



## THE CITY OF SAN DIEGO

**DATE ISSUED:** May 27, 2010 **REPORT NO. PC-10-041**

**ATTENTION:** Planning Commission, Agenda of June 3, 2010

**SUBJECT:** POINT LOMA MARKETPLACE - PROJECT NO. 153681.  
PROCESS FOUR

**OWNER/  
APPLICANT:** Catalina-Talbot Properties, a California Limited Liability Company  
Mark Linman, Land Use and Development Consulting

### SUMMARY

**Issue:** Should the Planning Commission approve a request for a partial demolition/addition/remodel of an existing neighborhood shopping center located at 955 Catalina Boulevard within the Peninsula Community Plan area?"

**Staff Recommendation:** APPROVE Coastal Development Permit No. 544449 and Planned Development Permit No. 544434.

**Community Planning Group Recommendation:** On February 9, 2009, the Peninsula Community Planning Board voted 9-3-1 to recommend approval of this project. This recommendation included a condition that the sign program for this project be brought forward to the Planning Board at a later date.

**Environmental Review:** This project is exempt from environmental review pursuant to Article 19, Sections 15302 Replacement or Reconstruction, and Section 15303, New Construction or Conversion of Small Structures, of the California Environmental Quality Act (CEQA) and the CEQA Guidelines. This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on November 3, 2009, and the opportunity to appeal that determination ended November 18, 2009.

**Fiscal Impact Statement:** All cost associated with processing of this application are paid for by the applicant.



**Code Enforcement Impact:** None.

## **BACKGROUND**

The 2.39-acre project site is located at 955 Catalina Boulevard in the CN-1-1 and RS-1-7 Zones, Coastal (non-appealable) Overlay Zone, Coastal Height Limitation Overlay Zone, Parking Impact Overlay Zone and Airport Approach Overlay Zone. The site is located on a triangular shaped property, directly east of Catalina Boulevard, south of Talbot Street and west of Canon Street within the Peninsula Community Plan area, which has a Neighborhood Commercial Land Use designation. The site is surrounded by single family residential development.

The existing neighborhood shopping center was built in 1953 and has featured a grocery store as the primary tenant throughout much of the center's history. In 2008 the main tenant of the center became a Fresh and Easy Food Store, which replaced a previous Albertson's grocery store and was processed through a ministerial building permit for tenant improvements. There is no record of any prior discretionary permits processed for this property.

The 2.39 acre or 104,108 square foot site is split zoned; with an "L" shaped portion, approximately 74,708 square feet zoned CN-1-1, which has street frontage along Catalina Boulevard and Talbot Street. A smaller, approximately 29,400 square foot, triangular portion is zoned RS-1-7, which fronts along Canon Street and is where off-street parking is currently located. The land use designation for the entire property is Neighborhood Commercial; the proposed building construction will be located within the CN-1-1 zoned portion of the site.

A Coastal Development Permit is required, by the Land Development Code (Section 126.0702), for proposed demolition and development on property within the Coastal Overlay Zone. Due to the split zone of the subject property the applicant is processing a Planned Development Permit in order to locate off-street parking for the development on that portion of the property zoned RS-1-7. Pursuant to the Land Development Code (Section 143.0403), a Planned Development Permit may be utilized to allow any use permitted in the applicable land use plan. The Peninsula Community Plan designates the entire site as neighborhood commercial. The proposed parking lot provides the required parking for the existing and proposed commercial uses located in the CN-1-1 portions of the site and is therefore consistent with the land use designation. The applicant chose the Planned Development Permit option as opposed to processing a rezone and Local Coastal Program Land Use Plan Amendment.

## **DISCUSSION**

### **Project Description**

The project proposes to demolish an existing three-story, approximately 7,009 square foot, commercial office building located at the corner of Talbot and Canon Streets; and a one-story, approximately 1,720 square foot, commercial retail/office building located at the corner of Catalina Boulevard and Canon Street. The project proposes to replace the structures with two new one-story retail commercial buildings. Building "C" is a proposed 4,258 square foot structure to be located at the corner of Canon and Talbot Streets, and Building "B" is a proposed



4,229 square foot structure to be located at the corner of Catalina Boulevard and Talbot Street. The existing shopping center totals approximately 30,153 square feet of gross floor area. After the proposed construction the resulting shopping center will total approximately 29,911 square feet of gross floor area. The off-street parking will be increased from 149 to 150 vehicle parking spaces.

The proposed building's exterior elevations have a matching architectural style to that of the 2008 remodel of the main Fresh and Easy Building. That architectural theme has been carried throughout this remodeled center for all the buildings and perimeter site walls. Landscaping within the parking lot and along the perimeter streetscape will be enhanced. This project also includes improved and better defined pedestrian circulation throughout the center.

### **General/Community Plan Analysis:**

The Land Use and Community Planning Element of the General Plan implements the City of Villages Strategy within the context of San Diego's community planning program, and includes goals for balanced communities and equitable development. Specifically, the General Plan includes the policies of determining at the community level where commercial uses should be intensified within villages and other areas served by transit, and where commercial uses should be limited or converted to other uses. The General Plan also establishes each community plan as an essential component of the Land Use Element, and relies on community plans for site-specific land use and density designations and recommendations.

The subject property is designated Neighborhood Commercial by the Peninsula Community Plan and is served by public transit. The Commercial Element of the Peninsula Community Plan includes a recommendation that the neighborhood commercial uses on Canon/Talbot/Catalina Triangle should be retained. It also recommends that the commercial area should not expand into adjacent residential areas, and that the zoning should remain unchanged. The proposal to demolish two buildings and construct two new commercial retail buildings will help implement the recommendations of the Commercial Element of the Peninsula Community Plan by keeping the proposed commercial uses from expanding into adjacent residential areas. In addition, neighborhood serving commercial uses, such as a small grocery store will be retained on this site. The Urban Design Element of the General Plan is based on the guiding principles of building upon our existing communities. The core values related to urban form include a compact, efficient, and environmentally sensitive pattern of development; and the physical, social, and cultural diversity of our City and its neighborhoods.

The Urban Design Element of the Peninsula Community Plan includes the Commercial Guidelines which address building scale, pedestrian activity, and streetscape. The Guidelines state new buildings should be compatible with the scale and character of the surrounding development, and designed to complement the scale, form and proportion of older development.

The surrounding development is characterized by single-family residential development of one- and two-story buildings of various architectural styles that incorporate a variety of colors, materials, and roofs. The proposed single story buildings would have a low profile which is more complimentary with the adjacent existing single family development as compared to the

existing three story retail/office building. During staff review of the project the design was modified to increase building articulation by incorporating off-setting planes, using a variety of materials and colors, increasing ground-floor transparency, and improving pedestrian connections with perimeter sidewalks. A new public seating area will be created with benches, enhanced hardscape, specimen trees, and other landscape. The landscape plan was also modified to include Jacaranda Trees along street frontages as recommended by the community plan.

### **Project-Related Issues**

During the review the proposed building elevations were revised to include greater building articulation and pedestrian amenities were added, such as outdoor tables and seating, in order to meet the Planned Development Permit requirements. Also the truck loading area for the existing Fresh and Easy Store was determined to be cumbersome for ingress and egress of large delivery trucks. Due to the fact that the shopping center's total size is less than 30,000 gross square feet, a new on-site truck loading area is not required. However, the project was redesigned to include a new on-street truck loading area adjacent to the Fresh and Easy Store along Catalina Boulevard. Related to this issue a condition of the draft permit (Attachment 6, page 6, condition number 38) was added to prevent delivery trucks from backing out from the loading/unloading area on to Catalina Boulevard.

### **Community Planning Group Recommendation**

When this project went before the Peninsula Community Planning Group, the project applicant was contemplating the development of a special set of sign criteria. The Community Group's vote expected that the sign plan would come back to them for some degree of review and input. However, since then the applicant has decided to simply comply with the City Wide Sign Regulations and no further follow up with the Community Group regarding signs will be needed.

### **Conclusion**

The Coastal Development Permit and Planned Development Permit is a Process Four, Planning Commission decision pursuant to San Diego Municipal Code Section 126.0303 and 143.0402. A Coastal Development Permit and Planned Development Permit may be approved if the decision maker finds that the proposed development complies with the requirements of the San Diego Municipal Code and that the associated permit findings can be made in the affirmative. Staff has reviewed the proposed demolition and addition to the existing neighborhood shopping center and found it to be in conformance with the applicable sections of the San Diego Municipal Code regulating Coastal Development and is consistent with the Peninsula Community Plan. The Peninsula Community Planning Group recommended approval of the project as proposed. Staff recommends approval of the project as proposed.

### **ALTERNATIVES:**

- 1. Approve Coastal Development Permit No. 544449 and Planned Development Permit No. 544434, with modifications.**



2. **Deny Coastal Development Permit No. 544449 and Planned Development Permit No. 544434, if the findings required to approve the project cannot be affirmed.**

Respectfully submitted,



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Mike Westlake  
Program Manager  
Development Services Department



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Glenn Gargas,  
Project Manager  
Development Services Department

Attachments:

1. Aerial Photograph
2. Community Plan Land Use Map
3. Project Location Map
4. Project Data Sheet
5. Draft Permit Resolution with Findings
6. Draft Permit with Conditions
7. Environmental Exemption
8. Project Site Plan
9. Project Plans
10. Community Planning Group Recommendation
11. Ownership Disclosure Statement
12. Project Chronology

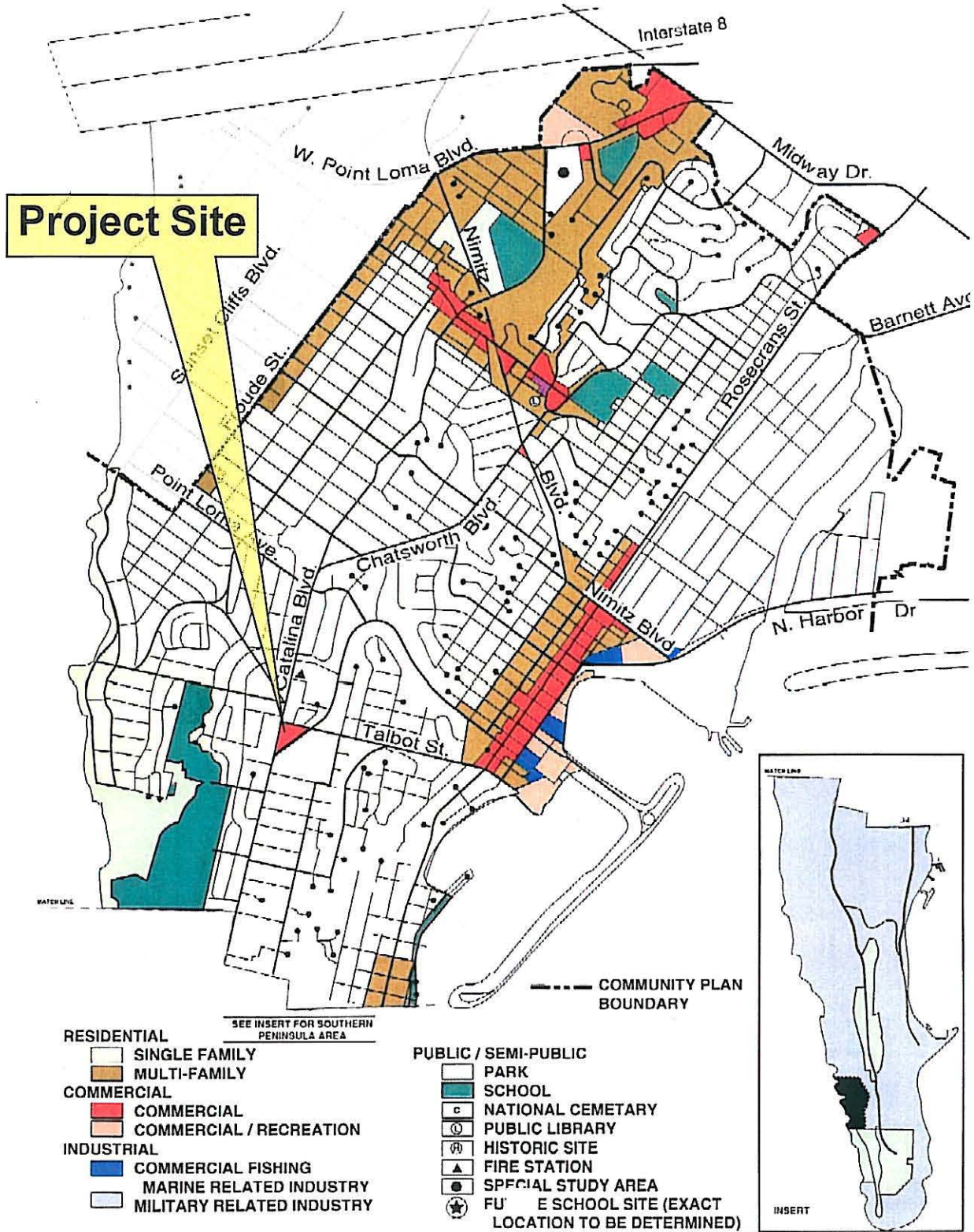


## Aerial Photo

POINT LOMA MARKET PLACE – PTS NUMBER 153681  
955 CATALINA BOULEVARD



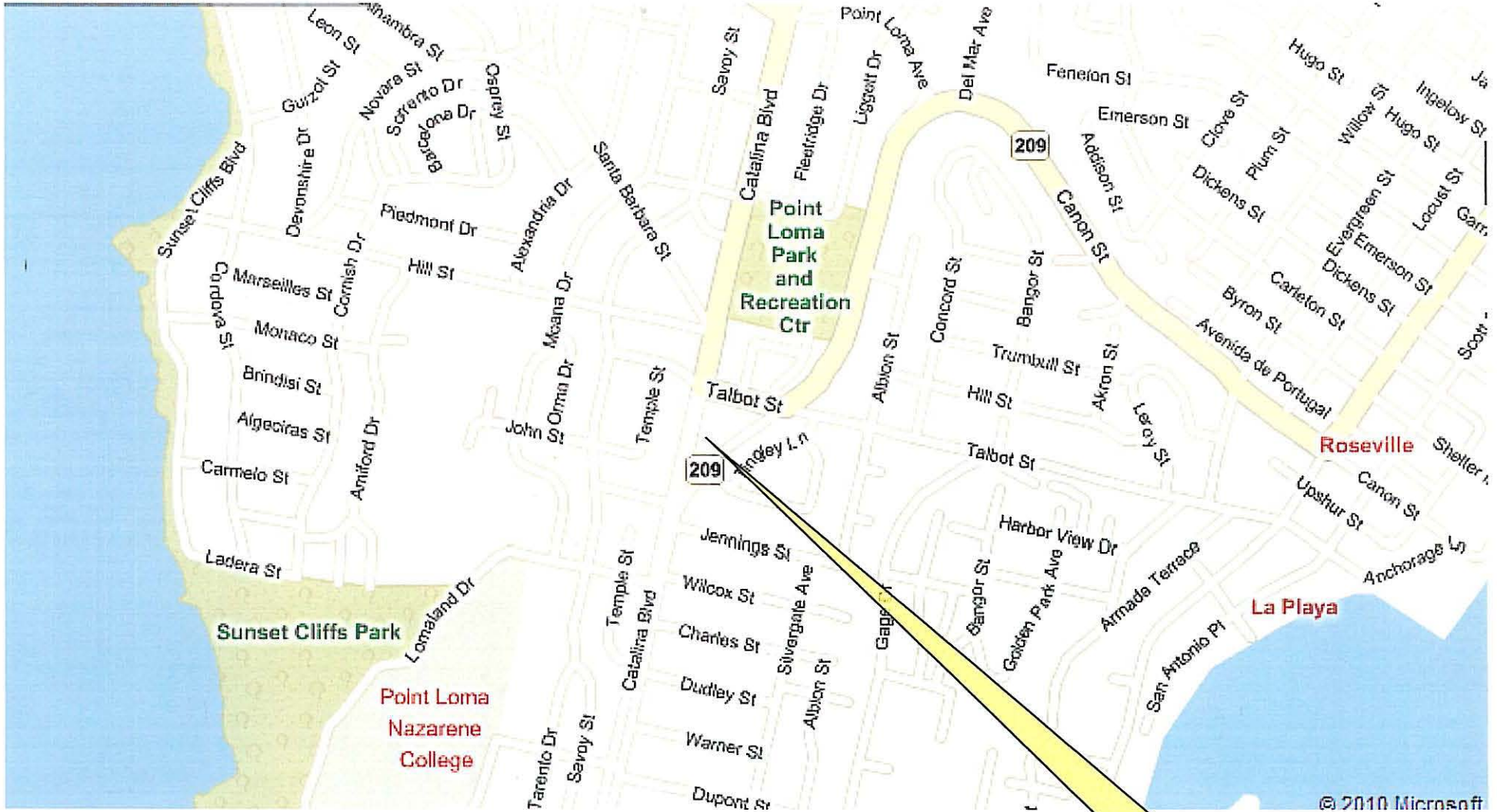




## Community Plan Land Use Map

**POINT LOMA MARKET PLACE – PTS NUMBER 153681**  
**955 CATALINA BOULEVARD**





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**Project Site**



## Project Location Map

**POINT LOMA MARKET PLACE – PTS NUMBER 153681**  
**955 CATALINA BOULEVARD**





<b>PROJECT DATA SHEET</b>		
<b>PROJECT NAME:</b>	POINT LOMA MARKETPLACE, PTS 153681	
<b>PROJECT DESCRIPTION:</b>	Demolish two commercial buildings and construct two new single story commercial buildings added to the existing neighborhood shopping center on a 2.39 acre property.	
<b>COMMUNITY PLAN AREA:</b>	Peninsula	
<b>DISCRETIONARY ACTIONS:</b>	Coastal Development Permit (CDP) No. 544449 and Planned Development Permit (PDP) No. 544434	
<b>COMMUNITY PLAN LAND USE DESIGNATION:</b>	Neighborhood Commercial	
<b>CURRENT ZONING INFORMATION:</b>	<b>PROPOSED:</b>	
<b>ZONE:</b> CN-1-1 & RS-1-7: Neighborhood Commercial & Single-Family residential zones.	CN-1-1 & RS-1-7:	
<b>DENSITY:</b> One dwelling unit per minimum of 5,000 square feet lot	NA	
<b>HEIGHT LIMIT:</b> 30-Foot maximum height limit.	30 foot	
<b>LOT SIZE:</b> 52,500 sq. ft. (CN-1-1) & 5,000 square-foot min (RS-1-7).	2.39-acres	
<b>FLOOR AREA RATIO:</b> 1.0 (CN-1-1) / 0.45 (RS-1-7)	0.29 – existing & proposed	
<b>FRONT SETBACK:</b> no min. required	0 foot	
<b>SIDE SETBACK:</b> NA	10 foot	
<b>STREETSIDE SETBACK:</b> no min. required (CN-1-1) – 10 ft (RS-1-7)	0 foot (CN-1-1) – 10 ft (RS-1-7)	
<b>REAR SETBACK:</b> NA	10 foot	
<b>PARKING:</b> 149	150	
<b>ADJACENT PROPERTIES:</b>	<b>LAND USE DESIGNATION &amp; ZONE</b>	<b>EXISTING LAND USE</b>
<b>NORTH:</b>	Single-Family Residential; RS-1-7	Single-Family Residential
<b>SOUTH:</b>	Single-Family Residential; RS-1-7	Single-Family Residential
<b>EAST:</b>	Single-Family Residential; RS-1-7	Single-Family Residential
<b>WEST:</b>	Single-Family Residential; RS-1-7	Single-Family Residential
<b>DEVIATIONS OR VAR.</b>	Commercial off-street parking located within RS-1-7 Zone portion of property.	
<b>COMMUNITY PLANNING GROUP RECOMMENDATION:</b>	The Peninsula Community Planning Group voted 9-3-1 to recommend approval on February 9, 2009.	

**PLANNING COMMISSION RESOLUTION NO. \_\_\_\_**  
**COASTAL DEVELOPMENT PERMIT NO. 544449 AND**  
**PLANNED DEVELOPMENT PERMIT NO. 544434**  
**POINT LOMA MARKETPLACE - PROJECT NO. 153681**

WHEREAS, Catalina-Talbot Properties, Owner/Permittee, filed an application with the City of San Diego for a permit to demolish/add on and remodel an existing neighborhood shopping center (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit Nos. 54449 and 544434 ), on portions of a 2.39-acre property;

WHEREAS, the project site is located at 955 Catalina Boulevard in the CN-1-1 and RS-1-7 Zones, Coastal (non-appealable) Overlay Zone, Coastal Height Limit Overlay Zone of the Peninsula Community Plan area;

WHEREAS, the project site is legally described as a portion of the west of Pueblo Lot 183 of the Pueblo lands of the City of San Diego, according to map thereof made by James Facoe in 1870;

WHEREAS, on June 3, 2010, the Planning Commission of the City of San Diego considered Coastal Development Permit No. 544449 and Planned Development Permit No. 544434 pursuant to the Land Development Code of the City of San Diego;

WHEREAS, on November 3, 2009, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code section 21000 et. seq.) under CEQA Guideline Sections 15302 and 15303, and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520;

BE IT RESOLVED by the Planning Commission of the City of San Diego as follows:

That the Planning Commission adopts the following written Findings, dated June 3, 2010.

FINDINGS:

**Coastal Development Permit - Section 126.0708**

- 1. The proposed coastal development will not encroach upon any existing physical access way that is legally used by the public or any proposed public accessway identified in a Local Coastal Program land use plan; and the proposed coastal development will enhance and protect public views to and along the ocean and other scenic coastal areas as specified in the Local Coastal Program land use plan.**

The 2.39-acre project site is currently developed with an existing neighborhood shopping center. The development proposes to demolish two commercial buildings and construct two new single story commercial retail buildings within the existing shopping center and is located approximately one half mile from the coastline. The proposed development is contained within the existing legal lot area, and the project site does not contain any existing or planned public access which is identified by the local coastal program land use plan. The proposed demolition/addition to the



existing neighborhood shopping center will not encroach upon, negatively alter or reduce the existing physical access to the coast. The project site is not located adjacent to or within an identified visual access corridor as identified within the Peninsula Local Coastal Land use Program Plan. The project site is situated between Catalina Boulevard, Talbot Street and Canon Street, within a developed single-family residential neighborhood. The proposed demolition/addition to the existing neighborhood shopping center meets the applicable development regulations required by the Land Development Code and the development regulations of the underlying zone, except for the proposed deviation for on-site parking within the RS-1-7 zoned portion of the project site. Additionally, the proposed single story commercial structures will not block any identified visual corridor.

**2. The proposed coastal development will not adversely affect environmentally sensitive lands.**

The 2.39-acre project site is currently developed, with an existing neighborhood shopping center on a previously disturbed site and it does not contain any form of environmentally sensitive lands. The two buildings which are proposed to be demolished as part of this project were reviewed by the City's Historic Staff for historical value and found not to be significant. The environmental review, determined that the project would not have a significant environmental effect and found it to be categorically exempt under the California Environmental Quality Act (CEQA). Thus the proposed demolition and addition/remodel of the existing neighborhood shopping center will not adversely affect environmentally sensitive lands.

**3. The proposed coastal development is in conformity with the certified Local Coastal Program land use plan and complies with all regulations of the certified Implementation Program.**

The General Plan establishes each community plan as an essential component of the Land Use Element, and relies on community plans for site-specific land use and density designations and recommendations. The proposed partial demolition, addition/remodel to an existing neighborhood shopping center is located on a site which is designated as Neighborhood Commercial in the Peninsula Community Plan. The Commercial Element of the Peninsula Community Plan includes a recommendation that the neighborhood commercial uses on Canon/Talbot/Catalina Triangle should be retained. It also recommends that the commercial area should not expand into adjacent residential areas, and that the zoning should remain unchanged. The proposal to demolish two buildings and construct two new commercial retail buildings will help implement the recommendations of the Commercial Element of the Peninsula Community Plan by keeping the proposed commercial uses from expanding into adjacent residential areas. In addition, neighborhood serving commercial uses, such as a small grocery store will be retained on this site. During environmental review, it was determined that the project would not have a significant environmental effect and found it to be categorically exempt under the California Environmental Quality Act (CEQA). The project design was also determined to be in compliance with all of the applicable development regulations, except for the proposed deviation to have required off-street parking located in the residential zone portion of the split zoned lot. Due to these factors the proposed demolition/addition to the existing neighborhood shopping center was found to be in compliance with the City of San Diego adopted Peninsula Community Plan, the certified Local Coastal Program Land Use Plan and General Plan.



**4. For every Coastal Development Permit issued for any coastal development between the nearest public road and the sea or the shoreline of any body of water located within the Coastal Overlay Zone the coastal development is in conformity with the public access and public recreation policies of Chapter 3 of the California Coastal Act.**

The 2.39-acre site is currently developed with an existing neighborhood shopping center and is located within a well established urbanized residential area. The project site is not located between the first public road and the sea or coastline. Development of the project will be fully within the private property. The project site is approximately one half mile from the Pacific Ocean. There is not any identified public access to public recreation area on or adjacent to the project site and these stated resources will not be impaired by the proposed redevelopment of this site. The project takes vehicular access off the existing public streets, Catalina Boulevard and Talbot Street with existing and improved off street parking and improvements to the pedestrian circulation system. The existing character and pedestrian design of the streetscape will be improved or remain unaltered.

**Planned Development Permit - Section 126.0604**

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

The General Plan establishes each community plan as an essential component of the Land Use Element, and relies on community plans for site-specific land use and density designations and recommendations. This project proposes to demolish two commercial buildings and construct two new single story commercial buildings which would add to the existing neighborhood shopping center located within the Peninsula Community Plan area. The subject property is designated Neighborhood Commercial by the Peninsula Community Plan. The Commercial Element of the Peninsula Community Plan includes a recommendation that the neighborhood commercial uses on Canon/Talbot/Catalina Triangle should be retained. It also recommends that the commercial area should not expand into adjacent residential areas, and that the zoning should remain unchanged. The proposal to demolish two buildings and construct two new commercial retail buildings will help implement the recommendations of the Commercial Element of the Peninsula Community Plan by keeping the proposed commercial uses from expanding into adjacent residential areas. In addition, neighborhood serving commercial uses, such as a small grocery store will be retained on site. The existing shopping center is approximately 30,153 square feet of gross floor area. After the demolition and addition/remodel of the shopping center is complete the resulting total square footage will be approximately 29,911. The off-street parking will be increased from 149 spaces to 150 spaces. The project design was also determined to be in compliance with all of the applicable development regulations, except for the proposed deviation to have off-street parking located in the residentially zoned portion of the site. As such, the proposed demolition and construction to the existing neighborhood shopping center would not adversely affect the applicable land use plan.

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

This project proposes to demolish two commercial buildings and construct two new single story commercial retail buildings within an existing neighborhood shopping center located within the



Peninsula Community Plan area. This existing neighborhood shopping center is located within a well established urbanized residential area. During environmental review, it was determined that the project would not have a significant environmental effect and found it to be categorically exempt under the California Environmental Quality Act (CEQA). This environmental review included an analysis of the proposed project effect on public health, safety and welfare. The proposed demolition and addition/remodel of this existing shopping center would therefore not be detrimental to the public health, safety and welfare.

**3. The proposed development will comply with the regulations of the Land Development Code.**

This project proposes to demolish two commercial buildings and construct two new single story commercial buildings added to the existing neighborhood shopping center located within the Peninsula Community Plan area. The 2.39-acre project is split zoned with a majority of it zoned CN-1-1 and a small triangular shaped portion which is zoned RS-1-7. This development was reviewed for compliance with the applicable development regulations such as the City's off-street parking regulations, building setbacks, building height, maximum floor area ratio, sight visibility requirements, landscape requirements, CN-1-1 and the RS-1-7 Zone development regulations. This proposal was found to comply with all the development regulations, except for the location of required off-street commercial parking within the RS-1-7 zoned portion. This exception is a proposed deviation under this Planned Development Permit.

**4. The proposed development, when considered as a whole, will be beneficial to the community.**

This project proposes to demolish two commercial buildings and construct two new single story commercial retail buildings within an existing neighborhood shopping center located within the Peninsula Community Plan area. The subject property is designated "Neighborhood Commercial" by the Peninsula Community Plan. The 2.39-acre project is split zoned with a majority of it zoned CN-1-1 and a small triangular shaped portion which is zoned RS-1-7. This development was reviewed for compliance with the applicable development regulations such as the City's off-street parking regulations, building setbacks, building height, maximum floor area ratio, sight visibility requirements, landscape requirements, CN-1-1 and the RS-1-7 Zone development regulations. This proposal was found to comply with all the development regulations, except for the location of required off-street commercial parking within the RS-1-7 zoned portion. The continued use of this neighborhood shopping center provides needed goods and services to the adjacent neighborhood and has been supported by the Peninsula Community Planning Group. In view of the long history of this facility, when considered as a whole, it will be beneficial to the community.

**5. Any proposed deviations pursuant to Section 126.0602(b)(1) are appropriate for this location and will result in a more desirable project than would be achieved if designed in strict conformance with the development regulations of the applicable zone.**

This project proposes to demolish two commercial buildings and construct two new single story commercial retail buildings within an existing neighborhood shopping center located within the Peninsula Community Plan area. The 2.39-acre project is split zoned with a majority of it zoned CN-1-1 and a small triangular shaped portion which is zoned RS-1-7. This development was

ATTACHMENT 5

reviewed for compliance with the applicable development regulations such as the City's off-street parking regulations, building setbacks, building height, maximum floor area ratio, sight visibility requirements, landscape requirements, CN-1-1 and the RS-1-7 Zone development regulations. This proposal was found to comply with all the development regulations, except for the location of required off-street commercial parking within the RS-1-7 zoned portion. This exception is a proposed deviation under this Planned Development Permit. The Peninsula Community Plan designates the entire site as neighborhood commercial. The proposed parking lot provides the required parking for the existing and proposed commercial uses located in the CN-1-1 portions of the site and is therefore consistent with the land use designation. The applicant chose the Planned Development Permit option as opposed to processing a rezone and Local Coastal Plan Amendment.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Planning Commission, Coastal Development Permit No. 544449 and Planned Development Permit No. 544434 are hereby GRANTED by the Planning Commission to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit Nos. 544449 and 544434, a copy of which is attached hereto and made a part hereof.

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Glenn Gargas  
Development Project Manager  
Development Services

Adopted on: June 3, 2010

Internal Order No. 23430689



**RECORDING REQUESTED BY**  
 CITY OF SAN DIEGO  
 DEVELOPMENT SERVICES  
 PERMIT INTAKE, MAIL STATION 501

**PROJECT MANAGEMENT**  
**PERMIT CLERK**  
**MAIL STATION 501**

SPACE ABOVE THIS LINE FOR RECORDER'S USE

INTERNAL ORDER NUMBER: 23430689

**PLANNED DEVELOPMENT PERMIT NO. 544434 AND COASTAL DEVELOPMENT  
 PERMIT NO. 544449  
 POINT LOMA MARKET PLACE - PROJECT NO. 153681  
 PLANNING COMMISSION**

This Planned Development Permit No. 544434 and Coastal Development Permit No. 544449 are granted by the Planning Commission of the City of San Diego to Catalina-Talbot Properties, LLC, a California Limited Liability Company, Owner/Permittee, pursuant to San Diego Municipal Code [SDMC] sections 126.0602 and 126.0702. The 2.39-acre site is located at 955 Catalina Boulevard, in the CN-1-1 and RS-1-7 Zones, Coastal Overlay (non-appealable) Zone, Coastal Height Limit Overlay Zone, of the Peninsula Community Plan area. The project site is legally described as: The portion of the west of Pueblo Lot 183 of the Pueblo lands of the City of San Diego, according to map thereof made by James Facoe in 1870.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to demolish two existing commercial buildings within an existing commercial shopping center and construct two, single-story commercial buildings described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated June 3, 2010, on file in the Development Services Department.

The project shall include:

- a. Demolition of two commercial office/retail buildings.
- b. Construction of two single story commercial buildings, Building B – 4,229 square feet, Building C – 4,258 square feet, added to a site containing an existing, 14,080 square foot Major Retail Building and an existing 7,344 square foot Building A, resulting in a total of approximately 29,911 square feet of gross floor area on a 2.39-acre property;
- c. Deviation, for commercial parking located within the RS-1-7 Zone;

- d. Landscaping (planting, irrigation and landscape related improvements);
- e. Off-street parking – a minimum of 150 parking spaces;
- f. New screen wall at the corner of Talbot and Canon Street; and
- g. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act [CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

**STANDARD REQUIREMENTS:**

1. 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.
2. 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.
3. 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.
4. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
5. Issuance of this Permit by the City of San Diego does not authorize the Owner/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.).
6. 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.
7. Construction plans shall be in substantial conformity to Exhibit "A." Changes, modifications, or alterations to the construction plans are prohibited unless appropriate application(s) or amendment(s) to this Permit have been granted.



8. 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 Owner/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 Owner/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 therein.

9. The Owner/Permittee shall defend, indemnify, and hold harmless the 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 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, Owner/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 Owner/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 Owner/Permittee shall not be required to pay or perform any settlement unless such settlement is approved by Owner/Permittee.

#### **ENGINEERING REQUIREMENTS:**

10. Prior to the issuance of any construction permits, the Owner/Permittee shall enter into a Maintenance Agreement for the ongoing permanent BMP maintenance, satisfactory to the City Engineer.

11. Prior to the issuance of any construction permits, the Owner/Permittee 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, satisfactory to the City Engineer.

12. Prior to the issuance of any construction permits, the Owner/Permittee shall submit a Water Pollution Control Plan (WPCP). The WPCP shall be prepared in accordance with the guidelines in Appendix E of the City's Storm Water Standards, satisfactory to the City Engineer.

13. Prior to the issuance of any construction permits, the Owner/Permittee shall incorporate and show the type and location of all post-construction Best Management Practices (BMP's) on the final construction drawings, in accordance with the approved Water Quality Technical Report, satisfactory to the City Engineer.

14. Prior to issuance of any construction permit, the Owner/Permittee shall assure by permit and bond the replacement of the damaged portions of sidewalk, adjacent to the site on Talbot Street, Catalina Boulevard, and Canon Street, satisfactory to the City Engineer.

15. Prior to issuance of any construction permit, the Owner/Permittee shall assure by permit and bond the removal of the existing asphalt berm and construction of City Standard curb, gutter, and sidewalk and grading of parkway (2% fall towards the street), adjacent to the site on Canon Street, satisfactory to the City Engineer.

16. Prior to issuance of any construction permit, the Owner/Permittee shall assure by permit and bond the adjustment of all utility covers to existing sidewalk grade, adjacent to the site on Talbot Street and Catalina Boulevard, satisfactory to the City Engineer.

17. Prior to issuance of any construction permit, the Owner/Permittee shall assure by permit and bond the relocation of the mailbox and newsstand, providing a 4' minimum sidewalk clearance, adjacent to the site on Talbot Street, satisfactory to the City Engineer. The relocation of said structures requires the applicant's coordination with their respective owners.

18. Prior to issuance of any construction permit, the Owner/Permittee shall assure by permit and bond the reconstruction of all existing driveways to current City Standards, per G-14A, adjacent to the site on Catalina Boulevard, satisfactory to the City Engineer.

19. Prior to the issuance of any building permits, the Owner/Permittee shall obtain an Encroachment Maintenance and Removal Agreement, for the handrail, parapet, and storm drain pipes within the Catalina Boulevard, Canon Street, and Talbot Street rights-of-way, satisfactory to the City Engineer.

20. Prior to foundation inspection, the Owner/Permittee shall submit a building pad certification signed by a Registered Civil Engineer or a Licensed Land Surveyor, certifying that the pad elevation based on USGS datum is in accordance with the approved plans.

**LANDSCAPE REQUIREMENTS:**

21. In the event that the Landscape Plan and the Site Plan conflict, the Site Plan shall be revised to be consistent with the Landscape Plan such that landscape areas are consistent with the Exhibit 'A' Landscape Development Plan.

22. Prior to issuance of any construction permits for buildings complete landscape and irrigation construction documents consistent with the Land Development Manual: Landscape Standards shall be submitted to the Development Services Department for approval. The construction documents shall be in substantial conformance with Exhibit 'A,' Landscape Development Plan, on file in the



Office of the Development Services Department. Construction plans shall take into account a 40 square foot area around each tree which is unencumbered by hardscape and utilities as set forth under LDC 142.0403(b)5, except as indicated on Exhibit A plans.

23. Prior to issuance of any Certificate of Occupancy, it shall be the responsibility of the Owner/Permittee to install all required landscape and obtain all required landscape inspections. A "No Fee" Street Tree Permit shall be obtained for the installation, establishment, and on-going maintenance of all street trees.

24. All required landscape shall be maintained in a disease, weed and litter free condition at all times. Severe pruning or "topping" of trees is not permitted. The trees shall be maintained in a safe manner to allow each tree to grow to its mature height and spread.

25. If any required landscape (including existing or new plantings, hardscape, landscape features, etc.) indicated on the approved construction document plans is damaged or removed during demolition or construction, it shall be repaired and/or replaced in kind and equivalent size per the approved documents to the satisfaction of the Development Services Department within 30 days of damage or Certificate of Occupancy or a Final Landscape Inspection.

26. Any required planting that dies within 3 years of installation shall be replaced within 30 calendar days of plant death with the same size and species of plant material shown on the approved plan. Required shrubs or trees that die 3 years or more after installation shall be replaced with 15 gallon size or 60-inch box size material, respectively. Development Services may authorize adjustment of the size and quantity of replacement material where material replacement would occur in inaccessible areas or where the existing plant being replaced is larger than a 15 gallon shrub or 60-inch box tree.

#### **PLANNING/DESIGN REQUIREMENTS:**

27. A topographical survey conforming to the provisions of the SDMC may be required if it is determined, during construction, that there may be a conflict between the building(s) under construction and a condition of this Permit or a regulation of the underlying zone. The cost of any such survey shall be borne by the Owner/Permittee.

28. All signs associated with this development shall be consistent with sign criteria established by either the approved Exhibit "A" or City-wide sign regulations.

29. All private outdoor lighting shall be shaded and adjusted to fall on the same premises where such lights are located and in accordance with the applicable regulations in the SDMC.

#### **TRANSPORTATION REQUIREMENTS**

30. A minimum of 150 automobile spaces (including 6 standard accessible spaces (1 van accessible space), and 15 bicycle spaces with rack(s) are required by the Land Development Code. All on-site parking stalls and aisle widths shall be in compliance with requirements of the City's Land Development Code and shall not be converted and/or utilized for any other purpose, unless otherwise authorized in writing by the Development Services.

31. The Owner/Permittee shall replace all damaged curb, gutter and sidewalk along the project's frontage and replace with standard height curb, gutter and sidewalk.
32. The Owner/Permittee shall provide and maintain adequate sight visibility triangle areas at all street intersections fronting the proposed project. No obstacles higher than 36" shall be located within this area (e.g. walls, landscaping, shrubs etc).
33. The Owner/Permittee shall replace/upgrade all damaged pedestrian ramps at the intersections along the project's frontage.
34. No vehicles shall be allowed to back out of the on-site loading/unloading area onto Catalina Boulevard or back into the on-site loading/unloading area off Catalina Boulevard. Prior to the issuance of any building permits, the Owner/Permittee shall process an application thru Transportation Engineering Division of the Engineering and Capital Projects Department for the installation of an on-street commercial loading/unloading zone along the project's frontage on Catalina Boulevard.

**WATER REQUIREMENTS:**

35. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the design and construction of new water service(s) and the removal of all existing unused services, within the rights-of-way adjacent to the project site, in a manner satisfactory to the Water Department Director and the City Engineer. If new connections are needed on Talbot Street, the Owner/Permittee will be required to do a cut-in connection and pay a special cost which will be determined during final engineering plan check.
36. Prior to the issuance of any building permits, the Owner/Permittee shall apply for 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 Director of Public Utilities and the City Engineer.
37. Prior to the issuance of any certificates of occupancy, all public water facilities shall be complete and operational in a manner satisfactory the Director of Public Utilities and the City Engineer.
38. The Owner/Permittee agrees to design and construct all proposed public water facilities in accordance with established criteria in the most current edition of the City of San Diego Water Facility Design Guidelines and City regulations, standards and practices pertaining thereto. Public water facilities, and associated easements, as shown on approved Exhibit "A" shall be modified at final engineering to comply with standards.

**WASTEWATER REQUIREMENTS:**

39. All onsite sewer facilities shall be private.



40. Prior to the issuance of any public improvement or building permits, the developer shall obtain an Encroachment Maintenance and Removal Agreement for all existing or proposed nonstandard sewer laterals that serve this site.

41. The developer shall design and construct any proposed public sewer facilities to the most current edition of the City of San Diego's Sewer Design Guide.

42. Proposed private underground sewer facilities located within a single lot shall be designed to meet the requirements of the California Plumbing Code and shall be reviewed as part of the building permit plan check.

**INFORMATION ONLY:**

- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this Permit, may protest the imposition within ninety days of the approval of this development permit by filing a written protest with the City Clerk pursuant to California Government Code-section 66020.
- This development may be subject to impact fees at the time of construction permit issuance.

APPROVED by the Planning Commission on June 3, 2010 by Resolution No. \_\_\_\_\_.

DETERMINATION OF  
**ENVIRONMENTAL EXEMPTION**

ATTACHMENT 7

Pursuant to the California Environmental Quality Act (CEQA) and State CEQA Guidelines

Agency: CITY OF SAN DIEGO

Project No.: 153681  
Job Order No. 43-0689

Date: November 3, 2009

Action/Permit(s): Coastal Development Permit (CDP) and Planned Development Permit (PDP)

Description of Activity: Point Loma Marketplace: CDP and PDP to demolish existing building and construction of three commercial buildings on a 2.39 acre site.

Location of Activity: The project is located at 955 Catalina Boulevard in the CN-1-2 and RS-1-7 zones within the Peninsula Community Planning area, Coastal Overlay Zones (Non-Appealable), Coastal Height Limit Overlay Zone, Airport Approach Overlay Zone, Federal Aviation Administration (FAA) Part 77 Notification Area, Parking Impact Overlay Zone in the City of San Diego, County of San Diego, and State of California. Applicant: Wayne George, Aspen Creek LLC, PO Box 1756, Solana Beach, California 92075, (858) 268-0891.

**(CHECK BOXES BELOW)**

1.          This activity is EXEMPT FROM CEQA pursuant to:
- Section 15060 (c)(3) of the State CEQA Guidelines (the activity is not a project as defined in Section 15378)
- Section 15061 (b)(3) of the State CEQA Guidelines (General Rule)
2.          This project is EXEMPT FROM CEQA pursuant to State CEQA Guidelines Section checked below:

**ARTICLE 19 of GUIDELINES  
CATEGORICAL EXEMPTIONS**  
(Incomplete list)

- |                                               |                                                                  |
|-----------------------------------------------|------------------------------------------------------------------|
| Section                                       | Short Name                                                       |
| <input type="checkbox"/> 15301                | Existing Facilities                                              |
| <input checked="" type="checkbox"/> 15302 (b) | Replacement or Reconstruction                                    |
| <input checked="" type="checkbox"/> 15303 (c) | New Construction or Conversion of Small Structures               |
| <input type="checkbox"/> 15304                | Minor Alterations to Land                                        |
| <input type="checkbox"/> 15305                | Minor Alteration in Land Use                                     |
| <input type="checkbox"/> 15306                | Information Collection                                           |
| <input type="checkbox"/> 15311                | Accessory Structures                                             |
| <input type="checkbox"/> 15312                | Surplus Government Property Sales                                |
| <input type="checkbox"/> 15315                | Minor Land Divisions                                             |
| <input type="checkbox"/> 15317                | Open Space Contracts or Easements                                |
| <input type="checkbox"/> 15319                | Annexation of Existing Facilities and Lots for Exempt Facilities |
| <input type="checkbox"/> 15325                | Transfer of Ownership of Interest in Land to Preserve Open Space |
| <input type="checkbox"/> Other                | _____                                                            |


**ARTICLE 18 of GUIDELINES  
STATUTORY EXEMPTIONS**  
(Incomplete list)

- |                                |                                        |
|--------------------------------|----------------------------------------|
| Section                        | Short Name                             |
| <input type="checkbox"/> 15261 | Ongoing Project                        |
| <input type="checkbox"/> 15262 | Feasibility and Planning Studies       |
| <input type="checkbox"/> 15265 | Adoption of Coastal Plans and Programs |
| <input type="checkbox"/> 15268 | Ministerial Projects                   |
| <input type="checkbox"/> 15269 | Emergency Projects                     |
| <input type="checkbox"/> Other | _____                                  |

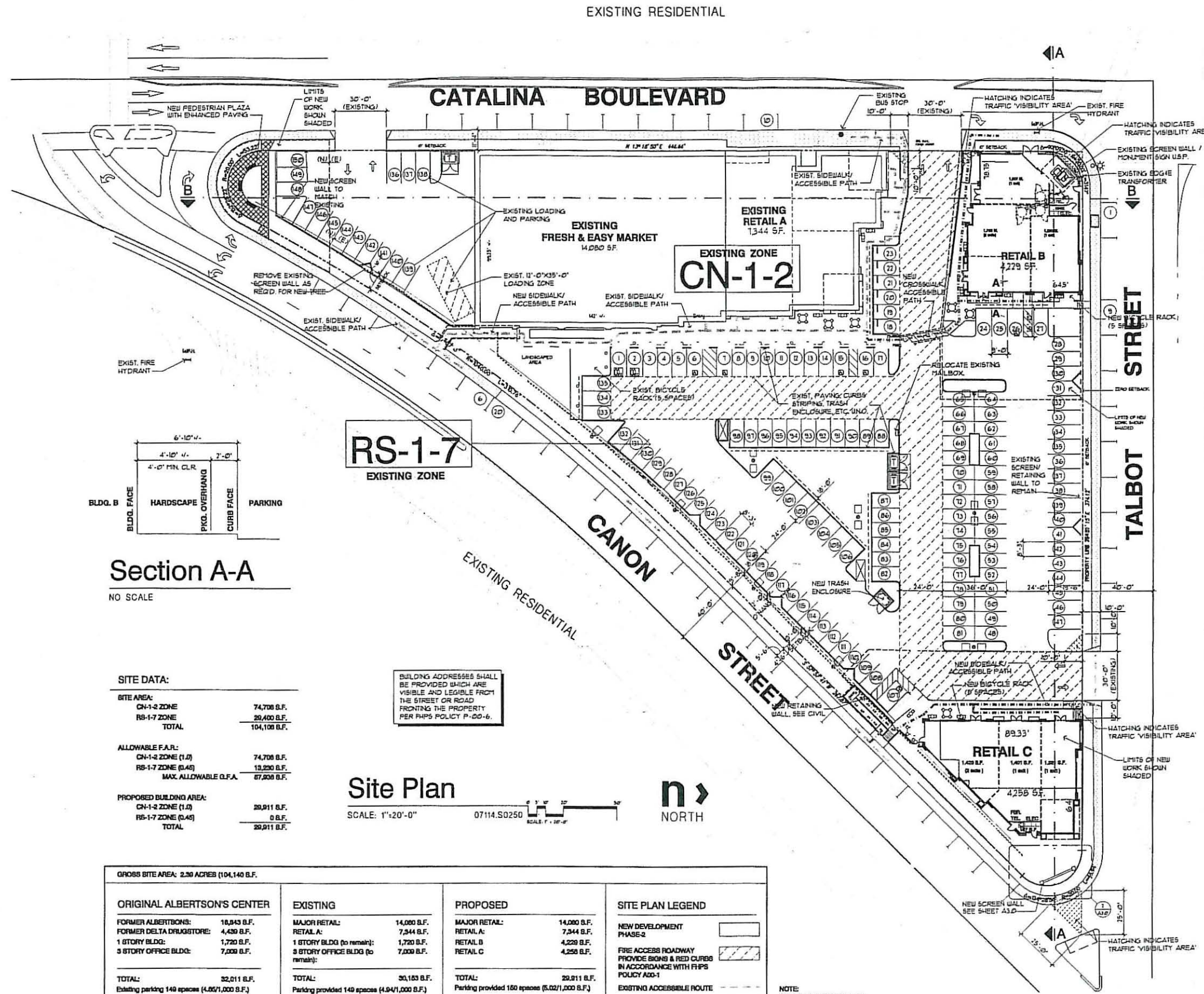
It is hereby certified that the City of San Diego has determined the above activity to be exempt:

Distribution:

Exemption or Project file  
Glenn Gargas, Development Project Manager

  
Senior Planner  
Environmental Analysis Section





**SITE DATA:**

<b>SITE AREA:</b>	
CN-1-2 ZONE	74,708 S.F.
RS-1-7 ZONE	29,400 S.F.
<b>TOTAL</b>	<b>104,108 S.F.</b>
<b>ALLOWABLE F.A.R.:</b>	
CN-1-2 ZONE (1.0)	74,708 S.F.
RS-1-7 ZONE (0.45)	13,220 S.F.
<b>MAX. ALLOWABLE G.F.A.</b>	<b>87,928 S.F.</b>
<b>PROPOSED BUILDING AREA:</b>	
CN-1-2 ZONE (1.0)	29,911 S.F.
RS-1-7 ZONE (0.45)	0 S.F.
<b>TOTAL</b>	<b>29,911 S.F.</b>

BUILDING ADDRESSES SHALL BE PROVIDED WHICH ARE VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY PER PHPS POLICY P-00-6.

<b>CROSS SITE AREA: 2.30 ACRES (104,140 S.F.)</b>			
<b>ORIGINAL ALBERTSON'S CENTER</b>	<b>EXISTING</b>	<b>PROPOSED</b>	<b>SITE PLAN LEGEND</b>
FORMER ALBERTSON'S:	MAJOR RETAIL: 14,080 S.F.	MAJOR RETAIL: 14,080 S.F.	NEW DEVELOPMENT PHASE 2
FORMER DELTA DRUGSTORE:	RETAIL A: 7,944 S.F.	RETAIL A: 7,944 S.F.	FIRE ACCESS ROADWAY PROVIDE BANS & RED CURBS IN ACCORDANCE WITH PHPS POLICY A00-1
1 STORY BLDG.:	1 STORY BLDG. (to remain): 1,720 S.F.	RETAIL B: 4,229 S.F.	EXISTING ACCESSIBLE ROUTE
3 STORY OFFICE BLDG.:	3 STORY OFFICE BLDG. (to remain): 7,000 S.F.	RETAIL C: 4,258 S.F.	NEW ACCESSIBLE ROUTE
<b>TOTAL:</b>	<b>TOTAL:</b>	<b>TOTAL:</b>	
32,011 S.F.	30,163 S.F.	29,911 S.F.	
Existing parking 140 spaces (4,067,000 S.F.)	Parking provided 140 spaces (4,947,000 S.F.)	Parking provided 160 spaces (6,027,000 S.F.)	
Available on street parking 25 spaces	Available on street parking 25 spaces		

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8881 La Jolla Village Drive  
San Diego, CA 92161  
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**POINT LOMA MARKETPLACE**  
**RETAIL CENTER**  
Catalina Boulevard & Talbot Street  
San Diego, California

**AS PEN PROPERTIES**  
8700 BALBOA AVE.  
SUITE 270  
SAN DIEGO, CA 92123  
(619) 592-5011

Issue Dates

SCD 04-27-10

Design Development

Plan Check

Bid Set

Permit Set

Construction Set

Drawing Date 04-27-10

Check By HB

Drawn By JRAM

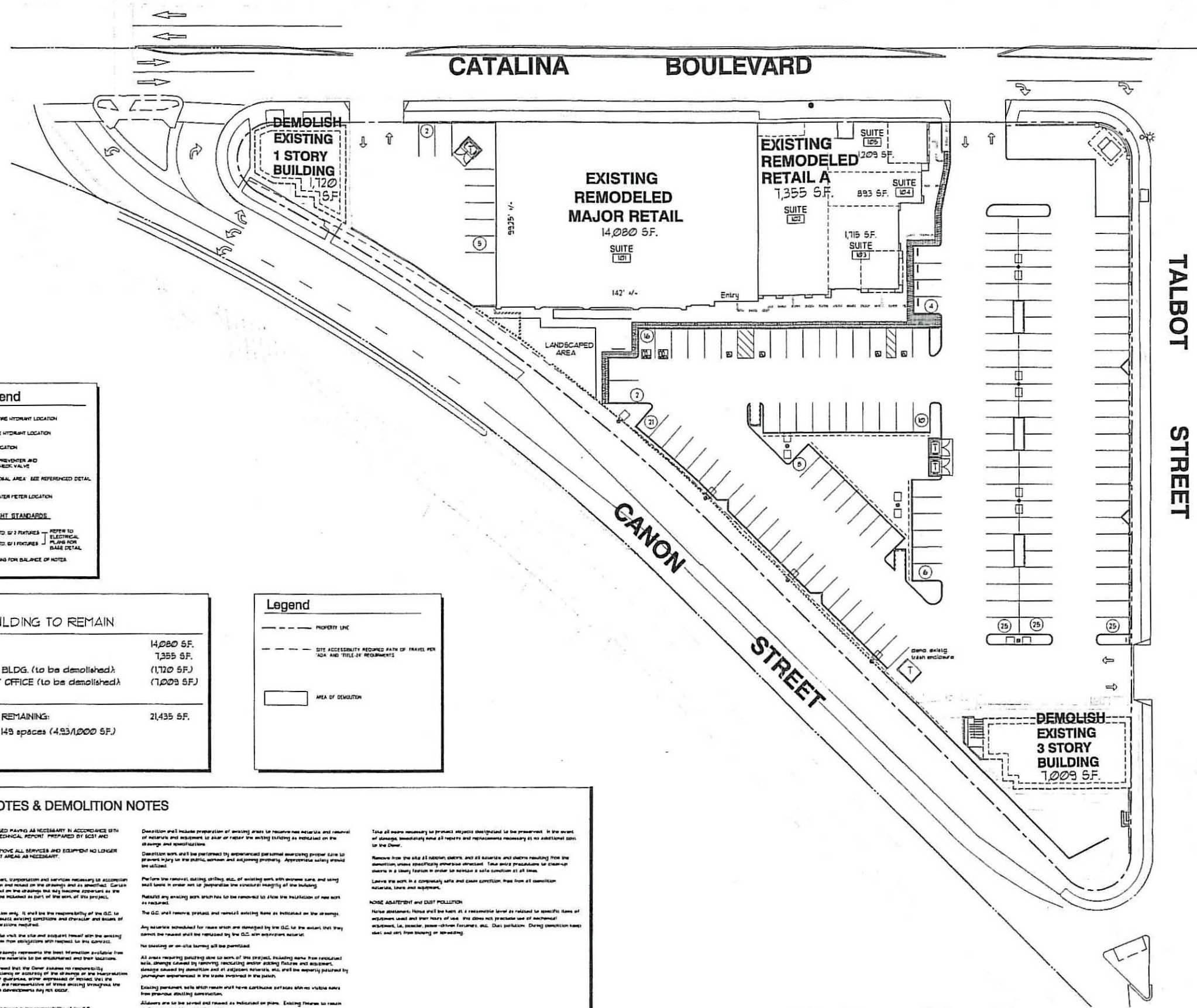
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Sheet Number

**AS1.1**  
Sheet 2 of 14





**Symbol Legend**

- PROPOSED FIRE HYDRANT LOCATION
- EXISTING FIRE HYDRANT LOCATION
- POC / PIV LOCATION
- BACK FLAP PREVENTER AND DETECTION CHECK VALVE
- W.D. WASTE DISPOSAL AREA - SEE REFERENCED DETAIL
- DOMESTIC WATER PETER LOCATION

**PARKING LOT POLE LIGHT STANDARDS**

- 24" HIGH LIGHT STD. @ 7 FEETURES REFER TO ELECTRICAL PLANS FOR BASE DETAIL
- 24" HIGH LIGHT STD. @ 1 FEETURES REFER TO ELECTRICAL PLANS FOR BASE DETAIL

NOTE: SEE ELECTRICAL PLANS FOR BALANCE OF NOTES

**EXISTING BUILDING TO REMAIN**

MAJOR RETAIL:	14,080 SF.
RETAIL A:	7,355 SF.
EXISTING 1 STORY BLDG. (to be demolished):	(1,720 SF.)
EXISTING 3 STORY OFFICE (to be demolished):	(7,009 SF.)
<b>TOTAL BUILDINGS REMAINING:</b>	<b>21,435 SF.</b>

Parking provided 143 spaces (4,931,000 SF.)

**Legend**

- PRIORITY LINC
- SITE ACCESSIBILITY REQUIRED PATH OF TRAVEL PER ADA AND TITLE 24 REQUIREMENTS
- AREA OF DEMOLITION

**GENERAL NOTES & DEMOLITION NOTES**

**GENERAL**

1. REMOVE AND REPLACE DAMAGED PAVING AS NECESSARY IN ACCORDANCE WITH RECOMMENDATIONS IN THE GEOTECHNICAL REPORT PREPARED BY SCS2 AND DATED MAY 5, 2011.

2. DISCONNECT, CAP OFF AND REMOVE ALL SERVICES AND EQUIPMENT NO LONGER REQUIRED AND PATCH ADJACENT AREAS AS NECESSARY.

**SCOPE**

The work includes all labor, equipment, transportation and services necessary to accomplish the demolition and removal of the existing building as shown and detailed on the drawings and as specified. Certain portions of the existing building may not be demolished if they become apparent at the work process. These items shall be indicated as part of the work of the project.

**EXISTING CONDITIONS**

The drawings show general information only. It shall be the responsibility of the G.C. to determine the site to determine the actual existing conditions and character and status of the work to be performed and operations required.

The failure or omission of the G.C. to check the site and adjacent areas with the existing conditions shall be at his/her own risk and responsibility.

The information indicated on the drawings represents the best information available from the Owner as to the character of the materials to be demolished and their locations.

It is expressly understood and agreed that the Owner assumes no responsibility whatsoever for the sufficiency or accuracy of the drawings or the interpretation thereof, and there is no warranty or guarantee, either expressed or implied, that the dimensions and locations indicated are representative of those existing throughout the existing structure or that off-frame dimensions may not occur.

**DEMOLITION AND PATCHING**

The use of proper materials and equipment is the responsibility of the G.C.

Existing work and items which are required to be removed shall be removed in such a manner that minor damage and disturbance is caused to adjacent and remaining work scheduled to remain. The G.C. shall be responsible for restoring and repairing all existing work scheduled to remain which is damaged by these operations.

Demolition shall include preparation of existing areas to receive new materials and removal of materials and equipment to allow or repair the existing building as indicated on the drawings and specifications.

Demolition work shall be performed by experienced personnel exercising proper care to prevent injury to the public, workers and adjoining property. Appropriate safety should be utilized.

Perform the removal, cutting, etc. of existing work with extreme care, and using well known in order not to jeopardize the structural integrity of the building.

Remove any existing work which has to be removed to allow the installation of new work as indicated.

The G.C. shall remove, protect and reinstall existing items as indicated on the drawings.

Any materials scheduled for reuse which are damaged by the G.C. to the extent that they cannot be reused shall be replaced by the G.C. with equivalent material.

No blasting or on-site burning shall be permitted.

All areas requiring patching shall be work of the project. Paving shall be finished with materials, methods and equipment similar to that used in the original construction. Storage caused by demolition and at adjacent materials, etc. shall be removed by the contractor as indicated in the drawings.

Existing permanent walls which remain shall have curbstone surfaces with no visible marks from previous existing construction.

Adjusters are to be carried and placed as indicated on plans. Existing features to remain shall be repaired to original condition.

All demolition work shall comply with all pertinent codes and regulations including but not limited to all federal and state safety standards.

Take all means necessary to protect objects designated to be preserved. In the event of damage, immediately report all repairs and replacements necessary as an additional item to the Owner.

Remove from the site all rubbish, debris and all materials and items resulting from the demolition unless specifically preserved or retained. Take such precautions for cleanup as necessary to ensure a safe condition at all times.

Leave the work in a completely safe and clean condition. Free from all demolition materials, tools and equipment.

**NOISE ABATEMENT AND DUST POLLUTION**

Noise abatement: Noise shall be kept at a reasonable level as related to specific times of equipment used and their hours of use. The G.C. shall not practice use of mechanical equipment, i.e. power saws, etc. during demolition hours. Dust pollution: During demolition hours dust and dirt from blowing or spraying.

**Site Demolition Plan**

SCALE: 1"=20'-0"

07114.S0250

SCALE: 1"=20'-0"



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**POINT LOMA MARKETPLACE  
RETAIL CENTER**

Catalina Boulevard & Talbot Street  
San Diego, California

**AS PEN PROPERTIES**

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Revision Dates

Issue Dates

SCD 10-07-08

Design Development

Plan Check

Bid Set

Permit Set

Construction Set

Drawing Date 04-27-10

Check By MB

Drawn By JRAM

Scale AS NOTED

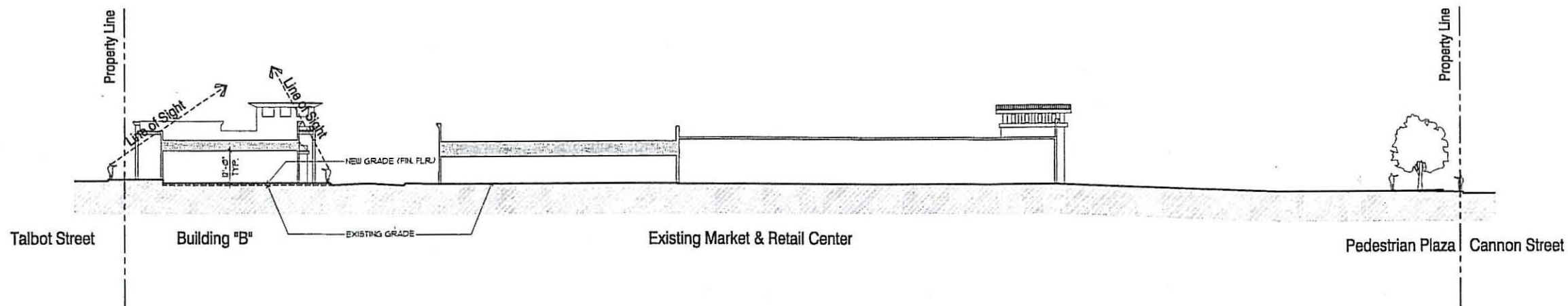
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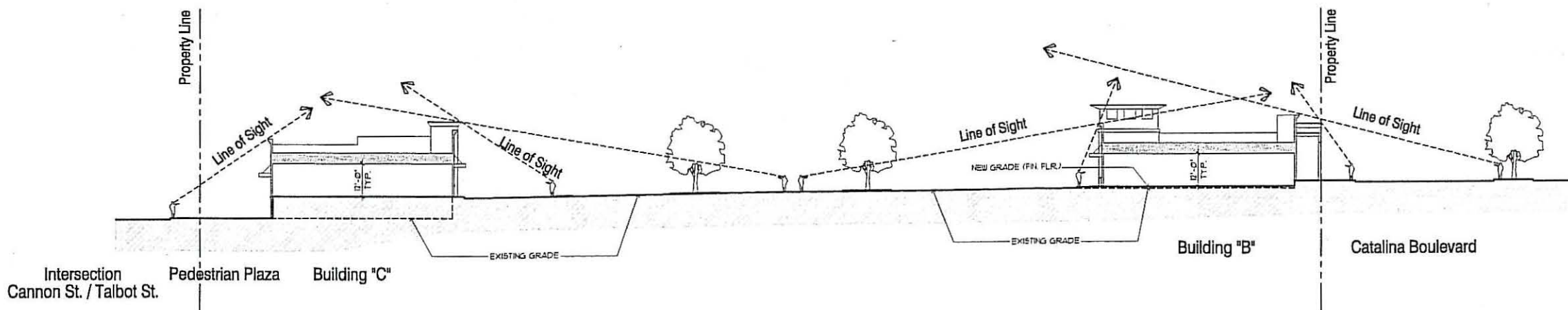
Sheet 4 of 14





**SITE SECTION B-B**

SCALE: N.T.S.



**SITE SECTION A-A**

SCALE: N.T.S.

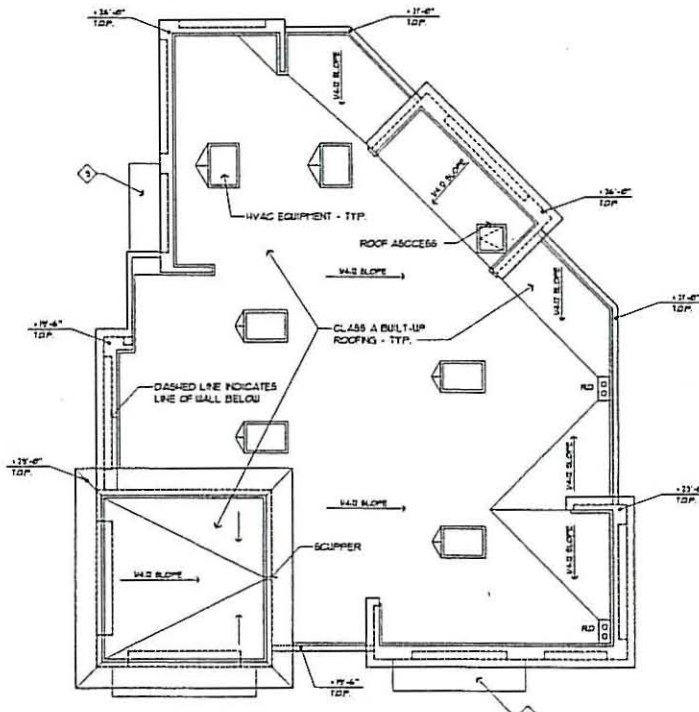
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**POINT LOMA MARKETPLACE  
 RETAIL CENTER**  
 Catalina Boulevard & Talbot Street  
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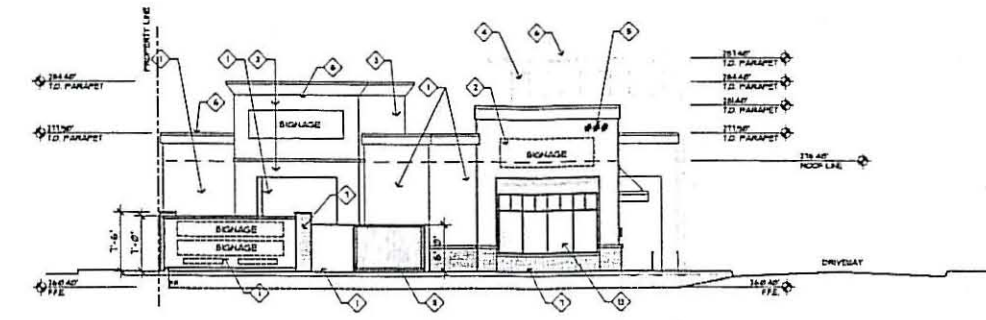
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 SUITE 270  
 SAN DIEGO, CA 92123  
 (619) 296-8871  
 Revision Data

Issue Dates	
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Design Development	
Plan Check	
Bid Set	
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Construction Set	
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 Sheet 5 of 14

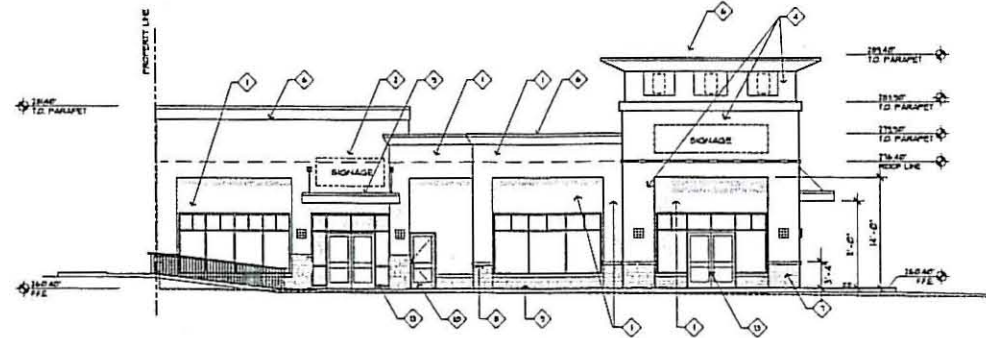


BUILDING B CONCEPT ROOF PLAN

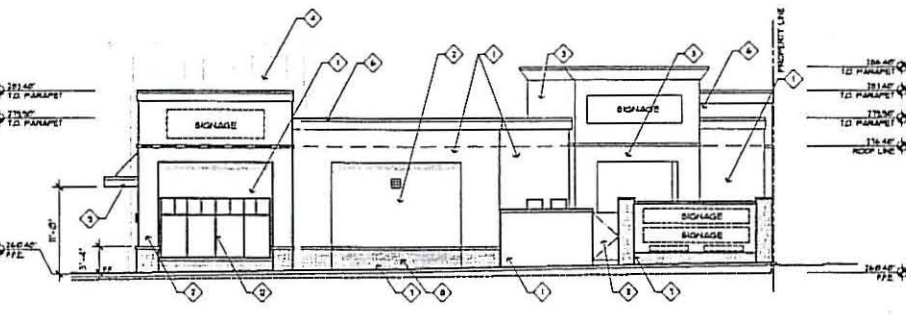


BUILDING B WEST ELEVATION

EXISTING PARTIAL WEST ELEVATION



BUILDING B SOUTH ELEVATION

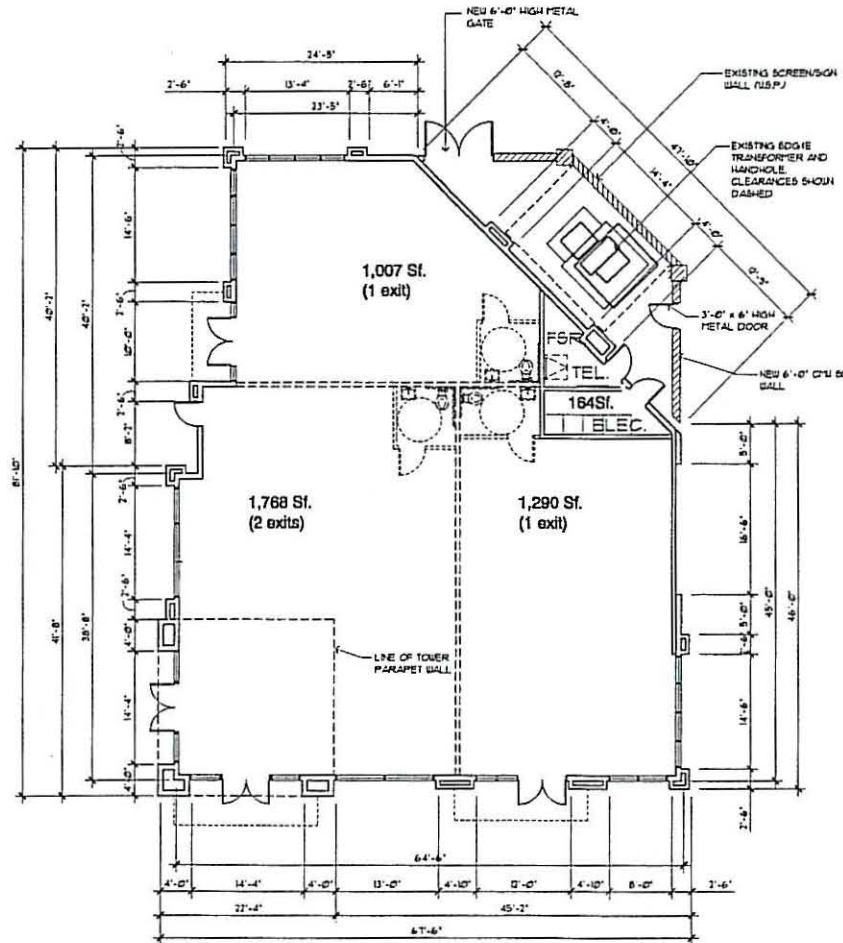


EXISTING PARTIAL EAST ELEVATION

BUILDING B EAST ELEVATION

FINISH LEGEND

- ◇ STUCCO PAINTED COLOR FRAZEE 7752W - GAKBUFF
- ◇ STUCCO PAINTED COLOR FRAZEE 8244D - COPPERSPRINGS
- ◇ STUCCO PAINTED COLOR FRAZEE 7815A - PAPRIKA
- ◇ STUCCO PAINTED COLOR FRAZEE 8174M - FENLAND
- ◇ BUILDING ADDRESS, 12" HIGH LETTERING TYP.
- ◇ FOAM CORNICE W/COLORCOAT PAINT TO MATCH FRAZEE B220W HAYSEED (TYP)
- ◇ STONE VENEER TYP. ELDERADO MONTEREY LIMESTONE
- ◇ STONE VENEER SILL
- ◇ METAL CANOPY (TYP)
- ◇ PAINTED METAL DOORS (TYP)
- ◇ PAINTED METAL GATES
- ◇ ROOF LINE (DASHED)
- ◇ ALUMINUM STOREFRONT (TYP)
- ◇ SPANDREL GLASS (TYP)
- ◇ PAINTED METAL FRAME (TYP)



BUILDING B CONCEPT FLOOR PLAN



BUILDING B CONCEPT ELEVATIONS



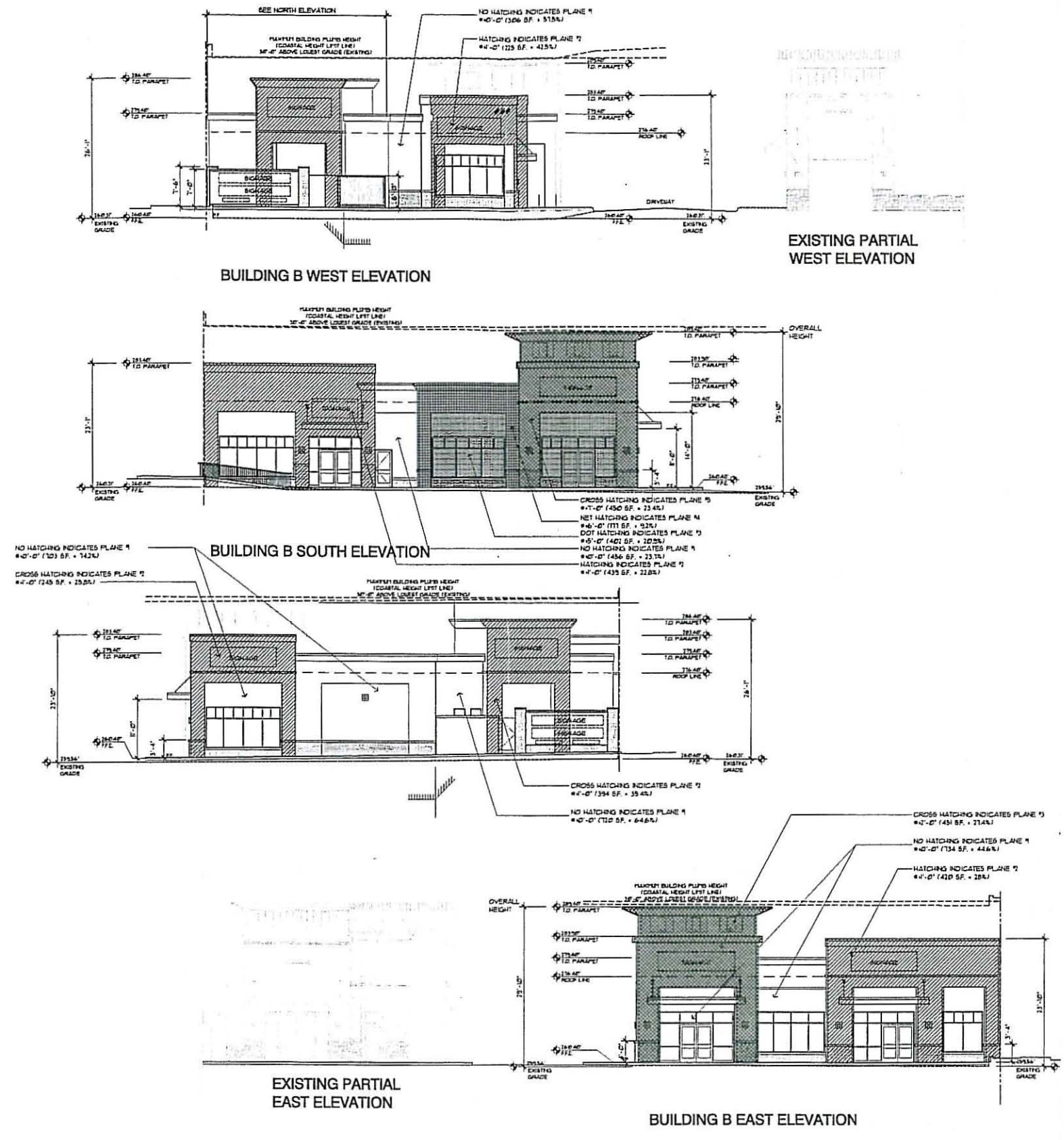
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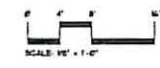
**POINT LOMA MARKETPLACE  
 RETAIL CENTER**  
 Catalina Boulevard & Talbot Street  
 San Diego, California

<b>AS PEN PROPERTIES</b>	
8790 BALBOA AVE. SUITE 270 SAN DIEGO, CA 92123 (604) 206-9001	
Revision Dates	
Issue Dates	
SDP	10-27-09
Design Development	
Plan Check	
Bid Set	
Permit Set	
Construction Set	
Drawing Date	04-27-10
Check By	MB
Drawn By	BAH
Scale	AS NOTED
Job Number	07114-00350
Sheet Number	
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Sheet 6 of 14	





**BUILDING B CONCEPT ELEVATIONS**



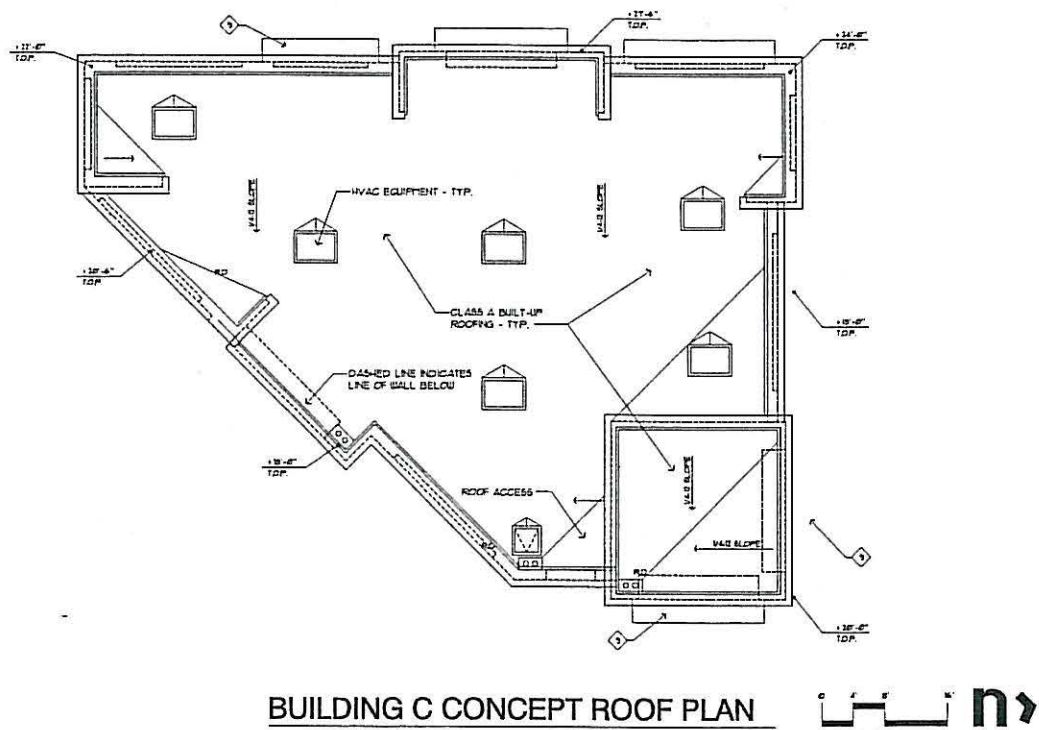
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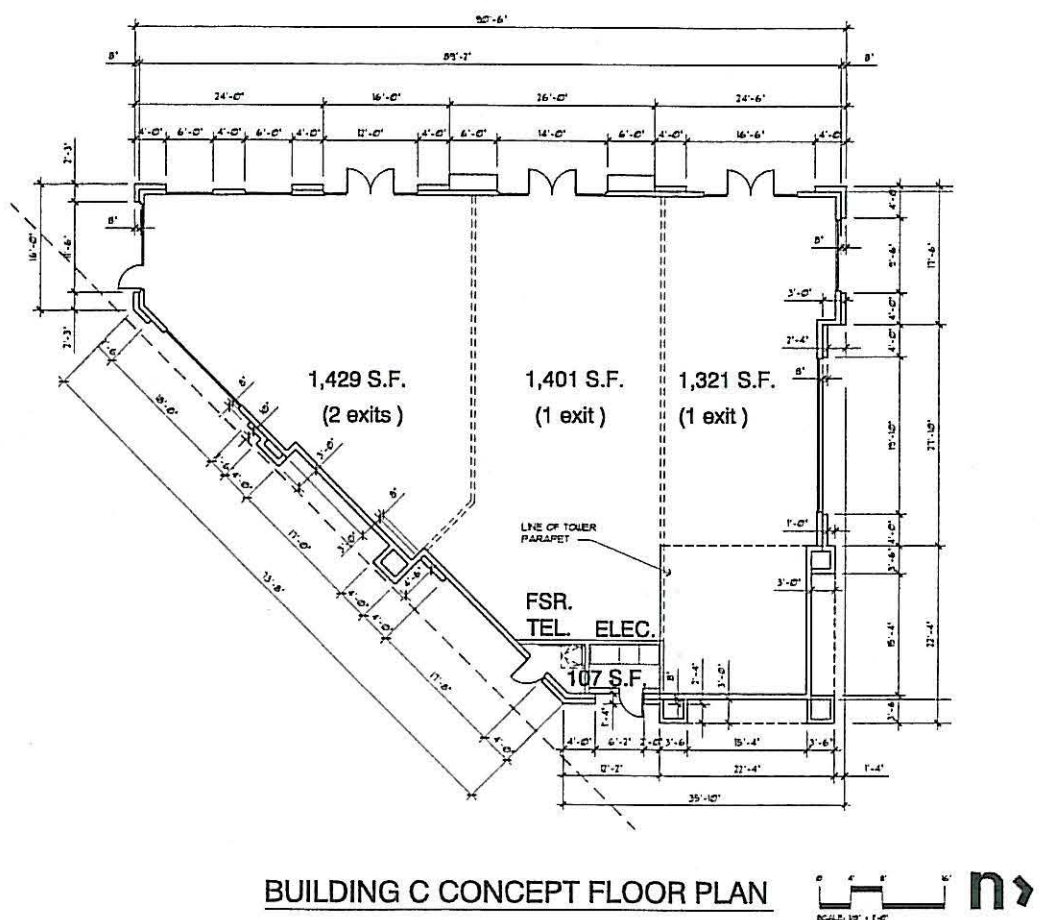
**POINT LOMA MARKETPLACE**  
**RETAIL CENTER**  
 Catalina Boulevard & Talbot Street  
 San Diego, California

<b>AS PEN PROPERTIES</b>	
8700 BALBOA AVE. SUITE 270 SAN DIEGO, CA 92123 TEL: 619-592-1111 Revision Dates	
Issue Dates	
SDP	04-05-08
Design Development	
Plan Check	
Bid Set	
Permit Set	
Construction Set	
Drawing Date	04-27-10
Check By	MB
Drawn By	JRAM
Scale	AS NOTED
Job Number	07114.00250
Sheet Number	<b>A1.1</b>
Sheet 7 of 14	

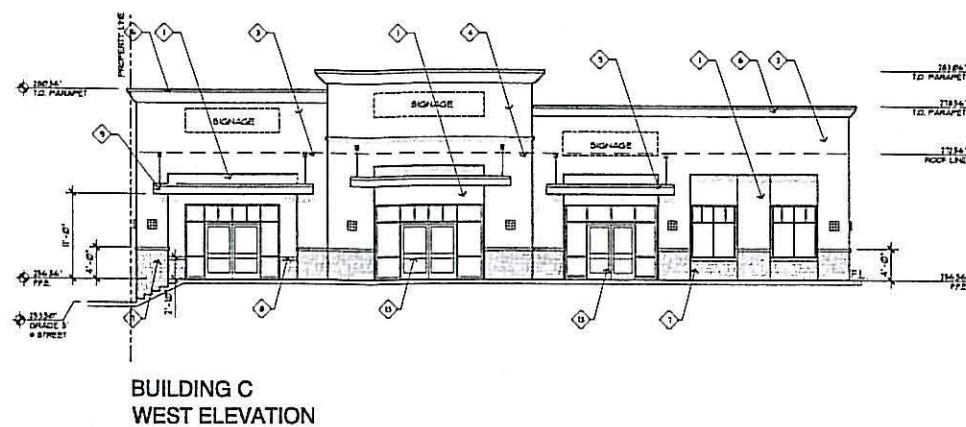




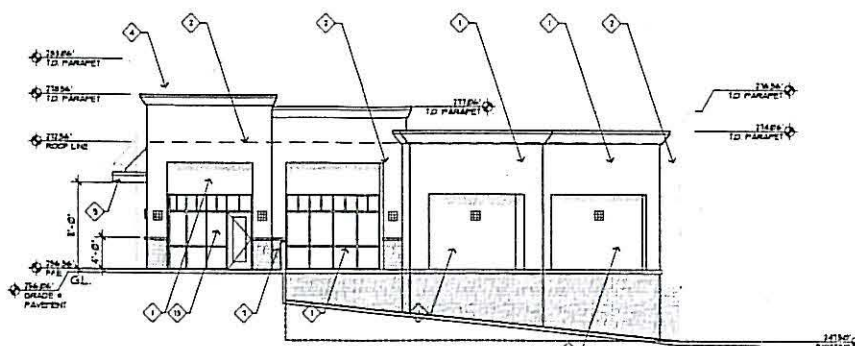
BUILDING C CONCEPT ROOF PLAN



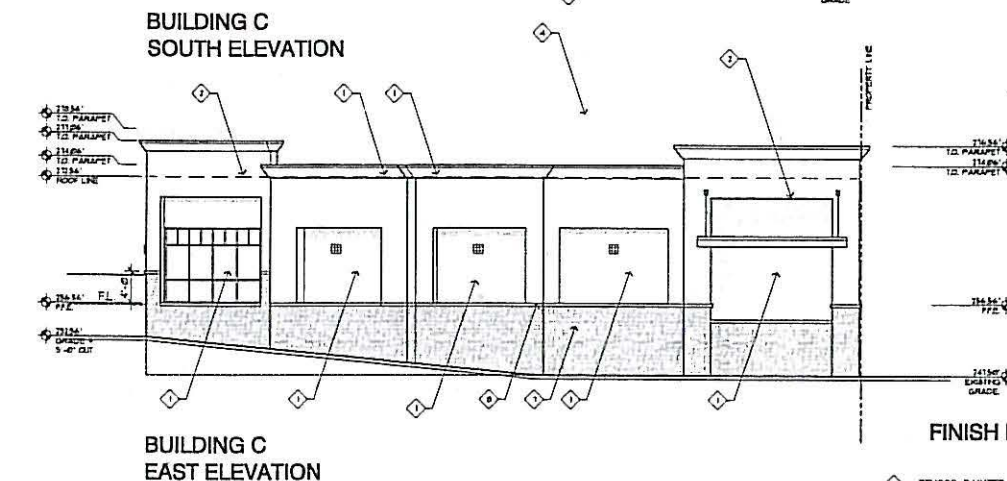
BUILDING C CONCEPT FLOOR PLAN



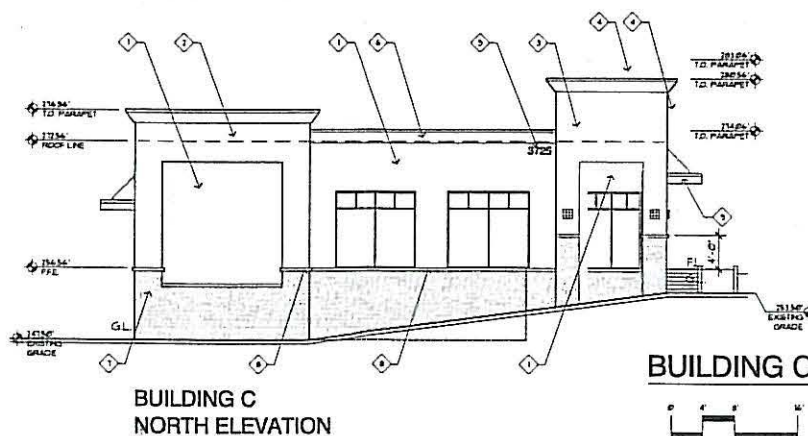
BUILDING C WEST ELEVATION



BUILDING C SOUTH ELEVATION



BUILDING C EAST ELEVATION



BUILDING C NORTH ELEVATION

FINISH LEGEND

- ◇ STUCCO PAINTED COLOR FRAZEE 7752W - OAKBUFF
- ◇ STUCCO PAINTED COLOR FRAZEE 8241D - COPPERSPRINGS
- ◇ STUCCO PAINTED COLOR FRAZEE 7815A - PAPRIKA
- ◇ STUCCO PAINTED COLOR FRAZEE 8174M - FENLAND
- ◇ BUILDING ADDRESS, 12" HIGH LETTERING TYP.
- ◇ FOAM CORNICE W/COLORCOAT PAINT TO MATCH FRAZEE 8220M HAYSEED (TYP)
- ◇ STONE VENEER TYP. EL DorADO MONTEREY LIMESTONE
- ◇ STONE VENEER SILL
- ◇ METAL CANOPY (TYP)
- ◇ PAINTED METAL DOORS (TYP)
- ◇ PAINTED METAL GATES
- ◇ ROOF LINE (DASHED)
- ◇ ALUMINUM STOREFRONT (TYP)
- ◇ SPANDREL GLASS (TYP)
- ◇ PAINTED METAL FRAME (TYP)

BUILDING C CONCEPT ELEVATIONS

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 NOTE: This information is conceptual in nature and is subject to adjustments pending further verification and Client, Tenant, and Governmental Agency approvals. No warranties or guarantees of any kind are given or implied by the Architect.

**Smith Consulting Architects**  
 12210 El Camino Road  
 Suite 200  
 San Diego, CA 92130  
 (619) 793-4777  
 (619) 793-4787 Fax

**POINT LOMA MARKETPLACE  
 RETAIL CENTER**  
 Catalina Boulevard & Talbot Street  
 San Diego, California

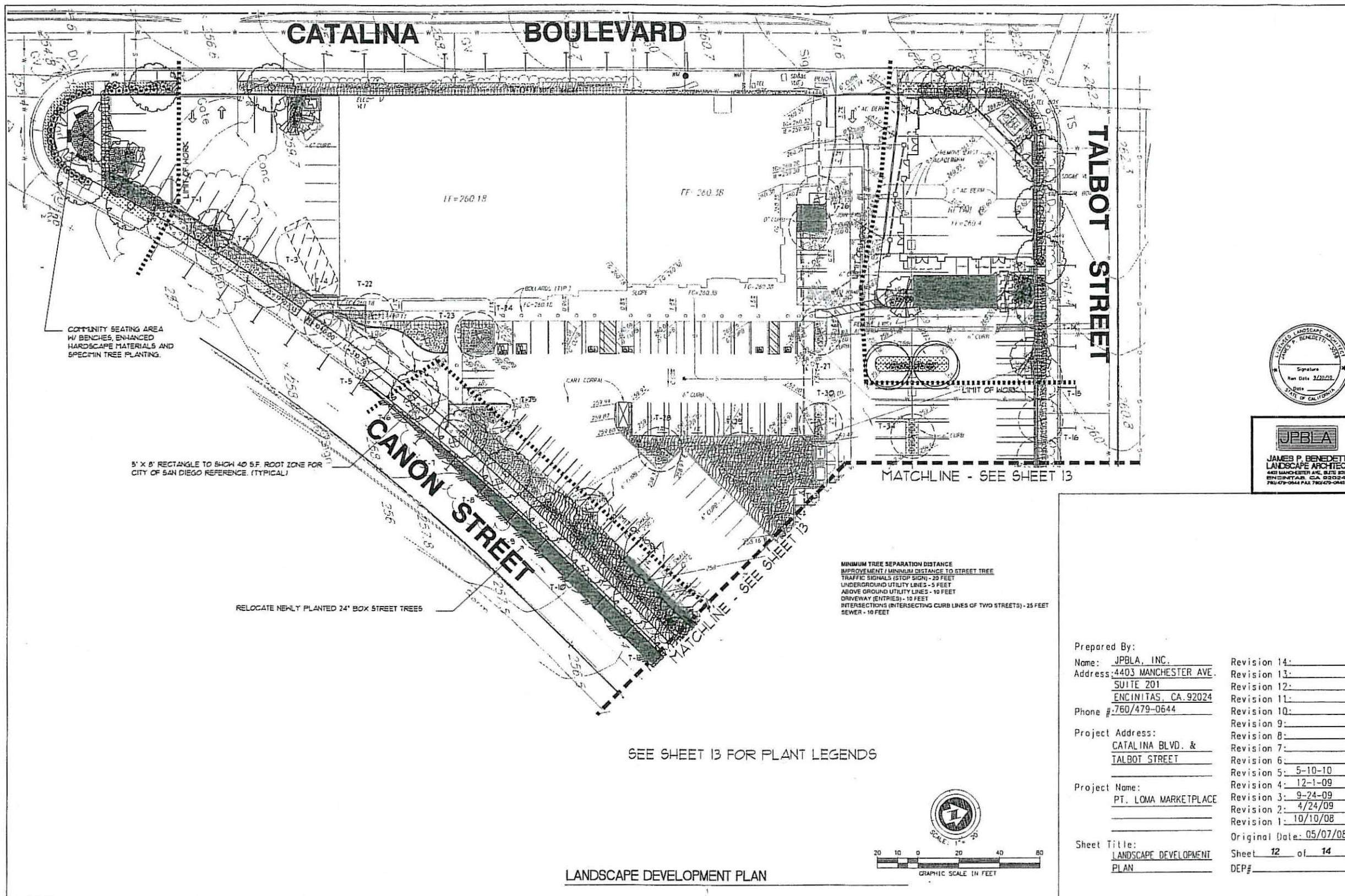
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8700 BALBOA AVE. SUITE 270 SAN DIEGO, CA 92123 858.295.8811 Revision Dates	
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**A2.0**  
 Sheet 8 of 14

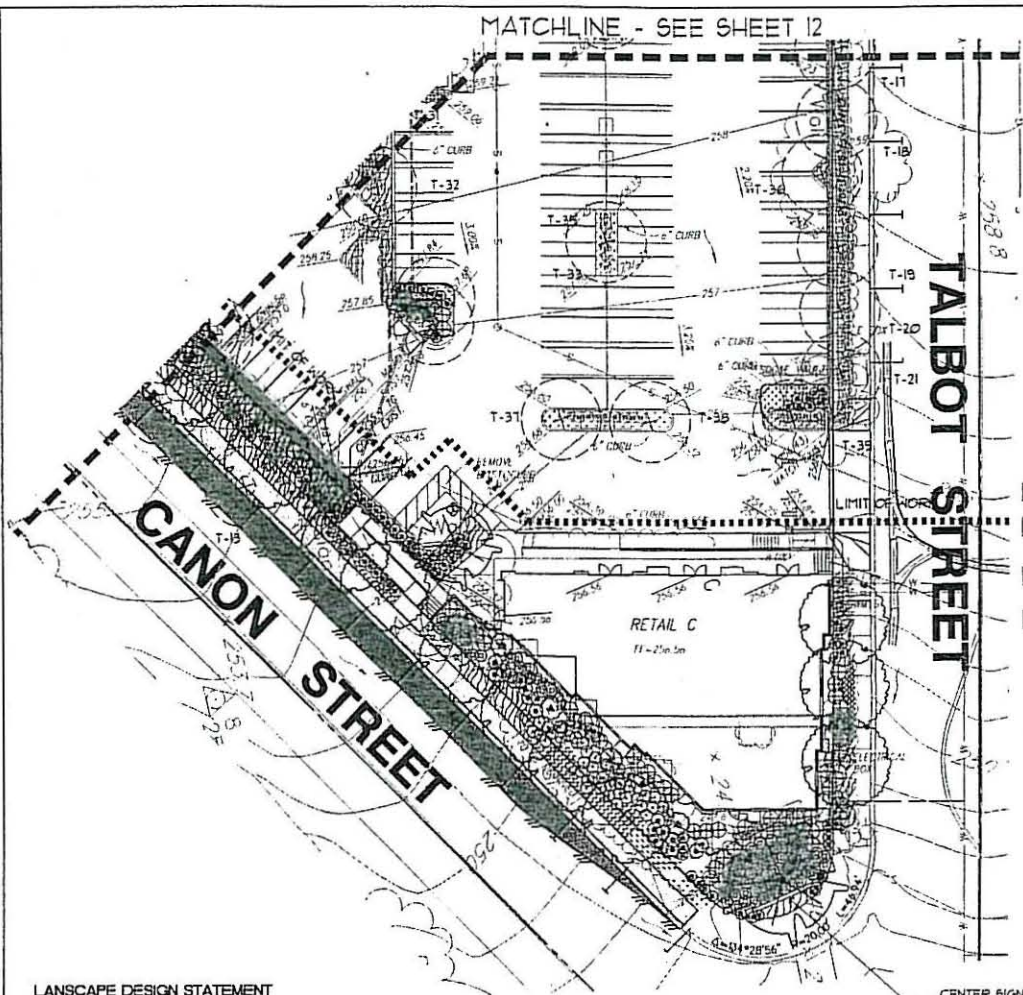












### PLANT MATERIAL LEGEND

BOTANICAL NAME	COMMON NAME	TOTAL QUANTITY	MATURE HEIGHT	MATURE SPREAD	REMARKS
<b>TREES (BOX 24" BOX + 20% 36" BOX)</b>					
CASSIA LEPTOPHYLLA	GOLD MEDALLION TREE (36" BOX)	3	20'-25'	30'	DECIDUOUS CANOPY ACCENT TREE
CUPRESSUS SEMPERVIRENS	ITALIAN CYPRESS	5	60'-10'	8'-15'	UPRIGHT COLUMNAR EVERGREEN ACCENT TREE
ERICOBOTRYA X 'COPPERTONE'	COPPERTONE LOQUAT	3	15'-30'	15'-30'	EVERGREEN SMALL CANOPY STREET TREE
METROSIDEROS EXCELSUS	NEW ZEALAND CHRISTMAS TREE	2	30'	30'	EVERGREEN SMALL CANOPY TREE
PODOCARPUS GRACILIOR	FERN PINE	18	20'-60'	10'-25'	EVERGREEN CANOPY STREET TREE
TRISTANIA CONFERTA	BRISBANE BOX	2	30'-45'	25'	UPRIGHT EVERGREEN COLUMNAR PARKING LOT TREE
JACARANDA MIMOSIFILIA	JACARANDA	3	35'-45'	35'	DECIDUOUS CANOPY ACCENT TREE
<b>SHRUBS AND VINES (100X 5 GALLON)</b>					
CALLISTEMON V. 'LITTLE JOHN'	DWARF BOTTLEBRUSH	115			
ILEX VOMITORIA NANA'	DWARF YALPON	121			
LIGUSTRUM TEXANUM'	TEXAS PRIVET	114			SCREEN SHRUB TO BE MAINTAINED AT 30" MIN.
RHAPHIOLEPIS I. 'BALLERINA'	DWARF INDIAN HAWTHORN	31			
STRELITZIA REGINAE	BIRD OF PARADISE	106			
WESTRINGIA F. MORNING LIGHT	COAST ROSEMARY	64			
<b>GROUND COVERS (50X 1 GALLON, 48X FLATS AND 2X 800)</b>					
TRACHELOSPERMUM JASMINOIDES	STAR JASMINE	1 GAL	# 18" O.C.		
AGAPANTHUS ORIENTALIS	LILY OF THE NILE	1 GAL	# 12" O.C.		
MEDALLION PLUS	TURF	500			
PHORHILUM 'JACK SPRATT'	DWARF N.Z. FLAX	1 GAL	# 12" O.C.		
HEMEROCALLIS HYBRIDS	DAYLILY	1 GAL	# 18" O.C.		
FESTUCA GLAUCA	BLUE FESCUE	1 GAL	# 12" O.C.		
SENECIO (KLENIA) MANDRALISCAE	BLUE CHALK STICKS	4' POTS # 12" O.C.			
BUCHLOE DACTYLOIDES VC	VERDEBUFFALO GRASS	PLUGS # 12" O.C.			LOCATE IN BIO-SHALES ONLY

NOTE: GROUND COVER ON SLOPES 3:1 AND STEEPER SHALL BE PLANTED AT 8 INCHES ON CENTER SPACING (MAX.). ALL SHRUBS AT ENDS OF PARKING ISLANDS SHALL BE MAINTAINED AT 30"

### EXISTING TREE LEGEND (ALL TO REMAIN)

NUMBER	BOTANICAL NAME	COMMON NAME	SIZE
T-1	PODOCARPUS GRACILIOR	FERN PINE	NEWLY PLANTED 24" BOX
T-2	PODOCARPUS GRACILIOR	FERN PINE	NEWLY PLANTED 24" BOX
T-3	PODOCARPUS GRACILIOR	FERN PINE	NEWLY PLANTED 24" BOX
T-4	PODOCARPUS GRACILIOR	FERN PINE	NEWLY PLANTED 24" BOX
T-5	PODOCARPUS GRACILIOR	FERN PINE	NEWLY PLANTED 24" BOX
T-14	PODOCARPUS GRACILIOR	FERN PINE	NEWLY PLANTED 24" BOX
T-15	PODOCARPUS GRACILIOR	FERN PINE	NEWLY PLANTED 24" BOX
T-16	PODOCARPUS GRACILIOR	FERN PINE	NEWLY PLANTED 24" BOX
T-17	PODOCARPUS GRACILIOR	FERN PINE	NEWLY PLANTED 24" BOX
T-18	PODOCARPUS GRACILIOR	FERN PINE	NEWLY PLANTED 24" BOX
T-19	PODOCARPUS GRACILIOR	FERN PINE	NEWLY PLANTED 24" BOX
T-20	PODOCARPUS GRACILIOR	FERN PINE	NEWLY PLANTED 24" BOX
T-21	PODOCARPUS GRACILIOR	FERN PINE	NEWLY PLANTED 24" BOX
T-22	CASSIA LEPTOPHYLLA	GOLD MEDALLION TREE	NEWLY PLANTED 24" BOX
T-23	CASSIA LEPTOPHYLLA	GOLD MEDALLION TREE	NEWLY PLANTED 24" BOX
T-24	CASSIA LEPTOPHYLLA	GOLD MEDALLION TREE	NEWLY PLANTED 24" BOX
T-25	CASSIA LEPTOPHYLLA	GOLD MEDALLION TREE	NEWLY PLANTED 24" BOX
T-26	METROSIDEROS EXCELSUS	NEW ZEALAND CHRISTMAS TREE	NEWLY PLANTED 24" BOX
T-27	METROSIDEROS EXCELSUS	NEW ZEALAND CHRISTMAS TREE	NEWLY PLANTED 24" BOX
T-28	METROSIDEROS EXCELSUS	NEW ZEALAND CHRISTMAS TREE	NEWLY PLANTED 24" BOX
T-29	CASSIA LEPTOPHYLLA	GOLD MEDALLION TREE	NEWLY PLANTED 24" BOX
T-30	METROSIDEROS EXCELSUS	NEW ZEALAND CHRISTMAS TREE	NEWLY PLANTED 24" BOX
T-31	CASSIA LEPTOPHYLLA	GOLD MEDALLION TREE	NEWLY PLANTED 24" BOX
T-32	CASSIA LEPTOPHYLLA	GOLD MEDALLION TREE	NEWLY PLANTED 24" BOX
T-33	METROSIDEROS EXCELSUS	NEW ZEALAND CHRISTMAS TREE	NEWLY PLANTED 24" BOX
T-34	TRISTANIA CONFERTA	BRISBANE BOX	NEWLY PLANTED 24" BOX
T-35	TRISTANIA CONFERTA	BRISBANE BOX	NEWLY PLANTED 24" BOX
T-36	TRISTANIA CONFERTA	BRISBANE BOX	NEWLY PLANTED 24" BOX
T-37	METROSIDEROS EXCELSUS	NEW ZEALAND CHRISTMAS TREE	NEWLY PLANTED 24" BOX
T-38	METROSIDEROS EXCELSUS	NEW ZEALAND CHRISTMAS TREE	NEWLY PLANTED 24" BOX
T-39	CASSIA LEPTOPHYLLA	GOLD MEDALLION TREE	NEWLY PLANTED 24" BOX

### EXISTING TREE LEGEND (TO BE RELOCATED DUE TO ROAD WIDENING)

NUMBER	BOTANICAL NAME	COMMON NAME	SIZE
T-6	PODOCARPUS GRACILIOR	FERN PINE	NEWLY PLANTED 24" BOX
T-7	PODOCARPUS GRACILIOR	FERN PINE	NEWLY PLANTED 24" BOX
T-8	PODOCARPUS GRACILIOR	FERN PINE	NEWLY PLANTED 24" BOX
T-9	PODOCARPUS GRACILIOR	FERN PINE	NEWLY PLANTED 24" BOX
T-10	PODOCARPUS GRACILIOR	FERN PINE	NEWLY PLANTED 24" BOX
T-11	PODOCARPUS GRACILIOR	FERN PINE	NEWLY PLANTED 24" BOX
T-12	PODOCARPUS GRACILIOR	FERN PINE	NEWLY PLANTED 24" BOX
T-13	PODOCARPUS GRACILIOR	FERN PINE	NEWLY PLANTED 24" BOX

**LANDSCAPE DESIGN STATEMENT**  
 THE LANDSCAPE DESIGN FOR THIS PHASE OF THE PROJECT IS BASED ON BLENDING INTO THE EXISTING CENTERS LANDSCAPE THEME. COMMUNITY PLAZA SEATING AREAS ARE PROVIDED FOR TWO OF THE CORNERS AT OR THE SITES THREE INTERSECTIONS. THERE ARE BENCHES FOR PEOPLE TO SIT ON, A SPECIFIC TREE TO PROVIDE SHADE AND ENHANCED PAVING SHALL BE USED TO GIVE THE GROUND PLAN A DIFFERENT FEEL FROM THE INDIVIDUAL PLANTING IS USED TO GIVE A SENSE OF SEPARATION FROM THE VEHICULAR AREA OF THE STREET. DROUGHT TOLERANT PLANTING HAS BEEN USED THROUGHOUT THE PROJECT WITH HIGHER WATER USE PLANTS USED AS ACCENT PLANTING.

**LANDSCAPE NOTE:**  
 1. ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE STANDARDS OF THE CITY-WIDE REGULATIONS AND THE CITY OF SAN DIEGO LAND DEVELOPMENT MANUAL LANDSCAPE STANDARDS AND ALL OTHER LANDSCAPE RELATED CITY AND REGIONAL STANDARDS.  
 2. TREES PLANTED WITHIN 5 FEET OF WALKS, CURBS OR PAVING SHALL BE PLANTED WITH A ROOT BARRIER (BIO-BARRIER).  
 3. ALL PLANTING AREAS SHALL BE FINISHED WITH A 2 INCH LAYER OF #36-30 SAND. FILL PROVIDE SAMPLE TO CITY AND LANDSCAPE ARCHITECT FOR APPROVAL.  
 4. IF ANY EXISTING HARDSCAPE OR LANDSCAPE INDICATED ON THE APPROVED PLANS ARE DAMAGED OR REMOVED DURING CONSTRUCTION IT SHALL BE REPAIRED AND/OR REPLACED IN KIND AND EQUIVALENT SIZE PER THE APPROVED PLANS BY THE OWNER/PERMITTEE.  
 5. ALL LANDSCAPE MATERIALS SHALL BE PERMANENTLY MAINTAINED IN A GROWING AND HEALTHY CONDITION AT ALL TIMES INCLUDING TRIPPING AS APPROPRIATE TO MAINTAIN APPROVED LANDSCAPE MATERIALS.  
 6. ALL GRADED, DISTURBED OR ERODED AREAS THAT WILL NOT BE PERMANENTLY PAVED OR COVERED BY STRUCTURES SHALL BE PERMANENTLY REVEGETATED AND IRRIGATED AS SHOWN IN TABLE 14.1-2 AND IN ACCORDANCE WITH THE STANDARDS IN THE LAND DEVELOPMENT MANUAL (14.1.2.1).

**TREE PROTECTION NOTES:**  
 1. A BRIGHT YELLOW ORANGE TEMPORARY FENCE WILL BE PLACED AROUND EXISTING TREES TO RETAIN.  
 2. STOCKPILING, TOPSOIL DISTURBANCE, CONSTRUCTION MATERIAL STORAGE, VEHICLE USE, FOOT TRAFFIC, AND STORAGE OF ANY KIND IS PROHIBITED WITHIN THE DRIP LINE.  
 3. ROOT SYSTEMS OF EXISTING TREES ON SITE WILL BE PROTECTED FROM FLOODING, EROSION, CHEMICAL SPILLS, AND EXCESSIVE HEATING AND DRYING DURING DE-WATERING.  
 4. THE EXISTING GRADE WILL BE MAINTAINED WITHIN THE DRIP LINE OF EXISTING TREES ON SITE.  
 5. ROOTS OF EXISTING TREES ON SITE WILL BE CUT APPROXIMATELY 6 INCHES BACK FROM NEW CONSTRUCTION.  
 6. MAINTAIN AND DOCUMENT A TREE WATERING SCHEDULE DURING CONSTRUCTION.  
 7. ALL DAMAGED TREES WILL BE REPLACED WITH ONE OF EQUAL OR GREATER SIZE.

**GENERAL NOTES:**  
 1. SEE GRADING AND DRAINAGE PLAN FOR CONTOURS AND SLOPES.  
 2. ALL LANDSCAPE AREAS SHALL HAVE A 6" CURB BETWEEN PARKING AREAS AND LANDSCAPE AREAS.  
**IRRIGATION NOTE:**  
 ALL PLANTING AREAS SHALL BE IRRIGATED ACCORDING TO PLANT TYPE AND ENVIRONMENTAL EXPOSURE. ALL IRRIGATED AREAS SHALL RECEIVE UNIFORM COVERAGE BY MEANS OF AN AUTOMATICALLY CONTROLLED, ELECTRICALLY ACTIVATED UNDERGROUND PIPED IRRIGATION SYSTEM FOR WATER CONSERVATION AND TO PREVENT EROSION. STATE OF THE ART AUTOMATIC CONTROLLER WITH MASTER VALVE AND RAIN SHUTOFF CAPABILITY. A REDUCED PRESSURE BACKFLOW PREVENTER WILL BE USED IN ACCORDANCE WITH LOCAL AND REGIONAL STANDARDS. REMOTE CONTROL VALVES SHALL BE UTILIZED WITH LOW PRECIPITATION HEADS FOR REDUCED WATER CONSUMPTION. PRESSURE COMPENSATING DRAIN AND LOW PRECIPITATION RATE EQUIPMENT SHALL BE USED WHERE APPLICABLE. ALL PRESSURIZED MAINLINE AND LATERAL LINES WILL BE PVC INSTALLED BELCH GRADE PER LOCAL AND REGIONAL STANDARDS. AN AUTOMATIC WATER EFFICIENT IRRIGATION SYSTEM SHALL BE PROVIDED TO ESTABLISH AND MAINTAIN LANDSCAPING.  
**MAINTENANCE RESPONSIBILITY NOTE:**  
 THE PROPERTY OWNERS ARE RESPONSIBLE FOR THE CONTINUAL MAINTENANCE OF ALL LANDSCAPED AREAS ON SITE AND THE PUBLIC RIGHT-OF-WAY. ALL LANDSCAPED AREAS SHALL BE KEPT FREE OF WEEDS AND DEBRIS. PLANTINGS SHALL BE MAINTAINED IN A HEALTHY, VIGOROUSLY GROWING CONDITION AND SHALL RECEIVE REGULAR PRUNING, FERTILIZING, FLOWING AND TRIPPING. IRRIGATION SYSTEMS SHALL BE REGULARLY INSPECTED AND KEPT IN FULLY OPERATIONAL CONDITION ACCORDING TO MANUFACTURERS' DESIGN STANDARDS AT ALL TIMES.

**JPBLA**  
 JAMES P. BENEDETTI  
 LANDSCAPE ARCHITECT  
 443 MANCHESTER AVE. SUITE 201  
 ENCINITAS, CA 92024  
 TEL: 760-479-0644

Prepared By: JPBLA, INC.  
 Name: JPBLA, INC.  
 Address: 4403 MANCHESTER AVE., SUITE 201, ENCINITAS, CA 92024  
 Phone: 760/479-0644

Project Address: CATALINA BLVD. & TALBOT STREET

Project Name: PT. LOMA MARKETPLACE PLAN

Sheet Title: LANDSCAPE DEVELOPMENT PLAN

Revision 14: \_\_\_\_\_  
 Revision 13: \_\_\_\_\_  
 Revision 12: \_\_\_\_\_  
 Revision 11: \_\_\_\_\_  
 Revision 10: \_\_\_\_\_  
 Revision 9: \_\_\_\_\_  
 Revision 8: \_\_\_\_\_  
 Revision 7: \_\_\_\_\_  
 Revision 6: \_\_\_\_\_  
 Revision 5: 5-10-10  
 Revision 4: 12-1-09  
 Revision 3: 9-24-09  
 Revision 2: 4/09/09  
 Revision 1: 10/09/08  
 Original Date: 05/07/08

Sheet 13 of 14  
 DEP# \_\_\_\_\_

LANDSCAPE DEVELOPMENT PLAN



# Peninsula Community Planning Board Minutes

Feb 19 - 2009

ATTACHMENT 10

## Meeting Room Pt. Loma Library

### I. Parliamentary items:

Meeting called to order by C. Mellor approx. 6:40pm

#### A. **Non Agenda Public Comment:** speaker- topics

- H. Kinnaird – candidate running for open board seat intro and qualifications
- Dr. M. Saniki- candidate running for open board seat intro and qualifications
- Nancy Graham- candidate running for open board seat intro and qualifications
- S. Lombardi- candidate running for open board seat intro and qualifications
- D. Cohen- candidate running for open board seat intro and qualifications
- J. Ross- limited resources concerns for large developments

B. **Agenda** – after discussion- Gov't reports we moved sooner in the agenda.(see item G.)

C. **Approval of Minutes:** after discussion, draft of the Jan 15th minutes as routed were approved

D. **Treasurer report:** C. Shinn absent- sent report to be read no change to balance = \$296.91 (needs copy of website invoice) accepting donations (\$60 per month to run website)

E.1 **Attendance: Board members** D. Davis, C. Jones, D. Wylie, J. Lester, D. Kaup, S. Kilbourn-McGee, C. Mellor, D. Cohen, H. Kinnaird, M. Hoppe, J. Shumaker, C. Shinn, G. Halbert, S. Brown (Excused Absent: S. Khalil)

E.2 **Community Attendance:** see sign in sheet attached

F. **Chair Report:** C. Mellor reminded those present of the upcoming Candidate Forum at the Pt. Loma Hervey Library on March 5th from 6:30 PM to 8:30 PM- candidates that have not filled out application yet need to do so in time so they can be vetted prior to the forum and election.

#### G. **Government Reports/Public Communication:**

1. Council District II. M. Awbrey- reported that oversize vehicles are impacting beach areas better legislation pilot program proposed in 2010 budget. Destination Lindbergh community meeting not yet scheduled contact him to confirm exact date.

2. T. Kempton reported if new bylaws are received, review will take few months therefore his understanding current by-laws govern. A 500 unit threshold is being evaluated as a milestone triggering different levels of required environmental – resource review.

### II. Action Items: (note: reminder Board Chair does not vote on action items unless to break a tie typical)

A. **Swanson Residence (630 Gage Drive):** after discussion a motion by G. Halbert to approve as presented was approved MSC (13 DD, CJ, DW, DK, SKM, MH, JL, DC, HK, JS, CS, GH, SB) – 0- 0

B. **Pt. Loma Marketplace (955 Catalina Blvd):** after discussion a motion by J. Shumaker to continue the project for additional review was opposed MSC 6- 7- 0. An amendment by J. Lester (to an original motion by G. Halbert) that added request “that signage program for the project be brought forward to the Board at a later date” was approved MSC (11 DD, DW, DK, SKM, MH, JL, DC, HK, JS, GH, SB) – (1 CS)- (1 CJ). Original motion by G. Halbert to approve project as presented with J. Lester’s amendment was then approved MSC (9 DD, DK, SKM, MH, JL, DC, CS, GH, SB) – (3 HK, DW, CJ)- (1 JS).

C. **Reis Residence (3776 Jennings St.):** after discussion a motion by D. Davis to continue the project until some additional major items are cleared before and then return to regular full board was opposed MSC (5 GH, MH, JL, DD, SB) – (8 DK, SKM, DC, CS, JS, CJ, HK, DW) - 0. A new motion by D. to approve the project subject to clearing cycle issues (reminder all projects supported by board are typically subject to applicant clearing cycle issues unless otherwise noted) was approved MSC (10 , DK, SKM, MH, JL, DC, JS, CS, CJ, DW, HK) – (3 GH, SB, DD)- 0.

D. **New Bylaws draft (dated Jan 24, 2009):** after discussion, a motion by S. Brown to approve the Bylaws as submitted and after correcting any typos to forward to the City was approved MSC (9 DD, DK, SKM, MH, DC, CS, GH, SB, DW) – (3 HK, JL, JS)- (1 CJ).

### III New/Old Business:

A. **Concerts in the Pt. Loma Park (Catalina Blvd and Verona St.):** after discussion a motion by D. Davis to authorize Board Chair C. Mellor to issue a PCPB letter to support summer concerts in the park (similar to last year) was approved MSC (12 DD, CJ, DW, DK, SKM, MH, JL, DC, HK, JS, CS, SB) – 0- (1 GH)

### IV. Sub-Committee Reports:

A. Election committee (Ad Hoc): D. Wylie reported March 5<sup>th</sup> 6:30PM start at PL Library is candidate forum – need 48 hrs prior to vet candidate.

B. Project Review: S. Kilbourn McGee- reported March 9<sup>th</sup> (mon) 1PM start at PL Library is next meeting

C. Bylaws (Ad Hoc): D. Wylie – no report (see action item this evening)

D. Airport Authority, ANAC (Airport Noise Advisory Comm.), ATAG (Airport (land use compatibility) Technical Advisory Group) and NTAG(Noise Tech. Advisory Group) : S. Khalil – (absent) no report

E. BU Digester Gas (Ad Hoc): D. Davis – no report

F. Traffic and Transportation: G. Halbert - no report

G. North Bay Planning/Dev: J. Lester -no report

H. Midway Planning: D. Kaup -no report

I. Environment: D. Cohen -no report

J. Parks Rec: H. Kinnaird -no report

K. P3: D Wylie -no report

### VI. Adjournment: approx: 9:30PM

Next PCPB regular meeting: Election 3701 Voltaire St.: scheduled for Mar 19<sup>th</sup>, 2009 at 6:30PM (Election same day 4PM- 8PM)

[WWW.PCPB.NET](http://WWW.PCPB.NET)

Airport noise complaint phone 619 400-2799

Neighborhood Code compliance 619 236-5500





City of San Diego  
 Development Services  
 1222 First Ave., MS-302  
 San Diego, CA 92101  
 (619) 446-5000

# Ownership Disclosure Statement

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 Project No. For City Use Only  
 Point Loma Marketplace 153681  
 Project Address:  
 955 Catalina Blvd, San Diego, CA

**Part I - To be completed when property is held by Individual(s)**

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter, as identified above, 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) and tenant(s) (if applicable) of the above referenced property. The list must include the names and addresses of all persons who have an interest in the property, 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). A signature is required of at least one of the property owners. Attach additional pages if needed. A signature from the Assistant Executive Director of the San Diego Redevelopment Agency shall be required for all project parcels for which a Disposition and Development Agreement (DDA) has been approved / executed by the City Council. 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.

Additional pages attached  Yes  No

Name of Individual (type or print):  
 Owner  Tenant/Lessee  Redevelopment Agency  
 Street Address:  
 City/State/Zip:  
 Phone No: Fax No:  
 Signature : Date:

Name of Individual (type or print):  
 Owner  Tenant/Lessee  Redevelopment Agency  
 Street Address:  
 City/State/Zip:  
 Phone No: Fax No:  
 Signature : Date:

Name of Individual (type or print):  
 Owner  Tenant/Lessee  Redevelopment Agency  
 Street Address:  
 City/State/Zip:  
 Phone No: Fax No:  
 Signature : Date:

Name of Individual (type or print):  
 Owner  Tenant/Lessee  Redevelopment Agency  
 Street Address:  
 City/State/Zip:  
 Phone No: Fax No:  
 Signature : Date:

Project Title: Point Loma Marketplace	Project No. (For City Use Only)
------------------------------------------	---------------------------------

**Part II - To be completed when property is held by a corporation or partnership**

**Legal Status (please check):**

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

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter as identified above, 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 names, titles and addresses of all persons who have an interest in the property, recorded or otherwise, and state the type of property interest (e.g., tenants who will benefit from the permit, all corporate officers, and all partners in a partnership who own the property). A signature is required of at least one of the corporate officers or partners who own the property. 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. **Additional pages attached**  Yes  No

Corporate/Partnership Name (type or print):  
B&B Cat., LLC

Owner  Tenant/Lessee

---

Street Address:  
1027 Reliance Way

---

City/State/Zip:  
Del Mar, CA 92014

---

Phone No: 758-259-2052 Fax No: Same

---

Name of Corporate Officer/Partner (type or print):  
ERIC G. BRELID

---

Title (type or print):  
MANAGING PARTNER

---

Signature: [Signature] Date: 2/26/08

Corporate/Partnership Name (type or print):  
Catalina-Talbot Properties LLC

Owner  Tenant/Lessee

---

Street Address:  
8799 Balboa Ave, Suite 270

---

City/State/Zip:  
San Diego, CA 92123

---

Phone No: (858) 268-8901 Fax No: (858) 268-0337

---

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

---

Title (type or print):  
LESSEE AGENT

---

Signature: [Signature] Date: 3-26-08

Corporate/Partnership Name (type or print):

Owner  Tenant/Lessee

---

Street Address:

---

City/State/Zip:

---

Phone No: Fax No:

---

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

---

Title (type or print):

---

Signature: Date:

Corporate/Partnership Name (type or print):

Owner  Tenant/Lessee

---

Street Address:

---

City/State/Zip:

---

Phone No: Fax No:

---

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

---

Title (type or print):

---

Signature: Date:

Corporate/Partnership Name (type or print):

Owner  Tenant/Lessee

---

Street Address:

---

City/State/Zip:

---

Phone No: Fax No:

---

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

---

Title (type or print):

---

Signature: Date:

Corporate/Partnership Name (type or print):

Owner  Tenant/Lessee

---

Street Address:

---

City/State/Zip:

---

Phone No: Fax No:

---

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

---

Title (type or print):

---

Signature: Date:



**Point Loma Marketplace**  
Project No. 153681  
Ownership Disclosure

**Property Owner:**

**B & B Catalina, LLC**

Eric Brelin, Member  
Stanley Brelin, Member

**Applicant/Developer:**

**Catalina Talbot Properties, LLC**

John M. Tworoger Revocable Trust  
Dietmar E. Schott, Trustee

Pure Platinum, LLC  
Roger K. Swift, Authorized Member

Dietmar E. Schott Revocable Trust  
Dietmar E. Schott, Trustee

K. James Flocke and Janice M. Flocke Trust  
K. James Flocke, Co-Trustee

Stephen R. and Pamela G. Avoyer Trust  
Stephen Avoyer, Co-Trustee

Spectrum Property Management, Inc.  
Brenda K. Pancioli, President

**POINT LOMA MARKETPLACE**  
**Project No. 153681**  
**Project Chronology**

<b>Date</b>	<b>Action</b>	<b>Description</b>	<b>City Review Time</b>	<b>Applicant Response</b>
6/05/08	Applicant submits initial plans/Deemed Complete	Project plans distributed for City staff review.	1 day	
7/28/08	First Assessment Letter	First Assessment Letter identifying required approvals and outstanding issues provided to applicant.	1 Month 23 Days	
10/29/08	Applicant submits second full set of plans .	Applicant's revised set of plans submitted in response to first assessment letter from City staff.		3 Months 1 Day
12/09/08	Second Assessment Letter	Second Assessment Letter identifying all remaining/outstanding issues.	1 Month 10 Days	
6/30/09	Applicant submits third set of plans .	Applicant submitted revised plans in response to second assessment letter from City staff.		6 Months 21 Days
8/18/09	Third Assessment Letter.	Third Assessment Letter identifying remaining/outstanding issues.	1 Month 18 Days	
10/07/09	Applicant submits revised set of plans	Applicant's revised set of plans – address issues.		1 Month 19 Days
11/04/09	Fourth set of Staff issues (minor)	Minor remaining issues.	27 Days	
4/15/10	Applicant resolves last issue w/ LDR-Transportation	Applicant's submitted revised site plan		5 Months 11 Days
6/03/10	Planning Commission Hearing	Public Hearing	1 Month 18 Days	
<b>TOTAL STAFF TIME</b>		Averaged at 30 days per month	<b>7 Months 6 Days</b>	
<b>TOTAL APPLICANT TIME</b>		Averaged at 30 days per month		<b>16 Months 22 Days</b>
<b>TOTAL PROJECT RUNNING TIME</b>			<b>23 Months, 28 Days</b>	