



County of San Diego – Addendum 3

QUESTION – Assuming all Civic SD zoning regulations and the community plan govern the project, will Civic San Diego entitle the project according to the normal process? Do respondents have to go through the typical entitlement process?

COUNTY ANSWER – All projects will follow the entitlement process established by the City of San Diego, including working with Civic San Diego. It is up to the respondent teams to understand the individual zoning and planning documents and to propose a project consistent with the parameters of those documents.

QUESTION – Can the project be combined into 1 “L” parcel?

COUNTY ANSWER – Yes, the project can be combined into 1 parcel.

QUESTION – The Garage does not seem to have followed the Sun Access zone requirements. If respondent is required to follow the Sun Access Zone, the project will expose the garage in certain areas on the block. During the County’s process with the City and the Community, have they given any direction on whether respondent should ignore the Sun Access Zone in those areas where the design would expose the garage and instead build a higher building to conceal the garage?

COUNTY ANSWER – It is up to the respondents to read and understand all planning and zoning regulation governing development on this site and to propose a project consistent with those documents. It is our understanding that the Downtown Community Plan allows for deviations to its design guidelines, but the respondent would generally need to provide proposals of superior architecture, or meet other conditions, in order to justify a deviation from the design guidelines. It will be up to the selected team to work with the City and Civic San Diego on any proposed deviations a team would request.



QUESTION – Will all questions be published or will any be confidential?

COUNTY ANSWER – All questions will be published with their associated answers. There will be no confidential questions.

QUESTION – RFSQ indicates there will be a shortlist for interviews if necessary. Does that mean if the County feels it's necessary to interview they will or will the County just pick teams to move forward to the RFP?

COUNTY ANSWER – The process will be based on pass / fail criteria. If the County determines there is a need to interview teams it may elect to do so.

QUESTION – San Diego has an emergent housing crisis. Are we to believe that the project will contain 20% or more of the units as affordable housing for working families, seniors, retirees, special needs? This policy goal is consistent to providing affordable housing to the huge amount of service, tourism and other low-income residents.

COUNTY ANSWER – All projects will follow the entitlement process established by the City of San Diego, including working with Civic San Diego. The developer will be responsible for determining the requirements for their specific proposal.
