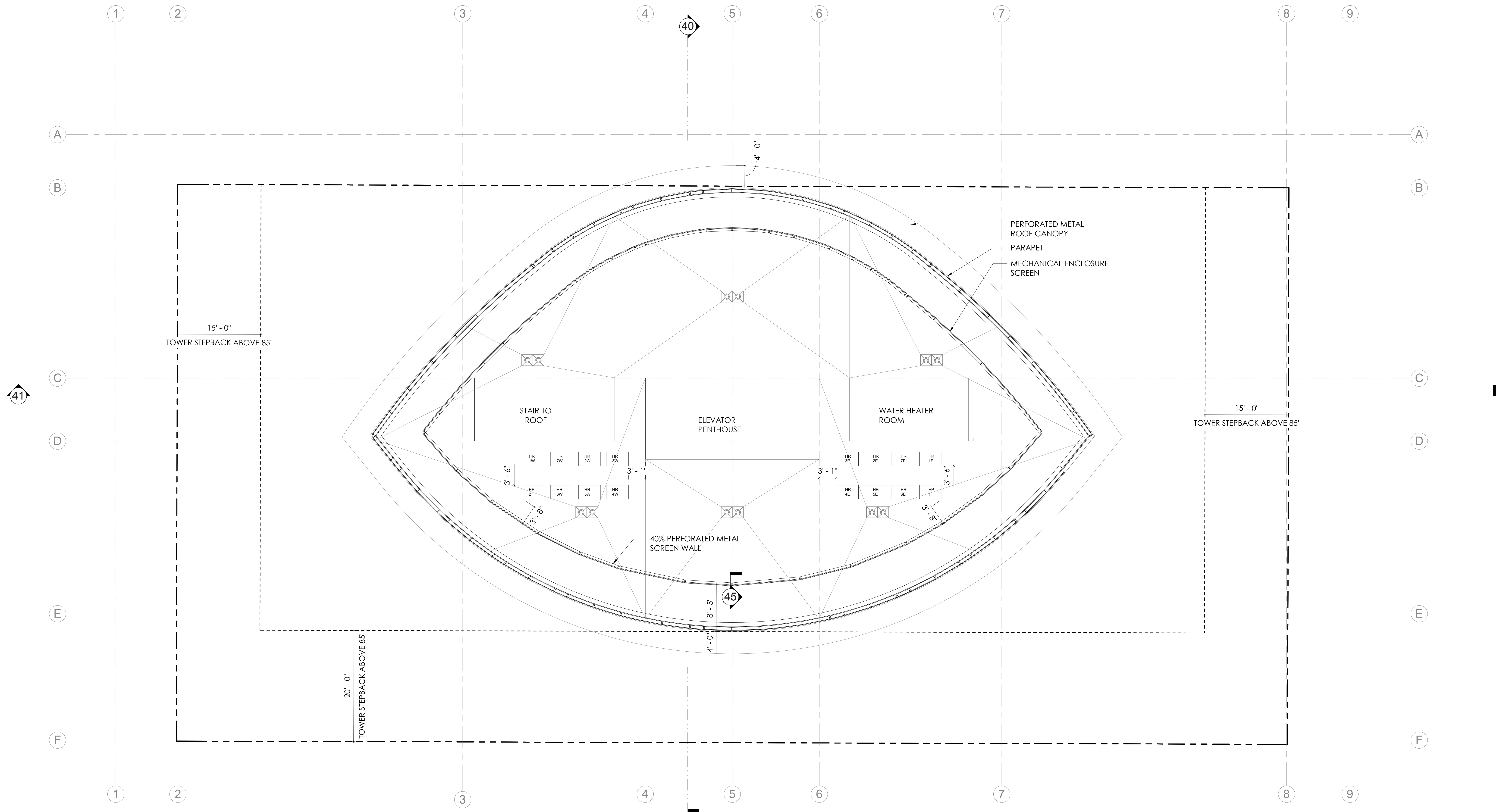
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ROOF PLAN  
1/8" = 1'-0"



ARCHITECT:

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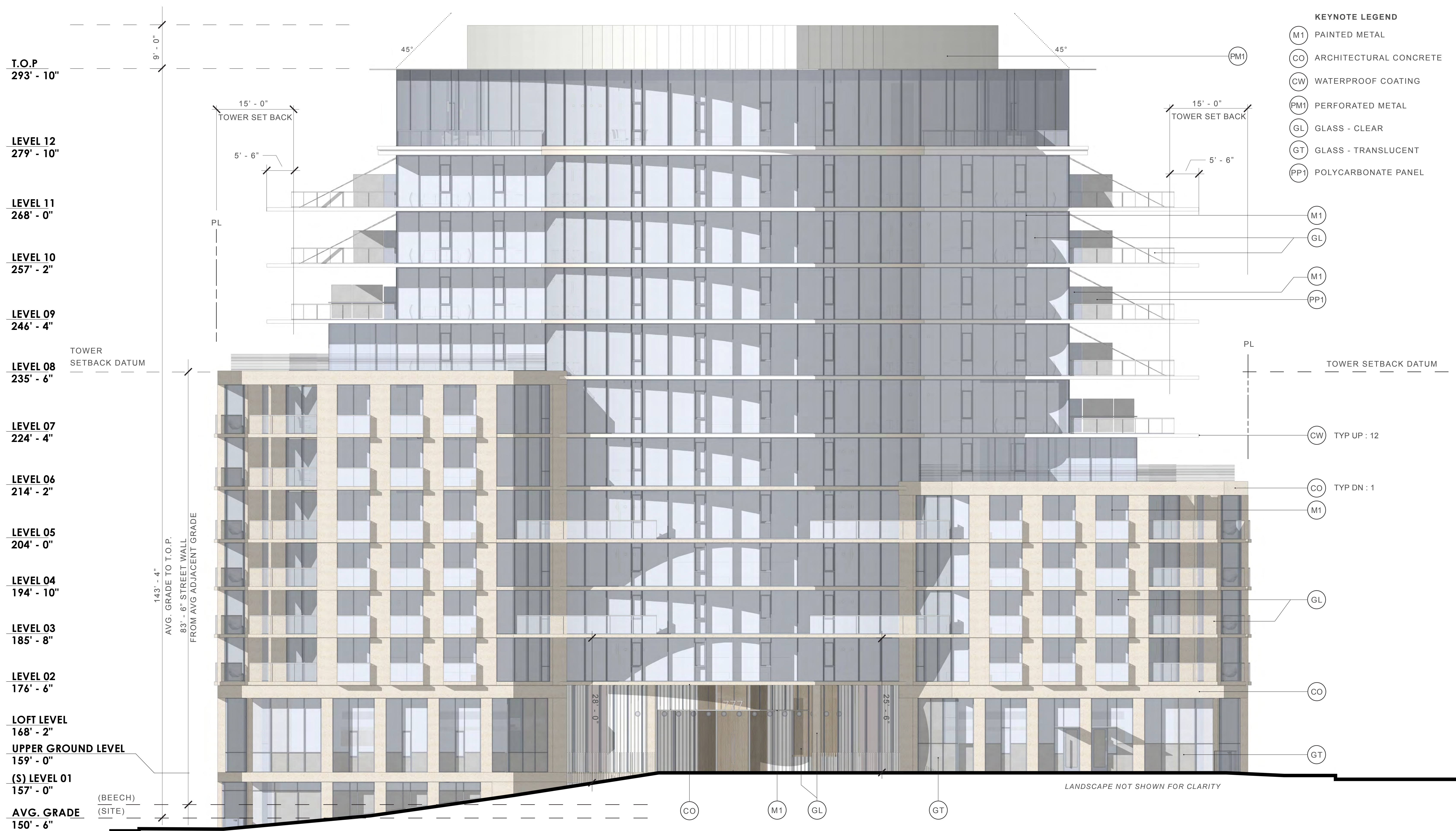
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NORTH ELEVATION  
1/8" = 1'-0"

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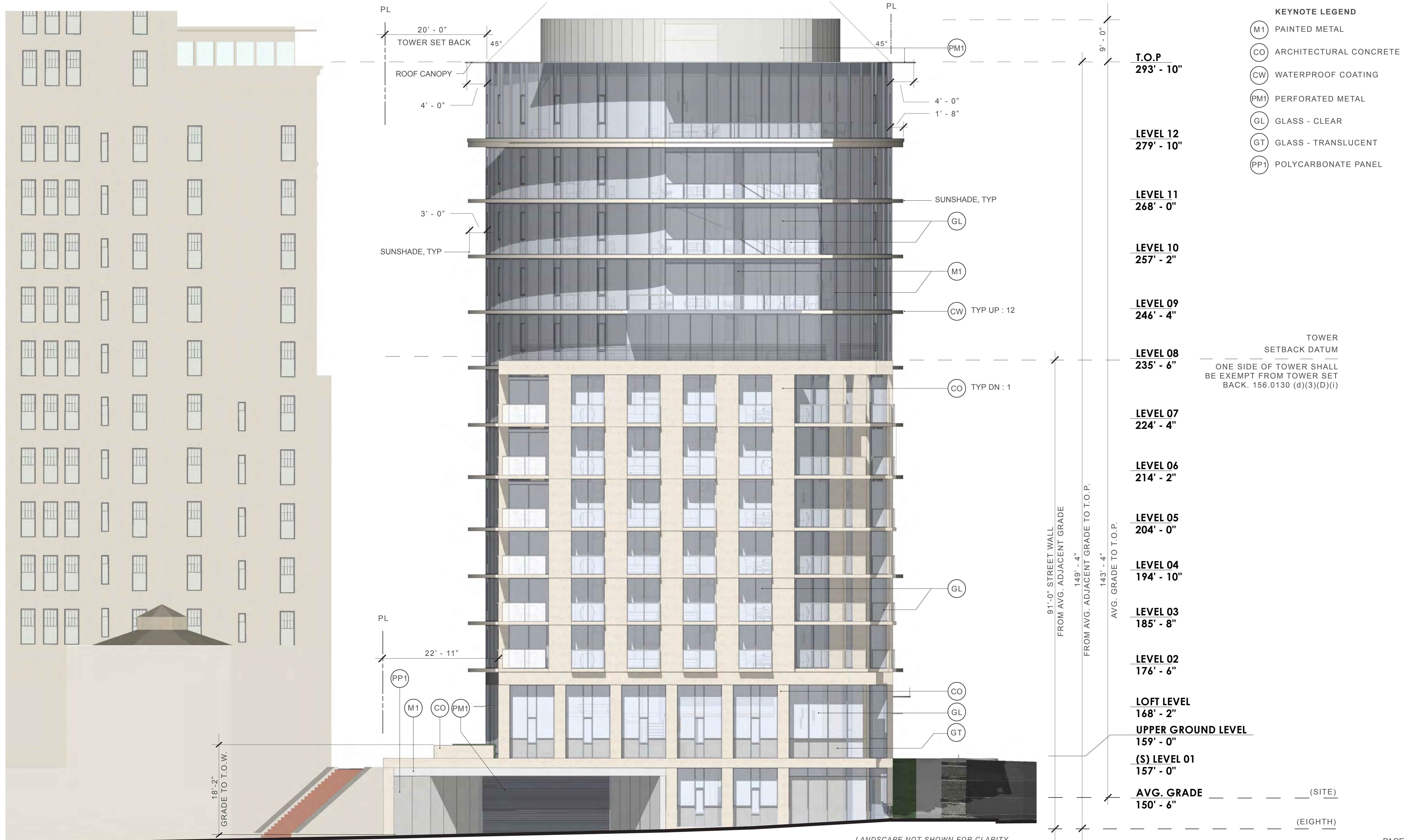
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- KEYNOTE LEGEND**
- (M1) PAINTED METAL
  - (CO) ARCHITECTURAL CONCRETE
  - (CW) WATERPROOF COATING
  - (PM1) PERFORATED METAL
  - (GL) GLASS - CLEAR
  - (GT) GLASS - TRANSLUCENT
  - (PP1) POLYCARBONATE PANEL

TOWER  
SETBACK DATUM  
ONE SIDE OF TOWER SHALL  
BE EXEMPT FROM TOWER SET  
BACK. 156.0130 (d)(3)(D)(i)

EAST ELEVATION  
1/8" = 1'-0"

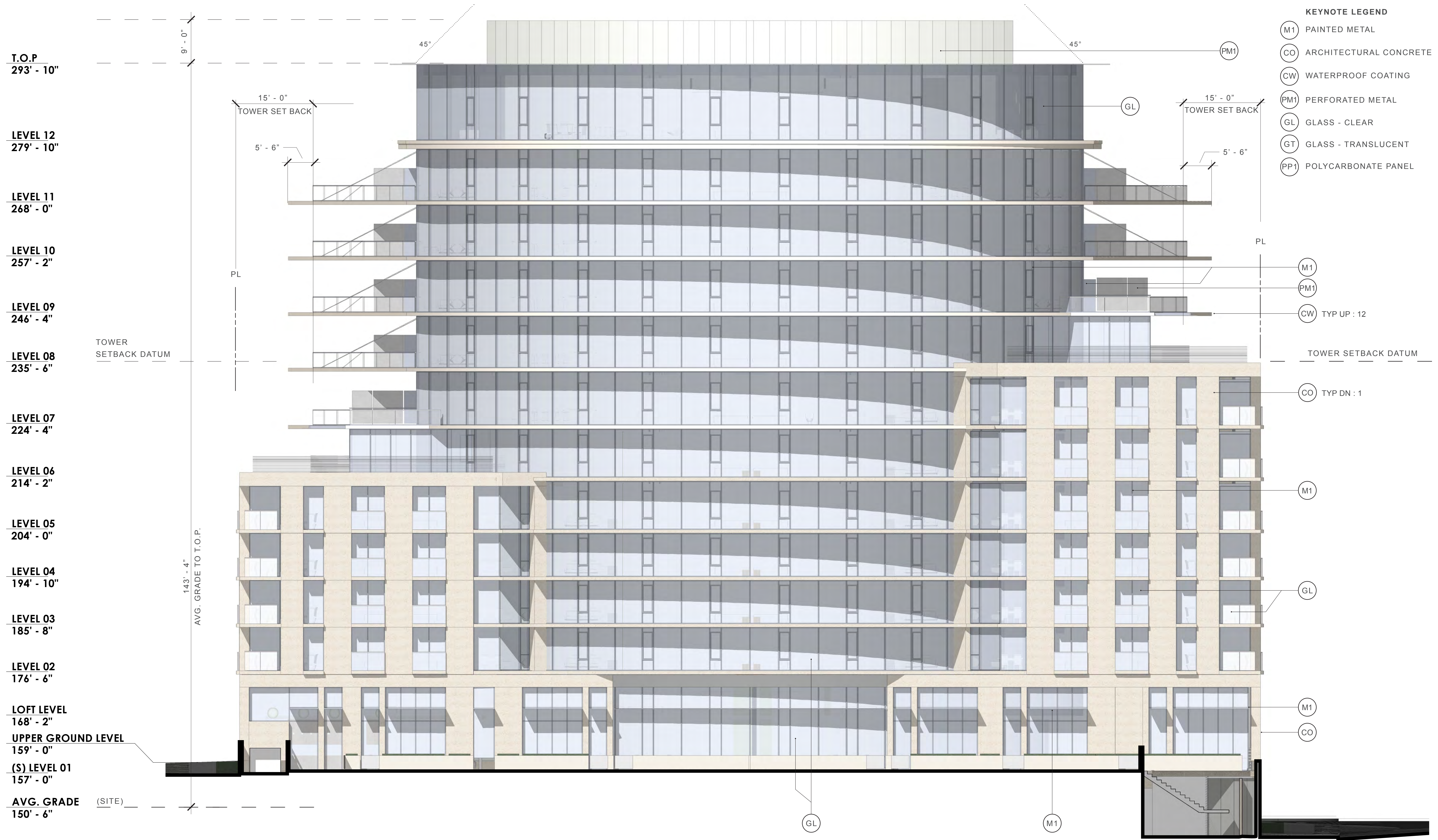
LANDSCAPE NOT SHOWN FOR CLARITY

ARCHITECT:  
**SAFDIE RABINES ARCHITECTS**  
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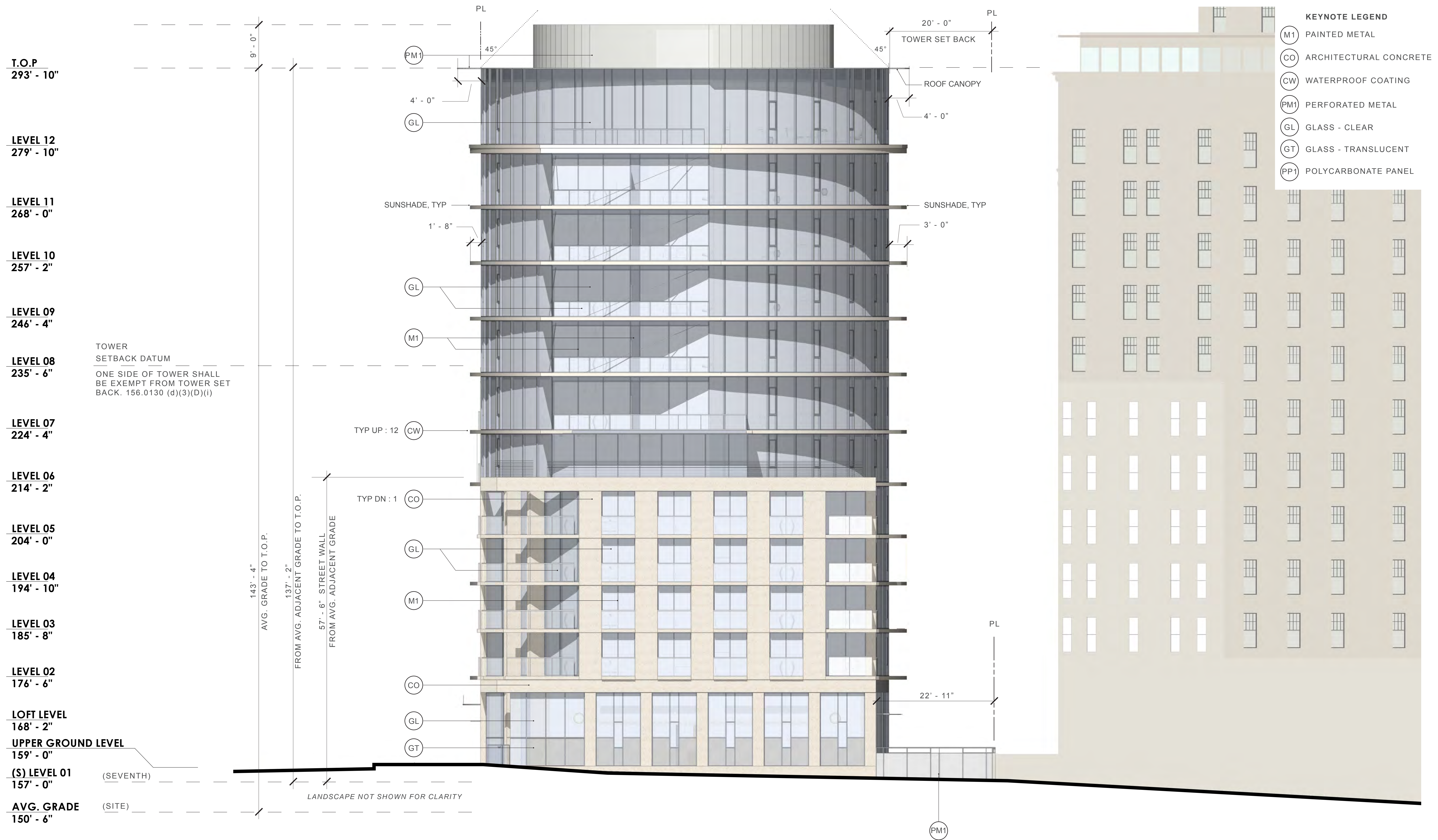
SOUTH ELEVATION  
1/8" = 1'-0"

ARCHITECT:  
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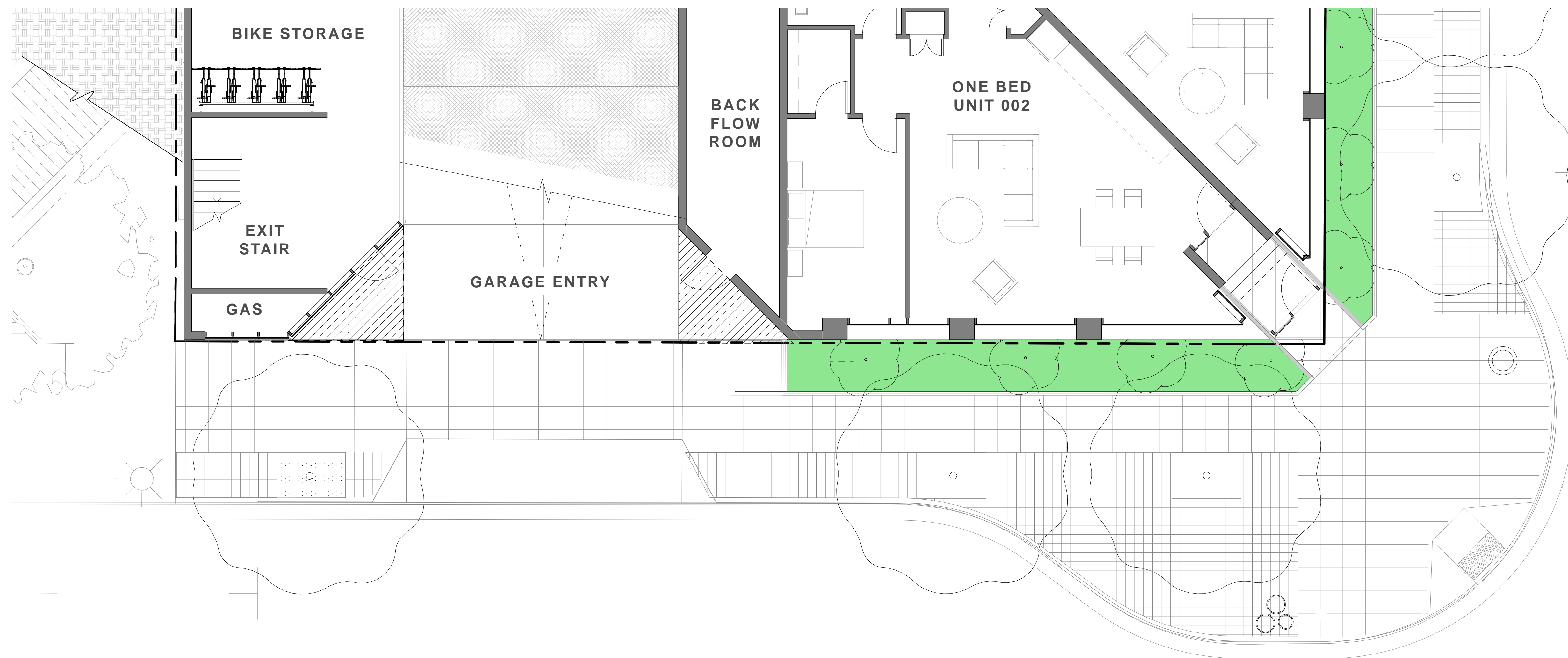
WEST ELEVATION  
1/8" = 1'-0"

ARCHITECT:  
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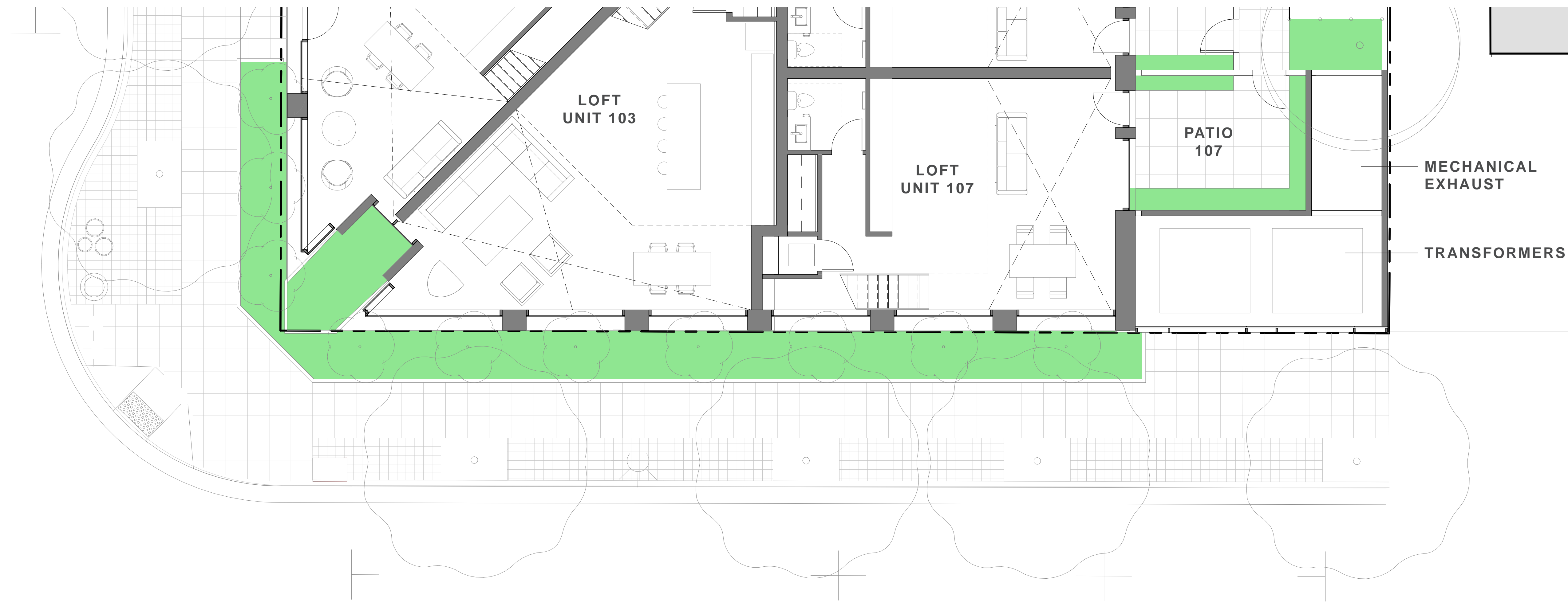


- KEYNOTE LEGEND**
- (M1) PAINTED METAL
  - (CO) ARCHITECTURAL CONCRETE
  - (CW) WATERPROOF COATING
  - (PM1) PERFORATED METAL
  - (GL) GLASS - CLEAR
  - (GT) GLASS - TRANSLUCENT
  - (PP1) POLYCARBONATE PANEL



EAST ENLARGED STREET  
FACADE ELEVATION  
3/16" = 1'-0"





- KEYNOTE LEGEND**
- (M1) PAINTED METAL
  - (CO) ARCHITECTURAL CONCRETE
  - (CW) WATERPROOF COATING
  - (PM1) PERFORATED METAL
  - (GL) GLASS - CLEAR
  - (GT) GLASS - TRANSLUCENT
  - (PP1) POLYCARBONATE PANEL



LANDSCAPE NOT SHOWN FOR CLARITY

WEST ENLARGED STREET  
FACADE ELEVATION  
3/16" = 1'-0"

ARCHITECT:

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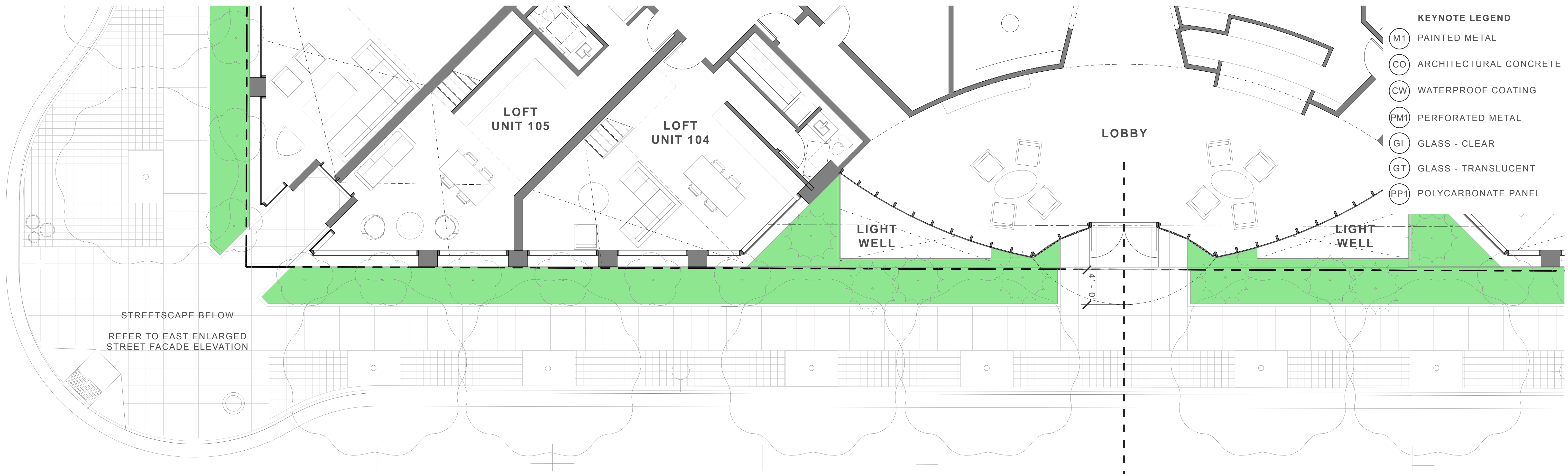
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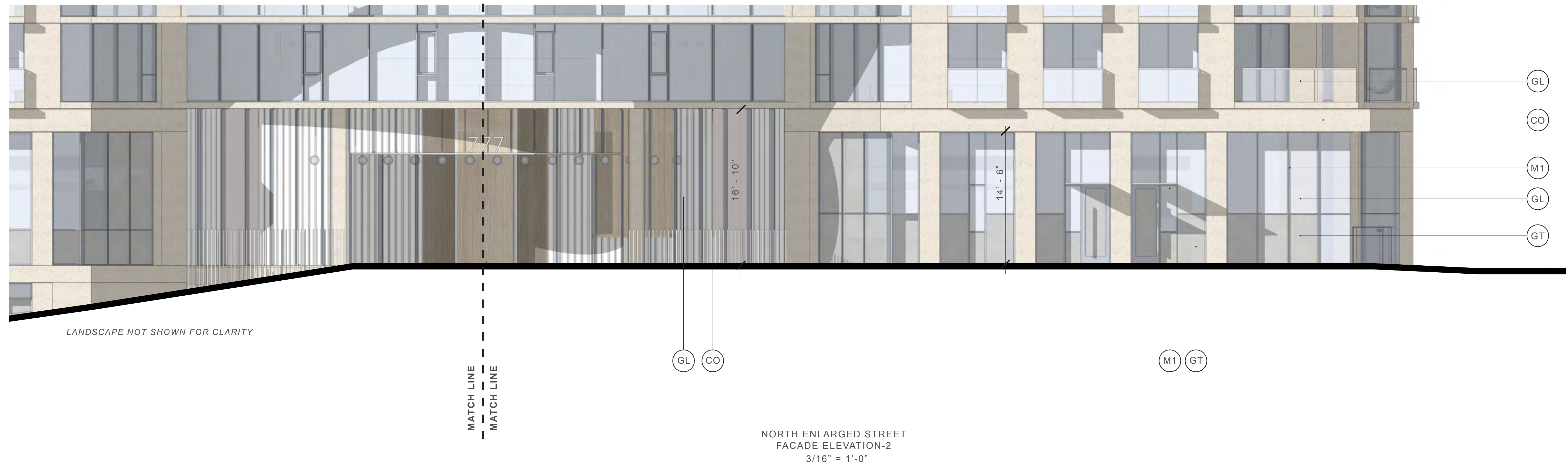
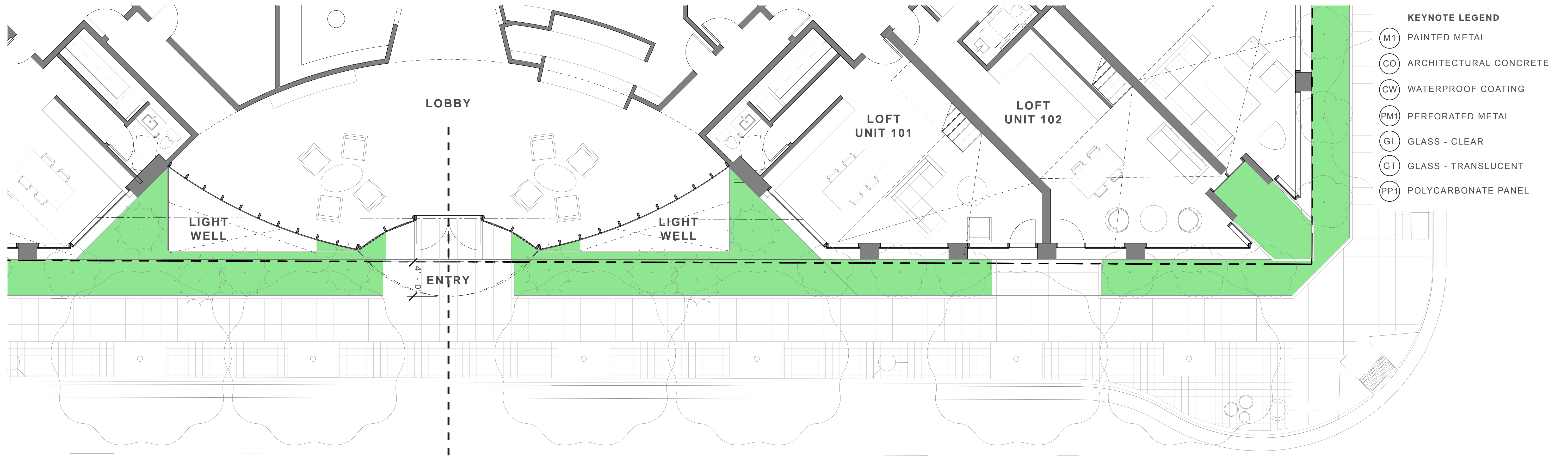


- KEYNOTE LEGEND**
- (M1) PAINTED METAL
  - (CO) ARCHITECTURAL CONCRETE
  - (CW) WATERPROOF COATING
  - (PM1) PERFORATED METAL
  - (GL) GLASS - CLEAR
  - (GT) GLASS - TRANSLUCENT
  - (PP1) POLYCARBONATE PANEL



NORTH ENLARGED STREET FACADE ELEVATION-1  
3/16" = 1'-0"









SW VIEW FROM SEVENTH AVE

ARCHITECT:

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NW VIEW FROM SEVENTH & BEECH

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NE VIEW FROM EIGHTH AND BEECH

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BEECH STREET LOBBY ELEVATION

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BEECH STREET LOBBY ELEVATION AT NIGHT

ARCHITECT:

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LOBBY VIEW

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CORNER VIEW FROM BEECH AND EIGHTH

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NORTH VIEW AT NIGHT

ARCHITECT:

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AERIAL VIEW

ARCHITECT:

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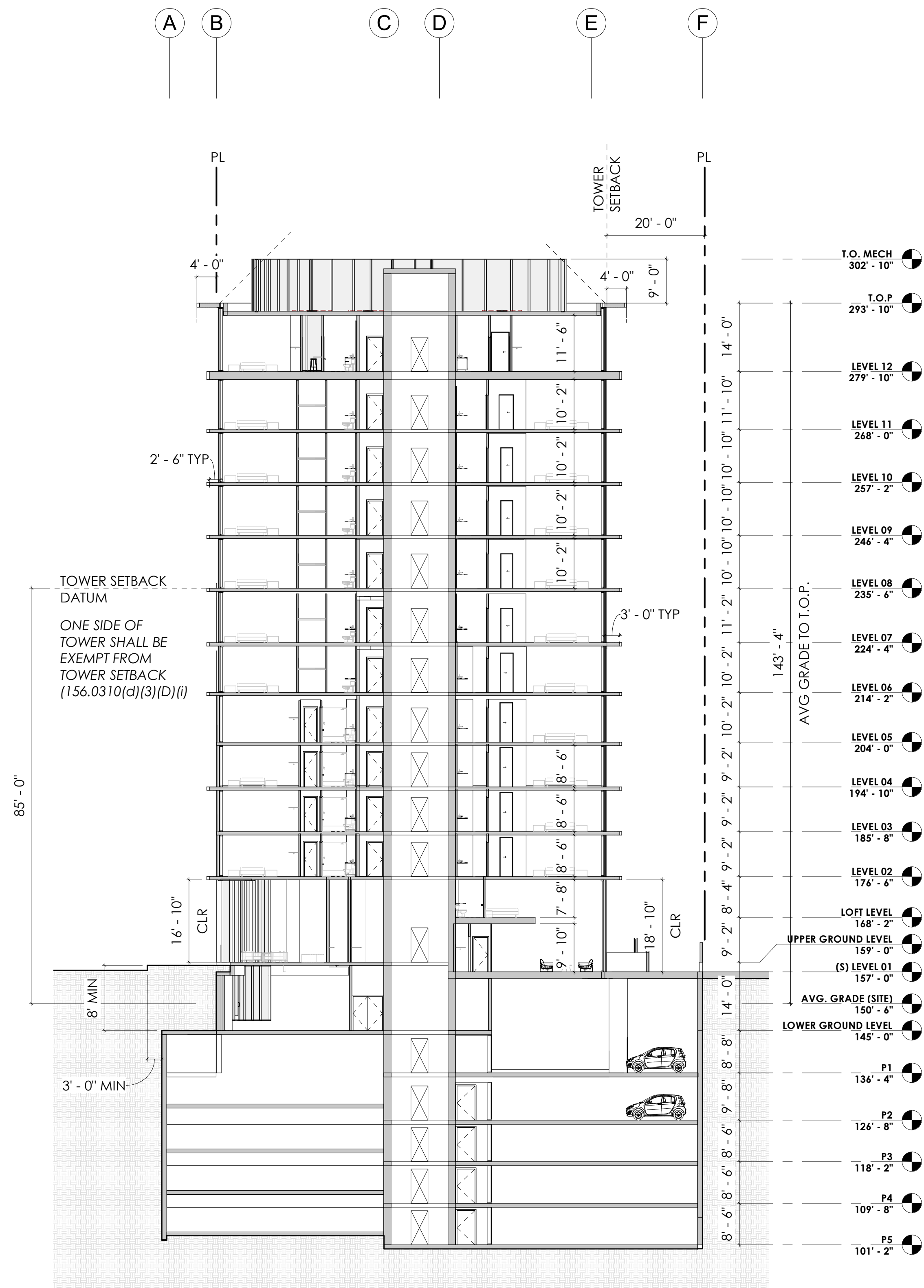
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TRANSVERSE SECTION  
1/16" = 1'-0"

ARCHITECT:

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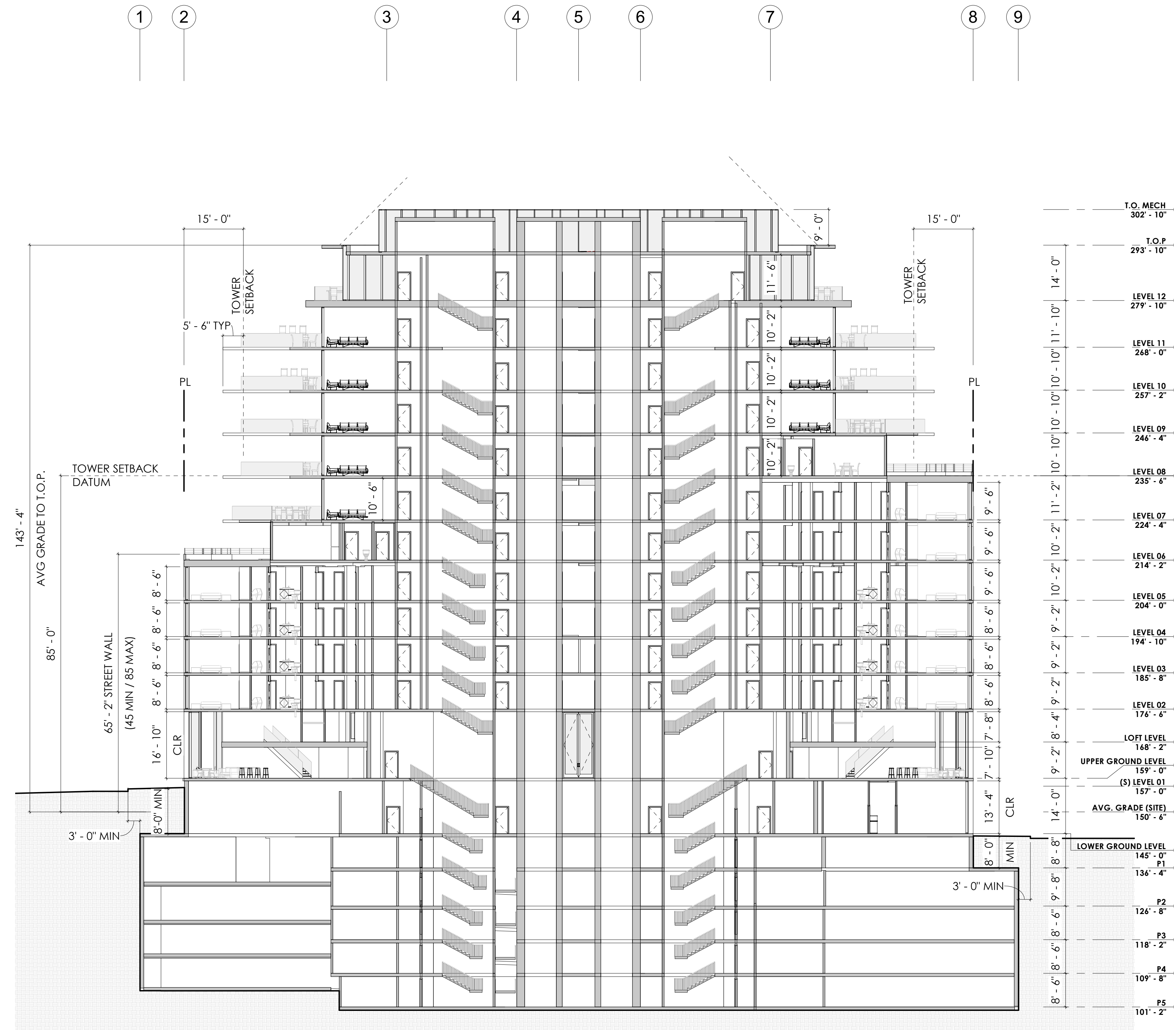
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LONGITUDINAL SECTION  
1/16" = 1'-0"

ARCHITECT:

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NORTH CONTEXT ELEVATION  
1" = 30'-0"

ARCHITECT:  
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EAST CONTEXT ELEVATION  
1" = 40'-0"

ARCHITECT:

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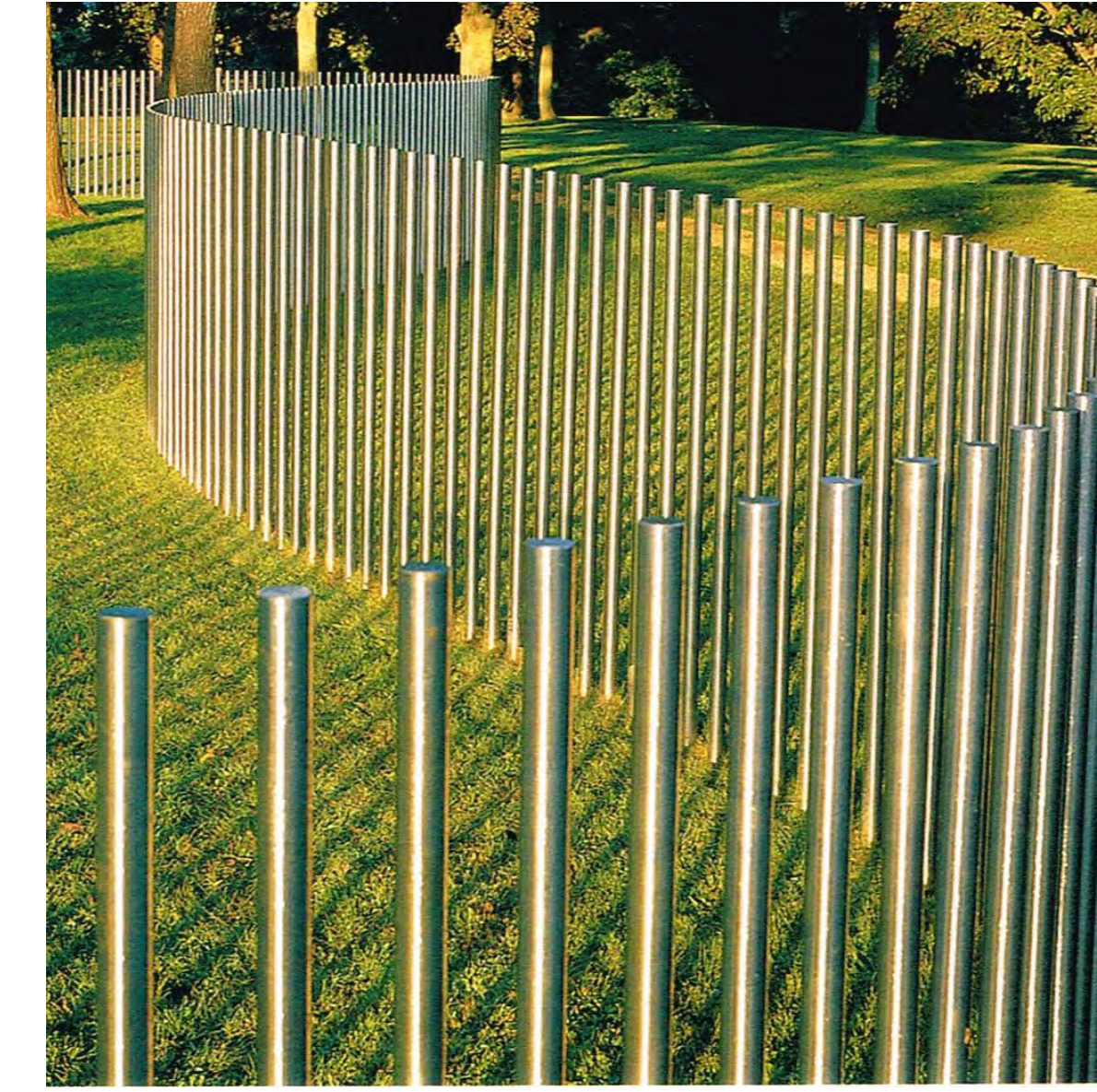




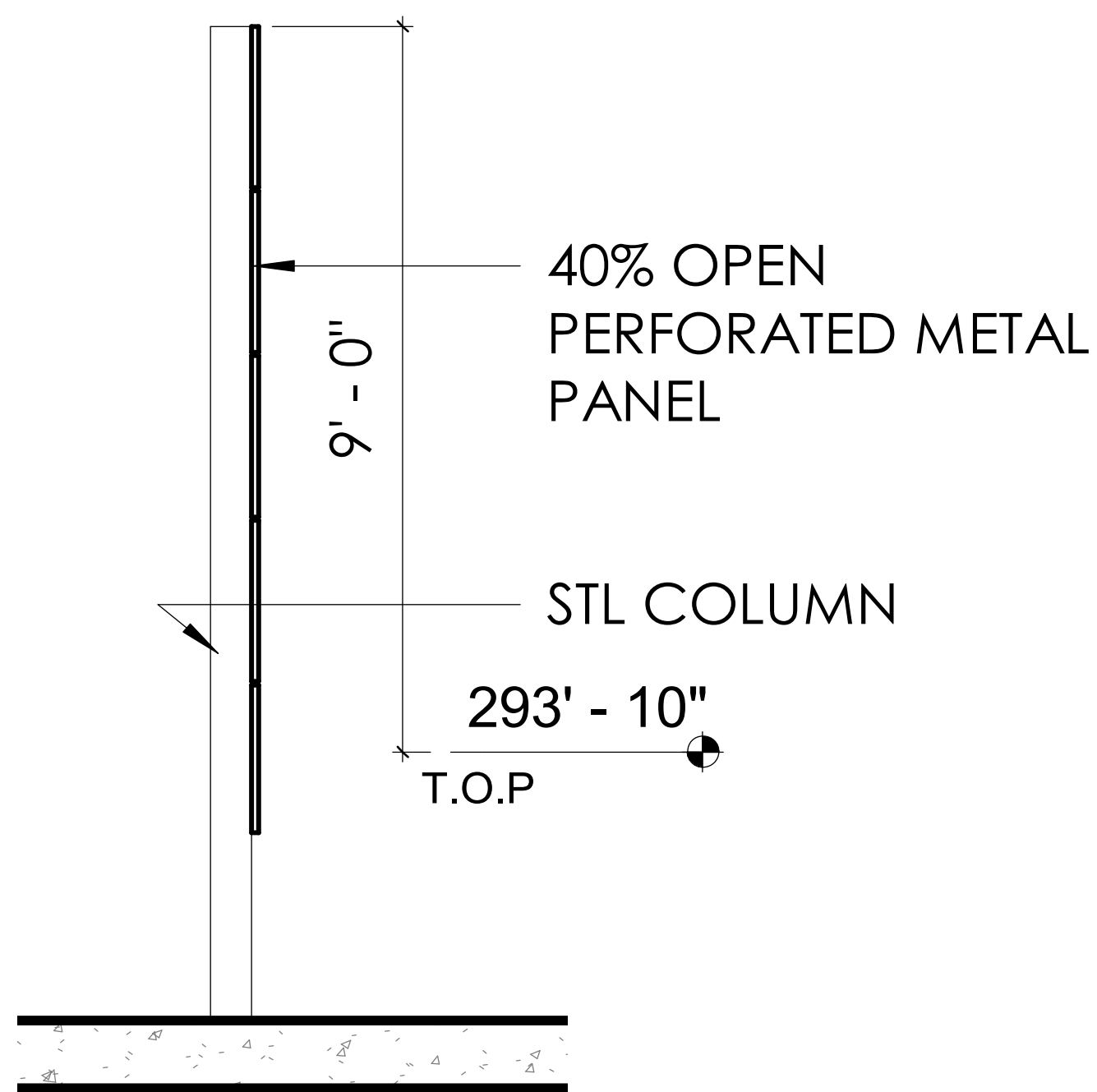
PERFORATED ROOFTOP SCREENING



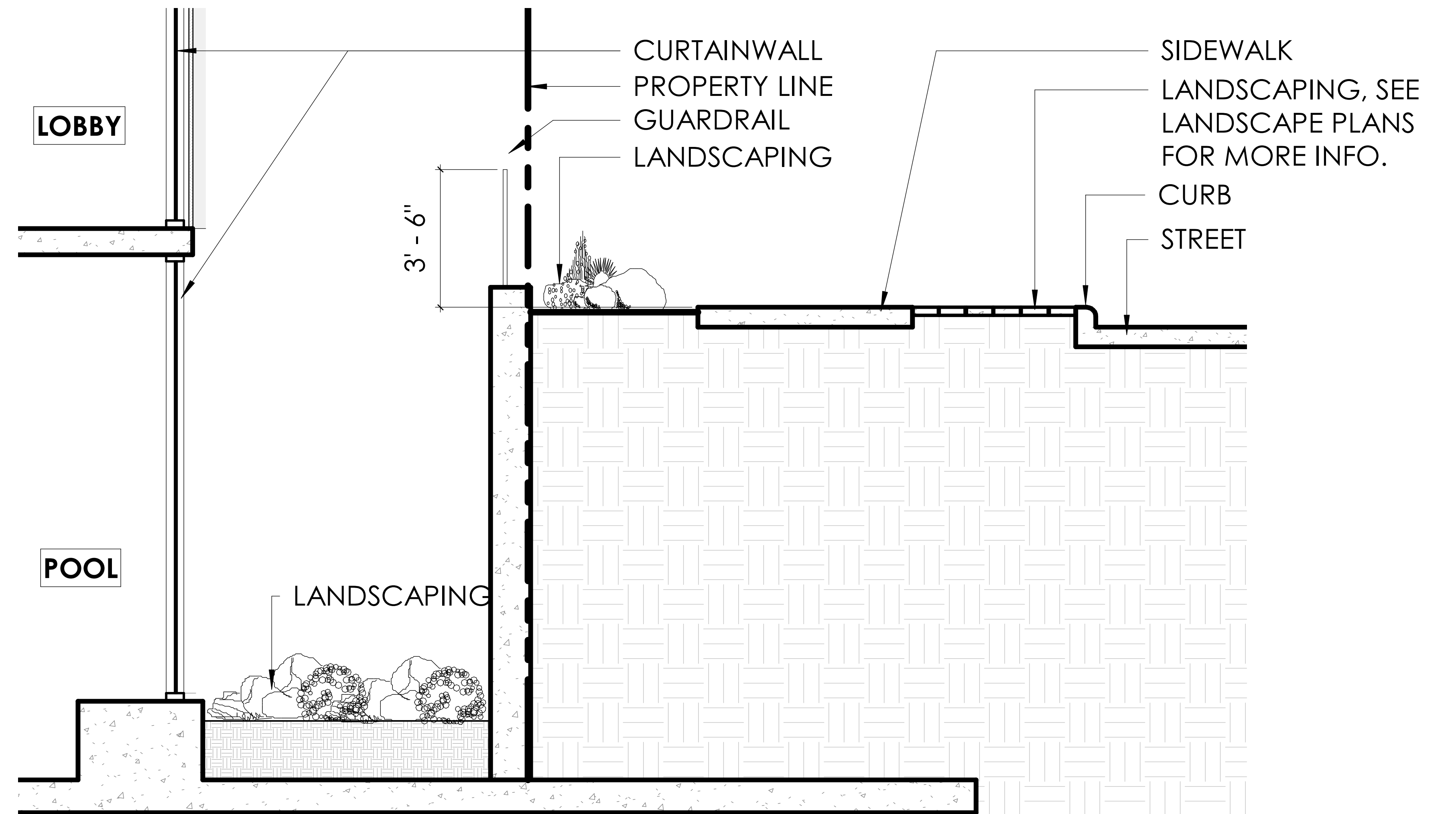
VIEW TOWARDS LIGHT WELL



2" DIA. STAINLESS STEEL BAR GUARDRAIL



ROOF SCREEN DETAIL  
1/2" = 1'-0"



LIGHT WELL DETAIL  
1/2" = 1'-0"

ARCHITECT:

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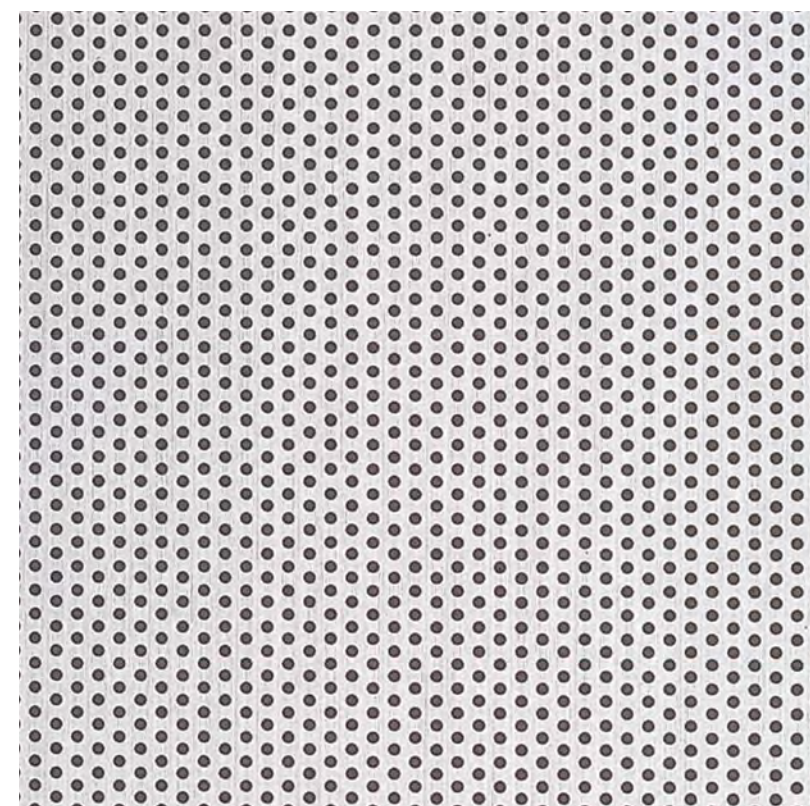
**(M1) PAINTED METAL**  
METALLIC FACTORY FINISH



**(CO) ARCHITECTURAL CONCRETE**  
TYPE 1L - "WHITE" CONCRETE WITH WARM HUES, EXPOSED AND ARCHITECTURAL GRADE



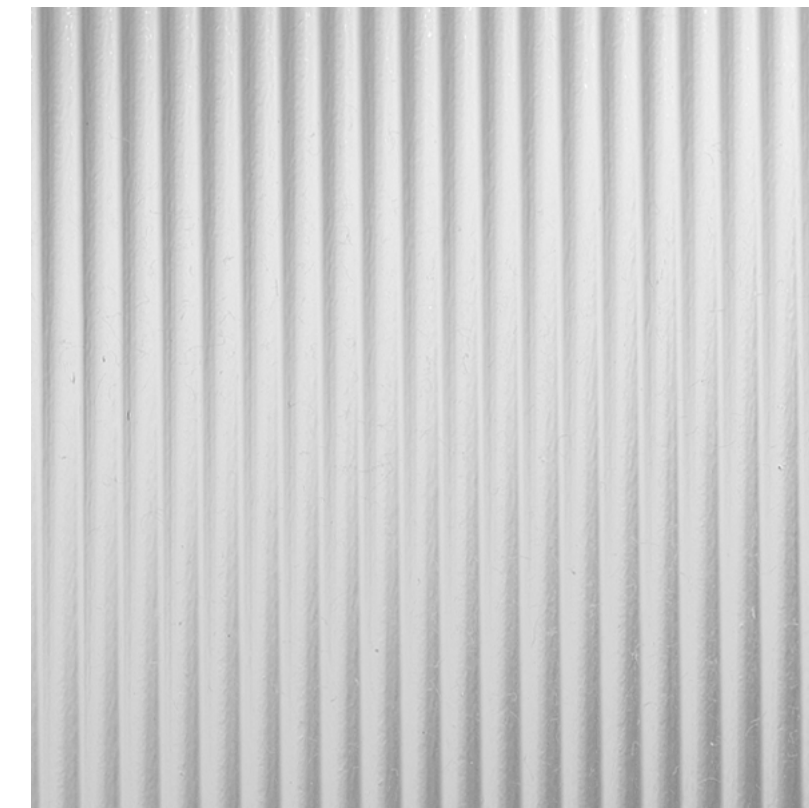
**(CW) WATERPROOF COATING**  
COLOR TO MATCH ARCHITECTURAL CONCRETE



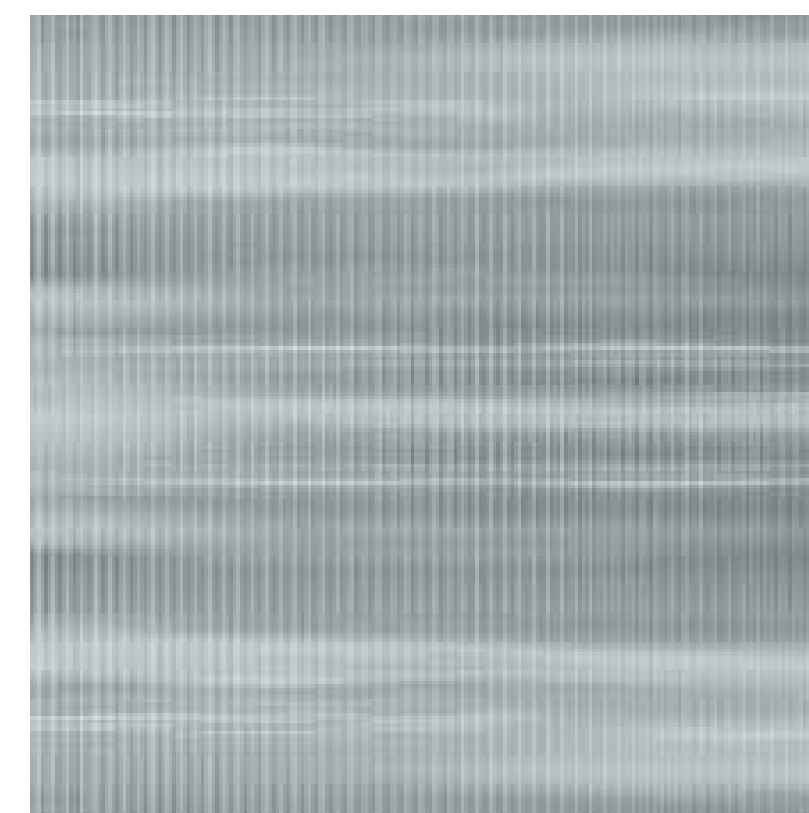
**(PM1) PERFORATED METAL**



**(GL) GLASS - CLEAR**  
SOLARBAN 70, CLEAR COLOR



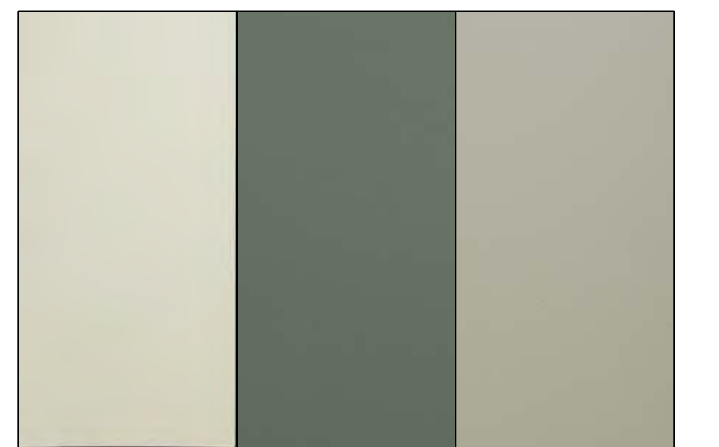
**(GT) GLASS - TRANSLUCENT**  
CLEAR COLOR



**(PP1) POLYCARBONATE PANEL**  
COLOR/TEXTURE TO MATCH TRANSLUCENT GLASS

**KEYNOTE LEGEND**

- (M1)** PAINTED METAL
- (CO)** ARCHITECTURAL CONCRETE
- (CW)** WATERPROOF COATING
- (PM1)** PERFORATED METAL
- (GL)** GLASS - CLEAR
- (GT)** GLASS - TRANSLUCENT
- (PP1)** POLYCARBONATE PANEL



APPROXIMATE EL CORTEZ COLOR PALETTE FOR REFERENCE ONLY

MATERIALS BOARD  
(COPY OF PHYSICAL SUBMITTAL)

**ARCHITECT:**

**SAFDIE RABINES ARCHITECTS**  
925 Fort Stockton Drive, San Diego, California 92103-1817  
p. 619.297.6153 f. 619.299.6072 www.safdie.com

**777 BEECH STREET**

ISSUE DATE: 04 / 17 / 2019

**OWNER / DEVELOPER:**

**JSD2, LLC**  
Box 37 Rancho Santa Fe, CA 92067  
p. 858.336.3446



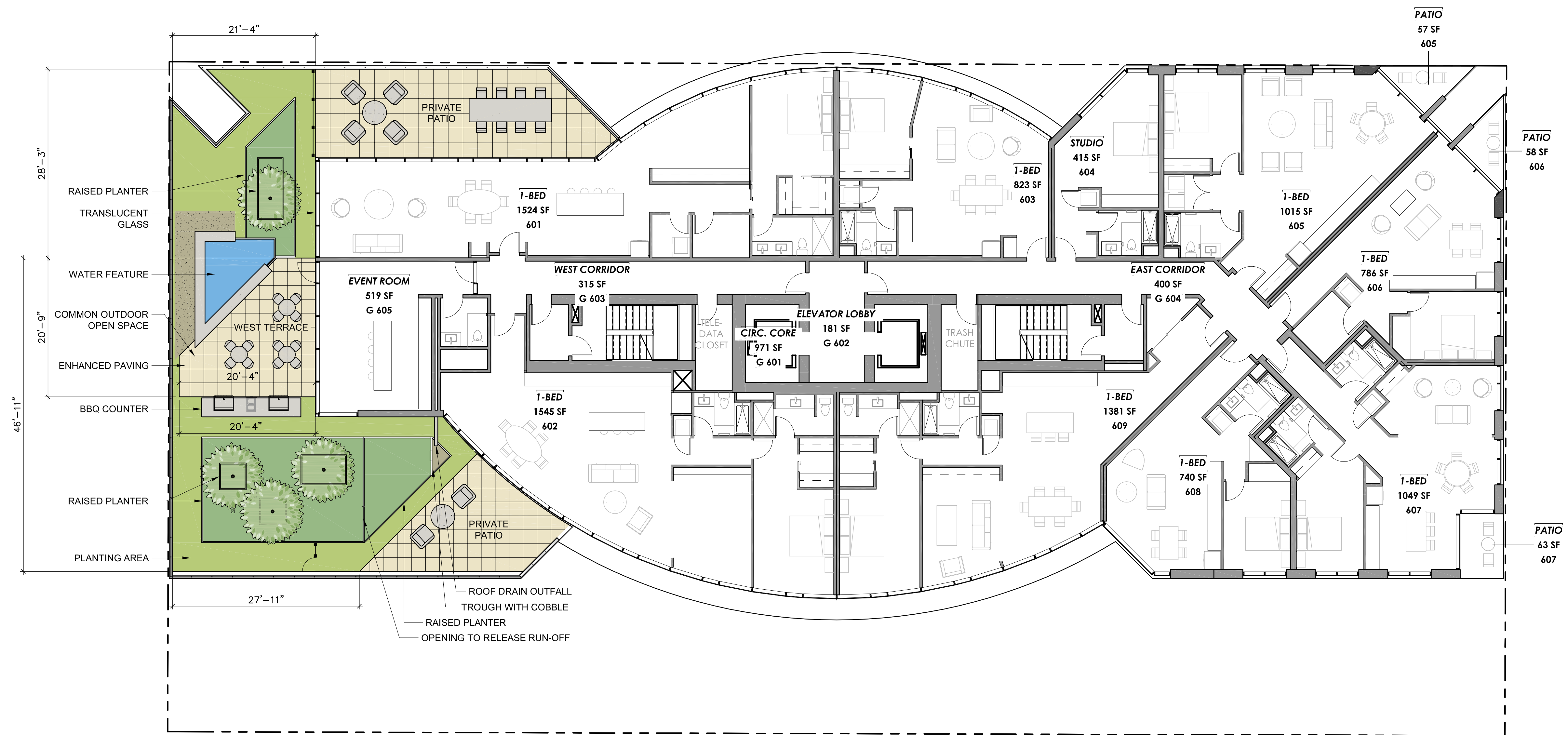


**CONCEPT PLANT SCHEDULE**

DESCRIPTION	SIZE
STREET TREE: JACARANDA MIMOSIFOLIA / JACARANDA	36" BOX
COURTYARD TREE	36" BOX
SMALL SCREENING TREE	24" BOX
ENTRY SPECIMEN TREE	24" BOX

GROUND LEVEL / LEVEL 1 LANDSCAPE PLAN  
SCALE: 1" = 10'





LEVEL 6 LANDSCAPE PLAN  
SCALE: 1" = 10'

ARCHITECT:

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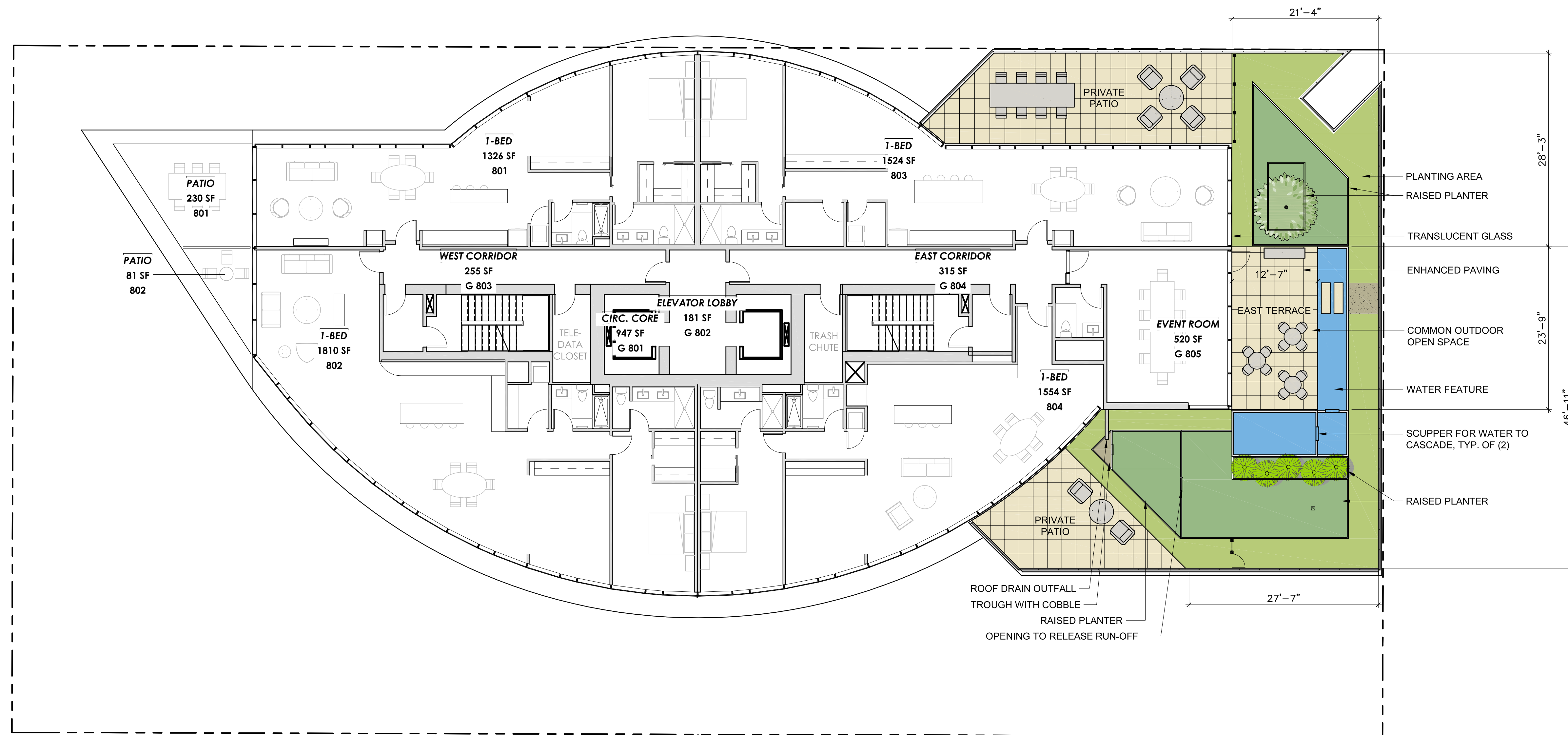
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LEVEL 8 LANDSCAPE PLAN  
SCALE: 1" = 10'

ARCHITECT:

**SAFDIE RABINES ARCHITECTS**  
925 Fort Stockton Drive, San Diego, California 92103-1817  
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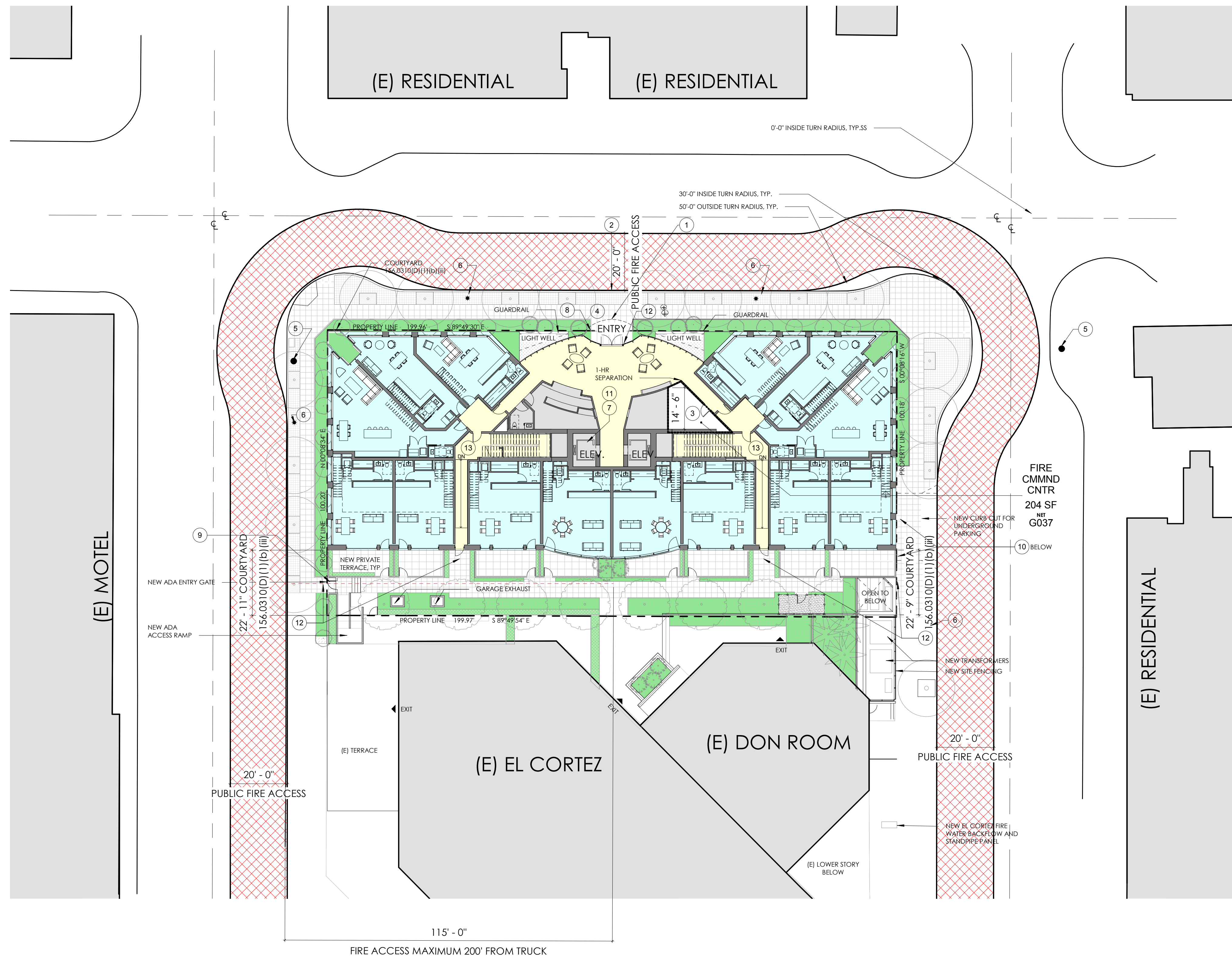
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p. 858.336.3446





**KEYNOTES**

- 1 DEMENSIONAL BUILDING ADDRESS ABOVE MAIN ENTRANCE. LETTERING 4" MIN, 1/2" MIN WIDTH STROKE PER SAN DIEGO MUNICIPAL CODE SECTION 95.0209
- 2 BUILDING ADDRESS PROVIDED ON CURB.
- 3 FIRE COMMAND CENTER TO MEET REQUIREMENTS OF NFPA 72 AND SECTION 508.1.6 OF THE CALIFORNIA FIRE CODE.
- 4 POST INDICATOR VALVES, FIRE DEPT CONNECTIONS AND ALARM BELL TO BE LOCATED THIS SIDE OF BUILDING.
- 5 EXISTING FIRE HYDRANT.
- 6 STREET LIGHT.
- 7 MEDICAL EMERGENCY SERVICE ELEVATOR . (STRETCHER OF 24" x 84")
- 8 FIRE DEPT ACCESSED KEY BOX. MINIMUM 10'-0" FROM MAIN ENTRANCE.
- 9 SITE GATE TO HAVE APPROVED MEANS OF EMERGENCY OPERATION.
- 10 UNDERGROUND PARKING ENTRANCE AND MECHANICAL ENTRANCE TO HAVE APPROVED MEANS OF EMERGENCY OPERATION.
- 11 ROOF ACCESS FROM THIS STAIR. PROVIDE PROPER SIGNAGE.
- 12 PROVIDE APPROVED KEY BOX IN AN APPROVED LOCATION. KEY BOX PER POLICY K-15-2
- 13 STANDPIPE LOCATED WITHIN EXIT ENCLOSURE AT ALL LEVELS. PROVIDE ONE OUTLET ABOVE THE ROOF LINE. ALL STANDPIPES SHALL BE INTERCONNECTED.

**GENERAL NOTES**

1. DURING DEMOLITION, CONSTRUCTION OR ANY ALTERATIONS, IT IS THE GENERAL CONTRACTORS RESPONSIBILITY TO PROVIDE REQUIRED PORTABLE FIRE EXTINGUISHERS IN ACCORDANCE WITH SECTION 906. TO INCLUDE BUT NOT LIMITED TO: EACH STAIRWAY ON ALL FLOORS WHERE COMBUSTIBLE MATERIALS HAVE ACCUMULATED. IN VERY STORAGE AND CONSTRUCTION SHED. AT ALL SPECIAL HAZARD LOCATIONS.
2. AT ALL STAIRS PROVIDE IDENTIFICATION SIGNAGE PER 1023.9-1023.9.1
3. PER CBC 403.5.3.1, PROVIDE TELEPHONE OR OTHER ACCEPTABLE TWO WAY COMMUNICATION SYSTEM AT NOT LESS THAN EVERY FIFTH FLOOR IN EACH STAIRWAY, WHERE THE DOORS TO THE STAIRWAY ARE LOCKED.
4. IT IS THE GENERAL CONTRACTORS RESPONSIBILITY TO PROVIDE STANDPIPES DURING CONSTRUCTION IN ACCORDANCE WITH CFC 3313.1. STANDPIPE SHALL BE INSTALLED WHEN CONSTRUCTION IS **NOT** MORE THAN 40' IN HEIGHT ABOVE THE LOWEST FIRE DEPT ACCESS.
5. PROVIDE VOICE ALARM THROUGHOUT BUILDING. ALARM SHALL SOUND AT LEVEL OF, LEVEL BELOW AND LEVEL ABOVE ACTIVATION OF ANY FIRE PROTECTION OR DETECTION SYSTEM.
6. ALL EMERGENCY SYSTEMS SHALL CONFORM TO CFC SECTION 604 AND THE CALIFORNIA ELECTRICAL CODE.
7. VEGETATION SHALL NOT OBSTRUCT ADDRESS NUMBERS, INHIBIT ALARMS/STROBES/HORNS, OBSTRUCT ANY FIRE ACCESS, RESCUE WINDOWS OR OTHER DEVICES/AREAS USED FOR FIRE FIGHTING PURPOSES.
8. DECORATIVE MATERIALS SHALL BE MAINTAINED IN A FLAME-RETARDANT CONDITION PER CFC SECTION 804.
9. IT IS THE GENERAL CONTRACTORS RESPONSIBILITY TO CONFORM TO CFC CHAPTER 33 DURING CONSTRUCTION, DEMOLITION OR ALTERATION.
10. CONSTRUCTION DOCUMENTS TO ABIDE BY THE CALIFORNIA FIRE CODE. NOTE, APPROVED DRAWINGS FROM THE FIRE MARSHAL DOES **NOT** RELIEVE ANY COMPLIANCE WITH THIS CODE.
11. FIRE PROTECTION EQUIPMENT, ROOMS CONTAINING BUILDING CONTROLS SHALL BE IDENTIFIED FOR USE BY THE FIRE DEPT. APPROVED SIGNS SHALL BE CONSTRUCTED OF DURABLE MATERIALS, PERMANENTLY INSTALLED AND READILY VISIBLE.
12. PROJECT TO ABIDE BY POLICY 10-09 - HIGH RISE BUILDINGS. FDC'S SHALL HAVE FOUR 2 1/2" INLETS. HIGH RISE BUILDINGS SHALL HAVE TWO REMOTELY LOCATED FDC'S FOR EACH ZONE. SIGNAGE SHALL BE PROVIDED FOR PRESSURE REGULATING TYPE IF APPLICABLE. PROVIDE WEATHER RESISTANT SIGN SECURED WITH A CORROSION RESISTANT CHAIN OR FASTENER SHALL INDICATE THE ADDRESS AND PORTION OF BUILDING SERVED.
13. COMPLETE PLANS AND SPECIFICATIONS FOR THE OPERATION OF ELEVATORS UNDER FIRE OR OTHER EMERGENCY CONDITIONS SHALL BE SUBMITTED FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION. PER CBC SEC 3003.
14. PROVIDE FIRE EXTINGUISHERS PER CFC SECTION 9006. EXTINGUISHERS TO BE PROVIDED WITH A MIN RATING OF 2-A-10-BC. LOCATION TO BE PROVIDED WITHIN 75' MAXIMUM TRAVEL DISTANCE FOR EACH 6,000 SF OR PORTION THEREOF ON EACH FLOOR.
15. EXTERIOR DOORS AND OPENINGS REQUIRED BY CODE OR THE CBC SHALL BE MAINTAINED READILY ACCESSIBLE FOR EMERGENCY ACCESS BY THE FIRE DEPT. AN APPROVED ACCESS WALKWAY LEADING FROM FIRE APPARATUS ACCESS ROADS TO EXTERIOR OPENINGS SHALL BE PROVIDED WHEN REQUIRED BY THE FIRE CODE OFFICIAL.

FIRE ACCESS PLAN  
SCALE: 1" = 20'

**ARCHITECT:**

**SAFDIE RABINES ARCHITECTS**  
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**777 BEECH STREET**

ISSUE DATE: 04 / 17 / 2019

**OWNER / DEVELOPER:**

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Box 37 Rancho Santa Fe, CA 92067  
p. 858.336.3446



RESOLUTION NUMBER R-\_\_\_\_\_

DATE OF FINAL PASSAGE \_\_\_\_\_

A RESOLUTION OF THE HEARING OFFICER OF THE CITY OF SAN DIEGO APPROVING CENTRE CITY DEVELOPMENT PERMIT/CENTRE CITY PLANNED DEVELOPMENT PERMIT NO. 2018-57 FOR THE 777 BEECH PROJECT LOCATED WITHIN THE DOWNTOWN COMMUNITY PLAN AREA IN THE CITY OF SAN DIEGO.

WHEREAS, JSD2, LLC, Owner and Permittee, filed an application with Civic San Diego to allow for the construction of a residential development containing a 12-13-story tower (average height of 144 feet tall above average grade) containing 104 residential units, and 200 automobile parking spaces, commonly referred to as 777 Beech (“Project”); and

WHEREAS, the Project site is located on a 20,000 SF premises located on the south side of Beech Street between Seventh and Eighth avenues in the Cortez neighborhood of the Downtown Community Plan area (“Downtown”); and

WHEREAS, the property is legally described as Lot 2 of El Cortez, in the City of San Diego, State of California, according to map thereof No. 14860, filed in the Office of the County Recorder of San Diego County, August 23, 2004, together with the east half of Seventh Avenue (formerly Seventh Street) adjoining said land on the west, the south half of Beech Street (formerly Cypress Street) adjoining said land on the north, and the west half of Eighth Avenue (formerly Eighth Street) adjoining said land on the east, which upon vacation would revert to said Lot 2 by operation of law; and



WHEREAS, on May 15, 2019, the Downtown Community Planning Council considered CCDP/CCPDP No. 2018-57 and voted 19-5 to oppose approval of CCDP/CCPDP No. 2018-57; and

WHEREAS, on May 22, 2019 the Civic San Diego Board of Directors considered CCDP/CCPDP No. 2018-57 and voted 5-1 to recommend approval of CCDP/CCPDP No. 2018-57; and

WHEREAS, the matter was set for a duly noticed public hearing on August 21, 2019, testimony having been heard, evidence having been submitted, and the City of San Diego Hearing Officer having fully considered the matter and being fully advised concerning the same; and

WHEREAS, Development within the Downtown Community Planning area is covered under the following documents, all referred to as the “Downtown FEIR”: Final Environmental Impact Report (FEIR) for the San Diego Downtown Community Plan, Centre City Planned District Ordinance, and 10<sup>th</sup> Amendment to the Centre City Redevelopment Plan, certified by the former Redevelopment Agency (“Former Agency”) and the City Council on March 14, 2006 (Resolutions R-04001 and R-301265, respectively); subsequent addenda to the FEIR certified by the Former Agency on August 3, 2007 (Former Agency Resolution R-04193), April 21, 2010 (Former Agency Resolution R-04510), and August 3, 2010 (Former Agency Resolution R-04544), and certified by the City Council on February 12, 2014 (City Council Resolution R-308724) and July 14, 2014 (City Council Resolution R-309115); and, the Final Supplemental Environmental Impact Report for the Downtown San Diego Mobility Plan certified by the City Council on June 21, 2016 (Resolution R-310561). Development within the Downtown Community Planning area is also covered under the following documents, all referred to as the



“CAP FEIR”: FEIR for the City of San Diego Climate Action Plan (CAP), certified by the City Council on December 15, 2015 (City Council Resolution R-310176), and the Addendum to the CAP, certified by the City Council on July 12, 2016 (City Council Resolution R-310595). The Downtown FEIR and CAP FEIR are both “Program EIRs” prepared in compliance with California Environmental Quality Act (CEQA) Guidelines Section 15168. The information contained in the Downtown FEIR and the CAP FEIR reflects the independent judgement of the City of San Diego as the Lead Agency and has been reviewed and considered by the decision maker before approving the project. Consistent with best practices suggested by CEQA Guidelines Section 15168, a Downtown 15168 Consistency Evaluation (“Evaluation”) has been completed for the project. The Evaluation concluded that the environmental impacts of the project were adequately addressed in the Downtown FEIR and CAP FEIR; that the project is within the scope of the development program described in the Downtown FEIR and CAP FEIR and is adequately described within both documents for the purposes of CEQA; and, that none of the conditions listed in CEQA Guidelines Section 15162 exist. Therefore, no further environmental documentation is required under CEQA.

Section 1. BE IT RESOLVED, by the Hearing Officer of the City of San Diego, that it adopts the following findings with respect to CCDP/CCPDP No. 2018-57:

**CENTRE CITY DEVELOPMENT PERMIT (CCPDO §156.0304(e)(1)(D).)**

1. The proposed development is consistent with the Downtown Community Plan (DCP), Centre City Planned District Ordinance (CCPDO), Civic San Diego Land Development Manual, San Diego Municipal Code (SDMC), and all other adopted plans and policies of the City of San Diego pertaining to the Centre City Planned District.



The proposed Project provides a well-designed residential development that is consistent with the scale and character of the neighborhood and respects the historic El Cortez. The Project will help to advance the orderly growth and activation of the Cortez neighborhood, consistent with the DCP. The Project will not have a negative impact on the surrounding neighborhood. The proposed development is consistent with the DCP, CCPDO, LDC, and all other adopted plans and policies of the City of San Diego pertaining to the CCDP as the development advances the following goals and objectives of the DCP and CCPDO by:

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

3.3-G-1: Provide a range of housing opportunities suitable for urban environments and accommodating a diverse population.

6.6-G-1: Emphasize development of Cortez as a primarily residential neighborhood with a center of mixed-use activity and dual character emerging between Cortez Hill and Lower Cortez.

**CENTRE CITY PLANNED DEVELOPMENT PERMIT (CCPDO**

**§156.0304(f)(2).)**

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

The proposed Project is consistent with the objectives of the DCP, CCPDO, and the DDG, specifically in regards to development standards of the CCPDO regarding massing and the architectural differentiation of each elevation. Additionally, the Project emphasizes the development of Cortez as a primarily residential neighborhood and reflects the character of the area. The Project contributes to an active street environment and provides a variety of architectural modulations and materials consistent with the DDGs that respect the adjacent



historic El Cortez. Therefore, the proposed development will not adversely affect any applicable land use plans.

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

The granting of the deviations and the approval of the Project will not have a detrimental impact upon the public's health, safety and general welfare. The Project is consistent with the plans for the Cortez neighborhood and will contribute to its vitality by providing an attractive and engaging streetscape and further the DCP vision of emphasizing Cortez as a primarily residential neighborhood.

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

The Project will meet all the requirements of the SDMC and CCPDO with the approval of the deviations that are allowable under a CCPDP. The requested deviations will result in a more desirable project than would be achieved if designed in conformance with the strict regulations of the CCPDO by providing design flexibility to allow for (1) increased setbacks at two small points along the Beech Street frontage to accommodate the curvature of the building—a key design component for the Project, (2) the reduction of the minimum street wall height at the southwest corner and (3) the reduction of the minimum street wall frontage at the southeast corner of the Project, both to accommodate the courtyard, which not only serves as open space for the Project's residents, but also to provide space between it and the adjacent historic El Cortez building. Each deviation has no adverse impact on the neighborhood and serves only to



improve the design and functionality of the Project itself, resulting in a more desirable project than would be achieved if the Project strictly conformed to the regulations of the CCPDO.

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

The proposed development is consistent with the DDG, specifically regarding its massing, architectural modulations, materials, and pedestrian experience, with residential DU entrances, high-quality ground level materials, and enhanced landscaping. The Project will provide a superior image to this part of the Cortez neighborhood and that is contextually appropriate and consistent with the DDGs.

Section 2. BE IF FURTHER RESOLVED, that based on the findings hereinbefore adopted by the Hearing Officer, CCDP/CCPDP No. 2018-57 is hereby granted to the referenced Permittee, in the form, exhibits, terms, and conditions set forth in CCDP/CCPDP No. 2018-57, a copy of which is attached hereof.

Section 3. BE IT FURTHER RESOLVED, that a full reading of this Resolution is dispensed with prior to passage, a written copy having been made available to the Hearing Officer and the public prior to the day of its passage.

APPROVED: MARA W. ELLIOTT, City Attorney

By \_\_\_\_\_  
Corrine L. Neuffer  
Deputy City Attorney

XXX:XXX  
August XX, 2019  
Or.Dept: Civic San Diego  
Doc. No.: XXXXXXXX

ATTACHMENT: CCDP/CCPDP 2018-57



**RECORDING REQUESTED BY:**

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

**AND WHEN RECORDED MAIL TO:**

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

*THIS SPACE FOR RECORDER'S USE ONLY*

---

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

**CENTRE CITY PLANNED DISTRICT  
CENTRE CITY DEVELOPMENT PERMIT /  
CENTRE CITY PLANNED DEVELOPMENT PERMIT  
NO. 2018-57**

**777 BEECH  
APN 534-032-03**



**CENTRE CITY PLANNED DISTRICT  
CENTRE CITY DEVELOPMENT PERMIT /  
CENTRE CITY PLANNED DEVELOPMENT PERMIT  
NO. 2018-57**

**777 BEECH  
APN 534-032-03**

This Centre City Development Permit/Centre City Planned Development Permit (CCDP/CCPDP) No. 2018-57 is granted by the City of San Diego (“City”) Hearing Officer to JSD2, LLC, Owner/Permittee, to allow the construction of a residential development known as 777 Beech (“Project”) on the 20,000 square foot (SF) premises on the south side of Beech Street between Seventh and Eighth avenues in the Cortez neighborhood of the Downtown Community Plan (DCP) area and within the Centre City Planned District (CCPD), and more particularly as Lot 2 of El Cortez, in the City of San Diego, State of California, according to map thereof No. 14860, filed in the Office of the County Recorder of San Diego County, August 23, 2004, together with the east half of Seventh Avenue (formerly Seventh Street) adjoining said land on the west, the south half of Beech Street (formerly Cypress Street) adjoining said land on the north, and the west half of Eighth Avenue (formerly Eighth Street) adjoining said land on the east, which upon vacation would revert to said Lot 2 by operation of law.

Subject to the terms and conditions set forth in this Permit, permission is granted to the Owner/Permittee to construct and operate a development and uses as described and identified by size, dimension, quantity, type and location as follows and on the approved Basic Concept/Schematic Drawings and associated Color and Materials Boards dated April 17, 2019 on file at the City.

1. General: The Permittee shall construct, or cause to be constructed on the site, a 12-13-story residential development consisting of 104 dwelling units (DU). The total Floor Area Ratio (FAR) of the development for all uses above ground shall not exceed 7.3. The building height shall not exceed an average height of 144 feet above average grade, measured to the top of the parapet of the uppermost floor, with roof equipment enclosures, elevator penthouses, mechanical screening, and architectural elements above this height permitted per the Centre City Planned District Ordinance (CCPDO).
2. Parking: The development shall provide a minimum of 108 parking spaces, including four spaces for guests. The Project proposes 200 parking spaces, which includes 53 parking spaces for use by the adjoining El Cortez. Secured bicycle storage shall be provided to accommodate a minimum of 21 bicycles. Bicycle storage areas shall be enclosed with access restricted to authorized persons. There shall be a minimum of five motorcycle parking spaces. Parking shall be maintained in accordance with applicable City regulations. Any subterranean parking facilities encroaching into the public right-of-way (ROW) shall be located 1) a minimum of three feet behind the face of curb; 2) three feet below the finished sidewalk level; and, 3) eight feet below grade within six feet from the face of curb, all measured to the outside of any shoring. An Encroachment Maintenance Agreement (EMA) shall be obtained from the City to allow any encroachment of a subterranean garage into the ROW.



3. Inclusionary Affordable Housing Ordinance: As required by SDMC Chapter 14, Article 2, Division 13, the development shall comply with all applicable regulations of the City's Inclusionary Housing Ordinance. The Owner and/or Permittee shall provide documentation of such compliance to the City prior to issuance of any Building Permits.
4. Airport Approach Overlay Zone: The Owner/Permittee shall comply with conditions established by the Airport Approach Overlay Zone (and any successor or amendment thereto) which were approved at the Airport Land Use Commission (ALUC) meeting on May 2, 2019. The ALUC Board made the determination that the Project is conditionally consistent with the San Diego International Airport Land Use Compatibility Plan. The Applicant shall comply with the following ALUC conditions:
  - a. An aviation easement must be recorded with the County Recorder.
  - b. The structure shall be marked and lighted in accordance with the Determination of No Hazard to Air Navigation issued by the Federal Aviation Administration (FAA) on April 1, 2019.

#### **PLANNED DEVELOPMENT PERMIT**

5. The City Hearing Officer hereby grants a Centre City Planned Development Permit (CCPDP) pursuant to Section 156.0304(f) of the CCPDO for deviations from the following development regulations:
  - a. CCPDO §156.0310(d)(1)(B) Street Wall Frontage: Allow for the elimination of the street wall requirement along 22 feet of the frontage along Seventh Avenue at the southwest corner of the property to accommodate the installation of two transformers.
  - b. CCPDO §156.0310(d)(1)(C) Street Wall Setback: Allow for an increase in the street wall setback from five feet to 11 feet for two recesses on either side of the lobby entrance, not to exceed approximately 30 linear feet or 15% of the facade along Beech Street to accommodate light wells into the lower ground level containing the pool room.
  - c. CCPDO §156.0310(d)(1)(D) Street Wall Height: Allow for the reduction of the street wall height from 45 feet to 14 feet along 22 feet of the frontage along Eighth Avenue at the southeast corner of the property.

#### **PLANNING AND DESIGN REQUIREMENTS**

6. Residential Amenities and Facilities: The development includes the following residential amenities and facilities as illustrated on the approved Basic Concept/Schematic Drawings on file at the City, which shall be required to be maintained within the development in perpetuity:
  - a. Common Outdoor Open Space – A minimum of 3,000 SF of common outdoor open space shall be provided. The space may contain active and passive areas and a combination of



hardscape and landscape features, but a minimum of 10% of the common outdoor open space must be planting area.

- b. Common Indoor Space – A minimum of 500 SF of common indoor amenity space shall be provided. The space(s) shall be maintained for use by residents of the development and must be accessible through a common corridor. The area may contain active or passive recreational facilities, meeting space, computer terminals, or other activity space.
  - c. Private Open Space – A minimum of 52 DU shall provide private open space on a balcony, patio, or roof terrace.
  - d. Pet Open Space – A minimum of 100 SF of pet open space shall be provided, improved for use by pets and clearly marked for such exclusive use. Such areas shall include permeable surfaces, a hose bib, and be drained to the public sewer system (except for at-grade lawn areas).
7. Urban Design Standards: The proposed development, including its architectural design concepts and off-site improvements, shall be consistent with the CCPDO and Centre City Streetscape Manual (CCSM). These standards, with the following specific conditions, will be used as a basis for evaluating the development through all stages of the development process.
  8. Architectural Standards – The architecture of the development shall establish a high quality of design and complement the design and character of the Cortez neighborhood as shown in the approved Basic Concept/Schematic Drawings on file at the City. The development shall utilize a coordinated color scheme consistent with the approved Basic Concept/Schematic Drawings.
  9. Form and Scale – The development shall consist of a 12-13-story building not exceeding an overall average height of 144 feet above average grade, measured to the top of the parapet, with roof equipment enclosures, elevator penthouses, and mechanical screening above this height permitted per the CCPDO and the Federal Aviation Administration (FAA). All building elements shall be complementary in form, scale, and architectural style.
  10. Building Materials – All building materials shall be of a high quality as shown in the Basic Concept/Schematic Drawings and approved materials board. All materials and installation shall exhibit high-quality design, detailing, and construction execution to create a durable and high quality finish. The base of the buildings shall be clad in upgraded materials and carry down to within one inch of finish sidewalk grade, as illustrated in the approved Basic Concept/Schematic Drawings. Any graffiti coatings shall be extended the full height of the upgraded base materials or up to a natural design break such a cornice line. All downspouts, exhaust caps, and other additive elements shall be superior grade for urban locations, carefully composed to reinforce the architectural design. Reflectivity of the glass shall be the minimum reflectivity required by Title 24 of the California Code of Regulations (“Title 24”).

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



the City. 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.

11. Street Level Design – Street level windows shall be clear glass and may be lightly tinted. Architectural features such as awnings and other design features which add human scale to the streetscape are encouraged where they are consistent with the design theme of the structure. Exit corridors including garage entrances shall provide a finished appearance to the street with street level exterior finishes wrapping into the openings a minimum of ten feet, or the garage door, whichever is deeper.

All exhaust caps, lighting, sprinkler heads, and other elements on the undersides of all balconies and surfaces shall be logically composed and placed to minimize their visibility, while meeting code requirements. All soffit materials shall be high quality and consistent with adjacent elevation materials, and incorporate drip edges and other details to minimize staining and ensure long-term durability.

12. Utilitarian Areas – Areas housing trash, storage, or other utility services shall be completely concealed from view of the ROW and adjoining developments, except for utilities required to be exposed by the City or utility company. The development shall provide trash and recyclable material storage areas per SDMC Sections 142.0810 and 142.0820. Such areas shall be provided within an enclosed building area and kept clean and orderly at all times.

13. Mail and Delivery Locations – It is the Permittee's responsibility to coordinate mail service and mailbox locations with the United States Postal Service and to minimize curb spaces devoted to postal and loading use. The Permittee shall locate all mailboxes and parcel lockers outside of the ROW, either within the building or recessed into a building wall. Individual commercial spaces shall utilize a centralized delivery stations within the building or recessed into a building wall.

14. Circulation and Parking – The Permittee shall prepare a plan which identifies the location of curbside parking control zones, parking meters, fire hydrants, valet services if any, trees, and street lights to the satisfaction of the City. Such plan shall be submitted in conjunction with construction permits. All subterranean parking shall meet the requirements of the Building Department, Fire Department and City Engineer. All parking shall be mechanically ventilated. The exhaust system for mechanically ventilated structures shall be located to mitigate noise and exhaust impacts on the public ROW. The garage door shall be a minimum 80% opaque to prevent views into the garage area. An upgraded design shall be provided in the construction documents.

15. Open Space and Development Amenities – A landscape plan that illustrates the relationship of the proposed on and off-site improvements and the location of water, and electrical hookups to the satisfaction of the City shall be submitted with construction drawings.



16. Roof Tops – A rooftop equipment and appurtenance location and screening plan shall be prepared and submitted to the satisfaction of the City with construction drawings. Any rooftop mechanical equipment shall be grouped, enclosed, and screened from surrounding views.
17. Lighting – A lighting plan which highlights the architectural qualities of the proposed development and also enhances the lighting of the public ROW shall be submitted with construction drawings. All lighting shall be designed to avoid illumination of, or glare to, adjoining properties, including those across any street.
18. Signage – All signs shall comply with the City Sign Regulations and the CCPDO.
19. Noise Control – All mechanical equipment, including but not limited to, air conditioning, heating and exhaust systems, shall comply with the City Noise Ordinance and California Noise Insulation Standards as set forth in Title 24. Permittee shall provide evidence of compliance with construction drawings.
20. Street Address – Building address numbers shall be provided that are visible and legible from the ROW.
21. On-Site Improvements: All off-site and on-site improvements shall be designed as part of an integral site development. An on-site improvement plan shall be submitted to the satisfaction of the City with construction drawings.

**PUBLIC IMPROVEMENTS, LANDSCAPING AND UTILITY REQUIREMENTS**

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

	Beech Street	Seventh Avenue	Eighth Avenue
Street Trees	Jacaranda	Jacaranda	Jacaranda
Tree Grates	CCDC Standard	CCDC Standard	CCDC Standard
Sidewalk Paving	CCDC Standard	CCDC Standard	CCDC Standard
Street Lights	Standard	Standard	Standard

23. Street Trees – Street tree selections shall be made according to the CCSM. All trees shall be planted at a minimum 36-inch box size with tree grates provided as specified in the CCSM, and shall meet the requirements of Title 24. Tree spacing shall be accommodated after street lights have been sited, and generally spaced 20 to 25 feet on center. All landscaping shall be irrigated with private water service from the subject development.
24. Street Lights – New street lights shall be installed according to the CCSM for type and spacing. Any existing lights shall be evaluated to determine if they meet current City requirements, and shall be modified or replaced if necessary.



25. Sidewalk Paving – Any specialized paving materials shall be approved through the execution of an Encroachment Removal and Maintenance Agreement (EMRA) with the City at the time of construction permit issuance.
26. Litter Containers – The development shall provide a litter receptacle adjacent to each intersection.
27. Landscaping – All required landscaping shall be maintained in a disease, weed and litter free condition at all times. If any required landscaping (including existing or new plantings, hardscape, landscape features, etc.) indicated on the approved construction documents is damaged or removed during demolition or construction, it shall be repaired and/or replaced in kind and equivalent in size per the approved documents and to the satisfaction of the City within 30 days of damage or Certificate of Occupancy, whichever occurs first.
28. Planters – Planters shall be permitted to encroach into the ROW a maximum of three feet. The planter encroachment shall be measured from the property line to the face of the curb to the wall surrounding the planter. A minimum six-foot clear path shall be maintained between the face of the planter and the edge of any tree grate or other obstruction in the ROW.
29. On-Street Parking – The Permittee shall maximize the on-street parking wherever feasible.
30. Franchise Public Utilities – The Permittee shall be responsible for the installation or relocation of franchise utility connections including, but not limited to, gas, electric, telephone and cable, to the development and all extensions of those utilities in public streets. Existing franchise utilities located above grade serving the property and in the sidewalk ROW shall be removed and incorporated into the adjoining development. All franchise utilities shall be installed as identified in the Basic Concept Drawings. Any above grade devices shall be screened from view from the ROW.

## **CITY CONDITIONS**

31. Geology
  - a. Prior to the issuance of any construction permits (either grading or building), the Permittee shall submit an addendum geotechnical investigation report that specifically addresses the proposed construction plans. The addendum geotechnical investigation report shall be reviewed for adequacy by Geology Section of Development Services Department (DSD).
  - b. The Owner/Permittee shall submit an interim as-grade geotechnical report that presents the results of detailed geologic mapping/logging of the entire basement excavation to demonstrate the lack of faults crossing the site prior to building inspection of foundation excavations. The interim as-graded geotechnical report shall be reviewed for adequacy by the Geology Section of DSD.
  - c. The Owner/Permittee shall submit a final as-graded geotechnical report prepared in accordance with the City's Guidelines for Geotechnical Reports following completion of



the grading. The as-graded geotechnical report shall be reviewed for adequacy by the Geology Section of DSD prior to exoneration of the bond and grading permit close-out.

32. Engineering

- a. The Project proposes to export material from the Project site. Any excavated material that is exported shall be exported to a legal disposal site in accordance with the Standard Specifications for Public Works Construction (“Green Book”), 2015 edition and Regional Supplement Amendments adopted by the Regional Standards Committee.
- b. The drainage system proposed for the Project, as shown on the site plan, is private and subject to approval by the City Engineer.
- c. Prior to the issuance of any building permits, the Owner/Permittee shall obtain a ROW permit for the shoring proposed for the Project, satisfactory to the City Engineer.
- d. Prior to the issuance of any building permits, the Permittee shall obtain an EMRA from the City Engineer for the sidewalk underdrain/curb outlet in the Seventh Avenue and Eighth Avenue ROW.
- e. Prior to the issuance of any building permits, the Permittee shall obtain an EMRA from the City Engineer for any existing and proposed private improvements of any kind, including utilities, landscaping, trench drains, and electrical conduits to be installed within the Seventh Avenue, Beech Street, and Eighth Avenue, satisfactory to the City Engineer.
- f. Prior to the issuance of any building permits, the Permittee shall assure, by permit and bond, the construction of a current City standard 24-foot wide driveway adjacent to the site on Eighth Avenue;
- g. Prior to issuance of any construction permit, the Permittee shall assure by permit and bond the removal of existing driveways and replace it with curb, gutter, and sidewalk per City Standard adjacent to the site on Eighth Avenue, satisfactory to the City Engineer.
- h. Prior to issuance of any construction permit, the Permittee shall assure by permit and bond the reconstruction of the sidewalk with current City Standard sidewalk and preserving the contractor’s stamp adjacent to the site on Seventh Avenue, Beech Street, and Eighth Avenue, satisfactory to the City Engineer.
- i. Prior to issuance of any construction permit, the Permittee shall assure by permit and bond the reconstruction of the existing curb with curb and gutter per current City standards adjacent to the site on Seventh Avenue, Beech Street, and Eighth Avenue, satisfactory to the City Engineer.
- j. Prior to the issuance of any construction permits, the Owner/Permittee shall assure, by permit and bond, to reconstruct two existing curb ramps with current City Standard curb



ramp Standard Drawing SDG-130 and SDG-132 with Detectable/Tactile Warning Tile, satisfactory to the City Engineer.

- k. Prior to issuance of any construction permit, the Permittee shall enter into a Maintenance Agreement for the on-going permanent Best Management Practices (BMP) maintenance, satisfactory to the City Engineer.
- l. Prior to the issuance of any construction permit, the Permittee shall incorporate any construction BMP necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the SDMC into the construction plans or specifications.
- m. Prior to the issuance of any construction permit, the Permittee shall submit a technical report based on the Storm Water Standards in effect at the time of construction permit issuance that will be subject to final review and approval by the City Engineer.
- n. Prior to the issuance of any construction permit, the Owner/Permittee shall submit a Water Pollution Control Plan (WPCP). The WPCP shall be prepared in accordance with the guidelines in Part 2 Construction BMP Standards, Chapter 4 of the City's Storm Water Standards.

## **SUSTAINABILITY**

The following requirements must be demonstrated prior to issuance of construction permits:

33. Cool/Green Roofs - The development must include roofing materials with a minimum three-year aged solar reflection and thermal emittance or solar reflection index equal to or greater than the values specified in the voluntary measures under the CALGreen.
34. Plumbing Fixtures and Fittings –
  - Kitchen faucets: maximum flow rate not to exceed 1.5 gallons per minute at 60 psi;
  - Standard dishwashers: 4.25 gallons per cycle;
  - Compact dishwashers: 3.5 gallons per cycle; and,
  - Clothes washers: water factor of 6 gallons per cubic feet of drum capacity.
35. Electrical Vehicle Charging – 3% of the total required parking spaces shall be provided with a listed cabinet, box or enclosure connected to a conduit linking the parking space with electrical services. Of these spaces, 50% shall include the necessary electric vehicle supply equipment installed to provide an active electric charging station ready for use by residents.

## **STANDARD REQUIREMENTS**

36. Environmental Impact Mitigation Monitoring and Reporting Program (MMRP): As required by CCPDO Section 156.0304(h), the development shall comply with all applicable Mitigation Monitoring and Reporting Program (MMRP) measures from the 2006 Final Environmental Impact Report (FEIR) for the DCP.



37. Tentative Map: The Owner and/or Permittee shall be responsible for obtaining all map approvals required by the City prior to any future conversion of the residential units and/or commercial spaces to condominium units for individual sale.
38. Development Impact Fees: The development will be subject to Centre City Development Impact Fees. The fee shall be determined in accordance with the fee schedule in effect at the time of building permit issuance. The 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 Permittee to provide all necessary documentation for receiving any "credit" for existing buildings to be removed. Development Impact Fees shall be calculated in accordance with fee schedule in effect at the time of building permit issuance, and in accordance with the SDMC.
39. Construction Fence: The Permittee shall install a construction fence pursuant to specifications of, and a permit from, the City Engineer. The fence shall be solid plywood with wood framing, painted a consistent color with the development's design, and shall contain a pedestrian passageway, signs, and lighting as required by the City Engineer. The fencing shall be maintained in good condition and free of graffiti at all times.
40. Development Identification Signs: Prior to commencement of construction on the site, the Permittee shall prepare and install, at its cost and expense, one sign on the barricade around the site which identifies the development. The sign shall be at least four feet by six feet and be visible to passing pedestrian and vehicular traffic. The signs shall at a minimum include:
- Color rendering of the development
  - Development name
  - Developer
  - 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 sq. ft. per street frontage. Graphics may also be painted on any barricades surrounding the site. All signs and graphics shall be submitted to the City for approval prior to installation.

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



42. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.
43. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
44. Issuance of this Permit by the City does not authorize the Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. §1531 et seq.).
45. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Permittee and any successor(s) in interest.
46. This development shall comply with the standards, policies, and requirements in effect at the time of approval of this development, including any successor(s) or new policies, financing mechanisms, phasing schedules, plans and ordinances adopted by the City.
47. No permit for construction, operation, or occupancy of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until this Permit is recorded in the Office of the San Diego County Recorder.
48. The Permittee shall secure all necessary building permits. The Permittee is informed that to secure these permits, substantial building modifications and site improvements may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.
49. Construction plans shall be in substantial conformity to the approved Basic Concept/Schematic Drawings and associated Color and Materials Boards dated August 16, 2018, on file at the City. Changes, modifications, or alterations to the construction plans are prohibited unless appropriate application(s)/amendment(s) to the Project have been granted.
50. The Permittee shall defend, indemnify, and hold harmless CivicSD and the City (collectively referred to as "City"), its agents, officers, and employees from any and all claims, actions, proceedings, damages, judgments, or costs, including attorney's fees, against the City or its agents, officers, or employees, relating to the issuance of this permit including, but not limited to, any action to attack, set aside, void, challenge, or annul this development approval and any environmental document or decision. The City will promptly notify Permittee of any claim, action, or proceeding and, if the City should fail to cooperate fully in the defense, the 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, 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 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 Permittee shall not be required to pay or perform any settlement unless such settlement is approved by Permittee.

51. All of the conditions contained in this Permit have been considered and were determined necessary to make the findings required for approval of this Permit. The Permit holder is required to comply with each and every condition in order to maintain the entitlements that are granted by this Permit. If any condition of this Permit, on a legal challenge by the 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 Permittee shall have the right, by paying applicable processing fees, to bring a request for a new permit without the "invalid" condition(s) back to the discretionary body which approved the Permit for a determination by that body as to whether all of the findings necessary for the issuance of the proposed permit can still be made in the absence of the "invalid" condition(s). Such hearing shall be a hearing de novo, and the discretionary body shall have the absolute right to approve, disapprove, or modify the proposed permit and the condition(s) contained there.

This CCDP/CCPDP No. 2018-57 is granted by the City Hearing Officer on August 21, 2019.

CIVIC SAN DIEGO:

OWNER/PERMITTEE:

\_\_\_\_\_  
James Alexander  
Associate Planner

\_\_\_\_\_  
Date

\_\_\_\_\_  
Peter Janopaul  
JSD2, LLC

\_\_\_\_\_  
Date

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



**DOWNTOWN  
FINAL ENVIRONMENTAL IMPACT REPORT  
CONSISTENCY EVALUATION  
FOR THE  
777 BEECH PROJECT**

**AUGUST 2019**

Prepared for: JSD2, LLC  
P.O. Box 37  
Rancho Santa Fe, CA 92067

Prepared by: Civic San Diego  
401 B Street, Suite 400  
San Diego, CA 92101



## **DOWNTOWN FEIR CONSISTENCY EVALUATION**

**1. PROJECT TITLE:** 777 Beech ("Project")

**2. DEVELOPER:** JSD2, LLC ("Applicant")

**3. PROJECT LOCATION AND SETTING:** The Downtown Community Plan (DCP) area ("Downtown") includes approximately 1,500 acres within the metropolitan core of the City of San Diego, bounded by Laurel Street and Interstate 5 on the north; Interstate 5, Commercial Street, 16th Street, Sigsbee Street, Newton Avenue, Harbor Drive, and the extension of Beardsley Street on the east and southeast; and San Diego Bay on the south and west and southwest. The major north-south access routes to Downtown are Interstate 5, State Route 163, and Pacific Highway. The major east-west access route to Downtown is State Route 94. Surrounding areas include the community of Uptown and Balboa Park to the north, Golden Hill and Sherman Heights to the east, Barrio Logan and Logan Heights to the South and the City of Coronado to the west across San Diego Bay.

The Project site is an approximately 20,000 square-foot (SF) site located on the south side of Beech Street between Seventh and Eighth avenues in the Cortez neighborhood of Downtown. The site currently contains a parking garage, pool, and open space courtyard used by the adjacent historic El Cortez residential building. The site slopes down in elevation from the northwest to the southeast by approximately 15 feet. The Project site is in the Residential Emphasis (RE) land use district as designated in the Centre City Planned District Ordinance (CCPDO). Surrounding land uses include mid-rise residential buildings to the north, east, and west, and the historic El Cortez high-rise condominium tower on the same block to the south of the Project.

**4. PROJECT DESCRIPTION:** This Project consists of a 12-13-story residential development, averaging 143 feet in height and comprised of 104 residential dwelling units (DU). 200 parking spaces are proposed in five subterranean levels accessed from a driveway on Eighth Avenue. The Base Maximum Floor Area Ratio (FAR) is 8.0. The Project has an FAR of 7.3.

**5. CEQA COMPLIANCE:** Development within the Downtown area has been addressed by the following environmental documents, which were prepared prior to this Consistency Evaluation and are hereby incorporated by reference:

"Downtown Final Environmental Impact Report (FEIR)" consisting of the following documents:

FEIR for the DCP, CCPDO, and 10<sup>th</sup> Amendment to the Redevelopment Plan for the Centre City Project (State Clearinghouse Number 2003041001, certified by the Redevelopment Agency (Resolution No. R-04001) and the San Diego City Council (City Council) (Resolution No. R-301265), with date of final passage on March 14, 2006.

Addendum to the Downtown FEIR for the 11<sup>th</sup> Amendment to the Redevelopment Plan for the Centre City Redevelopment Project, Amendments to the DCP, CCPDO, Marina Planned District Ordinance, and Mitigation, Monitoring and Reporting Program of the Downtown FEIR for the DCP, CCPDO, and the Redevelopment Plan for the Centre City Redevelopment Project certified by the Redevelopment Agency (Resolution No. R-04193) and by the City Council (Resolution No. R-302932), with date of final passage on July 31, 2007.



Second Addendum to the Downtown FEIR for the proposed amendments to the DCP, CCPDO, Marina Planned District Ordinance, and Mitigation, Monitoring and Reporting Program (MMRP) certified by the Redevelopment Agency (Resolution No. R-04508), with date of final passage on April 21, 2010.

Third Addendum to the Downtown FEIR for the RE District Amendments to the CCPDO certified by the Redevelopment Agency (Resolution No. R-04510), with date of final passage on April 21, 2010.

Fourth Addendum to the Downtown FEIR for the San Diego Civic Center Complex Project certified by the Redevelopment Agency (Resolution No. R-04544) with date of final passage on August 3, 2010.

Fifth Addendum to the Downtown FEIR for the Industrial Buffer Overlay Zone Amendments to the CCPDO certified by the City Council (Resolution No. R-308724) with a date of final passage on February 12, 2014.

Sixth Addendum to the Downtown FEIR for the India and Date Project certified by the City Council (Resolution No. R-309115) with a date of final passage on July 14, 2014.

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

“Climate Action Plan (CAP) FEIR” which consists of the following documents:

FEIR for the City of San Diego CAP certified by the City Council on December 15, 2015, (City Council Resolution R-310176).

Addendum to the CAP FEIR certified by the City Council on July 12, 2016 (City Council Resolution R-310595).

The Downtown FEIR and the CAP FEIR are “Program EIRs” prepared in compliance with California Environmental Quality Act (CEQA) Guidelines Section 15168. The aforementioned environmental documents are the most recent and comprehensive environmental documents pertaining to the proposed Project. The Downtown FEIR is available for review at the offices of the Civic San Diego (“CivicSD”) located at 401 B Street, Suite 400, San Diego, CA 92101 or at the CivicSD website at <http://civicsd.com/departments/planning/environmental-documents>. The CAP FEIR is available at the offices of the City of San Diego Planning Department located at 1010 Second Avenue, Suite 1200, San Diego, CA 92101 or on the City of San Diego website.

This Downtown FEIR Consistency Evaluation (“Evaluation”) has been prepared for the Project in compliance with State CEQA and Local Guidelines. Under these Guidelines, environmental review for subsequent proposed actions is accomplished using the Evaluation process, as allowed by Sections 15168 and 15180 of the State CEQA Guidelines. The Evaluation includes the evaluation criteria as defined in Section 15063 of the State CEQA Guidelines.



Under this process, an Evaluation is prepared for each subsequent proposed action to determine whether the potential impacts were anticipated in the Downtown FEIR and the CAP FEIR. No additional documentation is required for subsequent proposed actions if the Evaluation determines that the potential impacts have been adequately addressed in the Downtown FEIR and CAP FEIR and subsequent proposed actions implement appropriate mitigation measures identified in the MMRP that accompanies the Downtown FEIR and CAP FEIR.

If the Evaluation identifies new impacts or a substantial change in circumstances, additional environmental documentation is required. The form of this documentation depends upon the nature of the impacts of the subsequent proposed action being proposed. Should a proposed action result in: a) new or substantially more severe significant impacts that are not adequately addressed in the Downtown FEIR or CAP FEIR, or b) there is a substantial change in circumstances that would require major revision to the Downtown FEIR or the CAP FEIR, or c) that any mitigation measures or alternatives previously found not to be feasible or not previously considered would substantially reduce or lessen any significant effects of the Project on the environment, a Subsequent or Supplemental Environmental Impact Report (EIR) would be prepared in accordance with Sections 15162 or 15163 of the State CEQA Guidelines (CEQA Statutes Section 21166).

If the lead agency under CEQA finds that pursuant to Sections 15162 and 15163, no new significant impacts will occur or no new mitigation will be required, the lead agency can approve the subsequent proposed action to be within the scope of the Project covered by the Downtown FEIR and CAP FEIR, and no new environmental document is required.

**6. PROJECT-SPECIFIC ENVIRONMENTAL ANALYSIS:** See attached Environmental Checklist and Section 9 *Evaluation of Environmental Impacts*.

**7. MITIGATION, MONITORING AND REPORTING PROGRAM:** As described in the Environmental Checklist and summarized in **Attachment A**, the following mitigation measures included in the MMRP, found in DCP Appendix A, will be implemented by the proposed Project:

**AQ-B.1-1; HIST-B.1-1; PAL-A.1-1; NOI-B.1-1; NOI-C.1-1**

**8. DETERMINATION:** In accordance with Sections 15168 and 15180 of the CEQA Guidelines, the potential impacts associated with future development within the Downtown are addressed in the Downtown FEIR and the CAP FEIR. These documents address the potential environmental effects of future development within Downtown based on build-out forecasts projected from the land use designations, density bonus, and other policies and regulations governing development intensity and density. Based on this analysis, the Downtown FEIR and the CAP FEIR, as listed in Section 6 above, concluded that development would result in significant impacts related to the following issues (mitigation and type of impact shown in parentheses):

**Significant but Mitigated Impacts**

- Air Quality: Construction Emissions (AQ-B.1) (D)
- Paleontology: Impacts to Significant Paleontological Resources (PAL-A.1) (D/C)
- Noise: Interior Traffic Level Increase on Grid Streets (NOI-B.1) (D/C)



## **Significant and Not Mitigated Impacts**

- Air Quality: Mobile Source Emissions (AQ-A.1) (C)
- Historical Resources: Archeological (HIST-B.1) (D/C)
- Water Quality: Urban Runoff (WQ-A.1) (C)
- Land Use: Physical Changes Related to Transient Activity (LU-B.6) (C)
- Noise: Exterior Traffic Level Increase on Grid Streets (NOI-A.1) (C)
- Noise: Exterior Traffic Noise in Residential Development (NOI-C.1) (D/C)
- Traffic: Impact on Surrounding Streets (TRF-A.1) (C)
- Traffic: Impact on Freeway Ramps and Segments (TRF-A.2) (C)

In certifying the Downtown FEIR, the City Council adopted a Statement of Overriding Considerations which determined that the unmitigated impacts were acceptable in light of economic, legal, social, technological or other factors including the following.

## **Overriding Considerations**

1. Develop Downtown as the primary urban center for the region.
2. Maximize employment opportunities within Downtown.
3. Develop full-service, walkable neighborhoods linked to the assets Downtown offers.
4. Increase and improve parks and public spaces.
5. Relieve growth pressure on outlying communities.
6. Maximize the advantages of Downtown's climate and waterfront setting.
7. Implement a coordinated, efficient system of vehicular, transit, bicycle, and pedestrian traffic.
8. Integrate historical resources into the new Downtown plan.
9. Facilitate and improve the development of business and economic opportunities located in Downtown.
10. Integrate health and human services into neighborhoods within Downtown.
11. Encourage a regular process of review to ensure that the DCP and related activities are best meeting the vision and goals of the DCP.

The proposed activity detailed and analyzed in this Evaluation is 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. Because the prior environmental documents adequately covered this activity, this activity is not a separate project for purposes of review under CEQA pursuant to CEQA Guidelines Sections 15060(c)(3), 15180, and 15378(c).

**SUMMARY OF FINDINGS:** In accordance with Public Resources Code Sections 21166, 21083.3, and CEQA Guidelines Sections 15168 and 15183, the following findings are derived from the environmental review documented by this Evaluation and the Downtown FEIR and CAP FEIR:

1. No substantial changes are proposed in the build-out of Downtown evaluated in the Downtown FEIR or CAP FEIR, or with respect to the circumstances under which such development will occur as a result of the development of the proposed Project, which will require important or major revisions in the Downtown FEIR or the CAP FEIR;



2. No new information of substantial importance to the build-out of Downtown has become available that shows the Project will have any significant effects not discussed previously in the Downtown FEIR or CAP FEIR; or that any significant effects previously examined will be substantially more severe than shown in the Downtown FEIR or CAP FEIR; or that any mitigation measures or alternatives previously found not to be feasible or not previously considered would substantially reduce or lessen any significant effects of the Project on the environment;
3. No Negative Declaration, Subsequent EIR, or Supplement or Addendum to the Downtown FEIR or CAP EIR is necessary or required;
4. The proposed actions will have no significant effect on the environment, except as identified and considered in the Downtown FEIR or CAP FEIR. No new or additional project-specific mitigation measures are required for this Project; and
5. The proposed actions would not have any new effects that were not adequately covered in the Downtown FEIR or CAP FEIR, and therefore, the proposed Project is within the scope of the program approved under the Downtown FEIR and CAP FEIR listed in Section 5 above.

CivicSD, on behalf of the City of San Diego, administered the preparation of this Evaluation.

  
James Alexander, Associate Planner, Civic San Diego  
Lead Agency Representative/Preparer

8/1/19  
Date



# ENVIRONMENTAL CHECKLIST

## 9. EVALUATION OF ENVIRONMENTAL IMPACTS

This environmental checklist evaluates the potential environmental effects of the proposed Project consistent with the significance thresholds and analysis methods contained in the Downtown FEIR and CAP FEIR. Based on the assumption that the proposed activity is adequately addressed in the Downtown FEIR and CAP FEIR, the following table indicates how the impacts of the proposed activity relate to the conclusions of the Downtown FEIR and CAP FEIR. As a result, the impacts are classified into one of the following categories:

- Significant and Not Mitigated (SNM)
- Significant but Mitigated (SM)
- Not Significant (NS)

The checklist identifies each potential environmental effect and provides information supporting the conclusion drawn as to the degree of impact associated with the proposed Project. As applicable, mitigation measures from the Downtown FEIR and CAP FEIR are identified and are summarized in **Attachment A** to this Evaluation. Some of the mitigation measures are plan-wide and not within the control of the proposed Project. Other measures, however, are to be specifically implemented by the proposed Project. Consistent with the Downtown FEIR and CAP FEIR analysis, the following issue areas have been identified as Significant and Not Mitigated even with inclusion of the proposed mitigation measures, where feasible:

- Air Quality: Mobile Source Emissions (AQ-A.1) (C)
- Historical Resources: Archeological (HIST-B.1) (D/C)
- Water Quality: Urban Runoff (WQ-A.1) (C)
- Land Use: Physical Changes Related to Transient Activity (LU-B.6) (C)
- Noise: Exterior Traffic Level Increase on Grid Streets (NOI-A.1) (C)
- Noise: Exterior Traffic Noise in Residential Development (NOI-C.1) (D/C)
- Traffic: Impact on Surrounding Streets (TRF-A.1) (C)
- Traffic: Impact on Freeway Ramps and Segments (TRF-A.2) (C).

The following Overriding Considerations apply directly to the proposed Project:

- Develop Downtown as the primary urban center for the region.
- Develop full-service, walkable neighborhoods linked to the assets Downtown offers.
- Relieve growth pressure on outlying communities.
- Maximize the advantages of Downtown's climate and waterfront setting.



	Significant And Not Mitigated (SNM)		Significant But Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
<b>Issues and Supporting Information</b>						
<b>1. AESTHETICS/VISUAL QUALITY:</b>						
<p>(a) <i>Substantially disturb a scenic resource, vista or view from a public viewing area, including a State scenic highway or view corridor designated by the DCP?</i></p> <p>Views of scenic resources including San Diego Bay, San Diego-Coronado Bay Bridge, Point Loma, Coronado, Petco Park, and the Downtown skyline are afforded by the public viewing areas within and around the Downtown and along view corridor streets within the planning area.</p> <p>The CCPDO includes several requirements that reduce a project’s impact on scenic vistas. These include view corridor setbacks on specific streets to maintain views and controls building bulk by setting limits on minimum tower spacing, street wall design, maximum lot coverage, and building dimensions.</p> <p>The Project site is not located within a designated view corridor of the DCP or CCPDO. The project would involve construction of a residential development in the Cortez neighborhood.</p> <p>Lastly, the site itself does not possess any significant scenic resources that could be impacted by the proposed Project therefore impacts to on-site scenic resources are not significant. Impacts associated with scenic vistas would be similar to the Downtown FEIR and would not be significant.</p>					<b>X</b>	<b>X</b>
<p>(b) <i>Substantially incompatible with the bulk, scale, color and/or design of surrounding development?</i></p> <p>The bulk, scale, and design of the Project would be compatible with existing and planned developments in the southern portion of the Cortez neighborhood. Development of the site would improve the area by providing a new, modern building on a currently</p>					<b>X</b>	<b>X</b>



	Significant And Not Mitigated (SNM)		Significant But Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
<b>Issues and Supporting Information</b>						
underutilized site. The Project would utilize high quality materials and contemporary design sensitive to the character of the surrounding neighborhood. Additionally, a variety of mid, low and high-rise buildings are located within the vicinity of the Project site and the scale of the proposed Project would be consistent with that of surrounding buildings. Therefore, project-level and cumulative impacts associated with this issue would not occur.						
<p><i>(c) Substantially affect daytime or nighttime views in the area due to lighting?</i></p> <p>The Project would not involve a substantial amount of exterior lighting or include materials that would generate substantial glare. Furthermore, outdoor lighting that would be incorporated into the proposed project would be shielded or directed away so that direct light or glare does not adversely impact adjacent land uses. The City’s Light Pollution Law SDMC Section 101.1300 et seq.) also protects nighttime views (e.g., astronomical activities) and light-sensitive land uses from excessive light generated by development in the Downtown area. The Project’s conformance with these requirements would ensure that direct and cumulative impacts associated with this issue are not significant.</p>					<b>X</b>	<b>X</b>
<b>2. AGRICULTURAL RESOURCES:</b>						
<p><i>(a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) to non-agricultural use?</i></p> <p>Downtown is an urban environment that does not contain land designated as prime agricultural soil by the Soils Conservation Service. In addition, it does not contain prime farmland designated by the California Department of Conservation. Therefore, no impact to agricultural resources would occur.</p>					<b>X</b>	<b>X</b>



	Significant And Not Mitigated (SNM)		Significant But Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
<b>Issues and Supporting Information</b>						
<p><i>(b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?</i></p> <p>Downtown does not contain, nor is it near, land zoned for agricultural use or land subject to a Williamson Act Contract pursuant to Section 512101 of the California Government Code. Therefore, impacts resulting from conflicts with existing zoning for agricultural use or a Williamson Act Contract would not occur.</p>					<b>X</b>	<b>X</b>



	Significant And Not Mitigated (SNM)		Significant But Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
<b>Issues and Supporting Information</b>						
<b>3. AIR QUALITY:</b>						
<p>(a) <i>Conflict with or obstruct implementation of an applicable air quality plan, including the County's Regional Air Quality Strategies (RFS) or the State Implementation Plan?</i></p> <p>The proposed Project site is located within the San Diego Air Basin, which is under the jurisdiction of the San Diego Air Pollution Control District (SDAPCD). The San Diego Air Basin is designated by state and federal air quality standards as nonattainment for ozone and particulate matter (PM) less than 10 microns (PM10) and less than 2.5 microns (PM 2.5) in equivalent diameter. The SDAPCD has developed a Regional Air Quality Strategy (RAQS) to attain the state air quality standards for ozone.</p> <p>The Project is consistent with the land use and transit-supportive policies and regulations of the DCP and CCPDO; which are in accordance with those of the RAQS. Therefore, the proposed Project would not conflict with, but would help implement, the RAQS with its' compact, high intensity land use and transit-supportive design. Therefore, no impact to the applicable air quality plan would occur.</p>					<b>X</b>	<b>X</b>
<p>(b) <i>Expose sensitive receptors to substantial air contaminants including, but not limited to, criteria pollutants, smoke, soot, grime, toxic fumes and substances, particulate matter, or any other emissions that may endanger human health?</i></p> <p>The Project could involve the exposure of sensitive receptors to substantial air contaminants during short-term construction activities and over the long-term operation of the Project. Construction activities associated with the Project could result in potentially significant impacts related to the exposure of sensitive receptors to substantial emissions of particulate matter. The potential for impacts to sensitive receptors</p>			<b>X</b>			<b>X</b>

	Significant And Not Mitigated (SNM)		Significant But Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
<b>Issues and Supporting Information</b>						
<p>during construction activities would be mitigated to below a level of significance through compliance with the City’s mandatory standard dust control measures and the dust control and construction equipment emission reduction measures required by <b>Downtown FEIR Mitigation Measure AQ-B.1-1</b> (Attachment A).</p> <p>The Project could also involve the exposure of sensitive receptors to air contaminants over the long-term operation of the Project, such as carbon monoxide exposure (commonly referred to as CO “hot spots”) due to traffic congestion near the Project site. However, the Downtown FEIR concludes that development within the Downtown would not expose sensitive receptors to significant levels of any of the substantial air contaminants. Since the land use designation of the proposed development does not differ from the land use designation assumed in the Downtown FEIR analysis, the Project would not expose sensitive receptors to substantial air contaminants beyond the levels assumed in the Downtown FEIR. Additionally, the Project is not located close enough to any industrial activities to be impacted by any emissions potentially associated with such activities. Therefore, impacts associated with this issue would not be significant. Project impacts associated with the generation of substantial air contaminants are discussed below in Section 3.c.</p>						
<p>(c) <i>Generate substantial air contaminants including, but not limited to, criteria pollutants, smoke, soot, grime, toxic fumes and substances, particulate matter, or any other emissions that may endanger human health?</i></p> <p>Implementation of the Project could result in potentially adverse air quality impacts related to the following air emission generators: construction and mobile-sources. Site preparation activities and construction of the Project would involve short-term, potentially adverse impacts</p>		<b>X</b>	<b>X</b>			



	Significant And Not Mitigated (SNM)		Significant But Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
<b>Issues and Supporting Information</b>						
<p>associated with the creation of dust and the generation of construction equipment emissions. The clearing, grading, excavation, and other construction activities associated with the Project would result in dust and equipment emissions that, when considered together, could endanger human health. Implementation of <b>Downtown FEIR Mitigation Measure AQ-B.1-1</b> (Attachment A) would reduce dust and construction equipment emissions generated during construction of the Project to a level below significance.</p> <p>The air emissions generated by automobile trips associated with the Project would not exceed air quality significance standards established by the San Diego Air Pollution Control District. However, the Project's mobile source emissions, in combination with dust generated during the construction of the Project, would contribute to the significant and unmitigated cumulative impact to air quality identified in the Downtown FEIR. No uses are proposed that would significantly increase stationary-source emissions in Downtown; therefore, impacts from stationary sources is not significant.</p>						
<b>4. BIOLOGICAL RESOURCES:</b>						
<p>(a) <i>Substantially effect, either directly or through habitat modifications, any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by local, state or federal agencies?</i></p> <p>Due to the highly urbanized nature of Downtown, there are no sensitive plants or animal species, habitats, or wildlife migration corridors. In addition, the ornamental trees and landscaping included in the Project are considered of no significant value to the native wildlife in their proposed location. Therefore, no impact associated with this issue could occur.</p>					X	X
<p>(b) <i>Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified</i></p>					X	X

	Significant And Not Mitigated (SNM)		Significant But Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
<b>Issues and Supporting Information</b>						
<p><i>in local or regional plans, policies, and regulations by local, state or federal agencies?</i></p> <p>As identified in the Downtown FEIR, Downtown is not within a sub-region of the San Diego County Multiple Species Conservation Program (MSCP). Therefore, impacts associated with substantial adverse effects on riparian habitat or other sensitive natural communities identified in local or regional plans, policies, and regulations by local, state or federal agencies would not occur.</p>						
<b>5. GEOLOGY AND SOILS:</b>						
<p><i>(a) Substantial health and safety risk associated with seismic or geologic hazards?</i></p> <p>The Project site is in a seismically active region. There are no known active or potentially active faults located on the Project site. However, the Project site is located within the Rose Canyon Fault Zone, which is designated as an Earthquake Fault Zone by the California Department of Mines and Geology. Within this fault zone is the Downtown Graben and San Diego Fault and a seismic event on this fault could cause significant ground shaking on the proposed Project site. Therefore, the potential exists for substantial health and safety risks on the Project site associated with a seismic hazard.</p> <p>Leighton and Associates, Inc. prepared a Geotechnical and Fault Investigation Report for the Project dated October 25, 2018 which states “it is our professional opinion that the site is suitable to receive the proposed improvements.” Leighton and Associates, Inc. conducted subsurface exploration of the site consisting of three small diameter hollow-stem auger borings to depths of between 30.5 and 41.5 feet below the existing ground surface. It is the professional opinion of Leighton and Associates, Inc. that, “the mapped fault that transects the site is pre-Holocene in age and</p>					<b>X</b>	<b>X</b>



	Significant And Not Mitigated (SNM)		Significant But Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
<b>Issues and Supporting Information</b>						
<p>therefore the fault rupture hazard for the site is low and not a constraint to the proposed site development.”</p> <p>Additionally, the site is not located within an Alquist-Priolo Earthquake Fault Zone, as defined by the California Geological Survey (CGS) 2003. Although the potential for geologic hazards (landslides, liquefaction, slope failure, and seismically-induced settlement) is considered low due to the site’s moderate to non-expansive geologic structure, such hazards could nevertheless occur. Conformance with, and implementation of, all seismic-safety development requirements, including all applicable requirements of the Alquist-Priolo Zone Act, the seismic design requirements of the International Building Code (IBC), the City of San Diego Notification of Geologic Hazard procedures, and all other applicable requirements would ensure that the potential impacts associated with seismic and geologic hazards are not significant.</p>						
<b>6. GREENHOUSE GAS EMISSIONS:</b>						
<p>(a) <i>Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?</i></p> <p>The DCP provides for the growth and build-out of Downtown. The City’s CAP FEIR analyzed greenhouse gas (“GHG”) emissions on a citywide basis – inclusive of the anticipated assumptions for the growth and build-out of Downtown. The City’s CAP outlines measures that would support substantial progress towards the City’s 2035 GHG emissions reduction targets, which are intended to the keep the City in-line to achieve its share of 2050 GHG reductions. The CAP Consistency Checklist is utilized to uniformly implement the CAP for project-specific analyses of GHG emission impacts. The Project has been analyzed against the CAP Consistency Checklist</p>				<b>X</b>	<b>X</b>	

	Significant And Not Mitigated (SNM)		Significant But Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
<b>Issues and Supporting Information</b>						
and based this analysis, it has been determined that the Project would be consistent with the CAP and would not contribute to cumulative GHG emissions that would be inconsistent with the CAP. As such, the Project would be consistent with the anticipated growth and build-out assumptions of both the DCP and the CAP. Therefore, this impact is considered not significant.						
<p><i>(b) Conflict with any applicable plan, policy, or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gas?</i></p> <p>As stated above in Section 6.a., construction and operation of the proposed Project would not result in a significant impact related to GHG emissions on the environment. The Project is consistent with the City's CAP and growth assumptions under the DCP as stated in Section 6.a. Additionally, the Project would be consistent with the recommendations within Policy CE-A.2 of the City of San Diego's General Plan Conservation Element. Therefore, the Project does not conflict with any applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases. This impact is considered not significant.</p>					<b>X</b>	<b>X</b>
<b>7. HAZARDS AND HAZARDOUS MATERIALS:</b>						
<p><i>(a) Substantial health and safety risk related to onsite hazardous materials?</i></p> <p>The Downtown FEIR states that contact with, or exposure to, hazardous building materials, soil and ground water contaminated with hazardous materials, or other hazardous materials could adversely affect human health and safety during short-term construction or long term operation of a development. The Project is subject to federal, state, and local agency regulations for the handling of hazardous building materials and waste. Compliance with all</p>					<b>X</b>	<b>X</b>



	Significant And Not Mitigated (SNM)		Significant But Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
<b>Issues and Supporting Information</b>						
<p>applicable requirements of the County of San Diego Department of Environmental Health and federal, state, and local regulations for the handling of hazardous building materials and waste would ensure that potential health and safety impacts caused by exposure to on-site hazardous materials are not significant during short term, construction activities. In addition, herbicides and fertilizers associated with the landscaping of the Project could pose a significant health risk over the long term operation of the Project.</p> <p>However, the Project's adherence to existing mandatory federal, state, and local regulations controlling these materials would ensure that long-term health and safety impacts associated with on-site hazardous materials over the long term operation of the Project are not significant.</p>						
<p><i>(b) Be located on or within 2,000 feet of a site that is included on a list of hazardous materials sites compiled pursuant to Government Code §65962.5 and, as a result, would it create a significant hazard to the public or the environment?</i></p> <p>The Project is not located on or within 2,000 feet of a site on the State of California Hazardous Waste and Substances Sites List; however, there are sites within 2,000 feet of the Project site that are listed on the County of San Diego's Site Assessment Mitigation (SAM) Case Listing. The Downtown FEIR states that significant impacts to human health and the environment regarding hazardous waste sites would be avoided through compliance with mandatory federal, state, and local regulations as described in Section 7.a above. Therefore, the Downtown FEIR states that no mitigation measures would be required.</p>					<b>X</b>	<b>X</b>
<p><i>(c) Substantial safety risk to operations at San Diego International Airport?</i></p>					<b>X</b>	<b>X</b>

	Significant And Not Mitigated (SNM)		Significant But Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
<b>Issues and Supporting Information</b>						
<p>According to the Airport Land Use Compatibility Plan for San Diego International Airport (SDIA), the entire Downtown area is located within the SDIA Airport Influence Area. The Downtown FEIR identifies policies that regulate development within areas affected by Lindbergh Field including building heights, use and intensity limitations, and noise sensitive uses. The Project does not exceed the intensity of development assumed under the Downtown FEIR, nor does it include components that would in any way violate or impede adherence to these policies, thus impacts related to the creation of substantial safety risks at SDIA would not be significant, consistent with the analysis in the Downtown FEIR. Therefore, there are no potential direct or cumulative impacts related to this issue.</p> <p>The Federal Aviation Administration (FAA) provided a Determination of No Hazard to Air Navigation for the Project and the Temporary Crane on April 1, 2019. The San Diego County Regional Airport Authority provided an Airport Land Use Commission Consistency Determination for the Project and Temporary Crane on April 11, 2019.</p>						
<p><i>(d) Substantially impair implementation of an adopted emergency response plan or emergency evacuation plan?</i></p> <p>The Project does not propose any features that would affect an emergency response or evacuation plan. Therefore, no impact associated with this issue is anticipated.</p>					<b>X</b>	<b>X</b>
<b>8. HISTORICAL RESOURCES:</b>						
<p><i>(a) Substantially impact a significant historical resource, as defined in §15064.5?</i></p> <p>The Project site is adjacent to the El Cortez, a condominium building constructed as a hotel in 1927 on the south side of the block and listed as historic</p>					<b>X</b>	<b>X</b>



	Significant And Not Mitigated (SNM)		Significant But Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
<p><b>Issues and Supporting Information</b></p> <p>locally and on the National Register of Historic Places. In the 1940s, the entire block was consolidated into a single ownership and in the 1950s, a swimming pool and 8-9 story hotel annex building called the Caribbean Wing was constructed on the north side of the block on the site of the proposed Project. The property was designated historic by the City in 1990. While the designation applied to the entire block, the resolution states that the area specifically designated is the exterior of the El Cortez building. Rehabilitation work in the late 1990s included the restoration of the El Cortez, removal of some of the modifications made in the 1950s, and the demolition of the Caribbean Wing. In 2002, the El Cortez was listed on the National Register of Historic Places and in 2004, the block was split into two parcels in anticipation of construction of a new project on the north end of the block. Despite the parcel split, the Project site retains the historical designation because the original designation encompassed the whole block.</p> <p>The City of San Diego Historic Resources Division reviewed the proposed Project and determined that it is consistent with the Secretary of Interior Standards and does not constitute a substantial alteration to a historic resource. Since the proposed Project would not result in the demolition or substantial alteration of any historical resources, there are no significant direct or cumulative impacts associated with this issue.</p>						
<p><i>(b) Substantially impact a significant archaeological resource pursuant to §15064.5, including the disturbance of human remains interred outside of formal cemeteries?</i></p> <p>According to the Downtown FEIR, the likelihood of encountering archaeological resources is greatest for Projects that include grading and/or excavation of areas on which past grading and/or excavation activities have been minimal (e.g., surface parking</p>	<b>X</b>	<b>X</b>				

	Significant And Not Mitigated (SNM)		Significant But Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
<b>Issues and Supporting Information</b>						
lots). Since archaeological resources have been found within inches of the ground surface in Downtown, even minimal grading activities can impact these resources. In addition, the likelihood of encountering subsurface human remains during construction and excavation activities, although considered low, is possible. Thus, the excavation and surface clearance activities associated with development of the Project and the two levels of subterranean parking could have potentially adverse impacts to archaeological resources, including buried human remains.						
Implementation of <b>Downtown FEIR Mitigation Measure HIST-B.1-1</b> , (Attachment A) would minimize, but not fully mitigate, these potential impacts. Since the potential for archaeological resources and human remains on the Project site cannot be confirmed until grading is conducted, the exact nature and extent of impacts associated with the proposed Project cannot be predicted. Consequently, the required mitigation may or may not be sufficient to reduce these direct project-level impacts to below a level of significance. Therefore, project-level impacts associated with this issue remain potentially significant and not fully mitigated, and consistent with the analysis of the Downtown FEIR. Furthermore, project-level significant impacts to important archaeological resources would contribute to the potentially significant and unmitigated cumulative impacts identified in the Downtown FEIR.						
<i>(c) Substantially impact a unique paleontological resource or site or unique geologic feature?</i>			<b>X</b>	<b>X</b>		
The Project site is underlain by the San Diego Formation and Bay Point Formation, which has high paleontological resource potential. The Downtown FEIR concludes that development would have potentially adverse impacts to paleontological resources if grading and/or excavation activities are						



	Significant And Not Mitigated (SNM)		Significant But Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
<b>Issues and Supporting Information</b>						
<p>conducted beyond a depth of 1-3 feet. The Project's proposal for five levels of subterranean parking would involve excavation beyond the Downtown FEIR standard, resulting in potentially significant impacts to paleontological resources. Implementation of <b>Downtown FEIR Mitigation Measure PAL-A.1-1</b> (Attachment A) would ensure that the Project's potentially direct impacts to paleontological resources are not significant. Furthermore, the Project would not impact any resources outside of the Project site. The mitigation measures for direct impacts fully mitigate for paleontological impacts, therefore, the Project's contribution to cumulative impacts to paleontological resources would be significant but mitigated because the same measures that mitigate direct impacts would also mitigate for any cumulative impacts.</p>						
<b>9. HYDROLOGY AND WATER QUALITY:</b>						
<p><i>(a) Substantially degrade groundwater or surface water quality?</i></p> <p>According to the Geotechnical and Fault Investigation Report for the Project prepared by Leighton and Associates, Inc. (October 25, 2018), groundwater was not observed in exploration borings, which reached depths of between 30.5 and 41.5 feet below the existing ground surface. The Project proposes five levels of subterranean parking at a maximum depth of approximately 110 feet of mean sea level. Per the Geotechnical and Fault Investigation Report, the estimated depth to groundwater on the site is approximately zero feet of mean sea level, well below the proposed depth of the subterranean parking garage; therefore the presence of groundwater is not anticipated to have an impact on either the design or construction of the Project.</p> <p>Therefore, dewatering during construction is not anticipated, excluding the construction of soldier piers for the shoring system. Compliance with the</p>		<b>X</b>			<b>X</b>	

	Significant And Not Mitigated (SNM)		Significant But Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
<b>Issues and Supporting Information</b>						
<p>requirements of either (1) the San Diego Regional Water Quality Control Board under a National Pollution Discharge Elimination system general permit for construction dewatering (if dewatering is discharged to surface waters), or (2) the City of San Diego Metropolitan Wastewater Department (if dewatering is discharged into the City’s sanitary sewer system under the Industrial Waste Pretreatment Program), and (3) the mandatory requirements controlling the treatment and disposal of contaminated dewatered groundwater would ensure that potential impacts associated with construction dewatering and the handling of contaminated groundwater are not significant. In addition, Best Management Practices (BMPs) required as part of the local Storm Water Pollution Prevention Plan (SWPPP) would ensure that short-term water quality impacts during construction are not significant. The proposed Project would result in hard structure areas and other impervious surfaces that would generate urban runoff with the potential to degrade groundwater or surface water quality. However, implementation of BMPs required by the local Standard Urban Storm water Mitigation Program (SUSMP) and Storm water Standards would reduce the Project’s long-term impacts. Thus, adherence to the state and local water quality controls would ensure that direct impacts to groundwater and surface water quality would not be significant.</p> <p>Despite not resulting in direct impacts to water quality, the Downtown FEIR found that the urban runoff generated by the cumulative development in Downtown would contribute to the existing significant cumulative impact to the water quality of San Diego Bay. No mitigation other than adherence to existing regulations has been identified in the Downtown FEIR to feasibly reduce this cumulative impact to below a level of significance. Consistent with the Downtown FEIR, the Project’s contribution to the cumulative water quality impact would remain significant and</p>						



Issues and Supporting Information	Significant And Not Mitigated (SNM)		Significant But Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
unmitigated.						
<p><i>(b) Substantially increase impervious surfaces and associated runoff flow rates or volumes?</i></p> <p>The Downtown FEIR found that implementation of the DCP would not result in a substantial increase in impervious surfaces within Downtown because the area is a highly urbanized area paved with pervious surfaces and very little vacant land (approximately 3 percent of the planning area). Redevelopment of Downtown is therefore anticipated to replace impervious surfaces that already exist and development of the small number of undeveloped sites would not result in a substantial increase in impermeable surface area or a significant impact on the existing storm drain system.</p> <p>The Project is also required to comply with the City of San Diego Best Management Practices (BMPs) required as part of the local Storm Water Pollution Prevention Plan (SWPPP). Therefore, impacts associated within this issue are not significant. (Impacts associated with the quality of urban runoff are analyzed in Section 9a.)</p>					<b>X</b>	<b>X</b>
<p><i>(c) Substantially impede or redirect flows within a 100-year flood hazard area?</i></p> <p>The Project site is not located within a 100-year floodplain. Similarly, the Project would not affect off-site flood hazard areas, as no 100-year floodplains are located downstream. Therefore, impacts associated with these issues are not significant.</p>					<b>X</b>	<b>X</b>
<p><i>(d) Substantially increase erosion and sedimentation?</i></p> <p>The potential for erosion and sedimentation could increase during the short-term during site preparation and other construction activities. As discussed in the</p>					<b>X</b>	<b>X</b>

	Significant And Not Mitigated (SNM)		Significant But Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
<b>Issues and Supporting Information</b>						
Downtown FEIR, the proposed Project's compliance with regulations mandating the preparation and implementation of a SWPPP would ensure that impacts associated with erosion and sedimentation are not significant.						
<b>10. LAND USE AND PLANNING:</b>						
<p>(a) <i>Physically divide an established community?</i></p> <p>The Project does not propose any features or structures that would physically divide an established community. Impacts associated with this issue would not occur.</p>					<b>X</b>	<b>X</b>
<p>(b) <i>Substantially conflict with the City's General Plan and Progress Guide, Downtown Community Plan or other applicable land use plan, policy, or regulation?</i></p> <p>The Land Use District for the site is Residential Emphasis (RE) which accommodates primarily residential development, but also allows small-scale businesses, offices, services, and ground floor active commercial uses.</p> <p>The Project would not conflict with other applicable land use plans, policies, or regulations. The Project generally complies with the goals and policies of the DCP. The Project proposes a Centre City Planned Development Permit (CCPDP) to reduce the street wall frontage along Seventh Avenue, reduce the street wall height along Eighth Avenue, and increase the street wall setback at two points along Beech Street. With the approval of the CCPDP pursuant to the findings in Section 156.0304(f)(2) of the CCPDO, the Project will meet all applicable development standards of the CCPDO and SDMC. Therefore, no significant direct or cumulative impacts associated with an adopted land use plan would occur.</p>					<b>X</b>	<b>X</b>



	Significant And Not Mitigated (SNM)		Significant But Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
<b>Issues and Supporting Information</b>						
<p>(b) <i>Substantial incompatibility with surrounding land uses?</i></p> <p>Sources of land use incompatibility include lighting, industrial activities, shading, and noise. The Project would not result in or be subject to, adverse impacts due to substantially incompatible land uses. Compliance with the City’s Light Pollution Ordinance would ensure that land use incompatibility impacts related to the Project’s emission of, and exposure to, lighting are not significant. In addition, the Downtown FEIR concludes that existing mandatory regulations addressing land use compatibility with industrial activities would ensure that residents of, and visitors to, the Project are not subject to potential land use incompatibilities (potential land use incompatibilities resulting from hazardous materials and air emissions are evaluated elsewhere in this evaluation).</p> <p>Potentially significant impacts associated with the Project’s incompatibility with traffic noise on adjacent grid streets are discussed in Sections 12.b and 12.c. No impacts associated with incompatibility with surrounding land use would occur.</p>					<b>X</b>	<b>X</b>
<p>(c) <i>Substantially impact surrounding communities due to sanitation and litter problems generated by transients displaced by downtown development?</i></p> <p>Although not expected to be a substantial direct impact of the Project because substantial numbers of transients are not known to congregate on-site, the Project, in tandem with other Downtown development activities, would have a significant cumulative impact on surrounding communities resulting from sanitation problems and litter generation by transients who are displaced from Downtown into surrounding canyons and vacant land as discussed in the Downtown FEIR. Continued support of Homeless Outreach Teams (HOTs) and similar transient outreach efforts would</p>		<b>X</b>			<b>X</b>	

	Significant And Not Mitigated (SNM)		Significant But Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
<b>Issues and Supporting Information</b>						
reduce, but not fully mitigate, the adverse impacts to surrounding neighborhoods caused by the transient relocation. Therefore, the proposed Project would result in cumulatively significant and not fully mitigated impacts to surrounding neighborhoods.						
<b>11. MINERAL RESOURCES:</b>						
<p>(a) <i>Substantially reduce the availability of important mineral resources?</i></p> <p>The Downtown FEIR states that the viable extraction of mineral resources is limited in Downtown due to its urban nature and the fact that the area is not recognized for having high mineral resource potential. Therefore, no impact associated with this issue would occur.</p>					<b>X</b>	<b>X</b>
<b>12. NOISE:</b>						
<p>(a) <i>Substantial noise generation?</i></p> <p>The Project would not result in substantial noise generation from any stationary sources over the long-term. Short-term construction noise impacts would be avoided by adherence to construction noise limitations imposed by the City's Noise Abatement and Control Ordinance. The Downtown FEIR defines a significant long-term traffic noise increase as an increase of at least 3.0 dBA CNEL. A noise report was prepared by Veneklasen Associates, Inc. dated January 25, 2019 to address noise impacts, as discussed in Sections 12 (b) and (c) below. Nevertheless, automobile trips generated by the project, would, in combination with other development in Downtown significantly increase noise on several street segments resulting in cumulatively significant noise impacts. The Downtown FEIR concludes that there are no feasible</p>		<b>X</b>			<b>X</b>	



	Significant And Not Mitigated (SNM)		Significant But Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
<b>Issues and Supporting Information</b>						
mitigation measures available to reduce the significant noise increase in noise on affected roadways and this impact remains significant and unavoidable.						
<p>(b) <i>Substantial exposure of required outdoor residential open spaces or public parks and plazas to noise levels (e.g. exposure to levels exceeding 65 dBA CNEL)?</i></p> <p>The Project is a residential development with 104 DU. Under the CCPDO, developments of this size are required to contain common outdoor open space. Approximately 3,300 SF of common outdoor space for the Project is provided in three locations: the ground level courtyard in the rear which includes landscaped walkways and a pet relief area, and landscaped terraces with seating and barbecues on Level 6 and Level 8.</p> <p>Per <b>Downtown FEIR Mitigation Measure NOI-C.1-1</b>, a noise report was prepared by Veneklasen Associates, Inc. dated January 25, 2019 to evaluate the required outdoor open spaces that could be exposed to noise levels in excess of 65 dBA CNEL (General Plan Noise Element requirement for outdoor use areas of multi-family land uses).</p> <p>According to the analysis, exterior noise on the outdoor common spaces on the ground floor, Level 6, and Level 8, as well as private outdoor spaces throughout the Project, would experience noise levels below the 65 dBA CNEL threshold, pursuant to the General Plan Noise Element standard. Thus, the Project would not result in substantial exposure of required outdoor residential open spaces and plazas to noise levels exceeding 65 CNEL.</p>					X	X
<p>(c) <i>Substantial interior noise within habitable rooms (e.g. levels in excess of 45 dBA CNEL)?</i></p> <p>According to the Veneklasen Associates, Inc. dated</p>					X	X

	Significant And Not Mitigated (SNM)		Significant But Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
<b>Issues and Supporting Information</b>						
January 25, 2019, the City of San Diego General Plan Noise Element Requirements of 65 dBA CNEL is not exceeded (observed range of 59-64 dBl) at the exterior of the building. Additionally, interior average noise levels would be reduced to less than 45 dBA CNEL with STC rated doors and windows, which is within acceptable sound levels for residential units, satisfying the City's noise criteria for residential uses, per <b>Downtown FEIR Mitigation Measure NOI-B.1-1</b> .						
<b>13. POPULATION AND HOUSING:</b>						
(a) <i>Substantially induce population growth in an area?</i>  The Downtown FEIR concludes that build-out of Downtown would not induce substantial population growth that results in adverse physical changes. The Project is consistent with the DCP and CCPDO and does not exceed those analyzed throughout the Downtown FEIR. Therefore, project-level and cumulative impacts associated with this issue are not significant.					<b>X</b>	<b>X</b>
(b) <i>Substantial displacement of existing housing units or people?</i>  The Project site does not contain any existing housing units. The site is currently occupied by a nonprofit community garden with no permanent structures. Thus, no people would be displaced. Project-level and cumulative impacts are not significant.					<b>X</b>	<b>X</b>
<b>14. PUBLIC SERVICES AND UTILITIES:</b>						
(a) <i>Substantial adverse physical impacts associated with the provision of new schools?</i>  The population of school-aged children attending public schools is dependent on current and future residential development. In and of itself, the Project would not generate a sufficient number of students to warrant					<b>X</b>	<b>X</b>



	Significant And Not Mitigated (SNM)		Significant But Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
<b>Issues and Supporting Information</b>						
<p>construction of a new school facility. However, the Downtown FEIR concludes that the additional student population anticipated at build out of the Downtown would require the construction of at least one additional school, and that additional capacity could potentially be accommodated in existing facilities. The specific future location of new facilities is unknown at the present time.</p> <p>Pursuant to CEQA Section 15145, analysis of the physical changes in the Downtown, which may occur from future construction of these public facilities, would be speculative and no further analysis of their impacts is required. Construction of any additional schools would be subject to CEQA. Environmental documentation prepared pursuant to CEQA would identify potentially significant impacts and project specific mitigation measures. Therefore, implementation of the Project would not result in direct or cumulative impacts associated with this issue.</p>						
<p><i>(b) Substantial adverse physical impacts associated with the provision of new libraries?</i></p> <p>The Downtown FEIR concludes that, cumulatively, development in Downtown would generate the need for a new Central Library and possibly several smaller libraries in Downtown. In and of itself, the proposed Project would not generate additional demand necessitating the construction of new library facilities. However, according to the analysis in the Downtown FEIR, future development projects are considered to contribute to the cumulative need for new library facilities Downtown identified in the Downtown FEIR. Nevertheless, the specific future location of these facilities (except for the Central Library) is unknown at present. Pursuant to Section 15145 of CEQA, analysis of the physical changes in Downtown, which may occur from future construction of these public facilities, would be speculative and no further analysis of their impacts is</p>					<b>X</b>	<b>X</b>

	Significant And Not Mitigated (SNM)		Significant But Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
<b>Issues and Supporting Information</b>						
required. Construction of any additional library facilities would be subject to CEQA. Environmental documentation prepared pursuant to CEQA would identify potentially significant impacts and appropriate mitigation measures. Therefore, approval of the Project would not result in direct or cumulative impacts associated with this issue.						
<p>(c) <i>Substantial adverse physical impacts associated with the provision of new fire protection/ emergency facilities?</i></p> <p>The Project would not generate a level of demand for fire protection/emergency facilities beyond the level assumed by the Downtown FEIR. However, the Downtown FEIR reports that the San Diego Fire Department is in the process of securing sites for two new fire stations in Downtown. Pursuant to CEQA Section 15145, analysis of the physical changes in Downtown that may occur from future construction of this fire station facility would be speculative and no further analysis of the impact is required. However, construction of the second new fire protection facility would be subject to CEQA. Environmental documentation prepared pursuant to CEQA would identify significant impacts and appropriate mitigation measures.</p>					<b>X</b>	<b>X</b>
<p>(d) <i>Substantial adverse physical impacts associated with the provision of new law enforcement facilities?</i></p> <p>The Downtown FEIR analyzes impacts to law enforcement service resulting from the cumulative development of Downtown and concludes the construction of new law enforcement facilities would not be required. Since the land use designation of the proposed development is consistent with the land use designation assumed in the Downtown FEIR analysis, the Project would not generate a level of demand for law enforcement facilities beyond the level assumed</p>					<b>X</b>	<b>X</b>



	Significant And Not Mitigated (SNM)		Significant But Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
<b>Issues and Supporting Information</b>						
by the Downtown FEIR. However, the need for a new facility could be identified in the future. Pursuant to CEQA Section 15145, analysis of the physical changes in Downtown that may occur from the future construction of law enforcement facilities would be speculative and no future analysis of their impacts would be required. However, construction of new law enforcement facilities would be subject to CEQA. Environmental documentation prepared pursuant to CEQA would identify potentially significant impacts and appropriate mitigation measures.						
<p><i>(e) Substantial adverse physical impacts associated with the provision of new water transmission or treatment facilities?</i></p> <p>The Public Utilities Department provides water service to Downtown and delivers more than 200,000 million acre-feet annually to over 1.3 million residents. During an average year the Department's water supply is made up of 10 to 20 percent of local rainfall, with the remaining amount imported from regional water suppliers including the San Diego County Water Authority (SDCWA) and the Metropolitan Water District (MWD). Potable water pipelines are located underneath the majority of Downtown's streets mimicking the above-ground street grid pattern.</p> <p>According to the Downtown FEIR, in the short term, planned water supplies and transmission or treatment facilities are adequate for development of Downtown. Water transmission infrastructure necessary to transport water supply to Downtown is already in place. Build out of the 2006 DCP, was considered in the updated 2015 SDCWA Urban Water Management Plan (UWMP). The Metropolitan Water District (MWD) and the SDCWA have developed water supply plans to improve reliability and reduce dependence on existing imported supplies. MWD's Regional Urban Water Management Plan (RUWMP) and Integrated Water Management Plan (IWMP), and</p>					<b>X</b>	<b>X</b>

	Significant And Not Mitigated (SNM)		Significant But Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
<b>Issues and Supporting Information</b>						
<p>the SDCWA 2015 UWMP and annual water supply report include water infrastructure projects that meet long-term supply needs through securing water from the State Water Project, Colorado River, local water supply development, and recycled water. The SDCWA 2015 UWMP demonstrates that there will be sufficient water supplies available to meet demands for existing and planned future developments that are projected to occur by 2040.</p> <p>California Water Code Section 10910 requires projects analyzed under CEQA to assess water demand and compare that finding to the jurisdiction's projected water supply.</p> <p>Senate Bill 610 (SB 610) requires the preparation of a Water Supply Assessment (WSA) when a development project exceeds a threshold of 500 equivalent dwelling units. The Project does not exceed this threshold. Thus, the proposed project does not trigger the requirements of SB 610 and is consistent with the DCP, direct and cumulative impacts related to water supply would be considered not significant.</p>						
<p>(f) <i>Substantial adverse physical impacts associated with the provision of new storm water facilities?</i></p> <p>The Downtown FEIR concludes that the cumulative development of Downtown would not impact the existing Downtown storm drain system. Since implementation of the Project would not result in a significant increase of impervious surfaces, the amount of runoff volume entering the storm drain system would not create demand for new storm water facilities. Direct and cumulative impacts associated with this issue are considered not significant.</p>					<b>X</b>	<b>X</b>
<p>(g) <i>Substantial adverse physical impacts associated with the provision of new wastewater transmission or treatment facilities?</i></p> <p>The Downtown FEIR concludes that new wastewater</p>					<b>X</b>	<b>X</b>



	Significant And Not Mitigated (SNM)		Significant But Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
<b>Issues and Supporting Information</b>						
treatment facilities would not be required to address the cumulative development of Downtown. In addition, sewer improvements that may be needed to serve the Project are categorically exempt from environmental review under CEQA as stated in the Downtown FEIR. Therefore, impacts associated with this issue would not be significant.						
<p>(h) <i>Substantial adverse physical impacts associated with the provision of new landfill facilities?</i></p> <p>The Downtown FEIR concludes that cumulative development within Downtown would increase the amount of solid waste to the Miramar Landfill and contribute to the eventual need for an alternative landfill. Although the proposed Project would generate a higher level of solid waste than the existing use of the site, implementation of a mandatory Waste Management Plan and compliance with the applicable provisions of the SDMC would ensure that both short-term and long-term project-level impacts are not significant.</p> <p>However, the Project would contribute, in combination with other development activities in Downtown, to the cumulative increase in the generation of solid waste sent to Miramar Landfill and the eventual need for a new landfill as identified in the Downtown FEIR. The location and size of a new landfill is unknown at this time. Pursuant to Section 15145 of CEQA, analysis from the physical changes that may occur from future construction of landfills would be speculative and no further analysis of their impacts is required. However, construction or expansion of a landfill would be subject to CEQA. Environmental documentation prepared pursuant to CEQA would identify potentially significant impacts of the proposed Project and appropriate mitigation measures. Therefore, cumulative impacts of the</p>					<b>X</b>	<b>X</b>

	Significant And Not Mitigated (SNM)		Significant But Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
<b>Issues and Supporting Information</b>						
proposed Project are also considered not significant.						
<b>15. PARKS AND RECREATIONAL FACILITIES:</b>						
<p>(a) <i>Substantial increase in the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?</i></p> <p>The Downtown FEIR discusses impacts to parks and other recreational facilities and the maintenance thereof and concludes that build out of the DCP would not result in significant impacts associated with this issue. Since the land use designation of the proposed development does not differ from the land use designation assumed in the Downtown FEIR analysis, the Project would not generate a level of demand for parks and recreational facilities beyond the level assumed by the Downtown FEIR. Therefore, substantial deterioration of existing neighborhood or regional parks would not occur or be substantially accelerated as a result of the Project. No significant impacts with this issue would occur.</p>					X	X
<b>16. TRANSPORTATION/TRAFFIC:</b>						
<p>(a) <i>Cause the LOS on a roadway segment or intersection to drop below LOS E?</i></p> <p>The Downtown FEIR states that projects generating greater than 2,400 average daily trips (ADT) would result in potentially significant impacts to the level of service (LOS) of roadway segment or intersection and requires implementation of mitigation measures at the Project level to mitigate the impact. The ADT for the proposed Project is approximately 416 and would not exceed the daily and peak hour thresholds established in the DCP for triggering a traffic study.</p> <p>Traffic generated by the proposed project in</p>		X			X	



	Significant And Not Mitigated (SNM)		Significant But Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
<b>Issues and Supporting Information</b>						
<p>combination with traffic generated by other Downtown development would contribute to the significant cumulative impacts projected in the Downtown FEIR to occur on a number of Downtown roadway segments and intersections, and street within neighborhoods surrounding the Downtown at buildout of Downtown. However, the project's direct impacts on the Downtown roadway segments or intersections would not be significant. The Downtown FEIR includes mitigation measures to address impacts associated with buildout of Downtown, but the Downtown FEIR acknowledges that the identified measures may or may not be able to fully mitigate these cumulative impacts due to constraints imposed by bicycle and pedestrian activities and the land uses adjacent to affected roadways. Pursuant to <b>Downtown FEIR Mitigation Measure TRAF-A.1.1-2</b>, the applicant will also be required to pay development impact fees to fund a fair share fee towards transportation improvements for Downtown. As required by <b>Downtown FEIR Mitigation Measure TRAF-A.1.1-3</b>, the City adopted the Downtown Community Public Facilities Financing Plan (PFFP) in 2015 that established a transportation fee. The transportation fee is intended to fund street, transit, bicycle, pedestrian improvements, promenades, and below grade parking structures, as further set forth in the Downtown Community PFFP.</p>						
<p>(b) <i>Cause the LOS on a freeway segment to drop below LOS E or cause a ramp delay in excess of 15 minutes?</i></p> <p>The Downtown FEIR concludes that development within Downtown will result in significant cumulative impacts to freeway segments and ramps serving Downtown. Since the land use designation of the Project is consistent with the land use designation assumed in the Downtown FEIR analysis, the Project would contribute on a cumulative-level to the substandard LOS F identified in the Downtown FEIR on all freeway segments in Downtown and several</p>		<b>X</b>			<b>X</b>	

	Significant And Not Mitigated (SNM)		Significant But Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
<b>Issues and Supporting Information</b>						
ramps serving Downtown. <b>Downtown FEIR Mitigation Measure TRF-A.1.1-1</b> would reduce these impacts to the extent feasible, but not to below the level of significance. The Downtown FEIR concludes that the uncertainty of implementing freeway improvements as well as increasing ramp capacities limits the ability to fully mitigate impacts. Thus, the Project's cumulative-level impacts to freeways would remain significant and unavoidable, consistent with the analysis of the Downtown FEIR. The Project would not have a direct impact on freeway segments and ramps.						
(c) <i>Substantially discourage the use of alternative modes of transportation or cause transit service capacity to be exceeded?</i>  The proposed Project, in and of itself, does not include any features that would discourage the use of alternative modes of transportation. The Project's proximity to several other community serving uses, including nearby shopping and recreational activities also encourage walking. Additionally, visitors of the Project would be encouraged to use alternative transportation means as there are several bus lines within a five-minute walk. Therefore, the Project will cause no significant impacts related to alternative modes of transportation or cause transit service capacity to be exceeded.					<b>X</b>	<b>X</b>
<b>17. MANDATORY FINDINGS OF SIGNIFICANCE:</b>						
(a) <i>Does the Project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?</i>					<b>X</b>	<b>X</b>



	Significant And Not Mitigated (SNM)		Significant But Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
<b>Issues and Supporting Information</b>						
As indicated in the Downtown FEIR, due to the highly urbanized nature of the Downtown area, no sensitive plant or animal species, habitats, or wildlife migration corridors are located in the Downtown. Additionally, the Project does not have the potential to eliminate important examples of major periods of California history or pre-history at the Project level. No other aspects of the Project would substantially degrade the environment. Cumulative impacts are described in Section 17(b) below.						
<p><i>(b) Does the Project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a Project are considerable when viewed in connection with the effects of past Projects, the effects of other current Projects, and the effects of probable future Projects)?</i></p> <p>As acknowledged in the Downtown FEIR, the buildout of Downtown would result in cumulative impacts associated with: air quality, historical resources, paleontological resources, physical changes associated with transient activities, noise, parking, traffic, and water quality. This Project would contribute to those impacts. Implementation of the mitigation measures identified in the Downtown FEIR would reduce some significant impacts; however, the impacts would remain significant and immitigable as identified in the Downtown FEIR and the Statement of Overriding Considerations adopted by the City. This Project’s contribution would not be greater than anticipated by the Downtown FEIR and therefore no further analysis is required.</p>		<b>X</b>				
<p><i>(c) Does the Project have environmental effects that would cause substantial adverse effects on human beings, either directly or indirectly?</i></p> <p>As acknowledged in the FEIR, the build-out of</p>	<b>X</b>	<b>X</b>				

	Significant And Not Mitigated (SNM)		Significant But Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
<b>Issues and Supporting Information</b>						
Downtown would result in cumulative impacts associated with: air quality, historical resources, paleontological resources, physical changes associated with transient activities, noise, traffic, and water quality. This Project would contribute to those impacts. However, the impacts associated with this Project would be no greater than those assumed in the Downtown FEIR and therefore no further environmental review is required under CEQA.						



SIGNIFICANT IMPACT(S)	MITIGATION MEASURE(S)	IMPLEMENTATION TIME FRAME	IMPLEMENTATION RESPONSIBILITY	VERIFICATION RESPONSIBILITY
<b>AIR QUALITY (AQ)</b>				
<p><b>Impact AQ-B.1:</b>  <b>Dust and construction equipment engine emissions generated during grading and demolition would impact local and regional air quality. (Direct and Cumulative)</b></p>	<p><i>Mitigation Measure AQ-B.1-1:</i> Prior to approval of a Grading or Demolition Permit, the City shall confirm that the following conditions have been applied, as appropriate:</p> <ol style="list-style-type: none"> <li>1. Exposed soil areas shall be watered twice per day. On windy days or when fugitive dust can be observed leaving the development site, additional applications of water shall be applied as necessary to prevent visible dust plumes from leaving the development site. When wind velocities are forecast to exceed 25 miles per hour, all ground disturbing activities shall be halted until winds that are forecast to abate below this threshold.</li> <li>2. Dust suppression techniques shall be implemented including, but not limited to, the following:               <ol style="list-style-type: none"> <li>a. Portions of the construction site to remain inactive longer than a period of three months shall be seeded and watered until grass cover is grown or otherwise stabilized in a manner acceptable to the CCDC.</li> <li>b. On-site access points shall be paved as soon as feasible or watered periodically or otherwise stabilized.</li> <li>c. Material transported offsite shall be either sufficiently watered or securely covered to prevent excessive amounts of dust.</li> <li>d. The area disturbed by clearing, grading, earthmoving, or excavation operations shall be minimized at all times.</li> </ol> </li> <li>3. Vehicles on the construction site shall travel at speeds less than 15 miles per hour.</li> <li>4. Material stockpiles subject to wind erosion during construction activities, which will not be utilized within three days, shall be covered with plastic, an alternative cover deemed equivalent to plastic, or sprayed with a nontoxic chemical stabilizer.</li> <li>5. Where vehicles leave the construction site and enter adjacent public streets, the streets shall be swept daily or washed down at the end of the work day to remove soil tracked onto the paved surface. Any visible track-out extending for more than fifty (50) feet from the access point shall be swept or washed within thirty (30) minutes of deposition.</li> </ol>	<p>Prior to Demolition or Grading Permit (Design)</p>	<p>Developer</p>	<p>City</p>

SIGNIFICANT IMPACT(S)	MITIGATION MEASURE(S)	IMPLEMENTATION TIME FRAME	IMPLEMENTATION RESPONSIBILITY	VERIFICATION RESPONSIBILITY
	<ol style="list-style-type: none"> <li>6. All diesel-powered vehicles and equipment shall be properly operated and maintained.</li> <li>7. All diesel-powered vehicles and gasoline-powered equipment shall be turned off when not in use for more than five minutes, as required by state law.</li> <li>8. The construction contractor shall utilize electric or natural gas-powered equipment in lieu of gasoline or diesel-powered engines, where feasible.</li> <li>9. As much as possible, the construction contractor shall time the construction activities so as not to interfere with peak hour traffic. In order to minimize obstruction of through traffic lanes adjacent to the site, a flag-person shall be retained to maintain safety adjacent to existing roadways, if necessary.</li> <li>10. The construction contractor shall support and encourage ridesharing and transit incentives for the construction crew.</li> <li>11. Low VOC coatings shall be used as required by SDAPCD Rule 67. Spray equipment with high transfer efficiency, such as the high volume-low pressure (HPLV) spray method, or manual coatings application such as paint brush hand roller, trowel, spatula, dauber, rag, or sponge, shall be used to reduce VOC emissions, where feasible.</li> <li>12. If construction equipment powered by alternative fuel sources (LPG/CNG) is available at comparable cost, the developer shall specify that such equipment be used during all construction activities on the development site.</li> <li>13. The developer shall require the use of particulate filters on diesel construction equipment if use of such filters is demonstrated to be cost-competitive for use on this development.</li> <li>14. During demolition activities, safety measures as required by City/County/State for removal of toxic or hazardous materials shall be utilized.</li> <li>15. Rubble piles shall be maintained in a damp state to minimize dust generation.</li> <li>16. During finish work, low-VOC paints and efficient transfer systems shall be utilized, to the extent possible.</li> <li>17. If alternative-fueled and/or particulate filter-equipped construction equipment is not feasible, construction equipment shall use the newest,</li> </ol>			



SIGNIFICANT IMPACT(S)	MITIGATION MEASURE(S)	IMPLEMENTATION TIME FRAME	IMPLEMENTATION RESPONSIBILITY	VERIFICATION RESPONSIBILITY
	least-polluting equipment, whenever possible. During finish work, low-VOC paints and efficient transfer systems shall be utilized, to the extent possible.			
<b>HISTORICAL RESOURCES (HIST)</b>				
<p><b>Impact HIST-B.1:</b>  <b>Development in downtown could impact significant buried archaeological resources. (Direct and Cumulative)</b></p>	<p><i>Mitigation Measure HIST-B.1-1:</i> If the potential exists for direct and/or indirect impacts to significant buried archaeological resources, the following measures shall be implemented in coordination with a Development Services Department designee and/or City Staff to the Historic Resources Board (HRB) (“City Staff”) in accordance with Chapter 14, Article 3, Division 2, Historical Resources Regulations of the Land Development Code. Prior to issuance of any permit that could directly affect an archaeological resource, City Staff shall assure that all elements of the MMRP are performed in accordance with all applicable City regulations and guidelines by an Archaeologist meeting the qualifications specified in Appendix B of the San Diego Land Development Code, Historical Resources Guidelines. City Staff shall also require that the following steps be taken to determine: (1) the presence of archaeological resources and (2) the appropriate mitigation for any significant resources which may be impacted by a development activity. Sites may include residential and commercial properties, privies, trash pits, building foundations, and industrial features representing the contributions of people from diverse socio-economic and ethnic backgrounds. Sites may also include resources associated with pre-historic Native American activities. Archeological resources which also meet the definition of historical resources or unique archaeological resources under CEQA or the SDMC shall be treated in accordance with the following evaluation procedures and applicable mitigation program:</p> <p>Step 1-Initial Evaluation</p> <p>An initial evaluation for the potential of significant subsurface archaeological resources shall be prepared to the satisfaction of City Staff as part of an Environmental Secondary Study for any activity which involves excavation or building demolition. The initial evaluation shall be guided by an appropriate level research design in accordance with the City’s Land Development Code, Historical Resources Guidelines. The person completing the initial review shall meet the qualification requirements as set forth in the Historical Resources Guidelines and shall be approved by City Staff. The initial evaluation shall consist , at a minimum, of a review of the following historical</p>	<p>Prior to Demolition or Grading Permit (Design)</p> <p>Prior to Certificate of Occupancy (Implementation)</p>	<p>Developer</p>	<p>City Staff</p>

SIGNIFICANT IMPACT(S)	MITIGATION MEASURE(S)	IMPLEMENTATION TIME FRAME	IMPLEMENTATION RESPONSIBILITY	VERIFICATION RESPONSIBILITY
	<p>sources: The 1876 Bird’s Eye View of San Diego, all Sanborn Fire Insurance Company maps, appropriate City directories and maps that identify historical properties or archaeological sites, and a records search at the South Coastal Information Center for archaeological resources located within the property boundaries. Historical and existing land uses shall also be reviewed to assess the potential presence of significant prehistoric and historic archaeological resources. The person completing the initial review shall also consult with and consider input from local individuals and groups with expertise in the historical resources of the San Diego area. These experts may include the University of California, San Diego State University, San Diego Museum of Man, Save Our Heritage Organization (SOHO), local historical and archaeological groups, the Native American Heritage Commission (NAHC), designated community planning groups, and other individuals or groups that may have specific knowledge of the area. Consultation with these or other individuals and groups shall occur as early as possible in the evaluation process.</p> <p>When the initial evaluation indicates that important archaeological sites may be present on a project site but their presence cannot be confirmed prior to construction or demolition due to obstructions or spatially limited testing and data recovery, the applicant shall prepare and implement an archaeological monitoring program as a condition of development approval to the satisfaction of City Staff. If the NAHC Sacred Lands File search is positive for Native American resources within the project site, then additional evaluation must include participation of a local Native American consultant in accordance with CEQA Sections 15064.5(d), 15126.4(b)(3) and Public Resources Code Section 21083.2.</p> <p>No further action is required if the initial evaluation demonstrates there is no potential for subsurface resources. The results of this research shall be summarized in the Secondary Study.</p> <p>Step 2-Testing</p> <p>A testing program is required if the initial evaluation demonstrates that there is a potential for subsurface resources. The testing program shall be conducted during the hazardous materials remediation or following the removal of any structure or surface covering which may be underlain by potential resources. The removal of these structures shall be conducted in a manner which minimizes disturbance of underlying soil. This shall entail a</p>			



SIGNIFICANT IMPACT(S)	MITIGATION MEASURE(S)	IMPLEMENTATION TIME FRAME	IMPLEMENTATION RESPONSIBILITY	VERIFICATION RESPONSIBILITY
	<p>separate phase of investigations from any mitigation monitoring during construction.</p> <p>The testing program shall be performed by a qualified Historical Archaeologist meeting the qualifications specified in Appendix B of the San Diego Land Development Code, Historical Resources Guidelines. The Historical Archaeologist must be approved by City Staff prior to commencement. Before commencing the testing, a treatment plan shall be submitted for City Staff approval that reviews the initial evaluation results and includes a research design. The research design shall be prepared in accordance with the City’s Historical Resources Guidelines and include a discussion of field methods, research questions against which discoveries shall be evaluated for significance, collection strategy, laboratory and analytical approaches, and curation arrangements. All tasks shall be in conformity with best practices in the field of historic urban archaeology.</p> <p>A recommended approach for historic urban sites is at a minimum fills and debris along interior lot lines or other areas indicated on Sanborn maps.</p> <p>Security measures such as a locked fence or surveillance shall be taken to prevent looting or vandalism of archaeological resources as soon as demolition is complete or paved surfaces are removed. These measures shall be maintained during archaeological field investigations. It is recommended that exposed features be covered with steel plates or fill dirt when not being investigated.</p> <p>The results of the testing phase shall be submitted in writing to City Staff and shall include the research design, testing results, significance evaluation, and recommendations for further treatment. Final determination of significance shall be made in consultation with City Staff, and with the Native American community, if the finds are prehistoric. If no significant resources are found and site conditions are such that there is no potential for further discoveries, then no further action is required. If no significant resources are found but results of the initial evaluation and testing phase indicates there is still a potential for resources to be present in portions of the property that could not be tested, then mitigation monitoring is required and shall be conducted in accordance with the provisions set forth in Step 4 - Monitoring. If significant resources are discovered during the testing program, then data recovery in accordance with Step 3 shall be undertaken prior to construction. If the existence or probable likelihood of Native American human remains or</p>			

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	<p>associated grave goods area discovered through the testing program, the Qualified Archaeologist shall stop work in the area, notify the City Building Inspector, City staff, and immediately implement the procedures set forth in CEQA Guidelines Section 15064.5 and the California Public Resources Code (PRC) Section 5097.98 for discovery of human remains. This procedure is further detailed in the Mitigation, Monitoring and Reporting Program (Step 4). City Staff must concur with evaluation results before the next steps can proceed.</p> <p>Step 3-Data Recovery</p> <p>For any site determined to be significant, a Research Design and Data Recovery Program (RDDR) shall be prepared in accordance with the City’s Historical Resources Guidelines, approved by City Staff, and carried out to mitigate impacts before any activity is conducted which could potentially disturb significant resources. The archaeologist shall notify City Staff of the date upon which data recovery will commence ten (10) working days in advance.</p> <p>All cultural materials collected shall be cleaned, catalogued and permanently curated with an appropriate institution. Native American burial resources shall be treated in the manner agreed to by the Native American representative or be reinterred on the site in an area not subject to further disturbance in accordance with CEQA section 15164.5 and the Public Resources Code section 5097.98. All artifacts shall be analyzed to identify function and chronology as they relate to the history of the area. Faunal material shall be identified as to species and specialty studies shall be completed, as appropriate. All newly discovered archaeological sites shall be recorded with the South Coastal Information Center at San Diego State University. Any human bones and associated grave goods of Native American origin encountered during Step 2-Testing, shall, upon consultation, be turned over to the appropriate Native American representative(s) for treatment in accordance with state regulations as further outlined under Step 4-Monitoring (Section IV. Discovery of Human Remains).</p> <p>A draft Data Recovery Report shall be submitted to City Staff within twelve months of the commencement of the data recovery. Data Recovery Reports shall describe the research design or questions, historic context of the finds, field results, analysis of artifacts, and conclusions. Appropriate figures, maps and tables shall accompany the text. The report shall also include a catalogue</p>			



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	<p>of all finds and a description of curation arrangements at an approved facility, and a general statement indicting the disposition of any human remains encountered during the data recovery effort (please note that the location of reinternment and/or repatriation is confidential and not subject to public disclosure in accordance with state law). Finalization of draft reports shall be subject to City Staff review.</p> <p>Step 4 – Monitoring</p> <p>If no significant resources are encountered, but results of the initial evaluation and testing phase indicates there is still a potential for resources to be present in portions of the property that could not be tested, then mitigation monitoring is required and shall be conducted in accordance with the following provisions and components:</p> <p><b>I. Prior to Permit Issuance</b></p> <p>A. Construction Plan Check</p> <ol style="list-style-type: none"> <li>1. Prior to Notice to Proceed (NTP) for any construction permits, including but not limited to, the first Grading Permit, Demolition Permits and Building Permits, but prior to the first Precon Meeting, whichever is applicable, City Staff shall verify that the requirements for Archaeological Monitoring and Native American monitoring, where the project may impact Native American resources, have been noted on the appropriate construction documents.</li> </ol> <p>B. Letters of Qualification have been submitted to City Staff</p> <ol style="list-style-type: none"> <li>1. The applicant shall submit a letter of verification to City Staff identifying the Principal Investigator (PI) for the project and the names of all persons involved in the archaeological monitoring program, as defined in the City of San Diego Historical Resources Guidelines (HRG). If applicable, individuals involved in the archaeological monitoring program must have completed the 40-hour HAZWOPER training with certification documentation.</li> <li>2. City Staff will provide a letter to the applicant confirming that the qualifications of the PI and all persons involved in the archaeological monitoring of the project meet the qualifications established in the HRG.</li> <li>3. Prior to the start of work, the applicant must obtain written approval from City Staff for any personnel changes associated with the monitoring program.</li> </ol>			

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	<p><b>II. Prior to Start of Construction</b></p> <p>A. Verification of Records Search</p> <ol style="list-style-type: none"> <li>1. The PI shall provide verification to City Staff that a site-specific records search (1/4 mile radius) has been completed. Verification includes, but is not limited to a copy of a confirmation letter from South Coastal Information Center, or, if the search was in-house, a letter of verification from the PI stating that the search was completed.</li> <li>2. The letter shall introduce any pertinent information concerning expectations and probabilities of discovery during trenching and/or grading activities.</li> <li>3. The PI may submit a detailed letter to City Staff requesting a reduction to the ¼ mile radius.</li> </ol> <p>B. PI Shall Attend Precon Meetings</p> <ol style="list-style-type: none"> <li>1. Prior to beginning any work that requires monitoring, the Applicant shall arrange a Precon Meeting that shall include the PI, Native American consultant/monitor (where Native American resources may be impacted), Construction Manager (CM) and/or Grading Contractor, Resident Engineer (RE), the Native American representative(s) (where Native American resources may be impacted), Building Inspector (BI), if appropriate, and City Staff. The qualified Archaeologist and the Native American consultant/monitor shall attend any grading/excavation related Precon Meetings to make comments and/or suggestions concerning the Archaeological Monitoring program with the Construction Manager and/or Grading Contractor.             <ol style="list-style-type: none"> <li>(a) If the PI is unable to attend the Precon Meeting, the Applicant shall schedule a focused Precon Meeting with City Staff, the PI, RE, CM or BI, if appropriate, prior to the start of any work that requires monitoring.</li> </ol> </li> <li>2. Archaeological Monitoring Plan (AMP)             <ol style="list-style-type: none"> <li>(a) Prior to the start of any work that requires monitoring, the PI shall submit an Archaeological Monitoring Plan (with verification that the AMP has been reviewed and approved by the Native American consultant/monitor when NA resources may be impacted) which describes how the monitoring would be accomplished for approval by City Staff and the Native American monitor. The AMP shall include an Archaeological Monitoring Exhibit</li> </ol> </li> </ol>			



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	<p>(AME) based on the appropriate construction documents (reduced to 11x17) to City Staff identifying the areas to be monitored including the delineation of grading/excavation limits.</p> <p>(b) The AME shall be based on the results of a site-specific records search as well as information regarding existing known soil conditions (native or formation).</p> <p>(c) Prior to the start of any work, the PI shall also submit a construction schedule to City Staff through the RE indicating when and where monitoring will occur.</p> <p>(d) The PI may submit a detailed letter to City Staff prior to the start of work or during construction requesting a modification to the monitoring program. This request shall be based on relevant information such as review of final construction documents which indicate site conditions such as depth of excavation and/or site graded to bedrock, etc., which may reduce or increase the potential for resources to be present.</p> <p><b>III. During Construction</b></p> <p>A. Monitor(s) Shall be Present During Grading/Excavation/Trenching</p> <ol style="list-style-type: none"> <li>1. The Archaeological monitor shall be present full-time during all soil disturbing and grading/excavation /trenching activities which could result in impacts to archaeological resources as identified on the AME. The Construction Manager is responsible for notifying the RE, PI, and City Staff of changes to any construction activities.</li> <li>2. The Native American consultant/monitor shall determine the extent of their presence during soil disturbing and grading/excavation/trenching activities based on the AME, and provide that information to the PI and City Staff. If prehistoric resources are encountered during the Native American consultant/monitor's absence, work shall stop and the Discovery Notification Processes detailed in Sections III.B-C, and IVA-D. shall commence.</li> <li>3. The archeological and Native American consultant/monitor shall document field activity via the Consultant Site Visit Record (CSVR). The CSVR's shall be faxed by the CM to the RE the first day of monitoring, the last day of monitoring, monthly (Notification of Monitoring Completion), and in the case of ANY discoveries. The RE shall forward copies to City Staff.</li> </ol>			

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	<p>4. The PI may submit a detailed letter to City Staff during construction requesting a modification to the monitoring program when a field condition such as modern disturbance post-dating the previous grading/trenching activities, presence of fossil formations, or when native soils are encountered that may reduce or increase the potential for resources to be present.</p> <p>B. Discovery Notification Process</p> <ol style="list-style-type: none"> <li>1. In the event of a discovery, the Archaeological Monitor shall direct the contractor to temporarily divert all soil disturbing activities, including but not limited to, digging, trenching, excavating, or grading activities in the area of discovery and in the area reasonably suspected to overlay adjacent resources and immediately notify the RE or BI, as appropriate.</li> <li>2. The Monitor shall immediately notify the PI (unless Monitor is the PI) of the discovery.</li> <li>3. The PI shall immediately notify City Staff by phone of the discovery, and shall also submit written documentation to City Staff within 24 hours by fax or email with photos of the resource in context, if possible.</li> <li>4. No soil shall be exported off-site until a determination can be made regarding the significance of the resource specifically if Native American resources are encountered.</li> </ol> <p>C. Determination of Significance</p> <ol style="list-style-type: none"> <li>1. The PI and Native American consultant/monitor, where Native American resources are discovered, shall evaluate the significance of the resource. If Human Remains are involved, follow protocol in Section IV below.               <ol style="list-style-type: none"> <li>(a) The PI shall immediately notify City Staff by phone to discuss significance determination and shall also submit a letter to City Staff indicating whether additional mitigation is required.</li> <li>(b) If the resource is significant, the PI shall submit an Archaeological Data Recovery Program (ADRP) which has been reviewed by the Native American consultant/monitor when applicable, and obtain written approval from City Staff and the Native American representative(s), if applicable. Impacts to significant resources must be mitigated before ground disturbing</li> </ol> </li> </ol>			



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	<p>activities in the area of discovery will be allowed to resume.</p> <p>(c) If the resource is not significant, the PI shall submit a letter to City Staff indicating that artifacts will be collected, curated, and documented in the Final Monitoring Report. The letter shall also indicate that that no further work is required.</p> <p><b>IV. Discovery of Human Remains</b></p> <p>If human remains are discovered, work shall halt in that area and no soil shall be exported off-site until a determination can be made regarding the provenance of the human remains; and the following procedures set forth in CEQA Section 15064.5(e), the California Public Resources Code (Sec. 5097.98) and State Health and Safety Code (Sec. 7050.5) shall be undertaken:</p> <p>A. Notification</p> <ol style="list-style-type: none"> <li>1. Archaeological Monitor shall notify the RE or BI as appropriate, City Staff, and the PI, if the Monitor is not qualified as a PI. City Staff will notify the appropriate Senior Planner in the Environmental Analysis Section (EAS) of the Development Services Department to assist with the discovery process.</li> <li>2. The PI shall notify the Medical Examiner after consultation with the RE, either in person or via telephone.</li> </ol> <p>B. Isolate discovery site</p> <ol style="list-style-type: none"> <li>1. Work shall be directed away from the location of the discovery and any nearby area reasonably suspected to overlay adjacent human remains until a determination can be made by the Medical Examiner in consultation with the PI concerning the provenance of the remains.</li> <li>2. The Medical Examiner, in consultation with the PI, will determine the need for a field examination to determine the provenance.</li> <li>3. If a field examination is not warranted, the Medical Examiner will determine with input from the PI, if the remains are or are most likely to be of Native American origin.</li> </ol> <p>C. If Human Remains are determined to be Native American</p> <ol style="list-style-type: none"> <li>1. The Medical Examiner will notify the Native American Heritage Commission (NAHC) within 24 hours. By law, <b>ONLY</b> the Medical Examiner can make this call.</li> <li>2. NAHC will immediately identify the person or persons</li> </ol>			

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	<p>determined to be the Most Likely Descendent (MLD) and provide contact information.</p> <ol style="list-style-type: none"> <li>3. The MLD will contact the PI within 24 hours or sooner after the Medical Examiner has completed coordination, to begin the consultation process in accordance with CEQA Section 15064.5(e) and the California Public Resources and Health &amp; Safety Codes.</li> <li>4. The MLD will have 48 hours to make recommendations to the property owner or representative, for the treatment or disposition with proper dignity, of the human remains and associated grave goods.</li> <li>5. Disposition of Native American Human Remains will be determined between the MLD and the PI, and if:               <ol style="list-style-type: none"> <li>(a) The NAHC is unable to identify the MLD, OR the MLD failed to make a recommendation within 48 hours after being notified by the Commission; OR;</li> <li>(b) The landowner or authorized representative rejects the recommendation of the MLD and mediation in accordance with PRC 5097.94 (k) by the NAHC fails to provide measures acceptable to the landowner, THEN,</li> <li>(c) In order to protect these sites, the Landowner shall do one or more of the following:                   <ol style="list-style-type: none"> <li>(1) Record the site with the NAHC;</li> <li>(2) Record an open space or conservation easement on the site;</li> <li>(3) Record a document with the County.</li> </ol> </li> </ol> </li> <li>6. Upon the discovery of multiple Native American human remains during a ground disturbing land development activity, the landowner may agree that additional conferral with descendants is necessary to consider culturally appropriate treatment of multiple Native American human remains. Culturally appropriate treatment of such a discovery may be ascertained from review of the site utilizing cultural and archaeological standards. Where the parties are unable to agree on the appropriate treatment measures the human remains and buried with Native American human remains shall be reinterred with appropriate dignity, pursuant to Section 5.c., above.</li> </ol> <p>D. If Human Remains are not Native American</p> <ol style="list-style-type: none"> <li>1. The PI shall contact the Medical Examiner and notify them of the historic era context of the burial.</li> </ol>			



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	<p>2. The Medical Examiner will determine the appropriate course of action with the PI and City staff (PRC 5097.98).</p> <p>3. If the remains are of historic origin, they shall be appropriately removed and conveyed to the San Diego Museum of Man for analysis. The decision for internment of the human remains shall be made in consultation with City Staff, the applicant/landowner and the San Diego Museum of Man.</p> <p><b>V. Night and/or Weekend Work</b></p> <p>A. If night and/or work is included in the contract</p> <ol style="list-style-type: none"> <li>1. When night and/or weekend work is included in the contract package, the extent and timing shall be presented and discussed at the Precon Meeting.</li> <li>2. The following procedures shall be followed.                     <ol style="list-style-type: none"> <li>(a) No Discoveries In the event that no discoveries were encountered during night and/or weekend work, the PI shall record the information on the CSV and submit to City Staff via fax by 8 am of the next business day.</li> <li>(b) Discoveries All discoveries shall be processed and documented using the existing procedures detailed in Sections III - During Construction, and IV – Discovery of Human Remains. Discovery of human remains shall always be treated as a significant discovery.</li> <li>(c) Potentially Significant Discoveries If the PI determines that a potentially significant discovery has been made, the procedures detailed under Section III - During Construction and IV-Discovery of Human Remains shall be followed.</li> <li>(d) The PI shall immediately contact City Staff, or by 8 am of the next business day to report and discuss the findings as indicated in Section III-B, unless other specific arrangements have been made.</li> </ol> </li> </ol> <p>B. If night and/or weekend work becomes necessary during the course of construction</p> <ol style="list-style-type: none"> <li>1. The Construction Manager shall notify the RE, or BI, as appropriate, a minimum of 24 hours before the work is to begin.</li> <li>2. The RE, or BI, as appropriate, shall notify City Staff immediately.</li> </ol> <p>C. All other procedures described above shall apply, as appropriate.</p>			

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	<p><b>VI. Post Construction</b></p> <p>A. Submittal of Draft Monitoring Report</p> <ol style="list-style-type: none"> <li>1. The PI shall submit two copies of the Draft Monitoring Report (even if negative) prepared in accordance with the Historical Resources Guidelines and Appendices which describes the results, analysis, and conclusions of all phases of the Archaeological Monitoring Program (with appropriate graphics) to City Staff, for review and approval within 90 days following the completion of monitoring.                             <ol style="list-style-type: none"> <li>(a) For significant archaeological resources encountered during monitoring, the Archaeological Data Recovery Program shall be included in the Draft Monitoring Report.</li> <li>(b) Recording sites with State of California Department of Parks and Recreation The PI shall be responsible for recording (on the appropriate State of California Department of Park and Recreation forms-DPR 523 A/B) any significant or potentially significant resources encountered during the Archaeological Monitoring Program in accordance with the City’s Historical Resources Guidelines, and submittal of such forms to the South Coastal Information Center with the Final Monitoring Report.</li> </ol> </li> <li>2. City Staff shall return the Draft Monitoring Report to the PI for revision or, for preparation of the Final Report.</li> <li>3. The PI shall submit revised Draft Monitoring Report to City Staff for approval.</li> <li>4. City Staff shall provide written verification to the PI of the approved report.</li> <li>5. City Staff shall notify the RE or BI, as appropriate, of receipt of all Draft Monitoring Report submittals and approvals.</li> </ol> <p>B. Handling of Artifacts and Submittal of Collections Management Plan, if applicable</p> <ol style="list-style-type: none"> <li>1. The PI shall be responsible for ensuring that all cultural remains collected are cleaned and catalogued.</li> <li>2. The PI shall be responsible for ensuring that all artifacts are analyzed to identify function and chronology as they relate to the history of the area; that faunal material is identified as to species; and that specialty studies are completed, as appropriate.</li> <li>3. The PI shall submit a Collections Management Plan to City</li> </ol>			



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	<p>Staff for review and approval for any project which results in a substantial collection of historical artifacts.</p> <p>C. Curation of artifacts: Accession Agreement and Acceptance Verification</p> <ol style="list-style-type: none"> <li>1. The PI shall be responsible for ensuring that all artifacts associated with the survey, testing and/or data recovery for this project are permanently curated with an appropriate institution. This shall be completed in consultation with City Staff and the Native American representative, as applicable.</li> <li>2. The PI shall include the Acceptance Verification from the curation institution in the Final Monitoring Report submitted to the RE or BI and City Staff.</li> <li>3. When applicable to the situation, the PI shall include written verification from the Native American consultant/monitor indicating that Native American resources were treated in accordance with state law and/or applicable agreements. If the resources were reinterred, verification shall be provided to show what protective measures were taken to ensure no further disturbance in accordance with section IV – Discovery of Human Remains, subsection 5.(d).</li> </ol> <p>D. Final Monitoring Report(s)</p> <ol style="list-style-type: none"> <li>1. The PI shall submit one copy of the approved Final Monitoring Report to the RE or BI as appropriate, and one copy to City Staff (even if negative), within 90 days after notification from City Staff that the draft report has been approved.</li> <li>2. The RE shall, in no case, issue the Notice of Completion until receiving a copy of the approved Final Monitoring Report from City Staff which includes the Acceptance Verification from the curation institution.</li> </ol>			

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<b>PALEONTOLOGICAL RESOURCES (PAL)</b>				
<p><b>Impact PAL-A.1:</b> Excavation in geologic formations with a moderate to high potential for paleontological resources could have an significant impact on these resources, if present. (Direct)</p>	<p><i>Mitigation Measure PAL-A.1-1:</i> In the event the Secondary Study indicates the potential for significant paleontological resources, the following measures shall be implemented as determined appropriate by CCDC.</p> <p><b>I. Prior to Permit Issuance</b></p> <p>A. Construction Plan Check</p> <ol style="list-style-type: none"> <li>1. Prior to Notice to Proceed (NTP) for any construction permits, including but not limited to, the first Grading Permit, Demolition Permits and Building Permits, but prior to the first preconstruction meeting, whichever is applicable, Centre City Development Corporation (CCDC) shall verify that the requirements for Paleontological Monitoring have been noted on the appropriate construction documents.</li> </ol> <p>B. Letters of Qualification have been submitted to CCDC</p> <ol style="list-style-type: none"> <li>1. The applicant shall submit a letter of verification to CCDC identifying the Principal Investigator (PI) for the project and the names of all persons involved in the paleontological monitoring program, as defined in the City of San Diego Paleontology Guidelines.</li> <li>2. CCDC will provide a letter to the applicant confirming the qualifications of the PI and all persons involved in the paleontological monitoring of the project.</li> <li>3. Prior to the start of work, the applicant shall obtain approval from CCDC for any personnel changes associated with the monitoring program.</li> </ol> <p><b>II. Prior to Start of Construction</b></p> <p>A. Verification of Records Search</p> <ol style="list-style-type: none"> <li>1. The PI shall provide verification to CCDC that a site-specific records search has been completed. Verification includes, but is not limited to a copy of a confirmation letter from San Diego Natural History Museum, other institution or, if the search was in-house, a letter of verification from the PI stating that the search was completed.</li> <li>2. The letter shall introduce any pertinent information concerning expectations and probabilities of discovery during trenching and/or grading activities.</li> </ol> <p>B. PI Shall Attend Precon Meetings</p> <ol style="list-style-type: none"> <li>1. Prior to beginning any work that requires monitoring, the</li> </ol>			



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	<p>Applicant shall arrange a Precon Meeting that shall include the PI, Construction Manager (CM) and/or Grading Contractor, Resident Engineer (RE), Building Inspector (BI), if appropriate, and CCDC. The qualified paleontologist shall attend any grading/excavation related Precon Meetings to make comments and/or suggestions concerning the Paleontological Monitoring program with the Construction Manager and/or Grading Contractor.</p> <ul style="list-style-type: none"> <li>a. If the PI is unable to attend the Precon Meeting, the Applicant shall schedule a focused Precon Meeting with CCDC, the PI, RE, CM or BI, if appropriate, prior to the start of any work that requires monitoring.</li> </ul> <p>2. Identify Areas to be Monitored</p> <ul style="list-style-type: none"> <li>a. Prior to the start of any work that requires monitoring, the PI shall submit a Paleontological Monitoring Exhibit (PME) based on the appropriate construction documents (reduced to 11x17) to CCDC identifying the areas to be monitored including the delineation of grading/excavation limits. The PME shall be based on the results of a site specific records search as well as information regarding existing known soil conditions (native or formation).</li> </ul> <p>3. When Monitoring Will Occur</p> <ul style="list-style-type: none"> <li>a. Prior to the start of any work, the PI shall also submit a construction schedule to CCDC through the RE indicating when and where monitoring will occur.</li> <li>b. The PI may submit a detailed letter to CCDC prior to the start of work or during construction requesting a modification to the monitoring program. This request shall be based on relevant information such as review of final construction documents which indicate conditions such as depth of excavation and/or site graded to bedrock, presence or absence of fossil resources, etc., which may reduce or increase the potential for resources to be present.</li> </ul> <p><b>III. During Construction</b></p> <ul style="list-style-type: none"> <li>A. Monitor Shall be Present During Grading/Excavation/Trenching             <ul style="list-style-type: none"> <li>1. The monitor shall be present full-time during grading/excavation/trenching activities as identified on the PME that could result in impacts to formations with high and moderate resource sensitivity. The Construction Manager is responsible for notifying the RE, PI, and CCDC of changes to</li> </ul> </li> </ul>			

SIGNIFICANT IMPACT(S)	MITIGATION MEASURE(S)	IMPLEMENTATION TIME FRAME	IMPLEMENTATION RESPONSIBILITY	VERIFICATION RESPONSIBILITY
	<p>any construction activities.</p> <ol style="list-style-type: none"> <li>2. The monitor shall document field activity via the Consultant Site Visit Record (CSVSR). The CSVSR's shall be faxed by the CM to the RE the first day of monitoring, the last day of monitoring, monthly (Notification of Monitoring Completion), and in the case of any discoveries. The RE shall forward copies to CCDC.</li> <li>3. The PI may submit a detailed letter to CCDC during construction requesting a modification to the monitoring program when a field condition such as trenching activities that do not encounter formational soils as previously assumed, and/or when unique/unusual fossils are encountered, which may reduce or increase the potential for resources to be present.</li> </ol> <p>B. Discovery Notification Process</p> <ol style="list-style-type: none"> <li>1. In the event of a discovery, the Paleontological Monitor shall direct the contractor to temporarily divert trenching activities in the area of discovery and immediately notify the RE or BI, as appropriate.</li> <li>2. The Monitor shall immediately notify the PI (unless Monitor is the PI) of the discovery.</li> <li>3. The PI shall immediately notify CCDC by phone of the discovery, and shall also submit written documentation to CCDC within 24 hours by fax or email with photos of the resource in context, if possible.</li> </ol> <p>C. Determination of Significance</p> <ol style="list-style-type: none"> <li>1. The PI shall evaluate the significance of the resource.             <ol style="list-style-type: none"> <li>a. The PI shall immediately notify CCDC by phone to discuss significance determination and shall also submit a letter to CCDC indicating whether additional mitigation is required. The determination of significance for fossil discoveries shall be at the discretion of the PI.</li> <li>b. If the resource is significant, the PI shall submit a Paleontological Recovery Program (PRP) and obtain written approval from CCDC. Impacts to significant resources must be mitigated before ground disturbing activities in the area of discovery will be allowed to resume.</li> <li>c. If resource is not significant (e.g., small pieces of broken common shell fragments or other scattered common fossils) the PI shall notify the RE, or BI as appropriate,</li> </ol> </li> </ol>			



SIGNIFICANT IMPACT(S)	MITIGATION MEASURE(S)	IMPLEMENTATION TIME FRAME	IMPLEMENTATION RESPONSIBILITY	VERIFICATION RESPONSIBILITY
	<p>that a non-significant discovery has been made. The Paleontologist shall continue to monitor the area without notification to CCDC unless a significant resource is encountered.</p> <p>d. The PI shall submit a letter to CCDC indicating that fossil resources will be collected, curated, and documented in the Final Monitoring Report. The letter shall also indicate that no further work is required.</p> <p><b>IV. Night Work</b></p> <p>A. If night work is included in the contract</p> <ol style="list-style-type: none"> <li>1. When night work is included in the contract package, the extent and timing shall be presented and discussed at the preconstruction meeting.</li> <li>2. The following procedures shall be followed.                     <ol style="list-style-type: none"> <li>a. No Discoveries                             <p>(1) In the event that no discoveries were encountered during night work, The PI shall record the information on the CSV and submit to CCDC via fax by 9am the following morning, if possible.</p> </li> <li>b. Discoveries                             <p>(1) All discoveries shall be processed and documented using the existing procedures detailed in Sections III - During Construction.</p> </li> <li>c. Potentially Significant Discoveries                             <p>(1) If the PI determines that a potentially significant discovery has been made, the procedures detailed under Section III - During Construction shall be followed.</p> </li> <li>d. The PI shall immediately contact CCDC, or by 8AM the following morning to report and discuss the findings as indicated in Section III-B, unless other specific arrangements have been made.</li> </ol> </li> </ol> <p>B. If night work becomes necessary during the course of construction</p> <ol style="list-style-type: none"> <li>1. The Construction Manager shall notify the RE, or BI, as appropriate, a minimum of 24 hours before the work is to begin.</li> <li>2. The RE, or BI, as appropriate, shall notify CCDC immediately.</li> </ol> <p>C. All other procedures described above shall apply, as appropriate.</p> <p><b>V. Post Construction</b></p> <p>A. Submittal of Draft Monitoring Report</p> <ol style="list-style-type: none"> <li>1. The PI shall submit two copies of the Draft Monitoring Report</li> </ol>			

SIGNIFICANT IMPACT(S)	MITIGATION MEASURE(S)	IMPLEMENTATION TIME FRAME	IMPLEMENTATION RESPONSIBILITY	VERIFICATION RESPONSIBILITY
	<p>(even if negative) which describes the results, analysis, and conclusions of all phases of the Paleontological Monitoring Program (with appropriate graphics) to CCDC for review and approval within 90 days following the completion of monitoring.</p> <ol style="list-style-type: none"> <li>a. For significant paleontological resources encountered during monitoring, the Paleontological Recovery Program shall be included in the Draft Monitoring Report.</li> <li>b. Recording Sites with the San Diego Natural History Museum               <ol style="list-style-type: none"> <li>(1)The PI shall be responsible for recording (on the appropriate forms) any significant or potentially significant fossil resources encountered during the Paleontological Monitoring Program in accordance with the City’s Paleontological Guidelines, and submittal of such forms to the San Diego Natural History Museum with the Final Monitoring Report.</li> </ol> </li> <li>2. CCDC shall return the Draft Monitoring Report to the PI for revision or, for preparation of the Final Report.</li> <li>3. The PI shall submit revised Draft Monitoring Report to CCDC for approval.</li> <li>4. CCDC shall provide written verification to the PI of the approved report.</li> <li>5. CCDC shall notify the RE or BI, as appropriate, of receipt of all Draft Monitoring Report submittals and approvals.</li> </ol> <p>B. Handling of Fossil Remains</p> <ol style="list-style-type: none"> <li>1. The PI shall be responsible for ensuring that all fossil remains collected are cleaned and catalogued.</li> <li>2. The PI shall be responsible for ensuring that all fossil remains are analyzed to identify function and chronology as they relate to the geologic history of the area; that faunal material is identified as to species; and that specialty studies are completed, as appropriate</li> </ol> <p>C. Curation of fossil remains: Deed of Gift and Acceptance Verification</p> <ol style="list-style-type: none"> <li>1. The PI shall be responsible for ensuring that all fossil remains associated with the monitoring for this project are permanently curated with an appropriate institution.</li> <li>2. The PI shall include the Acceptance Verification from the curation institution in the Final Monitoring Report submitted to</li> </ol>			



SIGNIFICANT IMPACT(S)	MITIGATION MEASURE(S)	IMPLEMENTATION TIME FRAME	IMPLEMENTATION RESPONSIBILITY	VERIFICATION RESPONSIBILITY
	the RE or BI and CCDC. D. Final Monitoring Report(s) <ol style="list-style-type: none"> <li>1. The PI shall submit two copies of the Final Monitoring Report to CCDC (even if negative), within 90 days after notification from CCDC that the draft report has been approved.</li> <li>2. The RE shall, in no case, issue the Notice of Completion until receiving a copy of the approved Final Monitoring Report from CCDC which includes the Acceptance Verification from the curation institution.</li> </ol>			
Noise (NOI)				
<b>Impact NOI-B.1:</b> Noise generated by I-5 and highly traveled grid streets could cause interior noise levels in noise-sensitive uses (exclusive of residential and hotel uses) to exceed 45 dB(A). (Direct)	<i>Mitigation Measure NOI-B.1-1: Prior to approval of a Building Permit for any residential, hospital, or hotel within 475 feet of the centerline of Interstate 5 or adjacent to a roadway carrying more than 7,000 ADT, an acoustical analysis shall be performed to confirm that architectural or other design features are included which would assure that noise levels within habitable rooms would not exceed 45 dB(A) CNEL.</i>	Prior to Building Permit (Design)  Prior to Certificate of Occupancy (Implementation)	Developer	CCDC/City
<b>Impact NOI-C.1:</b> Exterior required outdoor open space in residential could experience traffic noise levels in excess 65 dB(A) CNEL. (Direct)	<i>Mitigation Measure NOI-C.1-1: Prior to approval of a Development Permit for any residential development within 475 feet of the centerline of Interstate 5 or adjacent to a roadway carrying more than 7,000 ADT, an acoustical analysis shall be performed to determine if any required outdoor open space areas would be exposed to noise levels in excess of 65 dB(A) CNEL. Provided noise attenuation would not interfere with the primary purpose or design intent of the exterior use, measures shall be included in building plan, to the extent feasible.</i>	Prior to Development Permit (Design)  Prior to Certificate of Occupancy (Implementation)	Developer	City

## James Alexander

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**From:** stephen moneypenny <stephen.moneypenny@gmail.com>  
**Sent:** Saturday, March 09, 2019 9:07 PM  
**To:** James Alexander  
**Subject:** Re: 777 Beech Street Proposal

Hello Mr. Alexander,

Thank you for your quick reply to my previous email. It is very much appreciated. And while I would like to attend the Design Review Committee meeting on 3/13, it will not be possible due to my work schedule. It is reassuring to know concerns can be submitted via email.

I have read all of the publicly available material on 777 Beech, and have two main concerns with the current proposal.

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### **1. The lack of set-backs along Beech Street**

I'm concerned that the narrow sidewalk and vertical massing of the building along Beech Street, will impose a "canyon-like" feel, and cause excessive shadowing for people located downhill (eastward) from this building. This could severely limit the amount of winter sunlight that filters down into the neighborhood.

### **2. The 75' street wall at the corner of Beech & 8th**

The proposed height at that corner will be *much* higher than any of the surrounding buildings, and seems out of character with the rest of the neighborhood.

This is a very active & pedestrian friendly intersection that benefits from its open, airy, human-scaled development.

777 Beech proposes a *sheer 8 story tall street wall* with no visual set-backs, which could have a significantly negative impact on the area.

For comparison:

- the Heritage development directly across the street from The El Cortez, is between 2-4 stories tall.
- Discovery's 2-story townhouses at the corner of Beech & 8th, give the corner a spacious and open feeling.
- Discovery's townhouses keep a uniform 2-story street wall height by "walking" downhill with the topography, preserving the human scale feel of Beech St.
- 777 should be required to adapt to accommodate the neighborhood, even if it means it must deviate from its "symmetrical" design.

As a neighborhood resident and self described YIMBY, I welcome new development all over downtown. However I feel that great care must be taken to incorporate new developments thoughtfully and without spoiling the existing urban fabric.

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Thank you again for your time and attention on this matter.  
It's very reassuring to know that CivicSD is so attentive and transparent on these issues.

Best Regards,  
Stephen Money Penny

## James Alexander

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**From:** martinw103@gmail.com  
**Sent:** Tuesday, March 26, 2019 8:58 AM  
**To:** James Alexander  
**Subject:** 777

Dear Mr Alexander

This project should not be built. Aside from The fact it takes away from the historic El Cortez it is crammed into a corner lot is only a part of the problem. The street parking in the area is already a problem and even with Underground parking for the building there Will still be much negative street parking I hope you will vote against this project Respectfully

Martin Weinstein Discovery

850 Beech st

Unit 1606

Sent from my iPhone



## James Alexander

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**From:** Monica Lamb <monicamarielamb@gmail.com>  
**Sent:** Wednesday, May 08, 2019 10:41 AM  
**To:** James Alexander  
**Subject:** 777 Beech Project

Dear Mr. Alexander,

I am a long time owner at the Historic El Cortez. I am writing to express my displeasure with the latest Parcel 2 plan for a new condominium building. I was against the plan that was introduced in 2008 and am very much against the current plan.

A major reason I purchased at the El Cortez was the outdoor pool, BBQ area, and fireplace courtyard. Since we do not have balconies as part of our units, these amenities add a great deal to the property and are the only real open area we have.

When the 2008 plan was being discussed, it was brought to my attention:

1. that the entire block was designated as a historic site.
2. that an engineering study determined the Parcel 2 site was not structurally sound for an additional building.
3. there was an endangered species of bird living in the palm tree above the swimming pool.
4. any construction would not begin before 2025.

Mr. Alexander, don't you believe it would be nice to have some space on Cortez Hill not blocked by a building?

Sincerely,  
Monica Lamb  
El Cortez #902

## James Alexander

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**From:** Mary Duncan <mduncan@sdsu.edu>  
**Sent:** Wednesday, May 15, 2019 1:26 PM  
**To:** James Alexander  
**Subject:** 777 Beech Street Proposed Condominium

Dear Mr. James Alexander,

I have been an owner at the historic El Cortez since 2011. I am very dissatisfied and opposed to the latest Parcel 2 plan for a new condominium building at 777 Beech Street. I have compared it with the plan that was submitted in 2008. Both plans are unacceptable.

A major reason I purchased at the El Cortez was the outdoor pool, BBQ area, and fireplace courtyard. Since we do not have balconies as part of our units, these amenities add a great deal to the property and are the only real open area we have.

When the 2008 plan was being discussed, it was brought to my attention:

1. that the entire block was designated as a historic site.
2. that an engineering study determined the Parcel 2 site was not structurally sound for an additional building.

Mr. Alexander, please help us preserve some open space on El Cortez Hill and not endanger our existing building or destroy the historic designation.

Sincerely,  
Mary Duncan  
Unit # 300



## James Alexander

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**From:** Erin Gee Hayslip <egnlive@gmail.com>  
**Sent:** Wednesday, May 15, 2019 11:40 AM  
**To:** James Alexander  
**Subject:** 777 Beech Street on tonight's agenda

I am a resident of El Cortez.

I oppose the current plans for this development. My neighbors who will be at the meeting will cover the issues, including but not limited to, changes to the original plan resulting in the larger footprint decreasing the space between this development and El Cortez and the placement the pool underground, rather than the outside pool in the original plans.

Please register my opposition to the new proposed plans.

Thank you for your consideration.

Erin Gee

Sent from my iPhone

## James Alexander

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**From:** Nick Losasso <nlosasso@yahoo.com>  
**Sent:** Thursday, May 16, 2019 8:34 AM  
**To:** James Alexander  
**Cc:** cavery@nnj.com; cavery@nnj.com  
**Subject:** 777 Beech Development

Hello,

I'm a homeowner at the El Cortez, # 104. I was out of town during yesterdays community planning but wanted to get on the record.

I'm opposed to the 2019 plans for the 777 Beech St property. I would support the 2008 approved plans.

At issue with the 2019 plan

1. New design proximity to the El Cortez. Being on the 1st floor, I'm concerned with the garage exhaust being so close to the building as well as the dog run. Both have the potential for a health impact, reduced quality of life and impact to our property value
2. Pool location. This was originally outside on the main deck and is now proposed to be inside. This is a total bait and switch to get more units
3. Added number of residences and no commercial space. Adding more residences than originally planned will decrease our property value and add to the congestion without the benefit of new commercial space

Please advise if there is anything else I can do to voice my concerns.

Regards  
Nick Losasso  
303-570-0506  
Unit 104 owner, El Cortez



## James Alexander

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**From:** Monica Lamb <monicamarielamb@gmail.com>  
**Sent:** Monday, May 20, 2019 2:29 PM  
**To:** James Alexander  
**Subject:** 777 Beech Project

Mr. Alexander,

I am contacting you again to express my displeasure with the proposed 777 Beech Street construction project (Parcel 2). I am a long time owner in the Historic El Cortez. I was against the plan that was introduced in 2008 and am very much against the current plan.

A major reason I purchased at the El Cortez was the outdoor pool, BBQ area, and fireplace courtyard. Since we do not have balconies as part of our units, these amenities add a great deal to the property and are the only real open area we have.

When the 2008 plan was being discussed, it was brought to my attention:

1. that the entire block was designated as a historic site.
2. that an engineering study conducted by Robert Dameron determined the Parcel 2 site was not structurally sound for an additional building of any magnitude. That any excavation could compromise the El Cortez foundation.
3. there was an endangered species of bird living in the palm tree above the swimming pool.
4. any "approved" construction would not begin before 2025.

Please help us preserve the landmark Historic El Cortez.

Sincerely,  
Monica Lamb  
El Cortez #902

## James Alexander

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**From:** Nick Losasso <nlosasso@yahoo.com>  
**Sent:** Monday, May 20, 2019 6:49 PM  
**To:** James Alexander  
**Subject:** Re: May 22 meeting - 777 Beech St development

Unfortunately I'm not able to attend during work hours, I was planning to attend the 5:30 meeting but understand the time was moved.

Here are my concerns which I'd like on the record:

At issue with the 2019 plan

1. New design proximity to the El Cortez. Being on the 1st floor, I'm concerned with the garage exhaust being so close to the building as well as the dog run. Both have the potential for a health impact, reduced quality of life and impact to our property value
2. Pool location. This was originally outside on the main deck and is now proposed to be inside. This is a total bait and switch to get more units
3. Added number of residences and no commercial space. Adding more residences than originally planned will decrease our property value and add to the congestion without the benefit of new commercial space

Regards,  
Nick

On Monday, May 20, 2019 4:23 PM, James Alexander <alexander@civicsd.com> wrote:

Hello Mr. Losasso,

After checking with our legal counsel, and per City Council practice, you must be present at the meeting and submit a speaker card in order to cede your time to another speaker. You are always welcome to submit your comments in writing ahead of time though.

**James Alexander**  
**Associate Planner**

401 B Street, Suite 400  
San Diego, CA 92101  
619.533.7171  
alexander@civicsd.com  
www.civicsd.com

Please Note: This email communication may be subject to the California Public Records Act and may be viewed by third parties upon request.

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**From:** Nick Losasso [mailto:nlosasso@yahoo.com]  
**Sent:** Monday, May 20, 2019 1:50 PM  
**To:** James Alexander <alexander@civicsd.com>  
**Subject:** May 22 meeting - 777 Beech St development

Hi Alexander,

I am unable to attend the 1:00 meeting on May 22. I did intend to speak, however I would like to yield my time to Ted from the El Cortez building.



## James Alexander

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**From:** Ted Sherer <ted.sherer@gmail.com>  
**Sent:** Monday, May 20, 2019 10:05 AM  
**To:** James Alexander  
**Subject:** 777 Beech

Dear Mr. Alexander,

I write to express my concerns about the 2019 proposal for 777 Beech with respect to the original drawings from 2008. I moved into my unit on the ground floor of El Cortez in 2016 and had every reason to expect the 2008 drawings to mature.

The 2008 drawings exhibit a building that is close to El Cortez on the east/8<sup>th</sup> avenue side and asymmetrically further set back on the west/7<sup>th</sup> Ave side. The new building is more symmetrical, encroaching on El Cortez on both side. El Cortez is not residential on the east side (Don Room), so the limited offset is not alarming on either proposal. However, the west ground level of El Cortez is residential. It is where I live and the back door of my unit opens directly to the proposed building. The 2008 drawings depict nearly 40 feet of breathing space between my door and the new building. The new plans whittles this down to 23 feet. This distance is further decreased to 13 feet if you include the ground floor patio added to the 2019 building proposals. Furthermore, a garage exhaust vent, pet hygienic area, and transformers are positioned at the property line, 7 feet from my neighbor's doorstep.

Please consider the above as significant deviations from the original proposal from 2008, which was exhaustively vetted. A new development that retains the footprint of the original design, returns the pool to an outdoor setting, and embraces real commercial at the street level is the friendlier proposal to the neighborhood. Please add my concerns to the public record.

Thanks for your time,

Edward Sherer

## James Alexander

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**From:** Max Spurlock <maxspurlock@yahoo.com>  
**Sent:** Monday, May 20, 2019 10:03 PM  
**To:** James Alexander  
**Subject:** 777 Beech St. Development

Dear Mr. James Alexander,

I am a current owner and resident of the El Cortez. I first purchased into the El Cortez in early 2005 and have served on the Board of Directors twice over the years. I am not a current Board member. I am familiar with the annual budget of the EC Owners Association and am aware that parking attendant costs comprise a substantial component of the annual expense (and annual member assessment) of the budget. My understanding is that the new development will provide a certain amount of parking spaces for the owners of the EC. What I don't see in the plans is what the monthly assessment to the EC owners will be from the new development. Also, I don't know what, if any, will be the monthly assessment to the EC Owners for access to the new swimming pool. I find it unjust that there may be an approval of a new development that may affect the monthly dues to the EC Owners without first providing that information. I am sure that the mortgage lenders to the EC Owners will also want to know how their customers will be affected.

I respectfully ask the Civic Sand Diego Board of Directors to consider these points and grant the EC Owners a temporary reprieve until they have been duly informed of these monthly assessments.

Thank you for your consideration.

With kind regards,  
Max Spurlock  
EC owner of unit 1003



## James Alexander

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**From:** Brian Brey <brian@idiom.co>  
**Sent:** Tuesday, May 21, 2019 6:10 PM  
**To:** James Alexander  
**Subject:** 777 Beech St project

Civic San Diego,

I am a resident and owner at the El Cortez.

The proposed project at 777 Beech St presents a number of problems for the El Cortez and its residents. And I ask that before these plans are allowed to proceed that you take into consideration the items outlined below:

1. **Parking** - The El Cortez residents have one parking space each, totaling 85 spots. However, when the lot was split into two parcels, the number of parking spaces was changed to only 32 on lot 1 (El Cortez) and 53 on lot 2 (777 Beech St). This presents a big challenge for the residents of the El Cortez, as this proposed project will demolish the current 53 easily accessible parking spaces, and move them into the new building. This will require the El Cortez residents to take an elevator, exit the building, walk around the block and use a different key fob, and take another elevator down 4 floors just to get to their car. The El Cortez has a large number of senior residents and this will make accessing their car a problem.
- 2.
3. **Structural Issues** - When the El Cortez was earthquake retrofitted in early 2000, the idea that a 12/13 story structure would be built just 13 feet away was not a consideration. And it was brought to my attention that the project at 777 Beech St would require the replacement of the primary structural support elements on the El Cortez private property, however the most troubling part is that safety and the security of the residents and the building has not been disclosed, nor has a plan to bring the earthquake safety of the El Cortez up to code before the building is damaged and our lives are forever changed.
4. **Historic Property** - As you are aware, the El Cortez is a historic property. It has 1920s windows that are not fully functional and cannot be changed due to historic preservation rules. And with the demolition of the parking structure that is known to have asbestos, lead, and other harmful toxins, I am worried that we risk exposure and long term health issues due to our minimally insulated windows.
5. **Don Room** - On or around April 25th of this year, the owner and developer of Lot 2 (777 Beech St) purchased the historic center of the El Cortez, the Don Room. And at a recent community meeting, it was disclosed that this same developer has plans to dramatically alter its appearance and more closely integrate it into his newly proposed building (777 Beech St). I ask you this; at what point do the residents of the El Cortez begin losing their property rights and control to this developer? And when do we as San Diego residents lose one of its most important landmarks?

In closing, I kindly ask that you research the history that the El Cortez homeowners have had with this very same developer, Mr. Peter Janopaul. I implore you to deny this project, the right to build on the

property, put an end to this tumultuous 13-year history, and allow the currently approved plans to expire in October 2020.

Regards,

Brian Brey



## James Alexander

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**From:** Pamela Coker <pamela@pamelacoker.com>  
**Sent:** Tuesday, May 21, 2019 9:09 AM  
**To:** James Alexander  
**Subject:** 777 Beech Planned Development Permit No. 2018-57 Community Input

Dear Mr. Alexander,

I'm an original owner of Unit 1100 at the El Cortez.

My comments are as follows.

- 1) We do not need another high-end condo building on Cortez Hill when the City needs low-cost housing or other services.
- 2) I would prefer a Community Center, Educational Use, Grocery and/or Restaurant Use.
- 3) The idea that the proposed plan building pays homage to the El Cortez is ridiculous. It visually intrudes on the air space around the El Cortez, causing it to lose its iconic Art Deco shape and historical appeal. I don't know of any other Art Deco Spanish Renaissance building in existence. It is truly unique architecturally and one of the few historic city landmarks.
- 4) I am also concerned about noise level from the planned building as well as natural airflow from the West. Today, we can live in the El Cortez without air conditioning just by opening the window. Between the increased noise from a glass building that amplifies street and airplane noise, and the dust from the building operating blowers and exhaust vents, it decreases the livability and increases our costs at the El Cortez.

Sincerely,

Pamela Coker  
Owner Unit 1100  
El Corte

858 361-8486

## James Alexander

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**From:** Adrian Reyes <adrian@hooshmandreyes.com>  
**Sent:** Tuesday, May 21, 2019 2:33 PM  
**To:** James Alexander  
**Subject:** 777 Beech Project

Please distribute to all applicable parties

Dear San Diego Civic Directors

I am a current owner and resident of the El Cortez. I have also been on the HOA board and served as its President for 2 terms. I unfortunately won't be able to attend this week's meeting, but I did want my opinions on the matter hopefully read by the Directors and placed on the record. I have a few issues with the conduct that has transpired on this project from related parties.

After reading your Mission Statement and bylaws, and subsequent lawsuit that now has disbanded Civic as an agent of the city I am very concerned that this entity is approving anything. Your "Core Strategy" states you wish to "provide affordable housing, mixed-use, and transit-oriented development. The current approvals have taken away 2 of these by allowing the developers to remove COMMERCIAL units from the original and approved 2008 plan (and choosing to believe that "mixed use" lofts constitute a decent substitute, and by allowing the Developers to pay \$1.56 million in inclusionary housing fees), pretty much dissolves any affordable housing in this development. Civic also fought for and earmarked \$130 million in "New Markets Tax Credits" (of which you are still eligible to receive funding after the lawsuit, see settlement agreement 3.4 (b)) funds that is meant to support low-income communities. Interim President Andrew Phillips said the agency is working to fund and support more middle-class income housing. 777 Beech is quite the opposite of that goal.

I also believe that by approving this project further may place Civic San Diego, the City and City Council in some legal exposure. The timing of the lawsuit which effectively kills Civic as an agent of the City of San Diego could not be more important. This settlement effectively places the exact duties and functions of permitting and planning back on City Council and the City. Baxamusa's complaints are harrowing. Accusations of lack of internal controls, mismanagement, and conflicts of interest and more. But at the core of the lawsuit is that it will force builders and developers to address resident concerns. This is at the heart of the El Cortez/777 Beech project. This project is a dinosaur. It's a carry over, and probably the only one, left over from CCDC. As part of your settlement, section 3.2 (a) states that City will return all land use planning and permitting functions from Civic San Diego to City. 3.2 (d) also eliminates Special design review process. It also states that ALL projects will need to conform to Downtown Design Guidelines. I am also very concerned that section 3.6 (b) effectively places a gag order on Civic in regards to potential lawsuits that may arise from their actions on the 777 Beech project.

As for the project itself, there are better suited persons that know exactly how truly different and invasive this "new" project is. The legal counsel for the developer incorrectly stated at the last hearing that "this project has been in the pipelines for 13 years". In the March meeting at Civic, directors asked if this was a new project or an extension of the currently approved project. The answer was THIS IS A NEW PROJECT. The settlement the HOA Board has with the developer does not include this 2018/2019 plan. The board and home owners at large have not seen this plan nor have they had the time to review it properly. By approving this design, which I am



sure some homeowners in attendance will go over how much different and closer this new project truly is, places a lot of parties on the path to litigation. You have effectively restarted the shot clock with this project. We find this terribly unfair and prejudicial not just to the El Cortez owners but I am sure the neighbors who all have had this albatross around their neck. I implore the directors to visit the site and see how the footprint and patios, amongst other building fixtures, of both the old 2008 plan and the new plan. It's shocking and incredulous how this new plan encroaches on the El Cortez. Some homeowners have measured and marked areas that show how this is not just "minor" tweak.

In conclusion I ask the Directors to not approve 777 Beech and have the new entity at City take this project on. The El Cortez home owners need a chance to review the new project and really understand the impact this development will have on their investment and homes. I also think the city needs to really understand the impact this project will have on Cortez Hill.

Thank you

Adrian H Reyes

Adrian H Reyes  
Mobile

## El Cortez Owners Association

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9610 Waples Street  
San Diego, CA 92121-2992  
WWW.NNJ.COM

(858) 550-7900  
(800) 448-7601  
FAX (858) 550-7929

May 22, 2019

### VIA HAND DELIVERY

Civic San Diego Board of Directors  
c/o Jodi Haley, Clerk  
Civic San Diego  
401 B Street, Suite 400  
San Diego, CA 92101

Re: 777 Beech Street

To Whom It May Concern:

Please find enclosed for your review a copy of a Preliminary Structural Investigation by Josephson Werdownatz & Associates. This report pertains to item number nine (777 Beech) on the agenda for today's 1:00 p.m. meeting of the Civic San Diego Board of Directors. Thank you for your attention to this matter.

Sincerely,  
El Cortez Owners Association Board of Directors

Enclosure: Josephson Werdownatz & Associates Report dated May 21, 2019



Main Office  
6370 Lusk Boulevard, Suite F200  
San Diego, California 92121-2753  
Telephone 858.558.2181  
Facsimile 858.558.2188  
www.jwa-se.com



**JOSEPHSON  
WERDOWATZ**  
& ASSOCIATES, INCORPORATED

*Consulting Structural Engineers*

May 21, 2019

Board of Directors  
El Cortez Homeowners' Association  
c/o N.N. Jaeschke, Inc.  
9610 Waples Street  
San Diego, California 92121-2992

Subject: Preliminary Structural Investigation  
777 Beech Street Project and El Cortez Condominiums Building at  
702 Ash Street, San Diego, California

Dear Board:

Per your request and in accordance with our agreement dated May 21, 2019, we have performed a preliminary investigation of the proposed 777 Beech Street project and its potential structural impact on the adjacent El Cortez Condominium building.

### ***Project Description***

El Cortez is a 17-story, cast-in-place concrete structure with one level of underground parking. Originally constructed in approximately 1927 as a hotel, it was remodeled in the late 1990's as an apartment building, and was subsequently converted and sold as condominiums. The below grade parking area consists of two areas of parking separated by construction or seismic joint along the north wall of the building. The parking under the hotel is original with the structure and we understand that the north parking area was added in the 1950's.

The proposed new structure at 777 Beech St. is a 12 story condominium building with five levels of underground parking. The south retaining wall of the underground parking runs directly along the property line, a few feet from the existing building separation in the garage and the north wall line of the El Cortez building. There are no structural drawings for review of the proposed structure at this time.

### ***Investigation***

Our investigation has included a review of the plans that were available for the El Cortez Condominiums building which included only portions of the original building plans. We also reviewed the drawings for the proposed structure created for JSD2, LLC, dated March 1, 2019. As part of our investigation, a site

Las Vegas  
3753 Howard Hughes Parkway, Suite 200  
Las Vegas, Nevada 89169-0952  
702.733.6500

Scottsdale  
14362 N. Frank Lloyd Wright Blvd., Ste. 1000  
Scottsdale, Arizona 85260-8847  
480.945.5337

Sacramento  
770 L Street, Suite 950  
Sacramento, California 95814-3361  
916.242.8331



visit was conducted on May 20, 2019 by Carl H. Josephson, P.E., S.E., and William A. Miller, P.E., S.E. of our office. Messrs. Josephson and Miller were met by Board President Lorraine Bolotin and the building engineer.

### ***Discussion and Conclusions***

The plans for the proposed structure at 777 Beech Street, includes a five-level, below-ground parking garage which will require an excavation of the soil approximately 44 feet below and directly adjacent to the lowest level of the El Cortez Condominium building. While we have not seen the original structural drawings for El Cortez, it appears to be a very heavy, cast-in-place concrete structure that is founded on relatively shallow footings. The deep excavation that is proposed adjacent to the existing building places both the perimeter footings and a significant number of the interior columns supporting the existing structure within the zone of influence of the retaining wall for the proposed underground parking. The potential risk to the support of the El Cortez Condominium building is significant and needs to be further investigated. This investigation will require a detailed evaluation of the existing foundation system for El Cortez, consultation with a geotechnical engineer and/or geologist, and a detailed review of the proposed shoring system that is proposed to be implemented at the 777 Beech project.

Furthermore, the proposed structure isolates a portion of the existing concrete diaphragm which may cause it to be unsupported seismically and vertically from either structure. This condition will need further structural evaluation.

### ***Uncertainties and Limitations***

Our professional services have been performed using that degree of care and skill ordinarily exercised, under similar circumstances, by reputable engineers practicing in the structural field in this or similar localities. No other warranty, expressed or implied, is made as to the professional advice included in this report. This report is intended to present our opinions based on data from a limited investigation of observed conditions within readily accessible areas of the site and analyzed within the scope of work and time frame defined by the client. During the course of our investigation we did not have access to all of the original architectural or structural drawings, original structural calculations, nor the soils report for the building. We did not perform any destructive or invasive testing of any portion of the building. This report has been prepared for the clients to be used solely in the evaluation of the subject property as previously described. The report has not been prepared for use by other parties, and may not contain sufficient information for purposes of other parties or uses other than those stated.

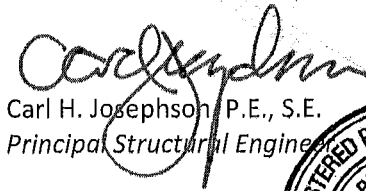




We appreciate the opportunity to be of service. Please feel free to call us if you have any questions or require any clarification regarding items that were discussed in this report.

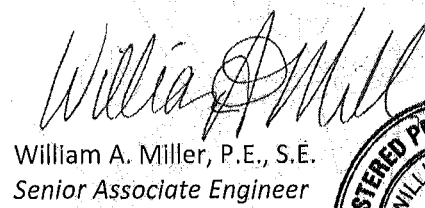
Sincerely,

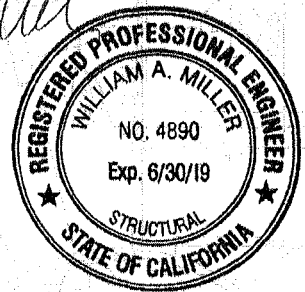
JOSEPHSON-WERDOWATZ & ASSOCIATES, INC.

  
Carl H. Josephson, P.E., S.E.  
Principal Structural Engineer



5/21/2019

  
William A. Miller, P.E., S.E.  
Senior Associate Engineer



5/21/2019

## James Alexander

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**From:** Erin Gee Hayslip <egnlive@gmail.com>  
**Sent:** Wednesday, May 22, 2019 7:29 AM  
**To:** James Alexander  
**Subject:** 777 Beech St. development

Good morning.

I oppose the current proposed plan for the development of 777 Beech. My neighbors will cover the issues at the meeting.

Please register my opposition.

Erin Gee

Sent from my iPhone

## James Alexander

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**From:** Monique Kadmiri <monique.kadmiri@gmail.com>  
**Sent:** Wednesday, May 22, 2019 12:12 PM  
**To:** James Alexander  
**Subject:** 777 Beech

Mr. Alexander,

I am an owner and resident in the El Cortez building. I was planning on attending this afternoon's meeting however I have emergent work commitments and won't be able to attend. Please register my opposition to the current proposal for the 777 Beech project. My primary concerns are: 1) the overall footprint of the 2019 plan is larger than the 2008 proposal; it appears that the parcel owner is most concerned with including more condos in the relatively small area versus staying with a more reasonable offset from the El Cortez building as proposed in 2008 - the offset from the back of the building was reduced from 40' in the 2008 proposal to 23' in the 2019 proposal; 2) I am concerned about the proximity of the parking exhaust to the residences even with the revised architect's proposal presented to DCPC last week; 3) I am concerned about the overall parking availability in the El Cortez neighborhood - many residents in Cortez Hill require street parking and availability is very limited as is - further, the proposed 2019 plan for 777 Beech only allocates 22 spots for bicycles indicating limited consideration to the overall parking/alternative transportation plan.

Thank you for consideration.

Regards,  
Monique Kadmiri  
El Cortez Owner and Resident



## James Alexander

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**From:** Monica Lamb <monicamarielamb@gmail.com>  
**Sent:** Monday, August 12, 2019 11:14 AM  
**To:** James Alexander  
**Subject:** Re: 777 Beech Project

Mr. Alexander,

It is not possible for me to attend the August 21st meeting to express my views in person, so I am writing to you.

I would like to once again express my disapproval of the proposed 777 Beech Street (parcel 2) project. As I have stated in my previous email, I was again the 2008 plan and I am against the proposed modification to that plan.

Sincerely,  
Monica Lamb  
El Cortez #902

On Mon, May 20, 2019 at 4:29 PM Monica Lamb <[monicamarielamb@gmail.com](mailto:monicamarielamb@gmail.com)> wrote:

Mr. Alexander,

I am contacting you again to express my displeasure with the proposed 777 Beech Street construction project (Parcel 2). I am a long time owner in the Historic El Cortez. I was against the plan that was introduced in 2008 and am very much against the current plan.

A major reason I purchased at the El Cortez was the outdoor pool, BBQ area, and fireplace courtyard. Since we do not have balconies as part of our units, these amenities add a great deal to the property and are the only real open area we have.

When the 2008 plan was being discussed, it was brought to my attention:

1. that the entire block was designated as a historic site.
2. that an engineering study conducted by Robert Dameron determined the Parcel 2 site was not structurally sound for an additional building of any magnitude. That any excavation could compromise the El Cortez foundation.
3. there was an endangered species of bird living in the palm tree above the swimming pool.
4. any "approved" construction would not begin before 2025.

Please help us preserve the landmark Historic El Cortez.

Sincerely,  
Monica Lamb  
El Cortez #902

## James Alexander

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**From:** Thomas Giovanelli <tgio@comcast.net>  
**Sent:** Saturday, August 17, 2019 9:41 AM  
**To:** James Alexander; hcastaneda@sandiego.gov  
**Subject:** 777 Beech development

Gentlemen, I am a resident at the El Cortez and it was brought to my attention that a Map Hearing meeting is scheduled for 8/21. I am not able to attend so I wanted to voice my opinion.

I have read the original, 2008 proposal and also the revised plan, I see very little similarity and I have been told the HOA has not approved the revised plan. There are probably a number of changes that El Cortez owners are opposed, my primary opposition is regarding the new building shared swimming pool. The current pool is a beautiful area and is well used, the 2008 plans had a new pool for both building residents also outdoors. The new, proposed plan has the pool underground in the basement!

I regret the developers have taken your time in presenting a revised plan that has not been approved by the HOA of the El Cortez. As a retired banker it is unlikely they can achieve financing with litigation from the HOA.

The developer should stop wasting your time and sit down with the HOA and negotiate changes, than come to you with a plan all parties can agree on.

Thanks for your time.

Sincerely,

Tom Giovanelli  
#103

Sent from my iPhone

## James Alexander

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**From:** linda Soto <nani752@gmail.com>  
**Sent:** Sunday, August 18, 2019 2:16 PM  
**To:** James Alexander; hcastaneda@sandiego.gov  
**Subject:** 777 Beech St Project

This "new" proposed Project will have an impact to the historic fabric of the El Cortez. The architect has designed a pretty building but is inappropriate to be in this location and it would impact both near and long distance public views of the iconic El Cortez. The El Cortez sign was designed to be viewed from both the front and back. We need to protect the views of a historic resource that is important to the heart of the city. This should be preserved!

The 777 Beech Project does not complement, respect, and enrich our Cortez Hill neighborhood. It does not maintain the El Cortez Hotel's historic distinction and seems out of character. While high-rise development has occurred in the blocks surrounding the El Cortez, it is inappropriate to allow similar development on the same block as the El Cortez. The El Cortez block represents the "core" of Cortez Hill. When originally designated, the El Cortez was a single parcel that encompassed the entire block. We need to protect the El Cortez on behalf of the City of San Diego!

The El Cortez is a historic icon that should be allowed to remain prominent on its site and not distracted by a building that disregards its significance to our neighborhood. One of San Diego's most beloved historic landmarks is the El Cortez!!

This Project is not the same project that was approved in 2008. Please do not approve the proposed 777 Beech Project as presented.

Linda Soto



## James Alexander

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**From:** Kathy Casey <petition@saveelcortez.com>  
**Sent:** Monday, August 19, 2019 1:35 PM  
**To:** James Alexander; hcastaneda@sandiego.gov  
**Subject:** 777 Beach St

James, Hugo,

Not appropriate next to a historic building.

Regards,

Kathy Casey  
Yesack@sbcglobal.net  
(619) 822-6337

## James Alexander

---

**From:** Jolene Caughey <petition@saveelcortez.com>  
**Sent:** Monday, August 19, 2019 1:35 PM  
**To:** James Alexander; hcastaneda@sandiego.gov  
**Subject:** 777 Beach St

James, Hugo,

I am a new owner at the El Cortez. I bought my Condo because of the beauty and history of the El Cortez. Please, please do your part to do whatever can be done to maintain the majestic beauty and history of this Historic Building. It is truly a gem in the City of San Diego and must be preserved in the middle of the “faceless” buildings being built on every corner.

Regards,

Jolene Caughey  
jolene\_caughey@yahoo.com  
(909) 583-3431

## James Alexander

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**From:** Jennifer Harrison <petition@saveelcortez.com>  
**Sent:** Monday, August 19, 2019 1:35 PM  
**To:** James Alexander; hcastaneda@sandiego.gov  
**Subject:** 777 Beach St

James, Hugo,

Save El Cortez...its historical..we need places like that in San Diego..its what makes us who we are!!

Regards,

Jennifer Harrison  
Jennharrison316@yahoo.com



## James Alexander

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**From:** Teresa Lamb <petition@saveelcortez.com>  
**Sent:** Monday, August 19, 2019 1:35 PM  
**To:** James Alexander; hcastaneda@sandiego.gov  
**Subject:** 777 Beach St

James, Hugo,

I am an owner of the historic El Cortez since 2010. I greatly oppose the 777 Beech Project.

This Project is far from what was originally approved in 2008.

It is not well suited for many reasons:

1. This new project will be much to close to the El Cortez.
2. The height and the architecture design is completely out of character to the surrounding neighborhood. This will be an eyesore standing behind the historic El Cortez.
3. Cortez hill is a very special part of downtown. It is a lovely quiet and quaint neighborhood nestled on a hill in the city and to add a building of this sort will add to the congestion of an already heavily populated little niche.
5. Underground pool in Sunny San Diego ???

These are just a few of my concerns.

Please do not approve this Project.

Regards,

Teresa Lamb  
teresamarielamb@aol.com  
(619) 322-2783

## James Alexander

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**From:** Ted Sherer <ted.sherer@gmail.com>  
**Sent:** Monday, August 19, 2019 4:28 PM  
**To:** hearingofficer@sandiego.gov  
**Cc:** James Alexander; hcastaneda@sandiego.gov  
**Subject:** 777 Beech concerns  
**Attachments:** ALL CivicSD vs DCPC Votes For INITIAL Design Review or Site Dev Permits ONLY.xlsx;  
Graphical Comparison of CivicSD and DCPC Votes.pdf

Dear Hearing Officer,

The block that the historic El Cortez sits on was split in 2004 in anticipation of a development on the northern third. Four years of diligent work and communication with the community led to a project approved by the city council in 2008. The community supported this development based on objective data. The following is a list of the advisory bodies' votes from 2008:

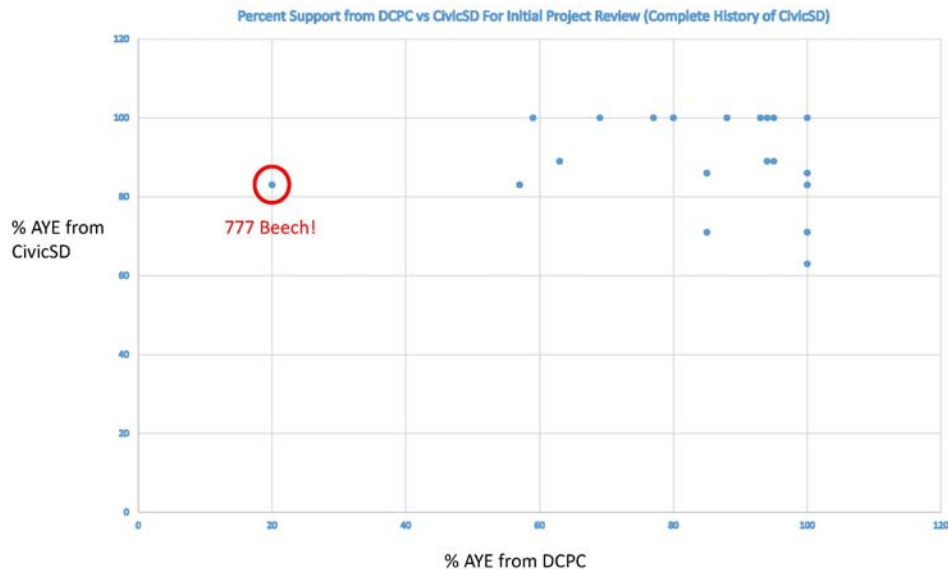
- Historical Resources Board 5-1 consistent with Secretary of the Interior standards
- Center City Advisory Committee 19-1 in support (yesterday's DCPC)
- Center City Development Council 4-0 in support (yesterday's CivicSD)
- Planning Commission 5-0 in support

This building was approved and the development lay dormant for the next decade. In the fall of last year, notifications emerged about a new 777 development proposal. This caught the community by surprise. Many people attended the relevant DCPC and CivicSD meetings. The result are as follows:

- DCPC 5-19 AGAINST the project
- CivicSD 5-1 in favor

This diametrically opposed vote result begged two questions. The first question is whether this vote disparity has any precedence that we can learn from. The second questions is how did we get from the DCPC vote to the CivicSD vote.

To answer the first question, we filed a freedom of information act request with CivicSD to compare all DCPC and CivicSD votes for new/initial design approval since the inception of CivicSD (2012). The following is graph representing the historic disparity.



A spreadsheet is attached that lists all of the initial design review votes reflected in the above graph. These data objectively prove that this project is the most controversial in the history of the CivicSD canon.

How did we get from the strongly negative DCPC vote result to the strongly positive CivicSD vote result, especially when we already had a 2008 plan that was approved by all respective panels? What is different this time and why is the community being ignored? Review of the CivicSD board of director hearing reveals two factors that stand out. The first is the attorney for the developer claimed “the changes that the Cortez Hill community group wanted are reflected in these 2019 drawings.” To call this misleading is polite. The second factor from the meeting was that the CivicSD board of directors punted any community concerns to a “higher power”, and adhered to a narrower scope.

The changes from the 2008 proposal were not requested by the community, which is contrary to what the developer’s team claimed at the CivicSD board of director’s hearing. This deception by the developer’s team encouraged CivicSD to ignore the DCPC recommendation against the new design. The community does not approve or support the new development with respect to the community approved 2008 plans and there is no evidence that it does. The 2019 drawing increases the mass of the building by 10%, removes all real commercial, increases residential units by 26 (33% increase), encroaches closer to the west shoulder of El Cortez by 10 feet (25% closer, 50% if including patios), moves an outdoor pool into the garage level, removes realistic/convenient ADA access, stations street level transformers at the doorsteps of El Cortez units, adds a pet hygienic area closer, and digs three levels deeper into a fault line further threatening the structural integrity of El Cortez. Contrary to what the developer’s team declared at the CivicSD hearing, these are not changes that the community requested. I hope this can be taken into account at the Map Waiver hearing. We are now presented with a building that is far worse for our community than the previously approved plans.

The developer’s representatives referred to “hundreds of emails and scores of meetings” as evidence that the 2019 drawings represent the Cortez Hill community’s desires and best interests. However, the ground work that the developer performed to get all advisory panels on board in 2008 was in a different decade for a different development. The new proposed development is a different and larger structure and is declared a “new” application. It should require the same groundwork, due diligence, and good faith with the community as was required in the 2000s.

In order for an honest dialogue, the closest neighbors to 777 Beech (the homeowners of El Cortez) should not be gagged or intimidated from participating in this public process. There is a noticeable absence of El Cortez residents at all city and community meetings. The Home Owner’s Association is terrified of saying a word. There is a reason for that. In 2004, the developer made a legal agreement with himself as owner of both parcels that attempts to strip all subsequent owners of the El Cortez parcel of their first amendment rights. This title restriction states “in connection with the major construction project to be undertaken on Parcel Two by Parcel Two or any successor owner of Parcel Two, Party One and all successor owners of Parcel One hereby agrees to not protest, contest, or otherwise oppose such development.”



One might think this unenforceable clause is comedy. It would be if it were an idle edict, however I was recently reminded by the developer's attorney to observe it after I presented a strong preference for the 2008 plans at the final DCPC hearing. I was then threatened with Strategic Legal Action Against Public Participation. The developer's attorney wrote, "I encourage you to review and abide by your obligations under the recorded Agreement Regarding Construction Activities...(that) prohibits you and all owners and residents of El Cortez from objecting to the governmental and administrative permit applications related to the 777 Beech project...(the developer) reserves all the rights under the Agreement...to recover all damages, including delay damages and attorney fees, resulting from any El Cortez owner or resident's breach..." I implore people to wonder where the El Cortez HOA is at this Map Waiver Hearing. Where were they at the CivicSD hearing? Where were they at the final DCPC meeting? Nowhere. Now everyone knows why.

The permit for the 2008 project included clauses that clarify the responsibility of the developer with respect to private utilities. This is left out of the new permit, which is concerning. Section 8f of the 2008 permit state "the developer shall be responsible for the relocation of any and all public and private utilities within the project site which serves the adjacent El Cortez Hotel building and site." There is no reference to the responsibility of the developer regarding private utilities in the new permit. Hopefully this can be clarified.

I also have concerns about mitigation measures proposed for Item 3b & c on the environmental checklist. I fear the mitigation measures against air contaminants are not enough. The El Cortez is restricted by its historic designation and the Mills Act. We cannot alter our windows, which includes installing exterior screens, upgrading the glass panes, or sealing the porous jamb lines. All El Cortez units are exposed to the construction environment even when windows are closed. What mitigating measures will be taken to better seal our windows during construction? My unit is 10 feet from the construction site on the ground level. Assuming the developer breaks ground next year, I will have a one-year-old and a 6-month-old exposed to the air contaminants. Full mitigation measures should protect them from any chance of reactive airway disease, asbestosis, or other pulmonary complication. We should not have to temporarily move.

In summary, there are many reasons to oppose this project. Please enforce the integrity of our city and our history by demanding that both the community and the developer work with each other, as they did in 2008 based on objective metrics. The historic dismissal of the community rejection of this current design sets a new precedent. Furthermore, intimidating title restrictions and threats of SLAPP suits should not be a source for reward and should be removed so that all citizens can participate in the process without fear. The CivicSD board reminded the audience that they only vote to approve the design and they are not the final adjudicator. We assume these community concerns are deferred to the Map Waiver Hearing Officer.

Thank you for appreciating my concerns,

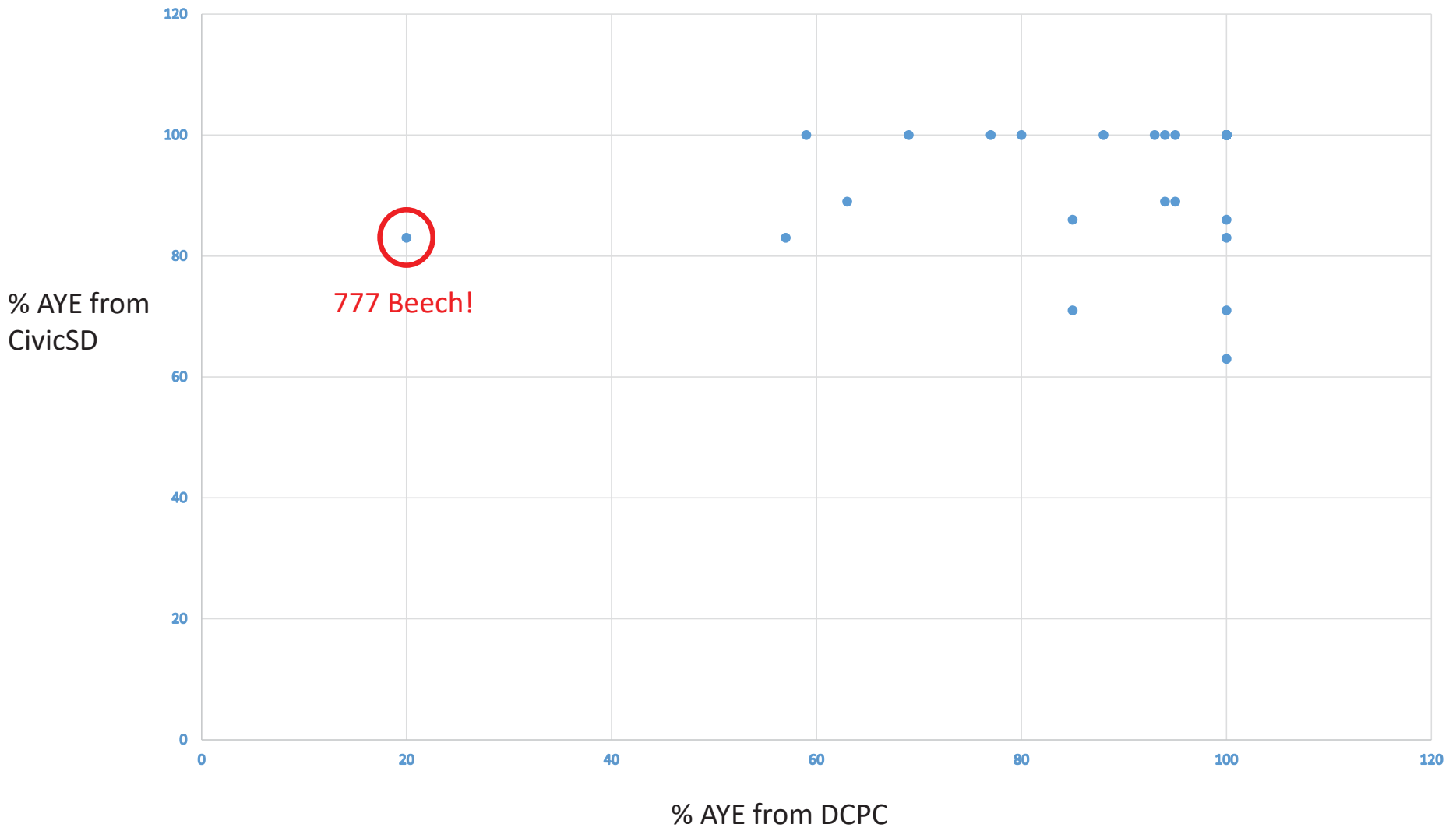
Ted Sherer

Date	Project	Type	CivicSD	DCPC	Notes	CivicSD % Aye	DCPC % Aye
10/17/2012	Lucia Del Cielo	Design Review/Site Development Permit	8-0	17-0		100	100
11/28/2012	Bella Pacifico	Design Review/Site Development Permit	7-0	17-0		100	100
1/30/2013	450 B Office Building & Plaza Enhancement	Design Review/Site Development Permit	6-0	15-0		100	100
2/27/2013	Blue Sky	Design Review/Site Development Permit	5-1	12-9		83	57
4/10/2013	Cisterra Office Building	Design Review/Site Development Permit	7-0	13-0		100	100
5/8/2013	Atmosphere	Design Review	9-0	21-0		100	100
6/12/2013	Alpha Square	Design Review	7-0	17-0		100	100
7/31/2013	India & Date	Design Review/Site Development Permit	8-0	17-5		100	77
9/25/2013	Pacific Heights	Design Review	7-0	18-0		100	100
9/25/2013	401 West Ash Hotel	Design Review	7-0	18-0		100	100
4/30/2014	Fairfield Inn & Suites	Design Review/Site Development Permit	4-1	23-0		80	100
4/30/2014	Urban Discovery Academy	Design Review/Site Development Permit	4-0	22-0		100	100
10/22/2014	7th & A	Design Review/Site Development Permit	8-0	19-0		100	100
10/22/2014	Alexan Hotel	Design Review/Site Development Permit	8-0	20-0		100	100
11/19/2014	Broadstone Makers Quarter	Design Review/Site Development Permit	9-0	16-0		100	100
11/19/2014	1435 Imperial Ave	Design Review/Site Development Permit	8-0	15-0		100	100
1/28/2015	Kettner Lofts	Design Review/Site Development Permit	9-0	21-0		100	100
1/28/2015	915 Grape	Design Review/Site Development Permit	8-0	20-0		100	100
2/25/2015	F11 Mixed Use Project	Design Review/Site Development Permit	7-0	22-0		100	100
4/29/2015	Sixth Avenue Suites Hotel	Design Review/Site Development Permit	5-2	23-0		71	100
5/20/2015	520 West Ash St	Design Review/Site Development Permit	5-2	11-2		71	85
6/24/2015	IDEA 1	Design Review/Site Development Permit	6-1	17-3		86	85
7/29/2015	330 13th St	Design Review/Site Development Permit	9-0	16-0		100	100
7/29/2015	460 16th St	Design Review/Site Development Permit	8-0	14-0		100	100
10/28/2015	Broadway Block	Design Review/Site Development Permit	8-0	16-0		100	100
10/28/2015	4th & J	Design Review/Site Development Permit	9-0	10-7		100	59
12/9/2015	Alexan Little Italy	Design Review/Site Development Permit	9-0	18-0		100	100
12/9/2015	Streetlights Makers Quarters	Design Review/Site Development Permit	9-0	15-0		100	100
1/27/2016	Moxy Hotel	Design Review/Site Development Permit	8-0	19-0		100	100
2/24/2016	1919 Pacific Highway	Design Review/Site Development Permit	9-0	19-0		100	100
4/27/2016	First & Beech	Design Review/Site Development Permit	9-0	20-0		100	100
7/27/2016	7th & Market	Design Review/Site Development Permit	8-0	20-0		100	100
7/27/2016	Citiplace	Design Review/Site Development Permit	8-0	19-1		100	95
7/27/2016	Nook East Village	Design Review/Site Development Permit	8-0	20-0		100	100
9/28/2016	7th & Island Hotel	Design Review/Site Development Permit	7-0	20-0		100	100
9/28/2016	Modera San Diego	Design Review/Site Development Permit	6-0	19-0		100	100
10/26/2016	Park & Market	Design Review/Site Development Permit	8-0	16-0		100	100
11/16/2016	Broadway Block	Design Review/Site Development Permit	9-0	18-0		100	100
11/16/2016	India & Beech	Design Review/Site Development Permit	9-0	17-0		100	100
11/16/2016	The Beacon	Design Review/Site Development Permit	8-0	16-0		100	100
1/25/2017	1122 4th Ave (CA Theater)	Design Review/Site Development Permit	8-1	19-1		89	95
1/25/2017	320 West Cedar	Design Review/Site Development Permit	8-1	17-1		89	94
4/26/2017	Laurel Pacific Valero	Design Review/Site Development Permit	9-0	18-0		100	100
7/21/2017	499 West Ash	Design Review/Site Development Permit	8-1	12-7		89	63
9/27/2017	Sixth & A	Design Review/Site Development Permit	5-1	13-0		83	100
9/27/2017	800 Broadway	Design Review	6-0	12-3		100	80

11/15/2017 14th & Commercial	Design Review	8-0	11-5	100	69
1/31/2018 Pinnacle Eleventh & E	Design Review	5-3	All Support	63	100
2/28/2018 17th & G	Design Review	7-0	15-2	100	88
5/23/2018 Ezabelle	Design Review/Site Development Permit	8-0	15-1	100	94
9/26/2018 Fifth & Ash Suites	Design Review/Site Development Permit	7-0	17-0	100	100
9/26/2018 Third & A	Design Review/Site Development Permit	7-0	14-1	100	93
12/19/2018 Union & Ash	Design Review	7-0	14-0	100	100
12/19/2018 Jefferson Makers Quarter	Design Review/Site Development Permit	6-1	11-0	86	100
1/30/2019 Front & Beech	Design Review	7-0	13-0	100	100
1/30/2019 Kettner & Hawthorn	Design Review/Site Development Permit	7-0	13-0	100	100
1/30/2019 Block F Makers Quarter	Design Review/Site Development Permit	8-0	11-0	100	100
5/22/2019 220 W Broadway	Design Review	7-0	18-0	100	100
5/22/2019 777 Beech	Design Review/Site Development Permit	5-1	5-19	83	20



Percent Support from DCPC vs CivicSD For Initial Project Review (Complete History of CivicSD)



## James Alexander

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**From:** Linda Soto <petition@saveelcortez.com>  
**Sent:** Monday, August 19, 2019 1:35 PM  
**To:** James Alexander; hcastaneda@sandiego.gov  
**Subject:** 777 Beach St

James, Hugo,

The 777 Beech Project is not consistent with the originally approved 2008 project. One of San Diego's most beloved historic landmarks is the El Cortez. The 777 Beech Project does not complement, respect or enrich our Cortez Hill neighborhood. The Project's design is not compatible with existing development and the overall neighborhood. The architect has designed a pretty building but is inappropriate to be situated in this location. DCPC members voted to oppose the Project for this same reason. The Project detracts from the historic integrity of the El Cortez.

On behalf of the City of San Diego, we need to protect the El Cortez!!!

Regards,

Linda Soto  
nani752@gmail.com  
(760) 274-3286

## James Alexander

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**From:** Mary Duncan <maryduncanparis@gmail.com>  
**Sent:** Tuesday, August 20, 2019 2:19 PM  
**To:** hearingofficer@sandiego.gov; James Alexander; hcastaneda@sandiego.gov  
**Subject:** 777 Beech Street

To whom it may concern,  
I am an owner at the El Cortez and am very concerned about this new project at 777 Beech Street. The changes made in the 2008 proposal were not requested or approved by the El Cortez owners. The Developer's team has misrepresented this claim. I am against the new design and it's enlarged footprint. I am against the Map Waiver and encourage the Hearing Officer to deny it.  
Sincerely,  
Mary Duncan  
Unit 300

If you can speak, please emphasize that the changes from the 2008 proposal were not requested by the community, which is contrary to what the developer's team claimed at the CivicSD board of director's hearing. This deception by the developer's team encouraged CivicSD to ignore the DCPC recommendation against the new design. We do not approve or support the new development with respect to the community approved 2008 plans and there is no evidence that we have. Keep in mind that the CivicSD board reminded the audience that they only vote to approve the design and they are not the "higher power". We can assume the "higher power" to which they were punting community concerns is the Hearing Officer for the Map Waiver. Now is the time to reiterate the message that DCPC heard and CivicSD ignored.

**If you cannot attend the Map Waiver hearing**, please email both James Alexander ([alexander@civicsd.com](mailto:alexander@civicsd.com)) and Hugo Castaneda ([hcastaneda@sandiego.gov](mailto:hcastaneda@sandiego.gov)) with your concerns.



## El Cortez Owners Association

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9610 Waples Street  
San Diego, CA 92121-2992  
WWW.NNJ.COM

(858) 550-7900  
(800) 448-7601  
FAX (858) 550-7929

August 20, 2019

**VIA E-Mail**

Civic San Diego Hearing Officer  
c/o James Alexander and Hugo Castaneda, Project Managers  
Civic San Diego  
401 B Street, Suite 400  
San Diego, CA 92101  
alexander@civicsd.com  
hcastaneda@sandiego.gov

Re: 777 Beech Street

To Whom It May Concern:

Please find enclosed for your review a copy of a Preliminary Structural Investigation by Josephson Werdownatz & Associates. This report pertains to the public hearing to be held on August 21, 2019 at 9:00 a.m. at Council Chambers, 12<sup>th</sup> Floor, City Administrative Building, 202 C Street, San Diego, CA 92101. Thank you for your attention to this matter.

Sincerely,  
El Cortez Owners Association Board of Directors

cc: cityclerk@sandiego.gov

Enclosure: Josephson Werdownatz & Associates Report dated May 21, 2019



*Consulting Structural Engineers*

May 21, 2019

Board of Directors  
El Cortez Homeowners' Association  
c/o N.N. Jaeschke, Inc.  
9610 Waples Street  
San Diego, California 92121-2992

Subject: Preliminary Structural Investigation  
777 Beech Street Project and El Cortez Condominiums Building at  
702 Ash Street, San Diego, California

Dear Board:

Per your request and in accordance with our agreement dated May 21, 2019, we have performed a preliminary investigation of the proposed 777 Beech Street project and its potential structural impact on the adjacent El Cortez Condominium building.

### ***Project Description***

El Cortez is a 17-story, cast-in-place concrete structure with one level of underground parking. Originally constructed in approximately 1927 as a hotel, it was remodeled in the late 1990's as an apartment building, and was subsequently converted and sold as condominiums. The below grade parking area consists of two areas of parking separated by construction or seismic joint along the north wall of the building. The parking under the hotel is original with the structure and we understand that the north parking area was added in the 1950's.

The proposed new structure at 777 Beech St. is a 12 story condominium building with five levels of underground parking. The south retaining wall of the underground parking runs directly along the property line, a few feet from the existing building separation in the garage and the north wall line of the El Cortez building. There are no structural drawings for review of the proposed structure at this time.

### ***Investigation***

Our investigation has included a review of the plans that were available for the El Cortez Condominiums building which included only portions of the original building plans. We also reviewed the drawings for the proposed structure created for JSD2, LLC, dated March 1, 2019. As part of our investigation, a site

visit was conducted on May 20, 2019 by Carl H. Josephson, P.E., S.E., and William A. Miller, P.E., S.E. of our office. Messrs. Josephson and Miller were met by Board President Lorraine Bolotin and the building engineer.

### ***Discussion and Conclusions***

The plans for the proposed structure at 777 Beech Street, includes a five-level, below-ground parking garage which will require an excavation of the soil approximately 44 feet below and directly adjacent to the lowest level of the El Cortez Condominium building. While we have not seen the original structural drawings for El Cortez, it appears to be a very heavy, cast-in-place concrete structure that is founded on relatively shallow footings. The deep excavation that is proposed adjacent to the existing building places both the perimeter footings and a significant number of the interior columns supporting the existing structure within the zone of influence of the retaining wall for the proposed underground parking. The potential risk to the support of the El Cortez Condominium building is significant and needs to be further investigated. This investigation will require a detailed evaluation of the existing foundation system for El Cortez, consultation with a geotechnical engineer and/or geologist, and a detailed review of the proposed shoring system that is proposed to be implemented at the 777 Beech project.

Furthermore, the proposed structure isolates a portion of the existing concrete diaphragm which may cause it to be unsupported seismically and vertically from either structure. This condition will need further structural evaluation.

### ***Uncertainties and Limitations***

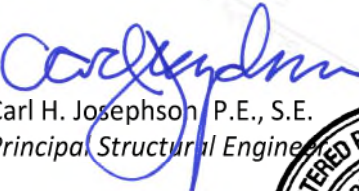
Our professional services have been performed using that degree of care and skill ordinarily exercised, under similar circumstances, by reputable engineers practicing in the structural field in this or similar localities. No other warranty, expressed or implied, is made as to the professional advice included in this report. This report is intended to present our opinions based on data from a limited investigation of observed conditions within readily accessible areas of the site and analyzed within the scope of work and time frame defined by the client. During the course of our investigation we did not have access to all of the original architectural or structural drawings, original structural calculations, nor the soils report for the building. We did not perform any destructive or invasive testing of any portion of the building. This report has been prepared for the clients to be used solely in the evaluation of the subject property as previously described. The report has not been prepared for use by other parties, and may not contain sufficient information for purposes of other parties or uses other than those stated.



We appreciate the opportunity to be of service. Please feel free to call us if you have any questions or require any clarification regarding items that were discussed in this report.

Sincerely,

JOSEPHSON-WERDOWATZ & ASSOCIATES, INC.

  
Carl H. Josephson, P.E., S.E.  
Principal Structural Engineer



5/21/2019

  
William A. Miller, P.E., S.E.  
Senior Associate Engineer



5/21/2019

## James Alexander

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**From:** Jason Araújo <jasonaraujo@ucla.edu>  
**Sent:** Wednesday, August 21, 2019 12:20 AM  
**To:** hearingofficer@sandiego.gov  
**Cc:** Alexis Araujo; hcastaneda@sandiego.gov; James Alexander  
**Subject:** 777 Beech Development

To Whom It May Concern,

My name is Jason Araujo, an owner at 702 Ash Street (El Cortez.) I have copied my mother on this email as she is also on the deed. I am writing to voice my concerns about the 777 Beech Street development project. Tomorrow there is the scheduled Hearing Officer meeting that I will be unable to attend. Though I will not be present tomorrow morning, I have serious reservations about how this project has been progressing. San Diego is a very dynamic and exciting place to own property. It is even more exciting when that property is an historic space that has witnessed several decades of change. In fact my father's prom was in the El Cortez in the late-1960s.

Now in 2019 as the adjacent 777 Beech Street development project continues to make its way through the process, I am convinced that the value of my property and that of my neighbors who live there, located in a nationally recognized building by the U.S. Department of Interior, is being ignored. Many of the proposed architectural and design elements of the 777 Beech project as proposed in the 2019 update will fundamentally impact in negative ways the way that we live at 702 Ash. Not to mention this 2019 design update is absolutely NOT the agreement as settled upon in court in 2011. And to add insult to injury, our collective concerns are being trivialized by a process that is, on the surface, transparent and legal. I trust that notions of civics and reason may still prevail.

Sincerely,  
Jason Araujo

--

Jason Araújo  
UCLA Department of Comparative Literature  
Kaplan Hall 350  
Los Angeles, CA 90095  
(619) 885-2945 (m)  
[jasonaraujo@ucla.edu](mailto:jasonaraujo@ucla.edu)

## James Alexander

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**From:** Erin Gee Hayslip <egnlive@gmail.com>  
**Sent:** Wednesday, August 21, 2019 7:51 AM  
**To:** James Alexander  
**Cc:** hcastaneda@sandiego.gov  
**Subject:** El Cortez

My name is Erin Gee. I am a resident of Cortez Hill. I am old enough to remember when the El Cortez Hotel was grand and visible as the tallest building when traveling on the I-5.

San Diego has so few historical buildings - we grant them historical status then alter them and hide them when they should be showpieces. The past is seemingly always razed or altered by yet another modern high rise (which a few years later will be an outdated style) built only to maximize profits to the developer, bring more traffic/congestion/parking problems and provide absolutely no benefit to the community.

This community has not approved this latest version of 555 Beech, contrary to what has been represented. It completely blocks the view of El Cortez from the north - the style given no thought to how to honor or harmonize with the beautiful El Cortez. The enlarged footprint practically is unnecessarily close to the El Cortez.

The DCPC recommended against this new design. I urge you to do the same.

Thank you.

Sent from my iPhone





THE CITY OF SAN DIEGO

## MEMORANDUM

DATE: August 20, 2019

TO: City of San Diego Hearing Officer

FROM: James Alexander, Associate Planner, Civic San Diego and Hugo Castaneda, Development Project Manager, Section, MS-501

SUBJECT: Hearing Officer Meeting, August 21, 2019, Agenda Item No. 10, 777 Beech Street – Centre City Development Permit/Centre City Planned Development Permit No. 2018-57 and Project No. 624011; Corrected Enclosure No. 1 and 2

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Please see the subject project's enclosed revised Hearing Officer draft Tentative Map Waiver Permit Resolution and draft Development Permit Resolution to more clearly reflect the project.

No other changes or corrections are requested by City staff and should you have any questions, Civic and City staff will be available during the public hearing to respond.

James Alexander  
Civic San Diego

Hugo Castaneda  
City of San Diego

Enclosures:

1. Draft Tentative Map Waiver Permit Resolution, Attachment 4
2. Draft Development Permit Resolution, Attachment 10

RESOLUTION NO. \_\_\_\_\_  
DATE OF FINAL PASSAGE \_\_\_\_\_

A RESOLUTION OF THE HEARING OFFICER OF THE CITY OF SAN  
DIEGO ADOPTING THE FINDINGS AND APPROVING MAP WAIVER NO.  
2235086 FOR 777 BEECH STREET MW – PROJECT NO. 624011

WHEREAS, JSD2, LLC, a Delaware limited liability company, Subdivider, and Kettler & Leweck Engineering, Engineer, submitted an application with the City of San Diego for Tentative Map Waiver No. 2235086, to waive the requirement for a Tentative Map for the creation of 104 residential condominium units for a proposed 12-13 story residential development (“Project”). The project site is located on the south side of Beech Street between Seventh Avenue and Eighth Avenue in the Cortez neighborhood of the Downtown Community Plan Area. The property is legally described as Lot 2 of El Cortez, in the City of San Diego, County of San Diego, State of California, according to map thereof no. 14860, filed in the Office of the County Recorder of San Diego County, August 23, 2004, together with the east half of Seventh Avenue (formerly Seventh Street) adjoining said land on the west, the south half of Beech Street (formerly Cypress Street) adjoining said land on the north, and the west half of Eighth Avenue (formerly Eighth Street) adjoining said land on the east, which upon vacation would revert to said Lot 2 by operation of law.; and

WHEREAS, the Project proposes the subdivision of a 0.50-acre site into 104 residential condominium units; and

WHEREAS, on May 30, 2019, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an environmental determination that the project is consistent with the previously certified Final Environmental Impact Report (FEIR) for the San Diego Downtown Community Plan, Centre City Planned District Ordinance, and 10<sup>th</sup> Amendment to the Centre City Redevelopment Plan, certified by the Former Redevelopment Agency and City Council on

## ATTACHMENT 4

March 14, 2006, pursuant to Resolution R-04001 and Resolution R-301265, respectively, subsequent addenda to the FEIR certified by the Former Agency on August 3, 2007 (Former Agency Resolution R-04193), April 21, 2010 (Former Agency Resolution R-04510), and August 3, 2010 (Former Agency Resolution R-04544), and certified by the City Council on February 12, 2014 (City Council Resolution R-308724) and July 14, 2014 (City Council Resolution R-309115); and, the Final Supplemental Environmental Impact Report for the Downtown San Diego Mobility Plan certified by the City Council on June 21, 2016 (City Council Resolution R-310561). Development within the Downtown Community Planning area is also covered under the following documents, all referred to as the "CAP FEIR": FEIR for the City of San Diego Climate Action Plan (CAP), certified by the City Council on December 15, 2015 (City Council Resolution R-310176), and the Addendum to the CAP, certified by the City Council on July 12, 2016 (City Council Resolution R-310595). The Downtown FEIR and CAP FEIR are both "Program EIRs" prepared in compliance with California Environmental Quality Act (CEQA) Guidelines Section 15168. The information contained in the Downtown FEIR and the CAP FEIR reflects the independent judgement of the City of San Diego as the Lead Agency and has been reviewed and considered by the decision maker before approving the project. Consistent with best practices suggested by CEQA Guidelines Section 15168, a Downtown 15168 Consistency Evaluation ("Evaluation") has been completed for the project. The Evaluation concluded that the environmental impacts of the project were adequately addressed in the Downtown FEIR and CAP FEIR; that the project is within the scope of the development program described in the Downtown FEIR and CAP FEIR and is adequately described within both documents for the purposes of CEQA and therefore, per section 15162 of the California Environmental Quality Act (CEQA) Guidelines, no subsequent or supplemental EIR is required for this Project; and



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

WHEREAS, the Project consists of 104 units for which Certificates of Occupancy have not been issued; and

WHEREAS, the subdivision is a condominium project as defined in California Civil Code section 4125 and filed pursuant to the Subdivision Map Act. The total number of condominium dwelling units is 104; and

WHEREAS, on August 21, 2019, the Hearing Officer of the City of San Diego considered Tentative Map Waiver No. 2235086, and pursuant to section 125.0122 (Tentative Map Waiver), 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 Tentative Map Waiver No. 2235086:

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

The project proposes to create 104 residential condominium units for a proposed development within a single lot. The 0.50-acre site is located on the south side of Beech Street between Seventh and Eighth Avenues in the Cortez neighborhood of the Downtown Community Plan Area. The proposed subdivision is to create residential units for individual ownership.

The Downtown Community Plan designates the project site as Residential Emphasis in order to accommodate primarily residential development. The Project is proposing a residential development that consists of a 12-13-story structure with 104 residential condominium units and 200 automobile parking spaces. The Centre City Planned District allows for a base minimum floor area ratio (FAR) of 5.0 and a base maximum FAR of 8.0: the proposed project is providing a FAR of 7.3. The Project is proposing a multi-family dwelling unit development, which is a permitted land use in the Residential Emphasis district of the Centre City Planned District Ordinance (CCPDO). Further, the design of the Project respects the historic El Cortez by limiting its height to no taller than the “shoulders” of the El Cortez building, providing approximately 22 feet of separation between towers, and using complimentary colors and materials, that is consistent with the Downtown Design Guidelines (DDG) for development adjacent to historic resources. Therefore, the proposed subdivision and its design or improvements are consistent with the policies, goals and objectives of the applicable land use plan.

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

The project proposes to create 104 residential condominium units for a proposed development within a single lot. The 0.50-acre site is located on the south side of Beech Street between Seventh and Eighth Avenues in the Cortez neighborhood of the Downtown Community Plan Area. The proposed subdivision is to create residential units for individual ownership.

The proposed development is consistent with the San Diego Municipal Code (SDMC) and the Centre City Planned District Ordinance per Centre City Development Permit (CCDP) and Centre City Planned Development Permit (CCPDP) number 2018-57. The subdivision proposes condominiums for home ownership opportunities and does not affect CCDP and CCPDP 2018-57. The subdivision complies with all development regulations. Therefore, the proposed subdivision 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.**

The project proposes a subdivision to create 104 residential condominium units for a proposed development within a single lot. The 0.50-acre site is located on the south side of Beech Street between Seventh and Eighth Avenues in the Cortez neighborhood of the Downtown Community Plan Area. The site is within the Centre City Planned District Residential Emphasis (RE) zone, which accommodates primarily residential development. The Centre City Planned District determines density based on FAR, and the RE zone allows for a base minimum FAR of 5.0 and a base maximum FAR of 8.0: the proposed development

provides a FAR of 7.3 and is consistent with the CCPD. The public right of way would be improved along Beech Street, Seventh and Eighth Avenues to include new driveways, curb, gutter and sidewalk. Utility services would be provided through existing utility infrastructure in the surrounding area. Therefore the site is physically suitable for the type and density of development.

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

The project proposes a subdivision to create 104 residential condominium units for a proposed development within a single lot. The project was determined to be consistent with the previously certified Final Environmental Impact Report (FEIR) for downtown projects. Therefore, per CEQA Guidelines section 15162, no subsequent or supplemental EIR is required for this project. The project site is located within an urbanized environment where there are no watercourses or environmentally sensitive lands harboring fish or wildlife on or adjacent to the site. Therefore, the design of the subdivision or the proposed improvement is not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

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

The project proposes to create 104 residential condominium units for a proposed development within a single lot. The 0.50-acre site is located on the south side of Beech Street between Seventh and Eighth Avenues in the Cortez neighborhood of the Downtown Community Plan Area. The proposed subdivision is to create residential units for individual ownership.

The design of the subdivision was reviewed and determined to be in compliance with the San Diego Municipal Code and the Subdivision Map Act. The subdivision includes conditions and corresponding exhibits of approval relevant to public improvements and payment of applicable fees in order to achieve compliance with the regulations of the San Diego Municipal Code. Public improvements include the following: to include the following, construction of a new driveway along Eighth Avenue, new curb, gutter and sidewalk along Seventh Avenue, Eighth Avenue and Beech Street, reconstruct two existing curb ramps to meet City Standards. The completion of the specified improvement to the satisfaction of the City Engineer will be required prior to the approval of the Certificate of Compliance to ensure public health, safety and welfare. The project was determined to be consistent with the previously certified FEIR for downtown projects. Therefore, the design of the subdivision or the type of improvement will not be detrimental to the public health, safety, and welfare.



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

The project proposes to create 104 residential condominium units for a proposed development within a single lot. The 0.50-acre site is located on the south side of Beech Street between Seventh and Eighth Avenues in the Cortez neighborhood of the Downtown Community Plan Area. The proposed subdivision is to create residential units for individual ownership.

The project site does not contain any easements acquired by the public at large for access through or use of property within the subdivision. The site has frontage on Beech Street, Seventh Avenue and Eighth Avenue. Therefore, the design of the subdivision and proposed improvement would not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision.

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

The project proposes to create 104 residential condominium units for a proposed development within a single lot. The 0.50-acre site is located on the south side of Beech Street between Seventh and Eighth Avenues in the Cortez neighborhood of the Downtown Community Plan Area. The proposed subdivision is to create residential units for individual ownership.

Architectural features and techniques are incorporated into the proposed project which include overhangs at each floor that provide seasonal shading and light-colored exterior façade to provide energy conservations. The multi-story floor plans provide vented windows and 61-percent of the proposed dwelling units include an exterior private patio which encourage passive cooling. Therefore, the design of the proposed subdivision provides sufficient future passive or natural heating and cooling opportunities.

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

The project proposes to create 104 new residential condominium units. The 0.50-acre site is located on the south side of Beech Street between Seventh and Eighth Avenues in the Cortez neighborhood of the Downtown Community Plan Area. Development Impact Fees (DIF), school, water/sewer connection and other impact fees will need to be paid at the building permit issuance. The project will comply with the City's Affordable Housing Regulations through payment of the in-lieu fee at the time of building permit issuance. The project is located in an urban, developed neighborhood and served by existing public infrastructure, including improved right-of-way and water and sewer lines. The decision maker has

reviewed the administrative record including the project plans, environmental documentation, and public testimony to determine the effects of the proposed subdivision on the housing needs of the region. Those needs were balanced against the needs for public services and the available fiscal and environmental resources and it is found that the addition of 104 residential condominium units is consistent with the housing needs anticipated for the Downtown community.

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, Tentative Map Waiver No. 2235086 is hereby granted to JSD2, LLC, a Delaware limited liability company, subject to the attached conditions which are made a part of this resolution by this reference.

By \_\_\_\_\_  
Hugo Castaneda  
Development Project Manager  
Development Services Department

ATTACHMENT: Tentative Map Waiver Conditions  
Internal Order No. 12002110

RESOLUTION NUMBER R-\_\_\_\_\_

DATE OF FINAL PASSAGE \_\_\_\_\_

A RESOLUTION OF THE HEARING OFFICER OF THE CITY OF SAN DIEGO APPROVING CENTRE CITY DEVELOPMENT PERMIT/CENTRE CITY PLANNED DEVELOPMENT PERMIT NO. 2018-57 FOR THE 777 BEECH PROJECT LOCATED WITHIN THE DOWNTOWN COMMUNITY PLAN AREA IN THE CITY OF SAN DIEGO.

WHEREAS, JSD2, LLC, a Delaware limited liability company, Owner and Permittee (“Owner/Permittee”), filed an application with Civic San Diego for the construction of a residential development consisting of a 12-13-story tower (average height of 144 feet tall above average grade) containing 104 residential units and 200 automobile parking spaces, commonly referred to as 777 Beech (“Project”); and

WHEREAS, the Project site is located on a 20,000 square foot (SF) premises located on the south side of Beech Street between Seventh and Eighth Avenues in the Cortez neighborhood of the Downtown Community Plan area (“Downtown”); and

WHEREAS, the property is legally described as Lot 2 of El Cortez, in the City of San Diego, State of California, according to map thereof No. 14860, filed in the Office of the County Recorder of San Diego County, August 23, 2004, together with the east half of Seventh Avenue (formerly Seventh Street) adjoining said land on the west, the south half of Beech Street (formerly Cypress Street) adjoining said land on the north, and the west half of Eighth Avenue (formerly Eighth Street) adjoining said land on the east, which upon vacation would revert to said Lot 2 by operation of law; and



WHEREAS, on May 15, 2019, the Downtown Community Planning Council considered CCDP/CCPDP No. 2018-57 and voted 19-5 to oppose approval; and

WHEREAS, on May 22, 2019, the Civic San Diego Board of Directors considered CCDP/CCPDP No. 2018-57 and voted 5-1 to recommend approval; and

WHEREAS, the matter was set for a duly noticed public hearing on August 21, 2019, testimony having been heard, evidence having been submitted, and the City of San Diego Hearing Officer having fully considered the matter and being fully advised concerning the same; and

WHEREAS, development within the Downtown Community Planning area is covered under the following documents, all referred to as the “Downtown FEIR”: Final Environmental Impact Report (FEIR) for the San Diego Downtown Community Plan, Centre City Planned District Ordinance, and 10<sup>th</sup> Amendment to the Centre City Redevelopment Plan, certified by the former Redevelopment Agency (“Former Agency”) and the City Council on March 14, 2006 (Former Agency Resolution R-04001 and City Council Resolution R-301265, respectively); subsequent addenda to the FEIR certified by the Former Agency on August 3, 2007 (Former Agency Resolution R-04193), April 21, 2010 (Former Agency Resolution R-04510), and August 3, 2010 (Former Agency Resolution R-04544), and certified by the City Council on February 12, 2014 (City Council Resolution R-308724) and July 14, 2014 (City Council Resolution R-309115); and, the Final Supplemental Environmental Impact Report for the Downtown San Diego Mobility Plan certified by the City Council on June 21, 2016 (City Council Resolution R-310561). Development within the Downtown Community Planning area is also covered under the following documents, all referred to as the “CAP FEIR”: FEIR for the City of San Diego Climate Action Plan (CAP), certified by the City Council on December 15, 2015 (City Council

Resolution R-310176), and the Addendum to the CAP, certified by the City Council on July 12, 2016 (City Council Resolution R-310595). The Downtown FEIR and CAP FEIR are both “Program EIRs” prepared in compliance with California Environmental Quality Act (CEQA) Guidelines Section 15168. The information contained in the Downtown FEIR and the CAP FEIR reflects the independent judgement of the City of San Diego as the Lead Agency and has been reviewed and considered by the decision maker before approving the project. Consistent with best practices suggested by CEQA Guidelines Section 15168, a Downtown 15168 Consistency Evaluation (“Evaluation”) has been completed for the project. The Evaluation concluded that the environmental impacts of the project were adequately addressed in the Downtown FEIR and CAP FEIR; that the project is within the scope of the development program described in the Downtown FEIR and CAP FEIR and is adequately described within both documents for the purposes of CEQA; and, that none of the conditions listed in CEQA Guidelines Section 15162 exist. Therefore, no further environmental documentation is required under CEQA; NOW, THEREFORE,

BE IT RESOLVED, by the Hearing Officer of the City of San Diego, that it adopts the following findings with respect to CCDP/CCPDP No. 2018-57:

**CENTRE CITY DEVELOPMENT PERMIT (CCPDO  
§156.0304(e)(1)(D))**

*The proposed development is consistent with the Downtown Community Plan (DCP), Centre City Planned District Ordinance (CCPDO), Civic San Diego Land Development Manual, San Diego Municipal Code (SDMC), and all other adopted plans and policies of the City of San Diego pertaining to the Centre City Planned District (CCPD).*

The proposed Project provides a residential development that is consistent with the scale and character of the neighborhood, as it is within one block of buildings of similar bulk and equal or greater height, such as the 22-story Discovery residential tower and the 20-story Cortez

Blu residential tower. Multiple dwelling unit developments are a permitted land use in the Residential Emphasis district of the CCPDO. Further, the design of the Project respects the historic El Cortez by limiting its height to no taller than the “shoulders” of the El Cortez building, providing approximately 22 feet of separation between towers, and using complimentary colors and materials, that is consistent with the Downtown Design Guidelines (DDG) for development adjacent to historic resources (DDG 4.5.8.B). City of San Diego Historic Staff determined that the Project is consistent with the Secretary of Interior Standards. The Project will also help to advance the orderly growth and activation of the Cortez neighborhood by constructing a high-density, 104-unit residential building that provides additional housing opportunities for the region that contributes to an overall balance of uses in Downtown and emphasizes Cortez as a primarily residential neighborhood, which is consistent with the goals of the DCP listed below. By advancing the goals and policies of the DCP and complying with the development regulations of the CCPDO, the Project demonstrates that it will not have a negative impact on the surrounding neighborhood. The Project advances the following goals and objectives of the DCP and CCPDO:

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

DCP, 3.3-G-1: Providing a range of housing opportunities suitable for urban environments and accommodating a diverse population.

DCP, 6.6-G-1: Emphasizing development of Cortez as a primarily residential neighborhood with a center of mixed-use activity and dual character emerging between Cortez Hill and Lower Cortez.



Therefore, the proposed development is consistent with the DCP, CCPDO, Land Development Manual, SDMC, and all other adopted plans and policies of the City of San Diego pertaining to the CCDP.

**CENTRE CITY PLANNED DEVELOPMENT PERMIT (CCPDO  
§156.0304(f)(2))**

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

The proposed Project is consistent with the objectives of the DCP, CCPDO, and the Downtown Design Guidelines (DDG) because it complies with the development standards of the CCPDO regarding massing and the architectural differentiation of each elevation and is a permitted use in the Residential Emphasis land use district of the CCPDO. Additionally, the Project emphasizes the development of Cortez as a primarily residential neighborhood because it includes the construction of 104 residential units and reflects the character of the area by utilizing colors and materials that compliment neighboring buildings and being designed at a scale that is similar to other residential buildings in the nearby vicinity. The Project also contributes to an active street environment by providing at-grade residential entrances and landscaped planters and trees in the sidewalk. The Project also provides a variety of architectural modulations and materials consistent with the DDGs, such as the lower levels that are rectangular in form and serve as the “wings” of the building and the massing of the upper levels that is characterized by its oval-shape with pointed ends, resulting in curvilinear north and south facades. The design of the Project respects the adjacent historic El Cortez by limiting its height to no taller than the “shoulders” of the El Cortez building, providing approximately 22 feet of separation between towers, and using complimentary colors and materials. Therefore, the proposed development will not adversely affect any applicable land use plans.

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

The granting of the deviations and the approval of the Project will not have a detrimental impact upon the public's health, safety and general welfare. The Project is consistent with the plans for the Cortez neighborhood as envisioned in the DCP by emphasizing the neighborhood as primarily residential and will contribute to its vitality by adding 104 residential units to the neighborhood and providing an attractive and engaging streetscape that includes at-grade residential entrances and landscaped planters and street trees. Because the components of this Project increase activity in the neighborhood, improve the aesthetics of the site, and advance the vision of the DCP, the proposed development will not be detrimental to the public health, safety and welfare.

*3. The proposed development will comply with the regulations of the CCPDO, except for any proposed deviations which are appropriate for this location and will result in a more desirable project than would be achieved if designed in conformance with the strict regulations of the CCPDO.*

The requested deviations to the CCPDO development regulations will allow for (1) increase street wall setbacks at two points along the Beech Street frontage, (2) the reduction of the minimum street wall height at the southwest corner, and (3) the reduction of the minimum street wall frontage at the southeast corner. The increase in the street wall setback on Beech Street only affects approximately 15% of the linear frontage along Beech Street and accommodates light wells into the lower ground level that contains the pool. These recesses in the street wall also allow for the curvature of the building, which is a key design component of the Project because it forms the curvilinear north façade that reaches from the sidewalk to the rooftop and modulates the building into two main masses. The reduction of the minimum street wall height at the southwest corner and the reduction of the minimum street wall frontage at the southeast corner of the Project both accommodate the rear courtyard, which not only serves as open space for the Project's residents and features enhanced landscaping, but also provides a buffer space between

the Project and the adjacent historic El Cortez building—approximately 22 feet—giving the historic building some “breathing room” from the Project. None of the deviations have an adverse impact on the neighborhood because they accommodate design components that improve the appearance and massing of the building that help it better fit into its surroundings. With strict application of the development regulations, the Project’s massing would appear bulkier and it would be closer to the historic El Cortez. Therefore, the proposed development will comply to the maximum extent feasible with the regulations of the CCPDO, except for any proposed deviations which are appropriate for this location, resulting in a more desirable project than would be achieved if the Project strictly conformed to the regulations of the CCPDO.

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

The proposed development is consistent with the DDG regarding its massing and architectural modulation because it is broken up into distinct volumes that are in proportion to one another and does not have any repetitive or monolithic treatments (DDG 4.4.1) with a tower that is comprised of a majority glazing and integrates with and extends into the building base (DDG 4.5.4). In terms of building materials, the Project utilizes upgraded materials such as metal, concrete, and glazing throughout the building (DDG 4.5.9). The Project also demonstrates implementation of the guidelines in the pedestrian experience around the building, with no blank walls (DDG 4.5.10), providing street-facing ground-level residential units with direct access to the sidewalk (DDG 4.5.3), and utilizing high-quality ground-level materials like concrete and glazing (DDG 4.5.9). Additionally, the Project respects the historicity of the adjacent El Cortez to the south by limiting its height to no taller than the “shoulders” of the El Cortez building, providing approximately 22 feet of separation between towers, and using complimentary colors and materials (DDG 4.5.8). Because of the Project’s implementation of the DDG, the Project has



demonstrated that it will provide a superior architectural design to this part of the Cortez neighborhood and that is contextually appropriate and consistent with the DDG.

BE IT FURTHER RESOLVED, that based on the findings hereinbefore adopted by the Hearing Officer, CCDP/CCPDP No. 2018-57 is hereby granted to the Owner/Permittee, in the form, exhibits, terms, and conditions set forth in CCDP/CCPDP No. 2018-57, a copy of which is attached hereof.

By \_\_\_\_\_  
James Alexander, Associate Planner

ATTACHMENT: CCDP/CCPDP 2018-57

DRAFT



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

**Development Permit/  
Environmental Determination  
Appeal Application**

**FORM  
DS-3031**

November 2017

In order to assure your appeal application is successfully accepted and processed, you must read and understand Information Bulletin 505, "Development Permits/Environmental Determination Appeal Procedure."

1. **Type of Appeal:**  Appeal of the Project  
 Appeal of the Environmental Determination

2. **Appellant:** Please check one  Applicant  Officially recognized Planning Committee  "Interested Person" (Per M.C. Sec. 113.0103)

Name: Rita Collier E-mail: sdritacollier@gmail.com

Address: 850 Beech Street, #808 City: San Diego State: CA Zip Code: 92101 Telephone: 619-231-9146

3. **Project Name:**  
777 Beech

4. **Project Information**  
Permit/Environmental Determination & Permit/Document No.: CCDP/CCPDP 2018-57 and Map Waiver Project No. 624011 Date of Decision/Determination: Aug. 21, 2019 City Project Manager: Hugo Castenada

Decision(Describe the permit/approval decision):  
Hearing Officer Duke Fernandez stated he could make all necessary findings to approve CCDP/CCPDP 2018-57 and associated Map Waiver Project 624011

5. **Ground for Appeal(Please check all that apply):**  
 Factual Error  New Information  
 Conflict with other matters  City-wide Significance (Process Four decisions only)  
 Findings Not Supported

**Description of Grounds for Appeal** (Please relate your description to the allowable reasons for appeal as more fully described in Chapter 11, Article 2, Division 5 of the San Diego Municipal Code. Attach additional sheets if necessary.)

*Please see grounds for appeal attached.*

**RECEIVED**

SEP 04 2019

**DEVELOPMENT SERVICES**

6. **Appellant's Signature:** I certify under penalty of perjury that the foregoing, including all names and addresses, is true and correct.

Signature: Rita Collier

Date: Sep. 4, 2019

**Note: Faxed appeals are not accepted.**

## Description of Grounds for Appeal of CCDP/CCPDP 2018-17 & Map Waiver

SDMC 126.0605 requires three findings to approve a Planned Development Permit. While SDMC 156.0304 (f) (2), the Centre City Planned Development Ordinance (CCPDO) applicable to this project<sup>1</sup> requires three similar findings plus an additional 4<sup>th</sup> finding.

The support for all four required findings is questionable, but the most clearly unsupported finding is #3. (Because this particular PDP finding is not supported, Map Waiver finding #2 also is not supported.)

CCPDO Finding 3 from the draft Resolution: **The proposed development will comply<sup>2</sup> with the regulations of this Division<sup>3</sup>, except for any proposed deviations which are appropriate for this location and will result in a more desirable project than would be achieved if designed in conformance with the strict regulations of this Division.**

The project does not comply with either code because two of the requested deviations regarding street wall height on the southwest and south east corners of the project are for the purpose of facilitating a 4<sup>th</sup> unrequested significant code deviation to try to qualify a narrow walkway between the project and the El Cortez building as common outdoor open space for 777 Beech.

Owing to the size of Parcel 2 and the number of dwelling units, San Diego Municipal Code (Chap 15, Art 6, Div 3 requires that this project must have 3000 square feet of common outdoor open space. Code also requires that common outdoor open space have a minimum dimension of 30 feet. This courtyard is less than 3000 square feet and far short of the minimum 30-foot dimension. There is no other outdoor common open space at ground, podium, or roof levels that could comply with the requirements.

The staff report (for Hearing Officer 8/21/19) states this courtyard “not only provides outdoor open space for the Project, but also over 22-feet of separation between the building and the property line of the adjacent parcel

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<sup>1</sup> It is was submitted prior to the transfer of downtown planning and permitting authority from CivicSD to the City.

<sup>2</sup> Note: Neither the applicable CCPDO code covering PDP findings nor the parallel SDMC code include the undefinable words “to the maximum extent feasible” which have inexplicably been inserted into the draft resolution for the CCPDP No 2018-57.

<sup>3</sup> “this Division” refers to the CCPDO which is equivalent to “the Land Development Code” in the City version of required findings.



containing the historic El Cortez building.” This 22-feet of claimed width includes the private residential patios<sup>4</sup> for rear units of 777 Beech shown on the submitted Landscape Plan. None of the 22-feet can be claimed as both private open space for individual units and as the required common outdoor space for the project.

This big deviation for 777 Beech is definitely not “appropriate for this location” because it seriously impacts the El Cortez by allowing the project to be much too close to it.

CCPDO Finding 1 from the draft resolution: **The proposed development will not adversely affect the applicable land use plan** [Downtown Community Plan (DCP)].

The DCP has a Chapter on Historic Preservation, yet CivicSD chose to use general and less relevant parts of the DCP rather than Chapter 9 of the DCP to try to support this required finding.

The policies and goals of Chapter 9 states that “historic preservation is premised on maintaining National Register sites as downtown anchors....” The El Cortez is certainly a downtown anchor (along with the County Administration Building and the Santa Fe Depot), and is prominently featured in text and a photo in DCP Chap. 9.

777 Beech mimics the El Cortez and fights for attention. It will damage the traditional views of the El Cortez such as from the Cabrillo Bridge - for pedestrians, Highway 163 - for motorists, and for airplane passengers approaching the airport. Only a bit of the roof sign will be seen from those locations - not the El Cortez’s beautiful exterior that is the basis for its National Register and City historic site designations and is so loved by many.

A DSD staff member made a cursory Preliminary Historic Review of “substantial compliance” for this proposal with the HRB’s 2007 approval<sup>5</sup> for a project with an unknown number of units and no known deviations that later became the City Council approved (2008) project that is finally about to expire.

This preliminary and cursory review was done before the public knew that a new application for a project that is bigger, closer, with many more units and requiring deeper excavation along the property line was submitted. The DSD

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<sup>4</sup> Private open space for at least 50% of the projects units is also required by the CCDPO. This project has only slightly over the minimum requirement for private open space, while every other mid rise building constructed on Cortez Hill in the last few decades has 100% of their units with private open space.

<sup>5</sup> With a 5-1 vote of an 11 member board on 9/2/07

staff member probably did not know about the 3 deviations currently requested or the 4th unrequested big deviation that has a serious impact to the El Cortez.

Because the project does not comply with all regulations and proposes serious deviations affecting the El Cortez, it should merit further historical review by HRB staff, if not by the full Historical Resources Board.

CCPDO Finding #2 from the draft Resolution: **The proposed development will not be detrimental to the public health, safety and welfare.** Map Waiver finding #5 also relies on PDP finding #2 being made.

El Cortez residents are rightly concerned that their 80+ year old single paned and leaky windows that they are unable to replace will allow toxic demolition and construction dust to penetrate their dwellings for months on end – a definite threat to their health and welfare.

The applicant for 777 Beech is also the person who rehabilitated the El Cortez and chose not to repair its windows at that time as should have been done for a quality restoration. Additionally, he and CCDC of the time led 2004 purchasers of El Cortez condos to believe that no construction on Parcel 2 could or would take place until after 2025. That proved not to be the case because of a later City Council action (2008) removing the 2025 covenant.

So they are confronted again with this awful proposal for Parcel 2 - which will be detrimental to the health and safety of many.

There do not appear to be any conditions in the CCDCP 2018-57 Permit or the Map Waiver that will neutralize, or even mitigate, this threat but leaves it up those damaged to seek compensation possibly from both the developer and the City if they are damaged.

The structural safety of the 80+ year old concrete El Cortez is also threatened by the deep excavation never envisioned by Historical Resources Board (HRB) who had no knowledge of how many units were involved and how much excavation would be needed for 777 Beech. HRB was also told that it would be 40 feet away from the residential wing of the El Cortez, now longer the case.

No new building of any size can be accommodated on Parcel 2 without disconnecting and relocating essential utility infrastructure containing asbestos that serves Parcel 1. The current utility locations were placed on Parcel 2 to serve Parcel 1 by this same developer when he applied for and

received National Register of Historic Sites designation in order to qualify for significant tax credits.<sup>6</sup>

The relocation of the El Cortez's electrical transformer and its fire water also threatens the health and safety of El Cortez residents. Has any fully occupied residential building downtown ever had its transformer successfully disconnected and moved hundreds of feet as is proposed here?

CCPDO Finding #4 from the draft Resolution: **The development is consistent with the Downtown Design Guidelines and exhibits superior architectural design.**

Chap. 4, Section 4.7 of the Downtown Design Guidelines call for all new buildings in Centre City to review the Downtown Sustainability Master Plan and incorporate climate-responsive design elements. Buildings designed for natural ventilation, buildings designed to regulate the amount of direct sunlight into interiors, the use of solar energy, and energy conservation are encouraged.

Map Waiver finding #7 erroneously claims that "the proposed project is designed so that each unit provides glazing and private spaces to ensure passive cooling through cross-ventilation for the interior spaces. Therefore, the design of the proposed subdivision provides sufficient future passive or natural heating and cooling opportunities." This is not true. Many units have no cross ventilation and many have no private open spaces so this MW finding is unsupported.

777 Beech's 104 units of awkwardly configured floor plans, many with no interior cross ventilation, many with no private open space or having to share "private" open space on a cable supported cantilevered balcony with an adjoining unit, glass window walls and heat absorbing concrete slabs is not an example of superior architectural design with sustainability features.

One of the requested deviations is for increased setback to accommodate skylights to provide some natural light to a below grade level swimming pool. A below grade pool is not an attractive amenity for a San Diego residential building nor is it an example of superior architectural design.

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<sup>6</sup> For an investment property, i.e., El Cortez Apartments before he later converted to El Cortez Condominiums.





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

## Development Permit/ Environmental Determination Appeal Application

FORM  
DS-3031

November 2017

In order to assure your appeal application is successfully accepted and processed, you must read and understand [Information Bulletin 505](#), "Development Permits/Environmental Determination Appeal Procedure."

1. **Type of Appeal:**  Appeal of the Project  
 Appeal of the Environmental Determination

2. **Appellant:** Please check one  Applicant  Officially recognized Planning Committee  "Interested Person"  
(Per M.C. Sec. 113.0103)

Name: Edward Sherer E-mail: ted.sherer@gmail.com

Address: 702 Ash St Unit 106 City: San Diego State: CA Zip Code: 92101 Telephone: (310) 597-9027

3. **Project Name:**

777 Beech

4. **Project Information**

Permit/Environmental Determination & Permit/Document No.: CDDP/CCDP No 2018-57 & Map Waiver 2235086 Date of Decision/Determination: 8/21/2019 City Project Manager: James Alexander Hugo Castaneda

Decision(Describe the permit/approval decision):  
Approved without conditions.

5. **Ground for Appeal(Please check all that apply):**

- Factual Error  New Information  
 Conflict with other matters  City-wide Significance (Process Four decisions only)  
 Findings Not Supported

**Description of Grounds for Appeal** (Please relate your description to the allowable reasons for appeal as more fully described in [Chapter 11, Article 2, Division 5 of the San Diego Municipal Code](#). Attach additional sheets if necessary.)

RECEIVED

SEP 04 2019

DEVELOPMENT SERVICES

6. **Appellant's Signature:** I certify under penalty of perjury that the foregoing, including all names and addresses, is true and correct.

Signature:

Date: 9/4/2019

**Note: Faxed appeals are not accepted.**

In May 2019 the CivicSD Board approved a design for 777 Beech that was similar in shape to an earlier building for the same location (approved 2008). The 2008 building required no deviations from the Center City Planned Development Ordinance. The new one has much greater density, a footprint expansion, and numerous deviations that will result in a greater impact on the historic El Cortez.

There were 3 deviations requested and unsupported by findings. However, there is a 4th deviation shown in the concept drawings that was ignored by CivicSD staff, CivicSD Board, and City Hearing Officer when recommending and approving the Centre City Planned Development Permit No. 2018-57 and Map Waiver Project No. 624011 for 777 Beech.

While the CivicSD Board (5-1) recommended approval of Centre City Planned Development Permit (CCPDP No. 2018-57), the actual approval was made by the City Hearing Officer on 8/21/19. He did not establish the validity of the necessary findings nor did he make all necessary findings for Map Waiver Project No. 624011 because several of those are dependent upon the CCPDP findings having been made.

Among the required findings is the finding that the project complies with all regulations, except for any deviations that **are appropriate for this location and will result in a more desirable project**. The deviations do not do that.

Deviation 1 asks for an increased setback to accommodate skylights on the north side of the block to provide a bit of natural light to a below grade level pool (substituted for the previous proposal's podium pool which required no deviation). A below grade pool is not an attractive amenity for a San Diego residential building and is not a superior architectural design improvement.

Deviations 2 & 3 ask for reductions of minimum street wall height at the southeast and southwest corners of the property to accommodate a "courtyard" that does not meet the requirements of the Centre City Planned Development Ordinance **for a courtyard that is being counted as the required common outdoor open space for this project**.

Deviation 4: San Diego Municipal Code (Chap. 15, Art. 6, Div. 3) requires that a common outdoor open space have a minimum dimension of 30 feet.

This courtyard is far short of that and there is no other outdoor common open space at ground, podium, or roof levels that comply with the 30 ft minimum dimension requirement for this project. Rather than a true courtyard, this space is a de facto walkway to provide entry to 8 rear loft units (that have no other entry from the interior of the 777 Beech building). The applicant's attorney referred to it as an "alleyway" at the 8/21/19 Hearing Officer meeting. This "courtyard" will not serve as its claimed function and is far too narrow a buffer from the historic building.

This space specifically does not meet the requirements of the CCPDO for a "courtyard" because it does not have a minimum dimension of 30' as specified in Chap 15, Art 6, Div.3. The minimum dimension is 22'. There is no justification for relieving this project on such a historically sensitive site of proper dimensions and required outdoor open space either at street, podium, or roof level. To allow this significant deviation from the CCPDO not only makes 777 Beech an undesirable residential building in itself but severely impacts the El Cortez building by allowing new construction much too close to it.



# 777

104 NEW LUXURY CONDOS FOLLOWING THE HISTORIC RENEWAL OF THE EL CORTEZ TOWER.

— BY J. PETER BLOCK COMPANIES —



**ARCHITECT:**

**SAFDIE RABINES ARCHITECTS**

925 Fort Stockton Drive, San Diego, California 92103-1817  
p. 619.297.6153 f. 619.299.6072 www.safdie.com

**777 BEECH STREET**

ISSUE DATE: 09 / 16 / 2019

ATTACHMENT 4

**OWNER / DEVELOPER:**

**JSD2, LLC**

Box 37 Rancho Santa Fe, CA 92067  
p. 858.336.3446



## ROOM AREA SUMMARY

LOWER GROUND LEVEL			
001	STUDIO	1353 SF	RESIDENTIAL
002	1-BED	1211 SF	RESIDENTIAL
003	BACKFLOW ROOM	505 SF	RESIDENTIAL
G007	BIKE STORAGE	542 SF	RESIDENTIAL - COMMON INDOOR SPACE
14368 SF			
G048	FIRE PUMP ROOM	440 SF	RESIDENTIAL
G049	PUMP EQUIP. ROOM	210 SF	RESIDENTIAL
G050	GYM	1117 SF	RESIDENTIAL - COMMON INDOOR SPACE
G051	POOL ROOM	1563 SF	RESIDENTIAL - COMMON INDOOR SPACE
G052	WOMEN'S LOCKER	272 SF	RESIDENTIAL - COMMON INDOOR SPACE
G053	MEN'S LOCKER	272 SF	RESIDENTIAL - COMMON INDOOR SPACE
G054	WEST CORRIDOR	185 SF	RESIDENTIAL
G055	CIRC. CORE	1095 SF	RESIDENTIAL
G056	ELEVATOR LOBBY	227 SF	RESIDENTIAL
G057	EAST CORRIDOR	377 SF	RESIDENTIAL
G058	ABOVE-GRADE PARKING	2806 SF	ABOVE GRADE PARKING
12174 SF			

UPPER GROUND LEVEL			
101	LOWER LOFT	696 SF	RESIDENTIAL
102	LOWER LOFT	714 SF	RESIDENTIAL
103	LOWER LOFT	1028 SF	RESIDENTIAL
104	LOWER LOFT	693 SF	RESIDENTIAL
105	LOWER LOFT	713 SF	RESIDENTIAL
106	LOWER LOFT	1029 SF	RESIDENTIAL
107	LOWER LOFT	765 SF	RESIDENTIAL
108	LOWER LOFT	675 SF	RESIDENTIAL
109	LOWER LOFT	814 SF	RESIDENTIAL
110	LOWER LOFT	778 SF	RESIDENTIAL
111	LOWER LOFT	778 SF	RESIDENTIAL
112	LOWER LOFT	814 SF	RESIDENTIAL
113	LOWER LOFT	676 SF	RESIDENTIAL
114	LOWER LOFT	766 SF	RESIDENTIAL
G101	CIRC. CORE	1496 SF	RESIDENTIAL
G 102	LOBBY	1573 SF	RESIDENTIAL
G 103	SUPPORT	415 SF	RESIDENTIAL
G 104	SUPPORT	417 SF	RESIDENTIAL
14839 SF			

LOFT LEVEL			
101	LOFT - 2ND FLOOR	458 SF	RESIDENTIAL
102	LOFT - 2ND FLOOR	388 SF	RESIDENTIAL
103	LOFT - 2ND FLOOR	589 SF	RESIDENTIAL
104	LOFT - 2ND FLOOR	459 SF	RESIDENTIAL
105	LOFT - 2ND FLOOR	390 SF	RESIDENTIAL
106	LOFT - 2ND FLOOR	582 SF	RESIDENTIAL
107	LOFT - 2ND FLOOR	428 SF	RESIDENTIAL
108	LOFT - 2ND FLOOR	393 SF	RESIDENTIAL
109	LOFT - 2ND FLOOR	476 SF	RESIDENTIAL
110	LOFT - 2ND FLOOR	432 SF	RESIDENTIAL
111	LOFT - 2ND FLOOR	432 SF	RESIDENTIAL
112	LOFT - 2ND FLOOR	476 SF	RESIDENTIAL
113	LOFT - 2ND FLOOR	393 SF	RESIDENTIAL
114	LOFT - 2ND FLOOR	428 SF	RESIDENTIAL
6326 SF			

LEVEL 02			
201	1-BED	823 SF	RESIDENTIAL
202	STUDIO	414 SF	RESIDENTIAL
203	1-BED	1015 SF	RESIDENTIAL
204	1-BED	786 SF	RESIDENTIAL
205	1-BED	1049 SF	RESIDENTIAL
206	1-BED	740 SF	RESIDENTIAL
207	1-BED	1381 SF	RESIDENTIAL
208	1-BED	823 SF	RESIDENTIAL
209	STUDIO	415 SF	RESIDENTIAL
210	1-BED	1015 SF	RESIDENTIAL
211	1-BED	786 SF	RESIDENTIAL
212	1-BED	1048 SF	RESIDENTIAL
213	1-BED	740 SF	RESIDENTIAL
214	1-BED	1381 SF	RESIDENTIAL
G 201	CIRC. CORE	971 SF	RESIDENTIAL
G 202	ELEVATOR LOBBY	181 SF	RESIDENTIAL
G 203	WEST CORRIDOR	400 SF	RESIDENTIAL
G 204	EAST CORRIDOR	401 SF	RESIDENTIAL
14368 SF			

LEVEL 03			
301	1-BED	1236 SF	RESIDENTIAL
302	1-BED	1012 SF	RESIDENTIAL
303	1-BED	787 SF	RESIDENTIAL
304	1-BED	1050 SF	RESIDENTIAL
305	1-BED	740 SF	RESIDENTIAL
306	1-BED	1382 SF	RESIDENTIAL
307	1-BED	1237 SF	RESIDENTIAL
308	1-BED	1012 SF	RESIDENTIAL
309	1-BED	788 SF	RESIDENTIAL
310	1-BED	1050 SF	RESIDENTIAL

311	1-BED	740 SF	RESIDENTIAL
312	1-BED	1382 SF	RESIDENTIAL
G 301	CIRC. CORE	971 SF	RESIDENTIAL
G 302	ELEVATOR LOBBY	181 SF	RESIDENTIAL
G 303	WEST CORRIDOR	400 SF	RESIDENTIAL
G 304	EAST CORRIDOR	400 SF	RESIDENTIAL
14368 SF			

LEVEL 04			
401	1-BED	823 SF	RESIDENTIAL
402	STUDIO	414 SF	RESIDENTIAL
403	1-BED	1015 SF	RESIDENTIAL
404	1-BED	791 SF	RESIDENTIAL
405	1-BED	1047 SF	RESIDENTIAL
406	1-BED	740 SF	RESIDENTIAL
407	1-BED	1381 SF	RESIDENTIAL
408	1-BED	823 SF	RESIDENTIAL
409	STUDIO	415 SF	RESIDENTIAL
410	1-BED	1015 SF	RESIDENTIAL
411	1-BED	786 SF	RESIDENTIAL
412	1-BED	1048 SF	RESIDENTIAL
413	1-BED	740 SF	RESIDENTIAL
414	1-BED	1381 SF	RESIDENTIAL
G 401	CIRC. CORE	971 SF	RESIDENTIAL
G 402	ELEVATOR LOBBY	181 SF	RESIDENTIAL
G 403	WEST CORRIDOR	397 SF	RESIDENTIAL
G 404	EAST CORRIDOR	400 SF	RESIDENTIAL
14368 SF			

LEVEL 05			
501	1-BED	1236 SF	RESIDENTIAL
502	1-BED	1012 SF	RESIDENTIAL
503	1-BED	787 SF	RESIDENTIAL
504	1-BED	1050 SF	RESIDENTIAL
505	1-BED	740 SF	RESIDENTIAL
506	1-BED	1381 SF	RESIDENTIAL
507	1-BED	1237 SF	RESIDENTIAL
508	1-BED	1015 SF	RESIDENTIAL
509	1-BED	788 SF	RESIDENTIAL
510	1-BED	1052 SF	RESIDENTIAL
511	1-BED	741 SF	RESIDENTIAL
512	1-BED	1380 SF	RESIDENTIAL
G 501	CIRC. CORE	971 SF	RESIDENTIAL
G 502	ELEVATOR LOBBY	181 SF	RESIDENTIAL
G 503	WEST CORRIDOR	400 SF	RESIDENTIAL
G 504	EAST CORRIDOR	397 SF	RESIDENTIAL
14369 SF			

LEVEL 06			
601	1-BED	1524 SF	RESIDENTIAL
602	1-BED	1462 SF	RESIDENTIAL
603	1-BED	823 SF	RESIDENTIAL
604	STUDIO	415 SF	RESIDENTIAL
605	1-BED	1015 SF	RESIDENTIAL
606	1-BED	786 SF	RESIDENTIAL
607	1-BED	1049 SF	RESIDENTIAL
608	1-BED	740 SF	RESIDENTIAL
609	1-BED	1381 SF	RESIDENTIAL
G 601	CIRC. CORE	971 SF	RESIDENTIAL
G 602	ELEVATOR LOBBY	181 SF	RESIDENTIAL
G 603	WEST CORRIDOR	307 SF	RESIDENTIAL
G 604	EAST CORRIDOR	400 SF	RESIDENTIAL
G 605	EVENT ROOM	505 SF	RESIDENTIAL - COMMON INDOOR SPACE
11559 SF			

LEVEL 07			
701	1-BED	1326 SF	RESIDENTIAL
702	1-BED	1797 SF	RESIDENTIAL
703	1-BED	823 SF	RESIDENTIAL
704	STUDIO	415 SF	RESIDENTIAL
705	1-BED	1015 SF	RESIDENTIAL
706	1-BED	786 SF	RESIDENTIAL
707	1-BED	1049 SF	RESIDENTIAL
708	1-BED	740 SF	RESIDENTIAL
709	1-BED	1376 SF	RESIDENTIAL
G 701	CIRC. CORE	973 SF	RESIDENTIAL
G 702	ELEVATOR LOBBY	181 SF	RESIDENTIAL
G 703	WEST CORRIDOR	255 SF	RESIDENTIAL
G 704	EAST CORRIDOR	400 SF	RESIDENTIAL
11136 SF			

LEVEL 08			
801	1-BED	1326 SF	RESIDENTIAL
802	1-BED	1810 SF	RESIDENTIAL
803	1-BED	1391 SF	RESIDENTIAL
804	1-BED	1475 SF	RESIDENTIAL
G 801	CIRC. CORE	947 SF	RESIDENTIAL
G 802	ELEVATOR LOBBY	181 SF	RESIDENTIAL
G 803	WEST CORRIDOR	255 SF	RESIDENTIAL
G 804	EAST CORRIDOR	309 SF	RESIDENTIAL
G 805	EVENT ROOM	353 SF	RESIDENTIAL - COMMON INDOOR SPACE
8047 SF			

LEVEL 09			
901	1-BED	1326 SF	RESIDENTIAL
902	1-BED	1810 SF	RESIDENTIAL
903	1-BED	1326 SF	RESIDENTIAL
904	1-BED	1810 SF	RESIDENTIAL
G 901	CIRC. CORE	947 SF	RESIDENTIAL
G 902	ELEVATOR LOBBY	181 SF	RESIDENTIAL
G 903	WEST CORRIDOR	255 SF	RESIDENTIAL
G 904	EAST CORRIDOR	255 SF	RESIDENTIAL
7910 SF			

LEVEL 10			
1001	1-BED	1326 SF	RESIDENTIAL
1002	1-BED	1810 SF	RESIDENTIAL
1003	1-BED	1326 SF	RESIDENTIAL
1004	1-BED	1810 SF	RESIDENTIAL
G 1001	CIRC. CORE	947 SF	RESIDENTIAL
G 1002	ELEVATOR LOBBY	181 SF	RESIDENTIAL
G 1003	WEST CORRIDOR	255 SF	RESIDENTIAL
G 1004	EAST CORRIDOR	255 SF	RESIDENTIAL
7910 SF			

LEVEL 11			
1101	1-BED	1326 SF	RESIDENTIAL
1102	1-BED	1810 SF	RESIDENTIAL
1103	1-BED	1326 SF	RESIDENTIAL
1104	1-BED	1810 SF	RESIDENTIAL
G 1101	CIRC. CORE	947 SF	RESIDENTIAL
G 1102	ELEVATOR LOBBY	181 SF	RESIDENTIAL
G 1103	WEST CORRIDOR	255 SF	RESIDENTIAL
G 1104	EAST CORRIDOR	255 SF	RESIDENTIAL
7910 SF			

LEVEL 12			
1201	2-BED	2960 SF	RESIDENTIAL
1202	2-BED	2565 SF	RESIDENTIAL
G 1201	CIRC. CORE	936 SF	RESIDENTIAL
G 1202	ELEV. LOBBY	181 SF	RESIDENTIAL
G 1203	WEST CORRIDOR	250 SF	RESIDENTIAL
G 1204	EAST CORRIDOR	232 SF	RESIDENTIAL
7124 SF			

TOTAL GFA 152409 SF

## FAR SUMMARY

**BELOW-GRADE AREA EXCLUDED AT LOWER GROUND LEVEL** (5,431 SF)  
(113.0234)

**ABOVE-GRADE PARKING EXCLUDED AT LOWER GROUND LEVEL** (2,806 SF)  
(113.0234)

**TOTAL GFA PER SDMC 144,661 SF**

## PARKING SUMMARY

**TOTAL NUMBER OF PROPOSED DWELLING UNITS:**  
104

**REQUIRED OFF-STREET PARKING SPACES:**  
1 PER DWELLING UNIT = 104 SPACES

**REQUIRED OFF-STREET GUEST PARKING SPACES:**  
1 PER 30 DWELLING UNIT = 4 SPACES

**REQUIRED MOTORCYCLE PARKING SPACES:**  
1 PER EVERY 20 DWELLING UNITS = 6 SPACES

**REQUIRED BICYCLE STORAGE:**  
1 PER EVERY 5 DWELLING UNITS = 21 SPACES

**REQUIRED EV PARKING SPACES:**  
3% OF TOTAL SPACES = 7 SPACES (PER CAL-GREEN)  
5 EV INSTALLED SPACES PROVIDED (PER SDCAP)  
2 EV (FUTURE) SPACES PROVIDED

**OFF-STREET LOADING:**  
(1) 35Dx13Wx13H LOADING BAY REQUIRED  
(1) 35Dx13Wx13H LOADING BAY PROPOSED

**NUMBER OF PROPOSED LEVELS BELOW GRADE:**  
5

**NUMBER OF PROPOSED AUTOMOBILE PARKING SPACE PER FLOOR:**  
P5: 25  
P4: 50  
P3: 51  
P2: 51  
P1: 23  
**TOTAL: 200**

**PROPOSED F.A.R.:**  
MIN: 5.0 / MAX: 8.0  
**PROPOSED: 7.3**

**PROPOSED BUILDING HEIGHT:**  
ALLOWED: XXX-XX FT.  
**PROPOSED: 143' - 4"**

**NUMBER OF PROPOSED MOTORCYCLE PARKING SPACE:**  
P5: 0  
P4: 2  
P3: 2  
P2: 2  
P1: 0

**NUMBER OF PROPOSED BICYCLE PARKING SPACE:**  
P5: 0  
P4: 0  
P3: 0  
P2: 0  
P1: 22

**ACCESSIBLE PARKING ALLOCATION:**  
RESIDENT PARKING: 200 x .02 = 4 SPACES

4 TOTAL ACCESSIBLE SPACES REQUIRED + 1 GUEST  
5 TOTAL ACCESSIBLE SPACES PROVIDED (1 VAN).

**PROPOSED PARKING ALLOCATION:**  
RESIDENCE: 131  
GUEST: 4  
EL CORTEZ: 53  
ACCESSIBLE: 5  
ELECTRIC VEHICLE: 7

**EXISTING PARKING SPACES TO BE DEMOLISHED:**  
EL CORTEZ: 46

## EXISTING STRUCTURES

**TO BE DEMOLISHED:**  
EXISTING COVERED PARKING AREA CONTAINING 46 PARKING SPACES, WITH DECK AND POOL AREA.  
DATE OF CONSTRUCTION - 1954

## PERMITS AND APPROVALS

**CITY COUNCIL RESOLUTION #304337 - OCT. 28, 2008**  
APPROVING CENTER CITY DEVELOPMENT PERMIT 2006-19 AND MAP WAIVER 349046 FOR THE 777 BEECH PROJECT LOCATED WITHIN THE DOWNTOWN COMMUNITY PLAN AREA AND THE CORTEZ DISTRICT OF THE EXPANSION SUB AREA OF THE CENTER CITY REDEVELOPMENT PROJECT.

**PERMIT RECORDED AS DOC. #2010-0283721 - JUNE 7, 2010**

**SMA SEC. 66452.22/66452.23 EXTENSION (2011)**  
NOTE: 4 YEAR EXTENSION, EXPIRED OCT. 28, 2015

**SMA SECTION 66452.24 EXTENSION (2015)**  
NOTE: 2 YEAR EXTENSION, EXPIRED OCT. 28, 2017

**CIVIC SD APPLICATION FOR 36 MO. E.O.T. - AUG. 25, 2017**

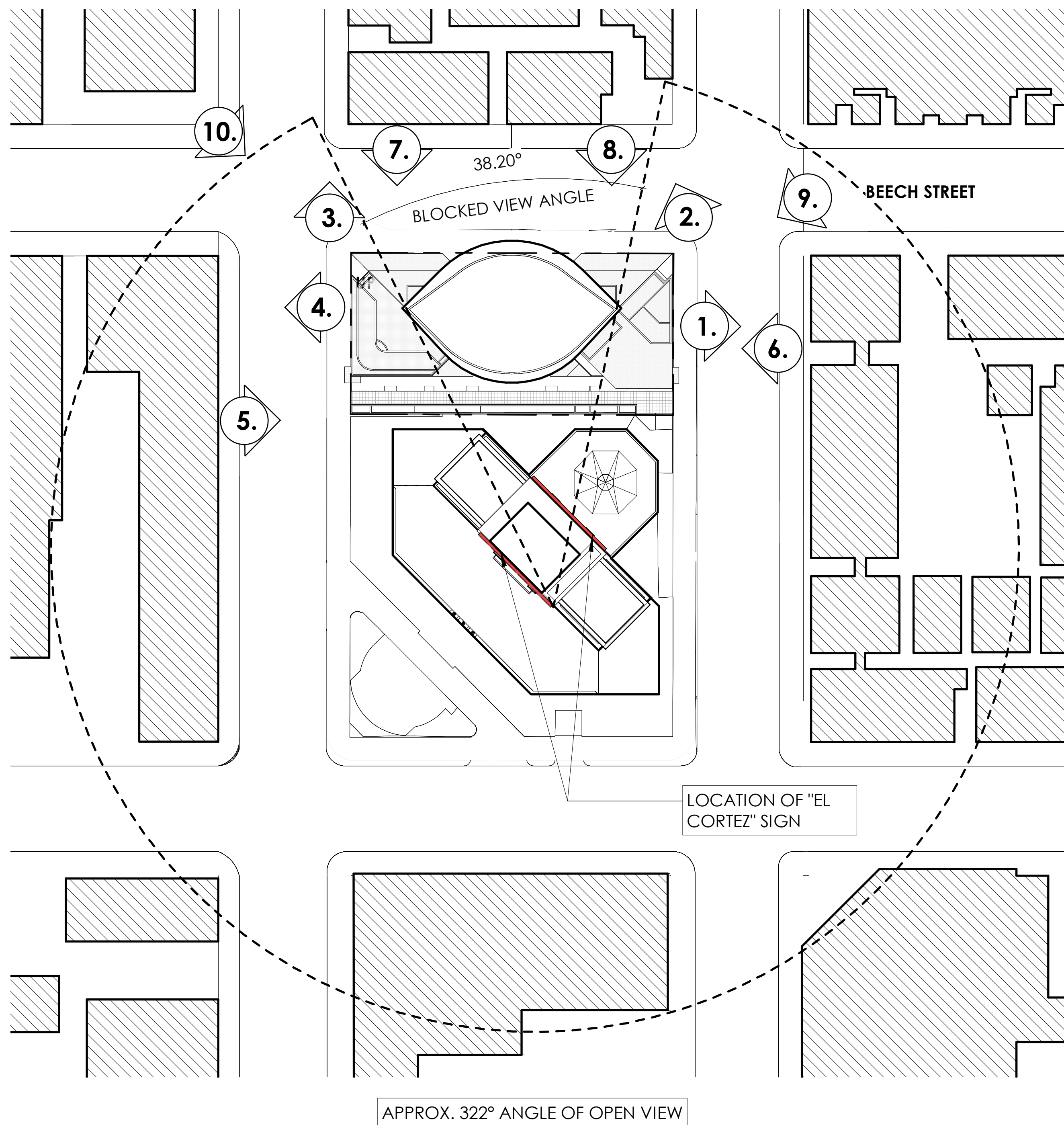
**CIVIC SD E.O.T. TO PERMIT GRANTED - JAN. 1, 2018**

**TENTATIVE MAP WAIVER NO. 2006304 GRANTED - JAN. 19, 2018**  
NOTE: UPDATE TO MAP WAIVER CURRENTLY IN PROGRESS

**HISTORIC RESOURCES BOARD REPORT #HRB-07-066**  
ORIGINAL DESIGN APPROVED BY HRB ON SEPT 27, 2007

CURRENT REVISED DESIGN FOUND BY CITY HISTORIC STAFF TO BE SUBSTANTIALLY CONSISTENT WITH ORIGINAL APPROVED DESIGN ON 10/10/201





**PHOTO KEY MAP ALSO SHOWING EL CORTEZ VIEW CORRIDOR WITH PROPOSED DEVELOPMENT**

PHOTOGRAPHIC SURVEY



**ARCHITECT:**

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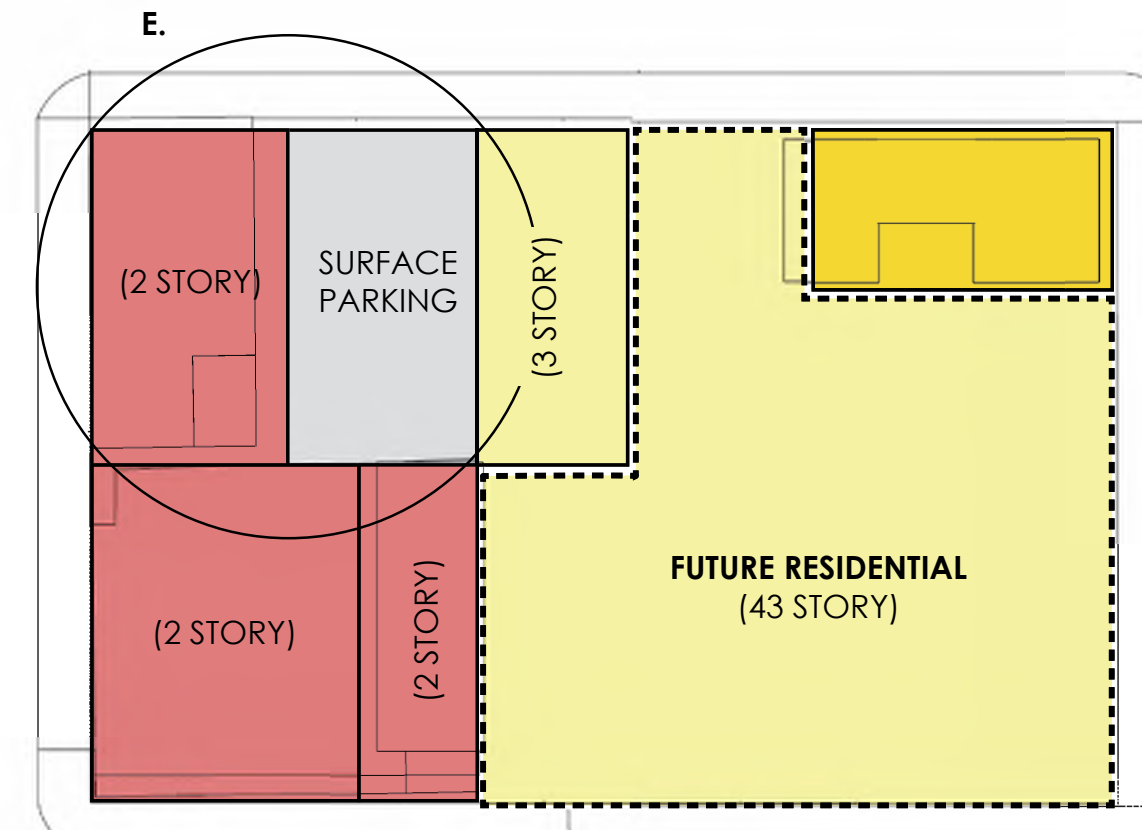
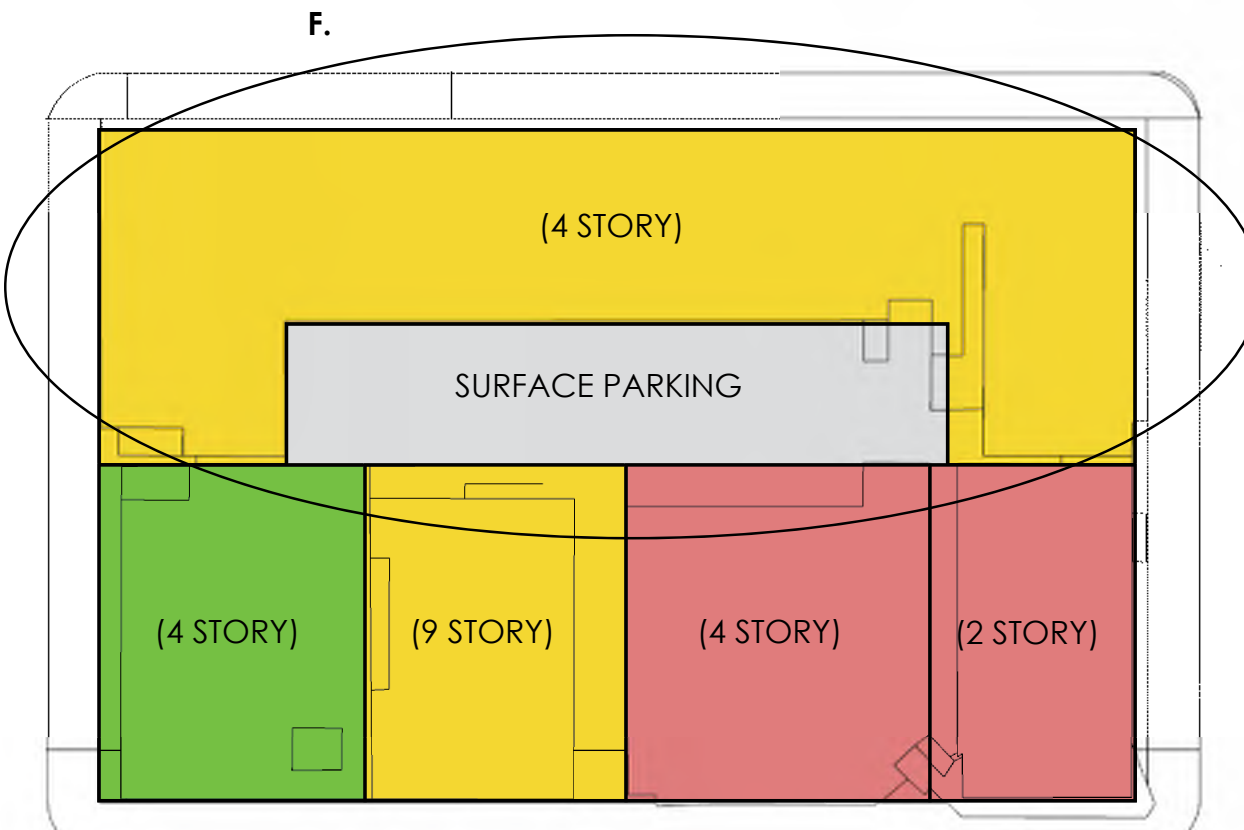
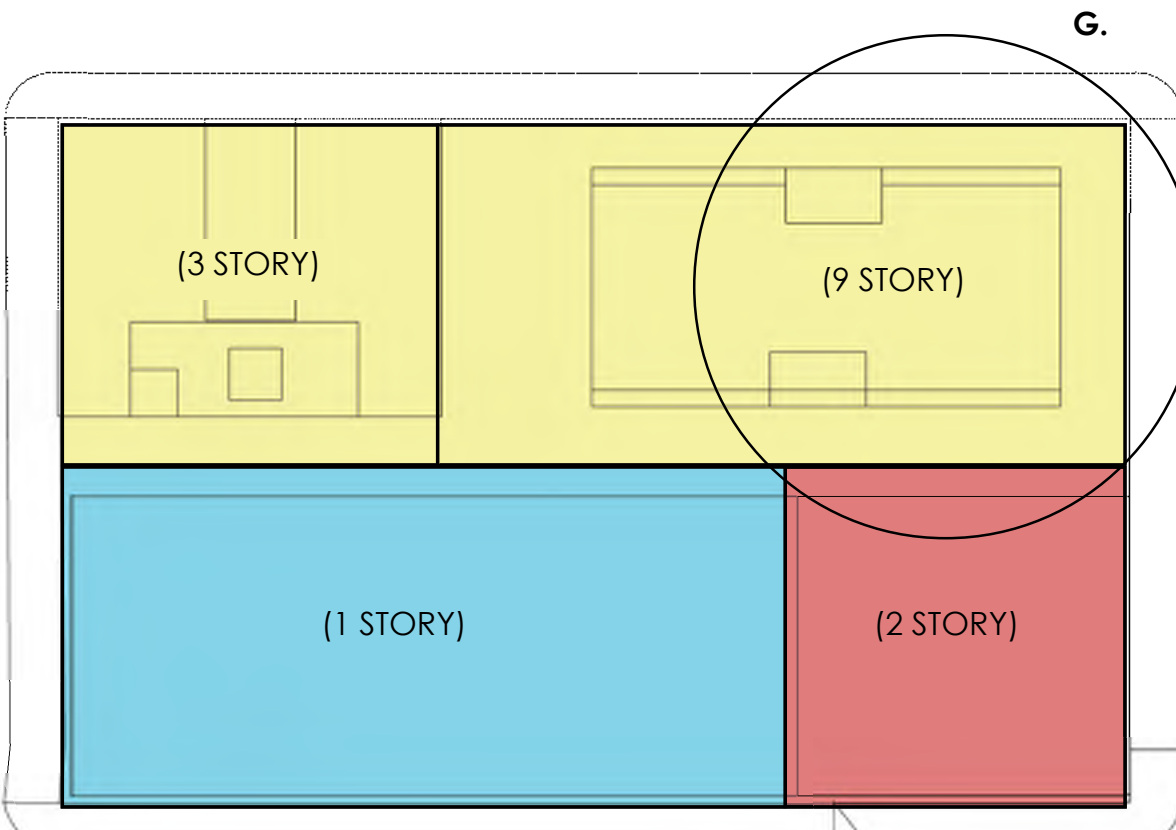
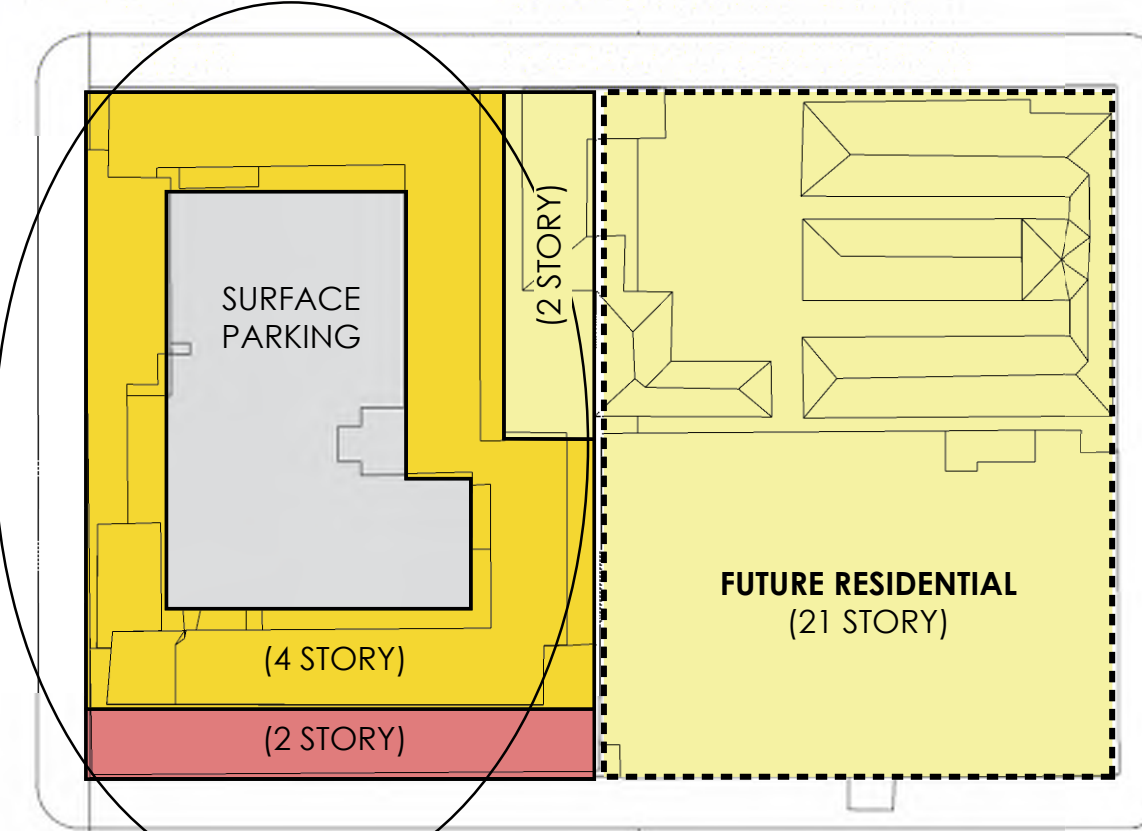
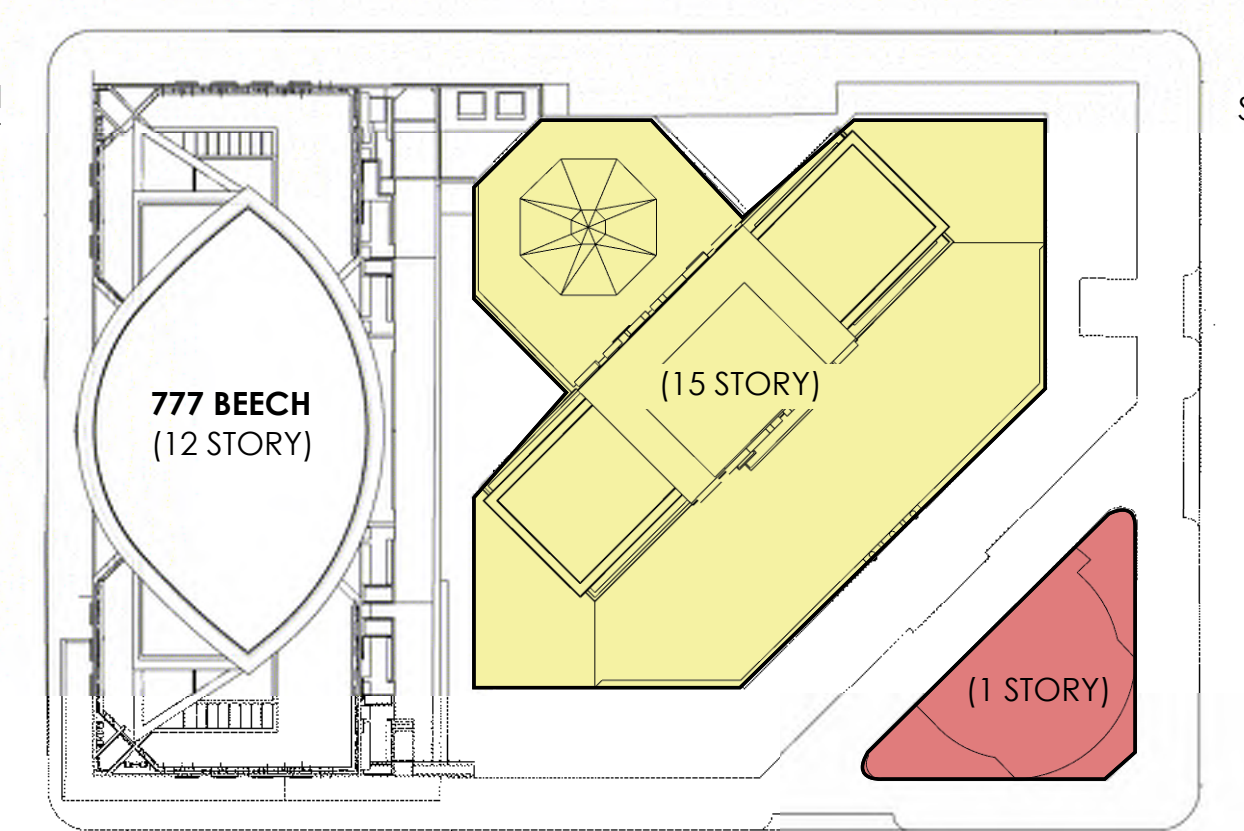
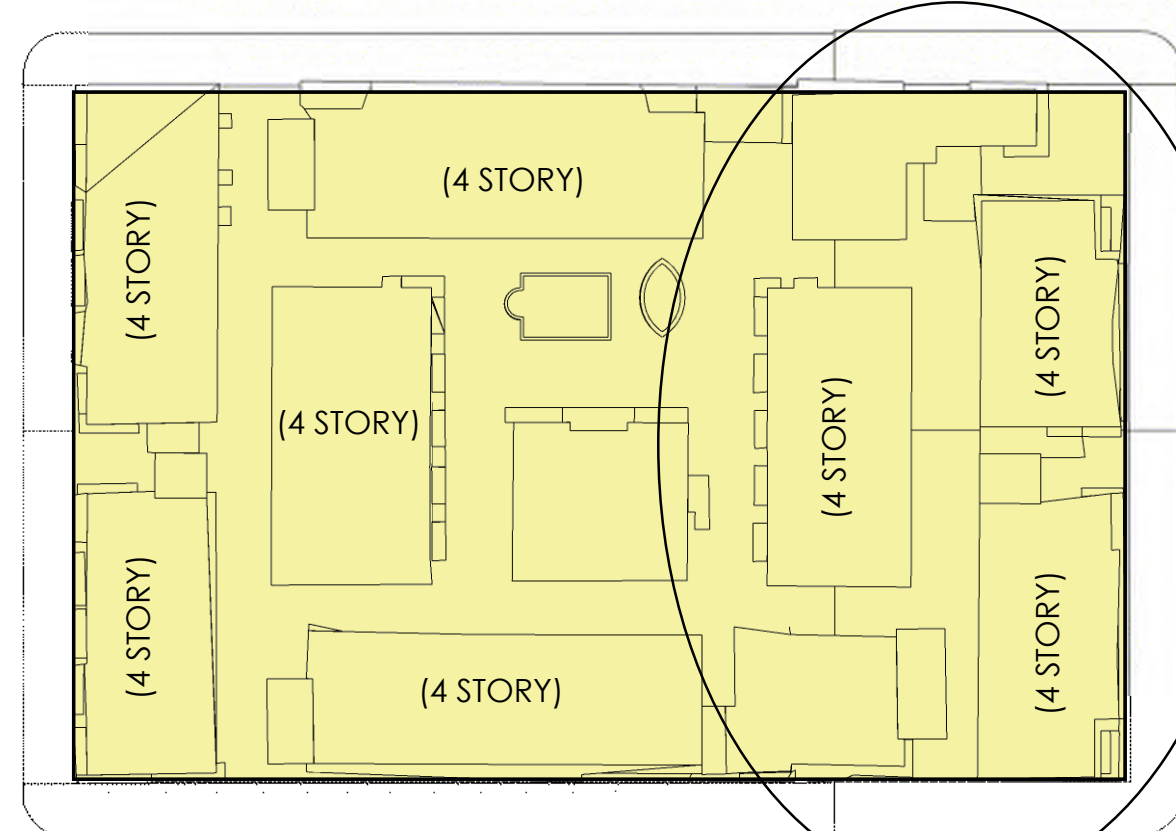
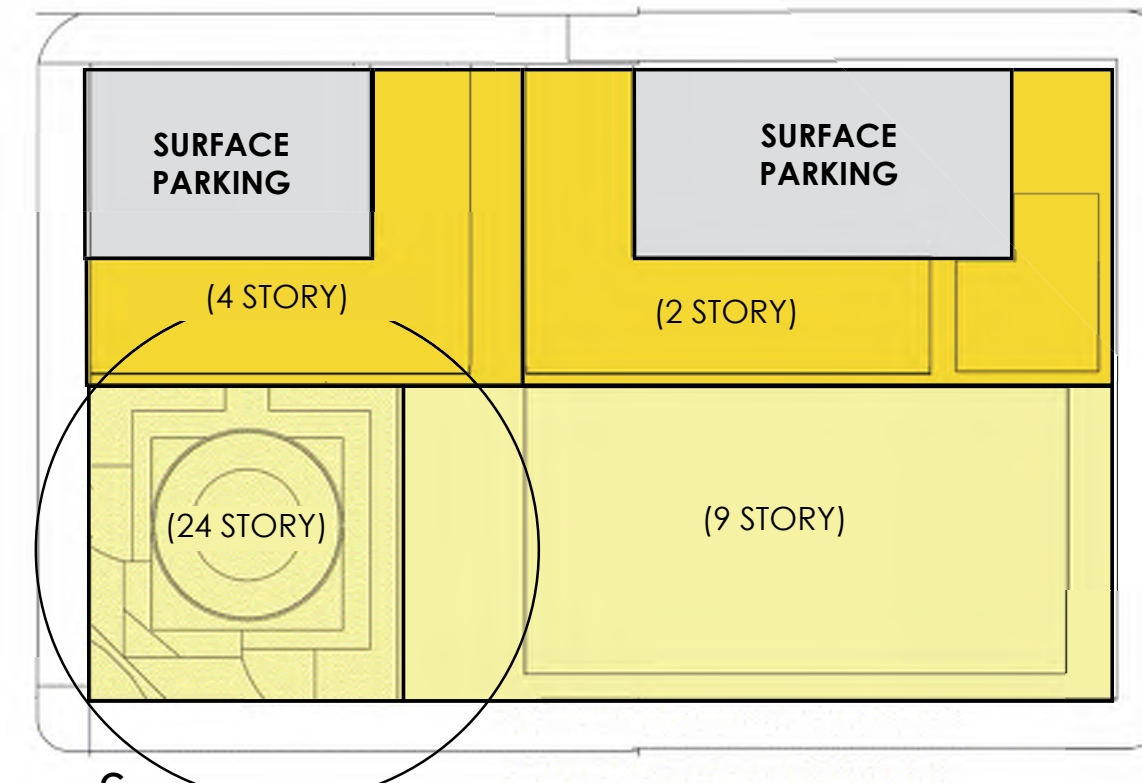
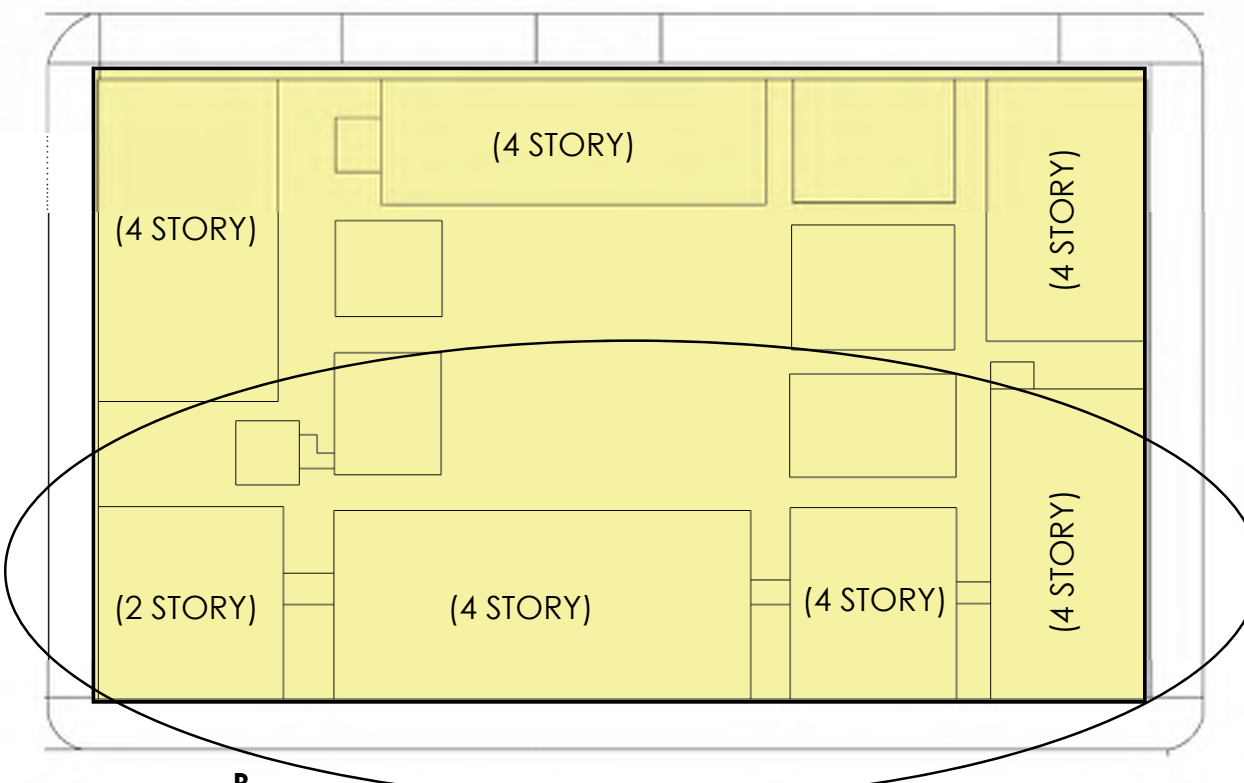
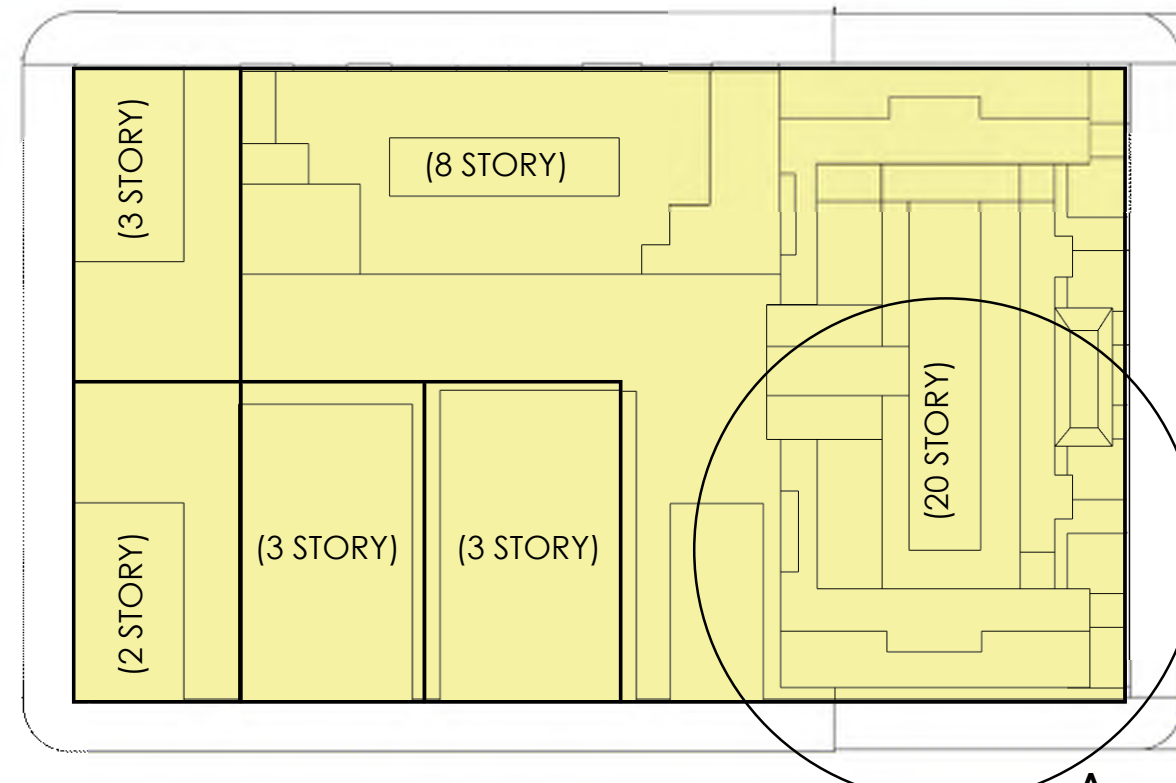
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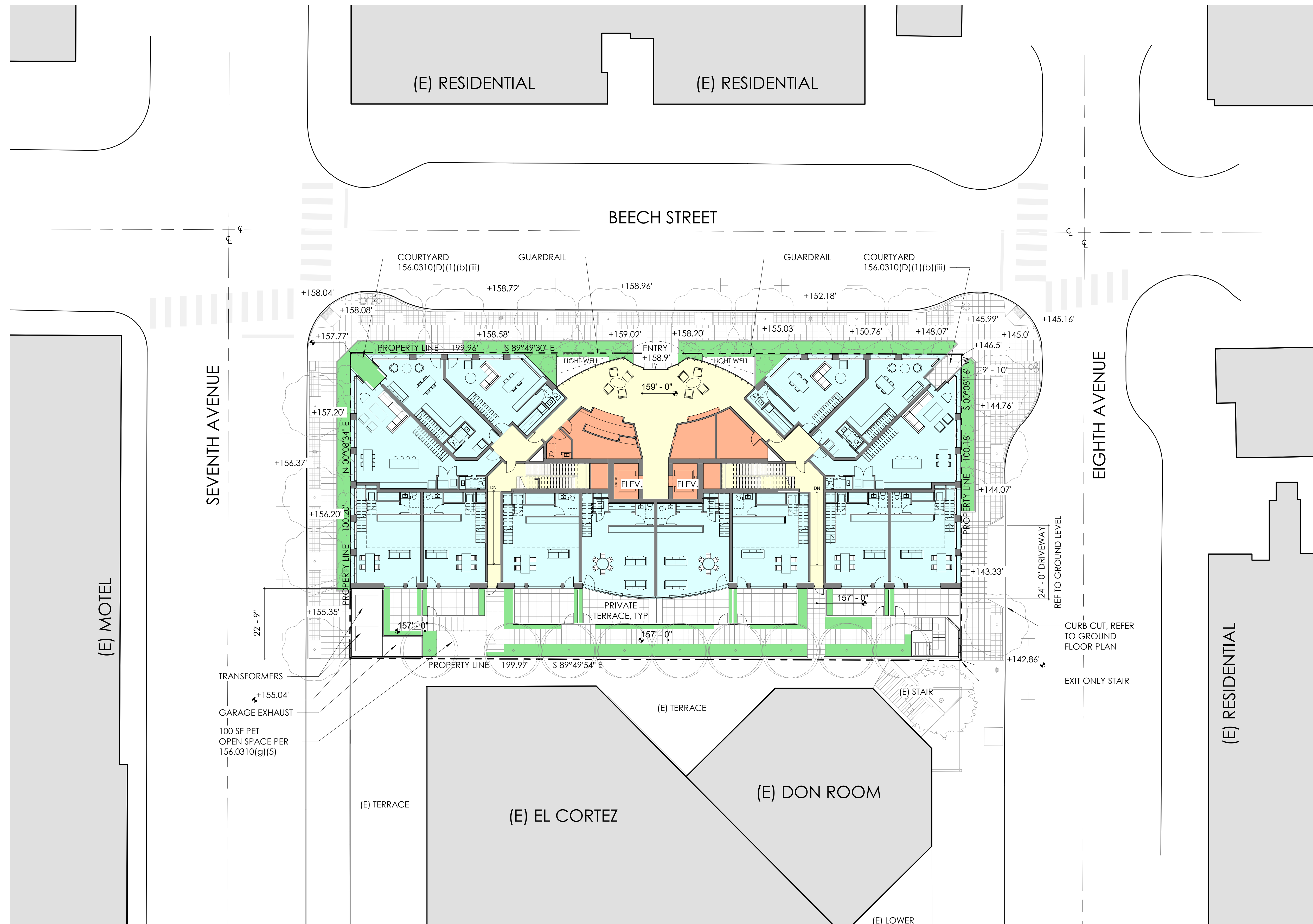


- RESIDENTIAL
- HOTEL
- COMMERCIAL
- EDUCATIONAL
- CIVIC / INSTITUTIONAL
- PARKING



VICINITY MAP + CONTEXT PHOTOS  
1" = 50'





SITE PLAN  
1/16" = 1'-0"



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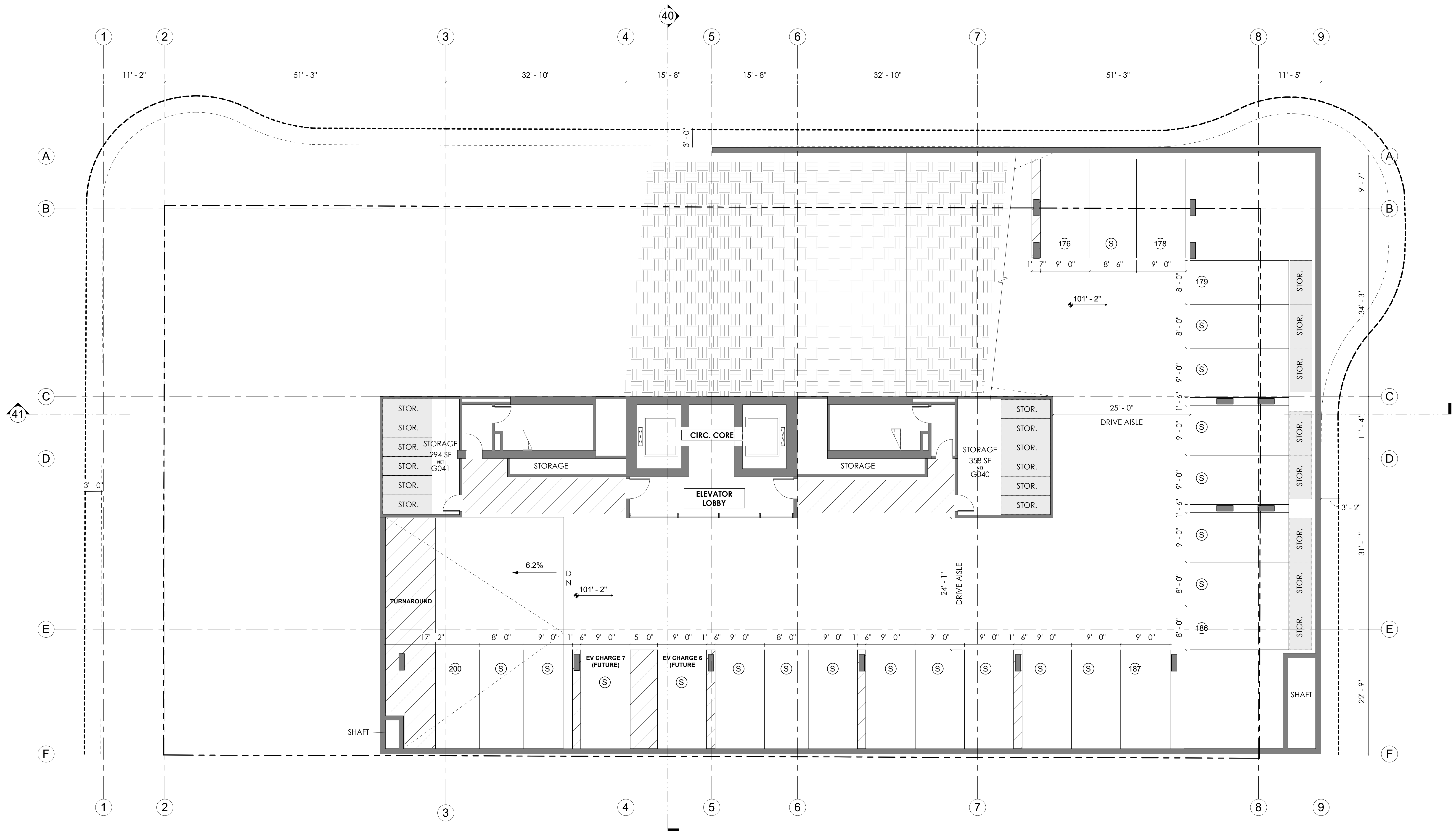
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FLOOR PLAN - LEVEL P5  
1/8" = 1'-0"



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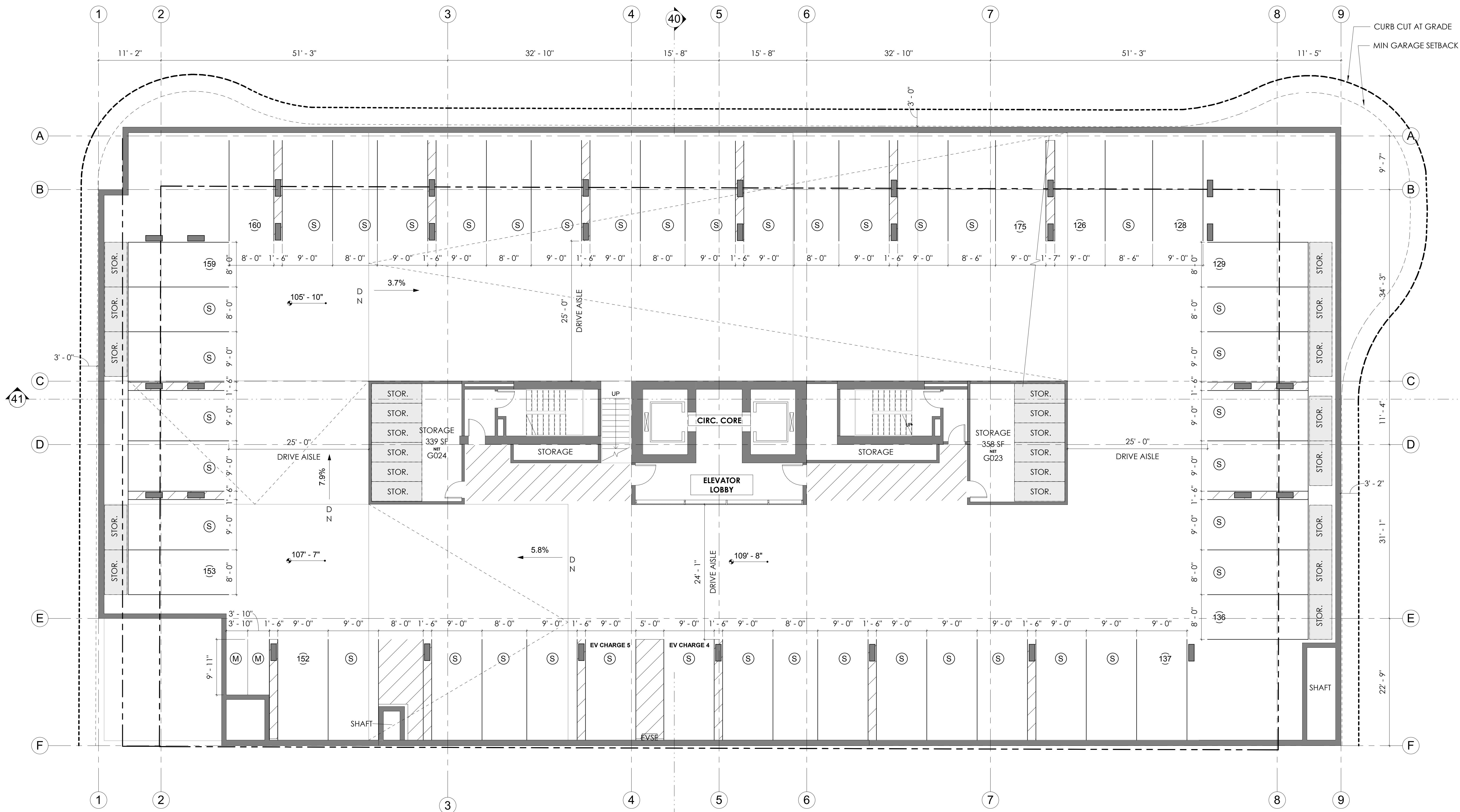
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FLOOR PLAN - LEVEL P4  
1/8" = 1'-0"



ARCHITECT:

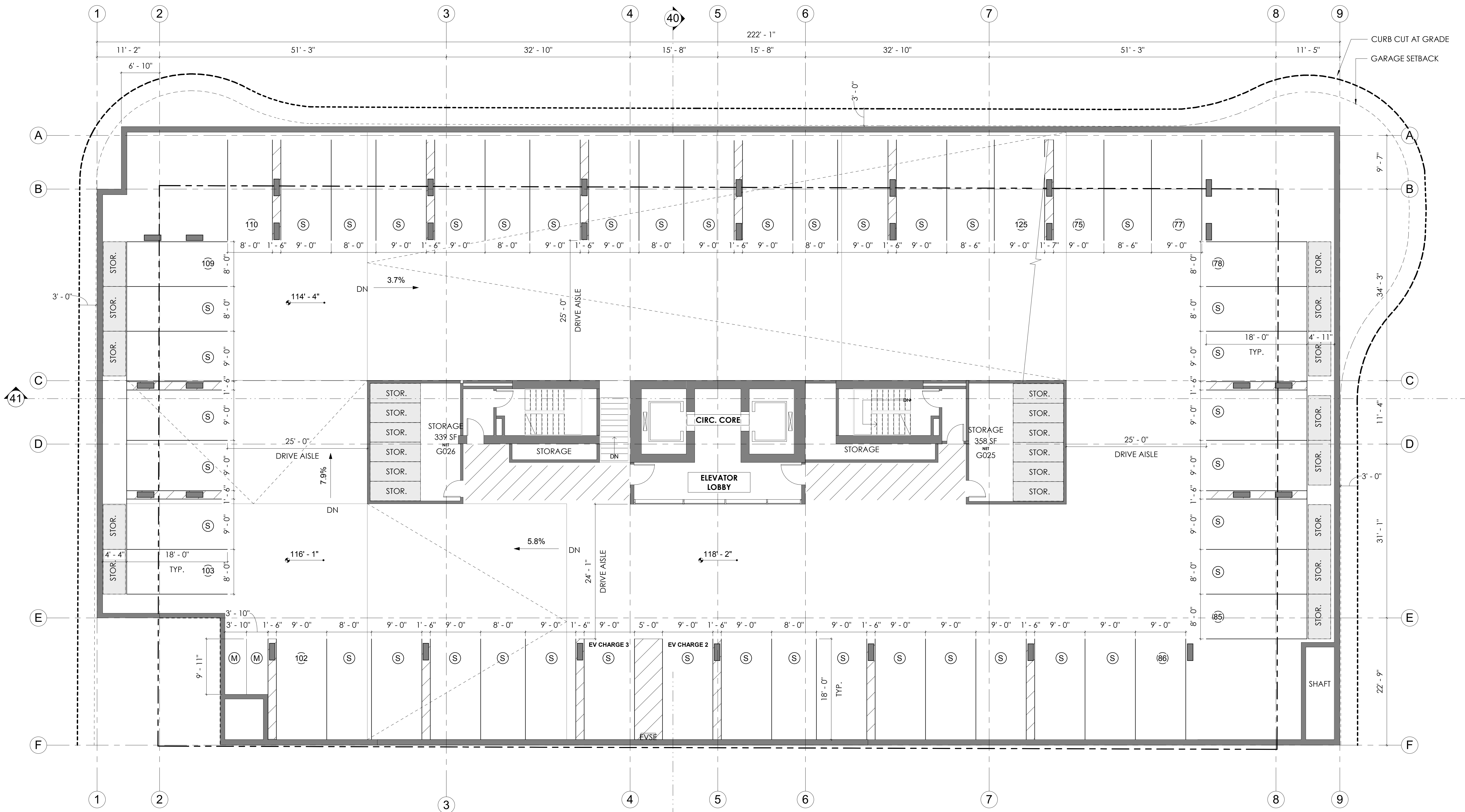
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FLOOR PLAN - LEVEL P3  
1/8" = 1'-0"



ARCHITECT:

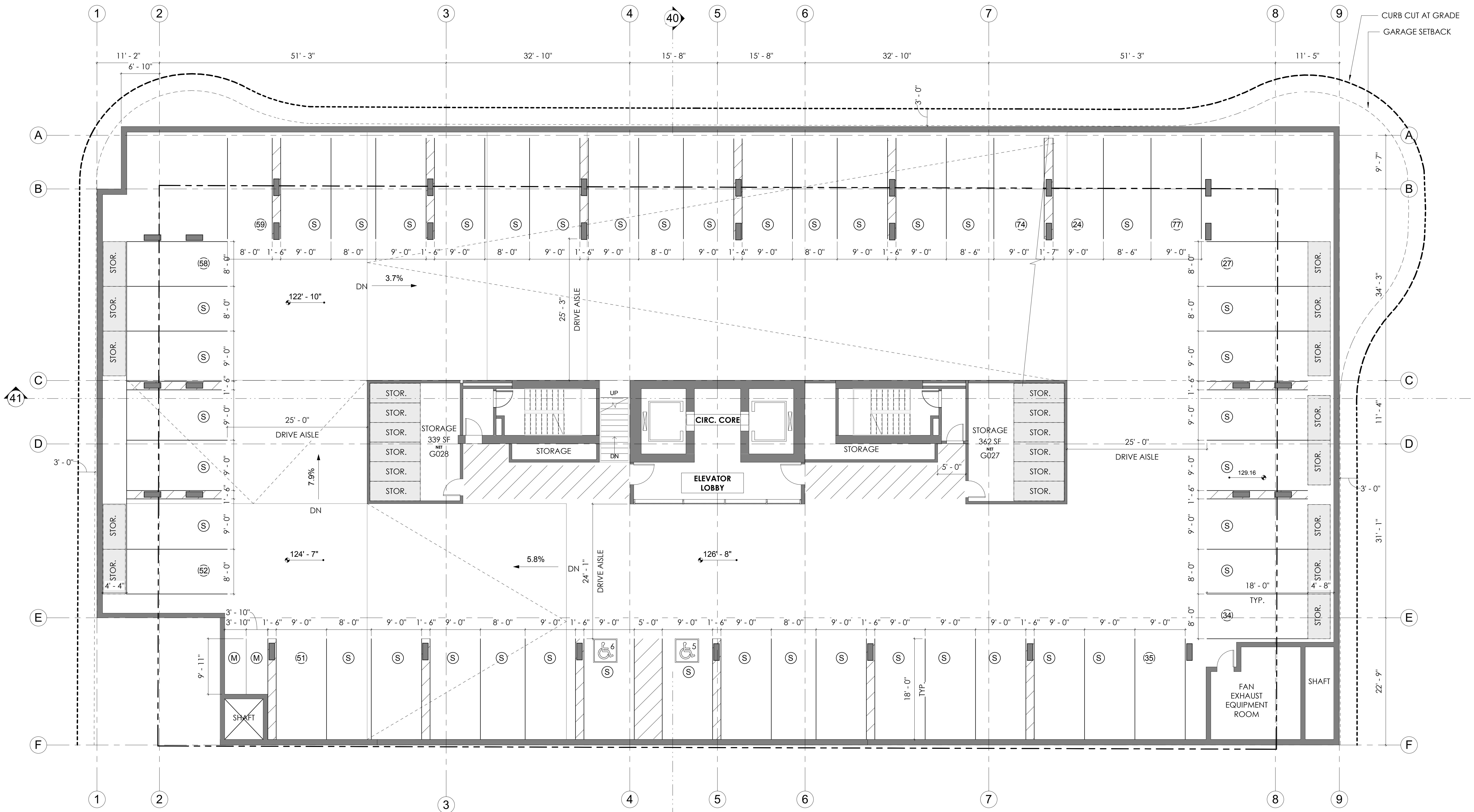
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FLOOR PLAN - LEVEL P2  
1/8" = 1'-0"



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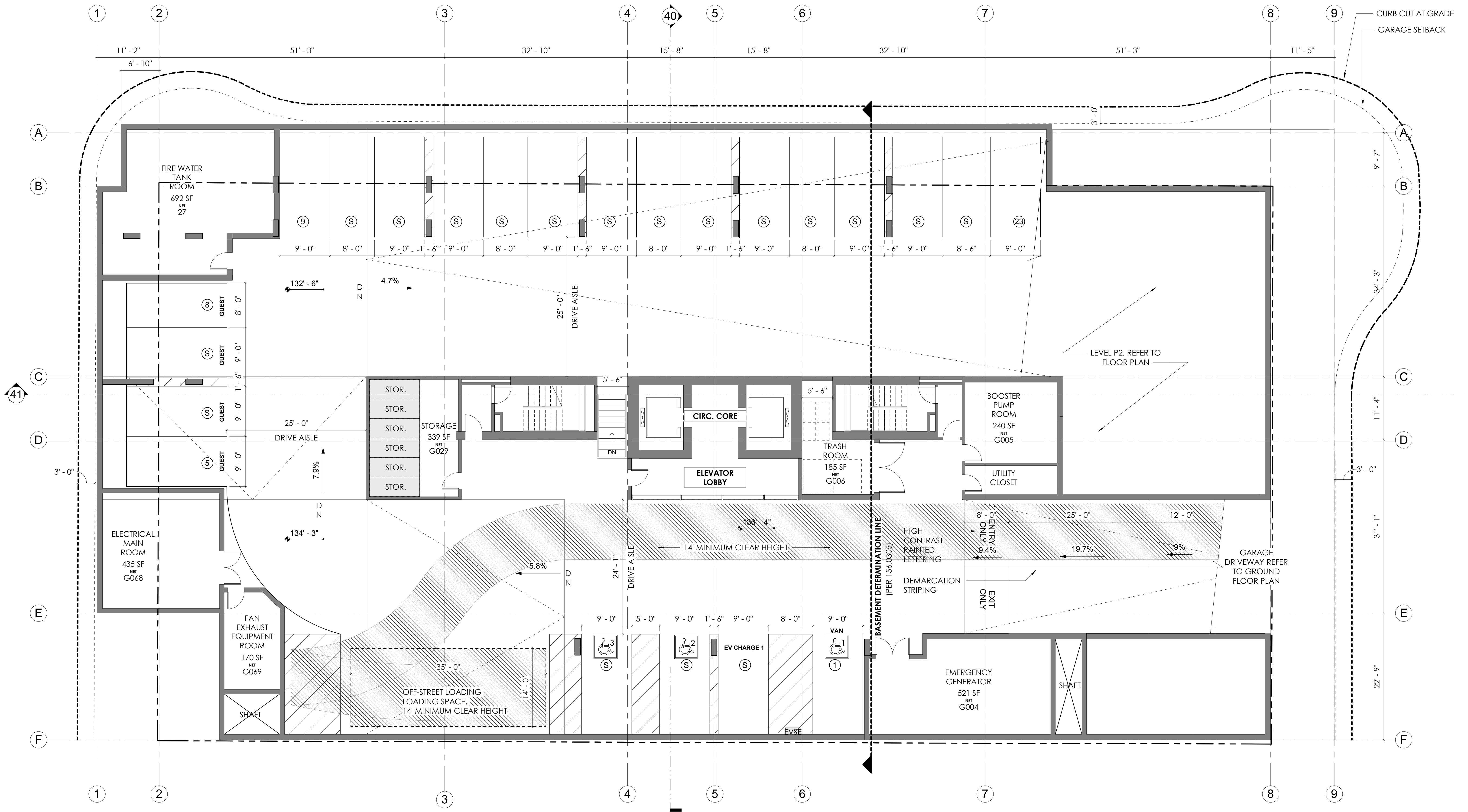
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FLOOR PLAN - LEVEL P1  
1/8" = 1'-0"

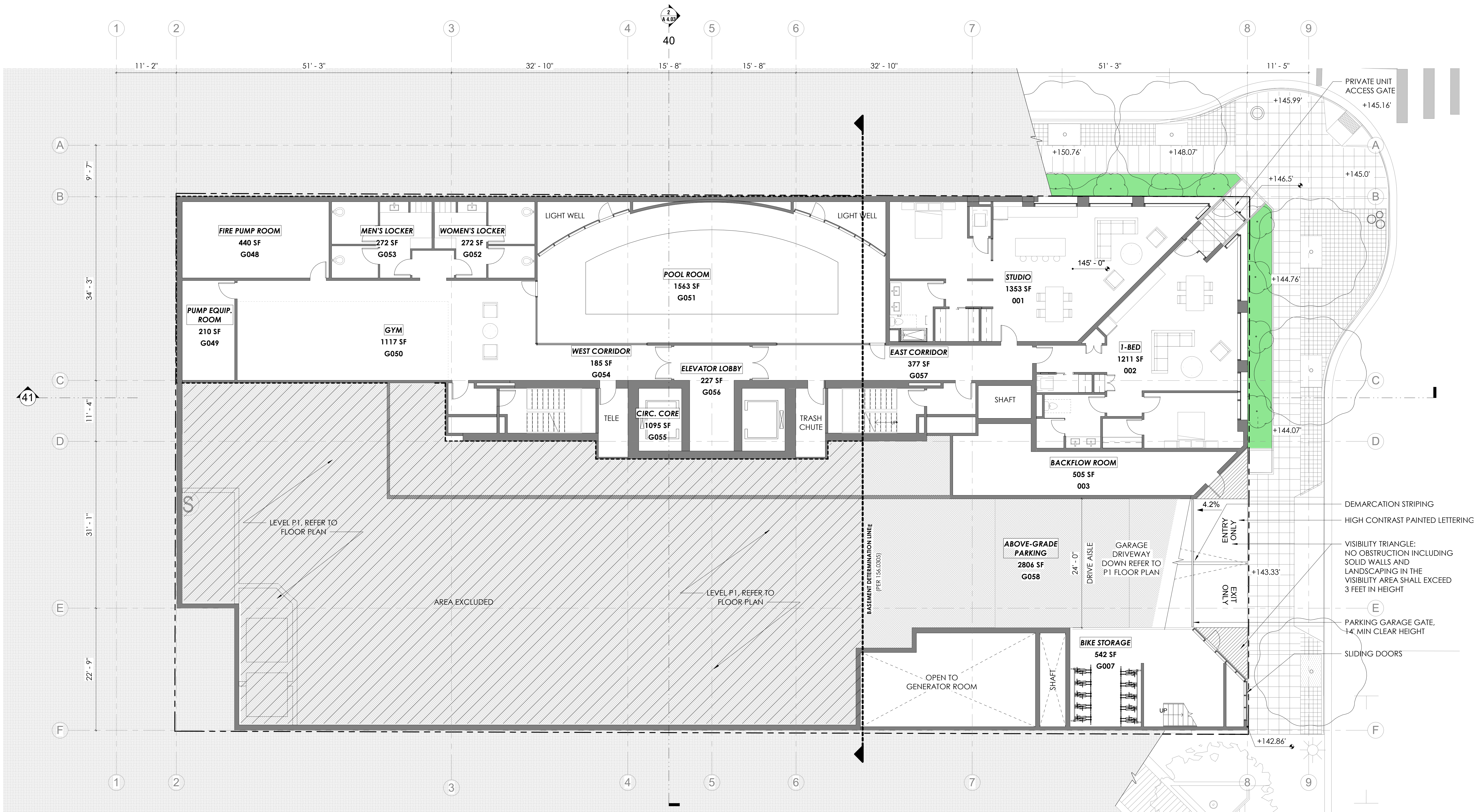


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FLOOR PLAN - LOWER GROUND LEVEL  
1/8" = 1'-0"



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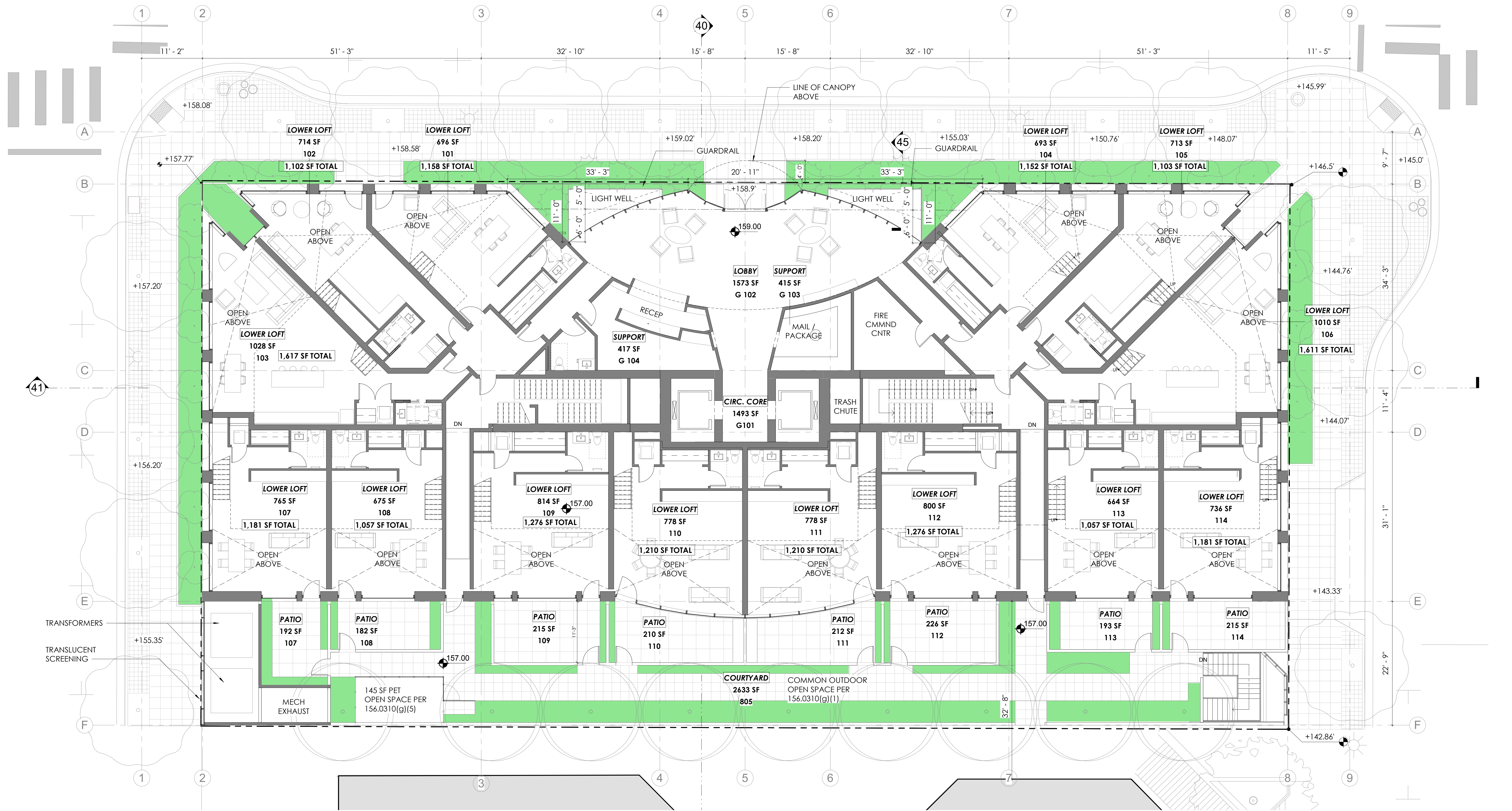
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FLOOR PLAN - UPPER GROUND LEVEL  
1/8" = 1'-0"



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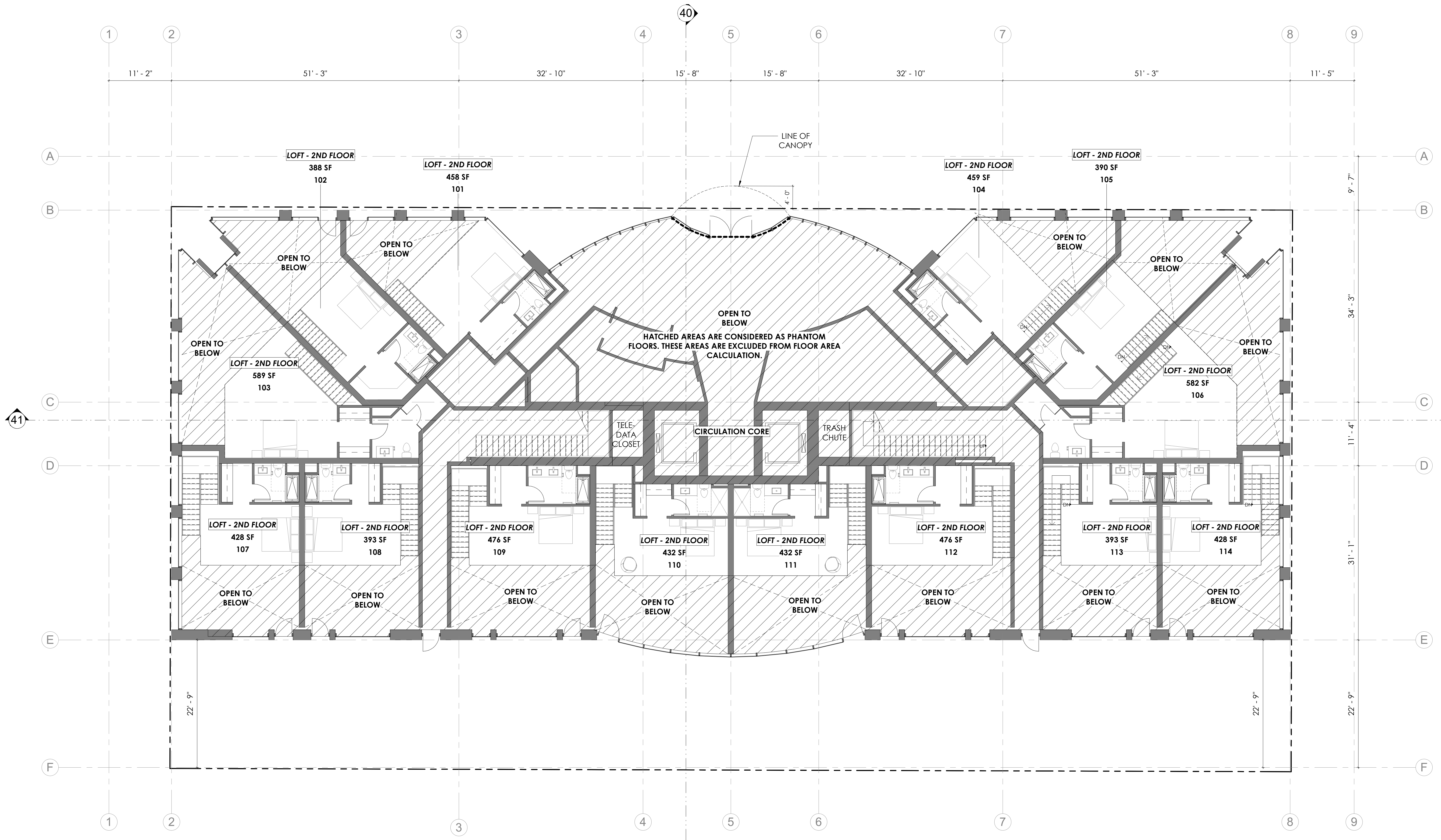
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FLOOR PLAN - LOFT LEVEL  
1/8" = 1'-0"



ARCHITECT:

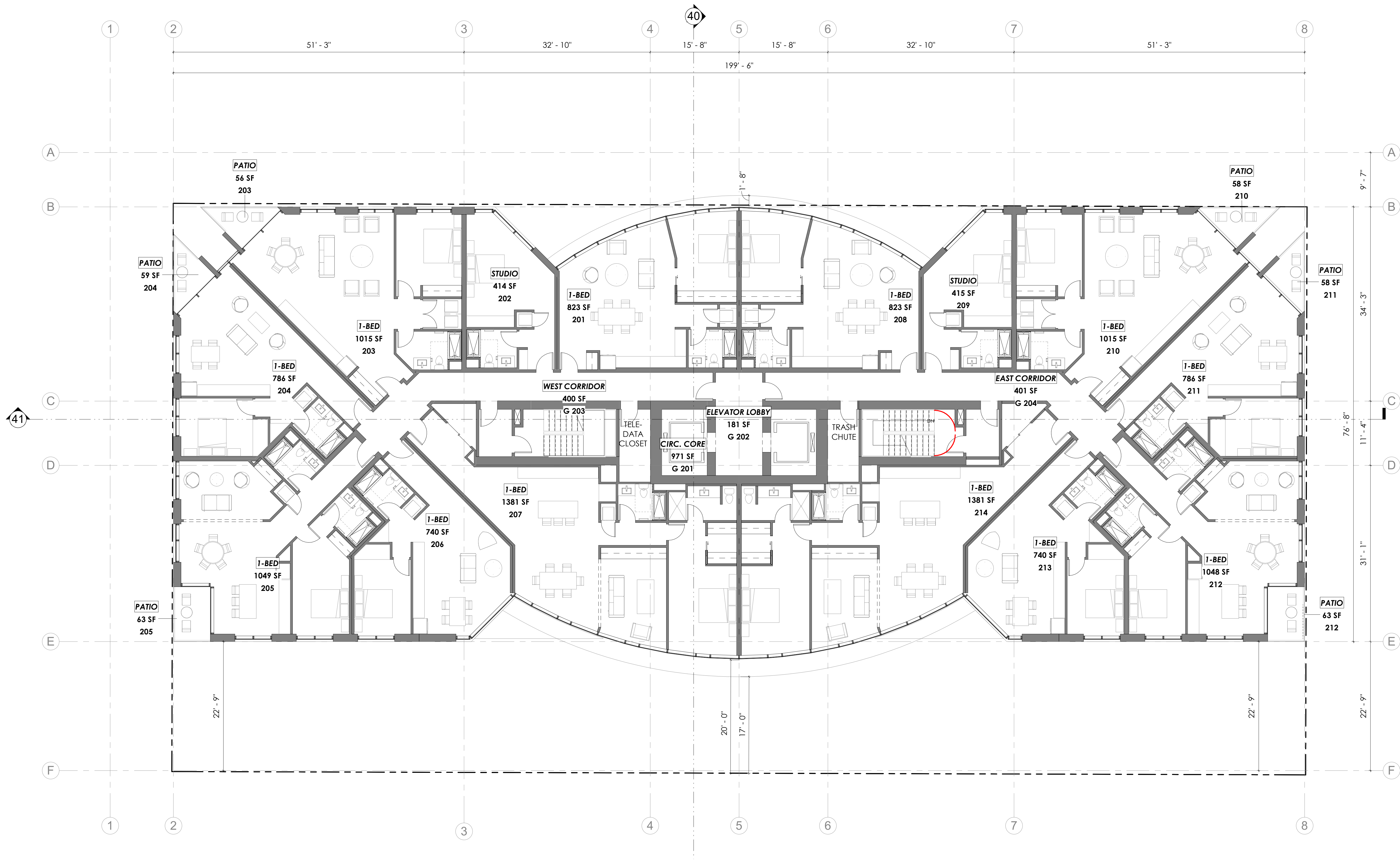
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FLOOR PLAN - LEVELS 2 AND 4  
1/8" = 1'-0"

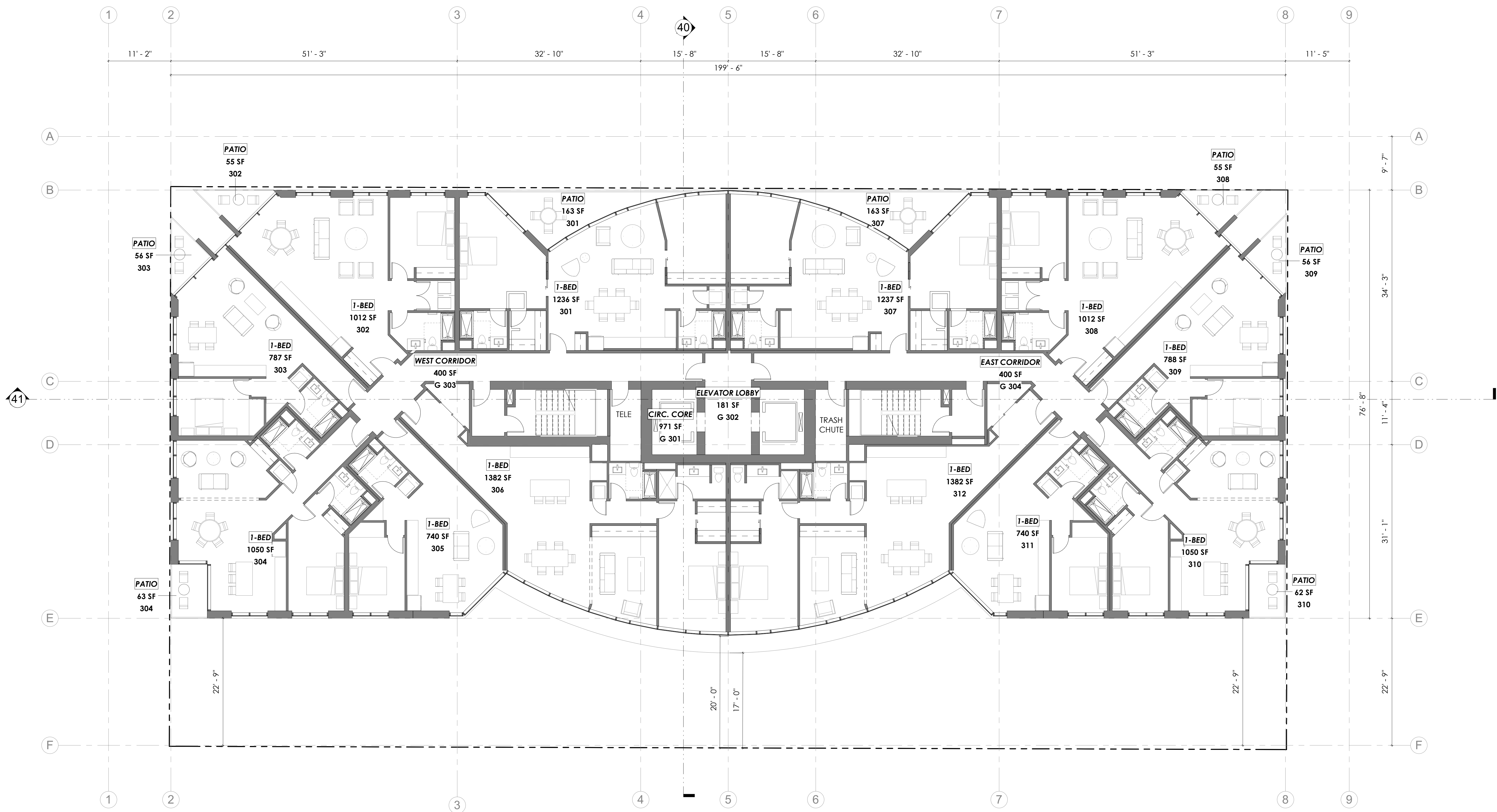


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FLOOR PLAN - LEVELS 3 AND 5  
 1/8" = 1'-0"



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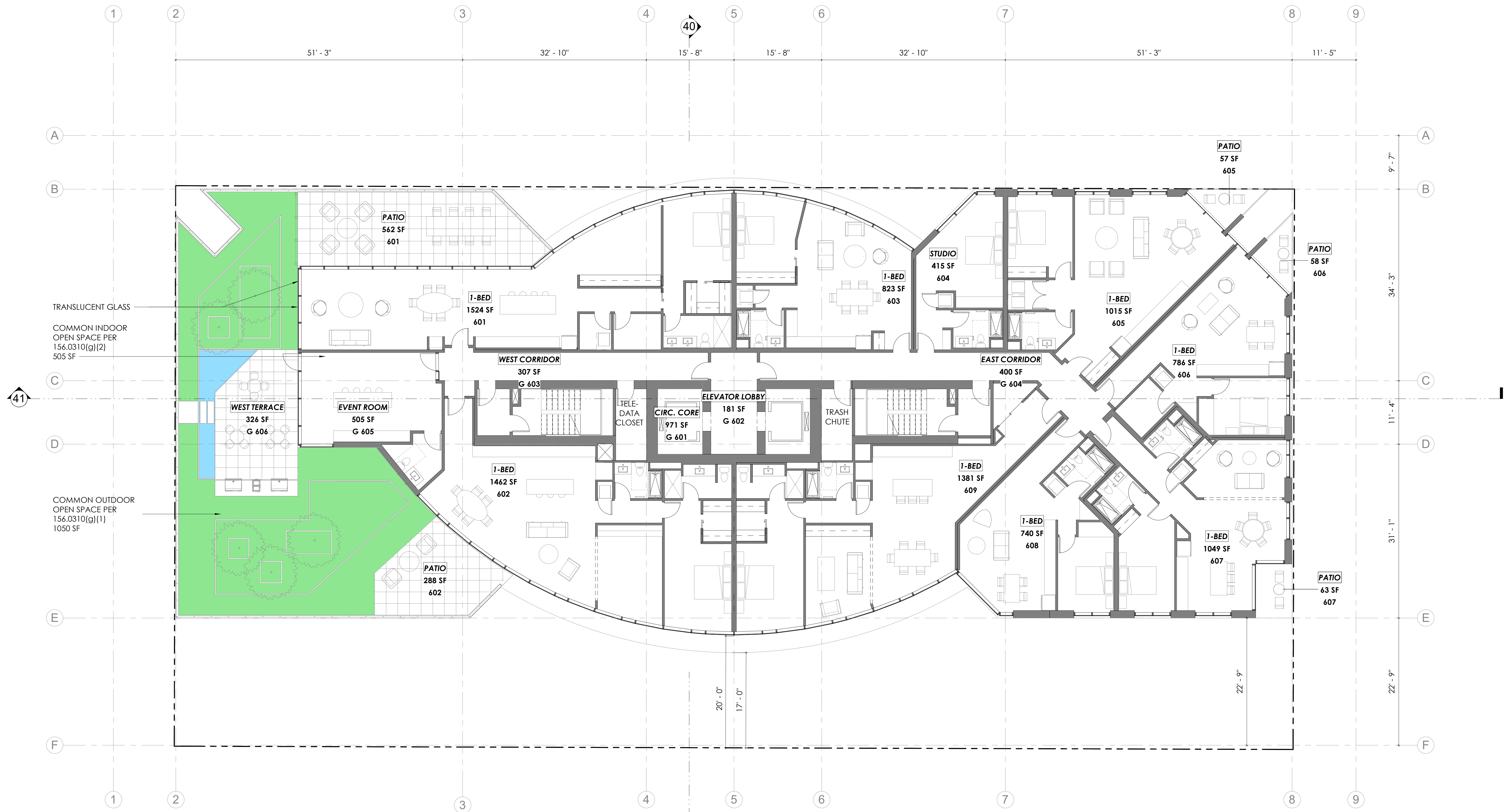
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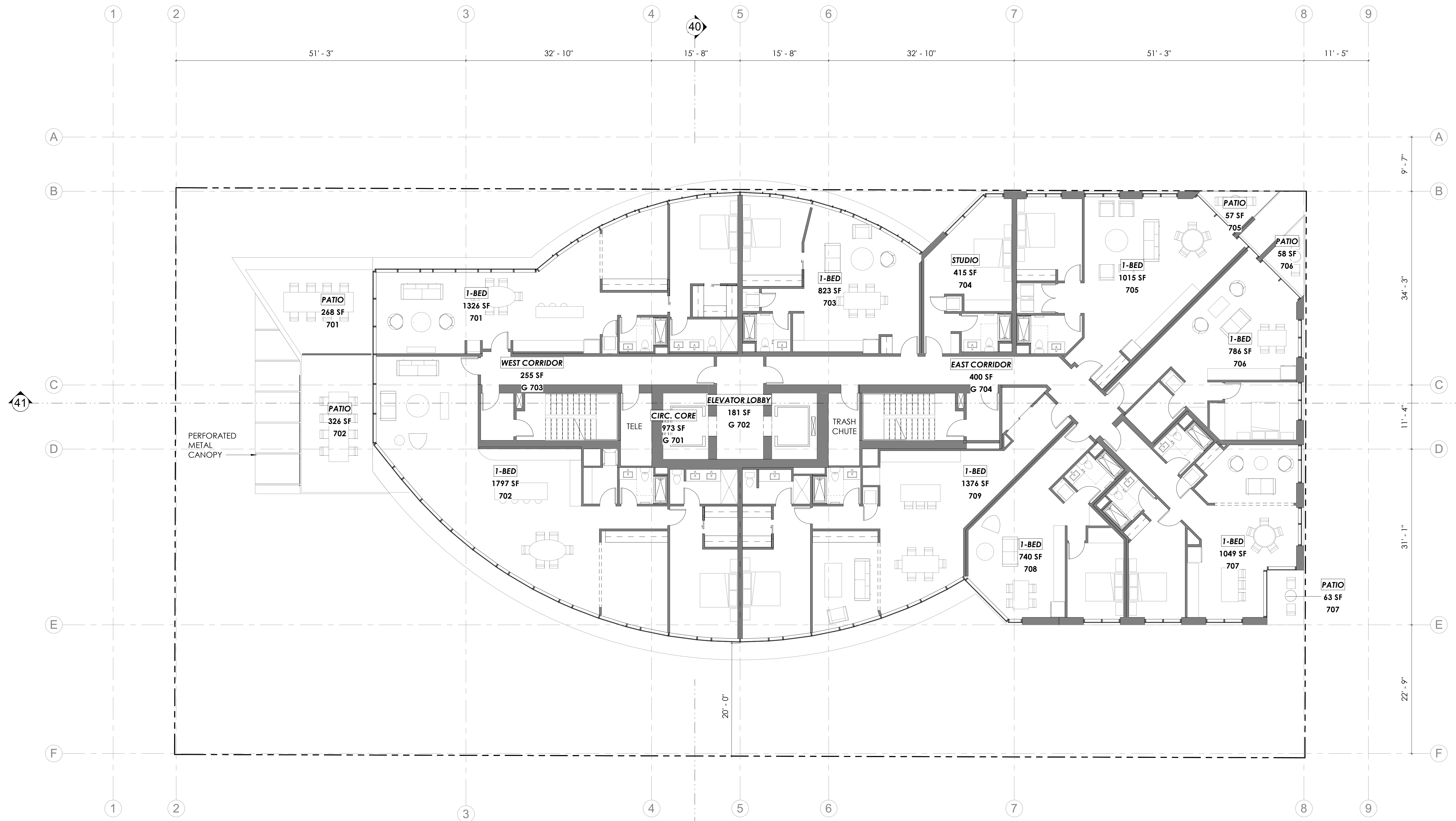


TRANSLUCENT GLASS  
COMMON INDOOR  
OPEN SPACE PER  
156.0310(g)(2)  
505 SF

COMMON OUTDOOR  
OPEN SPACE PER  
156.0310(g)(1)  
1050 SF

FLOOR PLAN - LEVEL 6 (AMENTITY-1)  
1/8" = 1'-0"





FLOOR PLAN - LEVEL 7  
1/8" = 1'-0"



ARCHITECT:

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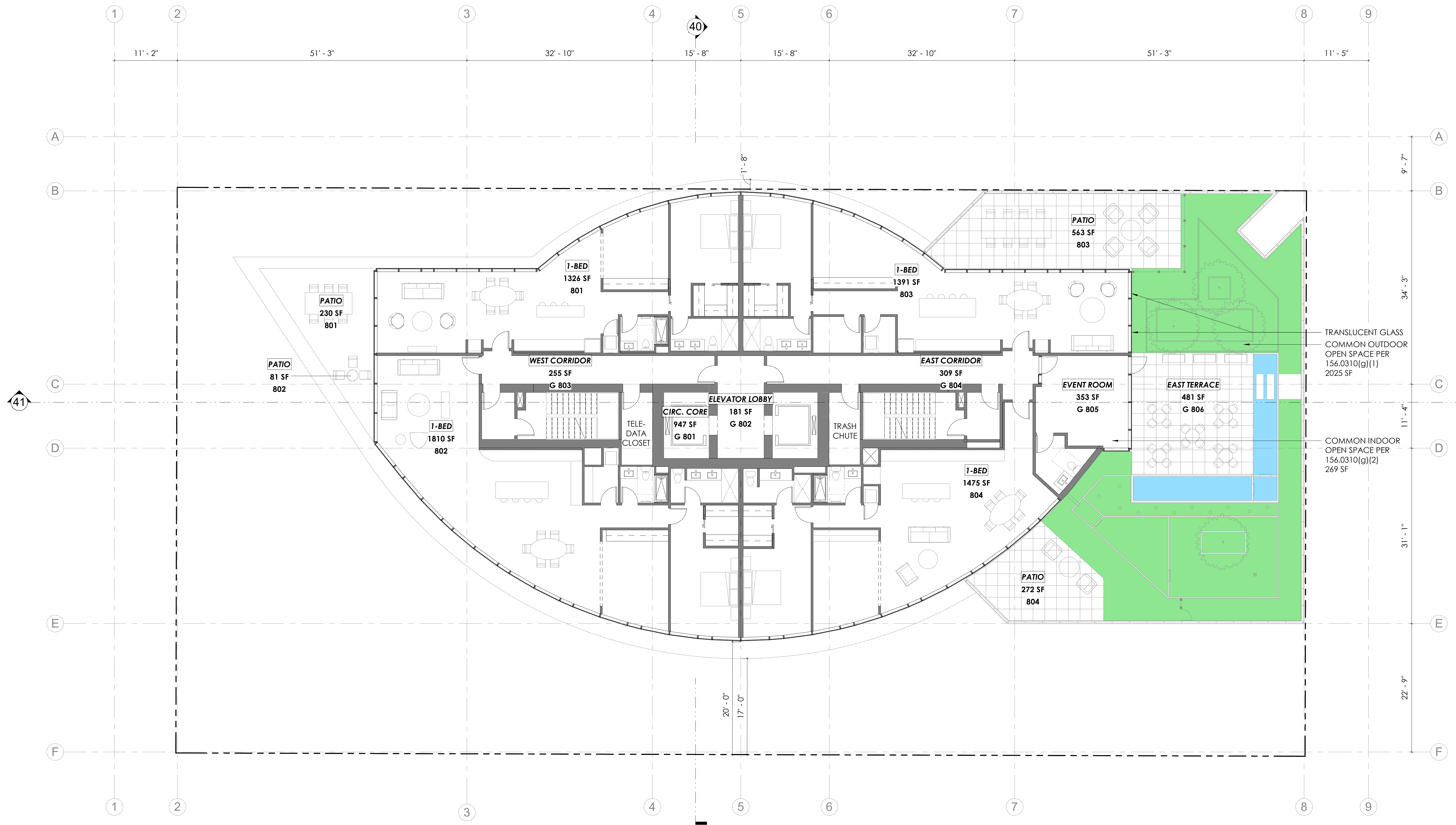
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FLOOR PLAN - LEVEL 8 (AMENTITY-2)  
1/8" = 1'-0"

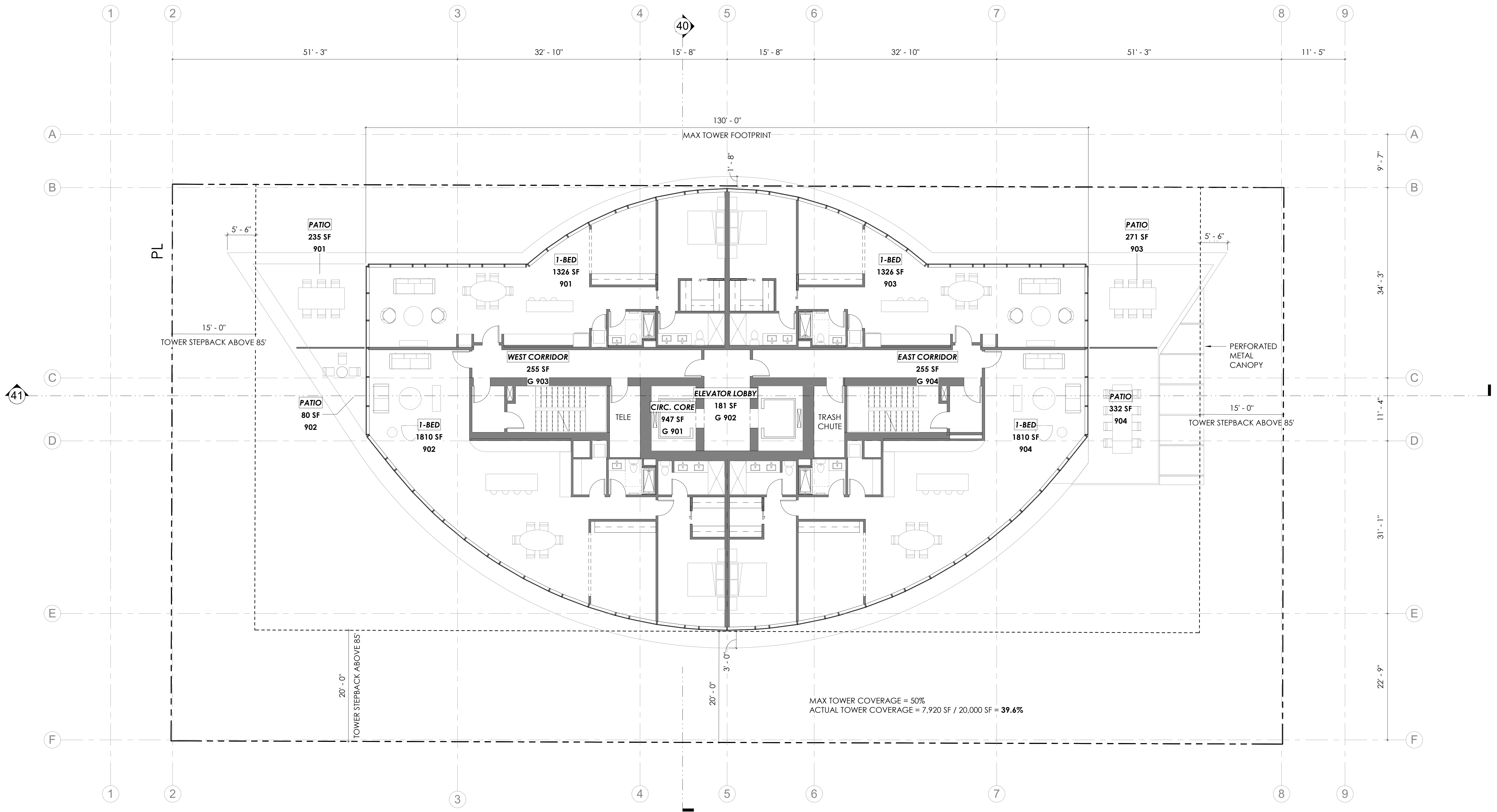


ARCHITECT:  
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FLOOR PLAN - LEVELS 9  
1/8" = 1'-0"



ARCHITECT:

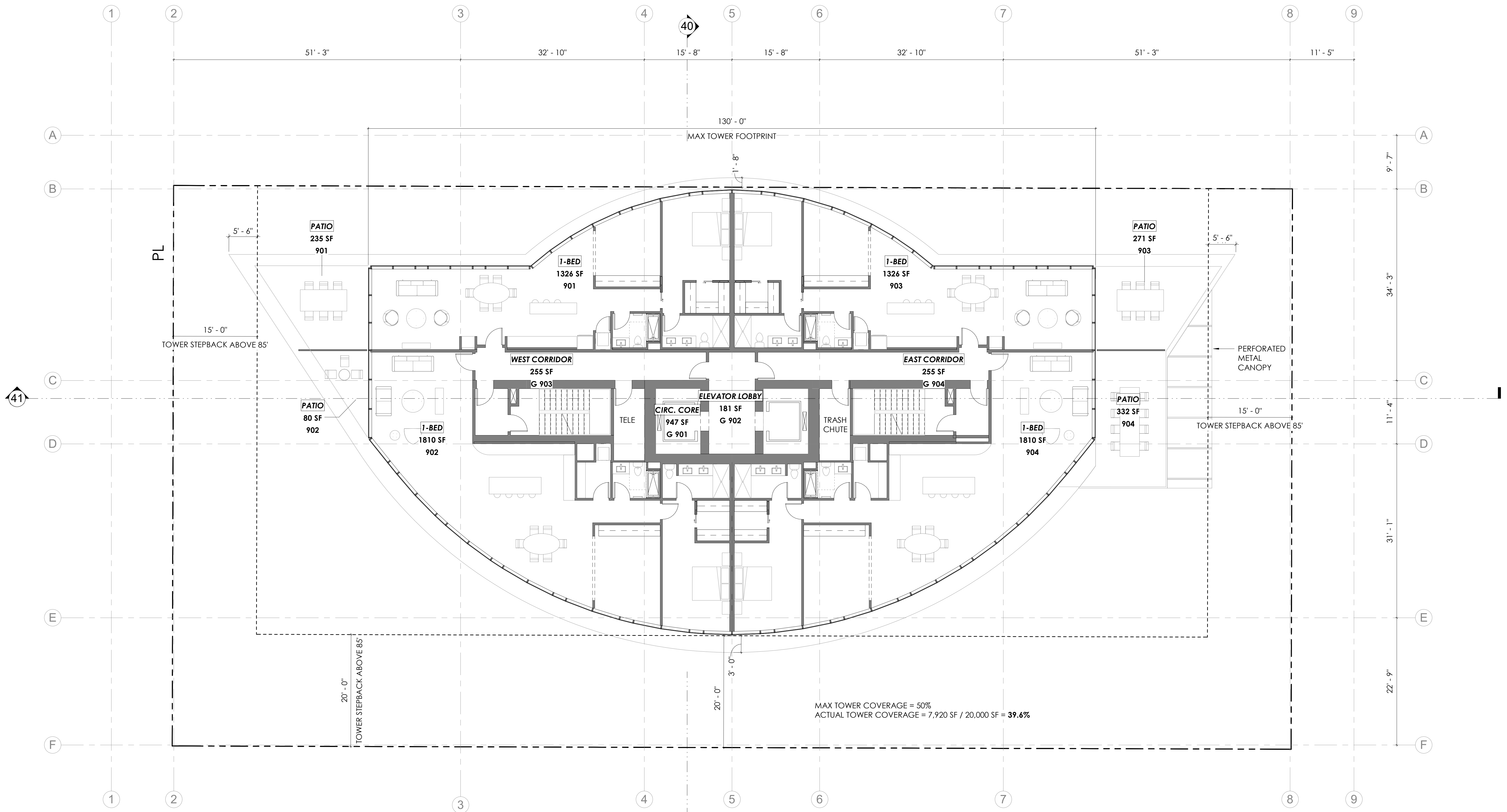
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FLOOR PLAN - LEVELS 10 AND 11  
1/8" = 1'-0"



ARCHITECT:

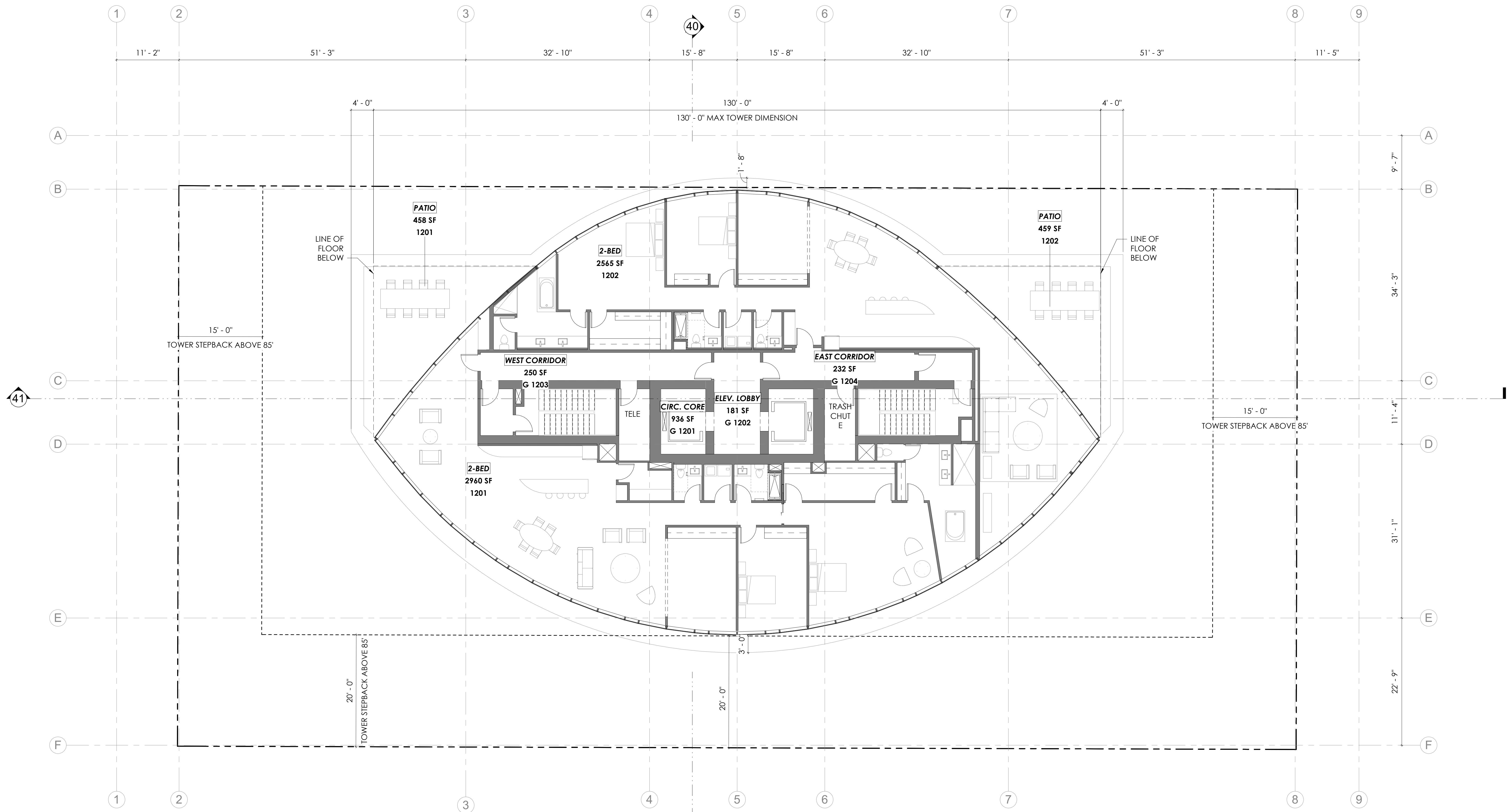
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FLOOR PLAN - LEVEL 12  
1/8" = 1'-0"



ARCHITECT:

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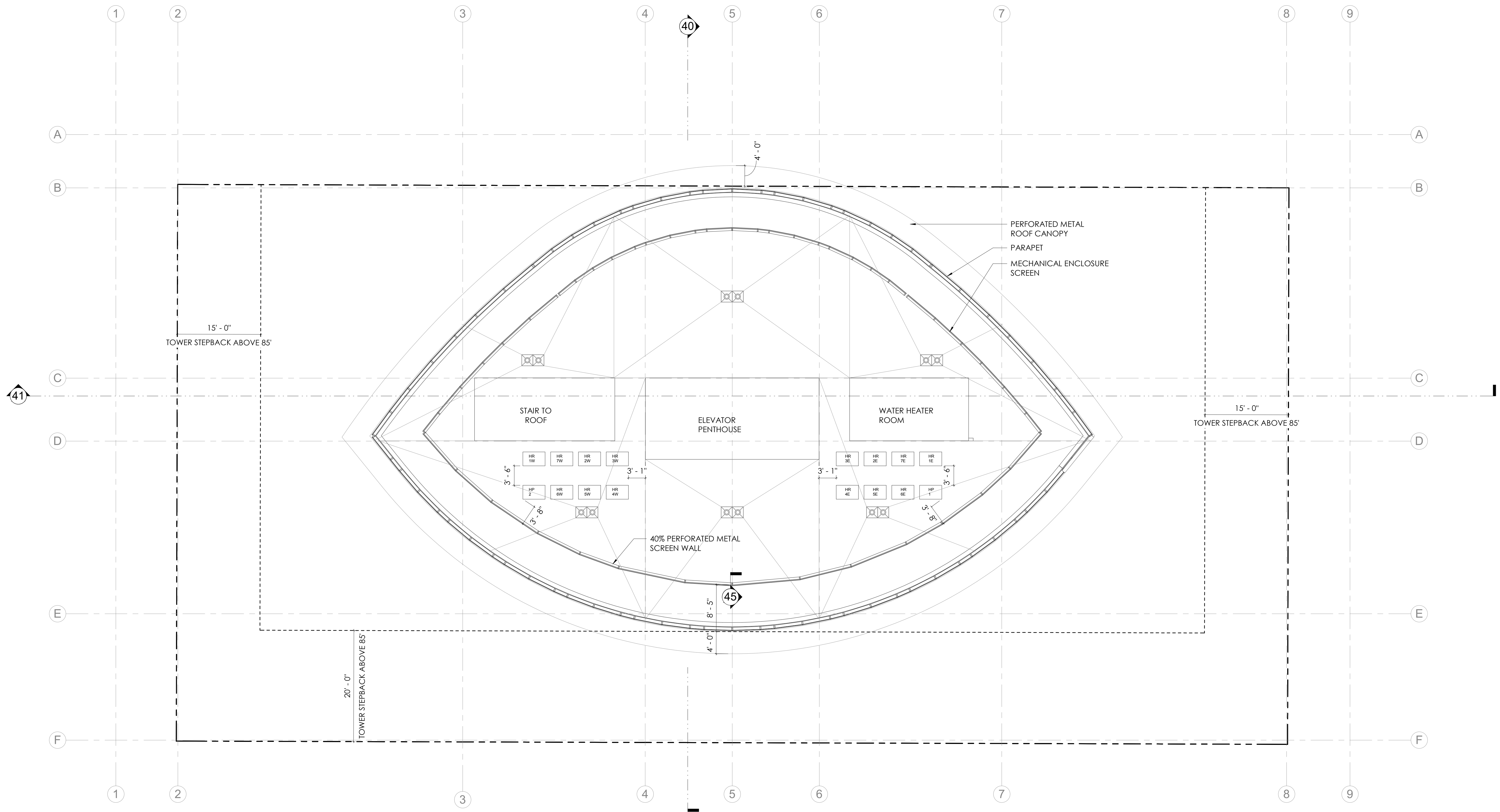
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ROOF PLAN  
1/8" = 1'-0"



ARCHITECT:

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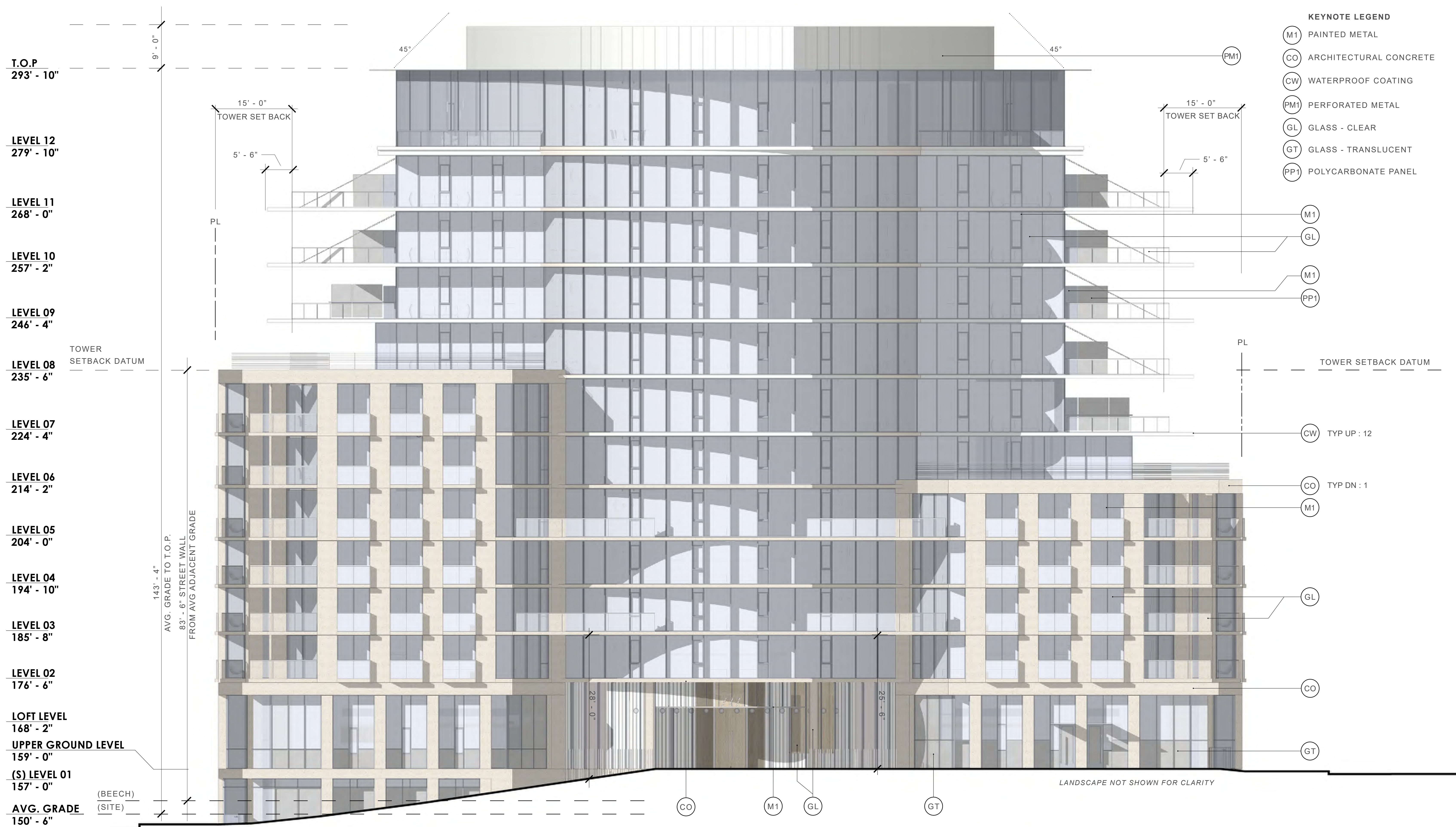
**777 BEECH STREET**

ISSUE DATE: 09 / 16 / 2019

OWNER / DEVELOPER:

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NORTH ELEVATION  
1/8" = 1'-0"

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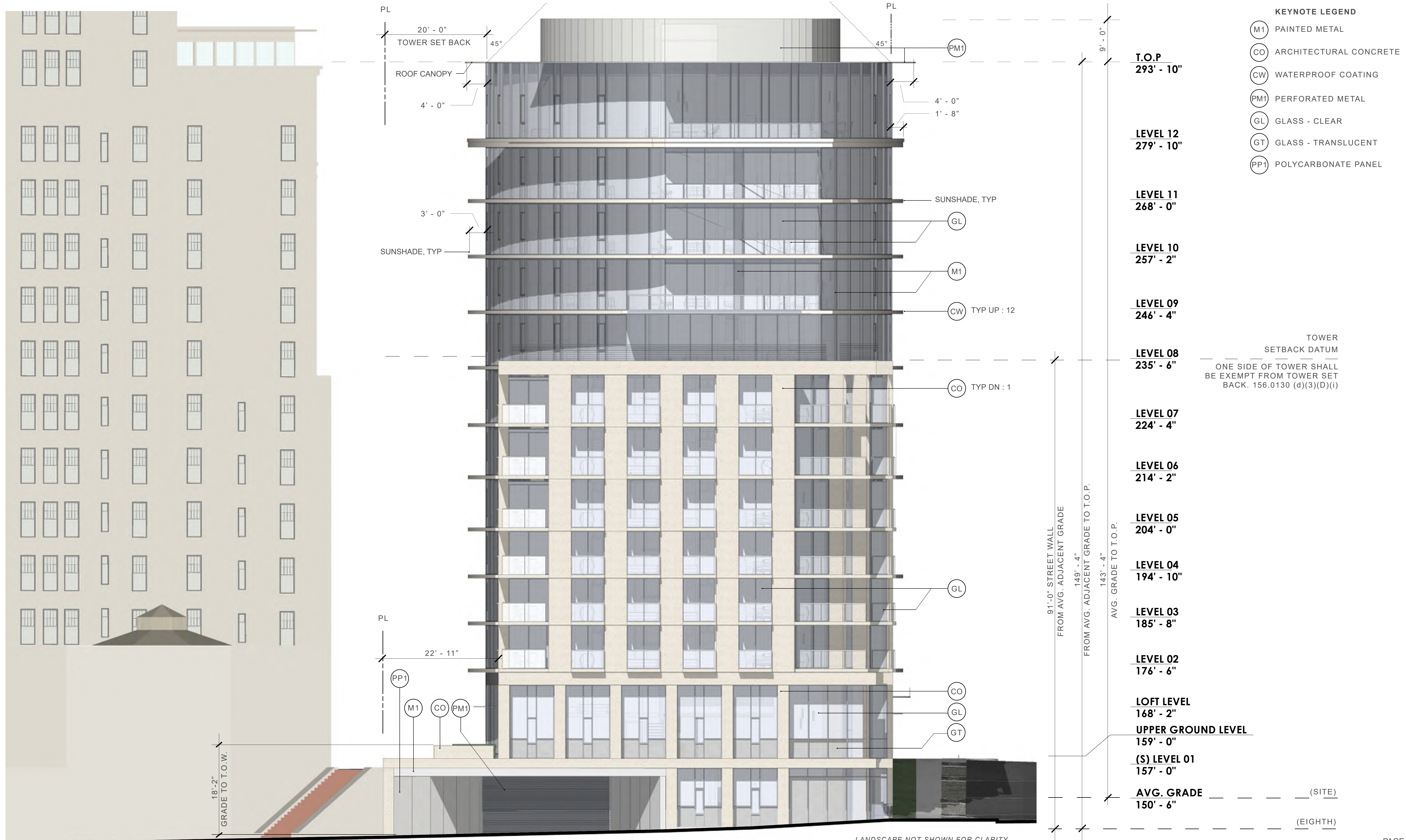
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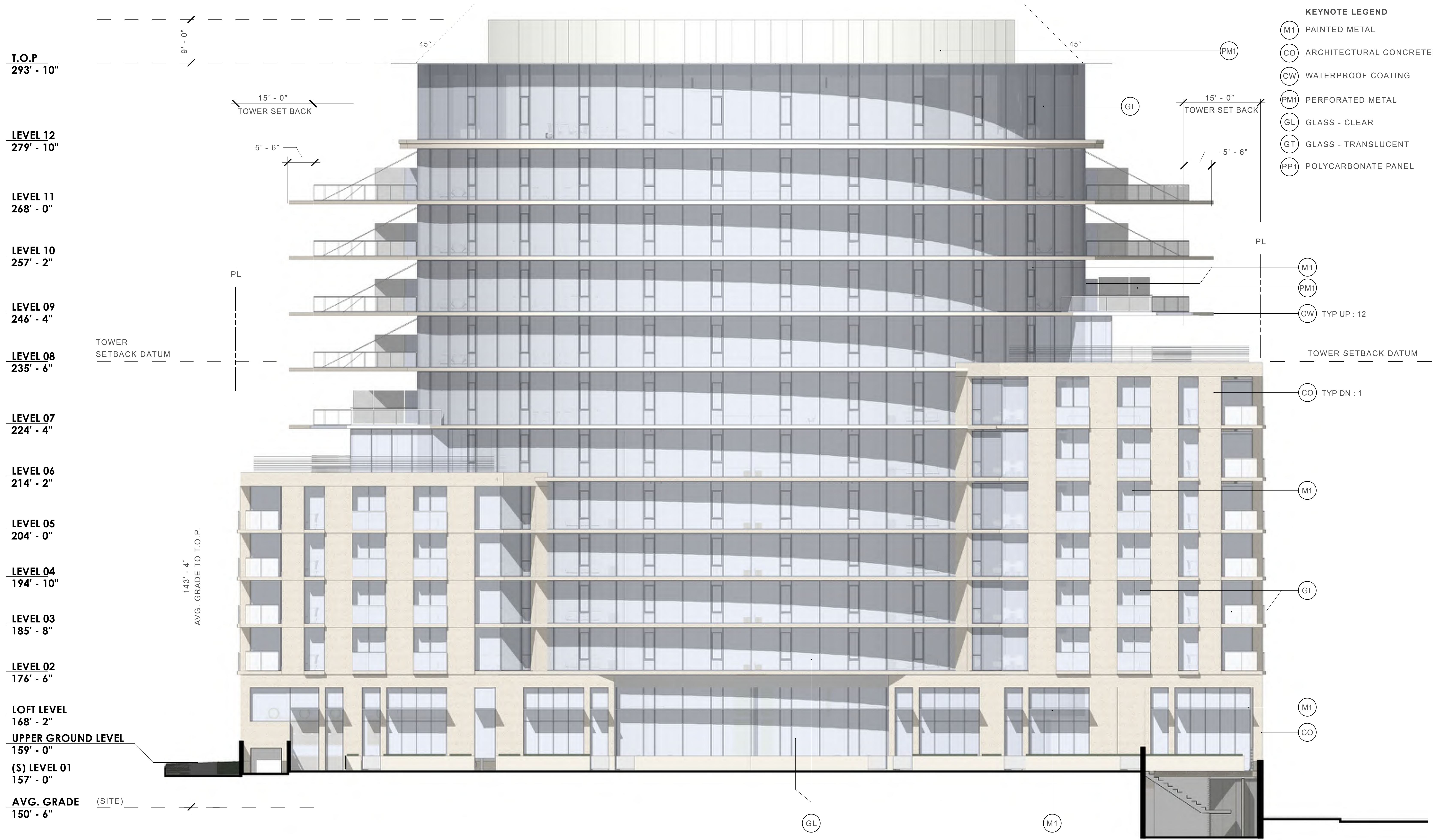
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EAST ELEVATION  
1/8" = 1'-0"





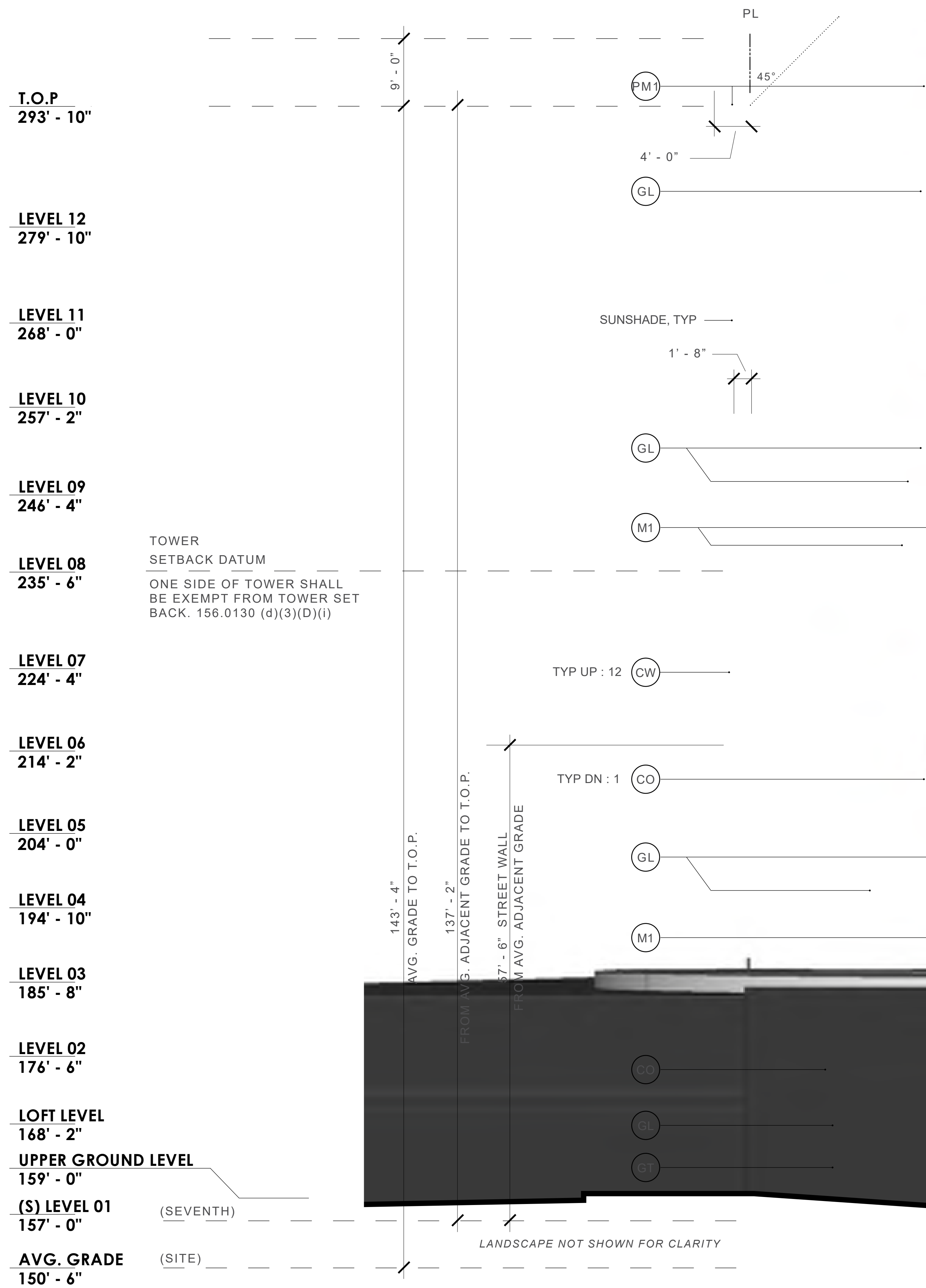
SOUTH ELEVATION  
1/8" = 1'-0"

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**KEYNOTE LEGEND**

(M1)	PAINTED METAL
(CO)	ARCHITECTURAL CONCRETE
(CW)	WATERPROOF COATING
(PM1)	PERFORATED METAL
(GL)	GLASS - CLEAR
(GT)	GLASS - TRANSLUCENT
(PP1)	POLYCARBONATE PANEL

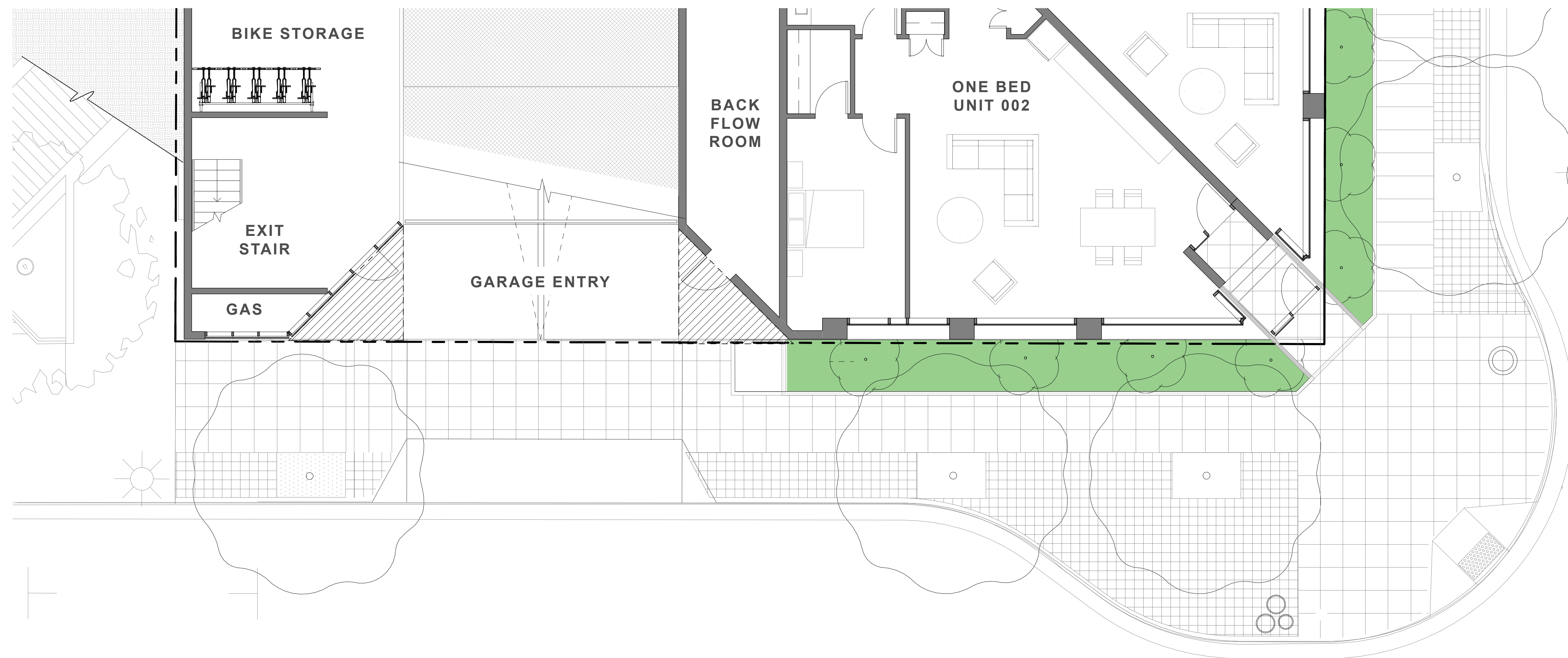
WEST ELEVATION  
1/8" = 1'-0"

ARCHITECT:  
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- KEYNOTE LEGEND**
- (M1) PAINTED METAL
  - (CO) ARCHITECTURAL CONCRETE
  - (CW) WATERPROOF COATING
  - (PM1) PERFORATED METAL
  - (GL) GLASS - CLEAR
  - (GT) GLASS - TRANSLUCENT
  - (PP1) POLYCARBONATE PANEL



EAST ENLARGED STREET  
FACADE ELEVATION  
3/16" = 1'-0"

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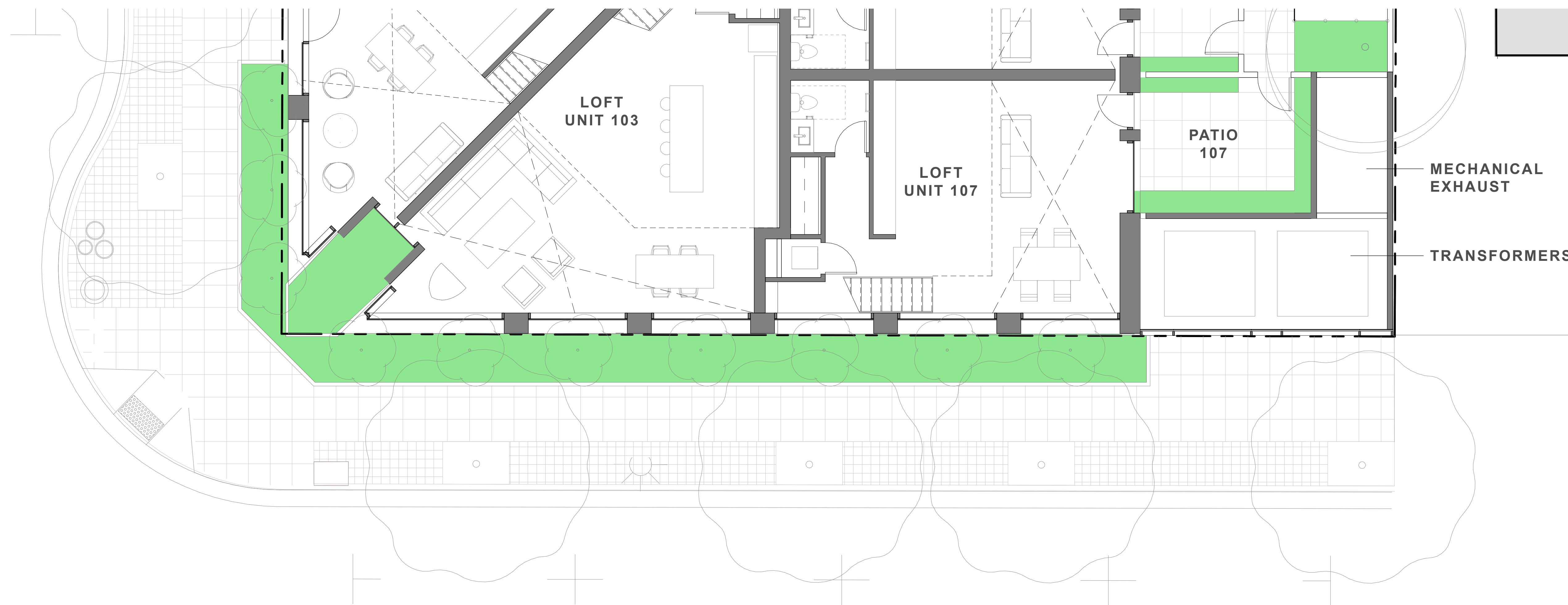
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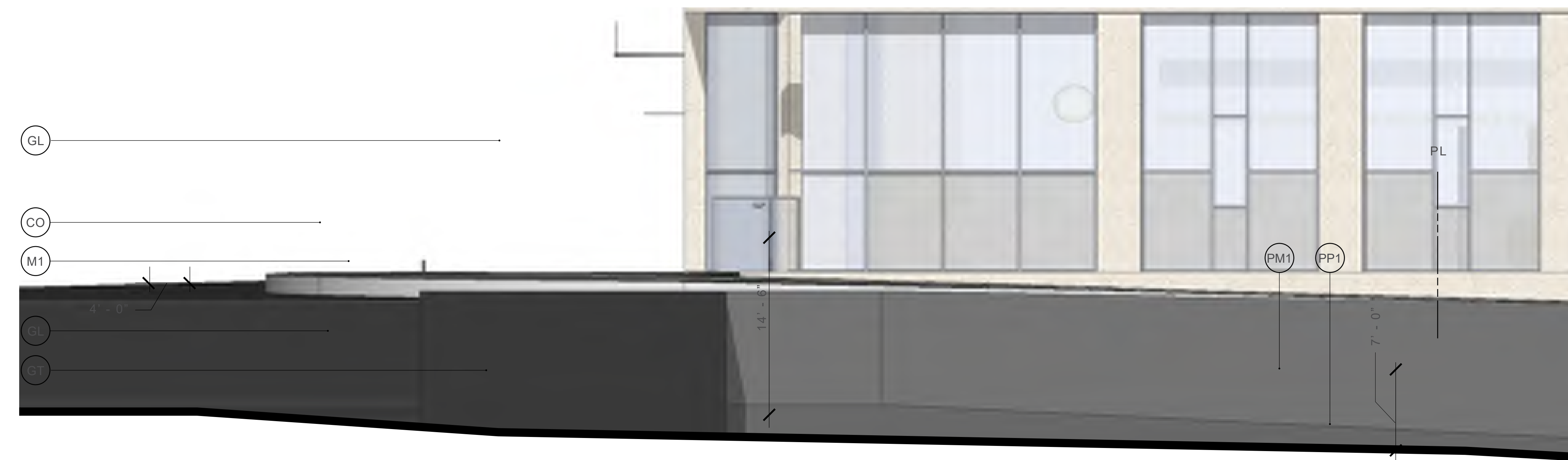
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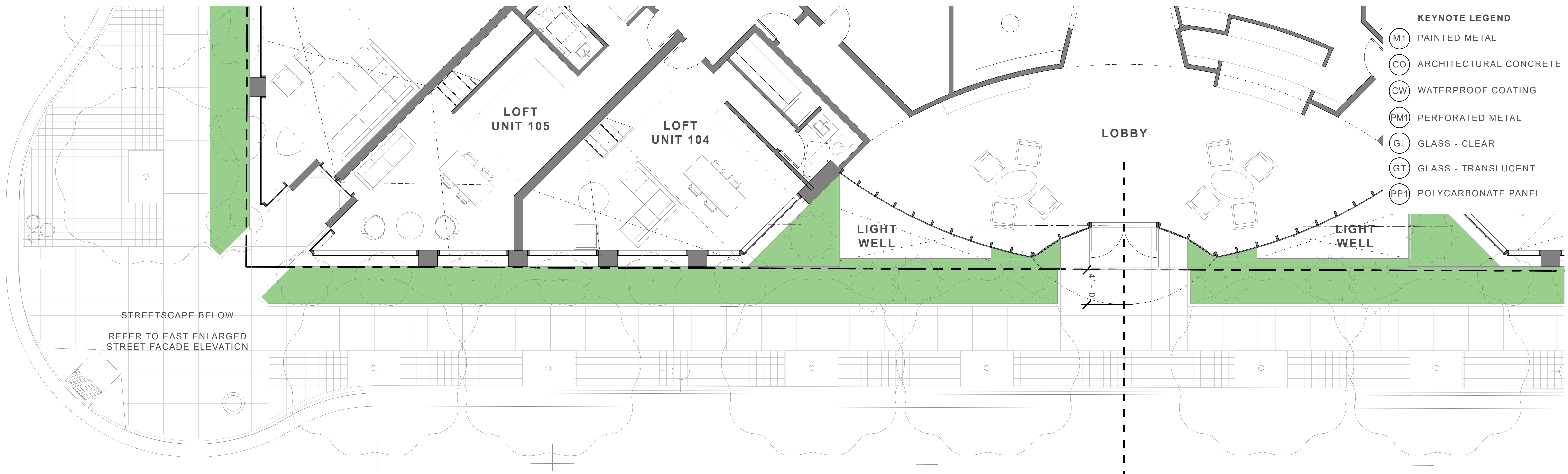
- KEYNOTE LEGEND**
- (M1) PAINTED METAL
  - (CO) ARCHITECTURAL CONCRETE
  - (CW) WATERPROOF COATING
  - (PM1) PERFORATED METAL
  - (GL) GLASS - CLEAR
  - (GT) GLASS - TRANSLUCENT
  - (PP1) POLYCARBONATE PANEL



LANDSCAPE NOT SHOWN FOR CLARITY

WEST ENLARGED STREET  
FACADE ELEVATION  
3/16" = 1'-0"





**ARCHITECT:**

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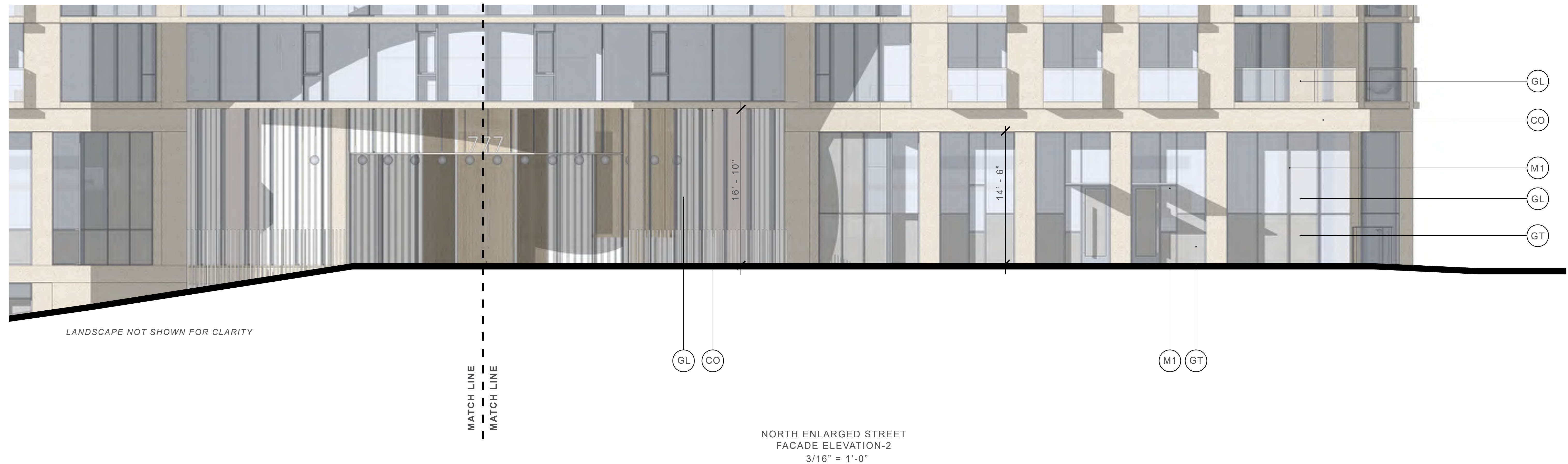
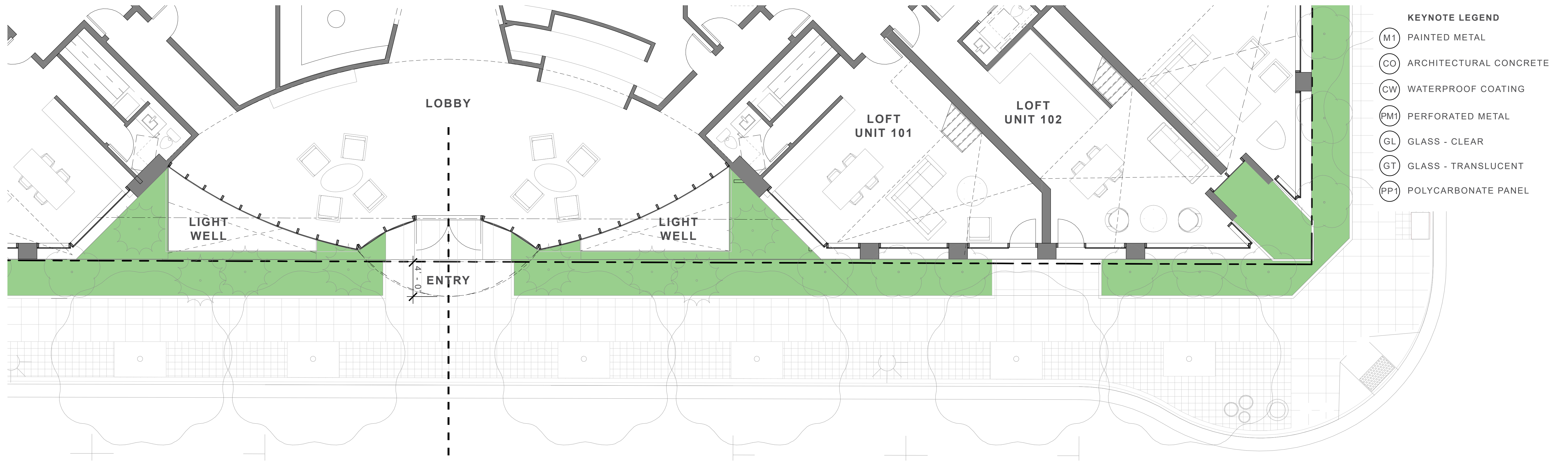
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SW VIEW FROM SEVENTH AVE

ARCHITECT:

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NW VIEW FROM SEVENTH & BEECH

ARCHITECT:

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NE VIEW FROM EIGHTH AND BEECH

ARCHITECT:

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BEECH STREET LOBBY ELEVATION

ARCHITECT:

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BEECH STREET LOBBY ELEVATION AT NIGHT

ARCHITECT:

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LOBBY VIEW

ARCHITECT:

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CORNER VIEW FROM BEECH AND EIGHTH

ARCHITECT:

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NORTH VIEW AT NIGHT

ARCHITECT:

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AERIAL VIEW

ARCHITECT:

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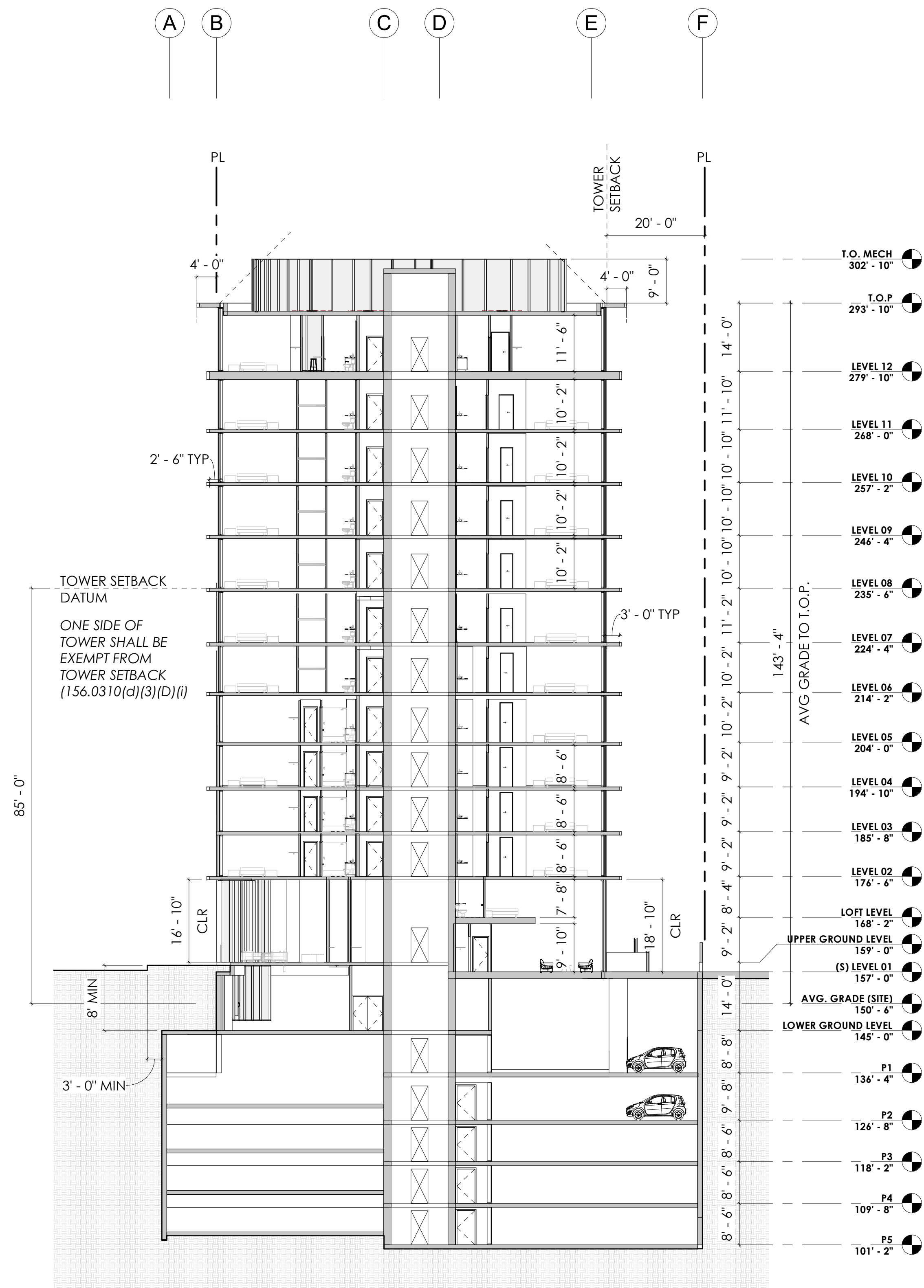
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TRANSVERSE SECTION  
1/16" = 1'-0"

ARCHITECT:

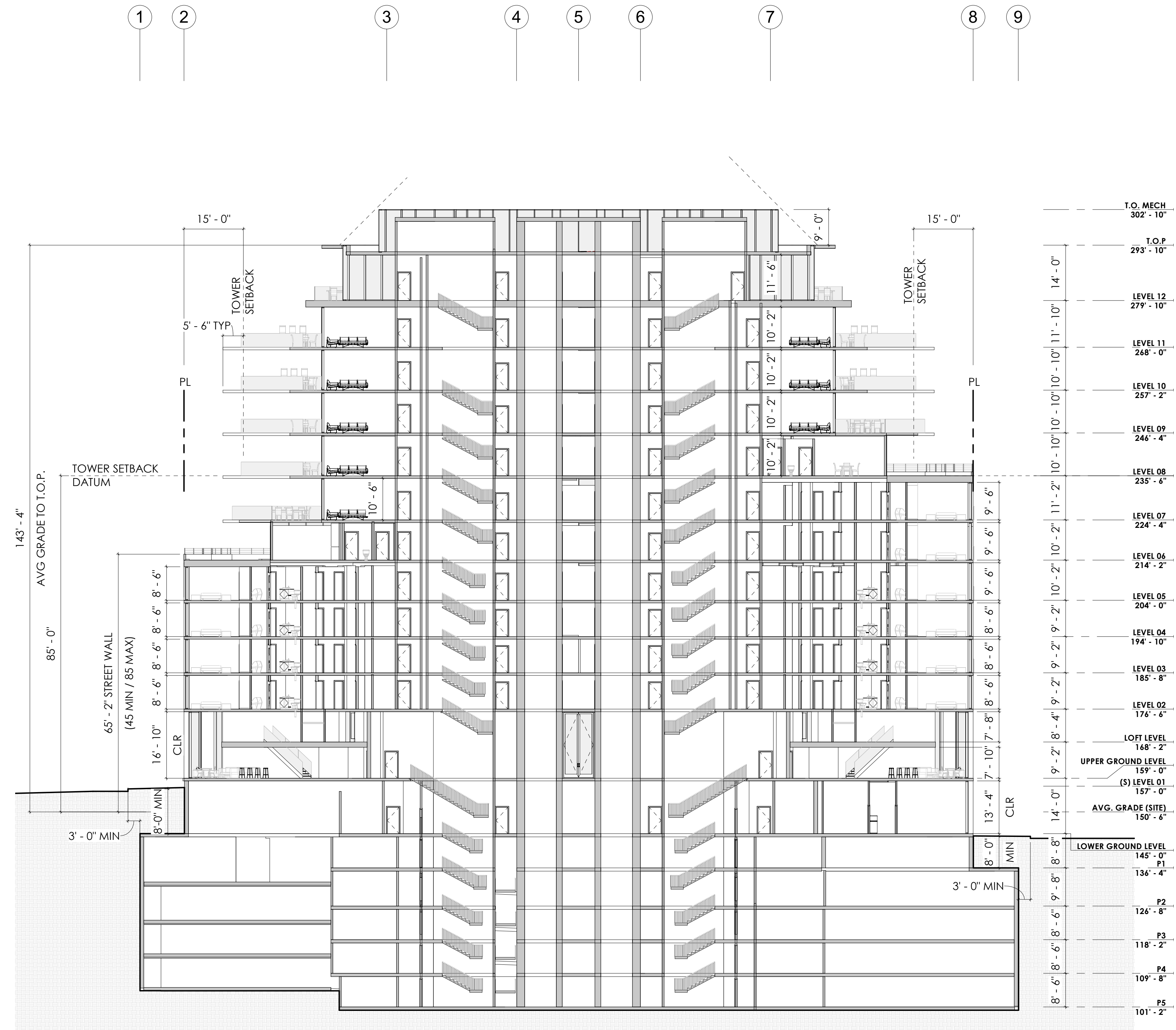
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LONGITUDINAL SECTION  
1/16" = 1'-0"

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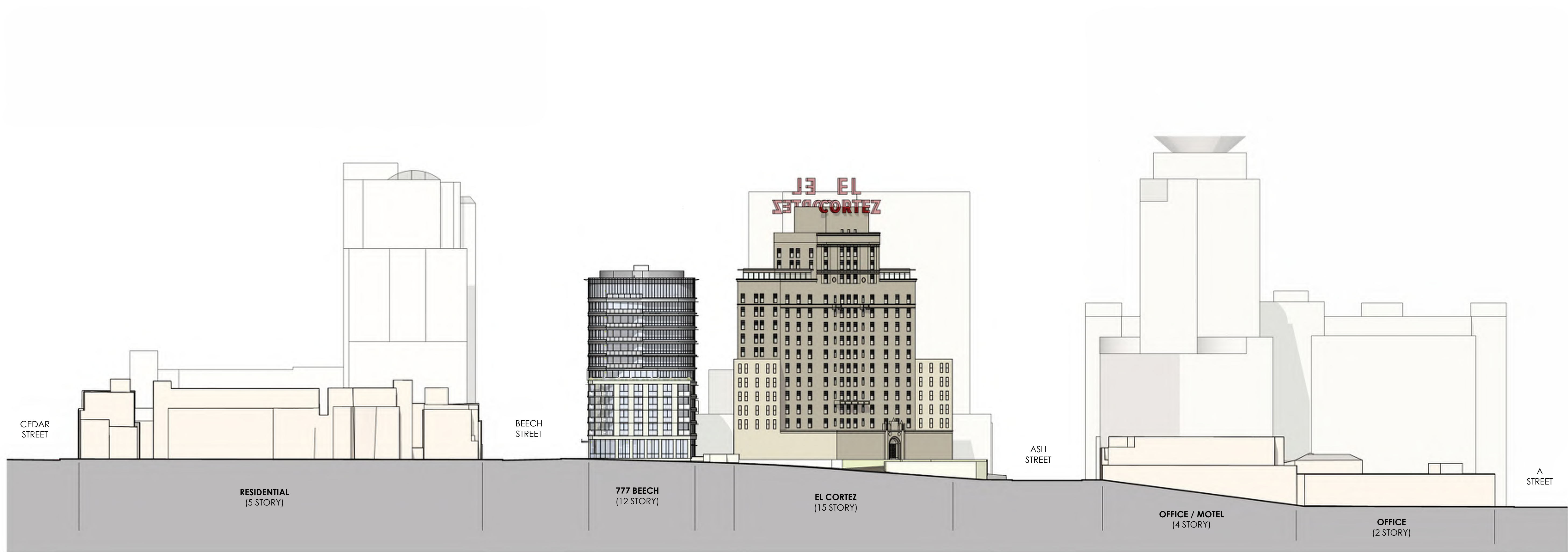
NORTH CONTEXT ELEVATION  
1" = 30'-0"

ARCHITECT:  
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WEST CONTEXT ELEVATION  
1" = 40'-0"

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EAST CONTEXT ELEVATION  
1" = 40'-0"

ARCHITECT:

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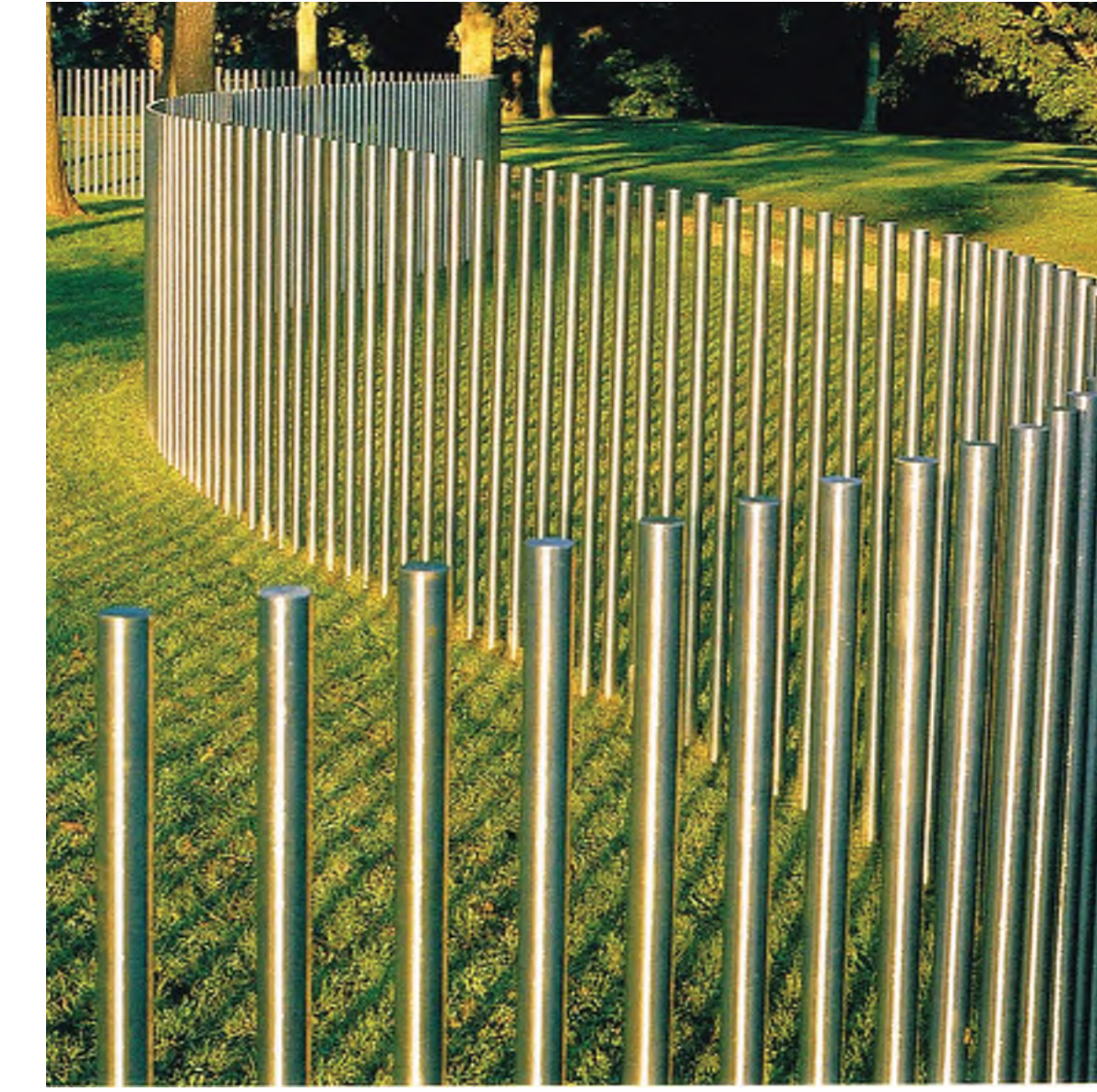




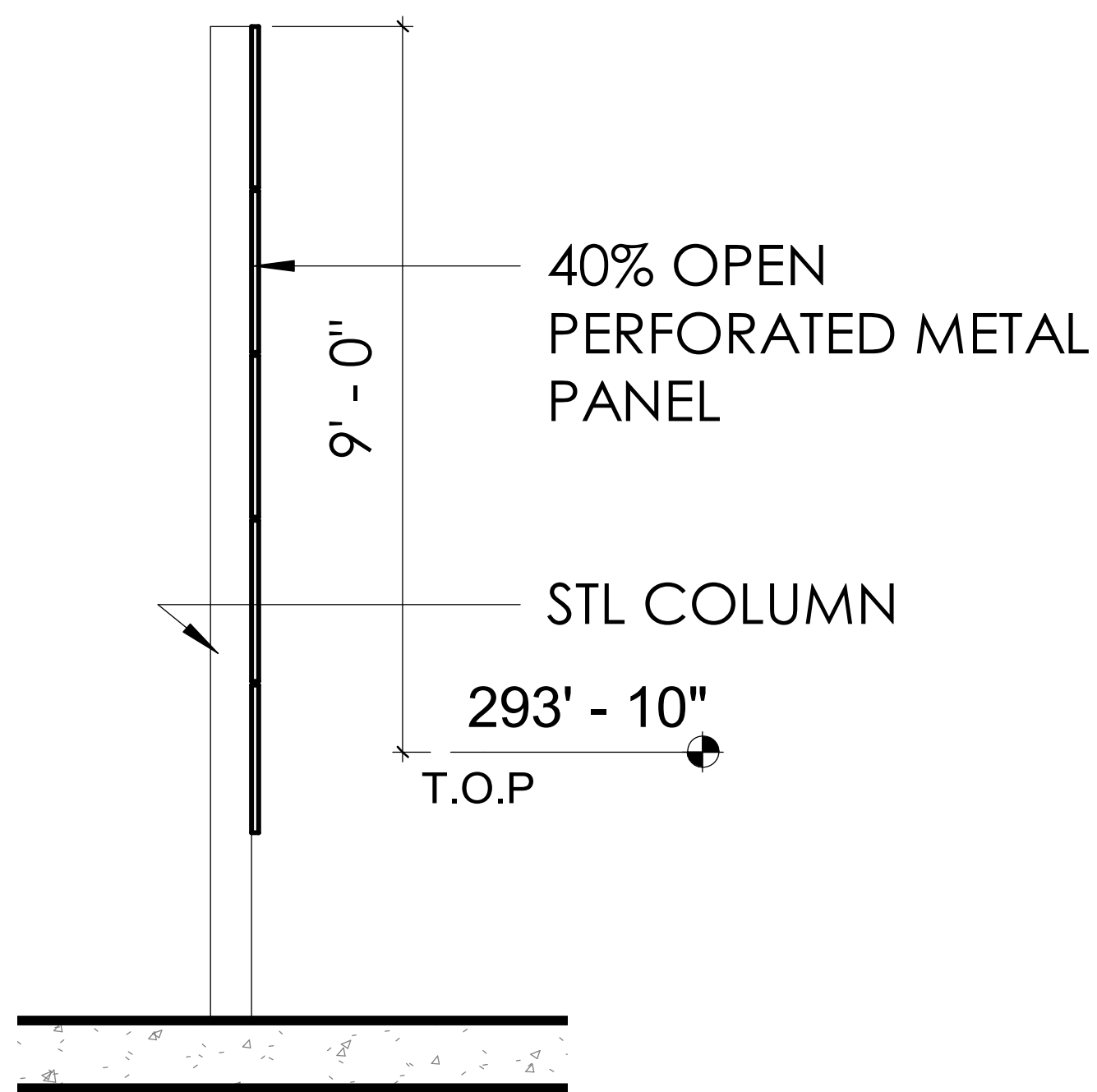
PERFORATED ROOFTOP SCREENING



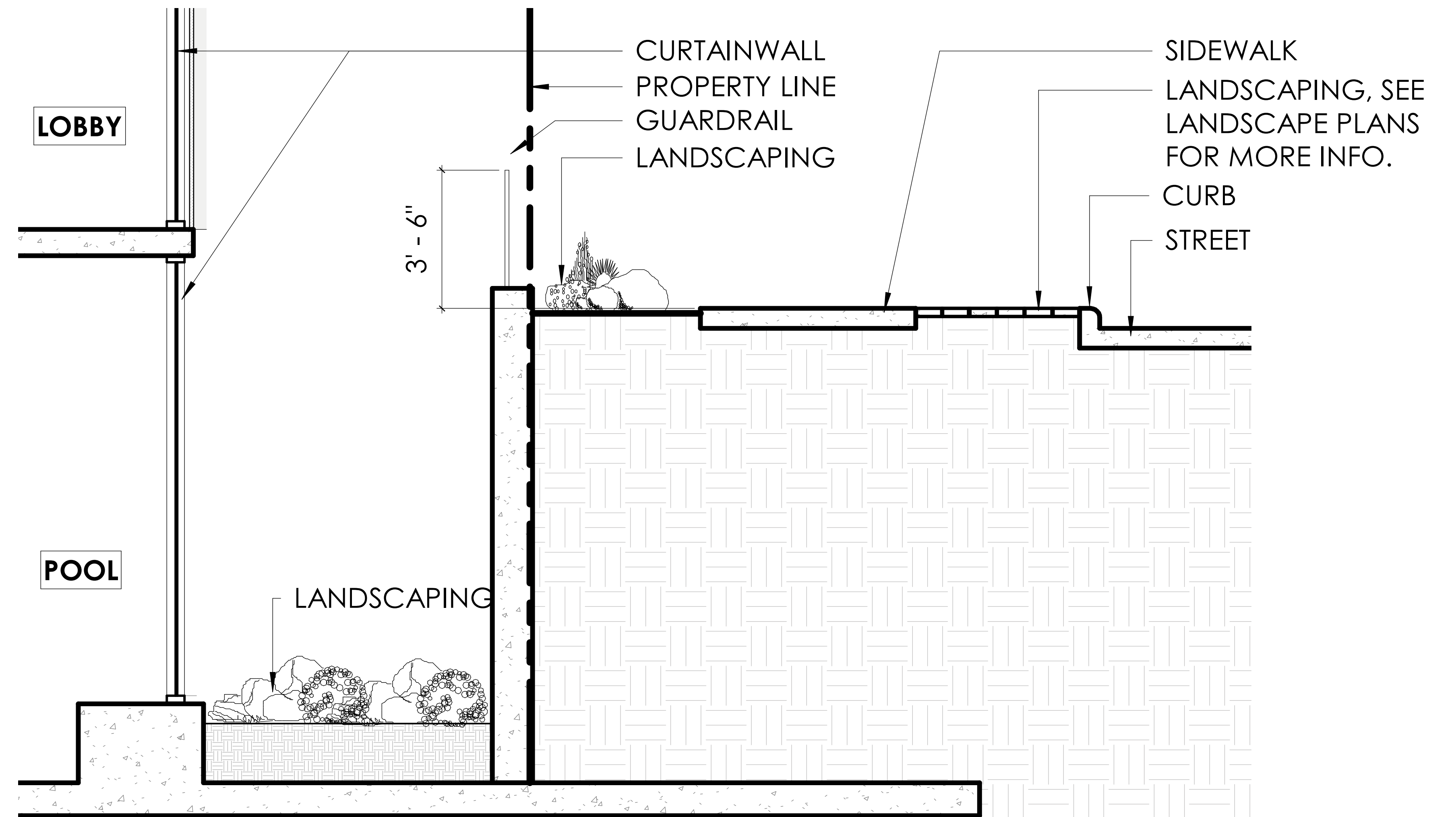
VIEW TOWARDS LIGHT WELL



2" DIA. STAINLESS STEEL BAR GUARDRAIL



ROOF SCREEN DETAIL  
1/2" = 1'-0"



LIGHT WELL DETAIL  
1/2" = 1'-0"

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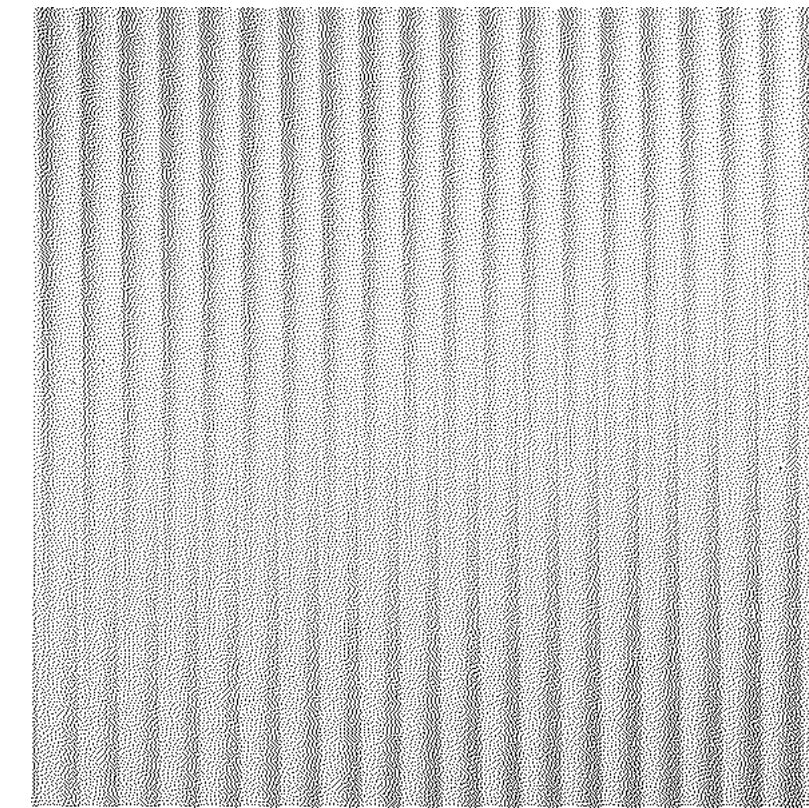
**(M1) PAINTED METAL**  
METALLIC FACTORY FINISH



**(GL) GLASS - CLEAR**  
SOLARBAN 70, CLEAR COLOR



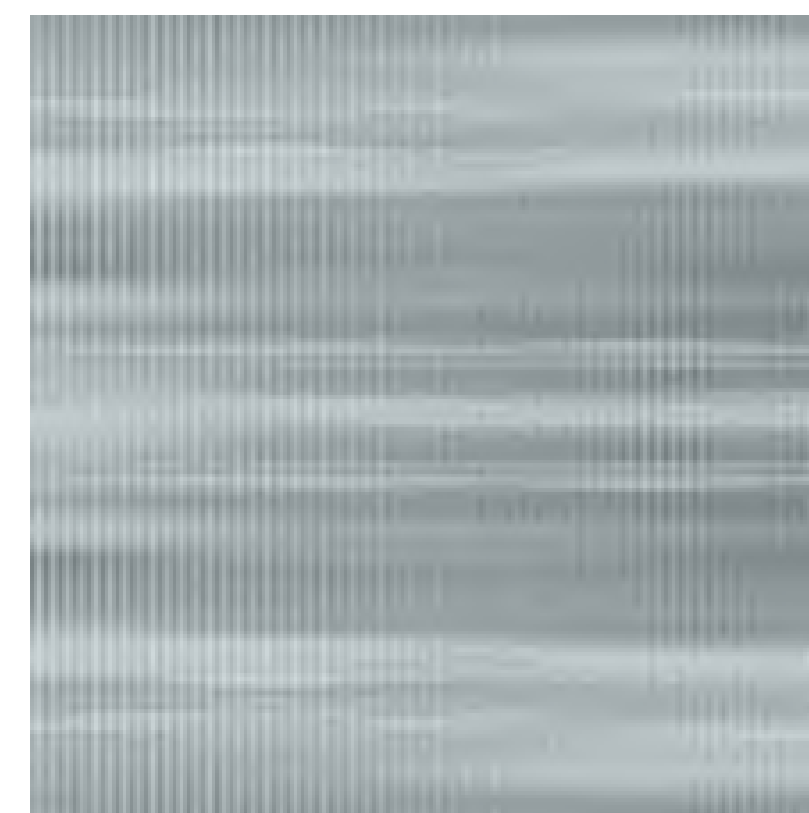
**(CO) ARCHITECTURAL CONCRETE**  
TYPE 1L - "WHITE" CONCRETE WITH WARM HUES, EXPOSED AND ARCHITECTURAL GRADE



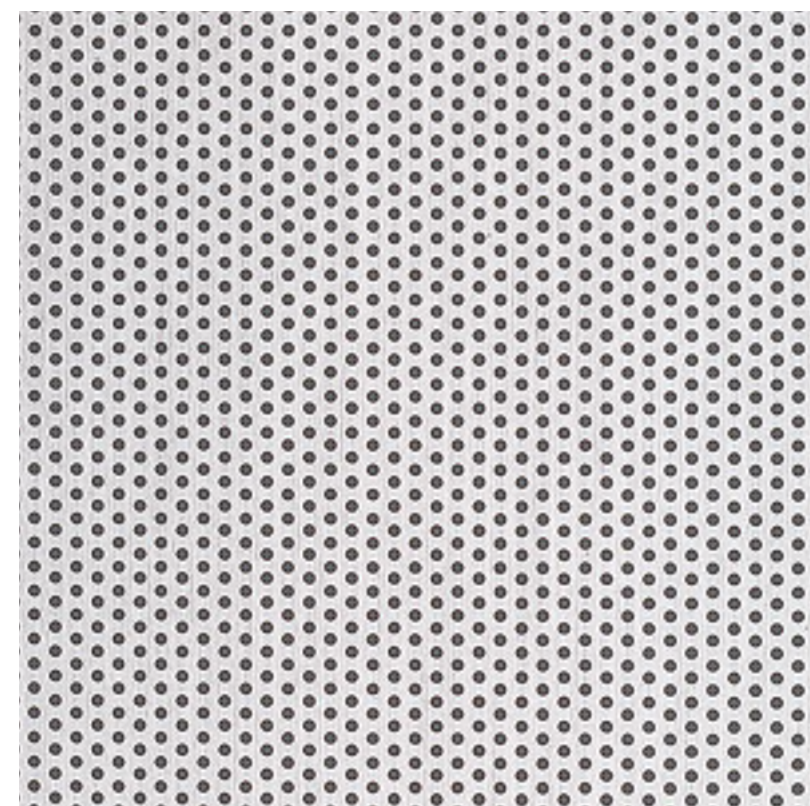
**(GT) GLASS - TRANSLUCENT**  
CLEAR COLOR



**(CW) WATERPROOF COATING**  
COLOR TO MATCH ARCHITECTURAL CONCRETE



**(PP1) POLYCARBONATE PANEL**  
COLOR/TEXTURE TO MATCH TRANSLUCENT GLASS



**(PM1) PERFORATED METAL**

**KEYNOTE LEGEND**

- (M1)** PAINTED METAL
- (CO)** ARCHITECTURAL CONCRETE
- (CW)** WATERPROOF COATING
- (PM1)** PERFORATED METAL
- (GL)** GLASS - CLEAR
- (GT)** GLASS - TRANSLUCENT
- (PP1)** POLYCARBONATE PANEL



APPROXIMATE EL CORTEZ COLOR PALETTE FOR REFERENCE ONLY

MATERIALS BOARD  
(COPY OF PHYSICAL SUBMITTAL)

**ARCHITECT:**

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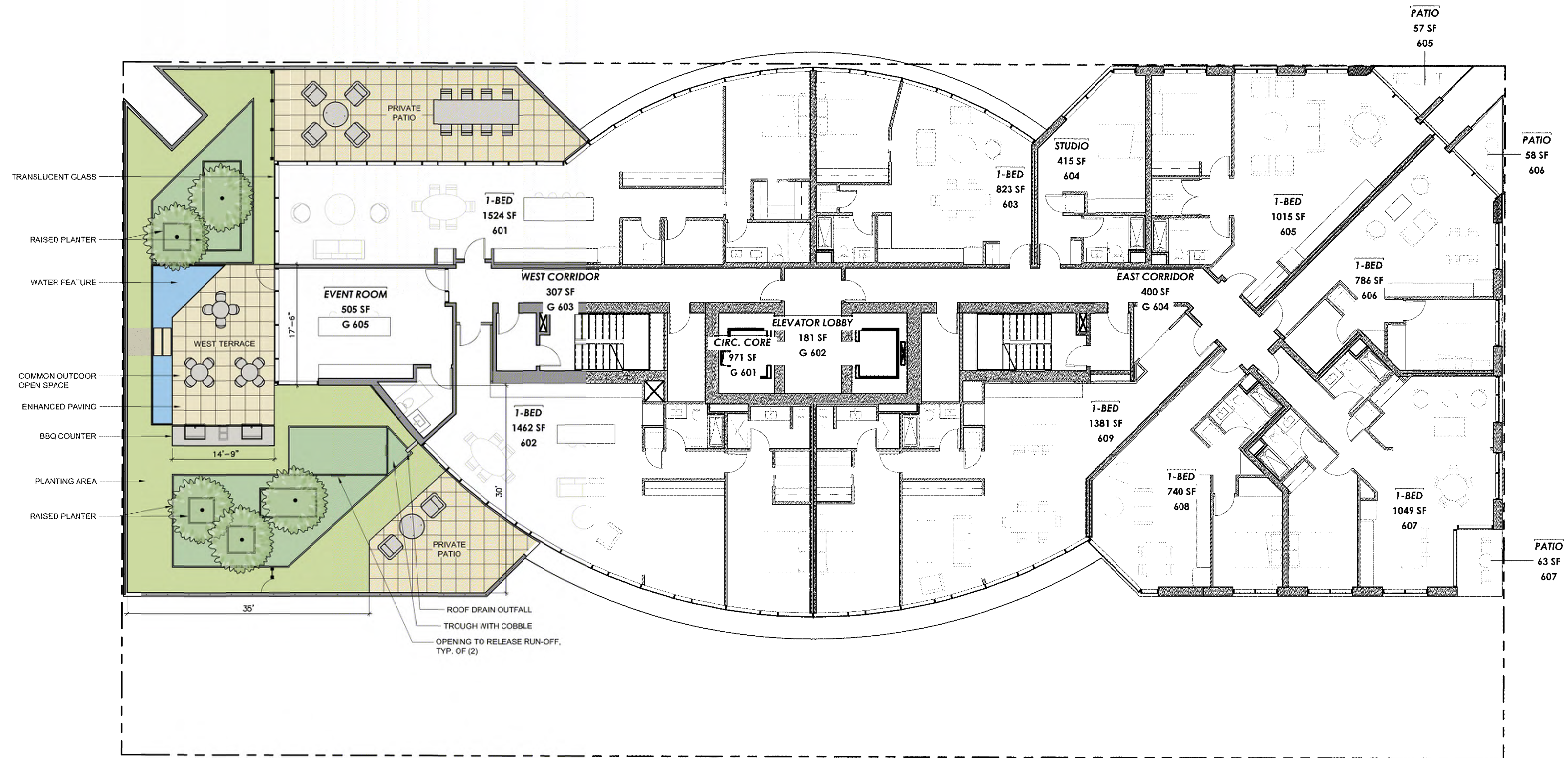


**CONCEPT PLANT SCHEDULE**

DESCRIPTION	SIZE
STREET TREE: JACARANDA MIMOSIFOLIA / JACARANDA	36" BOX
COURTYARD TREE	36" BOX
SMALL SCREENING TREE	24" BOX
ENTRY SPECIMEN TREE	24" BOX

GROUND LEVEL / LEVEL 1 LANDSCAPE PLAN  
SCALE: 1" = 10'





LEVEL 6 LANDSCAPE PLAN  
SCALE: 1" = 10'

ARCHITECT:

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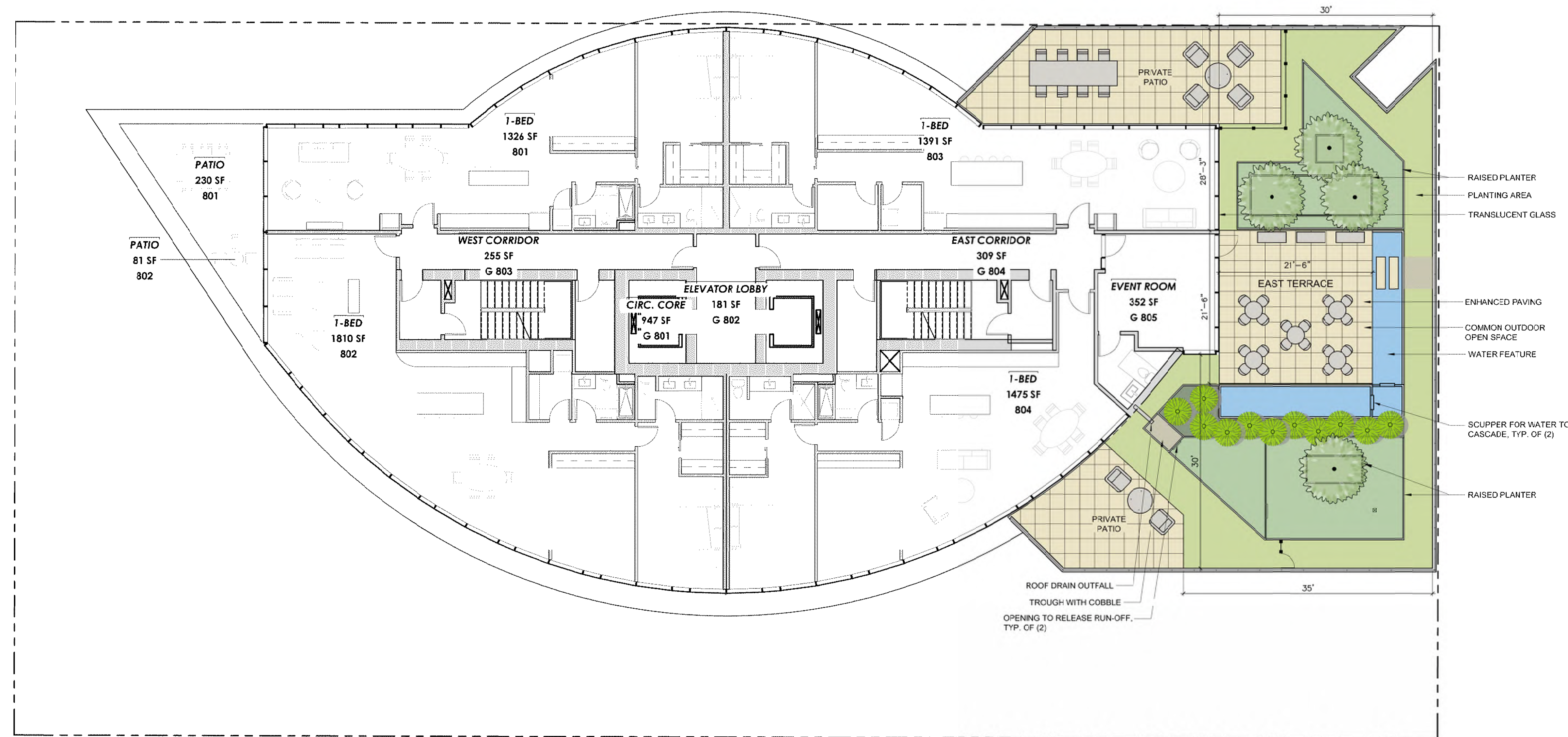
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LEVEL 8 LANDSCAPE PLAN  
SCALE: 1" = 10'

ARCHITECT:

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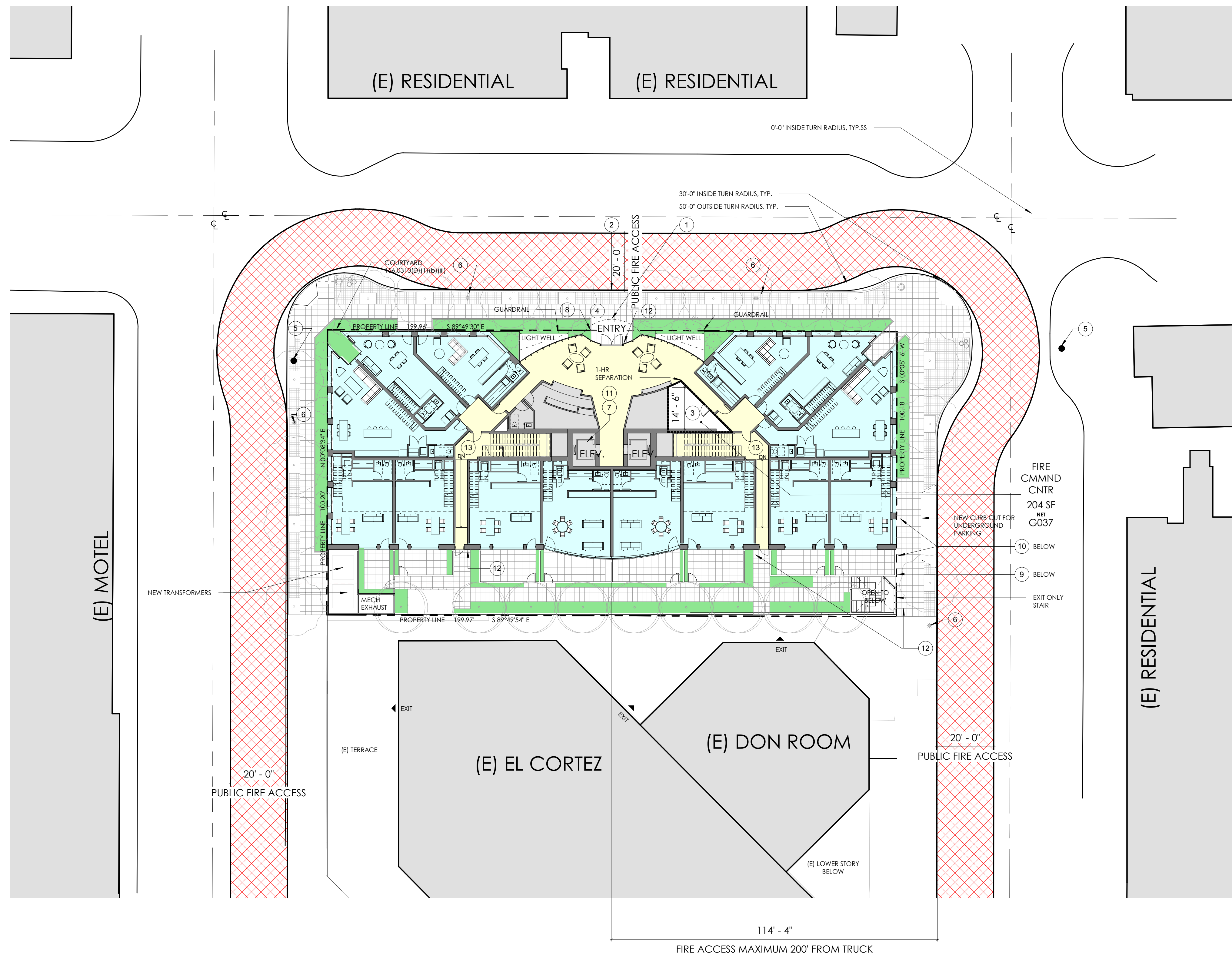
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**KEYNOTES**

- 1 DEMENSIONAL BUILDING ADDRESS ABOVE MAIN ENTRANCE. LETTERING 4" MIN, 1/2" MIN WIDTH STROKE PER SAN DIEGO MUNICIPAL CODE SECTION 95.0209
- 2 BUILDING ADDRESS PROVIDED ON CURB.
- 3 FIRE COMMAND CENTER TO MEET REQUIREMENTS OF NFPA 72 AND SECTION 508.1.6 OF THE CALIFORNIA FIRE CODE.
- 4 POST INDICATOR VALVES, FIRE DEPT CONNECTIONS AND ALARM BELL TO BE LOCATED THIS SIDE OF BUILDING.
- 5 EXISTING FIRE HYDRANT.
- 6 STREET LIGHT.
- 7 MEDICAL EMERGENCY SERVICE ELEVATOR . (STRETCHER OF 24" x 84")
- 8 FIRE DEPT ACCESSED KEY BOX. MINIMUM 10'-0" FROM MAIN ENTRANCE.
- 9 SITE GATE TO HAVE APPROVED MEANS OF EMERGENCY OPERATION.
- 10 UNDERGROUND PARKING ENTRANCE AND MECHANICAL ENTRANCE TO HAVE APPROVED MEANS OF EMERGENCY OPERATION.
- 11 ROOF ACCESS FROM THIS STAIR. PROVIDE PROPER SIGNAGE.
- 12 PROVIDE APPROVED KEY BOX IN AN APPROVED LOCATION. KEY BOX PER POLICY K-15-2
- 13 STANDPIPE LOCATED WITHIN EXIT ENCLOSURE AT ALL LEVELS. PROVIDE ONE OUTLET ABOVE THE ROOF LINE. ALL STANDPIPES SHALL BE INTERCONNECTED.

**GENERAL NOTES**

1. DURING DEMOLITION, CONSTRUCTION OR ANY ALTERATIONS, IT IS THE GENERAL CONTRACTORS RESPONSIBILITY TO PROVIDE REQUIRED PORTABLE FIRE EXTINGUISHERS IN ACCORDANCE WITH SECTION 906. TO INCLUDE BUT NOT LIMITED TO: EACH STAIRWAY ON ALL FLOORS WHERE COMBUSTIBLE MATERIALS HAVE ACCUMULATED. IN VERY STORAGE AND CONSTRUCTION SHED. AT ALL SPECIAL HAZARD LOCATIONS.
2. AT ALL STAIRS PROVIDE IDENTIFICATION SIGNAGE PER 1023.9-1023.9.1
3. PER CBC 403.5.3.1, PROVIDE TELEPHONE OR OTHER ACCEPTABLE TWO WAY COMMUNICATION SYSTEM AT NOT LESS THAN EVERY FIFTH FLOOR IN EACH STAIRWAY, WHERE THE DOORS TO THE STAIRWAY ARE LOCKED.
4. IT IS THE GENERAL CONTRACTORS RESPONSIBILITY TO PROVIDE STANDPIPES DURING CONSTRUCTION IN ACCORDANCE WITH CFC 3313.1. STANDPIPE SHALL BE INSTALLED WHEN CONSTRUCTION IS **NOT** MORE THAN 40' IN HEIGHT ABOVE THE LOWEST FIRE DEPT ACCESS.
5. PROVIDE VOICE ALARM THROUGHOUT BUILDING. ALARM SHALL SOUND AT LEVEL OF, LEVEL BELOW AND LEVEL ABOVE ACTIVATION OF ANY FIRE PROTECTION OR DETECTION SYSTEM.
6. ALL EMERGENCY SYSTEMS SHALL CONFORM TO CFC SECTION 604 AND THE CALIFORNIA ELECTRICAL CODE.
7. VEGETATION SHALL NOT OBSTRUCT ADDRESS NUMBERS, INHIBIT ALARMS/STROBES/HORNS, OBSTRUCT ANY FIRE ACCESS, RESCUE WINDOWS OR OTHER DEVICES/AREAS USED FOR FIRE FIGHTING PURPOSES.
8. DECORATIVE MATERIALS SHALL BE MAINTAINED IN A FLAME-RETARDANT CONDITION PER CFC SECTION 804.
9. IT IS THE GENERAL CONTRACTORS RESPONSIBILITY TO CONFORM TO CFC CHAPTER 33 DURING CONSTRUCTION, DEMOLITION OR ALTERATION.
10. CONSTRUCTION DOCUMENTS TO ABIDE BY THE CALIFORNIA FIRE CODE. NOTE, APPROVED DRAWINGS FROM THE FIRE MARSHAL DOES **NOT** RELIEVE ANY COMPLIANCE WITH THIS CODE.
11. FIRE PROTECTION EQUIPMENT, ROOMS CONTAINING BUILDING CONTROLS SHALL BE IDENTIFIED FOR USE BY THE FIRE DEPT. APPROVED SIGNS SHALL BE CONSTRUCTED OF DURABLE MATERIALS, PERMANENTLY INSTALLED AND READILY VISIBLE.
12. PROJECT TO ABIDE BY POLICY 10-09 - HIGH RISE BUILDINGS. FDC'S SHALL HAVE FOUR 2 1/2" INLETS. HIGH RISE BUILDINGS SHALL HAVE TWO REMOTELY LOCATED FDC'S FOR EACH ZONE. SIGNAGE SHALL BE PROVIDED FOR PRESSURE REGULATING TYPE IF APPLICABLE. PROVIDE WEATHER RESISTANT SIGN SECURED WITH A CORROSION RESISTANT CHAIN OR FASTENER SHALL INDICATE THE ADDRESS AND PORTION OF BUILDING SERVED.
13. COMPLETE PLANS AND SPECIFICATIONS FOR THE OPERATION OF ELEVATORS UNDER FIRE OR OTHER EMERGENCY CONDITIONS SHALL BE SUBMITTED FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION. PER CBC SEC 3003.
14. PROVIDE FIRE EXTINGUISHERS PER CFC SECTION 9006. EXTINGUISHERS TO BE PROVIDED WITH A MIN RATING OF 2-A-10-BC. LOCATION TO BE PROVIDED WITHIN 75' MAXIMUM TRAVEL DISTANCE FOR EACH 6,000 SF OR PORTION THEREOF ON EACH FLOOR.
15. EXTERIOR DOORS AND OPENINGS REQUIRED BY CODE OR THE CBC SHALL BE MAINTAINED READILY ACCESSIBLE FOR EMERGENCY ACCESS BY THE FIRE DEPT. AN APPROVED ACCESS WALKWAY LEADING FROM FIRE APPARATUS ACCESS ROADS TO EXTERIOR OPENINGS SHALL BE PROVIDED WHEN REQUIRED BY THE FIRE CODE OFFICIAL.

FIRE ACCESS PLAN  
SCALE: 1" = 20'

**ARCHITECT:**

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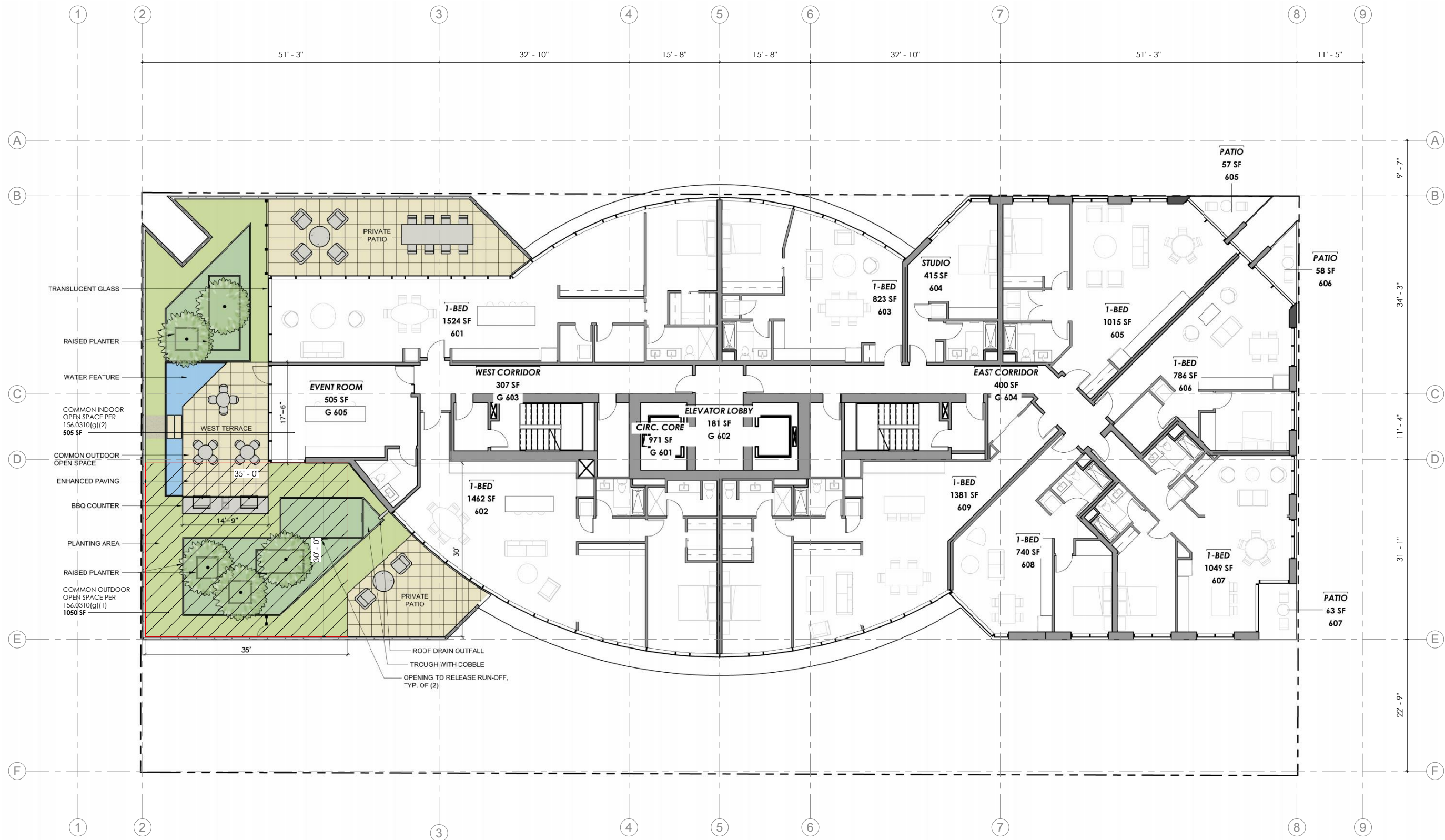
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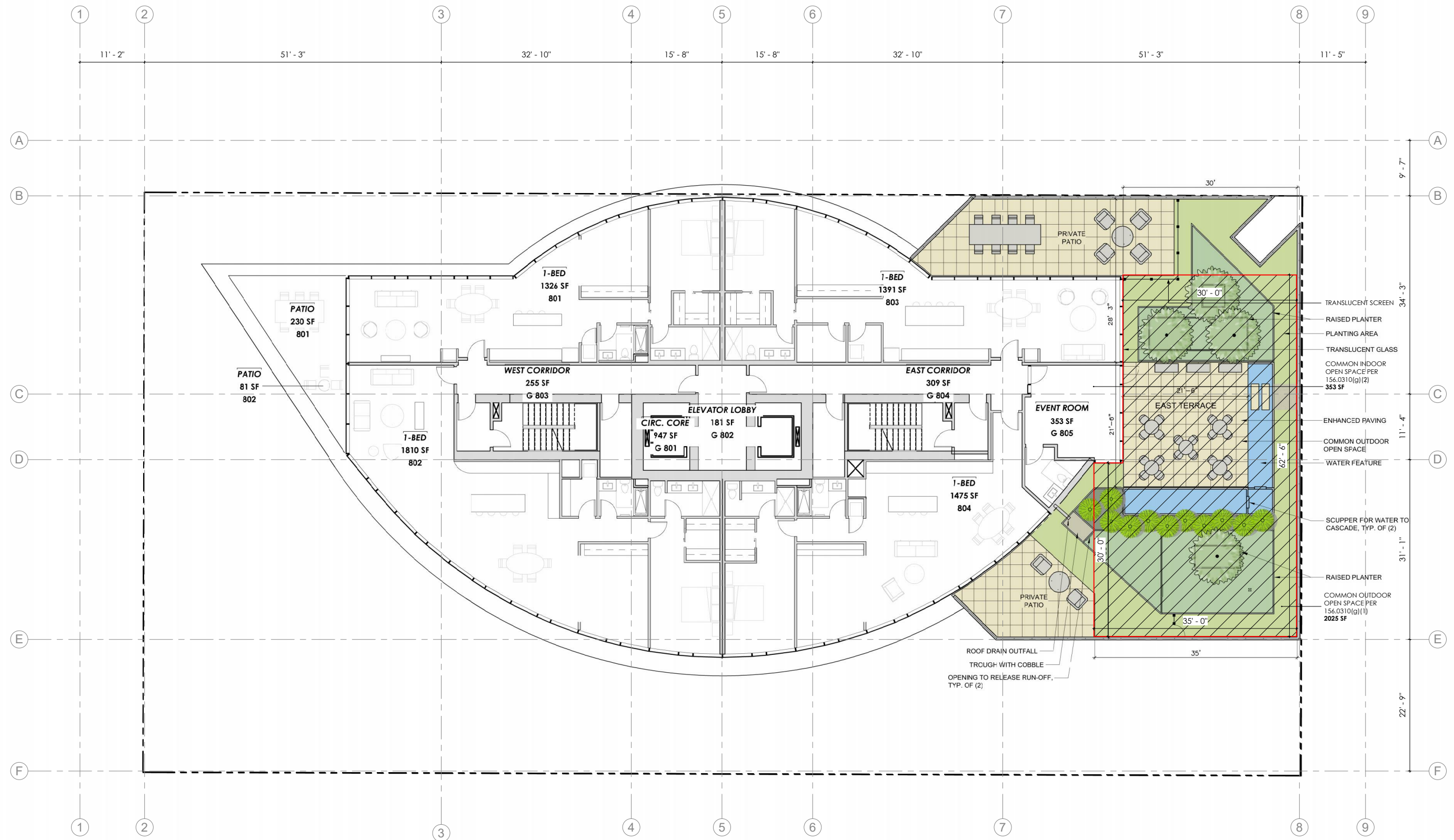




REQUIRED COMMON OUTDOOR OPEN SPACE = 3000 SF  
 PROVIDED COMMON OUTDOOR = **3075 SF**  
 LEVEL 6 = 1050 SF  
 LEVEL 8 = 2025 SF

FLOOR PLAN - LEVEL 6  
 1/8" = 1'-0"





- TRANSLUCENT SCREEN
- RAISED PLANTER
- PLANTING AREA
- TRANSLUCENT GLASS
- COMMON INDOOR OPEN SPACE PER 156.0310(g)(2) 353 SF
- ENHANCED PAVING
- COMMON OUTDOOR OPEN SPACE
- WATER FEATURE
- SCUPPER FOR WATER TO CASCADE, TYP. OF (2)
- RAISED PLANTER
- COMMON OUTDOOR OPEN SPACE PER 156.0310(g)(1) 2025 SF

REQUIRED COMMON OUTDOOR OPEN SPACE = 3000 SF  
 PROVIDED COMMON OUTDOOR = **3075 SF**  
 LEVEL 6 = 1050 SF  
 LEVEL 8 = 2025 SF

FLOOR PLAN - LEVEL 8  
 1/8" = 1'-0"

**777 BEECH**  
**VIEW FROM CABRILLO BRIDGE IN BALBOA PARK**  
**(Project in yellow in image below)**





RESOLUTION NO. \_\_\_\_\_  
DATE OF FINAL PASSAGE \_\_\_\_\_

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN DIEGO DENYING THE APPEALS, AFFIRMING THE HEARING OFFICER DECISION, AND ADOPTING THE FINDINGS AND APPROVING MAP WAIVER NO. 2235086 FOR 777 BEECH STREET MW – PROJECT NO. 624011

WHEREAS, JSD2, LLC, a Delaware limited liability company, Subdivider, and Kettler & Leweck Engineering, Engineer, submitted an application with the City of San Diego for Tentative Map Waiver No. 2235086, to waive the requirement for a Tentative Map for the creation of 104 residential condominium units for a proposed 12-13 story residential development (“Project”). The project site is located on the south side of Beech Street between Seventh Avenue and Eighth Avenue in the Cortez neighborhood of the Downtown Community Plan Area. The property is legally described as Lot 2 of El Cortez, in the City of San Diego, County of San Diego, State of California, according to map thereof no. 14860, filed in the Office of the County Recorder of San Diego County, August 23, 2004, together with the east half of Seventh Avenue (formerly Seventh Street) adjoining said land on the west, the south half of Beech Street (formerly Cypress Street) adjoining said land on the north, and the west half of Eighth Avenue (formerly Eighth Street) adjoining said land on the east, which upon vacation would revert to said Lot 2 by operation of law; and

WHEREAS, the Project proposes the subdivision of a 0.50-acre site into 104 residential condominium units; and

WHEREAS, on May 30, 2019, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an environmental determination that the project is consistent with the previously certified Final Environmental Impact Report (FEIR) for the San Diego Downtown Community Plan, Centre City Planned District Ordinance, and 10<sup>th</sup> Amendment to the

## ATTACHMENT 7

Centre City Redevelopment Plan, certified by the Former Redevelopment Agency and City Council on March 14, 2006, pursuant to Resolution R-04001 and Resolution R-301265, respectively, subsequent addenda to the FEIR certified by the Former Agency on August 3, 2007 (Former Agency Resolution R-04193), April 21, 2010 (Former Agency Resolution R-04510), and August 3, 2010 (Former Agency Resolution R-04544), and certified by the City Council on February 12, 2014 (City Council Resolution R-308724) and July 14, 2014 (City Council Resolution R-309115); and, the Final Supplemental Environmental Impact Report for the Downtown San Diego Mobility Plan certified by the City Council on June 21, 2016 (City Council Resolution R-310561). Development within the Downtown Community Planning area is also covered under the following documents, all referred to as the "CAP FEIR": FEIR for the City of San Diego Climate Action Plan (CAP), certified by the City Council on December 15, 2015 (City Council Resolution R-310176), and the Addendum to the CAP, certified by the City Council on July 12, 2016 (City Council Resolution R-310595). The Downtown FEIR and CAP FEIR are both "Program EIRs" prepared in compliance with California Environmental Quality Act (CEQA) Guidelines Section 15168. The information contained in the Downtown FEIR and the CAP FEIR reflects the independent judgement of the City of San Diego as the Lead Agency and has been reviewed and considered by the decision maker before approving the project. Consistent with best practices suggested by CEQA Guidelines Section 15168, a Downtown 15168 Consistency Evaluation ("Evaluation") has been completed for the project. The Evaluation concluded that the environmental impacts of the project were adequately addressed in the Downtown FEIR and CAP FEIR; that the project is within the scope of the development program described in the Downtown FEIR and CAP FEIR and is adequately described within both documents for the purposes of CEQA and therefore, per section 15162 of the California Environmental Quality Act (CEQA) Guidelines, no subsequent or supplemental EIR is required for this Project; and



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

WHEREAS, the Project consists of 104 units for which Certificates of Occupancy have not been issued; and

WHEREAS, the subdivision is a condominium project as defined in California Civil Code section 4125 and filed pursuant to the Subdivision Map Act. The total number of condominium dwelling units is 104; and

WHEREAS, on August 21, 2019, the Hearing Officer of the City of San Diego approved Tentative Map Waiver No. 2235086 pursuant to the Land Development Code of the City of San Diego and Subdivision Map Act; and

WHEREAS, on September 4, 2019, Rita Collier and Edward Sherer, filed Development Permit Appeal Applications; and

WHEREAS, on October 10, 2019, the Planning Commission of the City of San Diego considered the Appeals, the Hearing Officer's August 21, 2019 decision, and Tentative Map Waiver No. 2235086, and pursuant to section 125.0122 (Tentative Map Waiver), 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 Planning Commission having fully considered the matter and being fully advised concerning the same; NOW THEREFORE,

BE IT RESOLVED by the Planning Commission of the City of San Diego, that it denies the Appeals, affirms the Hearing Officer's decision, and adopts the following findings with respect to Tentative Map Waiver No. 2235086:

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

The project proposes to create 104 residential condominium units for a proposed development within a single lot. The 0.50-acre site is located on the south side of Beech Street between Seventh and Eighth Avenues in the Cortez neighborhood of the Downtown Community Plan Area. The proposed subdivision is to create residential units for individual ownership.

The Downtown Community Plan designates the project site as Residential Emphasis in order to accommodate primarily residential development. The Project is proposing a residential development that consists of a 12-13-story structure with 104 residential condominium units and 200 automobile parking spaces. The Centre City Planned District allows for a base minimum floor area ratio (FAR) of 5.0 and a base maximum FAR of 8.0: the proposed project is providing a FAR of 7.3. The Project is proposing multi-family dwelling unit development, which is a permitted land use in the Residential Emphasis district of the Centre City Planned District Ordinance (CCPDO). Further, the design of the Project respects the historic El Cortez by limiting its height to no taller than the "shoulders" of the El Cortez building, providing approximately 22 feet of separation between towers, and using complimentary colors and materials, that is consistent with the Downtown Design Guidelines (DDG) for development adjacent to historical resources. Therefore, the proposed subdivision and its design or improvements are consistent with the policies, goals and objectives of the applicable land use plan.

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

The project proposes to create 104 residential condominium units for a proposed development with three deviations within a single lot. The 0.50-acre site is located on the south side of Beech Street between Seventh and Eighth Avenues in the Cortez neighborhood of the Downtown Community Plan Area. The proposed subdivision is to create residential units for individual ownership.

The proposed development is requesting three deviations, 1) to increase street wall setbacks at two points along the Beech Street frontage, 2) the reduction of the minimum street wall



height at the southeast corner, and 3) the reduction of the minimum street frontage at the southwest corner. The increase in the street wall setback on Beech Street only affects approximately 15% of the linear frontage along Beech Street and accommodates light wells into the lower ground level that contains the pool. These recesses in the street wall also allow for the curvature of the building, which is a key design component of the Project because it forms the curvilinear north façade that reaches from the sidewalk to the rooftop and modulates the building into two main masses. The reduction of the minimum street wall height at the southeast corner and the reduction of the minimum street wall frontage at the southwest corner of the Project both accommodate the rear courtyard, which not only serves as open space for the Project's residents and features enhanced landscaping, but also provides a buffer space between the Project and the adjacent historic El Cortez building—approximately 22 feet—giving the historic building some “breathing room” from the Project. None of the deviations have an adverse impact on the neighborhood because they accommodate design components that improve the appearance and massing of the building that help it better fit into its surroundings. With strict application of the development regulations, the Project's massing would appear bulkier and it would be closer to the historic El Cortez. The deviations were analyzed and determine consistency with the goals and recommendations of the community plan and the purpose and intent of the CCPDP ordinance. The purpose of the CCPDP is to establish a review process for development that allows the applicant to request greater flexibility from the strict application of the regulations that would be allowed through a deviation process per SDMC Sections 156.0304(c)(3)(ii) and 143.0410. The intent is to encourage imaginative planning to assure that the development achieves the purpose and intent of the applicable land use plans and that it would be preferable to what would be achieved by strict conformance with the regulations.

The proposed development is consistent with the San Diego Municipal Code (SDMC) and the Centre City Planned District Ordinance per Centre City Development Permit (CCDP) and Centre City Planned Development Permit (CCPDP) number 2018-57. The Project proposes a subdivision for condominiums to allow for home ownership opportunities and does not affect CCDP and CCPDP 2018-57. The subdivision complies with all development regulations. Therefore, the proposed subdivision complies with the applicable zoning and development regulations of the Land Development Code including any allowable deviations pursuant to the Land Development Code.

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

The project proposes a subdivision to create 104 residential condominium units for a proposed development within a single lot. The 0.50-acre site is located on the south side of Beech Street between Seventh and Eighth Avenues in the Cortez neighborhood of the Downtown Community Plan Area. The site is within the Centre City Planned District Residential Emphasis (RE) zone, which accommodates primarily residential development.

The Centre City Planned District determines density based on FAR, and the RE zone allows for a base minimum FAR of 5.0 and a base maximum FAR of 8.0: the proposed development provides a FAR of 7.3 and is consistent with the CCPD. The public right of way would be improved along Beech Street, Seventh and Eighth Avenues to include new driveways, curb, gutter and sidewalk. Utility services would be provided through existing utility infrastructure in the surrounding area. Therefore, the site is physically suitable for the type and density of development.

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

The project proposes a subdivision to create 104 residential condominium units for a proposed development within a single lot. The project was determined to be consistent with the previously certified Final Environmental Impact Report (FEIR) for downtown projects. Therefore, per CEQA Guidelines section 15162, no subsequent or supplemental EIR is required for this project. The project site is located within an urbanized environment where there are no watercourses or environmentally sensitive lands harboring fish or wildlife on or adjacent to the site. Therefore, the design of the subdivision or the proposed improvement is not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

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

The project proposes to create 104 residential condominium units for a proposed development within a single lot. The 0.50-acre site is located on the south side of Beech Street between Seventh and Eighth Avenues in the Cortez neighborhood of the Downtown Community Plan Area. The proposed subdivision is to create residential units for individual ownership.

The design of the subdivision was reviewed and determined to be in compliance with the San Diego Municipal Code and the Subdivision Map Act. The subdivision includes conditions and corresponding exhibits of approval relevant to public improvements and payment of applicable fees in order to achieve compliance with the regulations of the San Diego Municipal Code. Public improvements include the following: to include the following, construction of a new driveway along Eighth Avenue, new curb, gutter and sidewalk along Seventh Avenue, Eighth Avenue and Beech Street, reconstruct two existing curb ramps to meet City Standards. The completion of the specified improvement to the satisfaction of the City Engineer will be required prior to the approval of the Certificate of Compliance to ensure public health, safety and welfare. The project was determined to be consistent with



the previously certified FEIR for downtown projects. Therefore, the design of the subdivision or the type of improvement will not be detrimental to the public health, safety, and welfare.

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

The project proposes to create 104 residential condominium units for a proposed development within a single lot. The 0.50-acre site is located on the south side of Beech Street between Seventh and Eighth Avenues in the Cortez neighborhood of the Downtown Community Plan Area. The proposed subdivision is to create residential units for individual ownership.

The project site does not contain any easements acquired by the public at large for access through or use of property within the subdivision. The site has frontage on Beech Street, Seventh Avenue and Eighth Avenue. Therefore, the design of the subdivision and proposed improvement would not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision.

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

The project proposes to create 104 residential condominium units for a proposed development within a single lot. The 0.50-acre site is located on the south side of Beech Street between Seventh and Eighth Avenues in the Cortez neighborhood of the Downtown Community Plan Area. The proposed subdivision is to create residential units for individual ownership.

Architectural features and techniques are incorporated into the proposed project which include overhangs at each floor that provide seasonal shading and light-colored exterior façade to provide energy conservations. The multi-story floor plans provide vented windows and 61-percent of the proposed dwelling units include an exterior private patio which encourage passive cooling. Therefore, the design of the proposed subdivision provides sufficient future passive or natural heating and cooling opportunities.

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

The project proposes to create 104 new residential condominium units. The 0.50-acre site is located on the south side of Beech Street between Seventh and Eighth Avenues in the Cortez neighborhood of the Downtown Community Plan Area. Development Impact Fees (DIF), school, water/sewer connection and other impact fees will be paid at the building permit issuance. The project will comply with the City's Affordable Housing Regulations through

payment of the in-lieu fee at the time of building permit issuance. The project is located in an urban, developed neighborhood and served by existing public infrastructure, including improved right-of-way and water and sewer lines. The decision maker has reviewed the administrative record including the project plans, environmental documentation, and public testimony to determine the effects of the proposed subdivision on the housing needs of the region. Those needs were balanced against the needs for public services and the available fiscal and environmental resources and it is found that the addition of 104 residential condominium units is consistent with the housing needs anticipated for the Downtown community.

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

BE IT FURTHER RESOLVED that, the Appeals are denied, the decision of the Hearing Officer is affirmed, and based on the Findings hereinbefore, Tentative Map Waiver No. 2235086 is hereby granted by the Planning Commission to the referenced Owner/Permittee, subject to the attached conditions which are made a part of this resolution by this reference.

By \_\_\_\_\_  
Hugo Castaneda  
Development Project Manager  
Development Services Department

ATTACHMENT: Tentative Map Waiver Conditions  
Internal Order No. 12002110



## ATTACHMENT 7

PLANNING COMMISSION  
CONDITIONS FOR MAP WAIVER NO. 2235086  
**777 BEECH STREET MW - PROJECT NO. 624011**  
ADOPTED BY RESOLUTION NO. \_\_\_\_\_ ON \_\_\_\_\_

### **GENERAL**

1. This Tentative Map Waiver will expire October 10, 2022.
2. Compliance with all of the following conditions shall be completed and/or assured, to the satisfaction of the City Engineer, prior to the recordation of the Certificate of Compliance unless otherwise noted.
3. A Certificate of Compliance shall be recorded in the Office of the San Diego County Recorder, prior to the Tentative Map Waiver expiration date.
4. Prior to the recordation of the Certificate of Compliance, taxes must be paid or bonded for 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.

If a tax bond is required as indicated in the tax certificate, ensure that it is paid or posted at the County Clerk of the Board of Supervisors Office and supply proof prior to the recordation of the Certificate of Compliance.

5. The Certificate of Compliance shall conform to the provisions of Centre City Development Permit and Centre City Planned Development Permit No. 2018-57.
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 recordation of the Certificate of Compliance, the Subdivider shall enter into a written agreement with the San Diego Housing Commission to pay the Inclusionary Affordable Housing Fee pursuant to the Inclusionary Affordable Housing Regulations (San Diego Municipal Code § 142.1301 *et seq.*).

## ATTACHMENT 7

The Subdivider shall comply with the provisions of Chapter 14, Article 2, Division 13 of the San Diego Municipal Code (Inclusionary Affordable Housing Regulations) by paying the Inclusionary Affordable Housing Fee in the following manner:

- a. Deferring payment of the Inclusionary Affordable Housing Fee until the close of escrow of the first condominium sold at the development by entering into a written agreement with the San Diego Housing Commission securing payment of the Inclusionary Affordable Housing Fee, which shall be recorded against the development and secured by a recorded deed of trust in favor of the San Diego Housing Commission. If Subdivider elects future payment of the Inclusionary Affordable Housing Fee, the fee shall be calculated using the rate in effect at the close of escrow of the first condominium unit sold at the development; or
- b. Pre-paying the Inclusionary Affordable Housing Fee to the City based upon the aggregate square footage of all residential units in the project. If Subdivider pre-pays the Inclusionary Affordable Housing Fee, the fee shall be calculated using the rate in effect on the date of pre-payment.

### MAPPING

8. "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).
9. Prior to the issuance of a Certificate of Compliance, City staff will perform a field monument inspection to verify that all property corners are being marked with survey monuments. If any of the survey monuments are missing, it must be replaced with a new monument, and a Corner Record or Record of Survey (whichever is applicable) shall be filed with the County Recorder pursuant to the Professional Land Surveyors Act. A copy of the filed Corner Record or Record of Survey must be submitted to satisfy this requirement prior to the approval and recordation of the Certificate of Compliance.
10. "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."
11. Every Certificate of Compliance shall:
  - a. Use the California Coordinate System for its "Basis of Bearing" and express all measured and calculated bearing values in terms of said system. The angle of grid divergence from a true median (theta or mapping angle) and the north point of said map shall appear on each sheet thereof. Establishment of said Basis of Bearings may be by use of existing Horizontal Control stations or astronomic observations.
  - b. Show two measured ties from the boundary of the map to existing Horizontal Control stations having California Coordinate values of First Order accuracy. These tie lines to the existing control shall be shown in relation to the California Coordinate System (i.e., grid bearings and grid distances). All other distances shown on the map



## ATTACHMENT 7

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 Tentative Map Waiver by the Planning Commission of the City of San Diego does not authorize the Subdivider to violate any Federal, State, or City laws, ordinances, regulations, or policies including but not limited to, the Federal Endangered Species Act of 1973 and any amendments thereto (16 U.S.C. § 1531 *et seq.*).
- If the Subdivider makes any request for new water and sewer facilities (including services, fire hydrants, and laterals), the Subdivider shall design and construct such facilities in accordance with established criteria in the most current editions of the City of San Diego water and sewer design guides and City regulations, standards and practices pertaining thereto. Off-site improvements may be required to provide adequate and acceptable levels of service and will be determined at final engineering.
- Subsequent applications related to this Map Waiver will be subject to fees and charges based on the rate and calculation method in effect at the time of payment.
- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of the Map Waiver, may protest the imposition 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. 12002110

RESOLUTION NUMBER R-\_\_\_\_\_

DATE OF FINAL PASSAGE \_\_\_\_\_

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN DIEGO DENYING THE APPEALS, AFFIRMING THE HEARING OFFICE DECISION, AND APPROVING CENTRE CITY DEVELOPMENT PERMIT/CENTRE CITY PLANNED DEVELOPMENT PERMIT NO. 2018-57 FOR THE 777 BEECH PROJECT LOCATED WITHIN THE DOWNTOWN COMMUNITY PLAN AREA IN THE CITY OF SAN DIEGO.

WHEREAS, JSD2, LLC, a Delaware limited liability company, Owner and Permittee (“Owner/Permittee”), filed an application with Civic San Diego for the construction of a residential development consisting of a 12-13-story tower (average height of 144 feet tall above average grade) containing 104 residential units and 200 automobile parking spaces, commonly referred to as 777 Beech (“Project”); and

WHEREAS, the Project site is located on a 20,000 square foot (SF) premises located on the south side of Beech Street between Seventh and Eighth Avenues in the Cortez neighborhood of the Downtown Community Plan area (“Downtown”); and

WHEREAS, the property is legally described as Lot 2 of El Cortez, in the City of San Diego, State of California, according to map thereof No. 14860, filed in the Office of the County Recorder of San Diego County, August 23, 2004, together with the east half of Seventh Avenue (formerly Seventh Street) adjoining said land on the west, the south half of Beech Street (formerly Cypress Street) adjoining said land on the north, and the west half of Eighth Avenue (formerly Eighth Street) adjoining said land on the east, which upon vacation would revert to said Lot 2 by operation of law; and



WHEREAS, on May 15, 2019, the Downtown Community Planning Council considered CCDP/CCPDP No. 2018-57 and voted 19-5 to oppose approval; and

WHEREAS, on May 22, 2019, the Civic San Diego Board of Directors considered CCDP/CCPDP No. 2018-57 and voted 5-1 to recommend approval; and

WHEREAS, on August 21, 2019, the Hearing Officer of the City of San Diego (“Hearing Officer”) considered CCDP/CCPDP No. 2018-57, including a staff report and recommendation, and public testimony, pursuant to the Centre City Planned District Ordinance (CCPDO) and the San Diego Municipal Code (SDMC) and approved the Project;

WHEREAS, on September 4, 2019, Rita Collier and Edward Sherer filed separate appeals of the Hearing Officer decision within ten business days of the action;

WHEREAS, the Planning Commission of the City of San Diego (“Planning Commission”) held a duly noticed public hearing and considered CCDP/CCPDP No. 2018-57 on October 10, 2019, testimony having been heard, evidence having been submitted, and having fully considered the matter and being fully advised concerning the same; and

WHEREAS, development within the Downtown Community Planning area is covered under the following documents, all referred to as the “Downtown FEIR”: Final Environmental Impact Report (FEIR) for the San Diego Downtown Community Plan, Centre City Planned District Ordinance, and 10<sup>th</sup> Amendment to the Centre City Redevelopment Plan, certified by the former Redevelopment Agency (“Former Agency”) and the City Council on March 14, 2006 (Resolutions R-04001 and R-301265, respectively); subsequent addenda to the FEIR certified by the Former Agency on August 3, 2007 (Former Agency Resolution R-04193), April 21, 2010 (Former Agency Resolution R-04510), and August 3, 2010 (Former Agency Resolution R-04544), and certified by the City Council on February 12, 2014 (City Council Resolution R-

308724) and July 14, 2014 (City Council Resolution R-309115); and, the Final Supplemental Environmental Impact Report for the Downtown San Diego Mobility Plan certified by the City Council on June 21, 2016 (Resolution R-310561). Development within the Downtown Community Planning area is also covered under the following documents, all referred to as the “CAP FEIR”: FEIR for the City of San Diego Climate Action Plan (CAP), certified by the City Council on December 15, 2015 (City Council Resolution R-310176), and the Addendum to the CAP, certified by the City Council on July 12, 2016 (City Council Resolution R-310595). The Downtown FEIR and CAP FEIR are both “Program EIRs” prepared in compliance with California Environmental Quality Act (CEQA) Guidelines Section 15168. The information contained in the Downtown FEIR and the CAP FEIR reflects the independent judgement of the City of San Diego as the Lead Agency and has been reviewed and considered by the decision maker before approving the project. Consistent with best practices suggested by CEQA Guidelines Section 15168, a Downtown 15168 Consistency Evaluation (“Evaluation”) has been completed for the project. The Evaluation concluded that the environmental impacts of the project were adequately addressed in the Downtown FEIR and CAP FEIR; that the project is within the scope of the development program described in the Downtown FEIR and CAP FEIR and is adequately described within both documents for the purposes of CEQA; and, that none of the conditions listed in CEQA Guidelines Section 15162 exist. Therefore, no further environmental documentation is required under CEQA; NOW, THEREFORE,

BE IT RESOLVED, by the Planning Commission of the City of San Diego, that it denies the appeals, affirms the Hearing Officer decision subject to the drawings dated September 16, 2019, and adopts the following findings with respect to CCDP/CCPDP No. 2018-57:

**A. CENTRE CITY DEVELOPMENT PERMIT (CCPDO  
§156.0304(e)(1)(D))**



*The proposed development is consistent with the Downtown Community Plan (DCP), Centre City Planned District Ordinance (CCPDO), Civic San Diego Land Development Manual, San Diego Municipal Code (SDMC), and all other adopted plans and policies of the City of San Diego pertaining to the Centre City Planned District (CCPD).*

The proposed Project provides a residential development that is consistent with the scale and character of the neighborhood, as it is within one block of buildings of similar bulk and equal or greater height, such as the 22-story Discovery residential tower and the 20-story Cortez Blu residential tower. Multiple dwelling unit developments are a permitted land use in the Residential Emphasis district of the CCPDO. Further, the design of the Project respects the historic El Cortez by limiting its height to no taller than the “shoulders” of the El Cortez building, providing approximately 22 feet of separation between towers, and using complimentary colors and materials, that is consistent with the Downtown Design Guidelines (DDG) for development adjacent to historical resources (DDG 4.5.8.B). City of San Diego Historic Staff determined that the Project is consistent with the Secretary of Interior’s Standards and Guidelines. The Project will also help to advance the orderly growth and activation of the Cortez neighborhood by constructing a high-density, 104-unit residential building that provides additional housing opportunities for the region, contributes to an overall balance of uses in Downtown, and emphasizes Cortez as a primarily residential neighborhood, which is consistent with the goals of the DCP listed below. By advancing the goals and policies of the DCP and complying with the development regulations of the CCPDO, the Project demonstrates that it will not have a negative impact on the surrounding neighborhood. The Project advances the following goals and objectives of the DCP and CCPDO:

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

DCP, 3.3-G-1: Providing a range of housing opportunities suitable for urban environments and accommodating a diverse population.

DCP, 6.6-G-1: Emphasizing development of Cortez as a primarily residential neighborhood with a center of mixed-use activity and dual character emerging between Cortez Hill and Lower Cortez.

Therefore, the proposed development is consistent with the DCP, CCPDO, SDMC, and all other adopted plans and policies of the City of San Diego pertaining to the CCDP.

**B. CENTRE CITY PLANNED DEVELOPMENT PERMIT (CCPDO §156.0304(f)(2))**

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

The proposed Project is consistent with the objectives of the DCP, CCPDO, and the Downtown Design Guidelines (DDG) because it complies with the development standards of the CCPDO regarding massing and the architectural differentiation of each elevation and is a permitted use in the Residential Emphasis land use district of the CCPDO. Additionally, the Project emphasizes the development of Cortez as a primarily residential neighborhood because it includes the construction of 104 residential units and reflects the character of the area by utilizing colors and materials that compliment neighboring buildings and is designed at a scale that is similar to other residential buildings in the nearby vicinity. The Project also contributes to an active street environment by providing at-grade residential entrances and landscaped planters and trees in the sidewalk. The Project also provides a variety of architectural modulations and materials consistent with the DDGs, such as the lower levels that are rectangular in form and serve as the “wings” of the building and the massing of the upper levels that is characterized by its oval-shape with pointed ends, resulting in curvilinear north and south facades. The design of the Project respects the adjacent historic El Cortez by limiting its height to no taller than the



“shoulders” of the El Cortez building, providing approximately 22 feet of separation between towers, and using complimentary colors and materials. Therefore, the proposed development will not adversely affect any applicable land use plans.

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

The granting of the deviations and the approval of the Project will not have a detrimental impact upon the public’s health, safety and general welfare. The Project is consistent with the plans for the Cortez neighborhood as envisioned in the DCP by emphasizing the neighborhood as primarily residential and will contribute to its vitality by adding 104 residential units to the neighborhood and providing an attractive and engaging streetscape that includes at-grade residential entrances and landscaped planters and street trees. Because the components of this Project increase activity in the neighborhood, improve the aesthetics of the site, and advance the vision of the DCP, the proposed development will not be detrimental to the public health, safety and welfare.

*3. The proposed development will comply with the regulations of the CCPDO, except for any proposed deviations which are appropriate for this location and will result in a more desirable project than would be achieved if designed in conformance with the strict regulations of the CCPDO.*

The requested deviations to the CCPDO development regulations will allow for (1) increase street wall setbacks at two points along the Beech Street frontage, (2) the reduction of the minimum street wall height at the southeast corner, and (3) the reduction of the minimum street wall frontage at the southwest corner. The increase in the street wall setback on Beech Street only affects approximately 15% of the linear frontage along Beech Street and accommodates light wells into the lower ground level that contains the pool. These recesses in the street wall also allow for the curvature of the building, which is a key design component of the Project because it forms the curvilinear north façade that reaches from the sidewalk to the rooftop and

modulates the building into two main masses. The reduction of the minimum street wall height at the southwest corner and the reduction of the minimum street wall frontage at the southeast corner of the Project both accommodate the rear courtyard, which not only serves as open space for the Project's residents and features enhanced landscaping, but also provides a buffer space between the Project and the adjacent historic El Cortez building—approximately 22 feet—giving the historic building some “breathing room” from the Project. None of the deviations have an adverse impact on the neighborhood because they accommodate design components that improve the appearance and massing of the building that help it better fit into its surroundings. With strict application of the development regulations, the Project's massing would appear bulkier and it would be closer to the historic El Cortez. Therefore, the proposed development will comply with the regulations of the CCPDO, except for any proposed deviations which are appropriate for this location, and result in a more desirable project than would be achieved if the Project strictly conformed to the regulations of the CCPDO.

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

The proposed development is consistent with the DDG regarding its massing and architectural modulation because it is broken up into distinct volumes that are in proportion to one another and does not have any repetitive or monolithic treatments (DDG 4.4.1) with a tower that is comprised of a majority glazing and integrates with and extends into the building base (DDG 4.5.4). In terms of building materials, the Project utilizes upgraded materials such as metal, concrete, and glazing throughout the building (DDG 4.5.9). The Project also demonstrates implementation of the guidelines in the pedestrian experience around the building, with no blank walls (DDG 4.5.10), providing street-facing ground-level residential units with direct access to the sidewalk (DDG 4.5.3), and utilizing high-quality ground-level materials like concrete and



glazing (DDG 4.5.9). Additionally, the Project respects the historicity of the adjacent El Cortez to the south by limiting its height to no taller than the “shoulders” of the El Cortez building, providing approximately 22 feet of separation between towers, and using complimentary colors and materials (DDG 4.5.8). Because of the Project’s implementation of the DDG, the Project has demonstrated that it will provide a superior architectural design to this part of the Cortez neighborhood and that is contextually appropriate and consistent with the DDG.

BE IT FURTHER RESOLVED, that, the appeals are denied, the decision of the Hearing Officer is affirmed subject to the drawings dated September 16, 2019, and, based on the findings hereinbefore adopted by the Planning Commission, CCDP/CCPDP No. 2018-57 is hereby granted to the Owner/Permittee, in the form, exhibits, terms, and conditions set forth in CCDP/CCPDP No. 2018-57, a copy of which is attached hereof.

By \_\_\_\_\_  
James Alexander, Associate Planner

ATTACHMENT: CCDP/CCPDP 2018-57

**RECORDING REQUESTED BY:**

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

**AND WHEN RECORDED MAIL TO:**

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

*THIS SPACE FOR RECORDER'S USE ONLY*

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

**CENTRE CITY PLANNED DISTRICT  
CENTRE CITY DEVELOPMENT PERMIT /  
CENTRE CITY PLANNED DEVELOPMENT PERMIT  
NO. 2018-57**

**777 BEECH  
APN 534-032-03**



**CENTRE CITY PLANNED DISTRICT  
CENTRE CITY DEVELOPMENT PERMIT /  
CENTRE CITY PLANNED DEVELOPMENT PERMIT  
NO. 2018-57**

**777 BEECH  
APN 534-032-03**

This Centre City Development Permit/Centre City Planned Development Permit (CCDP/CCPDP) No. 2018-57 is granted by the City of San Diego (“City”) Planning Commission to JSD2, LLC, a Delaware limited liability company, Owner/Permittee, to allow the construction of a residential development known as 777 Beech (“Project”) on the 20,000 square foot (SF) premises on the south side of Beech Street between Seventh and Eighth Avenues in the Cortez neighborhood of the Downtown Community Plan (DCP) area and within the Centre City Planned District (CCPD), legally described as Lot 2 of El Cortez, in the City of San Diego, State of California, according to map thereof No. 14860, filed in the Office of the County Recorder of San Diego County, August 23, 2004, together with the east half of Seventh Avenue (formerly Seventh Street) adjoining said land on the west, the south half of Beech Street (formerly Cypress Street) adjoining said land on the north, and the west half of Eighth Avenue (formerly Eighth Street) adjoining said land on the east, which upon vacation would revert to said Lot 2 by operation of law.

Subject to the terms and conditions set forth in this Permit, permission is granted to the Owner/Permittee to construct and operate a development and uses as described and identified by size, dimension, quantity, type and location as follows and on the approved Basic Concept/Schematic Drawings and associated Color and Materials Boards, dated September 16, 2019, on file at the City.

1. General: The Owner/Permittee shall construct, or cause to be constructed on the site, a 12-13-story residential development consisting of 104 dwelling units (DU). The total Floor Area Ratio (FAR) of the development for all uses above ground shall not exceed 7.3. The building height shall not exceed an average height of 144 feet above average grade, measured to the top of the parapet of the uppermost floor, with roof equipment enclosures, elevator penthouses, mechanical screening, and architectural elements above this height permitted per the Centre City Planned District Ordinance (CCPDO).
2. Parking: The development shall provide a minimum of 108 parking spaces, including four spaces for guests. The Project proposes 200 parking spaces, which includes 53 parking spaces for use by the adjoining El Cortez. Secured bicycle storage shall be provided to accommodate a minimum of 21 bicycles. Bicycle storage areas shall be enclosed with access restricted to authorized persons. There shall be a minimum of five motorcycle parking spaces. Parking shall be maintained in accordance with applicable City regulations. Any subterranean parking facilities encroaching into the public right-of-way (ROW) shall be located 1) a minimum of three feet behind the face of curb; 2) a minimum of three feet below the finished sidewalk level; and, 3) a minimum of eight feet below grade within six feet from the face of curb, all measured to the outside of any shoring. An Encroachment Maintenance Agreement (EMA)

shall be obtained from the City to allow any encroachment of a subterranean garage into the ROW.

3. Inclusionary Affordable Housing Ordinance: As required by SDMC Chapter 14, Article 2, Division 13, the development shall comply with all applicable regulations of the City's Inclusionary Housing Ordinance. The Owner and/or Permittee shall provide documentation of such compliance to the City prior to issuance of any Building Permits.
4. Airport Approach Overlay Zone: The Owner/Permittee shall comply with conditions established by the Airport Approach Overlay Zone (and any successor or amendment thereto) which were approved at the Airport Land Use Commission (ALUC) meeting on May 2, 2019. The ALUC Board made the determination that the Project is conditionally consistent with the San Diego International Airport Land Use Compatibility Plan. The Applicant shall comply with the following ALUC conditions:
  - a. An aviation easement must be recorded with the County Recorder.
  - b. The structure shall be marked and lighted in accordance with the Determination of No Hazard to Air Navigation issued by the Federal Aviation Administration (FAA) on April 1, 2019.
5. Deviations from CCPDO development regulations. The following deviations from the CCPDO development regulations are granted:
  - a. CCPDO §156.0310(d)(1)(B) Street Wall Frontage: Allow for the reduction of the street wall requirement along 22 feet of the frontage along Seventh Avenue at the southwest corner of the property to accommodate the installation of two transformers.
  - b. CCPDO §156.0310(d)(1)(C) Street Wall Setback: Allow for an increase in the street wall setback from five feet to 11 feet for two recesses on either side of the lobby entrance, not to exceed approximately 30 linear feet or 15% of the facade along Beech Street, to accommodate light wells into the lower ground level containing the pool room and the curvature of the building.
  - c. CCPDO §156.0310(d)(1)(D) Street Wall Height: Allow for the reduction of the street wall height from 45 feet to 14 feet along 22 feet of the frontage along Eighth Avenue at the southeast corner of the property.

## **PLANNING AND DESIGN REQUIREMENTS**

6. Residential Amenities and Facilities: The development includes the following residential amenities and facilities as illustrated on the approved Basic Concept/Schematic Drawings on file at the City, which shall be required to be maintained within the development in perpetuity:
  - a. Common Outdoor Open Space – A minimum of 3,000 SF of common outdoor open space shall be provided. The space may contain active and passive areas and a combination of



hardscape and landscape features, but a minimum of 10% of the common outdoor open space must be planting area.

- b. Common Indoor Space – A minimum of 500 SF of common indoor amenity space shall be provided. The space(s) shall be maintained for use by residents of the development and must be accessible through a common corridor. The area may contain active or passive recreational facilities, meeting space, computer terminals, or other activity space.
  - c. Private Open Space – A minimum of 52 DU shall provide private open space on a balcony, patio, or roof terrace.
  - d. Pet Open Space – A minimum of 100 SF of pet open space shall be provided, improved for use by pets and clearly marked for such exclusive use. Such areas shall include permeable surfaces, a hose bib, and be drained to the public sewer system (except for at-grade lawn areas).
7. Urban Design Standards: The proposed development, including its architectural design concepts and off-site improvements, shall be consistent with the CCPDO and Centre City Streetscape Manual (CCSM). These standards, with the specific conditions herein, will be used as a basis for evaluating the development through all stages of the development process.
  8. Architectural Standards – The architecture of the development shall establish a high quality of design and complement the design and character of the Cortez neighborhood as shown in the approved Basic Concept/Schematic Drawings on file at the City. The development shall utilize a coordinated color scheme consistent with the approved Basic Concept/Schematic Drawings.
  9. Form and Scale – The development shall consist of a 12-13-story building not exceeding an overall average height of 144 feet above average grade, measured to the top of the parapet, with roof equipment enclosures, elevator penthouses, and mechanical screening above this height permitted per the CCPDO and the Federal Aviation Administration (FAA). All building elements shall be complementary in form, scale, and architectural style.
  10. Building Materials – All building materials shall be of a high quality as shown in the Basic Concept/Schematic Drawings and approved materials board. All materials and installation shall exhibit high-quality design, detailing, and construction execution to create a durable and high quality finish. The base of the buildings shall be clad in upgraded materials and carry down to within one inch of finish sidewalk grade, as illustrated in the approved Basic Concept/Schematic Drawings. Any graffiti coatings shall be extended the full height of the upgraded base materials or up to a natural design break such a cornice line. All downspouts, exhaust caps, and other additive elements shall be superior grade for urban locations, carefully composed to reinforce the architectural design. Reflectivity of the glass shall be the minimum reflectivity required by Title 24 of the California Code of Regulations (“Title 24”).

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

the City. 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.

11. Street Level Design – Street level windows shall be clear glass and may be lightly tinted. Architectural features such as awnings and other design features which add human scale to the streetscape are encouraged where they are consistent with the design theme of the structure. Exit corridors including garage entrances shall provide a finished appearance to the street with street level exterior finishes wrapping into the openings a minimum of ten feet, or the garage door, whichever is deeper.

All exhaust caps, lighting, sprinkler heads, and other elements on the undersides of all balconies and surfaces shall be logically composed and placed to minimize their visibility, while meeting code requirements. All soffit materials shall be high quality and consistent with adjacent elevation materials, and incorporate drip edges and other details to minimize staining and ensure long-term durability.

12. Utilitarian Areas – Areas housing trash, storage, or other utility services shall be completely concealed from view of the ROW and adjoining developments, except for utilities required to be exposed by the City or utility company. The development shall provide trash and recyclable material storage areas per SDMC Sections 142.0810 and 142.0820. Such areas shall be provided within an enclosed building area and kept clean and orderly at all times.

13. Mail and 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 and loading use. The Owner/Permittee shall locate all mailboxes and parcel lockers outside of the ROW, either within the building or recessed into a building wall. Individual commercial spaces shall utilize a centralized delivery station within the building or recessed into a building wall.

14. Circulation and Parking – The Owner/Permittee shall prepare a plan which identifies the location of curbside parking control zones, parking meters, fire hydrants, valet services if any, trees, and street lights to the satisfaction of the City. Such plan shall be submitted in conjunction with construction permits. All subterranean parking shall meet the requirements of the Building Department, Fire Department and City Engineer. All parking shall be mechanically ventilated. The exhaust system for mechanically ventilated structures shall be located to mitigate noise and exhaust impacts on the public ROW. The garage door shall be a minimum 80% opaque to prevent views into the garage area. An upgraded design shall be provided in the construction documents.

15. Open Space and Development Amenities – A landscape plan that illustrates the relationship of the proposed on and off-site improvements and the location of water, and electrical hookups to the satisfaction of the City shall be submitted with construction drawings.



16. Roof Tops – A rooftop equipment and appurtenance location and screening plan shall be prepared and submitted to the satisfaction of the City with construction drawings. Any rooftop mechanical equipment shall be grouped, enclosed, and screened from surrounding views.
17. Lighting – A lighting plan which highlights the architectural qualities of the proposed development and also enhances the lighting of the public ROW shall be submitted with construction drawings. All lighting shall be designed to avoid illumination of, or glare to, adjoining properties, including those across any street.
18. Signage – All signs shall comply with the City Sign Regulations and the CCPDO.
19. Noise Control – All mechanical equipment, including but not limited to, air conditioning, heating and exhaust systems, shall comply with the City Noise Ordinance and California Noise Insulation Standards as set forth in Title 24. Owner/Permittee shall provide evidence of compliance with construction drawings.
20. Street Address – Building address numbers shall be provided that are visible and legible from the ROW.
21. On-Site Improvements: All off-site and on-site improvements shall be designed as part of an integral site development. An on-site improvement plan shall be submitted to the satisfaction of the City with construction drawings.

**PUBLIC IMPROVEMENTS, LANDSCAPING AND UTILITY REQUIREMENTS**

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

	Beech Street	Seventh Avenue	Eighth Avenue
Street Trees	Jacaranda	Jacaranda	Jacaranda
Tree Grates	CCDC Standard	CCDC Standard	CCDC Standard
Sidewalk Paving	CCDC Standard	CCDC Standard	CCDC Standard
Street Lights	Standard	Standard	Standard

23. Street Trees – Street tree selections shall be made according to the CCSM. All trees shall be planted at a minimum 36-inch box size with tree grates provided as specified in the CCSM, and shall meet the requirements of Title 24. Tree spacing shall be accommodated after street lights have been sited, and generally spaced 20 to 25 feet on center. All landscaping shall be irrigated with private water service from the subject development.

24. Street Lights – New street lights shall be installed according to the CCSM for type and spacing. Any existing lights shall be evaluated to determine if they meet current City requirements, and shall be modified or replaced if necessary.
25. Sidewalk Paving – Any specialized paving materials shall be approved through the execution of an Encroachment Removal and Maintenance Agreement (EMRA) with the City at the time of construction permit issuance.
26. Litter Containers – The development shall provide two litter receptacles adjacent to the site; one at the corner of Seventh Avenue and Beech Street and one at the corner of Eighth Avenue and Beech Street.
27. Landscaping – All required landscaping shall be maintained in a disease, weed and litter free condition at all times. If any required landscaping (including existing or new plantings, hardscape, landscape features, etc.) indicated on the approved construction documents is damaged or removed during demolition or construction, it shall be repaired and/or replaced in kind and equivalent in size per the approved documents and to the satisfaction of the City within 30 days of damage or Certificate of Occupancy, whichever occurs first.
28. Planters – Planters shall be permitted to encroach into the ROW a maximum of three feet. The planter encroachment shall be measured from the property line to the face of the curb to the wall surrounding the planter. A minimum six-foot clear path shall be maintained between the face of the planter and the edge of any tree grate or other obstruction in the ROW.
29. On-Street Parking – The Owner/Permittee shall maximize the on-street parking wherever feasible.
30. Franchise Public Utilities – The Owner/Permittee shall be responsible for the installation or relocation of franchise utility connections including, but not limited to, gas, electric, telephone and cable, to the development and all extensions of those utilities in public streets. Existing franchise utilities located above grade serving the property and in the sidewalk ROW shall be removed and incorporated into the adjoining development. All franchise utilities shall be installed as identified in the Basic Concept Drawings. Any above grade devices shall be screened from view from the ROW.

## **CITY CONDITIONS**

31. Geology
  - a. Prior to the issuance of any construction permits (either grading or building), the Owner/Permittee shall submit an addendum geotechnical investigation report that specifically addresses the proposed construction plans. The addendum geotechnical investigation report shall be reviewed for adequacy by Geology Section of Development Services Department (DSD).



- b. The Owner/Permittee shall submit an interim as-graded geotechnical report that presents the results of detailed geologic mapping/logging of the entire basement excavation to demonstrate the lack of faults crossing the site prior to building inspection of foundation excavations. The interim as-graded geotechnical report shall be reviewed for adequacy by the Geology Section of DSD.
- c. The Owner/Permittee shall submit a final as-graded geotechnical report prepared in accordance with the City's Guidelines for Geotechnical Reports following completion of the grading. The as-graded geotechnical report shall be reviewed for adequacy by the Geology Section of DSD prior to exoneration of the bond and grading permit close-out.

### 32. Engineering

- a. The Project proposes to export material from the Project site. Any excavated material that is exported shall be exported to a legal disposal site in accordance with the Standard Specifications for Public Works Construction ("Green Book"), 2015 edition and Regional Supplement Amendments adopted by the Regional Standards Committee.
- b. The drainage system proposed for the Project, as shown on the site plan, is private and subject to approval by the City Engineer.
- c. Prior to the issuance of any building permits, the Owner/Permittee shall obtain a ROW permit for the shoring proposed for the Project, satisfactory to the City Engineer.
- d. Prior to the issuance of any building permits, the Owner/Permittee shall obtain an EMRA from the City Engineer for the sidewalk underdrain/curb outlet in the Seventh Avenue and Eighth Avenue ROW.
- e. Prior to the issuance of any building permits, the Owner/Permittee shall obtain an EMRA from the City Engineer for any existing and proposed private improvements of any kind, including utilities, landscaping, trench drains, and electrical conduits to be installed within the Seventh Avenue, Beech Street, and Eighth Avenue, satisfactory to the City Engineer.
- f. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the construction of a current City standard 24-foot wide driveway adjacent to the site on Eighth Avenue;
- g. Prior to issuance of any construction permit, the Owner/Permittee shall assure by permit and bond the removal of existing driveways and replace it with curb, gutter, and sidewalk per City Standard adjacent to the site on Eighth Avenue, satisfactory to the City Engineer.
- h. Prior to issuance of any construction permit, the Owner/Permittee shall assure by permit and bond the reconstruction of the sidewalk with current City Standard sidewalk and preserving the contractor's stamp adjacent to the site on Seventh Avenue, Beech Street, and Eighth Avenue, satisfactory to the City Engineer.

- i. Prior to issuance of any construction permit, the Owner/Permittee shall assure by permit and bond the reconstruction of the existing curb with curb and gutter per current City standards adjacent to the site on Seventh Avenue, Beech Street, and Eighth Avenue, satisfactory to the City Engineer.
- j. Prior to the issuance of any construction permits, the Owner/Permittee shall assure, by permit and bond, to reconstruct two existing curb ramps with current City Standard curb ramp Standard Drawing SDG-130 and SDG-132 with Detectable/Tactile Warning Tile, satisfactory to the City Engineer.
- k. Prior to issuance of any construction permit, the Owner/Permittee shall enter into a Maintenance Agreement for the on-going permanent Best Management Practices (BMP) maintenance, satisfactory to the City Engineer.
- l. Prior to the issuance of any construction permit, the Owner/Permittee shall incorporate any construction BMP necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the SDMC into the construction plans or specifications.
- m. Prior to the issuance of any construction permit, the Owner/Permittee shall submit a technical report based on the Storm Water Standards in effect at the time of construction permit issuance that will be subject to final review and approval by the City Engineer.
- n. Prior to the issuance of any construction permit, the Owner/Permittee shall submit a Water Pollution Control Plan (WPCP). The WPCP shall be prepared in accordance with the guidelines in Part 2 Construction BMP Standards, Chapter 4 of the City's Storm Water Standards.

## **SUSTAINABILITY**

The following requirements must be demonstrated prior to issuance of construction permits:

33. Cool/Green Roofs - The development must include roofing materials with a minimum three-year aged solar reflection and thermal emittance or solar reflection index equal to or greater than the values specified in the voluntary measures under the CALGreen.
34. Plumbing Fixtures and Fittings –
  - Kitchen faucets: maximum flow rate not to exceed 1.5 gallons per minute at 60 psi;
  - Standard dishwashers: 4.25 gallons per cycle;
  - Compact dishwashers: 3.5 gallons per cycle; and,
  - Clothes washers: water factor of 6 gallons per cubic feet of drum capacity.
35. Electrical Vehicle Charging – 3% of the total required parking spaces shall be provided with a listed cabinet, box or enclosure connected to a conduit linking the parking space with electrical services. Of these spaces, 50% shall include the necessary electric vehicle supply equipment installed to provide an active electric charging station ready for use by residents.



## STANDARD REQUIREMENTS

36. Environmental Impact Mitigation Monitoring and Reporting Program (MMRP): As required by CCPDO Section 156.0304(h), the development shall comply with all applicable Mitigation Monitoring and Reporting Program (MMRP) measures from the 2006 Final Environmental Impact Report (FEIR) for the DCP.
37. Tentative Map: The Owner and/or Permittee shall be responsible for obtaining all map approvals required by the City prior to any future conversion of the residential units and/or commercial spaces to condominium units for individual sale.
38. Development Impact Fees: The development will be subject to Centre City Development Impact Fees. The fee shall be determined in accordance with the fee schedule in effect at the time of building permit issuance and in accordance with the SDMC. 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.
39. Construction Fence: The 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.
40. Development Identification Signs: Prior to commencement of construction on the site, the Owner/Permittee shall prepare and install, at its cost and expense, one sign on the barricade around the site which identifies the development. The sign shall be at least four feet by six 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 \_\_\_\_\_

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

41. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36-month period, this permit shall be void unless an

Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker.

42. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.
43. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
44. Issuance of this Permit by the City does not authorize the Owner/Permittee to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. §1531 et seq.).
45. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.
46. This development shall comply with the standards, policies, and requirements in effect at the time of approval of this development, including any successor(s) or new policies, financing mechanisms, phasing schedules, plans and ordinances adopted by the City.
47. No permit for construction, operation, or occupancy of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until this Permit is recorded in the Office of the San Diego County Recorder.
48. The Owner/Permittee shall secure all necessary building permits. The Owner/Permittee is informed that to secure these permits, substantial building modifications and site improvements may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.
49. Construction plans shall be in substantial conformity to the approved Basic Concept/Schematic Drawings and associated Color and Materials Boards dated September 16, 2019, on file at the City. Changes, modifications, or alterations to the construction plans are prohibited unless appropriate application(s)/amendment(s) to the Project have been granted.
50. The Owner/Permittee shall defend, indemnify, and hold harmless CivicSD and the City (collectively referred to as "City"), its agents, officers, and employees from any and all claims, actions, proceedings, damages, judgments, or costs, including attorney's fees, against the City or its agents, officers, or employees, relating to the issuance of this permit including, but not limited to, any action to attack, set aside, void, challenge, or annul this development approval and any environmental document or decision. The City will promptly notify Owner/Permittee of any claim, action, or proceeding and, if the City should fail to cooperate fully in the defense, the Owner/Permittee shall not thereafter be responsible to defend, indemnify, and hold



