



THE CITY OF SAN DIEGO

## REPORT TO THE PLANNING COMMISSION

**DATE ISSUED:** September 16, 2010 **REPORT NO. PC-10-076**

**ATTENTION:** Planning Commission, Agenda of September 23, 2010

**SUBJECT:** MIRA MESA TARGET CENTER - PROJECT NO. 205071.  
PROCESS FOUR

**OWNER/** Mira Mesa Shopping Center – West LLC, a California Limited Liability  
Company

**APPLICANT:** David Ornelas, T & B Planning Consultants, Inc.

### SUMMARY

**Issue:** Should the Planning Commission approve a comprehensive sign plan for an existing commercial shopping center located within the Mira Mesa Community Plan area?

**Staff Recommendation:** APPROVE Planned Development Permit No. 727569.

**Community Planning Group Recommendation:** On May 17, 2010, the Mira Mesa Community Planning Group voted 10-2-0 to recommend approval of this project. There were no conditions with this recommendation.

**Environmental Review:** This project is exempt from environmental review pursuant to Article 19, 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 July 27, 2010, and the opportunity to appeal that determination ended August 11, 2010.

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

**Code Enforcement Impact:** None.



DIVERSITY  
WE'RE ALL TOGETHER

## **BACKGROUND**

The 33-acre project site is located at 8105 – 8345 Mira Mesa Boulevard in the CC-1-3 Zone, Airport Influence (MCAS-Miramar), FAA Part 77 Notification Area and Residential Tandem Parking Overlay Zone. The site is located in the center of the community, along the south side of Mira Mesa Boulevard and directly west of Camino Ruiz within the Mira Mesa Community Plan area, and has a Commercial Land Use designation. The site is surrounded by commercial development to the north and east and residential development to the south and west.

The existing community shopping center was approved under Planned Commercial Development Permit No. 30-111-0, by the Planning Commission on January 21, 1982, and constructed in 1983. The center is made up of 17 individual buildings totaling approximately 336,600 square feet of gross floor area on the 33 acre property. There is no record of any further discretionary permits or amendments processed for this property since the original approval in 1982.

A Planned Development Permit is required by the Land Development Code (Section 126.0702), for a proposed comprehensive sign program with deviations.

## **DISCUSSION**

### **Project Description**

The project proposes to replace several of the existing perimeter signs with a new comprehensive sign plan. The project proposes construction of new ground signs on site. The project has street frontage along Mira Mesa Boulevard, Camino Ruiz and Reagan Road.

#### **Mira Mesa Boulevard Frontage:**

There are currently six signs along this street frontage. Three new signs are proposed to be added, of which two will replace existing signs, resulting in a new total of seven signs along this frontage. The replacements will both be 30 feet high, approximately five feet higher than the existing signs, with 260 and 150 square feet of sign area. The third new sign will be 5 feet high with 40 square feet of sign area.

The proposed seven total ground signs along this frontage requires a deviation because the code would normally only allow six along the 1,550 feet of frontage of Mira Mesa Boulevard. With the proposed deviation, a total of 14 ground signs would be constructed on the entire project site, which is less than the 16 ground signs permitted for the whole project site by the Municipal Code. In exchange for allowing the additional sign along Mira Mesa Boulevard, the project will install two fewer signs along the site's Reagan Road street frontage. Reagan Road is primarily a residential street and construction of multiple commercial retail signs would not be compatible with the character of this area.

The Municipal Code limits ground signs to a maximum sign area 75 square feet per sign. A deviation is requested to allow two ground signs to exceed this limitation with sign areas at 150 and 260 square feet in area. Due to the width of the Mira Mesa Boulevard right-of-way and the

established traffic speeds, this proposed larger area signs would provide adequate advertising space for the commercial retail tenants.

Camino Ruiz Street Frontage:

There are currently five ground signs along this street frontage. Three new signs are proposed along this street frontage; two will replace existing signs and the third will be a new sign resulting in a total of six signs along this frontage. The replacements will both be 30 feet high with 260 and 150 square feet of sign area. The third sign will be 5 feet high with 40 square feet of sign area. These signs deviate from code requirements due to their proposed increased sign area from 75 square feet to 150 and 260 square feet.

Reagan Road Frontage:

Only one sign is proposed along this street frontage. The proposed ground sign is 12 feet high with 60 square feet of sign area. This sign will deviate from code requirements due to its proposed increased sign area from 33 square feet to 60 square feet. Currently there are no ground signs along this street frontage.

**General/Community Plan Analysis:**

The project site is designated Community Commercial by the Mira Mesa Community Plan. The Community Commercial land use designation is intended to encourage organized concentration of a wide variety of retail goods and services for the community. The proposed sign program for the Mira Mesa Target Center would not adversely affect the policies and goals of the Mira Mesa Community Plan and would provide updated design for identification of the businesses located within one of the major commercially designated areas of the community.

**Project-Related Issues**

When this project was originally submitted an issue was identified regarding a deviation to the visibility requirements. However, during the review the design of the proposed comprehensive plan was modified to have all proposed signs comply with the visibility requirements. It was also determined that all of the existing perimeter ground signs that are to be retained also comply with the visibility requirements.

**Conclusion**

The Planned Development Permit is a Process Four, Planning Commission decision pursuant to San Diego Municipal Code Section 126.0303 and 143.0402. A 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 comprehensive sign plan for the existing community shopping center and found it to be in conformance with the applicable sections of the San Diego Municipal Code and is consistent with the Mira Mesa Community Plan. The Mira Mesa Community Planning Group recommended approval of the project as

proposed. Staff recommends approval of the project as proposed.

**ALTERNATIVES:**

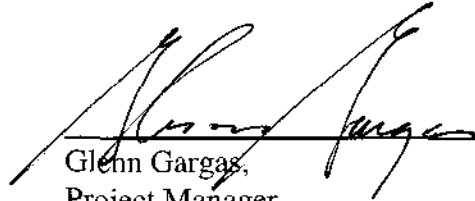
1. **Approve Planned Development Permit No. 727569, with modifications.**
2. **Deny Planned Development Permit No. 727569, if the findings required to approve the project cannot be affirmed.**

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. Copy of PCD Permit No. 30-111-0
8. Environmental Exemption
9. Project Site Plan
10. Project Plans
11. Community Planning Group Recommendation
12. Ownership Disclosure Statement
13. Project Chronology



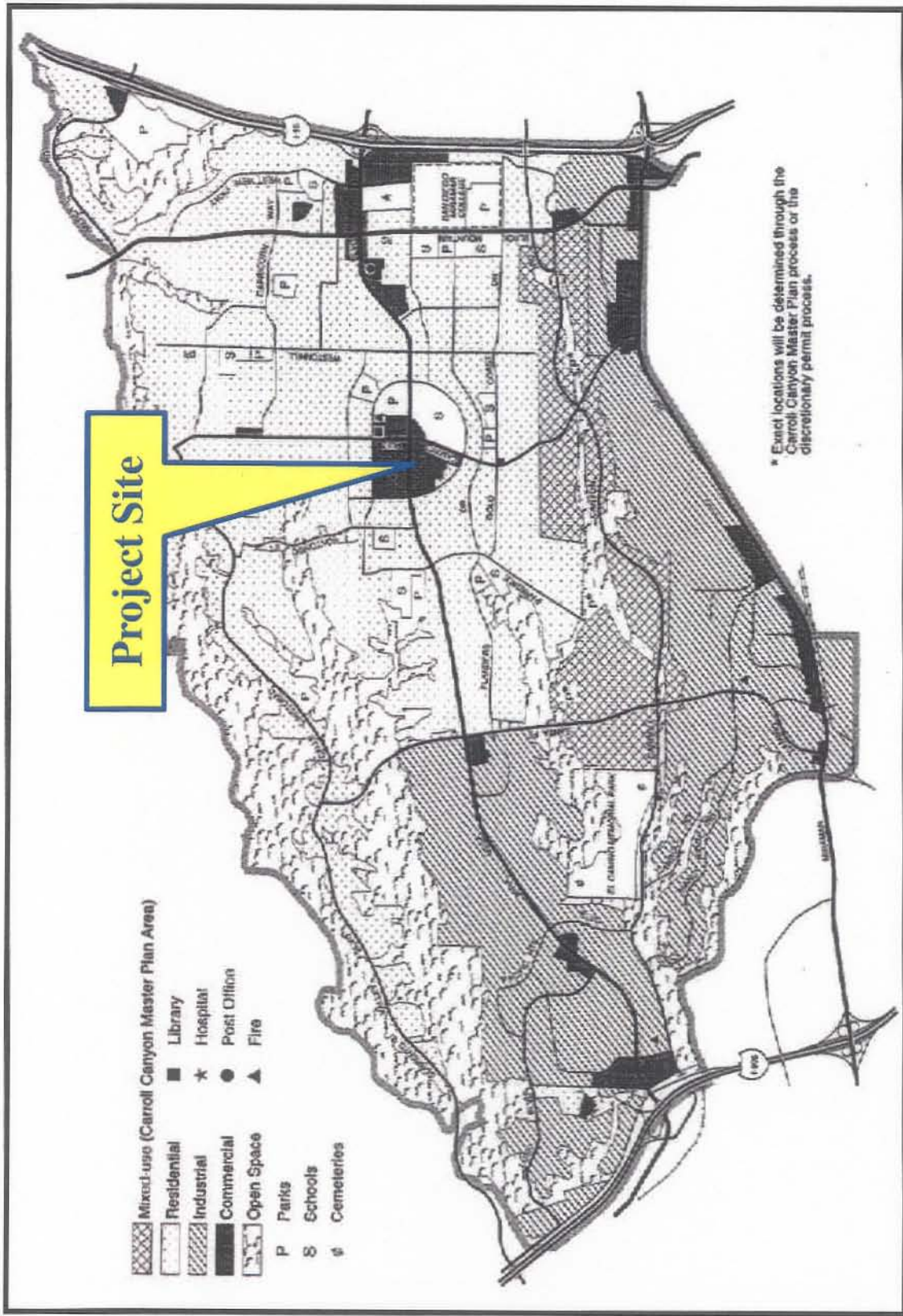


## Aerial Photo

**MIRA MESA TARGET CENTER – 8105 -8345 MIRA MESA BOULEVARD**  
**PROJECT NO. 205071**







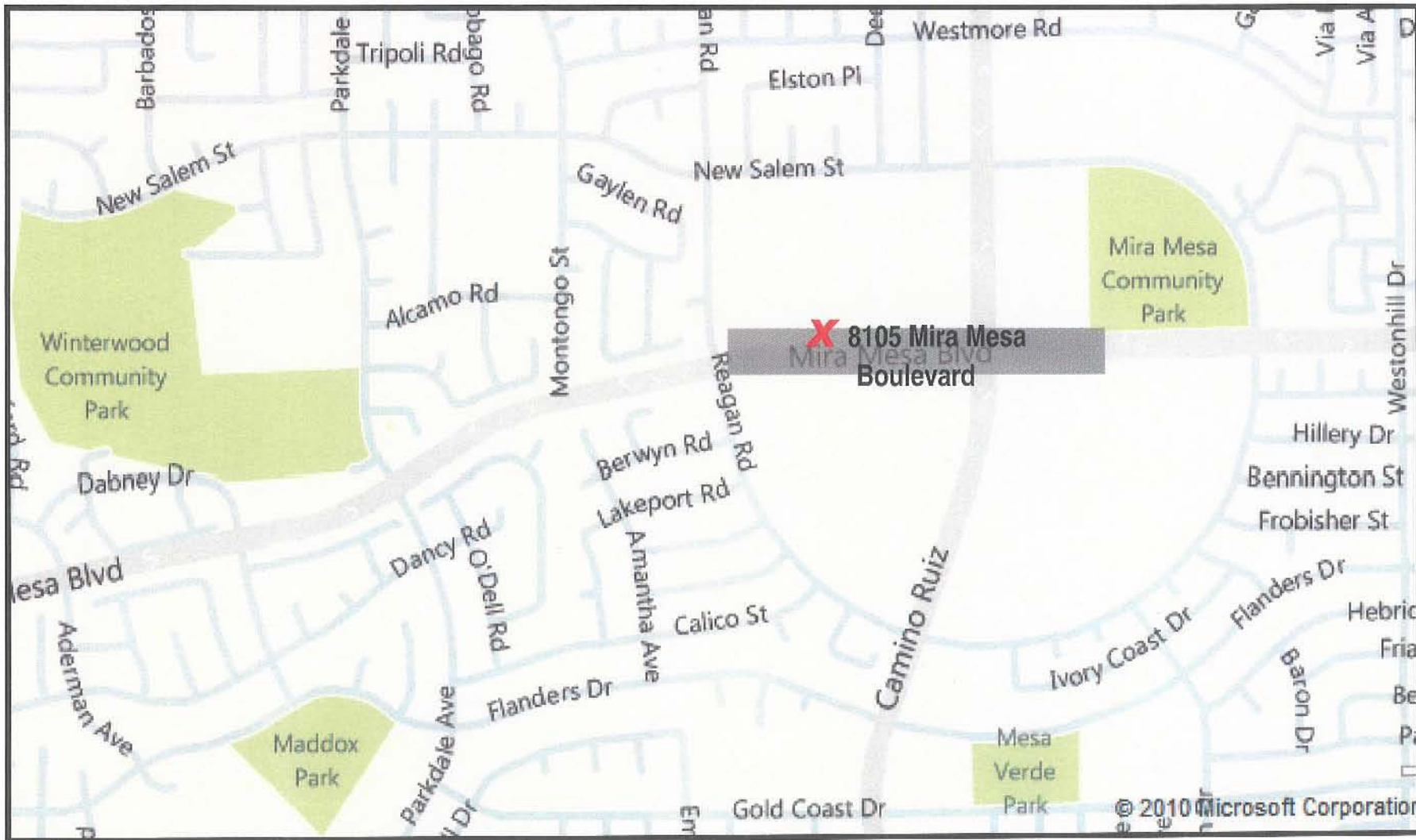
\* Exact locations will be determined through the Carroll Canyon Master Plan process or the discretionary permit process.

# Land Use Map

MIRA MESA TARGET CENTER - 8105 - 8345 MIRA MESA BOULEVARD

PROJECT NO. 205071





## Project Location Map

MIRA MESA TARGET CENTER – 8105 -8345 MIRA MESA BOULEVARD  
 PROJECT NO. 205071





## PROJECT DATA SHEET

|   |   |                                 |
|---|---|---------------------------------|
| <b>PROJECT NAME:</b>  | Mira Mesa Target  |                                 |
| <b>PROJECT DESCRIPTION:</b>   | Planned Development Permit for sign deviations including number of signs and sign area for an existing shopping center on a 33 acre property. |                                 |
| <b>COMMUNITY PLAN AREA:</b>   | Mira Mesa   |                                 |
| <b>DISCRETIONARY ACTIONS:</b>   | Planned Development Permit – Amendment to PCD 30-11-0.  |                                 |
| <b>COMMUNITY PLAN LAND USE DESIGNATION:</b>   | Community Commercial.   |                                 |
| <b><u>ZONING INFORMATION:</u></b>   |   |                                 |
| <b>ZONE:</b> CC-1-3: (Commercial - Community)<br><b>HEIGHT LIMIT:</b> 45-Foot maximum height limit.<br><b>LOT SIZE:</b> 5,000 square-foot minimum lot size.<br><b>FLOOR AREA RATIO:</b> 0.75 maximum.<br><b>FRONT SETBACK:</b> 0 feet.<br><b>SIDE SETBACK:</b> 0 feet.<br><b>STREETSIDE SETBACK:</b> 0 feet.<br><b>REAR SETBACK:</b> 10 feet.<br><b>PARKING:</b> 1,622 parking spaces required. |   |                                 |
| <b><u>ADJACENT PROPERTIES:</u></b>  | <b>LAND USE DESIGNATION &amp; ZONE</b>  | <b>EXISTING LAND USE</b>        |
| <b>NORTH:</b>   | Community Commercial;<br>CC-1-3.  | Shopping Center                 |
| <b>SOUTH:</b>   | Single Family Residential;<br>RS-1-14.  | Single Family Homes             |
| <b>EAST:</b>  | Open Space - Schools;<br>AR-1-2.  | High School/Recreation Facility |
| <b>WEST:</b>  | Single-Family Residential;<br>RS-1-14.  | Single Family Homes             |
| <b>DEVIATIONS OR VARIANCES REQUESTED:</b>   | 1. Deviation to allow an increased number of signs;<br>2. Deviation to allow an increased sign area.  |                                 |



**ATTACHMENT 4**

**COMMUNITY PLANNING  
GROUP  
RECOMMENDATION:**

The Mira Mesa Community Planning Group voted 10-2-0 to recommend approval of this project on May 17, 2010.

**PLANNING COMMISSION RESOLUTION NO. \_\_\_\_\_**  
**PLANNED DEVELOPMENT PERMIT NO. 727569**  
**AMENDMENT TO PCD NO. 30-111-0**  
**MIRA MESA TARGET - PROJECT NO. 205071**

WHEREAS, Mira Mesa Shopping Center - West, Owner/Permittee, filed an application with the City of San Diego for a permit to replace existing signs with a comprehensive sign plan for an existing community shopping center (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit Nos. 727569), on portions of a 33-acre property;

WHEREAS, the project site is located at 8105 – 8345 Mira Mesa Boulevard in the CC-1-3 Zone, Airport Influence Area, FAA Part 77 Overlay Zones and within the Mira Mesa Community Plan area;

WHEREAS, the project site is legally described as a portion of the west of Parcels 1 – 16, excepting Parcel 7, Parcel Map No. 12698;

WHEREAS, on September 23, 2010, the Planning Commission of the City of San Diego considered Planned Development Permit No. 727569 pursuant to the Land Development Code of the City of San Diego;

WHEREAS, on July 27, 2010, 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 Section 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 September 23, 2010.

FINDINGS:

**Planned Development Permit - Section 126.0604**

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

The project site is designated Community Commercial by the Mira Mesa Community Plan. The Community Commercial land use designation is intended to encourage organized concentration of a wide variety of retail goods and services for the community. The existing commercial retail center was developed in the 1980's under approved Planned Commercial Development Permit No. 30-111-0. The proposed sign program for the Mira Mesa Target Center would not adversely affect the policies and goals of the Mira Mesa Community Plan and would provide updated design for identification of the businesses located within one of the major commercially designated areas of the community. As such, the proposed comprehensive sign plan for the existing community 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 a new comprehensive sign plan for an existing community shopping center located within the Mira Mesa Community Plan area. This existing community shopping center is located within a well established urbanized commercial and residential portion of the community. During the project's review the comprehensive sign plan's design was modified to comply with the current visibility requirements to help assure pedestrian and vehicular traffic safety. 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 comprehensive sign plan to 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 a comprehensive sign plan for an existing community shopping center located within the Mira Mesa Community Plan area. The 33-acre project is zoned CC-1-3. This development was reviewed for compliance with the applicable development regulations such as the City's, sign regulations, building setbacks, height, maximum sign area, sight visibility requirements, CC-1-3 Zone development regulations. This proposal was found to comply with all the development regulations, except for number of signs along Mira Mesa Boulevard and sign area. These exceptions are 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 a new comprehensive sign plan for an existing community shopping center located within the Mira Mesa Community Plan area. The subject property is designated "Community Commercial" by the Mira Mesa Community Plan. The 33-acre project is zoned CC-1-3. This development was reviewed for compliance with the applicable development regulations such as the City's sign regulations, number of allowed signs, sign setbacks, sign height, maximum sign area, sight visibility requirements, CC-1-3 Zone development regulations. This proposal was found to comply with all the development regulations, except for the proposed deviations for number of allowed signs along Mira Mesa Boulevard and maximum allowed sign area. The continued use of this community shopping center provides needed goods and services to the community as a whole and the proposed project has been supported by the Mira Mesa 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 a new comprehensive sign plan for an existing community shopping center located within the Mira Mesa Community Plan area. The 33-acre project is zoned CC-1-3. This development was reviewed for compliance with the applicable development regulations such as



the City's sign code regulations, setbacks, height, maximum sign area, sight visibility requirements, CC-1-3 Zone development regulations.

The proposed deviations would allow a total of seven ground signs along Mira Mesa Boulevard were the code would normally only allow six along the 1,550 feet of frontage. The shopping center has street frontage along both Reagan Road and Camino Ruiz. No deviations are requested for the total number of signs allowed along either of those street frontages. With the proposed deviation, a total of 14 ground signs would be constructed on-site, which is less than the 16 ground signs permitted by the Municipal Code. There are currently six ground signs along Mira Mesa Boulevard. In exchange for allowing the additional sign along Mira Mesa Boulevard, the project will install two fewer signs along the site's Reagan Road street frontage. Reagan Road is primarily a residential street and construction of multiple commercial retail signs would not be compatible with the character of this area.

The Municipal Code limits ground signs to a maximum permitted area, which in this case would result in a maximum sign area of 75 square feet. A deviation is requested to allow the ground signs to have larger sign areas at approximately 260 square feet in area. Due to the width of Mira Mesa Boulevard right-of-way and the established traffic speeds this proposed larger sign area would provide adequate advertising space for the commercial retail tenants.

The proposed deviations are appropriate for this location and the comprehensive sign program has and attractive design that was supported by the Community Planning Group resulting in a more desirable project for the community.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Planning Commission, Planned Development Permit No. 727569 are hereby GRANTED by the Planning Commission to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit No. 727569, a copy of which is attached hereto and made a part hereof.

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Glenn R. Gargas  
Development Project Manager  
Development Services

Adopted on: September 23, 2010

Internal Order No. 24000695

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

**WHEN RECORDED MAIL TO**  
**PROJECT MANAGEMENT**  
**PERMIT CLERK**  
**MAIL STATION 501**

SPACE ABOVE THIS LINE FOR RECORDER'S USE

INTERNAL ORDER NUMBER: 24000695

**PLANNED DEVELOPMENT PERMIT NO. 727569**  
**MIRA MESA TARGET - PROJECT NO. 205071**  
**AMENDMENT TO PCD NO. 30-111-0**  
**PLANNING COMMISSION**

This Planned Development Permit No. 727569, an Amendment to PCD No. 30-111-0 is granted by the Planning Commission of the City of San Diego to Mira Mesa Shopping Center – West LLC, a California Limited Liability Corporation, Owner/Permittee, pursuant to San Diego Municipal Code [SDMC] section 126.0602. The 33-acre site is located at 8105 – 8345 Mira Mesa Boulevard, in the CC-1-3 Zone, Airport Influence Area, FAA Part 77 Overlay Zones and within the Mira Mesa Community Plan area. The project site is legally described as: Parcels 1 – 16, excepting Parcel 7, Parcel Map No. 12698.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to modify the overall comprehensive sign plan for an existing commercial shopping center described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated September 23, 2010, on file in the Development Services Department.

The project shall include:

- a. A Comprehensive sign plan for an existing commercial shopping center located on a 33-acre property;
- b. The sign plan includes deviations to the number of signs and the maximum allowed sign area;
- c. Existing Landscaping (planting, irrigation and landscape related improvements);
- d. Off-street parking;

- e. 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. Planned Commercial Development Permit No. 30-111-0 remains in effect except where superseded by this permit.
3. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
  - a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
  - b. The Permit is recorded in the Office of the San Diego County Recorder.
4. 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.
5. 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.
6. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
7. 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.).



8. 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.

9. 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.

10. 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.

11. 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.

**PLANNING/DESIGN REQUIREMENTS:**

12. 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.

13. The sign plan includes deviations to the number of signs allowed along Mira Mesa Boulevard and the maximum allowed sign area from 75 square feet to up to 260 square feet as illustrated on Exhibit A.

14. 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**

15. The applicant shall provide and maintain a 10' visibility triangle area along the property lines at the intersection of the driveways with Mira Mesa Boulevard, Camino Ruiz and Reagan Road. No obstacles higher than 36" shall be located within this area (e.g. walls, landscaping, shrubbs..etc).

16. The applicant shall provide and maintain a 25' visibility triangle area along the property lines at the intersections of Mira Mesa Boulevard with Camino Ruiz and Reagan Road and at the intersection of Camino Ruiz with Reagan Road. No obstacles higher than 36" shall be located within this area (e.g. walls, landscaping, shrubbs..etc).

#### **INFORMATION ONLY:**

- The issuance of this discretionary use permit alone does not allow the immediate commencement or continued operation of the proposed use on site. The operation allowed by this discretionary use permit may only begin or recommence after all conditions listed on this permit are fully completed and all required ministerial permits have been issued and received final inspection.
- 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.

APPROVED by the Planning Commission of the City of San Diego on September 23, 2010 by Resolution No. \_\_\_\_\_.

RECEIVED  
CITY CLERK'S OFFICE  
Page 1 of 6

1982 MAR -2 PH 3:47

John

12/23/82 Site work signed off. Ed

PLANNED COMMERCIAL DEVELOPMENT PERMIT NO. 30-111-0  
PLANNING COMMISSION SAN DIEGO, CALIF.

This Planned Commercial Development Permit is granted by the Planning Commission of The City of San Diego to MIRA MESA SHOPPING CENTER - WEST, a General Partnership, "Owner/Permittee," for the purposes and under the terms and on the conditions as set out herein pursuant to the authority contained in Section 101.0910 of the Municipal Code of The City of San Diego.

1. Permission is hereby granted to Owner/Permittee to construct and operate a Planned Commercial Development located on the south side of Mira Mesa Boulevard between Camino Ruiz and Reagan Road, more particularly described as a portion of Lot 5, Mira Mesa Shopping Center, Unit No. 5, Map #7233, in the R-2A (proposed CA) Zone.
2. The Planned Commercial Development shall include and the term "Project" as used in this Planned Commercial Development Permit shall mean the total of the following facilities:
  - a. A total of 17 individual buildings encompassing 336,600-square-feet of gross floor area. All buildings would be one story in height with the exception of the Gemoc building, encompassing 102,400-square-feet of gross floor area which will be two stories in height.
  - b. Landscaping and pedestrian malls and walkways.
  - c. Off-street Parking.
  - d. Incidental accessory uses as may be determined and approved by the Planning Director.
3. Not less than 1,622 off-street parking spaces shall be provided and maintained on the subject property in the approximate location shown on Exhibit "A," dated December 28, 1981, on file in the office of the Planning Department. Parking spaces shall be consistent with Division 8 of the Municipal Code and shall be permanently maintained and not converted for any other use. Areas and driveways shall be surfaced with not less than 2" A.C. or its equivalent and each parking space shall be marked. Parking spaces and aisles shall conform to Planning Department standards. No charge shall be made at any time for the use of these off-street parking spaces.
4. Delete Condition No. 4 of the General Conditions for Planned Commercial Development Permits, and in its stead substitute the

DOCUMENT NO. 30-111-0FILED March 4, 1982

OFFICE OF THE CITY CLERK



following: "This Planned Commercial Development must be utilized within 24 months after the effective date of the concurrent Rezoning Case No. 5-81-058. Failure to utilize subject permit within 24 months will automatically void the same, unless an extension of time has been granted by the Planning Director as set forth in Section 101.0910 of the Municipal Code."

5. Prior to the issuance of any sign permits a comprehensive sign plan shall be submitted to and approved by the Planning Director.

6. The permittee shall comply with the General Conditions for Planned Commercial Development Permits attached hereto and made a part hereof.

Passed and adopted by the Planning Commission on January, 21, 1982.

## GENERAL CONDITIONS FOR PLANNED COMMERCIAL DEVELOPMENT PERMITS

1. Prior to the issuance of any building permits, complete grading and building plans shall be submitted to the Planning Director for approval. Plans shall be in substantial conformity with Exhibit "A," dated January 21, 1982, on file in the office of the Planning Department. The property shall be developed in accordance with the approved grading and building plans except where regulations of this or other governmental agencies require deviation therefrom. Prior to and subsequent to the completion of the project, no changes, modifications or alterations shall be made unless and until appropriate applications for amendments of this permit shall have been approved and granted.
2. Prior to the issuance of any grading or building permits, a complete landscaping plan, including a permanent watering system, shall be submitted to the Planning Director for approval. Said plans shall be in substantial conformity with Exhibit "A," dated January 21, 1982, on file in the office of the Planning Department, and shall be in accordance with the Land Development Ordinance No. 12698-NS. Approved planting shall be installed prior to the issuance of an occupancy permit on any building. Such planting shall not be modified or altered unless and until this permit shall have been amended to permit such modification or alteration.
3. All outdoor lighting shall be so shaded and adjusted that the light therefrom is directed to fall only on the same premises where such light sources are located.
4. This planned commercial development permit must be utilized within 24 months after the effective date thereof. Failure to utilize subject permit within 24 months will automatically void the same unless an extension of time has been granted by the Planning Director, as set forth in Section 101.0910 of the Municipal Code.
5. Construction and operation of the approved use shall comply at all times with the regulations of this or other governmental agencies.
6. This planned commercial development permit shall not be final until the 15th day following action by the Planning Commission unless an appeal is filed with the City Clerk. An appeal shall not be accepted by the City Clerk unless it is approved for filing by a Council member or the Mayor. When an approved appeal is filed with the City Clerk, it shall be placed on the Council docket for the limited purpose of determining whether the City Council will hear the appeal.
7. The effectiveness of this planned commercial development permit is expressly conditioned upon, and the same shall not become effective for any purpose unless and until, the following events shall have occurred:

## GENERAL CONDITIONS FOR PLANNED COMMERCIAL DEVELOPMENT PERMITS

- a. Permittee shall have agreed to each and every condition hereof by having this planned commercial development permit signed within 90 days of the decision. In no event shall this condition be construed to extend the time limitation set forth in No. 4 above, i.e., the time commences to run on the date that the Planning Commission granted this planned commercial development permit.
  - b. This planned commercial development permit executed as indicated shall have been recorded in the office of the County Recorder.
8. After the establishment of the project as provided herein, the subject property shall not be used for any other purposes unless specifically authorized by the Planning Director unless the proposed use meets every requirement of zone existing for the subject property at the time of conversion.
9. The property included within this planned commercial development shall be used only for the purposes and under the terms and conditions as set forth in this permit unless the permit shall have been revoked by The City of San Diego.
10. In addition to any other remedy provided by law, any breach in any of the terms or conditions of this permit or any default on the part of the Permittee or its successors in interest shall be deemed a material breach hereof and this permit may be cancelled or revoked. Cancellation or revocation of this permit may be instituted by the City or Permittee. The Planning Director shall set this matter for public hearing, giving the same notice as provided in Section 101.0910. An appeal from the decision of the Planning Director may be taken to the Planning Commission within 15 days after the decision is made. The Planning Commission shall set the matter for public hearing, giving the same notice as provided in Section 101.0910. An appeal from the decision of the Planning Commission may be taken to the City Clerk within 15 days after the decision is made. An appeal shall not be accepted by the City Clerk unless it is approved for filing by a Council member of the Mayor.
- When an approved appeal is filed with the City Clerk, it shall be placed on the Council docket for the limited purpose of determining whether the City Council will hear the appeal.
11. This planned commercial development permit shall inure to the benefit of and shall constitute a covenant running with the lands, and the terms, conditions and provisions hereof shall be binding upon Permittee and any successor or successors thereto, and the interests of any successor shall be subject to each and every condition herein set out.



AUTHENTICATED BY:



Nick Osler, Senior Planner  
Planning Department

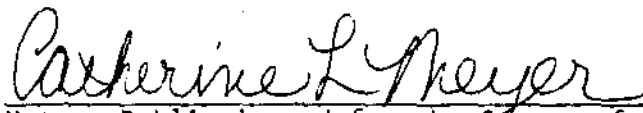


Sue Blackman, Secretary to the  
Planning Commission

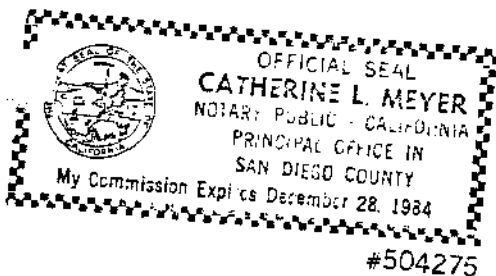
STATE OF CALIFORNIA)  
COUNTY OF SAN DIEGO) ss.

On this 2nd day of February, 19 82, before me, the undersigned, a Notary Public in and for said County and State, personally appeared NICK OSLER, known to me to be a senior planner of The City of San Diego Planning Department, and SUE BLACKMAN, known to me to be the secretary to the Planning Commission of The City of San Diego, and known to me to be the persons whose names are subscribed to the within instrument, and acknowledged that they executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal, in the County of San Diego, State of California, the day and year in this certificate first above written.

  
Notary Public in and for the County of  
San Diego, State of California

NOTARY STAMP



PCD Permit No. 30-111-0

ACKNOWLEDGED:

The undersigned "Owner/Permittee" by execution hereof agrees to each and every condition of this permit and promises to perform each and every obligation of Permittee hereunder.

MIRA MESA SHOPPING CENTER - WEST  
A general partnership, "Owner/Permittee"  
Elliot Feuerstein, General Partner  
By Elliot Feuerstein

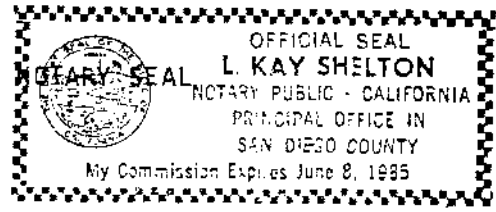
STATE OF CALIFORNIA)  
COUNTY OF SAN DIEGO) ss.

On February 25, 1982, before me, the undersigned, a Notary Public in and for said State, personally appeared Elliot Feuerstein, known to me to be one of the partners of the partnership that executed the within instrument, and acknowledged to me that such partnership executed the same.

WITNESS my hand and official seal

Signature L. Kay Shelton

L. KAY SHELTON  
Name (Typed or Printed)



(Partnership)

STATE OF CALIFORNIA)  
COUNTY OF SAN DIEGO) ss.

On \_\_\_\_\_, before me, the undersigned, a Notary Public in and for said State, personally appeared \_\_\_\_\_, known to me to be one of the partners of the partnership that executed the within instrument, and acknowledged to me that such partnership executed the same.

WITNESS my hand and official seal

Signature \_\_\_\_\_

NOTARY SEAL

\_\_\_\_\_  
Name (Typed or Printed)

(Partnership)

## NOTICE OF EXEMPTION

TO:   X   RECORDER/COUNTY CLERK  
 P.O. BOX 1750, MS A-33  
 1600 PACIFIC HWY, ROOM 260  
 SAN DIEGO, CA 92101-2422

FROM: CITY OF SAN DIEGO  
 DEVELOPMENT SERVICES DEPARTMENT  
 1222 FIRST AVENUE, MS 501  
 SAN DIEGO, CA 92101

           OFFICE OF PLANNING AND RESEARCH  
 1400 TENTH STREET, ROOM 121  
 SACRAMENTO, CA 95814

PROJECT NO.: 205071

PROJECT TITLE: Mira Mesa Target Center

PROJECT LOCATION-SPECIFIC: 8105 – 8345 Mira Mesa Boulevard, San Diego, CA

PROJECT LOCATION-CITY/COUNTY: San Diego/San Diego

DESCRIPTION OF NATURE AND PURPOSE OF THE PROJECT: PLANNED DEVELOPMENT PERMIT for sign deviations including the number of signs, setbacks, and sign area for an existing shopping center at 8105-8345 Mira Mesa Boulevard in the CC-1-3 Zone within the Mira Mesa Community Plan, Airport Influence Area, and FAA Part 77 Overlay.

NAME OF PUBLIC AGENCY APPROVING PROJECT: City of San Diego

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT: Brett Feuerstein  
 Mira Mesa Shopping Center – West  
 8294 Mira Mesa Boulevard  
 San Diego, CA 92126  
 (858) 271-4682

EXEMPT STATUS: (CHECK ONE)

- MINISTERIAL (SEC. 21080(b)(1); 15268);
- DECLARED EMERGENCY (SEC. 21080(b)(3); 15269(a));
- EMERGENCY PROJECT (SEC. 21080(b)(4); 15269 (b)(c))
- CATEGORICAL EXEMPTION: 15303: NEW CONSTRUCTION

REASONS WHY PROJECT IS EXEMPT: The project is exempt pursuant to Section 15303 as the project would not have the potential for causing a significant effect on the environment. The project proposes the addition of small structure (sign structures) to an existing shopping center that will be an accessory structure to an existing use, and the project will not result in impacts to any sensitive environments or otherwise result in an impact based on the exceptions to this exemption as identified in CEQA Section 15300.2.

LEAD AGENCY CONTACT PERSON: M. Blake

TELEPHONE: (619) 446-5375

IF FILED BY APPLICANT:

1. ATTACH CERTIFIED DOCUMENT OF EXEMPTION FINDING.
2. HAS A NOTICE OF EXEMPTION BEEN FILED BY THE PUBLIC AGENCY APPROVING THE PROJECT?  
 YES      NO

IT IS HEREBY CERTIFIED THAT THE CITY OF SAN DIEGO HAS DETERMINED THE ABOVE ACTIVITY TO BE EXEMPT FROM CEQA

*M. Blake*  
 SIGNATURE/TITLE

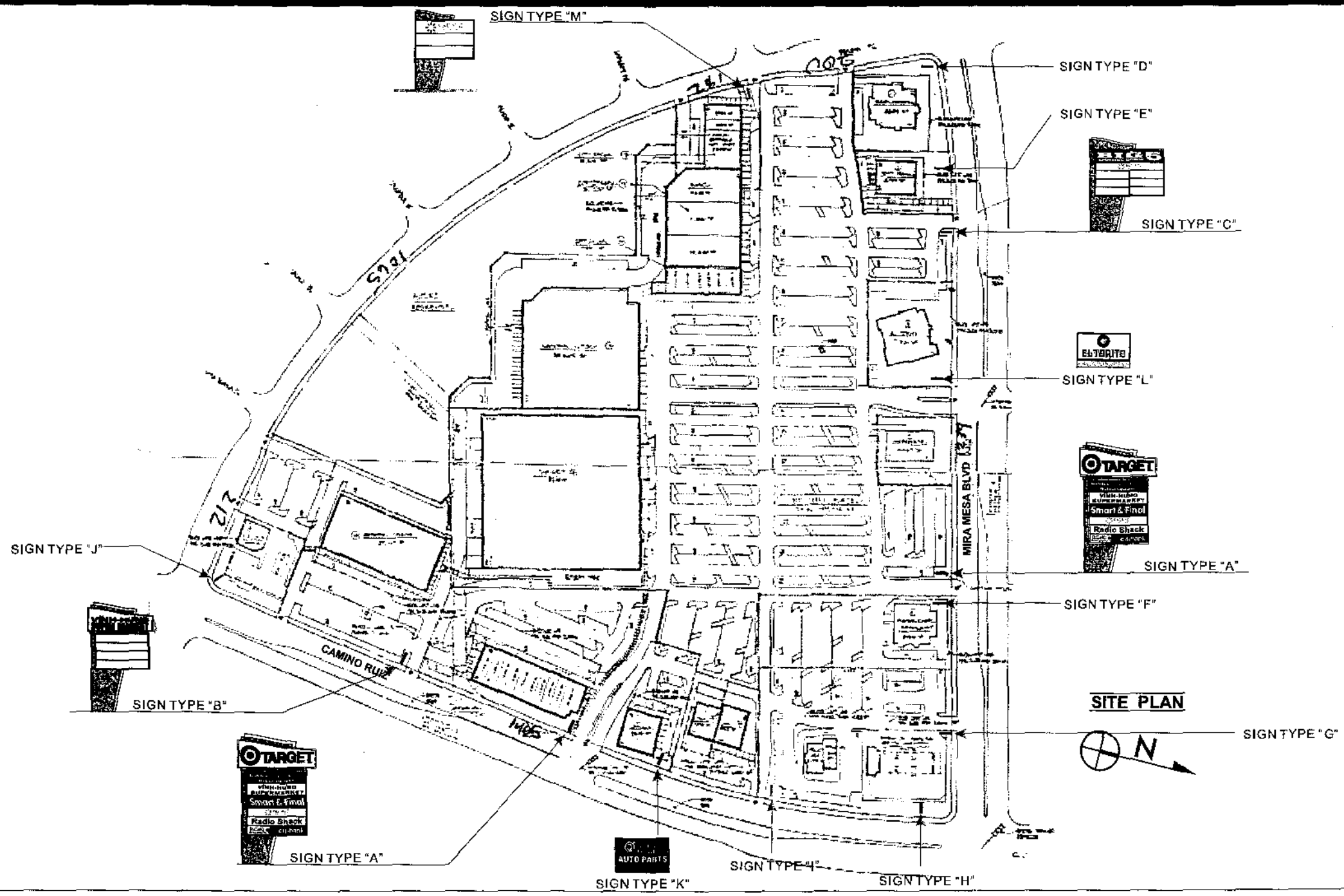
*8/13/2010*  
 DATE

CHECK ONE:

- SIGNED BY LEAD AGENCY
- SIGNED BY APPLICANT

DATE RECEIVED FOR FILING WITH COUNTY CLERK OR OPR:

# SITE PLAN



# EXHIBIT 1 (A)

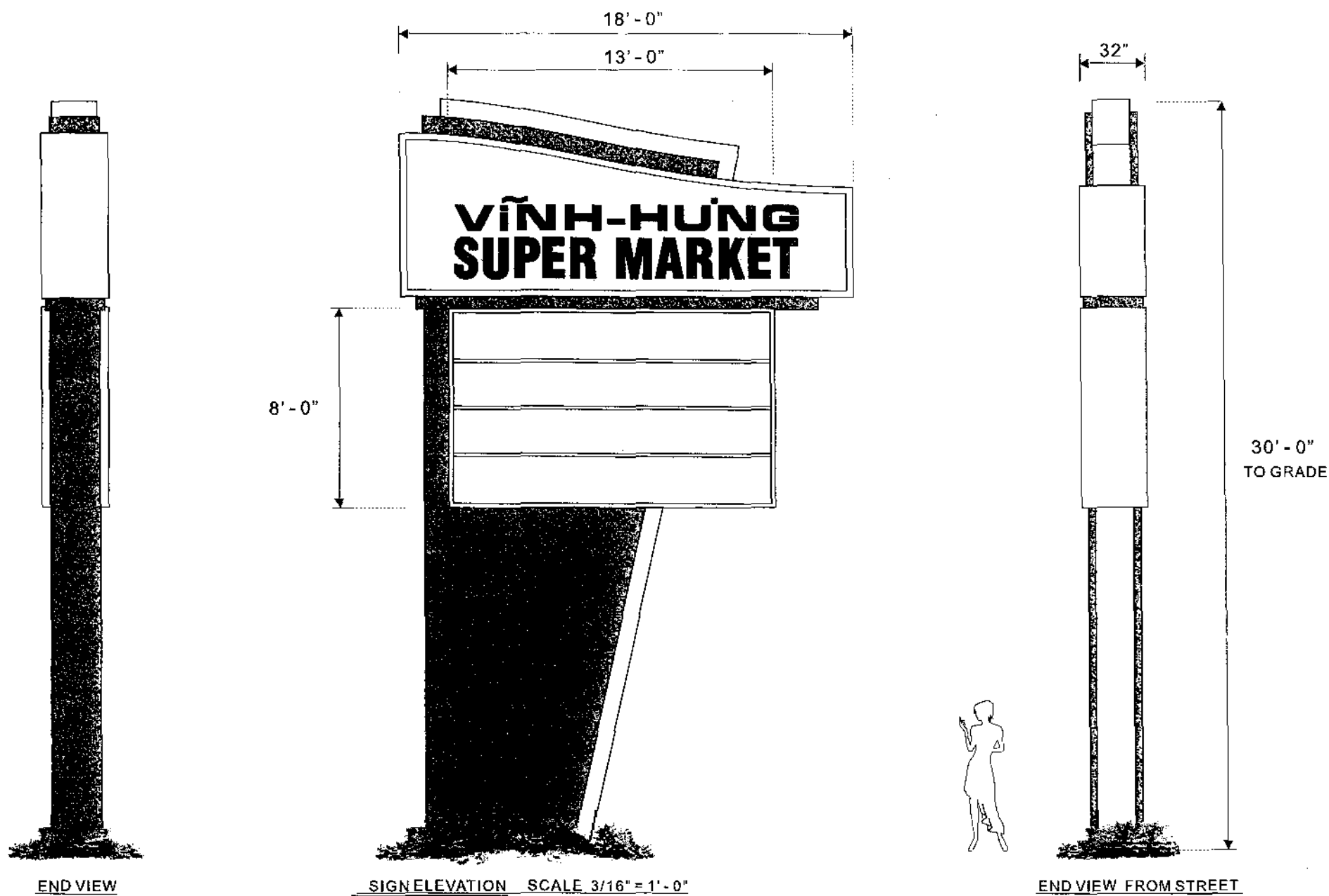
SIGN TYPE "A"





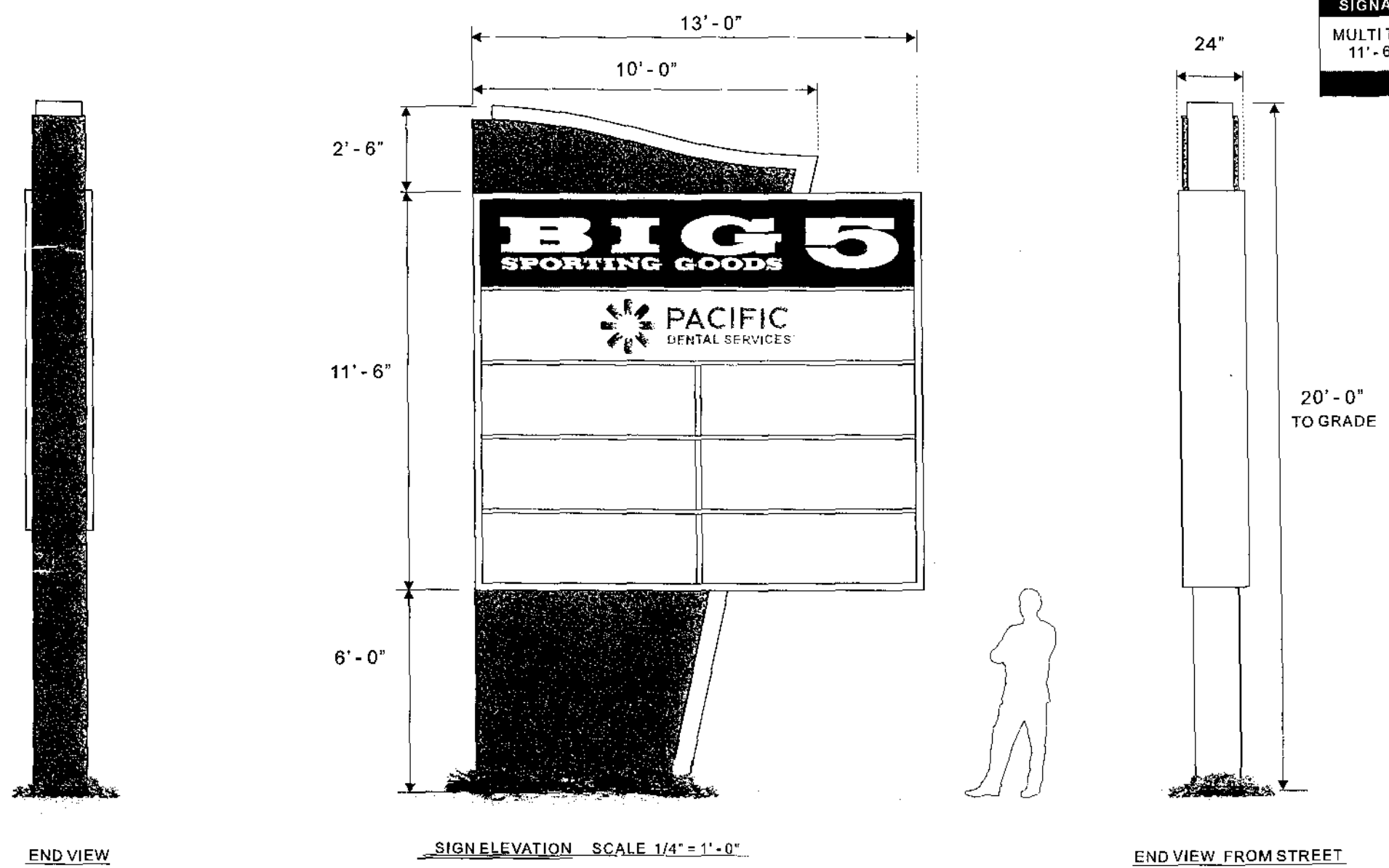
# EXHIBIT 2 (A)

SIGN TYPE "B"



# EXHIBIT 3 (A)

SIGN TYPE "C"



END VIEW

SIGN ELEVATION SCALE 1/4" = 1'-0"

END VIEW FROM STREET

# EXHIBIT 5 (A)

SIGN TYPE "K" & "L"



SIGN TYPE "K"

|  |
|--|
| <b>SIGNAGE SQ. FOOTAGE</b>                             |
| SINGLE TENANT GROUND SIGN<br>5'-0" X 8'-0" = 40 $\Phi$ |
| TOTAL = 40 $\Phi$                                      |



SIGN TYPE "L"

## GROUND SIGNS

1: THE INTENT OF THIS DESIGN SPECIFICATIONS IS TO ENCOURAGE CREATIVITY TO ENSURE THE INDIVIDUALITY OF THE ALLOWED EXISTING TENANT GROUND SIGN AS OPPOSED TO SIMILAR SIGN DESIGN, CONSTRUCTION AND COLORS REPEATED THROUGHOUT THE PROJECT.

2: SIGN AREA AND HEIGHT AVAILABLE FOR EACH EXISTING TENANT GROUND SIGN WILL BE AS FOLLOWED:  
SEE SITE PLAN FOR LOCATIONS

|               | MAX HEIGHT | MAX SIGN AREA (EXISTING) |               | MAX SIGN HEIGHT | MAX SIGN AREA (PROPOSED) |
|---------------|------------|--------------------------|---------------|-----------------|--------------------------|
| SIGN TYPE "D" | 6'         | 40 SQ FT                 | SIGN TYPE "K" | 5'              | 40 SQ FT                 |
| SIGN TYPE "E" | 6'         | 60 SQ FT                 | SIGN TYPE "L" | 5'              | 40 SQ FT                 |
| SIGN TYPE "F" | 6'         | 40 SQ FT                 | SIGN TYPE "M" | 12'             | 60 SQ FT                 |
| SIGN TYPE "G" | 7'         | 40 SQ FT                 |               |                 |                          |
| SIGN TYPE "H" | 6'         | 40 SQ FT                 | SIGN TYPE "A" | 30'             | 260 SQ FT                |
| SIGN TYPE "I" | 5'         | 40 SQ FT                 | SIGN TYPE "B" | 30'             | 150 SQ FT                |
| SIGN TYPE "J" | 6'         | 40 SQ FT                 | SIGN TYPE "C" | 20'             | 150 SQ FT                |

3: **LOGO ELEMENTS:**  
MANY NATIONAL AND REGIONAL RETAIL/FOOD CHAINS EMPLOY LOGO ELEMENTS AS PART OF THEIR CORPORATE IDENTITY PROGRAMS. THESE LOGO ELEMENTS MAY EMPLOY GRAPHICS AND/OR COPY AS PART OF THEIR DESIGN. THE LANDLORD MAY APPROVE THESE ELEMENTS UPON REVIEW.



SIGN TYPE "D"



SIGN TYPE "E"



SIGN TYPE "F"



SIGN TYPE "G"



SIGN TYPE "H"



SIGN TYPE "I"



SIGN TYPE "J"

**MIRA MESA COMMUNITY PLANNING GROUP  
MONTHLY MEETING MINUTES  
7:00 PM, Monday, 17 May 2010**

Call to order: 7:00pm. In attendance: Linda Geldner; Joe Frichtel; Marlon Austria; Bruce Brown; Pat O'Donohoe; Ian Firth; Erwin Rose; Mark Kornheiser; Marvin Miles; Mike Linton; Phil Lisotta; Steve Esquilin

1. Adopt draft agenda – Action Item:

- a. Motion made/seconded by Joe Frichtel/Bruce Brown to adopt the draft agenda. Motion carried 11/0/0.

2. Approval of minutes: April 2010 – Action Item:

- a. Pat O'Donohoe requested a correction to the minutes to indicate that he was not present at the April meeting.
- b. Motion to accept the minutes as corrected made/seconded by Bruce Brown/Pat O'Donohoe. made a motion to accept the correction and to adopt the draft minutes. Motion carried 8/0/3. (Abstentions due to absences from prior meeting.)

3. Staff Reports – Information Items

- a. MCAS Miramar – Juan Lias: On May 21<sup>st</sup> the second draft of the West Coast deployment of the Joint Strike Fighter (JSF) will be released with a 45 day comment period. At the May 25<sup>th</sup> CPC meeting there will be a presentation on the JSF at about 8:30 p.m. The new cemetery should be completed by late August or early September. Interments will commence at that time.
- b. Council District 5 Update – John Ly: Happy Hour with Carl DeMaio is schedule for Friday May 21st at Callahan's Pub and Brewery from 5:00 p.m. to 6:30 p.m. Councilman DeMaio would like to hear the community's ideas and receive feedback. Some questions he has for the community are:  
What city services are most important to you?  
What roads and facilities do you see that re in need of repair?  
How can police and fire services be enhanced?  
What issues do you fee the City Council should focus on?

The City Council voted to censure Arizona for their new immigration law.

The "Free Community Cleanup and Recycling Event" has been scheduled for Saturday, June 19th at the Mira Mesa High School. The event has been sponsored by the City of San Diego Environmental Services Department and the Mira Mesa Town Council. For cleanup event information, call Beth Riley at 858-573-1260.



## 5. Old Business

a. 5830 Oberlin Dr. – Tentative Map Waiver (posted)

LDR-Planning was able to resolve their concerns by having the applicant include a PDP permit to the permit process/project scope and by adding two permit conditions (see LDR-Planning's draft permit conditions) to limit or control "high traffic / parking" uses in the future.

Phil Lisotta expressed concern about condo conditions on industrial land.

Motion to recommend approval of the proposed project was made/seconded by Bruce Brown/Marlon Austria. Motion failed 4/7/1.

b. Target shopping center signage (posted)

Presentation by Brett Feuerstein was made in April. Mr. Feuerstein re-presented the project. Marvin Miles made a motion to approve the proposed project. Erwin Rose proposed a friendly amendment to approve the project after deleting sign M due to proximity to neighboring apartment complex. Marvin Miles refused the friendly amendment due to the project applicant's ownership of both the shopping center and the apartment complex. Erwin Rose withdrew the friendly amendment. Steve Esquilin seconded the original motion. Motion carried 10/2/0.

6. New Businessa. PTS 206492 Barnes Canyon Road (posted). Tentative map to create 2 lots.  
Presentation by Kevin Gaynor and / or Mark Brencick of Landmark Consulting for owner Ellen Waddel.

Kevin Gaynor made a presentation describing lot split. Each building will have a separate parcel. The buildings are currently build out and full leased. Each lot will have separate access and parking that exceed the City standard.

Motion to change the item from an information item to an action item, and to subsequently recommend approval of the project, was made/seconded by Phil Lisotta/Bruce Brown. Motion carried 12/0/0.

b. CIP Projects for FY2011 program (posted) Information item.

Jeff Stevens critiqued the report and deficiencies in the FY2011 program were discussed.

Bruce Brown plans to meet with the City in June to discuss CIP projects prior to funding commitment to the FBA.



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  
 MIRA MESA TARGET CENTER SIGN PROGRAM 205071

Project Address:  
 8105-8349 MIRA MESA BLVD, SAN DIEGO, CA 92124

**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: | 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? \_\_\_\_\_ 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):  
MIRA MESA SHOPPING CENTER - WEST

Owner    Tenant/Lessee

Street Address:  
8294 MIRA MESA BLVD

City/State/Zip:  
SAN DIEGO CA 92126

Phone No: 858-271-4682   Fax No: 858-271-5161

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

Title (type or print):  
PARTNER

Signature: *Brett Feuerstein*   Date: 1/20/10

Corporate/Partnership Name (type or print):  
MIRA MESA SHOPPING CENTER - WEST

Owner    Tenant/Lessee

Street Address:  
8294 MIRA MESA BLVD

City/State/Zip:  
SAN DIEGO CA 92126

Phone No: 858-271-4682   Fax No: 858-271-5161

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

Title (type or print):  
PARTNER

Signature: *Elliot Feuerstein*   Date: 1-20-10

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:

**MIRA MESA TARGET CENTER**  
**Project No. 205071**  
**Project Chronology**

| <b>Date</b>                       | <b>Action</b>                                   | <b>Description</b>   | <b>City Review Time</b>     | <b>Applicant Response</b> |
|-----------------------------------|---|--|-----------------------------|---------------------------|
| 3/02/10                           | Applicant submits initial plans/Deemed Complete | Project plans distributed for City staff review.   | 1 day                       |                           |
| 4/23/10                           | First Assessment Letter                         | First Assessment Letter identifying required approvals and outstanding issues provided to applicant. | 1 Month<br>21 Days          |                           |
| 5/13/10                           | Applicant submits second full set of plans .    | Applicant's revised set of plans submitted in response to first assessment letter from City staff.   |                             | 20 Days                   |
| 6/17/10                           | Second Assessment Letter                        | Second Assessment Letter identifying all remaining/outstanding issues.                               | 1 Month<br>4 Days           |                           |
| 6/23/10                           | Applicant submits third set of plans .          | Applicant revised plans in response to second assessment letter from City staff.                     |                             | 6 Days                    |
| 7/28/10                           | All issues resolved.                            | All remaining/outstanding issues were resolved – set for hearing.                                    | 1 Month<br>5 Days           |                           |
| 9/23/10                           | Planning Commission Hearing                     | Public Hearing.  | 1 Month<br>25 Days          |                           |
| <b>TOTAL STAFF TIME</b>           |   | Averaged at 30 days per month  | <b>5 Months<br/>26 Days</b> |                           |
| <b>TOTAL APPLICANT TIME</b>       |   | Averaged at 30 days per month  |                             | <b>26 Days</b>            |
| <b>TOTAL PROJECT RUNNING TIME</b> |   |  | <b>6 Months, 22 Days</b>    |                           |