

RA Item # 2  
Items 1 + 2  
(RA-2007-63) 1/23/07  
RA mtg

REDEVELOPMENT AGENCY OF

THE CITY OF SAN DIEGO

RESOLUTION NUMBER R- 04105

DATE OF FINAL PASSAGE FEB 14 2007

A RESOLUTION OF THE REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO APPROVING MARINA DEVELOPMENT PERMIT 2006-39, INCLUDING DESIGN REVIEW OF THE BASIC CONCEPT/SCHEMATIC DRAWINGS AND REQUESTED EXCEPTIONS, FOR THE CRACKER FACTORY PROJECT WITHIN THE CENTRE CITY REDEVELOPMENT PROJECT AREA.

WHEREAS, the Redevelopment Agency of the City of San Diego [the "Agency"] is engaged in activities necessary to carry out and implement the Redevelopment Plan for the Centre City Redevelopment Project [the "Project"]; and

WHEREAS, in order to carry out and pursuant to the Plan, AFJR Partnership [the "Developer"] has submitted to the Agency Marina Development Permit 2006-39 for the Cracker Factory Project [the "Development"], consisting of the rehabilitation and expansion of an existing building to contain approximately 7,000 square feet of ground floor commercial space, 7,000 square feet of office space, 11 residential units, and 16 parking spaces located on the 10,000 square-foot site at the northeast corner of Market and Columbia Streets within the Marina Planned District within the Centre City Redevelopment Project; and

WHEREAS, pursuant to the Marina Planned District Ordinance, the Developer has submitted to the Agency the Basic Concept and Schematic Drawings for the Development; and

WHEREAS, pursuant to the Marina Planned District Ordinance, the Developer has applied for certain Exceptions in order to permit the development as shown on the Basic Concept/Schematic Drawings; and

WHEREAS, the Development is Categorically Exempt from environmental review under the California Environmental Quality Act, Class 1; and

WHEREAS, the Basic Concept/Schematic Drawings and the proposed Exceptions have been reviewed and recommended by the Centre City Advisory Committee; and


WHEREAS, the Centre City Development Corporation, Inc., and the Agency have held public hearings to consider the proposed Permit and Exceptions, and the design of the project, having duly published and mailed notice of such public hearings and permitted interested citizens and area residents to review and comment on the proposed Development; NOW, THEREFORE,

BE IT RESOLVED, by the Redevelopment Agency of the City of San Diego, as follows:

1. That the Agency grants Marina Development Permit 2006-39 attached hereto as Exhibit A, including the requested Exceptions, and grants Design Review approval of the Basic Concept/Schematic Drawings, attached hereto as Exhibit B, for the Cracker Factory Project.
2. That the proposed rehabilitation and expansion of the building is Categorically Exempt from environmental review under the California Environmental Quality Act, Class 1 – Existing Facilities. It should be noted that the density and uses of the proposal are also consistent

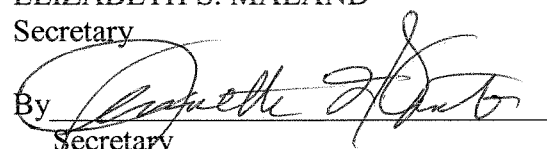
with the development envisioned under the 2006 Final Environmental Impact Report prepared for the Downtown Community Plan.


APPROVED: MICHAEL J. AGUIRRE, General Counsel

By   
Eunice C. Chan  
Deputy General Counsel

ECC:nda  
01/05/07  
Or.Dept:Redev.Agency  
RA-2007-63  
MMS#3922

I hereby certify that the foregoing Resolution was passed by the Redevelopment Agency of the City of San Diego, at its meeting of JAN 23 2007

ELIZABETH S. MALAND  
Secretary  
By   
Secretary

Jeannette Santos, Deputy Redevelopment Agency  
By   
Deputy Redevelopment Agency

Approved: 2.14.07  
(date)

  
JERRY SANDERS, Executive Director

Vetoed: \_\_\_\_\_  
(date)

\_\_\_\_\_  
JERRY SANDERS, Executive Director

Passed by the Redevelopment Agency of The City of San Diego on JAN 23 2007, by the following vote:

Agency Members	Yeas	Nays	Not Present	Ineligible
Scott Peters	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Kevin Faulconer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Toni Atkins	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Anthony Young	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Brian Maienschein	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Donna Frye	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Jim Madaffer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ben Hueso	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Date of final passage FEB 14 2007

AUTHENTICATED BY:

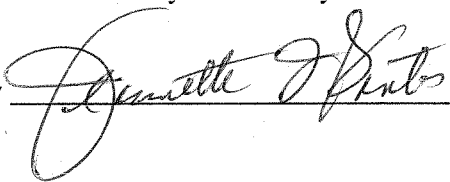
JERRY SANDERS

Executive Director of The City of San Diego, California.

(Seal)

ELIZABETH S. MALAND

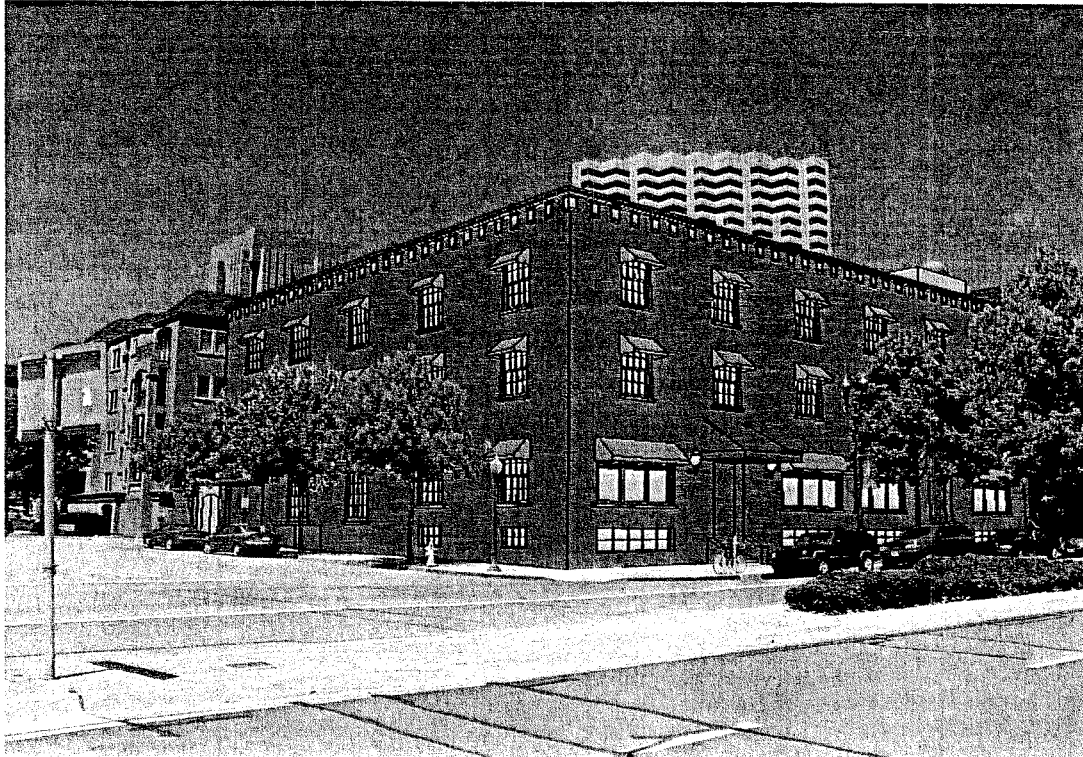
Secretary of The City of San Diego, California.

By , Deputy

Office of the Redevelopment Agency, San Diego, California

Resolution Number R-04105

# **EXHIBIT B**



# Cracker Factory

ARCHITECTS  
RICHARD BUNDY  
& DAVID THOMPSON

715 J STREET #207  
SAN DIEGO, CALIFORNIA 92101-7140  
(619) 231-4929

CRACKER FACTORY

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448 W Market Street  
San Diego, California

CCDC  
Development Permit  
Submittal

SHEET TITLE COVER SHEET

DATE 08.25.2006

REVISIONS

1

## INDEX OF DRAWINGS

sheet no	sheet description	sheet no	sheet description
1	COVER SHEET	11	EXTERIOR ELEVATION, Market St.
2	PROJECT DATA/PROJECT DESCRIPTION	12	EXTERIOR ELEVATION, West
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6	FIRST FLOOR PLANS	16	EXISTING BUILDING PHOTOGRAPH
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8	THIRD FLOOR PLANS	18	VICINITY ELEVATIONS
9	ROOF/PENTHOUSE FLOOR PLANS	19	COLOR BOARD
10	UPPER ROOF PLANS		

## DIRECTORY

<b>owner</b>	AFJR Partnership c/o Caryl Chabot 348 Horizon Drive Encinitas, California 92024 760-500-8652
<b>architect</b>	ARCHITECTS Richard Bundy & David Thompson 715 J Street, Suite 207 San Diego, California, 92101 619-231-4929

**PROJECT DATA**

**Basement Level** 9,000 gross s.f.  
 16 parking spaces w/potential for  
 14 additional spaces with stackers.

**First Floor** 9,000 gross s.f.  
 6,606 leasable s.f. of retail space

**Second Floor** 9,000 gross s.f.  
 7,243 leasable s.f. of office lease space

**Third Floor** 9,000 gross s.f.  
 7 Live-Work Lofts  
 7,415 leasable s.f.

**Roof** 4,863 gross s.f.  
 4 Penthouse Lofts  
 4,055 leasable s.f.

**Height** 50'

**FAR** 3.73 (variance required)

3,548 s.f. of the Basement is  
 excluded from the FAR calculation  
 site size - 10,000 s.f.  
 total gross area of building 37,315 s.f.

**BUILDING CODE CLASSIFICATIONS**

**existing**  
 4 Stories  
 over Basement (as defined in CBC)  
 existing area = 36,656 s.f.  
 height = 44'-0" (per CBC)  
 (E) Type III one hour  
 M Occupancy (1st Floor)  
 B (Basement, 2nd, & 3rd Floors)

FAR = 3.31

**proposed**  
 4 Stories  
 over Basement (as defined in CBC)  
 proposed area = 40,863 s.f.  
 height = 50'-0" (per CBC)  
 (N) Type III, sprinkled in lieu of one hour  
 S3 (Basement)  
 M Occupancy (1st Floor)  
 B ( 2nd Floor)  
 B - Live Work (3rd & 4th Floors)

FAR = 3.77

**PROJECT DESCRIPTION**

The Cracker Factory was constructed in 1913 and since has been a vital part of the neighborhood now known as Marina Planned District. For the past 30 years the Cracker Factory has served as the antiques center for this part of San Diego's downtown. With the buildout of the neighborhood as a condominium residential center the time to upgrade and update the Cracker Factory is now.

The AFJR Partnership, representing one of San Diego's important families, the Frosts, have owned the Cracker Factory for the past 30+ years and has decided to upgrade the property to serve the downtown residential neighborhood.

This project will structurally upgrade the existing URM building to the requirements allowing for the construction of the penthouse units and the potential change in use on the First Floor. Structural upgrade will include new columns and beams to take bearing loads off of existing exterior brick walls, new concrete shear walls, and floor to wall seismic ties. In addition, completely new elevator, electrical, mechanical, plumbing, and fire sprinkling systems will be constructed to create a building where each tenant will have their own electrical and gas meter with air conditioning.

The rooftop penthouse addition replaces an existing rooftop space and is designed to be set back from the existing building parapet with handrails set back from that parapet so that the existing building lines and profile will remain as today. While further studies are anticipated, the concept for redevelopment includes rehab of the existing wood sash windows, new awnings, new paint/color scheme, and a new opening on Columbia to access the new Basement level parking.

The project will observe the Marina District 50' height limit but will require an FAR variance for an FAR of 3.73 where 3.5 is allowed. Refer to the attachment.

**LEGAL DESCRIPTION**

LOTs E, F, G, & H  
 Block 28/781  
 City of San Diego  
 County of San Diego  
 Map 456

**CRACKER FACTORY BUILDING**  
**448 W. Market Street**  
 APN 535-056-05

ARCHITECTS  
 RICHARD BUNNY  
 & DAVID THOMPSON

715 J STREET #207  
 SAN DIEGO, CALIFORNIA 92101-7140  
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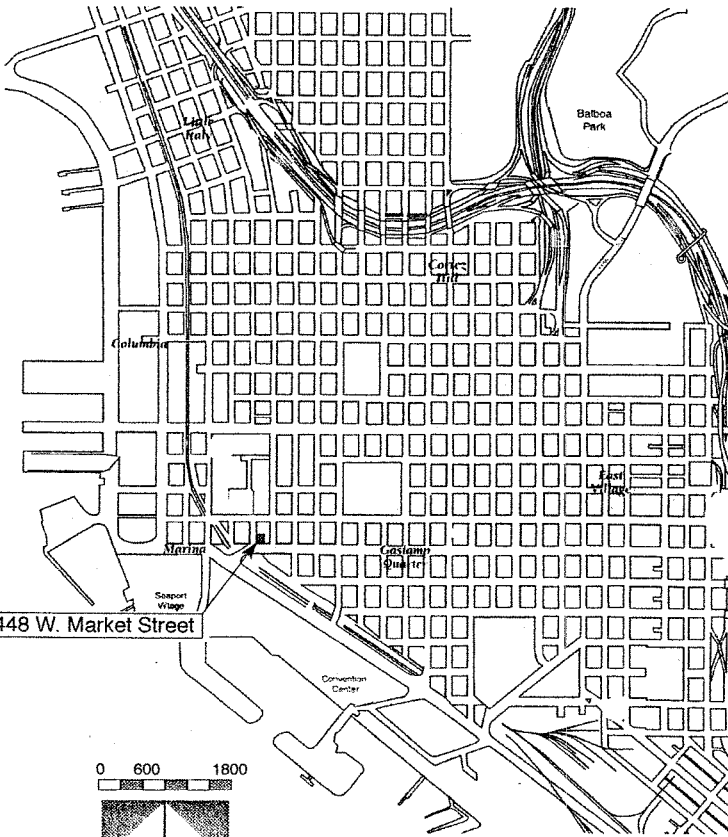
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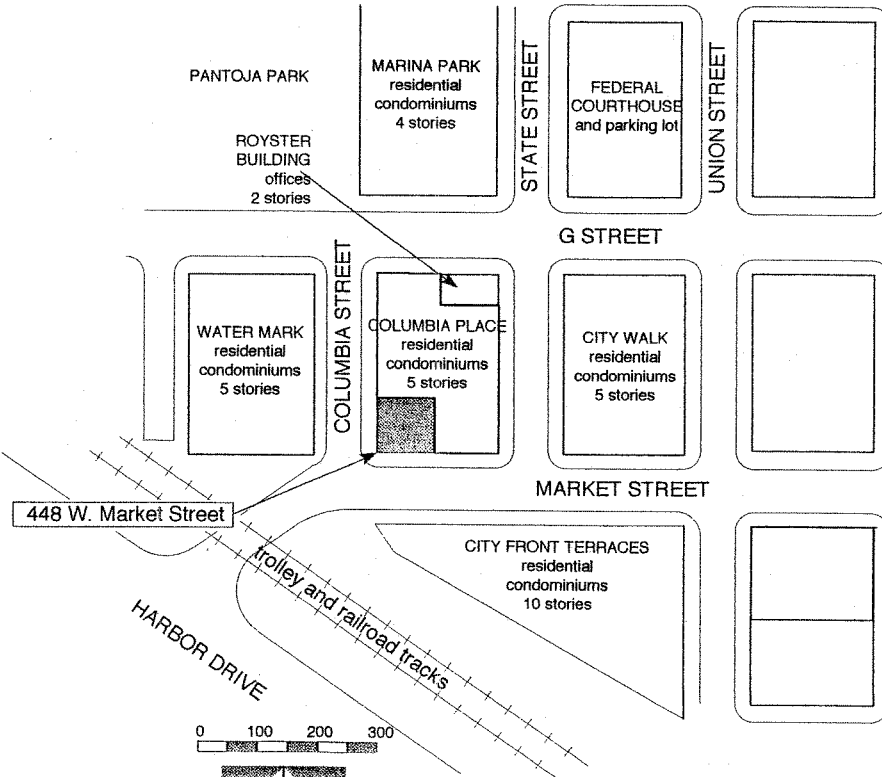
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SHEET TITLE PROJECT DATA  
 PROJECT DESCRIPTION

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**DOWNTOWN PLAN**



**VICINITY PLAN**

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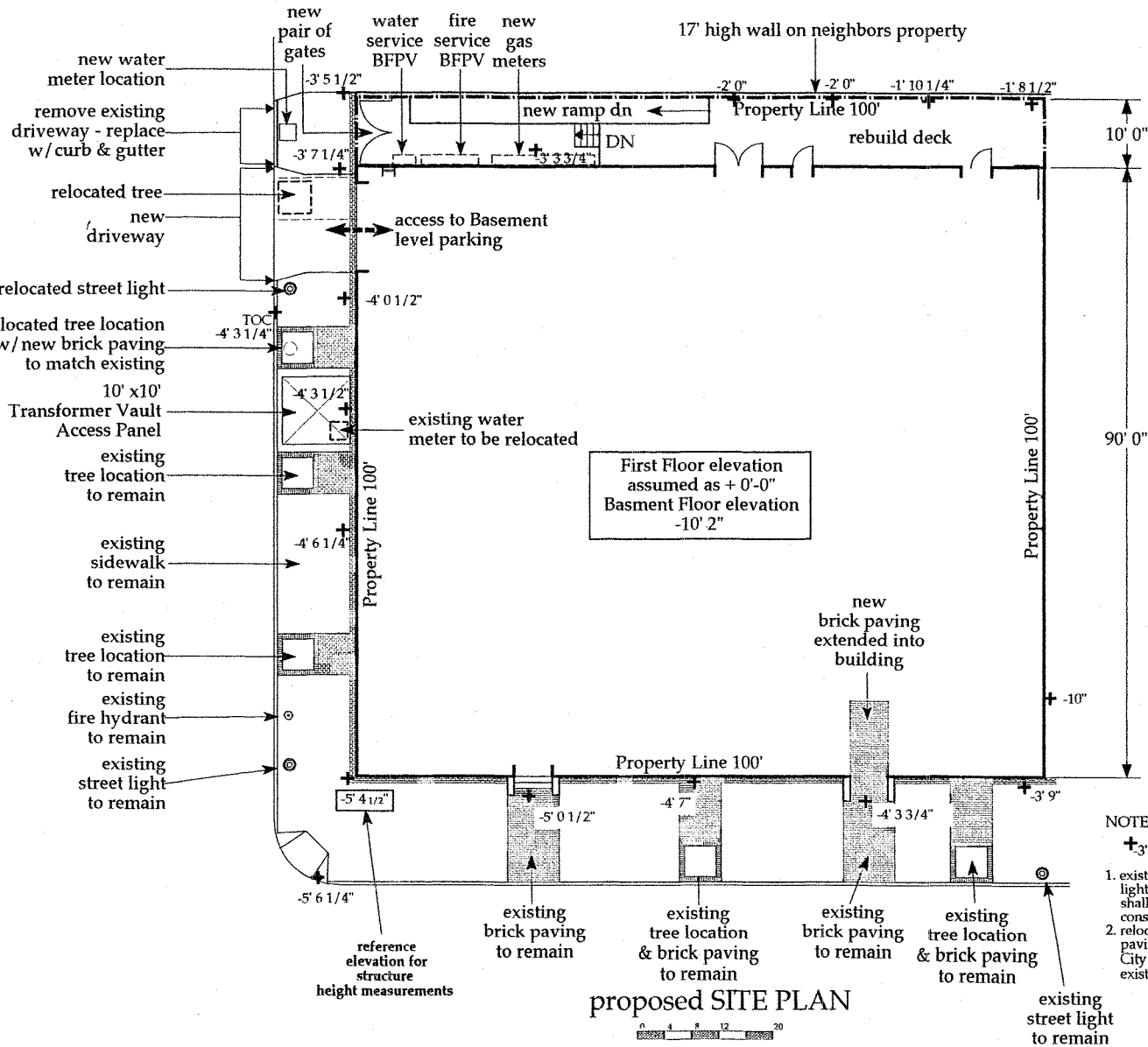
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proposed SITE PLAN

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CONCEPT ARCHITECTS RICHARD BUNDEY & DAVID THOMPSON

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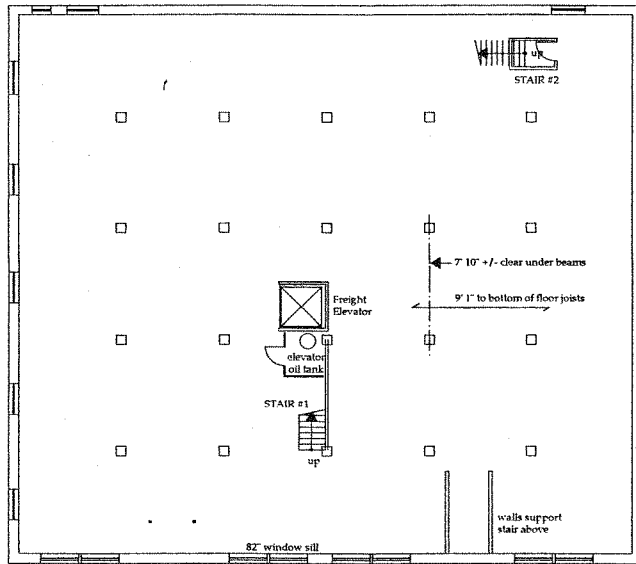
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SHEET TITLE BASEMENT FLOOR PLANS

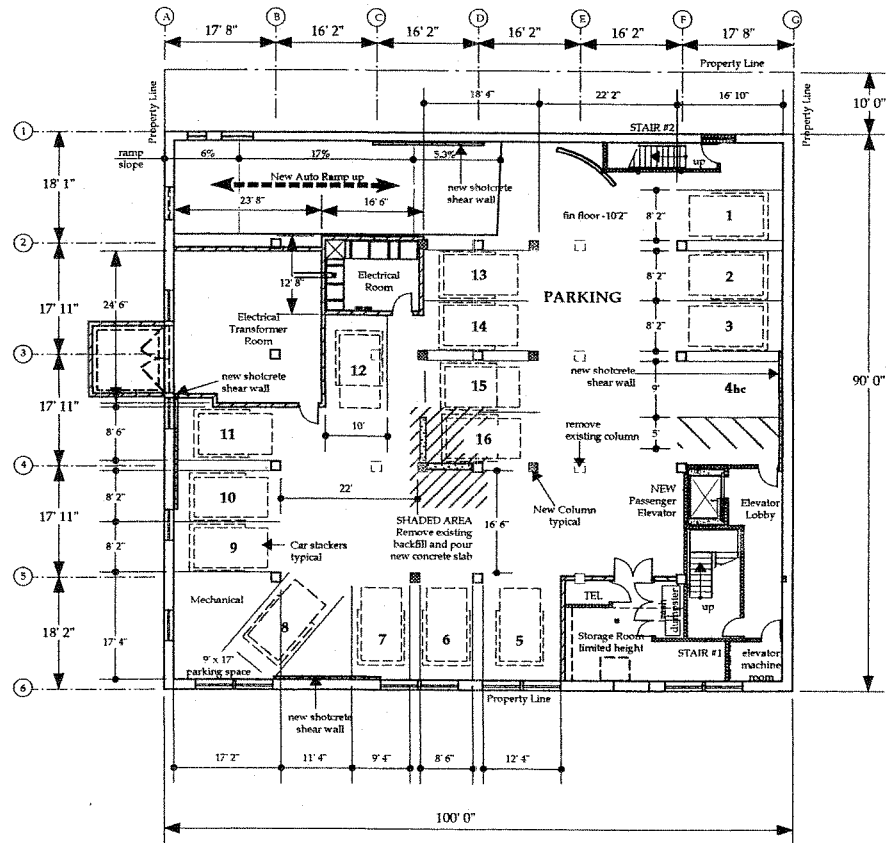
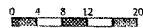
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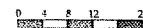
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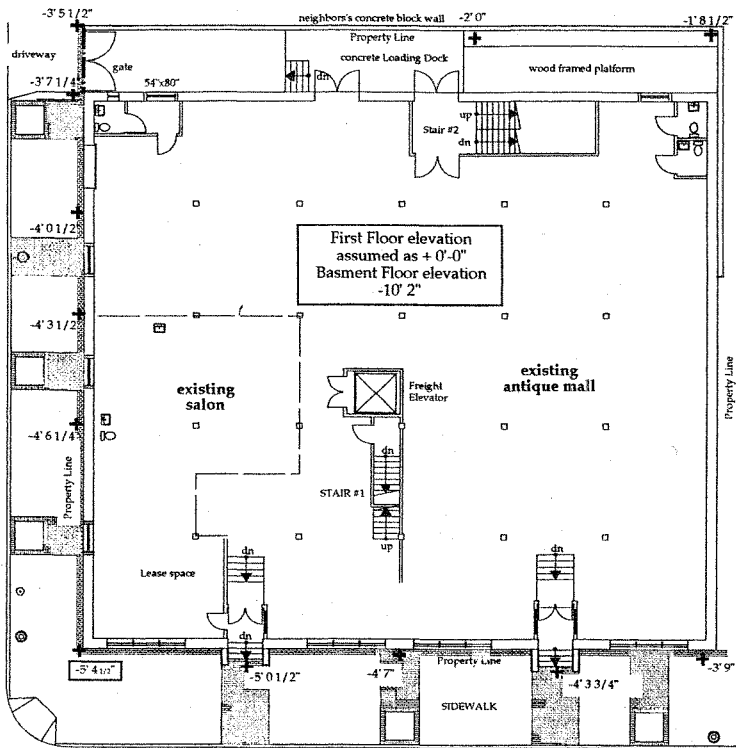


existing BASEMENT FLOOR PLAN

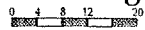


proposed BASEMENT FLOOR PLAN

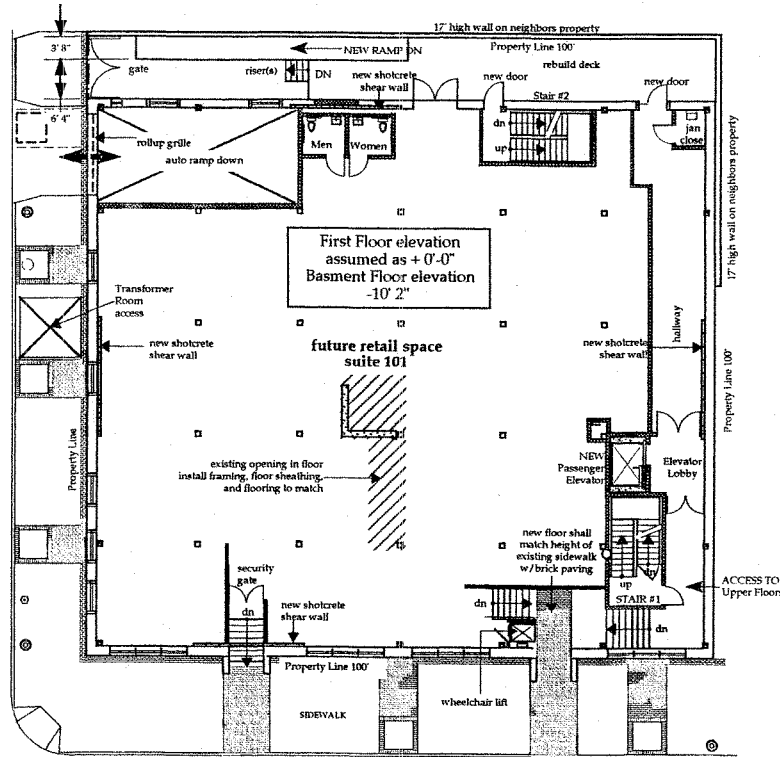




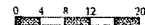
existing FIRST FLOOR PLAN  
w/ sidewalk grades



NOTE  
+3' 9" = FINISH GRADES



proposed FIRST FLOOR PLAN on SITE PLAN



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SHEET TITLE FIRST FLOOR PLANS

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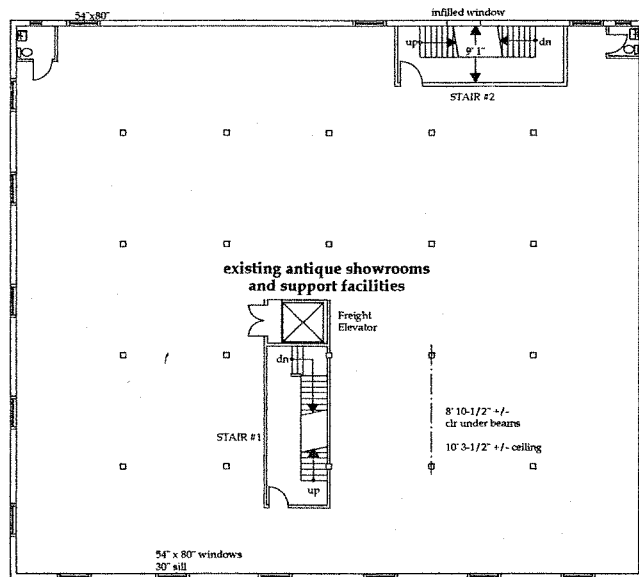
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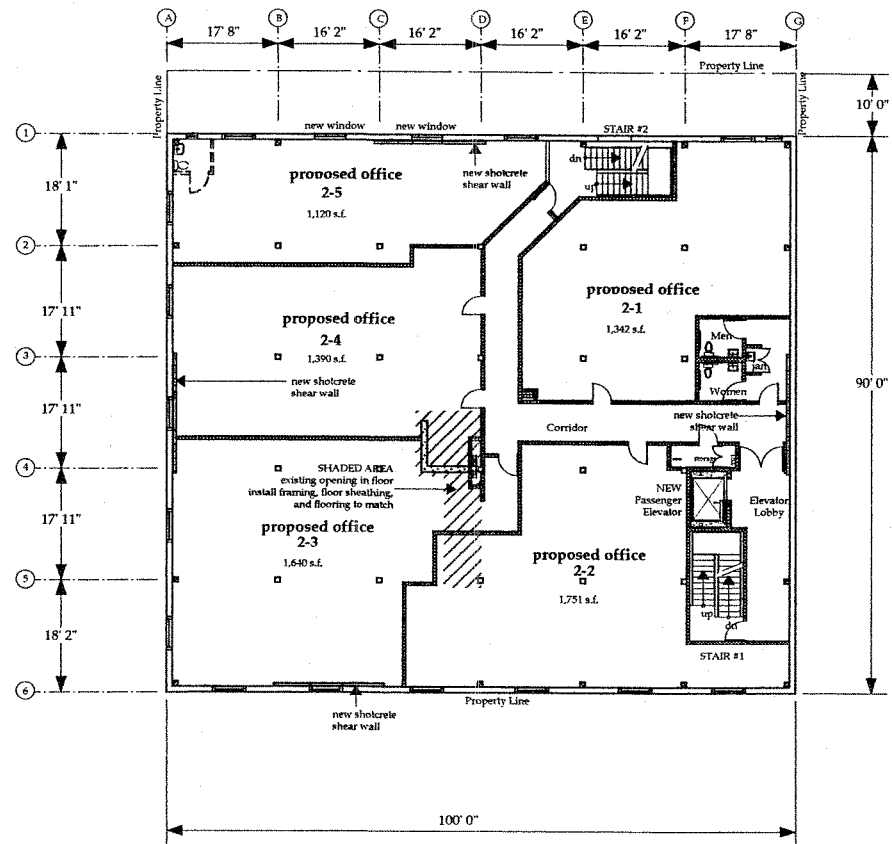
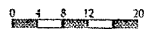
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DATE 08.25.2006

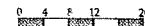
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existing SECOND FLOOR PLAN



proposed SECOND FLOOR PLAN



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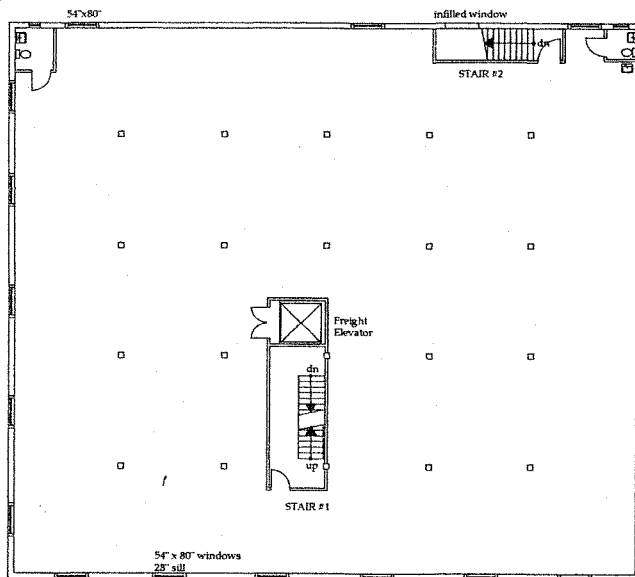
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SHEET TITLE THIRD FLOOR PLANS

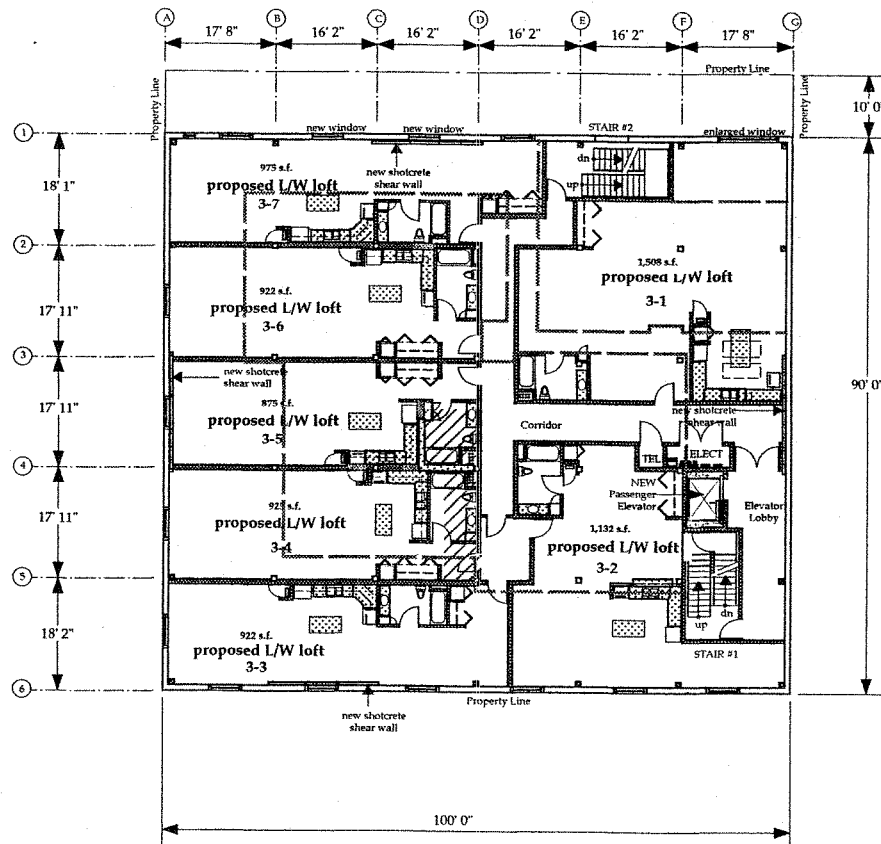
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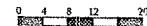
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existing THIRD FLOOR PLAN



proposed THIRD FLOOR PLAN



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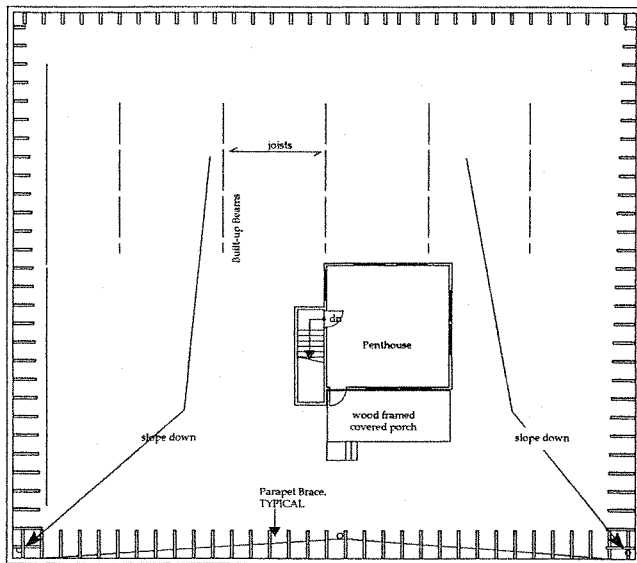
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ROOF level FLOOR PLANS

SHEET TITLE

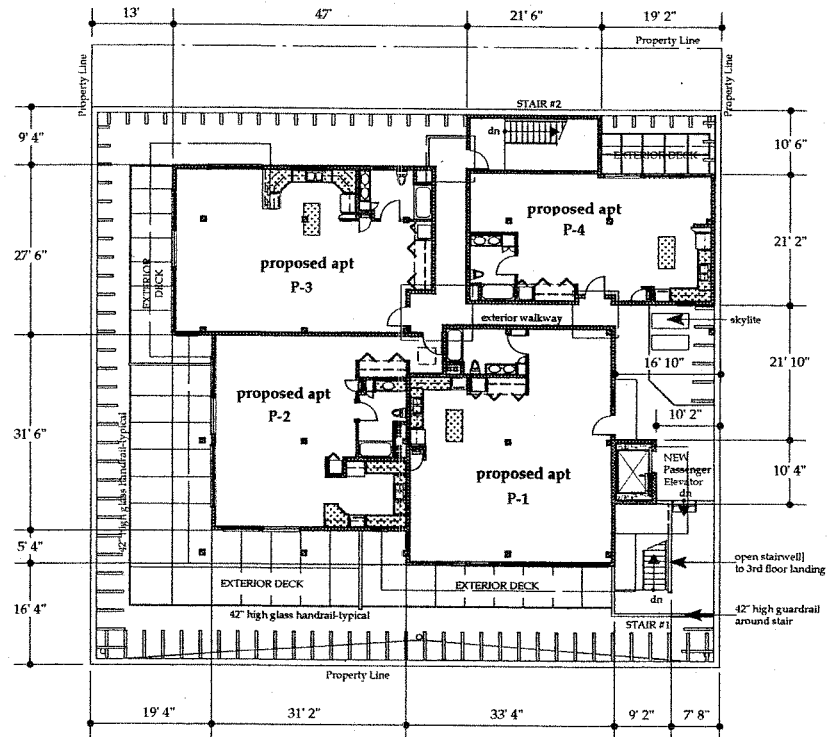
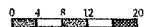
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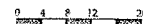
NOTE  
 TOTAL AREA = 6566 s.f.

existing ROOF PLAN



NOTE  
 TOTAL AREA = 4,863 s.f.

proposed ROOF level PLAN with  
 new PENTHOUSE APARTMENTS



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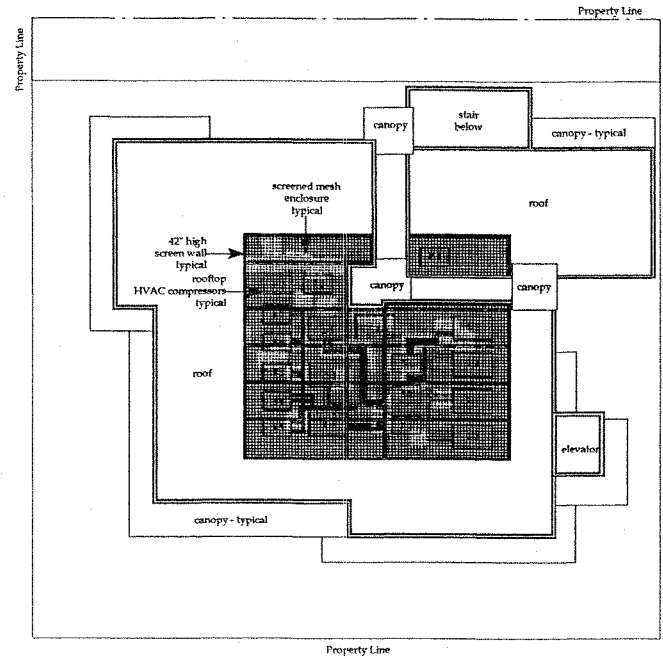
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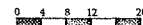
SHEET TITLE UPPER ROOF PLAN

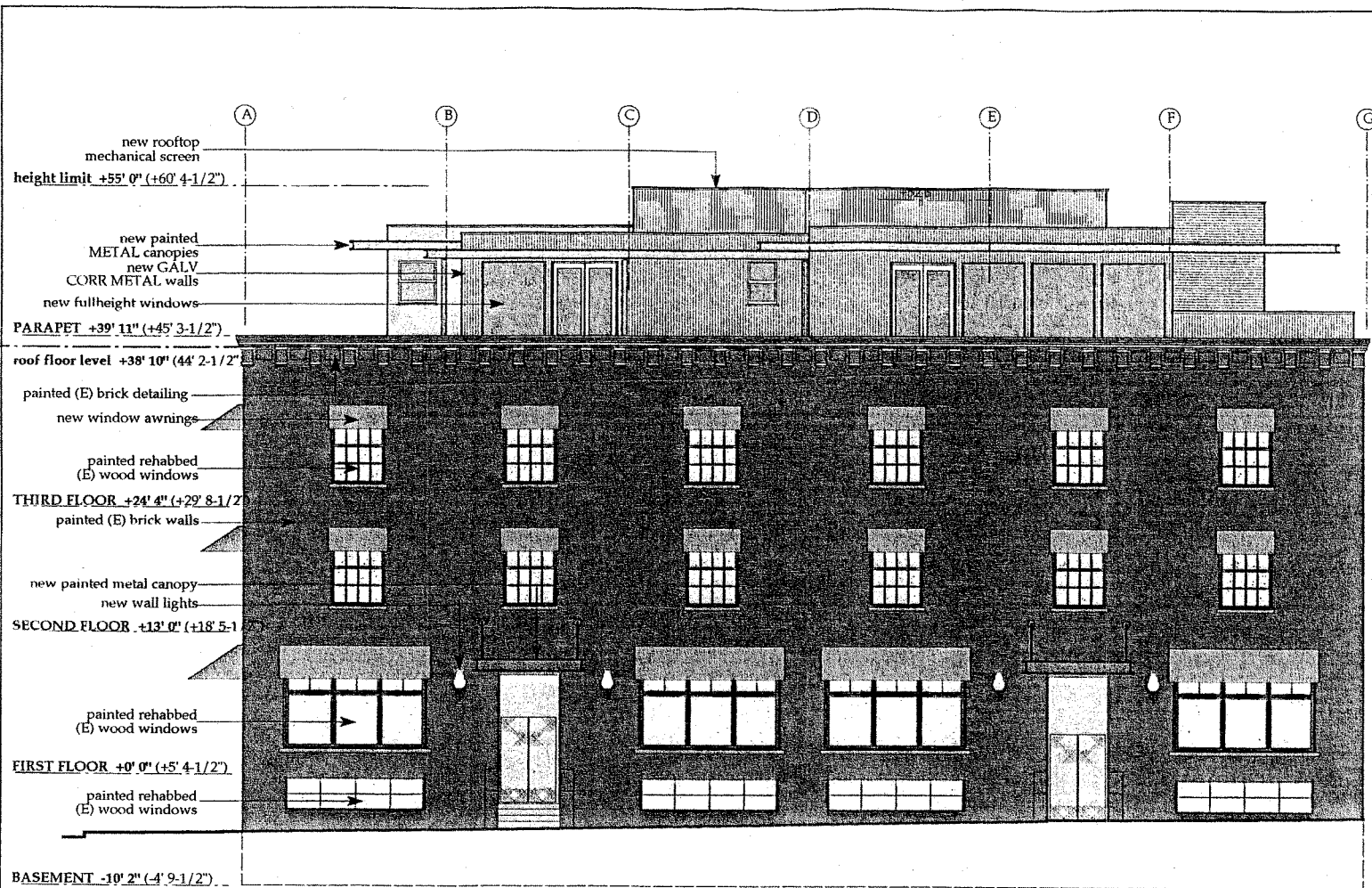
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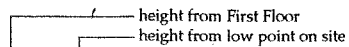
proposed UPPER ROOF PLAN





**NOTE**

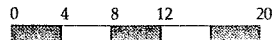
REF ELEVATIONS are referenced to Finish First Floor and equals +0' 0" which is +5' 4-1/2" above the low point on site.



FIRST FLOOR +0' 0" (+5' 4-1/2")

SOUTH market street ELEVATION

**EXTERIOR ELEVATIONS**



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CRACKER FACTORY

CCDC PERMIT ARCHITECTS RICHARD BUNDY & DAVID THOMPSON

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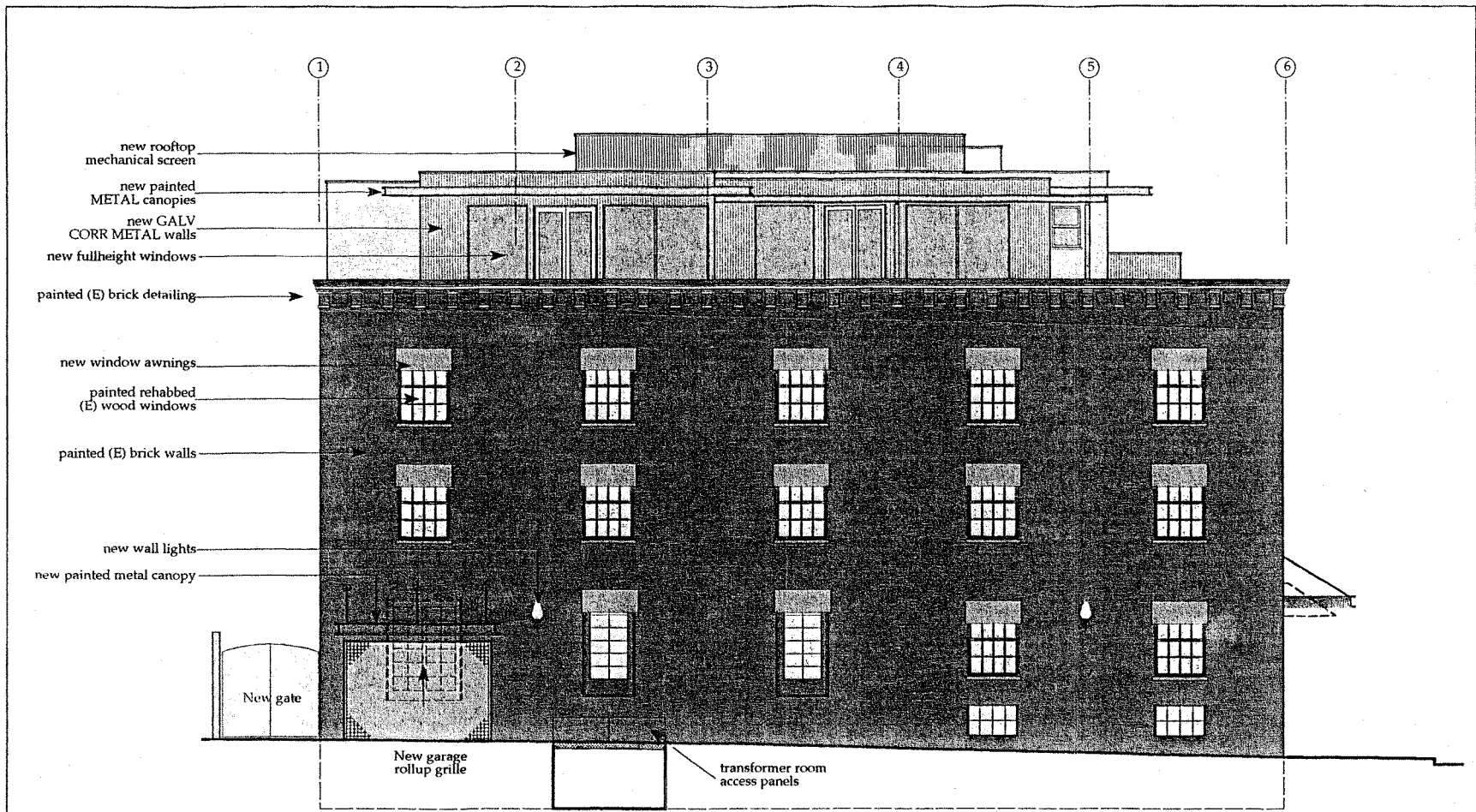
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SHEET TITLE MARKET STREET  
EXTERIOR ELEVATION

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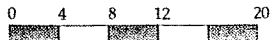
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WEST columbia street ELEVATION

EXTERIOR ELEVATIONS



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CRACKER FACTORY

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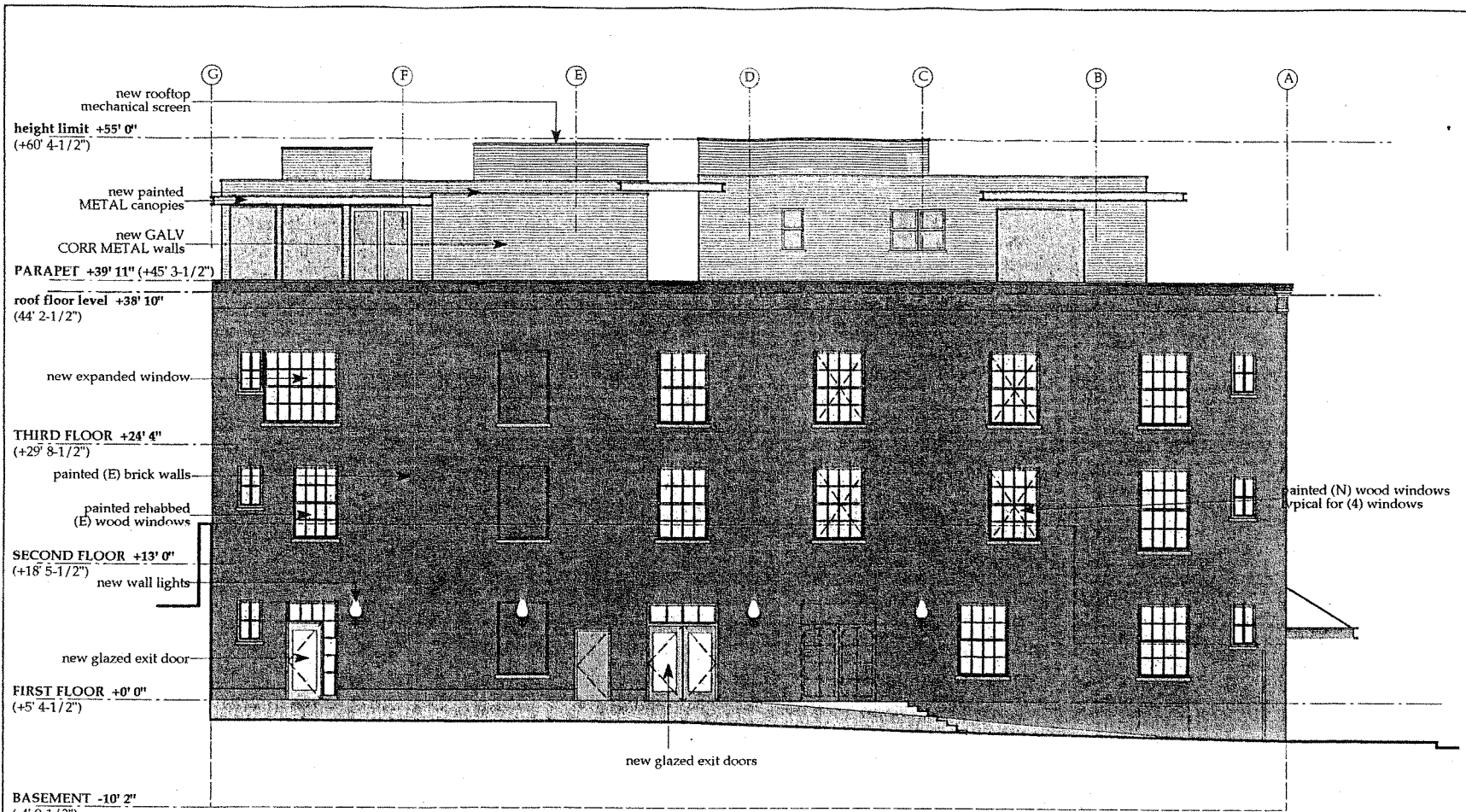
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SHEET TITLE COLUMBIA STREET  
EXTERIOR ELEVATION

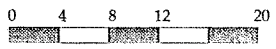
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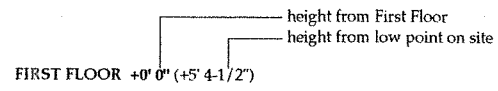
NORTH ELEVATION

EXTERIOR ELEVATIONS



NOTE

REF ELEVATIONS are referenced to Finish First Floor and equals +0' 0" which is +5' 4-1/2" above the low point on site.



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& DAVID THOMPSON

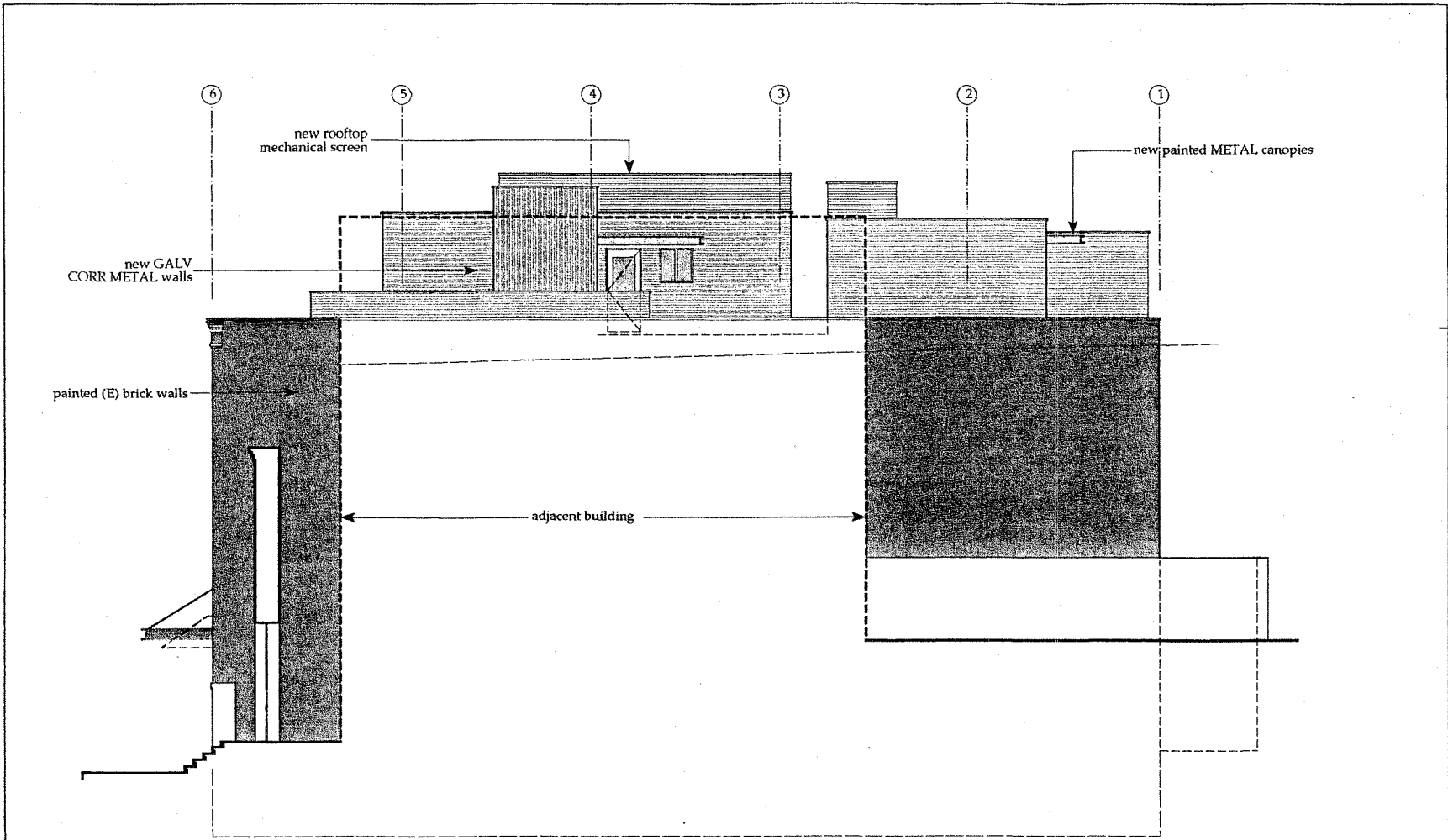
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CRACKER FACTORY

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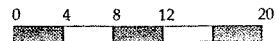
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SHEET TITLE NORTH  
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EAST property line ELEVATION

EXTERIOR ELEVATIONS



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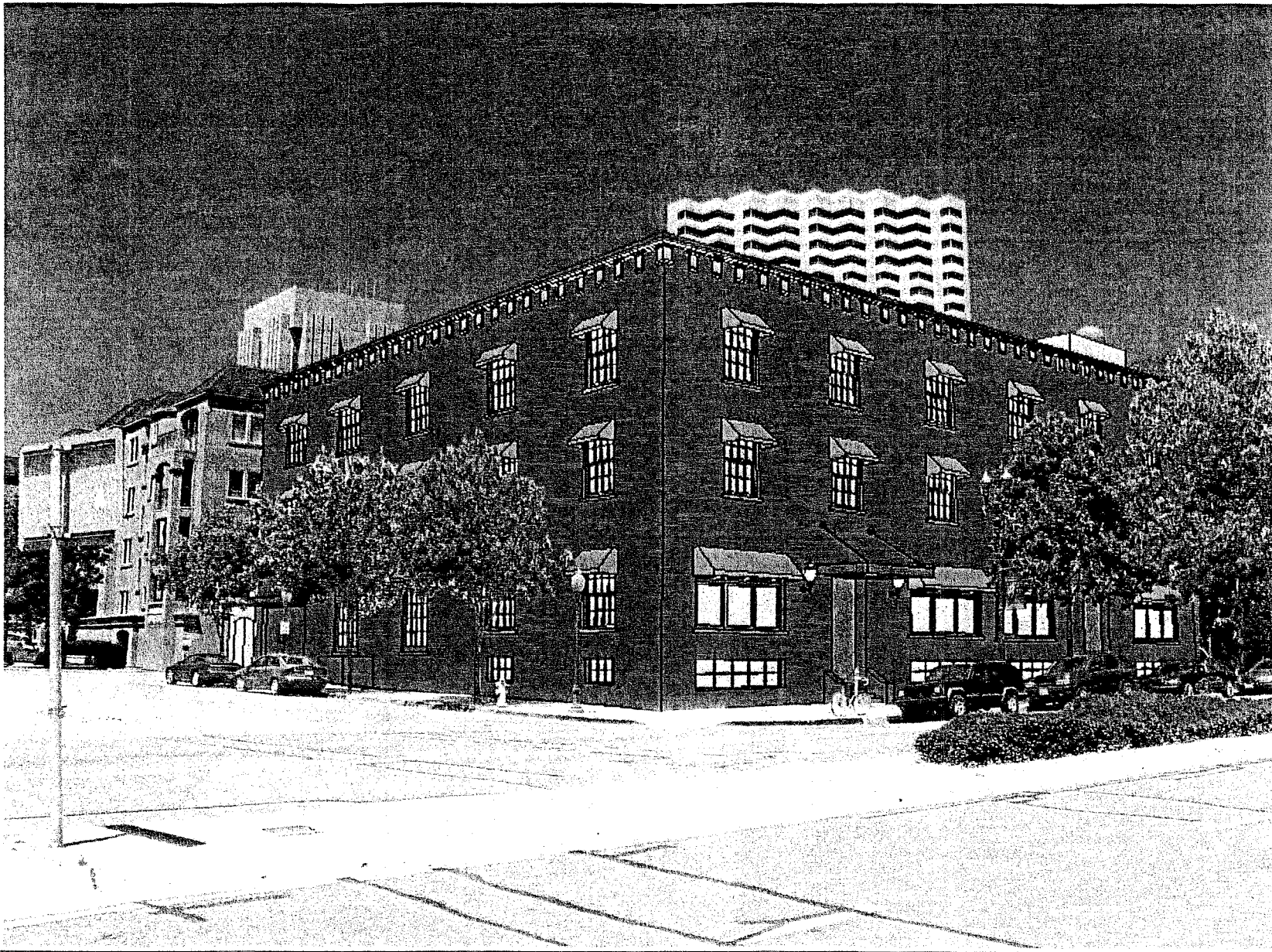
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SHEET TITLE EAST  
EXTERIOR ELEVATION

DATE 08.25.2006

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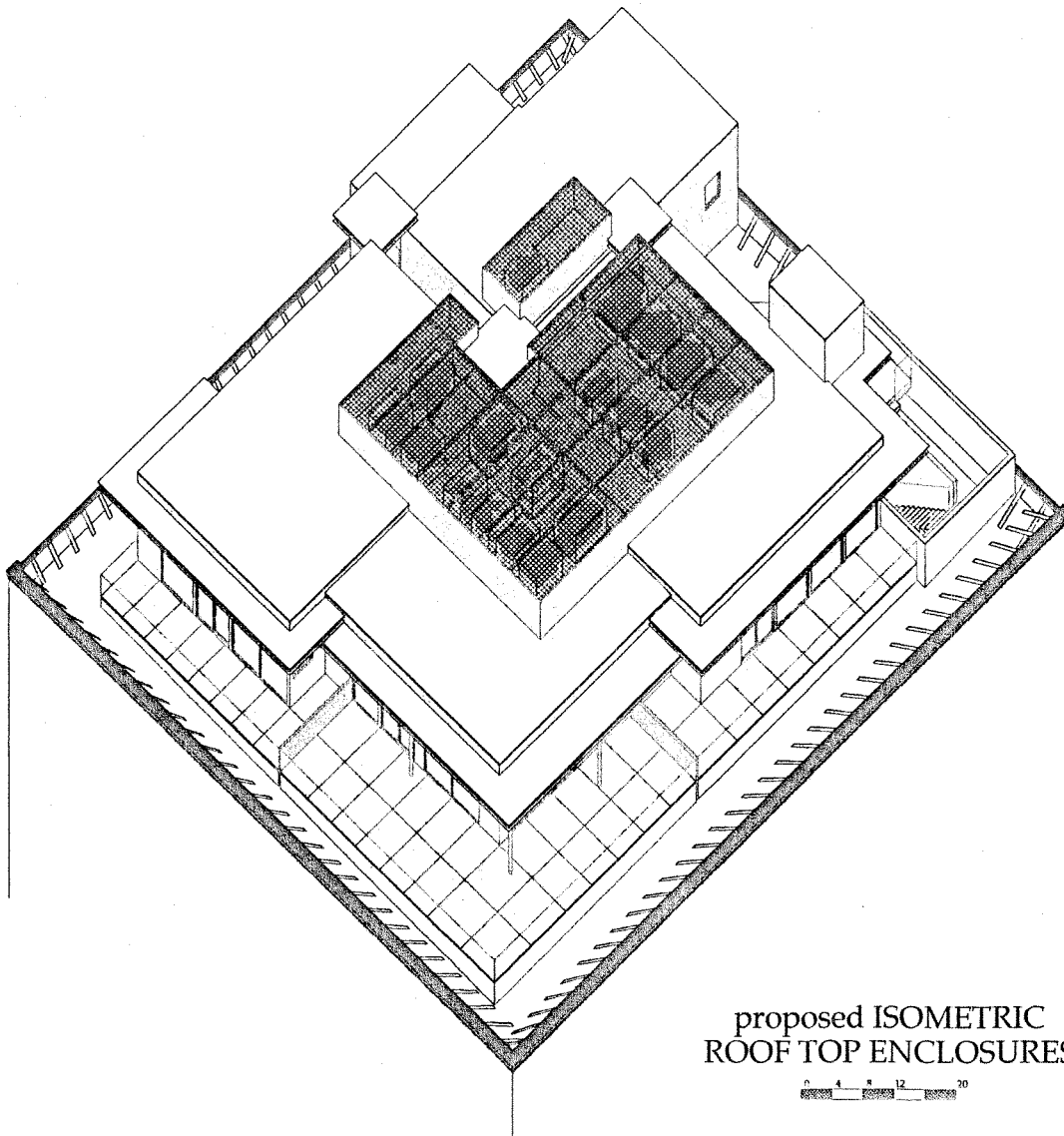
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SHEET TITLE COLOR PERSPECTIVE

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proposed ISOMETRIC  
ROOF TOP ENCLOSURES



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SHEET TITLE ROOFTOP ISOMETRIC  
supplement to Perspective

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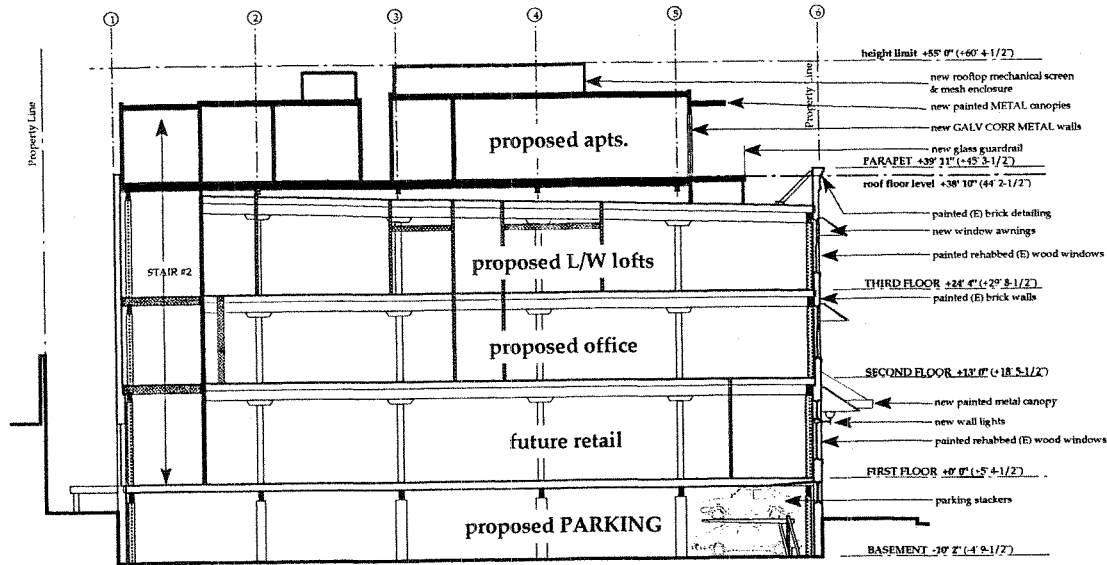
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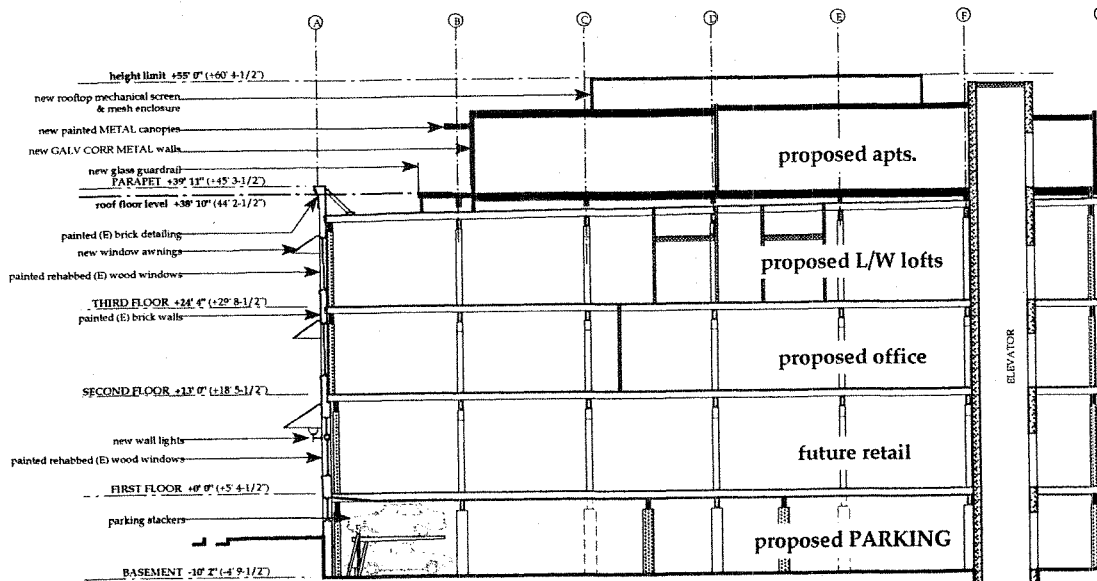
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SHEET TITLE    EXISTING BUILDING  
                                 PHOTOGRAPH

DATE    08.25.2006  
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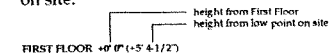
BUILDING SECTION looking east



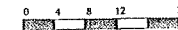
BUILDING SECTION looking north

**NOTE**

REF ELEVATIONS are referenced to Finish First Floor and equals +0' 0" which is +5' 4-1/2" above the low point on site.



**BUILDING SECTIONS**



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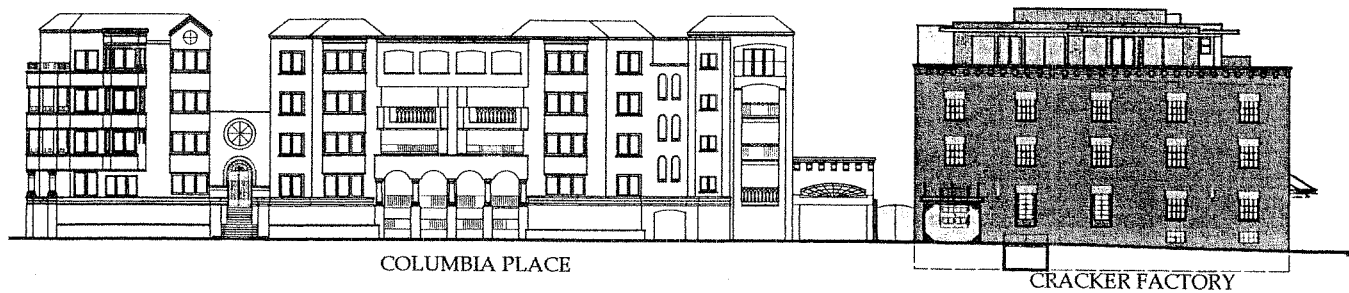
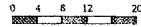
SHEET TITLE BUILDING SECTIONS

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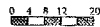
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MARKET STREET ELEVATION



COLUMBIA STREET ELEVATION



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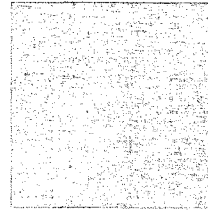
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SHEET TITLE VICINITY ELEVATIONS

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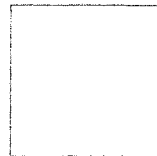
**ROOF walls**  
Corrugated metal  
Flat finish



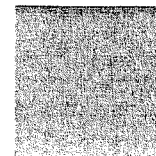
**ROOF canopies**  
FRAZEE #8795  
"Magnet"



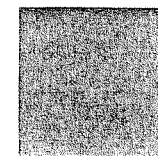
**sliding doors**  
FRAZEE #7762  
"Western Sand"



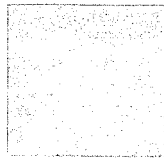
**parapet detail**  
FRAZEE #7762  
"Western Sand"



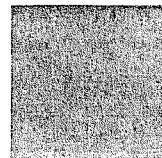
**parapet detail**  
FRAZEE #8565  
"Winter Sea"



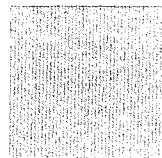
**parapet detail**  
FRAZEE #7836  
"Copper Canyon"



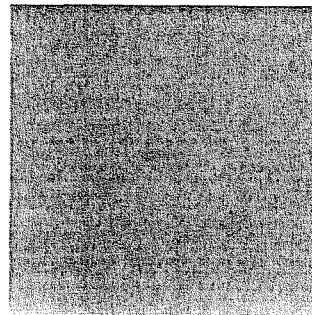
**window sills/surrounds**  
FRAZEE #8774  
"Tankard"



**canopy/windows**  
FRAZEE #8565  
"Winter Sea"



**fabric awnings**  
SUNBRELLA #4630  
"Cadet Grey"



**basic building color**  
FRAZEE #7836  
"Copper Canyon"

**special note: This is a representation of the original Color Board and does not accurately reflect the specified colors. Refer to the Original, mounted Color Board.**

**COLOR BOARD**

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