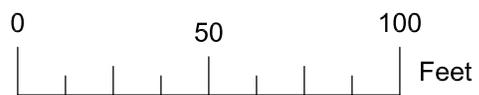


**PROPOSED EASEMENTS:**

- ① APPROX. LOC. PROPOSED ACCESS EASEMENT FOR BENEFIT OF PARCEL 1
- ② PROPOSED SEISMIC SEPARATION EASEMENT

**EXISTING EASEMENTS:**

- ③ ESMT TO M.T.S. PER INSTRUMENT NO. 2003-1155942, O.R.
- ④ ESMT TO M.T.S. PER INSTRUMENT NO. 2015-0413386, O.R.
- ⑤ ESMT TO SDG&E PER INSTRUMENT NO. 2015-0413387, O.R.



DEPARTMENT OF GENERAL SERVICES  
REAL ESTATE SERVICES  
COUNTY OF SAN DIEGO

APPROVED BY: \_\_\_\_\_  
DRAWN BY: E. LAZOVICH

DATE: 10/15/2015  
SCALE: 1" = 50'

SHEET No.  
1 OF 1  
PARCEL No.

1566 KETTNER BLVD. SAN DIEGO, CA 92101

2014-0210

## Cedar/Kettner Site Description

### **DETAILS:**

#### Parcel 2 (CPN: 2014-0210-B)

- Approximately 42 feet x 203 feet
- 8,581 total square feet
- .197 acres

#### Parcel 3 (CPN: 2014-0210-C)

- Approximately 98 feet x 175 feet
- 16,989 total square feet
- .39 acres

**LOCATION:** The Site is located in the Little Italy neighborhood of Downtown San Diego and is bounded by Cedar Street to the north, Kettner Boulevard to the east, Beech Street to the south and a railroad/Metropolitan Transit District right-of-way to the west. The Site has outstanding access (.6 mile) to Interstate-5 and enjoys a prime location a few short blocks from the County's Waterfront Park and North San Diego Bay.

**ZONING:** The Site is zoned as Residential Emphasis (RE) and lies within the Little Italy Sun Access (LISA) overlay zone of the Centre City Planned District Ordinance (PDO). The RE zoning allows for a variety of uses (office, hotel, retail) but requires at least 80% of the gross floor area to be residential uses.

The Site is zoned CCPD-R and the zoning allows for minimum floor area ratio ("FAR") of 3.5 and a maximum FAR of 6.0. FAR bonus may be earned and/or purchased allowing for a maximum FAR of 8.0.

**ACCESS:** Parcel 2 two will maintain a thirty-three (33) foot wide access lane for vehicle ingress into the parking structure located on Parcel 1. Respondents may propose building over the vehicle ingress access lane. Parcel 3 will maintain a pedestrian access walkway on the north-west corner of Parcel 3 for use by the parking structure located on Parcel 1. Respondents may propose building over the pedestrian access walkway.