



THE CITY OF SAN DIEGO

REPORT TO THE PLANNING COMMISSION

DATE ISSUED: January 15, 2009 **REPORT NO. PC-09-004**

ATTENTION: Planning Commission, Agenda of January 22, 2009

SUBJECT: MARKET CREEK PLAZA - PROJECT NO. 117302. PROCESS 4

OWNER: West Side Creek LLC and Market Creek Partners, LLC (Attachment 11)

APPLICANT: Jacobs Center for Neighborhood Innovation

SUMMARY

Issue(s): Should the Planning Commission approve a Vesting Tentative Map, Planned Development Permit and Site Development Permit (Amendment to Project No. 99-0156) to subdivide 3 lots into 8 lots with deviations to the lot standards in the Encanto Neighborhoods Community Planning area?

Staff Recommendation:

1. **CERTIFY** the Mitigated Negative Declaration and **ADOPT** the Mitigation, Monitoring and Reporting Program; and
2. **APPROVE** Vesting Tentative Map No. 396659, Planned Development Permit No. 582176 and Site Development Permit No. 619562.

Community Planning Group Recommendation: The Encanto Neighborhoods Community Planning Committee voted on February 4, 2008 to recommend approval of the project by a vote of 6-1-0 with no conditions (Attachment 10).

Environmental Review: A Mitigation Negative Declaration has been prepared for the project in accordance with the State of California Environmental Quality Act (CEQA) Guidelines. A Mitigation, Monitoring and Reporting Program will be implemented which will reduce to below a level of significance, any potential impacts identified in the environmental review process.

Fiscal Impact Statement: None with this action.

Code Enforcement Impact: None with this action.

Housing Impact Statement: The Vesting Tentative Map, Planned Development Permit and Site Development Permit are not associated with a specific development project, therefore there is no direct housing impact associated with this action.

BACKGROUND

The proposed project is a Vesting Tentative Map (VTM), Planned Development Permit (PDP) and Site Development Permit (SDP) to allow the subdivision of 3 lots into 8 lots with deviations to the lot standards for property located at 324 Euclid Avenue at the intersection of Euclid Avenue and Market Street. The site is zoned CT-2 (Commercial Center) of the Southeastern San Diego Planned District Ordinance (PDO) and designated as General Commercial within the Encanto Neighborhoods Community Planning area. A portion of the site is within the Special Flood Hazard Area of the Las Chollas Creek. The property is within the Southeastern Economic Development Corporation's Central Imperial Redevelopment Area (Attachment 14).

The site currently consists of 3 legal lots, Parcel 1 and 2 of Parcel Map 18812 with frontage on Euclid Avenue (proposed lots 1 through 6 and Lot A), and Lot 1 of Brooks Subdivision Map No. 6506, with frontage on Market Street (proposed Lot 7). Parcels 1 and 2 of Parcel Map 18812 would be resubdivided into 7 lots. Lot 1 of Brooks Subdivision Map No. 6506, proposed Lot 7, would remain unchanged (Attachment 15).

The property is partially developed with a market (Food For Less), office and conference space, and commercial and retail uses as entitled under the Market Creek Plaza Project No. 99-0156, approved by the City Council in September 1999. The previous project approvals were a Community Plan Amendment and Rezone from industrial to commercial, a Southeastern San Diego Planned District Permit for new commercial development, and a Resource Protection Ordinance Permit for potential impacts to environmental resources. This discretionary permit allowed a mixed-use development consisting of a multi-purpose building, commercial and office space, retail and community uses and flood control improvements to the Las Chollas Creek (Attachment 1). Surrounding developments include the San Diego Trolley line, residential developments, the Malcolm X branch of the San Diego Public Library and the Elementary Institute of Science.

No new development is proposed with this application. The project would result in a total of 8 lots as noted below.

- 3 lots with existing developments (proposed Lots 3, 4 and 6)
- 1 open space lot currently improved with the Las Chollas Creek (proposed lot A)
- 4 vacant lots (proposed Lots 1, 2, 5 and 7)

The table below outlines specific existing and proposed development as it relates to the VTM and the previously approved Resource Protection Ordinance/Southeastern San Diego Development (RPO/SESD) Permit No. 99-0156. Future development consistent with the RPO/SESD Permit may be allowed by right:

Proposed Lots	Lot Area (Acres)	Existing Building Identification Letter or Existing Development	Development within proposed lot areas pursuant to the VTM and as identified on Exhibit "A" RPO/SESD/RPO Permit No. 99-0156
Lot 1	2.13	Surface Parking	Parking structure
Lot 2	1.54	Surface Parking	Parking structure
Lot 3	2.94	F	Jacob's Foundation Headquarter/Conference Center
Lot 4	6.55	A, B, C, D, E	Shopping Center/Market
Lot 5	1.86	Vacant	Multi-Purpose Recreation Center
Lot 6	0.54	Outdoor Amphitheater	Outdoor Amphitheater
Lot 7	1.66	Surface Parking	2 development pads/parking lot
Lot A	3.27	Open Space Easement/Las Chollas Creek	Open Space Easement/Las Chollas Creek
Total	20.49		

In February 2004, the City Council selected the *Village Center at Euclid and Market* proposal as one of five projects to become "Pilot Village demonstration projects" for the City of Villages strategy of smart growth. The subject property is included within this project area (Attachment 10). The existing development on the subject property implemented Phase I of the Pilot Village area.

The current proposal requires a Vesting Tentative Map for the subdivision of land, a Site Development Permit for the subdivision of land within the Southeastern San Diego Planned District and a Planned Development Permit (amending RPO/SESD Permit No. 99-0156) for proposed deviations to the lot standards.

DISCUSSION

Project Description/Project Deviations:

The subject property currently consists of 3 lots totaling 20.49 square feet with frontage on Euclid Avenue and Market Street. The VTM would incorporate one existing lot, Lot 1 of Brooks Subdivision Map No. 6506 and, subdivide Parcels 1 and 2 of Parcel Map 18812 into 7 new lots (for a total of 8 lots within the VTM). Six of the newly created 7 lots would not comply with the CT-2 zone lot standard requirements. A Planned Development Permit has been incorporated into the proposal to deviate from the street frontage and lot depth requirements.

Project Deviation

Proposed lots 1, 2, 3, 5, 6, and Lot A will have no street frontage where 100'-0" street frontage is required. Lot 6 will provide 63'-0" of lot depth where 100'-0" is required. (Lots 4 and 7 have street frontage from Euclid Avenue and Market Street respectively and are consistent with all other lot standard requirements). The VTM requires a PDP to allow deviations to the lot standard requirements. The applicant has submitted that the purpose of the VTM is to separate future development parcels from existing developed parcels in order to attract appropriate developers. The proposed subdivision would facilitate the build-out of the approved and permitted mixed use development of the Market Creek Plaza.

The Planned Development Permit Ordinance states the following:

The purpose of the Planned Development Permit is to provide flexibility in the application of development regulations for projects where strict application of the base zone regulations would restrict design options and result in a less desirable project. The intent of the regulations is to accommodate to the greatest extent possible, an equitable balance of development types, intensities, styles, site constraints, project amenities, public improvements, community and City benefits. Deviations shall be permitted only if it is shown that similar situations exists within the surrounding neighborhood, or, that the deviations to the regulations are beneficial to the neighborhood because of unique circumstances pertaining to the subject property.

Staff's analysis is that the proposed deviations will be beneficial to the neighborhood because of the unique circumstances pertaining to the subject property. The deviations will facilitate future development of parcels that have previously approved entitlements. The site is within a City Council approved Pilot Village and redevelopment area. The original permit approved for the project anticipated a mixed use development. The property has been partially developed with various uses including commercial, retail and community serving uses. Build-out of the proposed project will implement a development that will provide a wide range of commercial facilities and community oriented use that will serve the surrounding community. The proposed subdivision does not include any changes to these entitlements and no new development is proposed with this application. The existing vehicular circulation and parking layout will remain unchanged however, revised shared access and parking easements are required for Lots 1, 2, 3, 5, 6 and A (lots with no street frontage) to provide continued safe and efficient access from public rights-of-ways. The site is constrained in that the flood channel bisects the property. The deviations are appropriate for this location due to the unique circumstances of the property and the existing and future anticipated community and City benefits.

Community Plan Analysis:

The project would allow the subdivision of 3 existing lots into 8 lots. Three of the proposed lots are already developed, four are vacant and one open space lot is improved with a segment of the Las Chollas Creek. The flood channel has been improved in accordance with the Chollas Creek Enhancement Program. The four proposed vacant buildable lots would range in size from 1.54 to

2.13 acres.

The site of the proposed VTM and PDP is within the Market at Euclid Pilot Village project and is within the Encanto Neighborhoods Area of the Southeastern San Diego Community Plan. The project site is also within the boundaries of a proposed community plan amendment and rezone sponsored by the Southeastern Economic Development Corporation (SEDC) which would implement General Plan objectives of facilitating mixed use and transit-oriented development along major transit corridors. According to the applicant, the purpose of the VTM/PDP is to enhance marketability by creating separate parcels that can be individually marketed and to facilitate refinancing of already developed sites. It is anticipated that the new parcels that would be available for future development will be proposed for a Neighborhood Village designation in the SEDC amendment. To the extent that the VTM/PDP would enhance marketability of the future development parcels, it would contribute to the achievement of General Plan goals related to providing mixed use and transit-oriented development along a major transit corridor.

The currently adopted Southeastern San Diego Community Plan designates the proposed VTM/PDP/SPD site for General Commercial use. The proposed VTM/PDP/SDP is consistent with the current General Commercial designation since proposed uses are specified by RPO/SESD Permit No. 99-1056. Additionally, the furtherance of marketability of the future undeveloped parcels would contribute to the continued strengthening and vitality of the Market Creek Plaza area as called for in the currently adopted community plan. The deviations requested would result in 6 lots with no street frontage and 1 lot with a reduced lot width. These requested deviations would not adversely impact the Southeastern San Diego Community Plan since there would be easements in place to provide access to all lots. In addition, the lot proposed for a substandard width is where an outdoor amphitheater overlooking Chollas Creek is located. The nonbuildable lot is an open space easement consisting of a restored segment of Chollas Creek. This lot would not be developed.

Environmental Analysis:

The project required the preparation of a Mitigated Negative Declaration for potential impacts to transportation/parking. Mitigation measures require that the applicant provide a Shared Parking Agreement and a Mutual Access Agreement, satisfactory to the City Engineer. Implementation of these mitigation measures will ensure that any potential impacts to these issue areas will be reduced to below a level of significance.

CONCLUSION

Staff recommends approval of the proposal. The proposed project would subdivide existing parcels for the Market Creek Plaza development located within the Encanto Neighborhoods Community Planning Area. The property is zoned and designated for commercial uses, and entitled under Resource Protection Ordinance Permit/Southeastern San Diego Planned District Permit No. 99-0156 which permitted a mixed use development including commercial, retail, and community serving uses. The site is within the *Village Center at Euclid and Market Street Pilot Village* (redevelopment project area) adopted by the City Council in 2004 as a project which represents a "variety of approaches and styles that will demonstrate how Villages can revitalize

existing neighborhoods while retaining their individual character.” Approval of the current Vesting Tentative Map, Planned Development Permit and Site Development and will assist in facilitating the future development of the vacant or partially developed portions of the property.

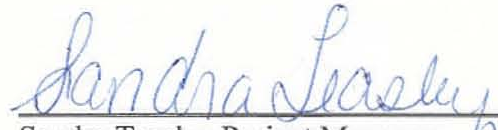
ALTERNATIVES

1. **Approve** Vesting Tentative Map No. 396659, Planned Development Permit No. 582176 Site Development Permit No. 619562 and, **with modifications.**
2. **Deny** Vesting Tentative Map No. 396659, Site Development Permit No. 619562 and Planned Development Permit No. 582176, **if the findings required to approve the project cannot be affirmed.**

Respectfully submitted,



Mike Westlake
Program Manager
Development Services Department



Sandra Teasley Project Manager
Development Services Department

KGB/SMT

Attachments:

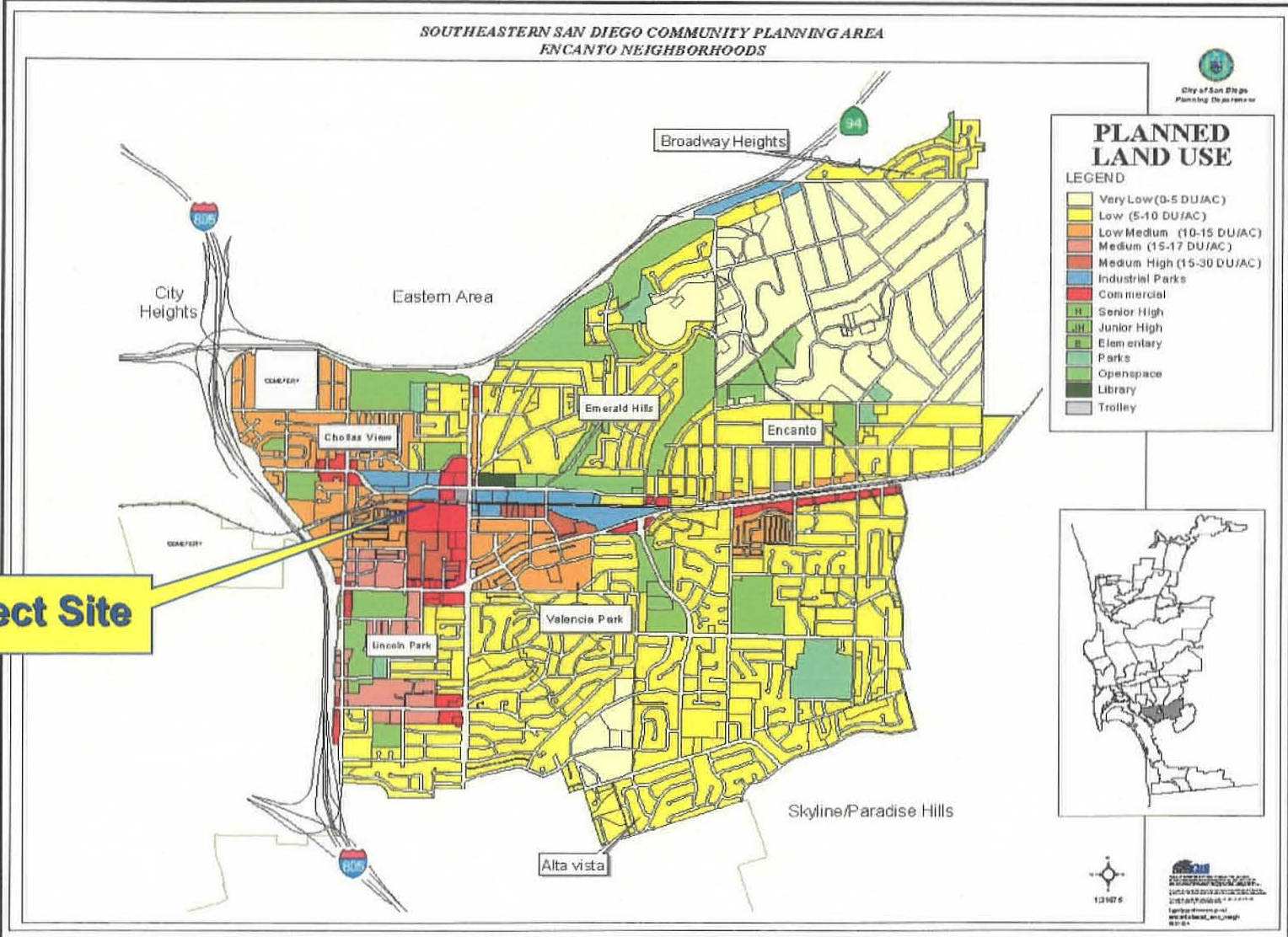
1. Aerial of Existing Uses
2. Community Plan Land Use Map
3. Project Location Map
4. Project Data Sheet
5. Project Plans
6. Draft VTM Conditions and Subdivision Resolution
7. Draft PDP/SDP Permit with Conditions
8. Draft PDP/SDP Resolution with Findings
9. Copy of Recorded Permit No. 99-0156
10. Community Planning Group Recommendation
11. Ownership Disclosure Statement
12. Project Chronology
13. Pilot Village Map (Euclid @ Market Street)
14. Central Imperial Redevelopment Area
15. Parcel Map 18812 Excerpt

Attachment 1 Aerial Photo



MARKET CREEK PLAZA CURRENT USES

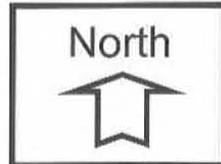
310-404 EUCLID AVENUE
SAN DIEGO, CA 92114

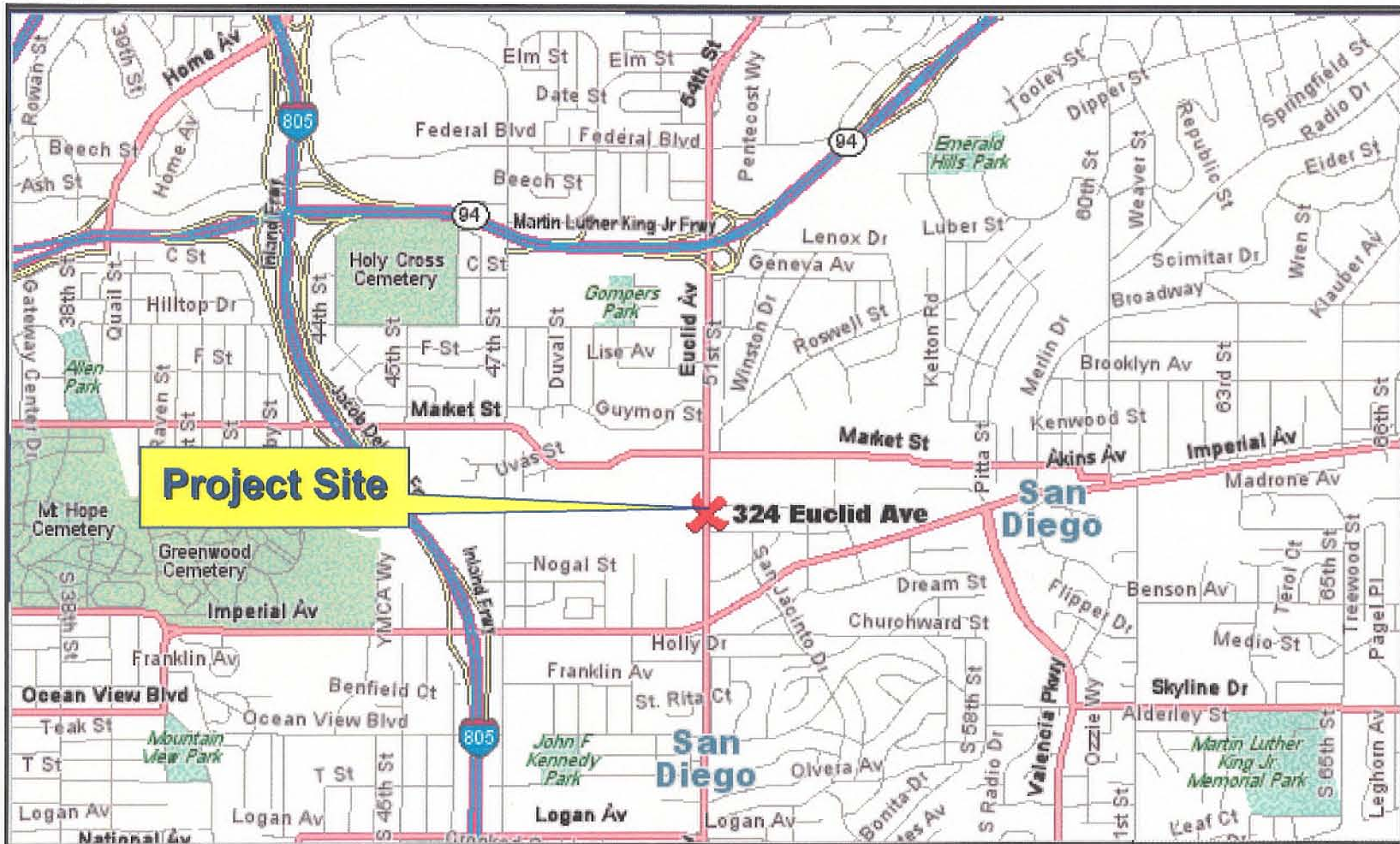


Project Site



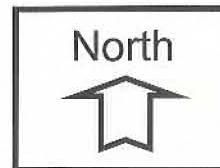
Land Use Map
MARKET CREEK PLAZA – PROJECT NUMBER 117302
324 EUCLID AVENUE





Project Location Map

MARKET CREEK PLAZA – PROJECT NUMBER 117302
324 EUCLID AVENUE



PROJECT DATA SHEET

PROJECT NAME:	Market Creek Plaza Vesting Tentative Map, Project 117302
PROJECT DESCRIPTION:	VTM/PDP/SDP to subdivide 3 lots into 8 lots
COMMUNITY PLAN AREA:	Encanto Neighborhoods
DISCRETIONARY ACTIONS:	Vesting Tentative Map; Planned Development Permit; Site Development Permit
COMMUNITY PLAN LAND USE DESIGNATION:	General Commercial
<u>ZONING INFORMATION:</u>	
ZONE: CT-2 SESD Southeastern San Diego Planned District LOT SIZE: 10,000 square feet	
DEVIATIONS OR VARIANCES REQUESTED:	LOT DIMENTIONS: DEVIATIONS TO ALLOW 63'-0" LOT DEPTH AND NO STREET FRONTAGE
COMMUNITY PLANNING GROUP RECOMMENDATION:	Approve with no conditions in February 2009

VESTING TENTATIVE MAP NO. 396659 MARKET CREEK PLAZA

Attachment 5 Project Plan

EXISTING SEWER	— S —
EXISTING WATER	— W —
EXISTING FIRE MAIN	— F —
EXISTING ELECT. / GAS	— E — G —
EXISTING STORM DRAIN	— SD —
ITEM NO. IN TITLE REPORT	(2)
EXISTING TRAFFIC SIGNAL	(TS)

GENERAL NOTES

- THE PURPOSE OF THIS TENTATIVE MAP IS TO DIVIDE THE EXISTING 2 PARCELS INTO 8 BUILDABLE LOTS AND 1 REMAINDER OPEN SPACE LOT.
- EXISTING ZONING IS CT-2
- TOTAL AREA WITHIN THE SUBDIVISION BOUNDARY IS 20.49 AC.
- LOT AREAS

EXISTING	PROPOSED
PL 1 PM 18812 - 10.42 AC	LOT 1 - 2.13 AC
PL 2 PM 18812 - 8.41 AC	LOT 2 - 1.94 AC
LOT 1 MAP 6506 - 1.66 AC	LOT 3 - 2.94 AC
	LOT 4 - 6.55 AC
	LOT 5 - 1.88 AC
	LOT 6 - 0.54 AC
	LOT 7 - 1.68 AC (UNCHANGED)
	LOT A - 3.27 AC
- ALL LOT DIMENSIONS ARE APPROXIMATE WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.

TITLE MATTERS

REFERENCE IS MADE TO FIRST AMERICAN TITLE INSURANCE COMPANY'S PRELIMINARY REPORT DATED SEPTEMBER 14, 2006 UNDER ORDER NO. MCS-205316-00. THE FOLLOWING ARE PLOTTABLE EXCEPTIONS DISCLOSED IN SCHEDULE B OF SAID PRELIMINARY REPORT:

ITEM NO.	RECORDING DATE	DOCUMENT NO.	DESCRIPTION
4	01-12-2000	2000-005827	ENCROACHMENT REMOVAL AGREEMENT
6	05-11-2000	2000-024175	ENCROACHMENT REMOVAL AGREEMENT
10	05-11-2000	2000-024176	ENCROACHMENT REMOVAL AGREEMENT
15	06-30-2000	2000-032127	SAN DIEGO GAS & ELECT. EASEMENT
16	07-01-2001	2001-055817	JOINT USE AGREEMENT
17	07-27-2001	2001-0527167	OPEN SPACE EASEMENT
18	08-07-2001	2001-0548819	WATER, SEWER & ELECTRIC EASEMENT
19	08-03-2001	2001-0548827	FLOWAGE EASEMENT
20	08-20-2001	2001-0581043	PEDESTRIAN/BIKE/VEHICULAR EASEMENT
21	08-15-2001	2001-0581050	ACCESS EASEMENT
22	11-13-1934	BC 883, PG 155	RAILROAD RIGHT-OF-WAY
23	5-29-1952	BC 4872, PG 64	SOGAE EASEMENT
24	9-26-1962	195541	SLOPE EASEMENT
25	08-15-2001	2001-0581047	PUBLIC STREET EASEMENT
26	1-02-2003	2003-0026278	ACCESS EASEMENT
27	8-03-2001	2001-0548819	GENERAL UTILITY EASEMENT
28	10-15-1969	MAP 6506	SEWER EASEMENT

PARKING

PARKING SHALL MEET THE CURRENT CITY STANDARDS OR AS APPROVED UNDER PERMIT SSOPO/VPD 99-0156. PARKING REQUIREMENTS APPROVED UNDER PERMIT SSOPO/VPD 99-0156 ARE AS FOLLOWS:

	407 SPACES (1/230)	STANDARD SPACES	838
TOTAL RETAIL OFFICE/CONFERENCE	528 SPACES (1/200)	COMPACT SPACES	358 (13%)
FOUNDATION	221 SPACES	ACCESSIBLE SPACES	25
COMMUNITY AREA	75 SPACES	TOTAL SPACES	1231
TOTAL PARKING PROVIDED	1231 SPACES (1/230)		

ASSESSOR PARCEL NO.
548-020-24, 548-020-33 AND 548-020-34

LEGAL DESCRIPTION
PARCELS 1 AND 2 OF PARCEL MAP NO. 18812 AND LOT 1 OF BROOKS SUBDIVISION MAP 6506

LAMBERT COORDINATES
198-1741



VICINITY MAP
NO SCALE

Prepared By:	DATE:
Drawn By:	DATE:
Checked By:	DATE:
Project Address:	DATE:
Project Name:	DATE:
Sheet Title:	DATE:
Scale:	DATE:
Author:	DATE:
Checker:	DATE:
Project:	DATE:
Client:	DATE:
City:	DATE:
State:	DATE:
Country:	DATE:

ENGINEER OF WORK

SOCA ENGINEERING COMPANY
3920 FARRAR ROAD
SAN DIEGO, CALIFORNIA 92116
(619) 251-0707



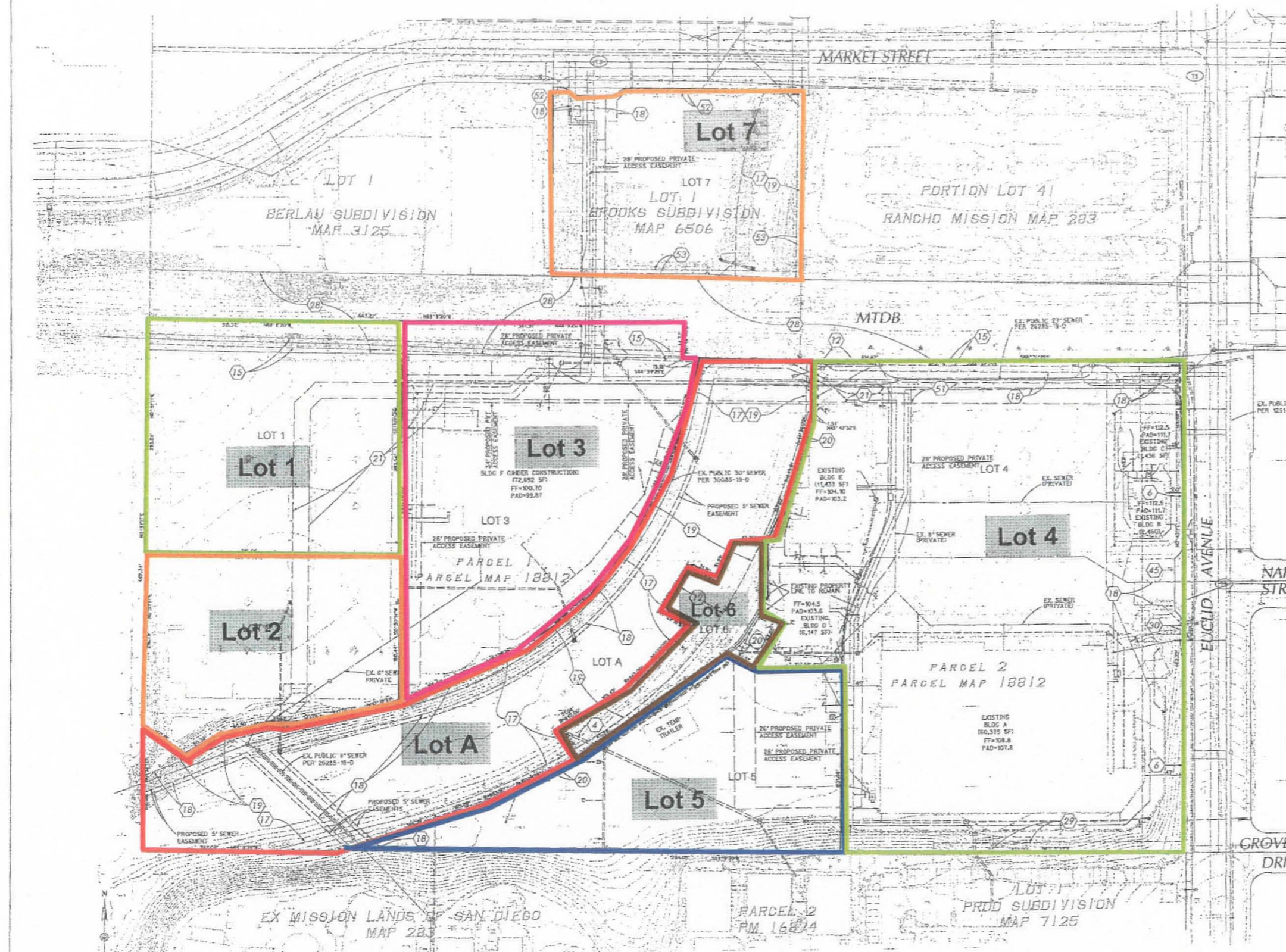
OWNER / DEVELOPER
WEST CREEK LLC
5160 FEDERAL BLVD
SAN DIEGO, CALIFORNIA 92105

OWNER / DEVELOPER
MARKET CREEK PARTNERS, LLC
5160 FEDERAL BLVD
SAN DIEGO, CALIFORNIA 92105

TOPOGRAPHIC SOURCE
TOPOGRAPHY WAS COMPILED BY PHOTOGRAMMETRIC METHODS FROM AERIAL PHOTOGRAPHY DATED APRIL 12, 2003 BY RICK ENGINEERING COMPANY AND SUPPLEMENTED WITH RECORD DATA.

GRADING QUANTITIES
NO GRADING IS PROPOSED WITH THIS TENTATIVE MAP

NOTE:
NO DEVELOPMENT IS PROPOSED WITH THIS VESTING TENTATIVE MAP



PLANNED DEVELOPMENT PERMIT AMENDMENT TO SESDDP/RPO NO.99-0156 MARKET CREEK PLAZA

LEGEND

- SUBDIVISION BOUNDARY
- LOT LINE
- EASEMENT LINE
- EXISTING CONTOUR ELEV.

GENERAL NOTES

1. THE PURPOSE OF THIS PLANNED DEVELOPMENT PERMIT IS TO ALLOW THE FOLLOWING DEVIATIONS FROM CITY OF SAN DIEGO MUNICIPAL CODE:
 - LOTS 1, 2, 3, 5, 6 AND 8 DO NOT MEET THE REQUIRED STREET FRONTAGE PER SDMC 159.020(A)(1)(A) AND SDMC 144.021(A).
 - LOTS 6 DOES NOT MEET THE MAXIMUM REQUIRED LOT DIMENSIONS PER SDMC 159.030(A)(1)(A).
2. EXISTING ZONING IS CT-2
3. TOTAL AREA WITHIN THE SUBDIVISION BOUNDARY IS 20.49 AC.
4. LOT AREAS

EXISTING	PROPOSED
PCL 1 PM 19812 - 10.42 AC	LOT 1 - 2.13 AC
PCL 2 PM 19812 - 8.41 AC	LOT 2 - 1.54 AC
LOT 1 MAP 6506 - 1.66 AC	LOT 3 - 2.94 AC
	LOT 4 - 6.55 AC
	LOT 5 - 1.86 AC
	LOT 6 - 0.54 AC
	LOT 7 - 1.66 AC (UNCHANGED)
	LOT 8 - 3.27 AC
5. ALL LOT DIMENSIONS ARE APPROXIMATE WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.

TITLE MATTERS

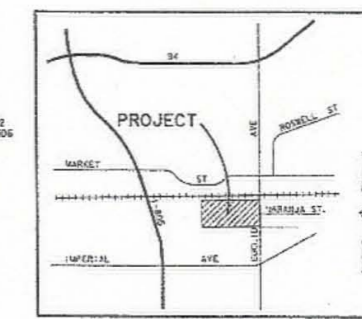
REFERENCE IS MADE TO FIRST AMERICAN TITLE INSURANCE COMPANY'S PRELIMINARY REPORT DATED SEPTEMBER 14, 2006 UNDER ORDER NO. NCS-255215-SD. THE FOLLOWING ARE PLOTTABLE EXCEPTIONS DISCLOSED IN SCHEDULE B OF SAID PRELIMINARY REPORT:

ITEM NO.	RECORDING DATE	DOCUMENT NO.	DESCRIPTION
1	01-12-2000	2000-0016828	ENCROACHMENT REMOVAL AGREEMENT
2	05-11-2000	2000-0244175	ENCROACHMENT REMOVAL AGREEMENT
3	05-11-2000	2000-0244176	ENCROACHMENT REMOVAL AGREEMENT
4	06-20-2000	2000-0223237	SAN DIEGO GAS & ELEC. EASEMENT
5	07-07-2001	2001-0558179	JOINT USE AGREEMENT
6	07-27-2001	2001-0527167	OPEN SPACE EASEMENT
7	08-03-2001	2001-0548858	WATER, SEWER & ELECTRIC EASEMENT
8	08-03-2001	2001-0548327	FLOODAGE EASEMENT
9	08-15-2001	2001-0591043	PEDESTRIAN/BIKE-VEHICULAR EASEMENT
10	08-15-2001	2001-0591050	ACCESS EASEMENT
11	11-13-1914	BK 668, PG 05	RAILROAD RIGHT-OF-WAY
12	5-29-1953	BK 4873, PG 66	SOCAL EASEMENT
13	9-26-1962	165541	SLOPE EASEMENT
14	08-15-2001	2001-0591047	PUBLIC STREET EASEMENT
15	1-02-2003	2003-0002639	ACCESS EASEMENT
16	8-03-2001	2001-0549949	GENERAL UTILITY EASEMENT
17	10-15-1959	MAP 8506	SEWER EASEMENT

ASSESSOR PARCEL NO.
648-020-04, 548-020-33 AND 548-020-34

LEGAL DESCRIPTION
PARCELS 1 AND 2 OF PARCEL MAP NO. 18812 AND LOT 1 OF BROOKS SUBDIVISION MAP 6506

LAMBERT COORDINATES
198-1741



VICINITY MAP
1/40 SCALE

Prepared By:	Checked By:
RICK ENGINEERING COMPANY	
5820 FRANK RD.	
SAN DIEGO, CA 92121	
Project Address:	
310 & 324 EUCLID AVENUE	
SAN DIEGO, CA 92109	
Project Name:	
MARKET CREEK PLAZA	
Sheet Title:	
PLANNED DEVELOPMENT PERMIT	
Scale:	
10:30-09	
DATE:	
10/1/05	

ENGINEER OF WORK
RICK ENGINEERING COMPANY
5820 FRANK ROAD
SAN DIEGO, CALIFORNIA 92121
(619) 591-4100

JOHN R. GODDARD JR., P.E. 3360317
DATE: 10/1/05



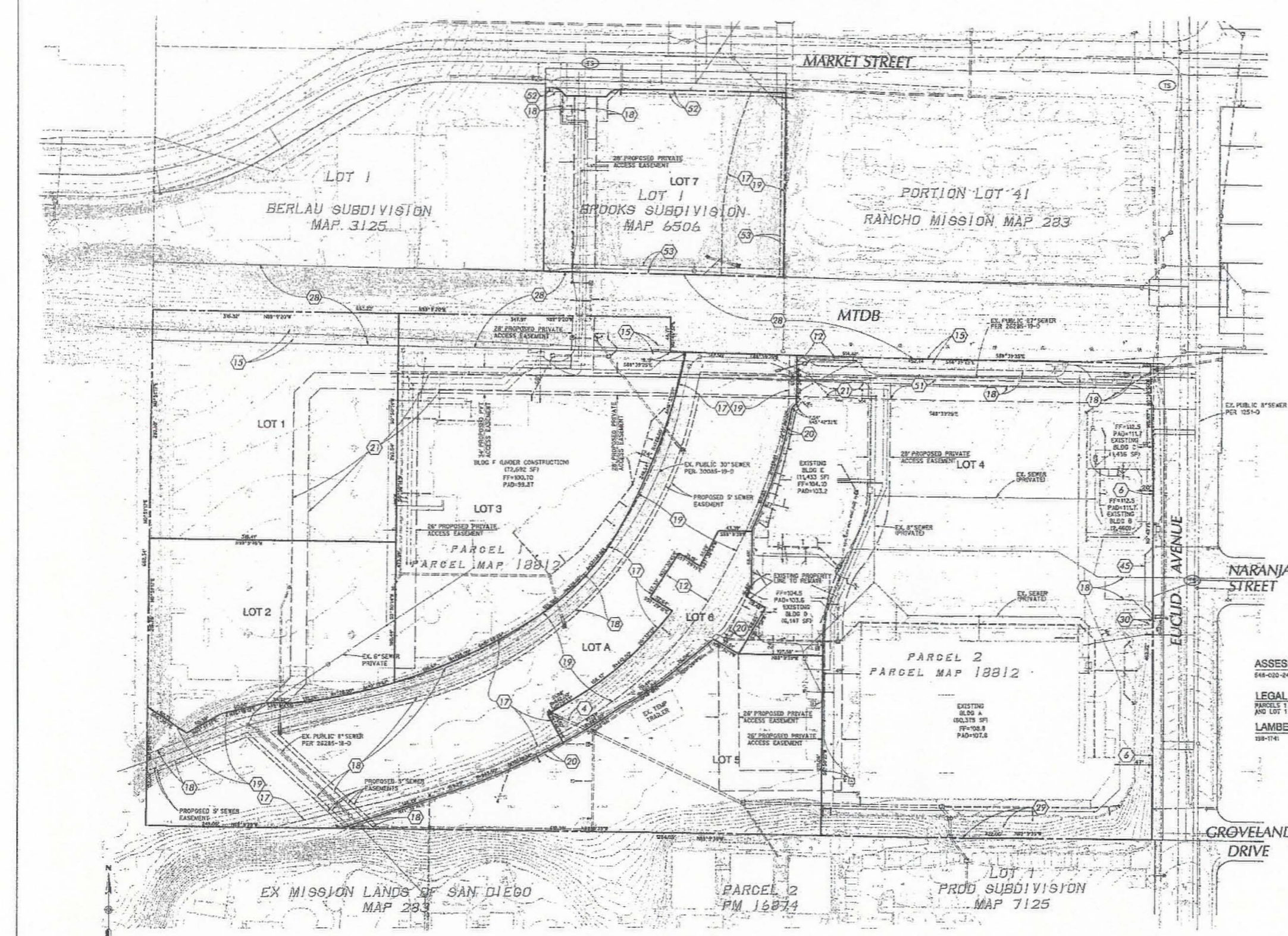
OWNER / DEVELOPER
WEST SIDE CREEK, LLC & MARKET CREEK PARTNERS, LLC
8160 FEDERAL BLVD
SAN DIEGO, CALIFORNIA 92125

TOPOGRAPHIC SOURCE
TOPOGRAPHY WAS COMPILED BY PHOTOGRAMMETRIC METHODS, FROM AERIAL PHOTOGRAPHY DATED APRIL 11, 2003 BY RICK ENGINEERING COMPANY AND SUPPLEMENTED WITH RECORD DATA.

GRADING QUANTITIES
NO GRADING IS PROPOSED WITH THIS PLANNED DEVELOPMENT PERMIT

GRAPHIC SCALE 1" = 50'

RICK ENGINEERING COMPANY
5820 FRANK RD.
SAN DIEGO, CA 92121
(619) 591-4100



COVER SHEET

MARKET CREEK PLAZA

SAN DIEGO, CALIFORNIA

4981 MARKET STREET & 310 EUCLID AVENUE
SAN DIEGO, CALIFORNIA

SHEET INDEX

C	COVER SHEET
1.1	SITE PLAN
1.2	PROJECT CROSS SECTIONS
1.3	DISABILITY ACCESS PLAN
1.4	FIRE, HEALTH, LIFE & SAFETY SITE PLAN
2	TOPOGRAPHIC MAP
3	GRADING PLAN
4	UTILITY PLAN
5	LANDSCAPE CONCEPT PLAN
6	LANDSCAPE ENLARGEMENT (AREA 1)
7	LANDSCAPE ENLARGEMENT (AREA 2)
8	LANDSCAPE ENLARGEMENT (AREA 3)
9	CREEK REVEGETATION CONCEPT PLAN
10	LANDSCAPE LEGENDS AND NOTES
11	MARKET - FLOOR PLAN
12	MARKET - ROOF PLAN
13	MARKET ELEVATIONS
14	RETAIL BUILDINGS #4, #5 - ROOF PLANS
15	RETAIL BUILDING #4 - ELEVATIONS
16	RETAIL BUILDING #5 - ELEVATIONS
17	PARKING STRUCTURE - FLOOR PLANS
18	PARKING STRUCTURE - ELEVATIONS
19.1	DESIGN GUIDELINES - RETAIL/COMMUNITY BUILDINGS
19.2	DESIGN GUIDELINES - OFFICE/COMMUNITY BUILDINGS
20	SIGNAGE GUIDELINES

C	COVER SHEET
1.1	SITE PLAN
1.2	PROJECT CROSS SECTIONS
1.3	DISABILITY ACCESS PLAN
1.4	FIRE, HEALTH, LIFE & SAFETY SITE PLAN
2	TOPOGRAPHIC MAP
3	GRADING PLAN
4	UTILITY PLAN
5	LANDSCAPE CONCEPT PLAN
6	LANDSCAPE ENLARGEMENT (AREA 1)
7	LANDSCAPE ENLARGEMENT (AREA 2)
8	LANDSCAPE ENLARGEMENT (AREA 3)
9	CREEK REVEGETATION CONCEPT PLAN
10	LANDSCAPE LEGENDS AND NOTES
11	MARKET - FLOOR PLAN
12	MARKET - ROOF PLAN
13	MARKET ELEVATIONS
14	RETAIL BUILDINGS #4, #5 - ROOF PLANS
15	RETAIL BUILDING #4 - ELEVATIONS
16	RETAIL BUILDING #5 - ELEVATIONS
17	PARKING STRUCTURE - FLOOR PLANS
18	PARKING STRUCTURE - ELEVATIONS
19.1	DESIGN GUIDELINES - RETAIL/COMMUNITY BUILDINGS
19.2	DESIGN GUIDELINES - OFFICE/COMMUNITY BUILDINGS
20	SIGNAGE GUIDELINES

Prepared By:	FEHLMAN LABARGE, ARCHITECTURE & PLANNING 452 EIGHTH AVENUE, SUITE 'A' SAN DIEGO, CA 92101 TEL: 619-234-0769 FAX: 619-234-8136	Revision 14: _____
Project Address:	4981 MARKET STREET and 310 EUCLID AVENUE SAN DIEGO, CA 92114 A.P.N. 948-220-24, 12, 13	Revision 13: _____
Project Name:	MARKET CREEK PLAZA SOUTH EAST SAN DIEGO, CA	Revision 12: _____
Sheet Title:	COVER - INDEX	Revision 11: _____
		Revision 10: _____
		Revision 09: _____
		Revision 08: _____
		Revision 07: _____
		Revision 06: _____
		Revision 05: _____
		Revision 04: _____
		Revision 03: _____
		Revision 02: _____
		Revision 01: _____
		Original Date: Feb 05, 1999
		Sheet: _____ of COVER
		DEPT: _____

THE MARKS, SCALING, AND DIMENSIONS ON THIS SHEET ARE THE PROPERTY OF FEHLMAN LABARGE AND ANY NOT BE REPRODUCED OR USED WITHOUT THE WRITTEN PERMISSION OF FEHLMAN LABARGE.
 PLAT DATE: JANUARY 5, 1999
 ALL EXHAUST, EMISSIONS, PLANS, AND SPECIFICATIONS AND OTHER PROJECT DOCUMENTS INCLUDING ALL DOCUMENTS ON ELECTRONIC MEDIA ARE THE PROPERTY OF FEHLMAN LABARGE AND ANY NOT BE REPRODUCED OR USED WITHOUT THE WRITTEN PERMISSION OF FEHLMAN LABARGE.

FEHLMAN LABARGE
 ARCHITECTURE PLANNING
 452 Eighth Avenue
 Suite A
 San Diego, CA 92101
 Tel: (619) 234-0769
 Fax: (619) 234-8136
 © COPYRIGHT FEHLMAN LABARGE - ALL RIGHTS RESERVED

MARKET CREEK PLAZA SAN DIEGO, CALIFORNIA

February 5, 1999

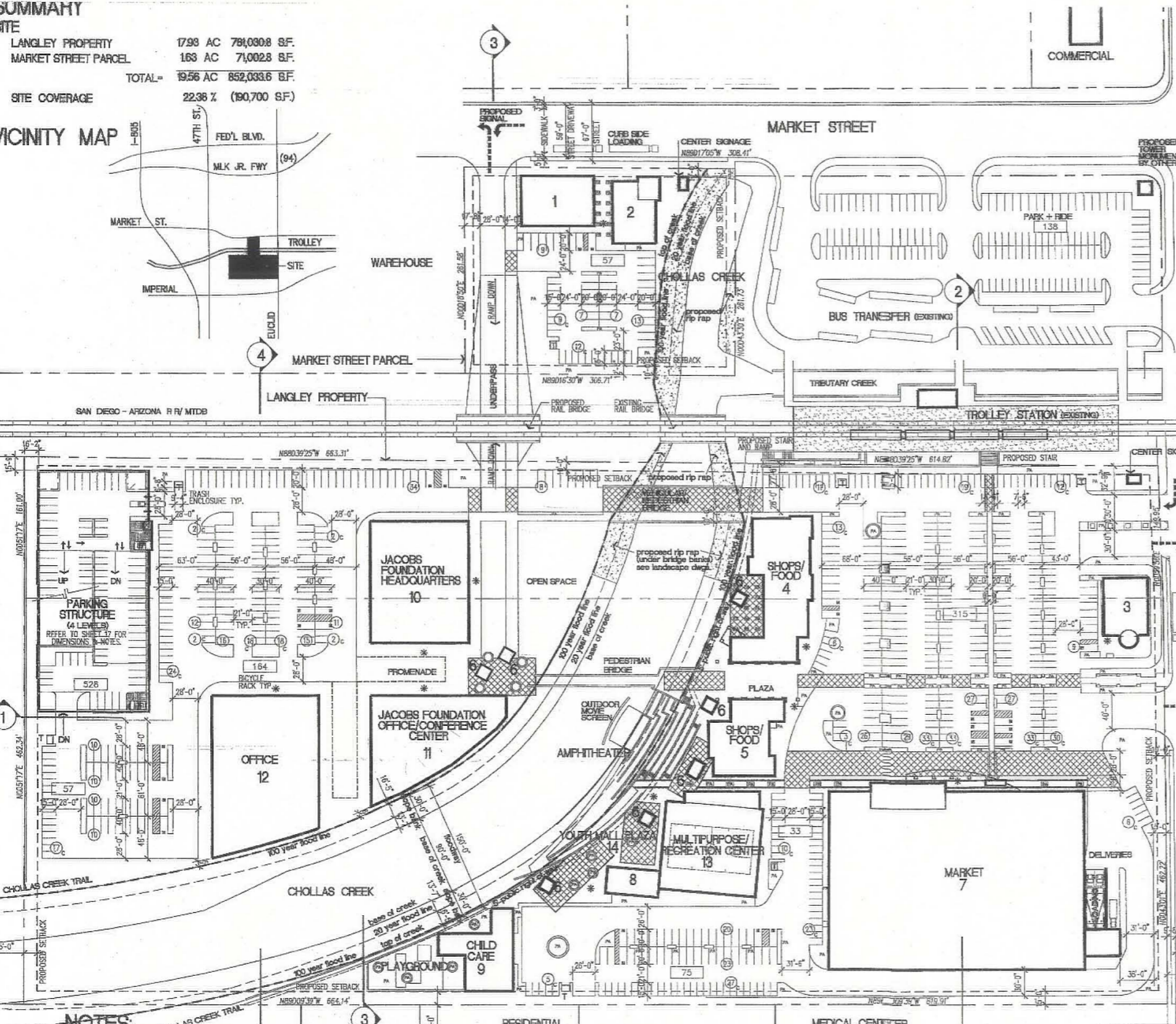
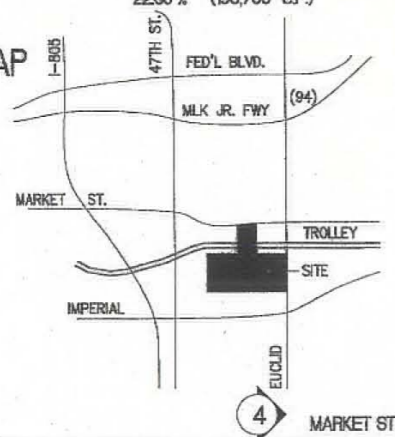
JACOBS
 FAMILY FOUNDATION
 CENTER FOR NONPROFIT
 INNOVATION
 5160 Federal Blvd.
 San Diego, CA, 92105
 P: (619) 527-8161
 F: (619) 527-8162

City Council 7-23-99
EXHIBIT "A"
 25/02/1999 09:01:00
[Signature]

SUMMARY SITE

LANGLEY PROPERTY	17.98 AC	781,030.8 SF.
MARKET STREET PARCEL	1.63 AC	71,002.8 SF.
TOTAL	19.56 AC	852,033.6 SF.
SITE COVERAGE	22.38 %	(190,700 SF.)

VICINITY MAP



SUMMARY

RETAIL BUILDING AREA	1) PAD: 4,702 SF.	COMMUNITY BUILDING AREA	13) MULTIPURPOSE/REC. CENTER: 12,406 SF.
2) PAD: 3,715 SF.	14) YOUTH MALL (plaza area): 3,504 SF.	TOTAL COMMUNITY AREA:	12,406 SF.
3) PAD: 3,504 SF.	TOTAL RETAIL AREA:	TOTAL BUILDING AREA:	332,088 SF.
4) SHOPS/FOOD: 1,047 SF.	57,580 SF.	PARKING	
5) SHOPS/FOOD: 6,483 SF.	1,800 SF.	TOTAL RETAIL:	407 spaces (1/234)
6) KIOSKS (7): 1,372 SF.	5,028 SF.	OFFICE/CONFERENCE:	528 spaces (1/289)
7) MARKET: 5,780 SF.	95,171 SF.	FOUNDATION:	221 spaces
8) YOUTH MALL: 1,800 SF.		COMMUNITY AREA:	75 spaces
9) CHILD CARE: 5,028 SF.		TOTAL PARKING PROVIDED:	1,231 spaces (1/270)
TOTAL RETAIL AREA:	95,171 SF.		
OFFICE BUILDING AREA	100,000 SF.	standard spaces:	838
10) JACOBS HEADQUARTERS: 80,000 SF.		compact spaces:	368 (43%)
11) OFFICE/CONFERENCE: 44,411 SF.		accessible spaces:	25
12) OFFICE: 224,511 SF.		total spaces:	1,231
TOTAL OFFICE AREA:	224,511 SF.		

TUBMAN CHAVEZ COMMUNITY CENTER

LEGAL DESCRIPTION

APN 548-020-24
 ALL THAT PORTION OF THE SOUTH HALF OF LOT 41 OF EX-MISSION RANCHO SAN DIEGO (COMMONLY CALLED HORTON'S PURCHASE) IN THE CITY AND COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 283, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, MARCH 9, 1878, LYING WESTERLY OF THE CENTER LINE OF THAT CERTAIN EASEMENT DESCRIBED IN DEED TO THE CITY OF SAN DIEGO, RECORD AUGUST 16, 1928 IN BOOK 1534, PAGE 283 OF DEEDS, EXCEPTING THEREFROM THE WESTERLY 500.00 FEET THEREOF.
 NOTE: SAID LAND IS NOW DESCRIBED AS LOT 1 AND A PORTION OF MARKET STREET OF BROOKS SUBDIVISION, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 6506, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, OCTOBER 15, 1969.

APN 548-020-13
 PARCEL 1: THE SOUTH HALF OF LOT 41 OF HORTON'S PURCHASE, IN THE EX-MISSION LANDS OF SAN DIEGO, COUNTY OF SAN DIEGO, CITY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 283, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, MARCH 9, 1878; EXCEPTING THEREFROM THE EASTERLY 30 FEET THEREOF, ALSO EXCEPTING THEREFROM ALL THAT PORTION LYING NORTHERLY OF THE SOUTHERLY LINE OF LANGLEY SUBDIVISION, ACCORDING TO MAP THEREOF NO. 4562, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JUNE 15, 1960.

APN 548-020-12
 PARCEL 2: LOT 1 OF LANGLEY SUBDIVISION IN THE CITY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 4562 FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JUNE 15, 1960, EXCEPTING THEREFROM ALL THAT PORTION AS DESCRIBED IN THE DEED TO THE SAN DIEGO, OUYAMACA AND EASTERN RAILWAY COMPANY, DATED FEBRUARY 5, 1889 AND RECORDED NOVEMBER 13, 1914 IN BOOK 669 PAGE 155 OF DEEDS.

City of San Diego
Development Summary
 (Additional Information for the General Project Application)
 May 21, 1999

1. SUMMARY OF REQUEST: SEE ATTACHED SHEETS

2. STREET ADDRESS: 420 MARKET STREET AND 310 EUCLID AVENUE
 (Check one) ON OS DE OW
 Between: EUCLID AVENUE and ATLAS STREET

3. SITE AREA
 Total Site Area (gross): 19.56 Ac. 852,033.60 Sq. Ft.
 Net Site Area: 17.42 Ac. 761,428.80 Sq. Ft.
 (Net site area includes required streets and public dedications (2.08 ac. see existing jurisdiction of Army Corps of Engineers and California Public Works))

4. COVERAGE DATA
 Total Building Area (ground floor): 3.58 Ac. 155,856 Sq. Ft.
 Total Landscaped/Open Space Area: 8.07 Ac. 352,169 Sq. Ft.
 Total Landscaped/Planted Area: 9.91 Ac. 431,451 Sq. Ft.
 Floor Area Ratio (FAR): 0.39% Gross Floor Area (GFA): 332,088

5. DENSITY (Residential)
 Maximum no. dwelling units allowed per zone: N/A
 Number of existing units to remain on site: N/A
 Number of proposed dwelling units on site: N/A
 Total number of units provided on the site: N/A

6. YARDSETBACK PROPOSED ZONE: CT-2A
 Street Yard: Required 15' FL Proposed 10' FL
 Street Side Yard: Required 15' FL Proposed 10' & 15' * FL
 Interior Yard(s): Required 15' FL Proposed 10' FL
 Rear Yard: Required 15' FL Proposed 10' & 15' * FL
 * unless otherwise noted, all setbacks shall be measured from the exterior face of the building.

7. PLANNING
 Parking Criteria: Residential
 Commercial
 Industrial
 Mixed Use
 Other
 Total number of spaces required by zone: 1,231 spaces (by proposed code)
 Total number of spaces provided on-site: 1,231 spaces *
 Commercial Development:
 One space per: _____ Sq. Ft. GFA _____ spaces
 * utilize shared parking with office, amphitheater, retail, with 20% trees/landscape.

PROJECT REQUEST/DESCRIPTION

The Jacobs Family Foundation is requesting of the City of San Diego, its cooperation in revitalizing the community of Southeast San Diego, with major emphasis being placed at the corner of Market Street and Euclid Avenue, through the construction of Market Creek Plaza. This project will provide a mixed use development project that encompasses a neighborhood shopping center (65,171 S.F.) anchored by a market, retail shops, an office building complex with conference center and a possible high tech high school (224,511 S.F.) and are supported by a parking garage (528 spaces), and incorporating community support buildings (12,406 S.F.) and public areas such as a childcare, recreation center/multipurpose room, youth mall plaza as well as a 400 person amphitheater with an outdoor movie screen. The integration of Chollas Creek as an essential core element is designed to give the community a natural asset. This project is seen as a significant revitalization effort in Southeast San Diego. The development of this site is foreseen as a major creator of jobs, entertainment, trolley ridership and community pride.

In order to accomplish this we are requesting:

- 1) Southeast San Diego Development Permit
- 2) Rezoning
- 3) Community Plan Amendment
- 4) Resource Protection Ordinance
- 5) Multiple Species Conservation Plan

Prepared by: FEHLMAN LABARRE, ARCHITECTURE & PLANNING
 420 EIGHTH AVENUE, SUITE 'A'
 SAN DIEGO, CA 92101
 TEL: 619-234-0789 FAX: 619-234-9136

Project Address: 420 MARKET STREET AND 310 EUCLID AVENUE
 SAN DIEGO, CA 92114
 A.P.N. 548-020-24,12,13

Project Name: MARKET CREEK PLAZA
 SOUTH EAST SAN DIEGO, CA

Sheet Title: SITE PLAN

Revision 14:	
Revision 13:	
Revision 12:	
Revision 11:	
Revision 10:	
Revision 09:	
Revision 08:	
Revision 07:	
Revision 06:	
Revision 05:	
Revision 04:	
Revision 03:	
Revision 02:	
Revision 01:	May 21, 1999
Original Date:	February 5, 1999
Sheet:	1.1 of 23
DATE:	

NOTES:

EASEMENTS
 FOR ALL EXISTING AND PROPOSED EASEMENTS, SEE UTILITY PLAN, SHEET 4 OF 23

UTILITIES
 FOR ALL EXISTING AND PROPOSED UTILITIES, SEE UTILITY PLAN, SHEET 4 OF 23

MASS TRANSIT
 THERE ARE NO PROPOSED OR EXISTING BUS/TRANSIT STATIONS OR STOPS ON SITE.

SITE ELEMENTS
 SEE LANDSCAPE SECTION FOR CLARITY OF LANDSCAPE AREAS AND HARDSCAPE AREAS, (SHEETS 3, 6, 7, 8, 9 & 10 OF 23.)
 SEE ELEVATIONS FOR STRUCTURE ELEMENTS SHEETS 11, 13, 14, 15, 16, & 18 OF 23

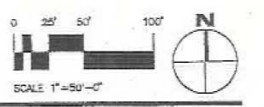
PARKING
 PARKING SPACE DIMENSIONS PER CURRENT CITY'S MINIMUM PARKING STANDARDS (STANDARD: 8.5x20', COMPACT: 7.5x15')

LEGEND

- * BICYCLE RACKS
- TRASH ENCLOSURES
- PA PLANTED AREA
- PROPOSED DIMANCED PAVING MATERIALS

BUILDINGS
 FOR ADDITIONAL INFORMATION ON ARCHITECTURE AND LANDSCAPE, SEE DESIGN GUIDELINES.

STORM DRAINS
 ALL PROPOSED STORM DRAIN SYSTEMS SHALL BE PRIVATE AND PRIVATELY MAINTAINED.



SITE PLAN

MARKET CREEK PLAZA
SAN DIEGO, CALIFORNIA

FEHLMAN LABARRE
 ARCHITECTURE
 PLANNING

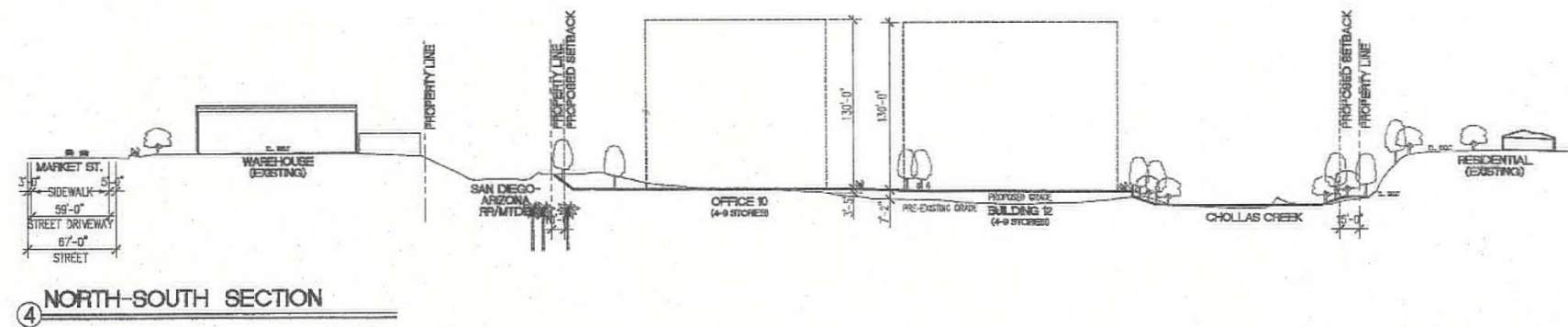
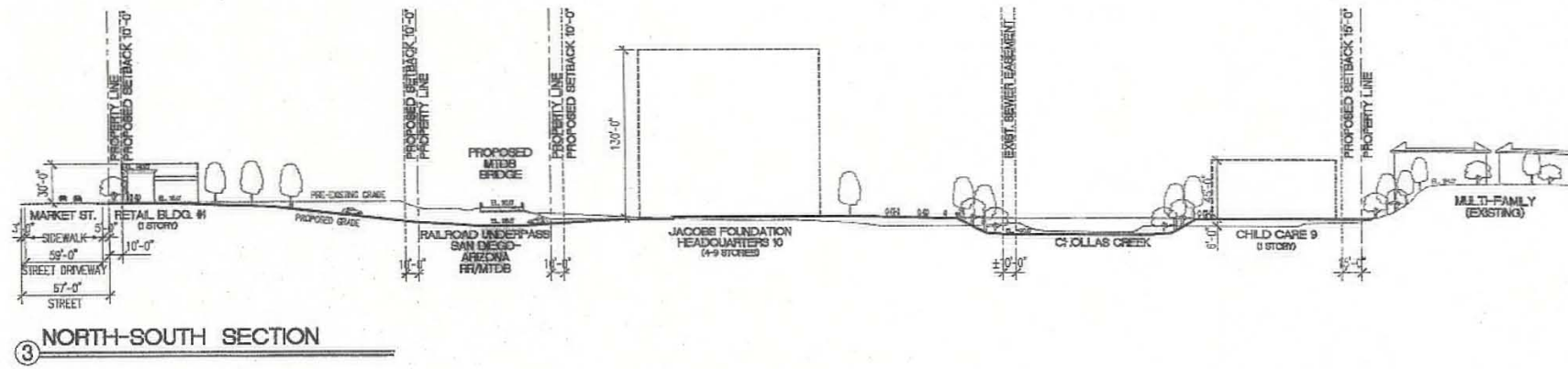
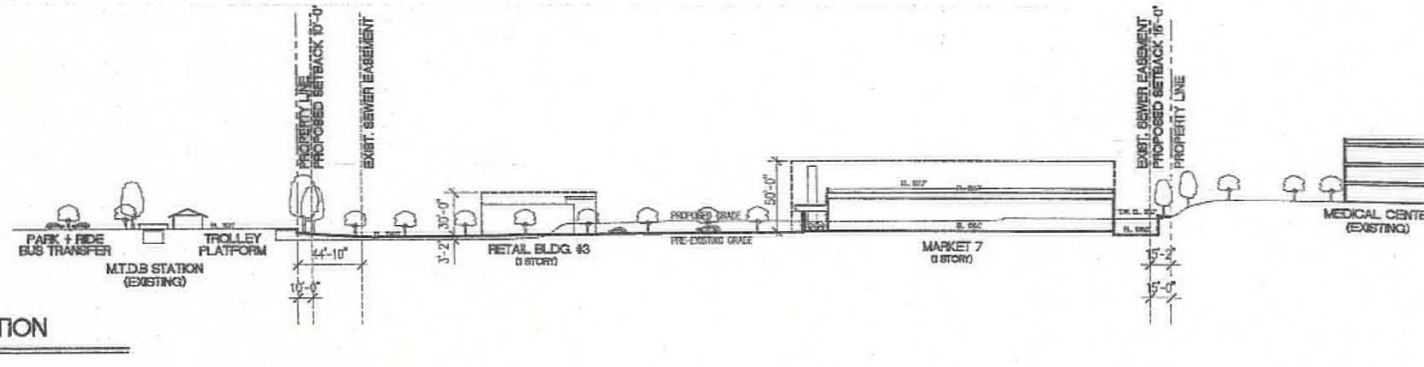
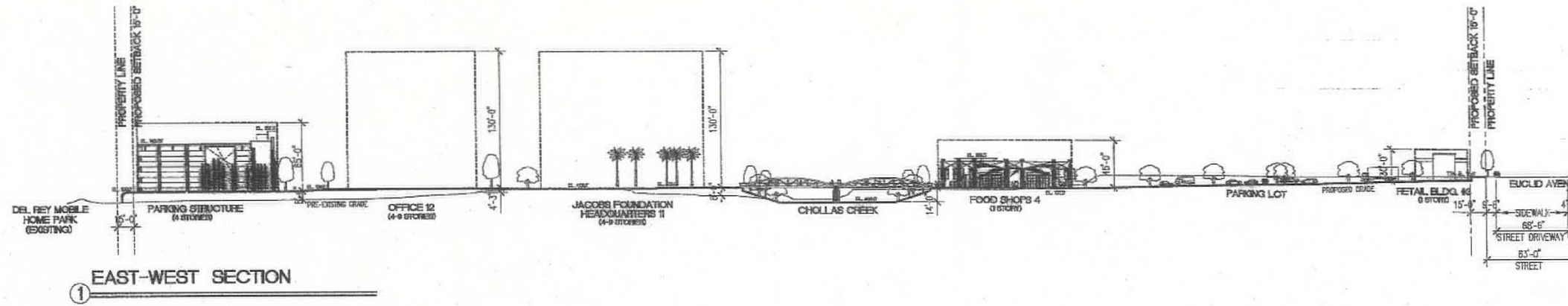
432 Eighth Avenue
 Suite A
 San Diego, CA 92101
 Tel: (619) 234-0789
 Fax: (619) 234-9136

February 5, 1999



5160 Federal Blvd.
 San Diego, CA 92105

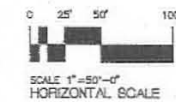
FILE NAME: MARKET-24
 ALL DEEDS, RECORDS, PLANS, AND SPECIFICATIONS AND OTHER PROJECT DOCUMENTS, INCLUDING ALL DOCUMENTS ON ELECTRONIC MEDIA ARE THE PROPERTY OF FEHLMAN LABARRE AND ANY NOT BE REPRODUCED OR USED WITHOUT THE WRITTEN PERMISSION OF FEHLMAN LABARRE



- NOTES:
- 1) REFERENCE ALL BUILDING ENVELOPES TO BUILDING HEIGHT TABLE.
 - 2) SEE DESIGN GUIDELINES FOR ADDITIONAL REFERENCE AND INFORMATION.

SITE SECTIONS

MARKET CREEK PLAZA SAN DIEGO, CALIFORNIA



February 5, 1999



5150 Federal Blvd.
San Diego, CA, 92105
PH: (619) 597-8181

Prepared By:
FELMAN LABARRE ARCHITECTURE & PLANNING
452 EIGHTH AVENUE, SUITE 'A'
SAN DIEGO, CA 92101
TEL: 619-234-0700 FAX: 619-234-0130

Project Address:
4081 MARKET STREET and 310 EUCLID AVENUE
SAN DIEGO, CA 92114
A.P.N. 545-033-04.12.13

Project Name:
MARKET CREEK PLAZA
SOUTH EAST SAN DIEGO, CA

Revision 14:	_____
Revision 13:	_____
Revision 12:	_____
Revision 11:	_____
Revision 10:	_____
Revision 09:	_____
Revision 08:	_____
Revision 07:	_____
Revision 06:	_____
Revision 05:	_____
Revision 04:	_____
Revision 03:	_____
Revision 02:	_____
Revision 01:	May 21, 1999
Original Date:	February 5, 1999
Sheet:	1.2 of 23
DEFP:	_____

City Council 9-28-99
EXHIBIT "A"
11/01/00 71-010
JL

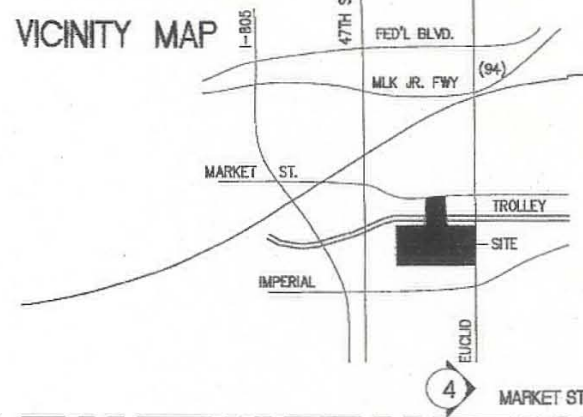
FILE NAME: msk/labarre/attached PLAT DATE: February 5, 1999 PLAT SCALE: 1"=50'-0"
ALL IDEAS, DESIGNS, PLANS, AND SPECIFICATIONS AND OTHER PROJECT DOCUMENTS, INCLUDING ALL DOCUMENTS ON ELECTRONIC MEDIA ARE THE PROPERTY OF FELMAN LABARRE AND MAY NOT BE REPRODUCED OR USED WITHOUT THE WRITTEN PERMISSION OF FELMAN LABARRE.

FELMAN LABARRE
ARCHITECTURE
PLANNING
452 Eighth Avenue
Suite A
San Diego, CA 92101
Tel: 619 234 0700
Fax: 619 234 0130

© COPYRIGHT FELMAN LABARRE - ALL RIGHTS RESERVED

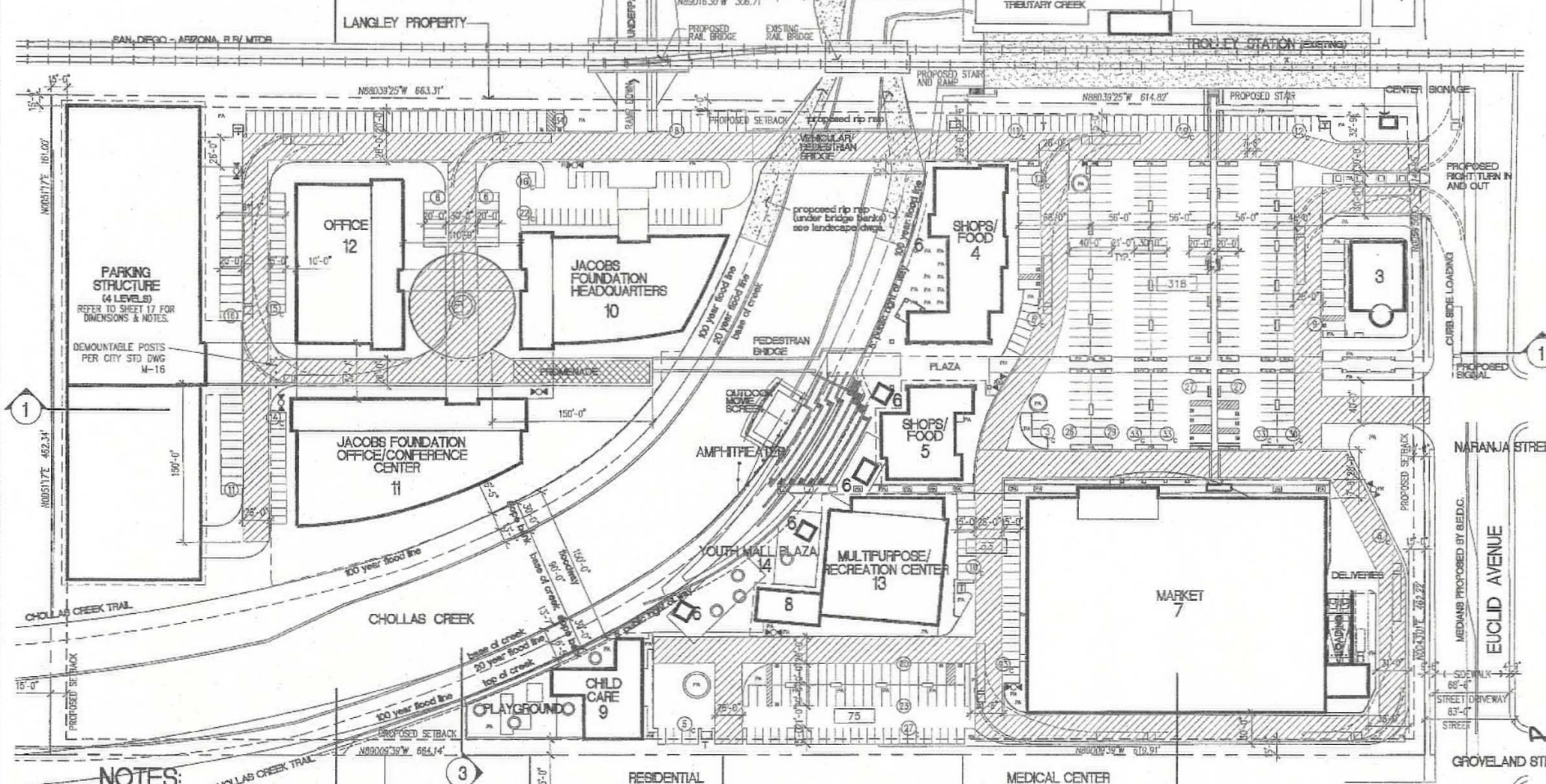
SUMMARY SITE

LANGLEY PROPERTY	17.98 AC	781,030.8 S.F.
MARKET STREET PARCEL	1.63 AC	71,002.8 S.F.
TOTAL	19.56 AC	852,033.6 S.F.
SITE COVERAGE	38.97 %	(332,008 S.F.)



COMMUNITY

RETAIL BUILDING AREA	COMMUNITY BUILDING AREA
1) PAD: 4,702 S.F.	13) MULTIPURPOSE/REC. CENTER: 12,406 S.F.
2) PAD: 3,715 S.F.	14) YOUTH MALL (plaza area)
3) PAD: 3,504 S.F.	TOTAL COMMUNITY AREA: 12,406 S.F.
4) SHOPS/FOOD: 11,047 S.F.	TOTAL BUILDING AREA: 332,088 S.F.
5) SHOPS/FOOD: 6,483 S.F.	PARKING
6) KIOSKS (7): 1,372 S.F.	TOTAL RETAIL: 407 spaces (1/234)
7) MARKET: 57,590 S.F.	OFFICE/CONFERENCE: 528 spaces (1/289)
8) YOUTH MALL: 1,800 S.F.	FOUNDATION: 221 spaces
9) CHILD CARE: 5,028 S.F.	COMMUNITY AREA: 75 spaces
TOTAL RETAIL AREA: 95,171 S.F.	TOTAL PARKING PROVIDED: 1,231 spaces (1/270)
OFFICE BUILDING AREA	standard spaces: 838
10) JACOBS HEADQUARTERS: 60,000 S.F.	compact spaces: 388 (43%)
11) OFFICE/CONFERENCE: 120,000 S.F.	accessible spaces: 25
12) OFFICE: 44,511 S.F.	total spaces: 1,231
TOTAL OFFICE AREA: 224,511 S.F.	



NOTES:

- FIRE DEPT. FINAL INSPECTION REQUIRED. SCHEDULE ALL INSPECTION 24 HOURS IN ADVANCE WITH THE LOCAL FIRE JURISDICTION.
- FIRE SPRINKLER SYSTEM (S) AND ALL CONTROL VALVES, INCLUDING EXTERIOR, SHALL BE SUPERSEDED TO A UL LISTED CENTRAL ALARM STATION OR PER UFC, SEC. 100/1004.
- ON-SITE FIRE HYDRANTS, POST INDICATOR VALVES AND RISERS TO FIRE DEPARTMENT CONNECTIONS SHALL BE PAINTED CITY STANDARD COLORS.
- PLANS OF COMBINED FIRE HYDRANT AND SPRINKLER SYSTEM SHALL BE SUBMITTED AND APPROVED BY THE FIRE DEPT. PRIOR TO INSTALLATION.
- FIRE TESTS (PER NFPA CRITERIA) MUST BE PERFORMED AND SYSTEM DESIGN TO MEET NFPA PER PRESCRIBED CRITERIA. PUMP PROVIDED IF REQUIRED.
- WATER SYSTEM PLANS SHOWING BOTH EXISTING AND PROPOSED MAINS AND HYDRANTS SHALL BE SUBMITTED TO THE FIRE DEPARTMENT FOR APPROVAL PRIOR TO BUILDING DEPT. APPROVAL.
- BUILDING ADDRESS NUMBERS SHALL BE EASILY VISIBLE AND LEGIBLE FROM THE STREET FRONTING THE PROPERTY.
- ACCESS ROADS IN CONFORMANCE WITH BUREAU OF FIRE AND LIFE SAFETY (BFLS) POLICY 8A-96-1 WITH OTHER THAN STANDARD MATERIAL SURFACES SHALL BE APPROVED BY THE FIRE DEPARTMENT'S SUBMISSION PLAN REVIEW OFFICER AND FOR THE NEW CONSTRUCTION PLAN CHECK SUPERVISOR IN WRITING ON AN INDIVIDUAL CASE-BY-CASE BASIS. ONLY THE FIRE DEPARTMENT APPROVAL LETTER SHALL BE INCLUDED WITH ALL PLAN SETS AND IN THE RECORD FILE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
- THE REQUIRED WIDTH OF THE FIRE DEPARTMENT VEHICLE ACCESS ROAD SHALL NOT BE OBSTRUCTED IN ANY MANNER, INCLUDING PARKED VEHICLES, LANDSCAPING, TREES, SHRUBBERY, OR DECORATIVE OBJECTS.
- THE REQUIREMENTS OF THE BFLS POLICY 8A-96-1 ARE APPLICABLE EXCEPT AS MODIFIED HEREIN:
 - A. THE MAXIMUM GRADE FOR ANY FIRE DEPARTMENT VEHICLE ACCESS ROAD IS "FIVE PERCENT" (5% OR 2.25 DEGREES) FOR COMBINATION SURFACES (LIKE GRASS AND CONCRETE PANELS/BLOCKS OR PAVEMENT).
 - B. A MINIMUM EIGHT-INCH (8") WIDTH CONCRETE BORDER SHALL BE USED TO DEFINE THE SIDES OF THE FIRE DEPARTMENT ACCESS ROAD. THIS BORDER MAY BE LEVEL WITH OR RISE (HEIGHT NOT TO EXCEED 4") ABOVE THE FINISHED ROAD GRADE. THE "NO PARKING - FIRE LANE" LETTERING MAY BE STAMPED INTO OR PAINTED UPON THE BORDER. SIGNAGE SHALL COMPLY WITH 8A-96-1.
 - C. FOR COMBINED ROAD SURFACES, THE SUPPORT SHALL BE ADEQUATELY REINFORCED WITH STRUCTURAL STEEL TO FULLY SUPPORT THE DEAD, LIVE AND IMPACT LOADS NECESSARY FOR FIRE DEPARTMENT VEHICLES WITH A GROSS VEHICLE WEIGHT OF 65,000 POUNDS.
 - D. GRASS WITHIN THE COMBINED ACCESS ROAD SURFACE SHALL BE WELL MAINTAINED WITH A HEIGHT NOT EXCEEDING TWO-INCHES (2"). THE ROAD SURFACE SHALL BE FREE OF OVER GROWTH FROM ADJACENT AREAS.
 - E. ANY SETTLEMENT OF THE ROAD SURFACE OR OTHER DAMAGE SHALL BE REPAIRED IMMEDIATELY.
 - F. THE FIRE MARSHAL MAY REQUIRE REMOVAL OF THE MODIFIED ACCESS ROAD SURFACE AND THE CONSTRUCTION OF AN APPROVED STANDARD ALL WEATHER ROAD SURFACE (CONCRETE OR ASPHALT) FOR CONTINUED VIOLATIONS OF THIS MODIFIED ACCESS POLICY.

LEGEND



NOTES:

- EASEMENTS**
FOR ALL EXISTING AND PROPOSED EASEMENTS, SEE UTILITY PLAN, SHEET 4 OF 23.
- UTILITIES**
FOR ALL EXISTING AND PROPOSED UTILITIES, SEE UTILITY PLAN, SHEET 4 OF 23.
- MASS TRANSIT**
THERE ARE NO PROPOSED OR EXISTING BUS/TRANSIT STATIONS OR STOPS ON SITE.

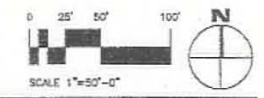
SITE ELEMENTS
SEE LANDSCAPE SECTION FOR CLARITY OF LANDSCAPE AREAS AND HARDSCAPE AREAS, SHEETS 5, 6, 7, 8, 9 & 10 OF 23.
SEE ELEVATIONS FOR STRUCTURE ELEMENTS SHEETS 11, 13, 14, 15, 16, & 18 OF 23.



SEE PROJECT CROSS SECTIONS SHEET 1.2

BUILDINGS
FOR ADDITIONAL INFORMATION ON ARCHITECTURE AND LANDSCAPE, SEE DESIGN GUIDELINES.

ACCESS: F.H. LOCATIONS ONLY



June 24, 1999



5160 Federal Blvd., San Diego, CA, 92105

Prepared By:
FIDELMAN LABARRRE ARCHITECTURE & PLANNING
452 EIGHTH AVENUE, SUITE 'A'
SAN DIEGO, CA 92101
TEL: 619-234-0789 FAX: 619-234-8158

Project Address:
4521 MARKET STREET and 310 EUCLID AVENUE
SAN DIEGO, CA 92114
A.P.N. 945-003-24, 12, 13

Project Name:
MARKET CREEK PLAZA
SOUTH EAST SAN DIEGO, CA

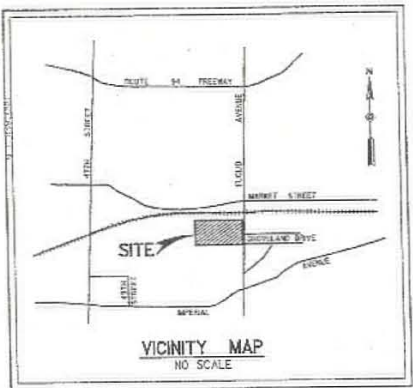
Sheet Title:
SITE PLAN

Revision 14:	
Revision 13:	
Revision 12:	
Revision 11:	
Revision 10:	
Revision 09:	
Revision 08:	
Revision 07:	
Revision 06:	
Revision 05:	
Revision 04:	
Revision 03:	
Revision 02:	June 24, 1999
Revision 01:	May 21, 1999
Original Date:	February 5, 1999
Sheet:	1.4 of 23
DEPA:	

City Council 9-21-99
EXHIBIT "A"
20010/200 99-0416
A. Fisher

452 Eighth Avenue
Suite A
San Diego, CA 92101
Tel: (619) 234-0789
Fax: (619) 234-8136

**MARKET CREEK PLAZA
SAN DIEGO, CALIFORNIA**

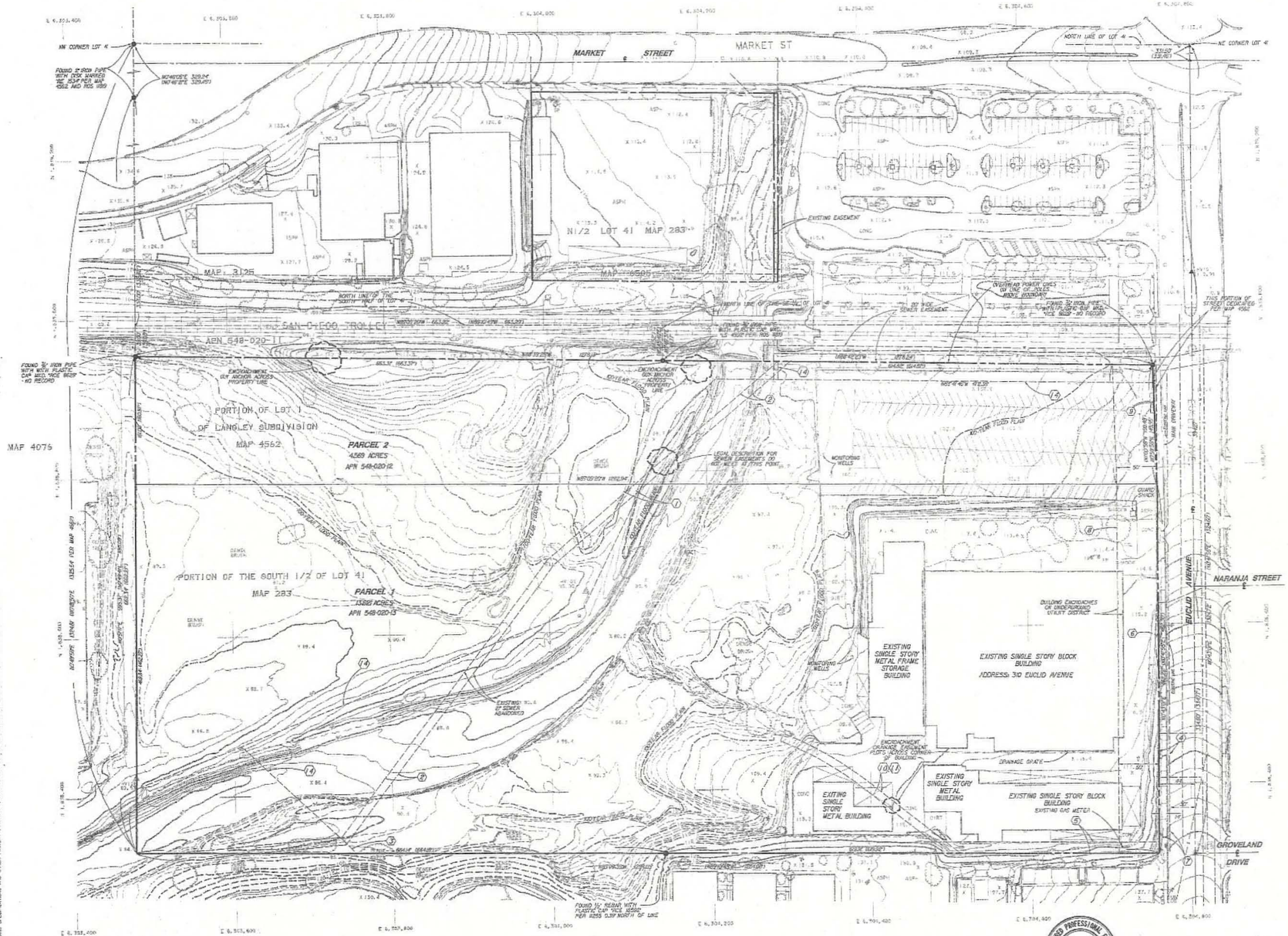


TITLE MATTERS

REFERENCE IS MADE TO COMMONWEALTH LAND TITLE INSURANCE COMPANY'S PRELIMINARY TITLE REPORT DATED JUNE 13, 1996 UNDER ORDER NO. 977232-4. THE FOLLOWING ARE EXCEPTIONS DISCLOSED IN SAID REPORT:

ITEM NO.	RECORDING DATE	DOCUMENT NO.	DESCRIPTION	REMARKS
①	8-16-1928	BK 1504 PG 295	SEWER EASEMENT	PLOTTED
②	9-18-1942	BK 1411 PG 8	SEWER EASEMENT	PLOTTED
③	8-30-1946	BK 2204 PG 460	SEWER EASEMENT	PLOTTED
④	7-13-1951	BK 4167 PG 182	PUBLIC STREET EASEMENT	PLOTTED
⑤	5-29-1953	BK 4873 PG 66	SEWER EASEMENT	PLOTTED
⑥	8-26-1962	165541 & 165542	SLOPE EASEMENT	PLOTTED
⑦	10-02-1972	263597	SEWER EASEMENT	PLOTTED
⑧	8-28-1974	74-234724	UNDERGROUND UTILITY DISTRICT	PLOTTED
⑨	7-29-1975	75-197558	SEWER EASEMENT	PLOTTED
⑩	9-17-1982	82-289183	ENCROACHMENT REMOVAL AGREEMENT	PLOTTED
⑪	11-24-1982	82-363206	DRAINAGE EASEMENT	PLOTTED
⑫	8-27-1993	93-0561572	SEWER EASEMENT	PLOTTED

SEE TITLE REPORT FOR ALL ITEMS NOT DETAILED ABOVE



City Council 9-29-99
EXHIBIT "A"
 H.D.P. (R.P.) 99-0116
 J.H. Tolson

Prepared By: RICK ENGINEERING COMPANY
 5520 Friars Road
 San Diego, CA 92108
 TEL: 619-291-0707 FAX: 619-291-4165

Project Address: 498 MARKET STREET and 30 EUCLID AVENUE
 SAN DIEGO, CA 92101
 A.P.N. 548-020-24, 22, 23

Project Name: MARKET CREEK PLAZA
 SOUTH EAST SAN DIEGO, CA

Sheet Title: _____

Revision 1a: _____
 Revision 1b: _____
 Revision 1c: _____
 Revision 1d: _____
 Revision 1e: _____
 Revision 1f: _____
 Revision 1g: _____
 Revision 1h: _____
 Revision 1i: _____
 Revision 1j: _____
 Revision 1k: _____
 Revision 1l: _____
 Revision 1m: _____
 Revision 1n: _____
 Revision 1o: _____
 Revision 1p: _____
 Revision 1q: _____
 Revision 1r: _____
 Revision 1s: _____
 Revision 1t: _____
 Revision 1u: _____
 Revision 1v: _____
 Revision 1w: _____
 Revision 1x: _____
 Revision 1y: _____
 Revision 1z: _____

Original Date: FEBRUARY 5, 1999
 Sheet: 2 of 22
 DEP: _____

MAP 1904 MAP 3064 ROS 11255 MAP 7215

ENGINEER OF WORK
 Roger L. Ball 5/20/99
 R. C. E. 27678 DATE

SCALE 1"=30'-0"

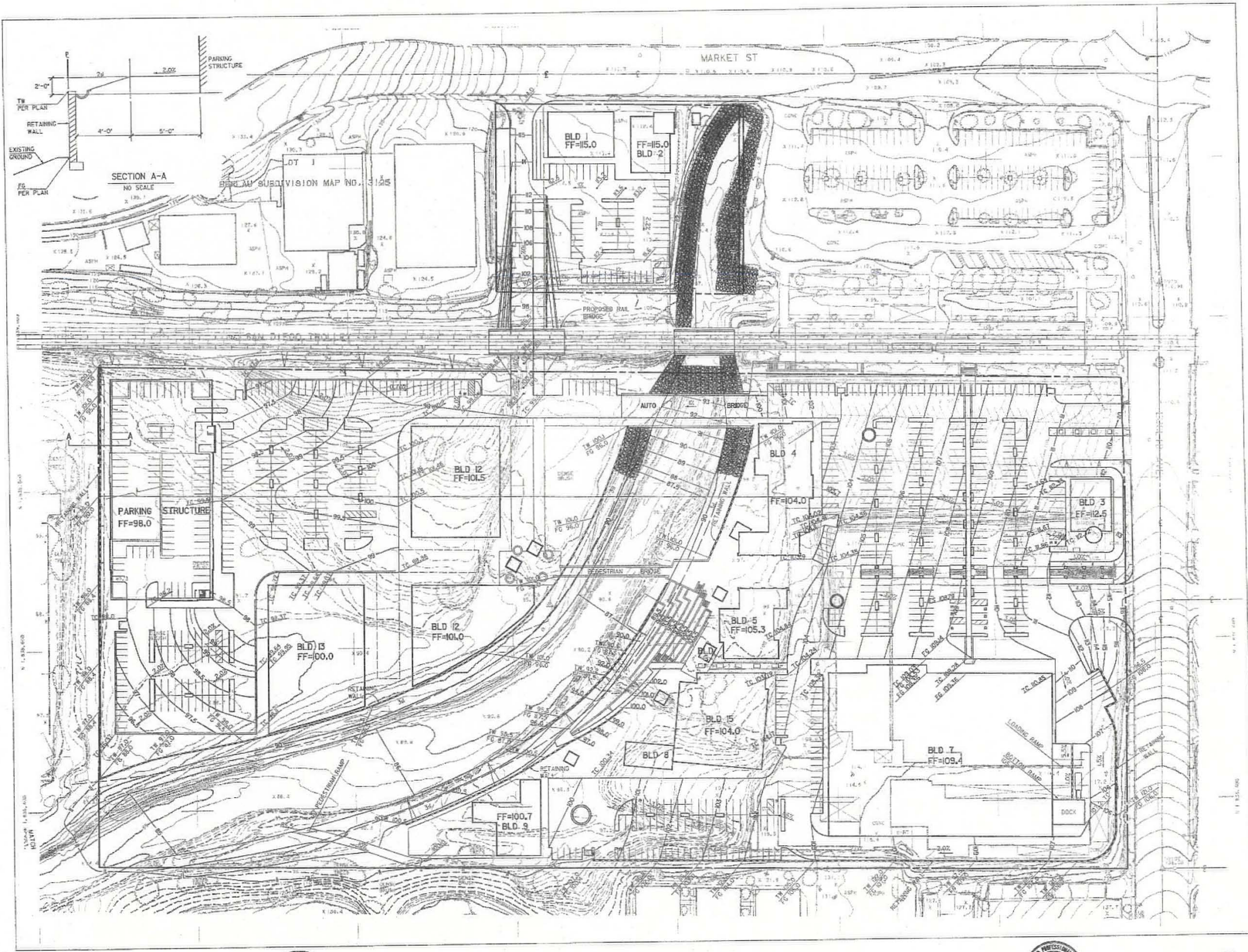
FEHLMAN LABARRE
 ARCHITECTURE PLANNING
 452 Eighth Avenue
 Suite A
 San Diego, CA 92101
 Tel: (619) 234-0789
 Fax: (619) 234-9236

RICK ENGINEERING COMPANY
 5520 Friars Road
 San Diego, CA 92108
 TEL: 619-291-0707 FAX: 619-291-4165

**MARKET CREEK PLAZA
 SAN DIEGO, CALIFORNIA**



5160 Federal Blvd.
 San Diego, CA 92105



LEGEND



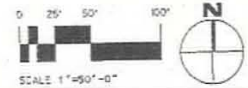
GRADING PLAN NOTES:

1. PRIOR TO ISSUANCE OF A GRADING PERMIT "LETTERS OF PERMISSION" FOR OFFSITE GRADING SHALL BE REQUIRED.
2. SEE UTILITY PLANS, SHEET 4 OF 24 FOR ALL EXIST. & FUTURE DEDICATED EASEMENTS, AND ANY HORIZONTAL & VERTICAL RESTRICTIONS.
3. SEE UTILITY PLANS, SHEET 4 OF 24 FOR THE LOCATION, SIZE AND MATERIALS OF ALL EXISTING AND PROPOSED UTILITIES.
4. EXISTING DRAINAGE NOTE: THIS SITE IS DIVIDED BY A MAJOR NORTH/SOUTH DRAINAGE CHANNEL THAT CONVEYS LARGE AMOUNTS OF OFFSITE WATER FROM THE NORTH & EAST AND OUTLETS IT AT THE SOUTHWEST CORNER OF THE PROPERTY. THE SITE SURFACE DRAINS INTO SAID DRAINAGE CHANNEL.

- TOTAL ACREAGE = 19.56 AC.
- TOTAL AMOUNT OF SITE TO BE GRADED = 19.17 AC.
- PERCENT OF TOTAL SITE GRADED = 98%
- AMOUNT OF SITE WITH 2% PERCENT SLOPES OR GREATER = 1.47 AC.
- PERCENT OF TOTAL SITE WITH 25 PERCENT SLOPES OR GREATER = 7.5%
- AMOUNT OF SITE WITHIN HILLSIDE REVIEW = 0.0 SQ. FT.
- PERCENT OF TOTAL SITE WITHIN HILLSIDE REVIEW = 0%
- AMOUNT OF CUT = 120,000 CUBIC YARDS
- AMOUNT OF FILL = 60,000 CUBIC YARDS
- MAXIMUM HEIGHT OF FILL SLOPE(S) = 14'-(DRAINAGE CHANNEL WALL)
- MAXIMUM HEIGHT OF CUT SLOPE(S) = 14'-(DRAINAGE CHANNEL WALL)
- AMOUNT OF EXPORT SOIL = 60,000 CUBIC YARDS
- RETAINING/CRIB WALLS = 6 LOCATIONS
 MAXIMUM LENGTH = 1000 FEET
 MAXIMUM HEIGHT = 20 FEET

GRADING PLAN

Roger J. Ball 5/20/22



Prepared By:
RICK ENGINEERING COMPANY
 5620 FIARS ROAD
 SAN DIEGO, CA 92101
 TEL: 619-291-0707 Fax 619-291-4885

Project Address:
 458 MARKET STREET and 310 EUCLID AVENUE
 SAN DIEGO, CA 92101
 A.P.N. 548-020-242J2

Project Name:
MARKET CREEK PLAZA
 SOUTH EAST SAN DIEGO, CA

Sheet Title:
GRADING PLAN

Revision 01:	
Revision 02:	
Revision 03:	
Revision 04:	
Revision 05:	
Revision 06:	
Revision 07:	
Revision 08:	
Revision 09:	
Revision 10:	
Revision 11:	
Revision 12:	
Revision 13:	
Revision 14:	
Revision 15:	
Revision 16:	
Revision 17:	
Revision 18:	
Revision 19:	
Revision 20:	
Revision 21:	
Revision 22:	
Revision 23:	
Revision 24:	
Revision 25:	
Revision 26:	
Revision 27:	
Revision 28:	
Revision 29:	
Revision 30:	
Revision 31:	
Revision 32:	
Revision 33:	
Revision 34:	
Revision 35:	
Revision 36:	
Revision 37:	
Revision 38:	
Revision 39:	
Revision 40:	
Revision 41:	
Revision 42:	
Revision 43:	
Revision 44:	
Revision 45:	
Revision 46:	
Revision 47:	
Revision 48:	
Revision 49:	
Revision 50:	

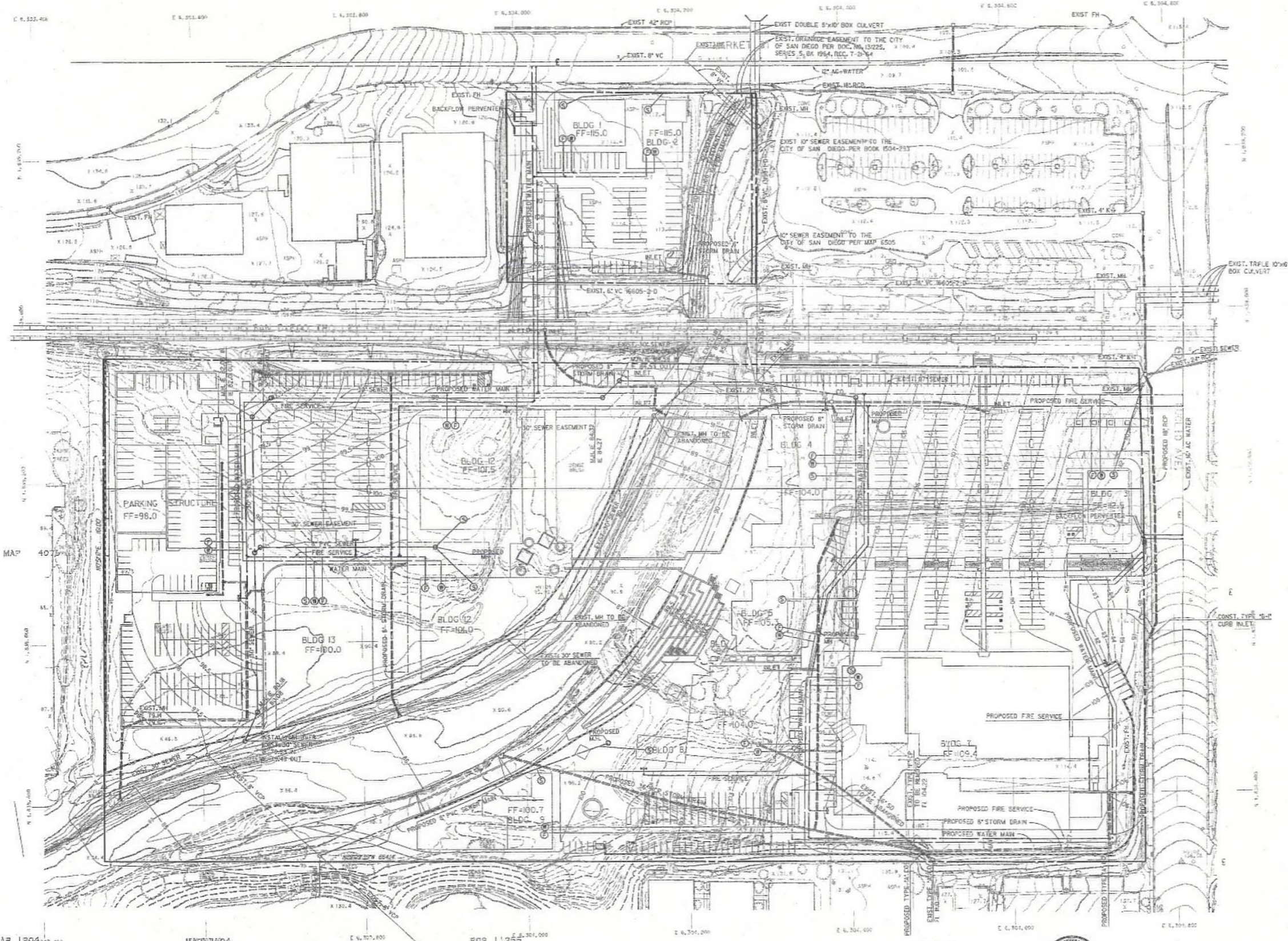
FEHLMAN LABARRE
 ARCHITECTURE PLANNING
 452 Eighth Avenue
 Suite A
 San Diego, CA 92101
 Tel (619) 234-0789
 Fax (619) 234-0136

RICK ENGINEERING COMPANY
 1403 Friars Road
 San Diego, California 92108
 619-291-0707

**MARKET CREEK PLAZA
 SAN DIEGO, CALIFORNIA**

JACOBS
 FAMILY FOUNDATION
 CENTER FOR NONPROFIT
 INNOVATION
 5160 Federal Blvd.
 San Diego, CA, 92105

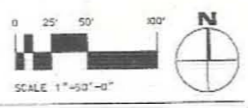
EXHIBIT "A"
 City Council 1-13-99
 550701 PLO 09-0166
 A.J. Fisher



NOTE
ALL UTILITIES SHOWN ARE PRIVATE UNLESS OTHERWISE NOTED.

UTILITY PLAN

ENGINEER OF WORK
Roger L. Ball 5/20/99
ROGER L. BALL R.C.E. 27678 DATE



FEHLMAN LABARRE
ARCHITECTURE PLANNING
432 Eighth Avenue Suite A San Diego, CA 92101
Tel (619) 234-0783 Fax (619) 234-8336

RICK ENGINEERING COMPANY
488 Market Street San Diego, CA 92101
Tel (619) 542-0200 Fax (619) 542-0203

MARKET CREEK PLAZA SAN DIEGO, CALIFORNIA



5160 Federal Blvd. San Diego, CA. 92105
PH: (619) 527-6161

Prepared By: RICK ENGINEERING COMPANY 5820 Friars Road San Diego, CA 92108 TEL: 619-291-0707 FAX: 619-291-4652	Revision 01: _____ Revision 02: _____ Revision 03: _____ Revision 04: _____ Revision 05: _____ Revision 06: _____ Revision 07: _____ Revision 08: _____ Revision 09: _____ Revision 10: _____ Revision 11: _____ Revision 12: _____ Revision 13: _____ Revision 14: _____ Revision 15: _____
Project Address: 488 MARKET STREET and 30 EUCLID AVENUE SAN DIEGO, CA. 92101 A.P.N. 548-020-242EJ3	Revision 16: _____ Revision 17: _____ Revision 18: _____ Revision 19: _____ Revision 20: _____ Revision 21: _____ Revision 22: _____ Revision 23: _____ Revision 24: _____ Revision 25: _____ Revision 26: _____ Revision 27: _____ Revision 28: _____ Revision 29: _____ Revision 30: _____
Project Name: MARKET CREEK PLAZA SOUTH EAST SAN DIEGO, CA	Revision 31: _____ Revision 32: _____ Revision 33: _____ Revision 34: _____ Revision 35: _____ Revision 36: _____ Revision 37: _____ Revision 38: _____ Revision 39: _____ Revision 40: _____
Sheet Title: UTILITY PLAN	Revision 41: _____ Revision 42: _____ Revision 43: _____ Revision 44: _____ Revision 45: _____ Revision 46: _____ Revision 47: _____ Revision 48: _____ Revision 49: _____ Revision 50: _____
DATE: 5/20/99	Original Date: FEBRUARY 5, 1999
Sheet: 4 of 23	DATE: _____

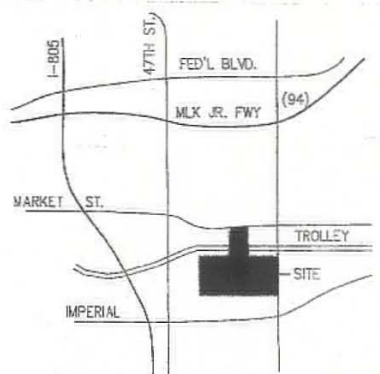
5/20/99 RLP 11-0196
EXHIBIT "A"
[Signature]

ALL RIGHTS RESERVED. THIS DOCUMENT IS THE PROPERTY OF FEHLMAN LABARRE ARCHITECTURE PLANNING. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. IT IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF FEHLMAN LABARRE ARCHITECTURE PLANNING.

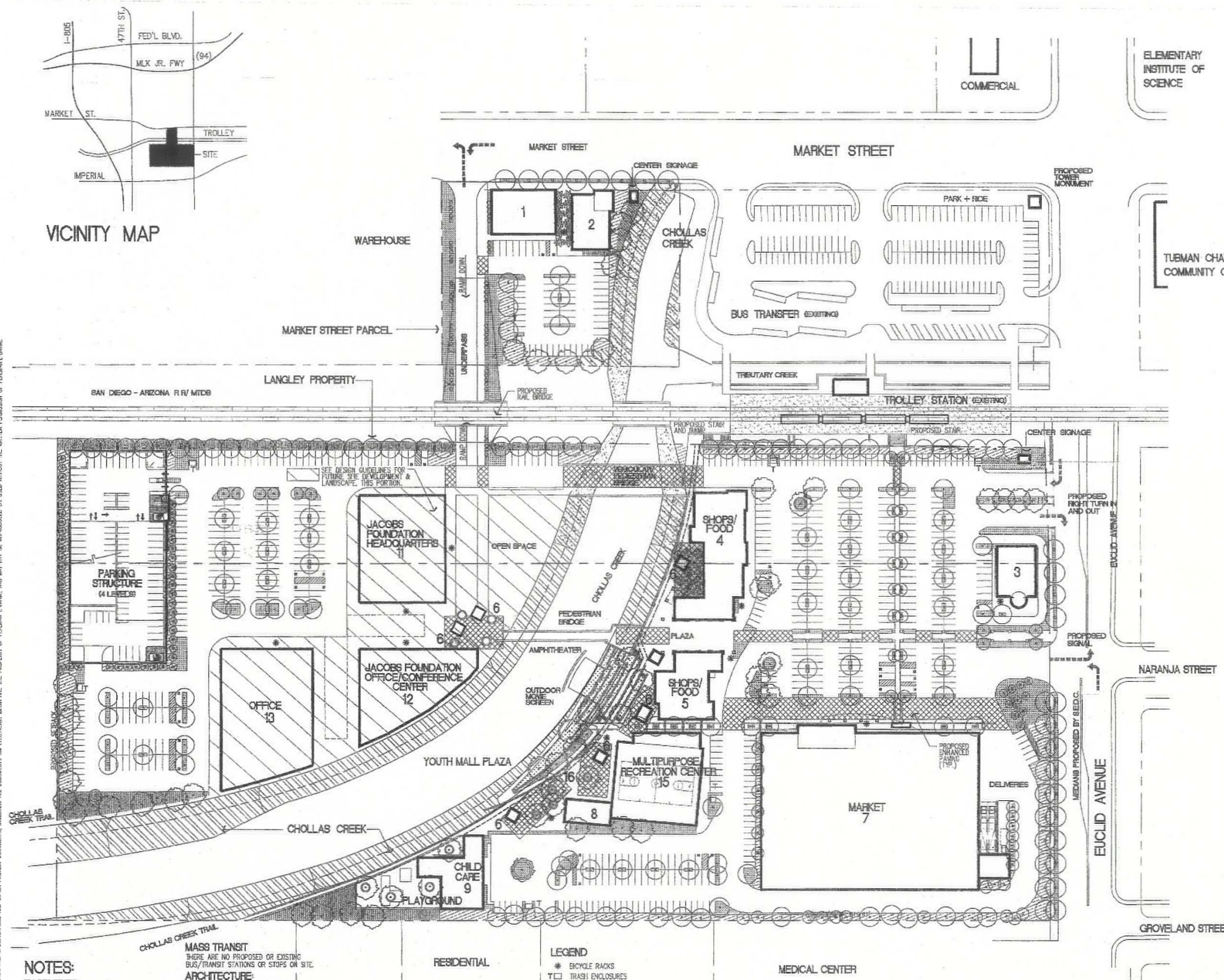
- RETAIL BUILDING AREA**
- 1) PAD
 - 2) PAD
 - 3) PAD
 - 4) SHOPS/FOOD
 - 5) SHOPS/FOOD
 - 6) KIOSKS (7)
 - 7) MARKET
 - 8) YOUTH MALL
 - 9) CHILD CARE
- OFFICE BUILDING AREA**
- 10) JACOBS HEADQUARTERS
 - 12) OFFICE/CONFERENCE (3 story)
 - 13) H.T. HIGH SCHOOL/ OFFICE
 - 14) OFFICE (6 story)
- COMMUNITY BUILDING AREA**
- 15) MULTIPURPOSE/REC. CENTER
 - 16) YOUTH MALL (plaza area)

SUMMARY SITE

LANGLEY PROPERTY	17.93 AC
MARKET STREET PARCEL	1.63 AC
TOTAL	19.56 AC



VICINITY MAP



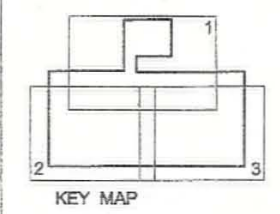
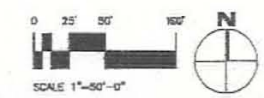
LANDSCAPE CONCEPT PLAN

MARKET CREEK PLAZA SAN DIEGO, CALIFORNIA

NOTES:
EASEMENTS
 FOR ALL EXISTING AND PROPOSED EASEMENTS, SEE UTILITY PLAN, SHEET 4
UTILITIES
 FOR ALL EXISTING AND PROPOSED UTILITIES, SEE UTILITY PLAN, SHEET 4

MASS TRANSIT
 THERE ARE NO PROPOSED OR EXISTING BUS/TRANSIT STATIONS OR STOPS ON SITE.
ARCHITECTURE:
 SEE SITE PLAN (SHEET 1.1) FOR COMPLETE BUILDING / PROGRAM DATA, DRIVEWAYS, PARKING, CANOPIES, AND TRELLISES.
 SEE ARCHITECTURAL GUIDELINES FOR AREAS OF FUTURE DEVELOPMENT, INCLUDING SECTIONS (SHTS 19.1 & 19.2).

LEGEND
 * BICYCLE RACKS
 T □ TRASH ENCLOSURES



Prepared By: **FEHLMAN LaBARRE, ARCHITECTURE & PLANNING**
 432 EIGHTH AVENUE, SUITE 'A'
 SAN DIEGO, CA 92101
 TEL: 619-234-0788 FAX: 619-234-8108

Project Address: **4381 MARKET STREET and 310 EUCLID AVENUE**
 SAN DIEGO, CA 92114
 A.P.N. 045-030-24,12,13

Project Name: **MARKET CREEK PLAZA**
 SOUTH EAST SAN DIEGO, CA

Sheet Title: **LANDSCAPE CONCEPT PLAN**
 ENLARGEMENT

City Council 7-28-99
EXHIBIT "A"
 4/10/01 R.D. 2/10/06
 J. L. Fehman

Revision 14:	_____
Revision 13:	_____
Revision 12:	_____
Revision 11:	_____
Revision 10:	_____
Revision 09:	_____
Revision 08:	_____
Revision 07:	_____
Revision 06:	_____
Revision 05:	_____
Revision 04:	_____
Revision 03:	_____
Revision 02:	_____
Revision 01:	MAY 21, 1999
Original Date:	FEB. 5, 1999
Sheet:	5 of 23
DEPN	_____

FEHLMAN LaBARRE 452 Eighth Avenue, Suite A, San Diego, CA 92101, Tel: 619-234-0788, Fax: 619-234-8108

ANDREW SPURLOCK MARTIN POISER Landscape Architects, 817 Ninth Avenue, San Diego, CA 92101, Tel: 619-234-0788, Fax: 619-234-8108

JACOBS
 FAMILY FOUNDATION CENTER FOR NONPROFIT INNOVATION
 5160 Federal Blvd., San Diego, CA, 92105



FILE NAME: 471-10000
 ALL RIGHTS RESERVED. PLANS AND SPECIFICATIONS ARE THE PROPERTY OF FEHLMAN, L'AMORE AND MAY NOT BE REPRODUCED OR USED WITHOUT THE WRITTEN PERMISSION OF FEHLMAN, L'AMORE.
 PLOT SCALE: (see title block)