

DATE ISSUED: December 1, 2011 **REPORT NO. PC-11-095**

ATTENTION: **Planning Commission, Agenda of December 8, 2011**

SUBJECT: Jack in the Box (1110 C Street) – Centre City Development Permit/Planned Development Permit No. 2011-04 – East Village Neighborhood of the Downtown Community Plan Area.

**OWNER/
APPLICANT:** **Victoria Land Partners, L.P. / Jack in the Box, Inc.**

SUMMARY

Issue(s): “Should the Planning Commission (“Commission”) APPROVE OR DENY Centre City Development Permit/Planned Development Permit (CCDP/PDP) No. 2011-04 allowing the reconstruction of a Jack in the Box restaurant (“Project”) located at 1110 C Street in the Downtown Community Plan (DCP) Area?”

Staff Recommendation: That the Commission denies CCDP/PDP No. 2011-04 for the Project based on the following: 1) the required findings for approval of a CCDP/PDP cannot be made; and, 2) approval of the Project is inconsistent with the goals and policies of the DCP.

Community Planning Group Recommendation: On November 9, 2011, the Centre City Advisory Committee (CCAC) voted 13-7, with two recusals to recommend that the Commission grant CCDP/PDP No. 2011-04 for the Project.

Centre City Development Corporation (“Corporation”) Recommendation: On November 16, 2011, the Corporation Board of Directors voted 4-3 to recommend that the Commission deny CCDP/PDP No. 2011-04 based on the inability to make the required findings for approval.

Environmental Review: This activity is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15302 Replacement or Reconstruction (Class 2) and Section 15303 New Construction (Class 3). Class 2 applies to replacement or reconstruction of commercial structure with a new structure of substantially the same size, purpose and capacity and Class 3 applies to construction of new structures under 10,000 square feet in floor area. The project consists of the demolition and reconstruction of a new 2,156 square-foot restaurant; and therefore, the Class 2 and Class 3 exemptions are applicable.

Fiscal Impact Statement: None.

Code Enforcement Impact: None.

Housing Impact Statement: None.

BACKGROUND

Jack in the Box, Inc. (“Applicant”), based in San Diego, is a fast-food restaurant company that operates and franchises Jack in the Box restaurants in 19 states. The Applicant is seeking approval of CCDP/PDP No. 2011-04 to allow the construction of a new replacement 2,156 square-foot, one-story (21-foot-tall) restaurant with a drive-thru on a 10,000 square-foot parcel located at 1110 C Street within the East Village neighborhood of the DCP area. The proposed construction does not conform to the land use provisions and development standards of the Centre City Planned District Ordinance (CCPDO) including, but not limited to, land use requirements of the Residential Emphasis (RE) Land Use District minimum Floor Area Ratio (FAR) and minimum street wall height.

DEVELOPMENT TEAM

ROLE	FIRM/CONTACT	OWNERSHIP
Property Owner/Landlord	Victoria Land Partners, L.P. David Trackman	Privately Owned
Applicant/Tenant	Jack In the Box, Inc. Mike Hogenboom	Privately Owned Corporation (See Attached Executive and Board of Directors List)
Architect/Project Manager	PM Design Group David Lundy	David Lundy Privately Owned
Public Relations Consultant	Focuscom, Inc.	Dan Hom, President and CEO (Privately Owned)

PROJECT DESCRIPTION

The following is a summary of the project:

Site Area	10,039 sq. ft.
Maximum Floor Area Ratio (FAR) Permitted	10.0
Minimum FAR Required	6.0
Proposed FAR	0.21
Stories / Height	Single-story/21 feet
Amount of Retail Space	2,156 sq. ft.
Parking Required	None
Proposed	7
Assessor's Parcel Nos.	534-193-05

DISCUSSION

Site Description – The Project is proposed on a 10,000 square-foot site located on the northeast corner of Eleventh Avenue and C Street. The Project site lies within the RE District, which is intended to accommodate primarily residential development. Small-scale businesses, offices, services and ground-floor commercial uses are allowed, subject to size and area limitations. Within the RE District, at least 80 percent of the gross floor area must be occupied by residential land uses. Non-residential uses may not occupy more than 20 percent of the gross floor area. The site is also located within the Commercial Street Overlay along C Street, which requires a minimum of 60 percent of the street-level frontage to be designated for active commercial uses.

The site is relatively flat and is currently developed with a 2,340 square-foot, single-story Jack in the Box with a drive-thru including seven parking spaces. Other uses on the block include surface parking lots, a one-story Del Taco restaurant with a drive-thru to the north, the four-story Baltimore Apartments located on the northwest corner of the block and a single-story tire repair shop to the east. Surrounding uses include surface parking lots to the west, San Diego City College to the east and the Smart Corner mixed-use project, C Street Trolley tracks and MTS transit station to the south. The Base Minimum FAR for the site is 6.0 and the Base Maximum is 10.0.

Project Analysis – The proposed Project includes the demolition of the existing 2,340 square-foot Jack in the Box building to accommodate the construction of a new 2,156 square-foot, single-story, 21-foot-tall building with a drive-thru and seven parking spaces.

Stand alone eating and drinking establishments with drive thru facilities are no longer permitted uses within the DCP area. The existing Jack in the Box was established under development regulations which permitted its construction and use, and is therefore considered an existing

“previously conforming structure and use” under the City of San Diego's (“City”) Land Development Code (LDC) provisions for Previously Conforming Premises and Uses. The proposed demolition of the existing Jack in the Box building eliminates the property’s previously conforming status, and the proposed reconstruction and replacement is therefore subject to the design and development standards of the CCPDO. These standards include, but are not limited to, minimum FARs, minimum street wall height, and minimum residential use requirements.

The Project is proposed to contain a total of 2,156 square feet of floor area. This equates to a 0.21 FAR on the 10,000 square-foot site. The DCP and CCPDO require a minimum FAR of 6.0 with a maximum FAR of 10.0. Adjacent sites to the west and south also have significant development potential and are currently developed with low-density buildings and at-grade surface parking lots. The East Village’s long-term goals are envisioned to contain high-density residential with a variety of commercial neighborhood services. Therefore, the Project as currently proposed does not comply with the goals and policies of the DCP or the development standards of the CCPDO. As an alternative to demolition and reconstruction, the CCPDO would allow for the remodel of the existing Jack in the Box building. Additionally, the CCPDO allows an increase in 100 percent of the floor area of a previously conforming structure with approval of a Neighborhood Use Permit.

Design Review – The new building will consist primarily of a stucco finish with varying size reveals and aluminum accents. The exterior paint colors include beige, gray, wheat and dark rust as well as Jack in the Box Corporate red. The building will be accentuated with black metal awnings and decorative goose neck lighting fixtures. The Project will also include new landscaping and public right-of-way improvements consistent with the Centre City Streetscape Manual (new sidewalks, street trees, street lights, etc.). The existing surface parking lot is proposed to be re-paved and striped. One of the key design issues is that that proposed building is designed to reflect Jack in the Box's corporate standard and construction style and does not exhibit a higher level of design as would typically be expected in an urban setting. While the Corporation Board of Directors voted to recommend denial of the Project based on the inability to make the findings for approval of the CCDP/PDP, there was a general consensus that the proposed design was inadequate and should be upgraded if the land use permits were to be approved by the Commission.

ENTITLEMENTS

Centre City Development Permit – Under the CCPDO, construction with 1,000 square feet or more of gross floor area requires approval of a CCDP. Under the adopted Design Review thresholds of the CCPDO, developments containing less than 100,000 square feet of gross floor area or less than 50 dwelling units are reviewed and approved administratively by staff on behalf of the Corporation President. A development permit may be granted if the decision-maker finds that the proposed development is consistent with the DCP, Centre City Redevelopment Plan,

CCPDO, LDC, and all other adopted plans or policies of the City or Redevelopment Agency pertaining to downtown.

The following goals and policies of the DCP should be evaluated in the context of the proposed Project:

- **Goals: Development Intensities and Incentives, and Plan Buildout**
3.2-G-1: Target a residential population of approximately 90,000, and downtown employment of over 165,000 by 2030, to create vitality, a market for a broad array of supporting stores and services, opportunities for living close to jobs and transit, and support regional growth strategies.
- **Policies: Development Intensities and Incentives, and Plan Buildout**
3.2-P-1: Require a minimum FAR on all development sites, as shown in Figure 3-9, avoid exceptions unless conditioned on finding of hardship, exceptional circumstances, or public health and welfare.
- **Policies: Housing**
3.3-P-1: Establish minimum FARs to achieve city and regional goals for making downtown a major population center.

3.3-P-3: Achieve a mix of housing types and forms, consistent with FAR and urban design policies.

Planned Development Permit –The Applicant is requesting deviations to the following key development regulations of the CCPDO:

1. Land use requirements of the RE District – The CCPDO requires new developments within the RE District to provide a minimum of 80 percent residential land uses and no more than 20 percent non-residential uses. The Applicant is seeking a deviation to allow 100 percent commercial use within the RE District.
2. Minimum FAR – The minimum FAR for the site is a 6.0 under the CCPDO and DCP. Deviations to the Base Minimum FAR are being requested to allow a 0.21 FAR.
3. Street Wall Height – The CCPDO requires developments to provide a minimum street wall height of 45 feet along 100 percent of the street frontage, with limited exceptions (public parks, courtyards, auto courts, etc.). The Applicant is requesting a deviation to allow a 21-foot-tall street wall and surface parking lot.

4. **Vehicular Access** – The Applicant is seeking deviations to the Vehicular Access requirements of the CCPDO, which limit the amount of curb cut to one linear foot per 500 square feet of site area. Sites of 10,000 square feet or less may double this ratio. Under the CCPDO, the Project site would be limited to a total of no more than 40 feet of curb cut. Additionally, the CCPDO requires that curb cuts serving up to 10 parking spaces be between 12 and 20 feet wide. The Applicant is proposing to utilize the existing curb cuts located along 11th Avenue and C Street, which are approximately 37 and 30 feet, respectively.

While staff does not support the requested deviations, the LDC allows an Applicant to apply for and seek approval of a PDP. The purpose of the PDP procedures is to establish a review process for development that allows an applicant to request greater flexibility from the strict application of the regulations.

Under Section 112.0103 of the LDC, projects requiring the approval of multiple permits are required to be consolidated for processing and acted upon by the highest level of authority for the consolidated application. In this case, the PDP is a Process Four and requires final approval by the City of San Diego Planning Commission (with potential appeal to the City Council).

PDP Findings –The findings for approval of a PDP listed below are evaluated to determine if the proposed deviations facilitate a project that is beneficial to the community and results in a more desirable project than could otherwise be achieved if the project were required to rigorously adhere to the development regulations.

In order to grant approval of a PDP, the following findings must be made:

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

The goals and policies of the DCP are intended to ensure that downtown develops into a high-density, mixed-use urban center. The FAR requirements of the DCP were established to ensure that the population and employment goals of the DCP can be met by future development. Approval of the Project as proposed would limit the redevelopment potential of the site which, due to its RE designation and allowable 10.0 FAR, has an extremely high residential development potential. The site could also be combined with the adjoining underdeveloped sites to the north and east to create a redevelopment project consistent with the DCP. Any proposed development project on this site would be required to comply with the goals and policies of the DCP, which require a minimum FAR on all development sites except in conditions of hardship, exceptional circumstances, or public health and welfare. The Project contains approximately 2,156 square feet of gross floor area, which equates to approximately 0.21 FAR where the

minimum FAR for the site is a 6.0 FAR. In order to meet the goals and policies of the DCP, the site will need to be redeveloped with a much higher intensity project. Therefore, the Project as currently proposed adversely affects the applicable land use plan.

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

While the proposed Project will not result in any immediate negative impacts to public health, safety, and welfare of the downtown community, the current proposal to redevelop the site in this manner could lead to its being grossly underutilized for a larger period of time in conflict with the redevelopment, housing and urban development goals for downtown. In order to meet the DCP's housing goals, minimum FAR and residential requirements of the in the RE Districts were established. The approval of this Project and potentially other similar projects, could conflict with the housing needs of the downtown area.

3. *The proposed development will comply with the regulations of the Land Development Code including any proposed deviations pursuant to Section 126.0602(b)(1) that 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, and any allowable deviations that are otherwise authorized pursuant to the Land Development Code.*

The CCPDO contains regulations and controls pertaining to land use, density and intensity, building massing, architectural design and other development regulations, with the intent of implementing the goals and policies of the DCP. Therefore, all development downtown is required to conform to these regulations. As previously mentioned, the proposed Project does not comply with any of the land use and development regulations of the CCPDO, including those pertaining to density, intensity, street wall height, and the 80 percent residential requirement of the RE District. Implementation of the Project requires significant deviations to the regulations of the CCPDO. While the purpose of the PDP is to allow a process whereby a development may request exemptions that will result in a more desirable project design, it is not intended to permit project designs that require deviations from the vast majority of the development standards contained in the CCPDO, especially without any mitigating benefits. The proposed Project is located within the RE District of the DCP area, which requires a minimum of 80 percent residential uses and a maximum of 20 percent non-residential uses. It is also located within the East Village neighborhood, which is envisioned to become a thriving residential and mixed-use community containing the highest residential intensities downtown. The East Village also contains the largest amount of property with redevelopment potential and is anticipated to experience the most growth and considerable transformation over the next 15-20 years.

The Project is located on a site with significant redevelopment potential and is inconsistent with the provisions of the CCPDO and the goals and policies of the DCP for this area. Therefore, the construction of a new 2,156 square-foot, 23-foot-tall single-story fast-food establishment is not appropriate at the proposed location and does not result in a more desirable project than would be achieved if designed in strict conformance with the development regulations of the CCPDO.

Based on the discussion above, staff cannot support the findings required in order to grant approval of a PDP for the Project. The Applicant has provided an analysis of the findings in Attachment C to this report.

Environmental Impact: This activity is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15302 Replacement or Reconstruction (Class 2) and Section 15303 New Construction (Class 3). Class 2 applies to replacement or reconstruction of commercial structure with a new structure of substantially the same size, purpose and capacity and Class 3 applies to construction of new structures under 10,000 square feet in floor area. The project consists of the demolition and reconstruction of a new 2,156 square foot restaurant; and therefore, the Class 2 and Class 3 exemptions are applicable.

CONCLUSION

Corporation staff must evaluate all applications relative to their consistency with the long-term goals and policies for the redevelopment of downtown. It is staff's conclusion that: 1) approval of the Project is inconsistent with the goals and policies of the DCP; and, 2) the required findings for approval of a PDP cannot be made. Therefore, staff recommends that the Commission denies CCDP/PDP No. 2011-04.

ALTERNATIVE RECOMMENDATIONS

1. If the Commission can make the required findings for approval of the CCDP/PDP, then the Commission may approve CCDP/PDP No. 2011-04, subject to the conditions as shown in the attached Draft Permit, including:
 1. Design modifications made to include upgraded building materials with a prohibition of stucco or plaster materials.
 2. Driveway along C Street to be entrance only to avoid conflicts with narrow drive aisle adjacent to drive-thru lane (vehicle exiting site would block driveway and result in vehicles blocking sidewalk or drive aisle).
 3. Adequate stacking on-site – minimum three cars on site before menu board/order station to avoid cars queuing along C Street.

4. Minimize driveway widths of 24 feet.
 5. Installation of full street improvements consistent with the Centre City Streetscape Manual.
 6. Trash and recycling to be fully enclosed.
 7. All rooftop mechanical equipment to be screened.
 8. No pole sign shall be permitted.
2. Continue the public hearing for 45-60 days if the Commission can make the findings for approval of the CCDP/PDP with direction to the applicant to continue working on the design of the building.
 3. Approve CCDP/PDP No. 2011-04, subject to the Draft Permit and future Design Review approval by the Corporation Board of Directors.

Respectfully submitted,


Lucy Contreras
Senior Planner

Concurred by:


Brad Richter
Assistant Vice President, Planning

- Attachments:
- A – Project Drawings
 - B – Existing Site Photos
 - C – Applicants’ Analysis of PDP Findings
 - D – FAR Maps
 - E – Jack in the Box Executive and Board of Directors List
 - F – Draft CCDP/PDP No. 2011-04



MK9A_SM2

1110 C STREET

SAN DIEGO, CA



DATE: NOV 12, 2007
 PM UPDATE: JAN 5, 2010
 SUBMITAL DATE: 2:30 P.M. 11, 2008
 2: JAN 8, 2011
 3: _____
 REVISIONS:
 △ PLAN COMMENTS
 △ PERM REVIEW COMMENTS
 △ _____
 △ _____
 △ _____

LEGEND & ABBREVIATIONS		DEFERRED SUBMITTALS	PLANNING NOTES	SHEET INDEX (TOTAL OF 12 SHEETS)																																																			
<p>ALSO REFER TO LEGEND & ABBREVIATIONS ON CIVIL, SITE, PLUMBING, MECHANICAL, ELECTRICAL & KITCHEN DRAWINGS.</p> <p>INDICATES SHEARBALL LOCATIONS WHERE NO COMMENT OR PERMITS WILL BE PERMITTED TO PENETRATE SOIL OR TOP PLATE. SEE PLANS FOR ADDITIONAL NOTES.</p> <p>BATTY INSULATION</p> <p>ROOF INSULATION</p> <p>CYPRESS BOARD</p> <p>CERAMIC AND QUARRY TILE</p> <p>PLYWOOD</p> <p>CONCRETE</p> <p>MASONRY</p> <p>ASPHALTIC CONCRETE PAVING</p> <p>EARTH GRADE</p> <p>SAND BASE</p> <p>KITCHEN ROOM NUMBER</p> <p>178</p> <p>INTERIOR FINISHES</p> <p>178</p> <p>ITEMS SUPPLIED BY OWNER</p> <p>178</p> <p>EXTERIOR MATERIAL / FINISH / EXTERIOR COLOR</p> <p>178</p> <p>INTERIOR ELEVATION</p> <p>178</p> <p>DOOR SYMBOL</p> <p>178</p> <p>SHEARBALL / ANCHOR BOLT SYMBOL</p> <p>178</p> <p>FOOTING SYMBOL</p> <p>178</p> <p>DETAIL NUMBER SHEET NUMBER</p> <p>178</p> <p>WALL SECTION NUMBER / ELEV NO SHEET NUMBER</p> <p>178</p> <p>BLOC SECTION NUMBER SHEET NUMBER</p> <p>178</p> <p>REVISION SYMBOL</p> <p>178</p> <p>ELEVATION/DRAWING MARK</p>		<p>THE FOLLOWING DOCUMENTS WILL BE SUBMITTED AT A FUTURE DATE:</p>	<p>THE FOLLOWING ARE ARCHITECTURAL & SITE REVIEW CONDITIONS:</p>	<p>GENERAL</p> <table border="1"> <tr><td>178/1</td><td>ITEM SHEET</td></tr> <tr><td>178/2</td><td>ALTA SURVEY</td></tr> <tr><td>178/3</td><td>PRELIMINARY DRAINAGE & DRAINAGE PLAN</td></tr> <tr><td>178/4</td><td>LANDSCAPE PLANTING PLAN</td></tr> <tr><td>178/5</td><td>LANDSCAPE CALCULATIONS</td></tr> <tr><td>178/6</td><td>FOUNDATION SITE PLAN</td></tr> <tr><td>178/7</td><td>SITE PLAN</td></tr> <tr><td>178/8</td><td>OVERALL FLOOR PLAN</td></tr> <tr><td>178/9</td><td>ELEVATION ELEVATIONS</td></tr> <tr><td>178/10</td><td>ELEVATION ELEVATIONS</td></tr> <tr><td>178/11</td><td>ROOF PLAN</td></tr> <tr><td>178/12</td><td>SITE SECTIONS</td></tr> </table> <p>EXEMPT</p> <table border="1"> <tr><td>1</td><td>SITE PHOTO REVIEW</td></tr> </table>		178/1	ITEM SHEET	178/2	ALTA SURVEY	178/3	PRELIMINARY DRAINAGE & DRAINAGE PLAN	178/4	LANDSCAPE PLANTING PLAN	178/5	LANDSCAPE CALCULATIONS	178/6	FOUNDATION SITE PLAN	178/7	SITE PLAN	178/8	OVERALL FLOOR PLAN	178/9	ELEVATION ELEVATIONS	178/10	ELEVATION ELEVATIONS	178/11	ROOF PLAN	178/12	SITE SECTIONS	1	SITE PHOTO REVIEW																								
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<p>PROJECT DESCRIPTION</p> <p>THE PROPOSED PROJECT INCLUDES THE COMPLETE RENOVATION OF EXISTING 2,340 SQUARE FOOT JACK IN THE BOX RESTAURANT WITH DRIVE THRU AND CONSTRUCTION OF A NEW 2,156 SQ FT JACK IN THE BOX RESTAURANT WITH DRIVE THRU.</p> <p>ON SITE WORK WILL INCLUDE LANDSCAPING, PAVING FOR THE DRIVE THRU AND WALKWAYS, NEW TRASH ENCLOSURE, AND PAVING SPACES.</p> <p>OFF SITE WORK INCLUDES INSTALLATION OF STREET TREE ALONG 11TH AVENUE.</p> <p>PROPOSED USES/ACTIVITIES THAT WILL OCCUR INSIDE THE BUILDING ARE TYPICAL RESTAURANT/FAST FOOD DINING ACTIVITIES WHICH INCLUDE PREPARATION OF FOOD, TAKE-OUT/DINE-IN THRU TRANSACTIONS AND SEATED DINING.</p> <p>PROPOSED USES/ACTIVITIES THAT WILL OCCUR OUTSIDE THE BUILDING INCLUDE A DRIVE THRU LANE, CUSTOMER PARKING, AND TRUCK PICK-UP.</p> <p>HOURS OF OPERATION ARE MONDAY-SUNDAYS 6:00AM-MIDNIGHT FOR THE DINING ROOM, AND 24 HR OPERATION FOR THE DRIVE-THRU.</p> <p>TOTAL NUMBER OF EMPLOYEES: 143 TOTAL NUMBER OF EMPLOYEES ON LARGEST SHIFT: 7</p>		<p>CONSULTANT INFORMATION</p> <p>ARCHITECT: PM DESIGN GROUP, INC. ROY PEDRO, ARCHITECT 4410 TAMMIE HILL RD., SUITE 220 ROCKHILL, CA 95067 PHONE: (916) 416-5336 rpdedro@pmdesign.com</p> <p>CIVIL ENGINEER: TLA ENGINEERING & PLANNING PABLO LONGTRIA, CIVIL ENGINEER 1528 EUREKA ROAD, SUITE 100 ROSEVILLE, CA 95661 PHONE: (916) 746-9883 CMAIL: phlongtr@tla-inc.com</p> <p>LANDSCAPE: MRLA MARSHA ROUTH, LANDSCAPE ARCHITECT 101 TULSIPA CIRCLE SANTA ROSA, CA 95405 PHONE: (707) 545-1294 marsha@mla.net</p> <p>OWNER: JACK IN THE BOX MIKE HODGEBROOM, CONST. MANAGER 8330 BALBOA AVENUE SAN DIEGO, CA 92123 PHONE: (619) 208-9824 mike.hodgebroom@jackinthebox.com</p>																																																					
<p>VICINITY MAP</p> <p>SITE LOCATION</p> <p>NORTH</p>		<p>PROJECT INFORMATION</p> <table border="1"> <tr><td>OWNER:</td><td>JACK IN THE BOX, INC.</td><td>YEAR BUILT:</td><td>1983</td></tr> <tr><td>BUILDING ADDRESS:</td><td>1110 C STREET</td><td>LEGAL DESCRIPTION:</td><td>LOTS 17 AND 17 1/2 IN BLOCK 24, OF HORIZON'S ADDITION IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 389, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY</td></tr> <tr><td>LEGAL JURISDICTION:</td><td>SAN DIEGO, CA</td><td>PARKING REQUIRED:</td><td>PROJECTS UNDER 30,000 SQ. FT. EXCEPT PER FOOD</td></tr> <tr><td>APN NUMBER:</td><td>534-193-05-000</td><td>PARKING PROVIDED:</td><td>8 SPACES + 1 HANDICAP SPACE = 9 SPACES</td></tr> <tr><td>PLANNING ZONE:</td><td>CCPD-W</td><td>HOURS OF OPERATION:</td><td>A 6:00 AM TO MIDNIGHT FOR DINING AREA 24 HR OPERATION FOR DRIVE-THRU</td></tr> <tr><td>MUNICIPAL CODES:</td><td>2007 C.E.C., 2001 C.P.E., 2001 E.H.C., 2002 C.E.C., 2007 C.F.E. AND ALL APPLICABLE LOCAL AND STATE LAWS AND REGULATIONS</td><td>FLOOR AREA 4410:</td><td>REQUIRED MINIMUM 4 MAXIMUM 10 PROVIDED 215</td></tr> <tr><td>USE/OCCUPANT:</td><td>A-2 / RESTAURANT</td><td></td><td></td></tr> <tr><td>CONSTRUCTION TYPE:</td><td>I-9</td><td></td><td></td></tr> <tr><td>EXISTING BUILDING AREA:</td><td>2,340 S.F. TO BE DEMOLISHED</td><td></td><td></td></tr> <tr><td>PROPOSED BUILDING AREA:</td><td>2,156 S.F.</td><td></td><td></td></tr> <tr><td>TOTAL SITE AREA:</td><td>18,038 S.F.</td><td></td><td></td></tr> <tr><td>LANDSCAPE PROVIDED:</td><td>1,085 S.F.</td><td></td><td></td></tr> <tr><td>SEATING:</td><td>34 SEATS (INDOOR)</td><td></td><td></td></tr> </table>		OWNER:	JACK IN THE BOX, INC.	YEAR BUILT:	1983	BUILDING ADDRESS:	1110 C STREET	LEGAL DESCRIPTION:	LOTS 17 AND 17 1/2 IN BLOCK 24, OF HORIZON'S ADDITION IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 389, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY	LEGAL JURISDICTION:	SAN DIEGO, CA	PARKING REQUIRED:	PROJECTS UNDER 30,000 SQ. FT. EXCEPT PER FOOD	APN NUMBER:	534-193-05-000	PARKING PROVIDED:	8 SPACES + 1 HANDICAP SPACE = 9 SPACES	PLANNING ZONE:	CCPD-W	HOURS OF OPERATION:	A 6:00 AM TO MIDNIGHT FOR DINING AREA 24 HR OPERATION FOR DRIVE-THRU	MUNICIPAL CODES:	2007 C.E.C., 2001 C.P.E., 2001 E.H.C., 2002 C.E.C., 2007 C.F.E. AND ALL APPLICABLE LOCAL AND STATE LAWS AND REGULATIONS	FLOOR AREA 4410:	REQUIRED MINIMUM 4 MAXIMUM 10 PROVIDED 215	USE/OCCUPANT:	A-2 / RESTAURANT			CONSTRUCTION TYPE:	I-9			EXISTING BUILDING AREA:	2,340 S.F. TO BE DEMOLISHED			PROPOSED BUILDING AREA:	2,156 S.F.			TOTAL SITE AREA:	18,038 S.F.			LANDSCAPE PROVIDED:	1,085 S.F.			SEATING:	34 SEATS (INDOOR)		
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USE/OCCUPANT:	A-2 / RESTAURANT																																																						
CONSTRUCTION TYPE:	I-9																																																						
EXISTING BUILDING AREA:	2,340 S.F. TO BE DEMOLISHED																																																						
PROPOSED BUILDING AREA:	2,156 S.F.																																																						
TOTAL SITE AREA:	18,038 S.F.																																																						
LANDSCAPE PROVIDED:	1,085 S.F.																																																						
SEATING:	34 SEATS (INDOOR)																																																						

LEGAL DESCRIPTION:

LOTS 'E' AND 'F', IN BLOCK 24, OF HORTON'S ADDITION BY L.L. LOCKLING IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA RECORDED IN DB 13, PAGE 522

OWNER:

TITLE TO SAID ESTATE OR INTEREST, VESTED IN: VICTORIA LAND PARTNERS, LP, A CALIFORNIA LIMITED PARTNERSHIP

BASIS OF BEARINGS:

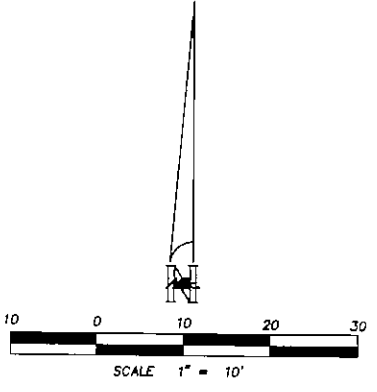
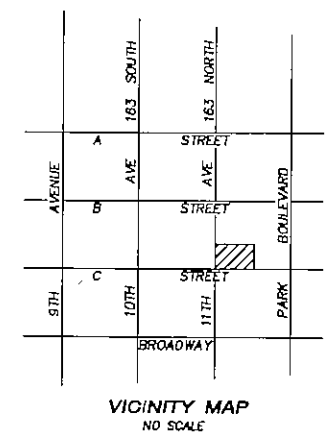
THE BASIS OF BEARINGS FOR THIS SURVEY, IS THE SOUTHERLY OFFSET LINE OF BLOCK 24 AS SHOWN ON RECORD OF SURVEY NO. 12388 N 89°51'28" W

BENCHMARK:

CITY OF SAN DIEGO: NORTHWEST BRASS PLUG 10TH AVENUE & C STREET ELEVATION = 77.100 (MEAN SEA LEVEL - NGVD 29 DATUM)

UTILITY COMPANIES:

- SEWER: CITY OF SAN DIEGO 9192 TOPAZ WAY SAN DIEGO, CA. 92123 858.292.6300
WATER: CITY OF SAN DIEGO 800 'B' STREET SAN DIEGO, CA. 92101 619.515.3500
GAS/ELECTRIC: SAN DIEGO GAS & ELECTRIC COMPANY 101 ASH STREET SAN DIEGO, CA. 92101 949.361.8000
TELEPHONE: A. T. & T. SAN FRANCISCO, CA. 800.791.6661



LEGEND:

Table with 3 columns listing symbols for AC PAVING, CONCRETE PAVING, LIGHT STANDARD, WATER METER, WATER VALVE, ELECTRIC TRANSFORMER, SEWER MANHOLE, SEWER CLEANOUT, STREET LIGHT, ELECTRIC CABINET BOX, LADDER, GAS METER, CAPPED GAS LINE, FOUND MONUMENT, PROPERTY LINE, GAS LINE FROM RECORD DRAWINGS, WATER LINE FROM RECORD DRAWINGS, TOP OF CURB, FINISH SURFACE, FLOW LINE, COLUMN, GUARD POST, BROKEN GUARD POST, FIRE HYDRANT, ELECTRIC HANDHOLE, TRAFFIC SIGNAL BOX, BACK FLOW PREVENTOR, SIGN POLE, MENU SIGN, DRIVE THRU CLEARANCE, SPOT ELEVATION, TREE.

EASEMENT NOTES:

THERE ARE NO EASEMENTS LISTED OF RECORD

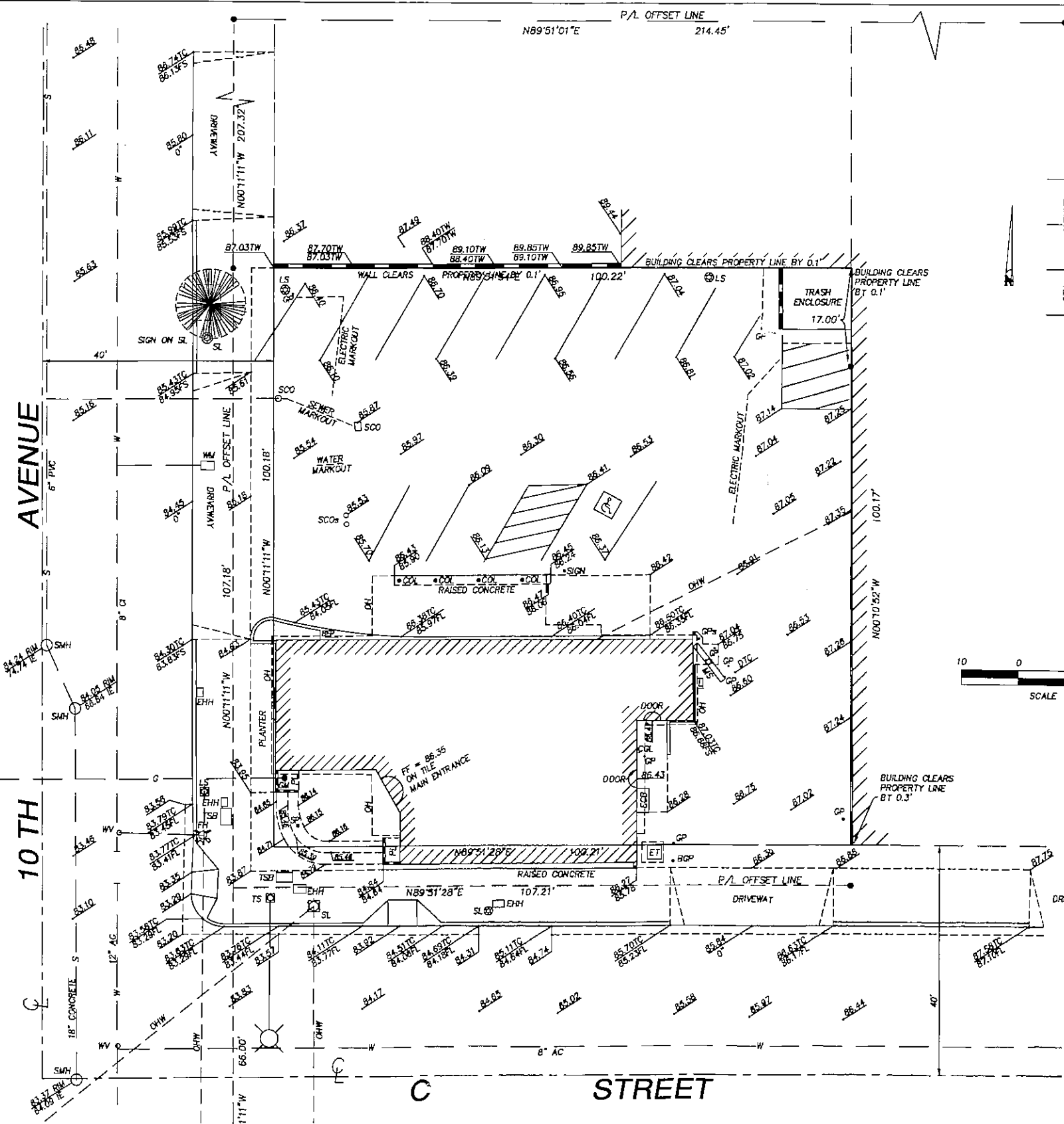
NOTES:

- 1. TITLE REPORT BY: FIRST AMERICAN TITLE INSURANCE COMPANY ORDER NO. NCS-428459-SA1 DATED: FEBRUARY 7, 2010
2. A.P.N.: 534-193-05
3. ZONING: CDPD-R
4. FLOOD ZONE: ZONE X, FEMA CODE 181 FEMA PANEL 1884 F, DATED 8/19/1997 (AS OF THE DATE OF THIS SURVEY)

SURVEYOR'S CERTIFICATE:

THIS IS TO CERTIFY THAT THIS PLAN AND THE SURVEY ON WHICH IT IS BASED, WERE MADE IN ACCORDANCE WITH THE HIGHEST STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS...

DALE C. GROSS DATE PLS 7632



UTILITY NOTE:

THE LOCATIONS OF THE EXISTING UTILITIES HAVE BEEN DERIVED FROM SURFACE EVIDENCE, RECORD DRAWINGS AND INFORMATION PROVIDED BY THE UTILITY COMPANIES. HALE ENGINEERING ACCEPTS NO LIABILITY FOR THE EXISTENCE OR NONEXISTENCE OF UTILITIES. THE LOCATIONS MUST BE CONFIRMED PRIOR TO ANY EXCAVATION OR CONSTRUCTION.

DATE: MARCH 1 2010
DRAWN BY: DCG
PROJECT NO: 10006
SCALE: 1" = 10'



HALE ENGINEERING CIVIL ENGINEERING - SURVEYING - LAND PLANNING

7910 CONVOY COURT SAN DIEGO, CA. 92111 (858) 715-1420 (858) 715-1424 FAX

ALTA/ACSM LAND TITLE SURVEY JACK IN THE BOX #31

1110 'C' STREET SAN DIEGO, CALIFORNIA

LEGEND

OR 10.10	EXISTING SPOT ELEVATIONS	176	BACK OF WALK	CONC CONCRETE SURFACE	
0.00	PROPOSED ELEVATION	177	HIGH POINT	178	TOP OF WALL
---	DIRECTION OF DRAINAGE FLOW	179	EXISTING	180	CURB FACE
---	SANITY	181	FURNISH LINE		
---	PROPERTY LINE	182	FURNISHED FLOOR SLAB		
---	GRADE BREAK	183	FURNISHED GRADE		
---	NEW CONCRETE PAVEMENT	184	INVERT ELEVATION		
---	STEM WALL FOUNDATION	185	UP EDGE OF SHALE DR CUTTER		
		186	TOP OF SLAB		
		187	GRADE BREAK		
		188	ASPHALT PAVEMENT		
		189	TOP OF CURB		
		190	CLEAN-OUT		

KEY NOTES

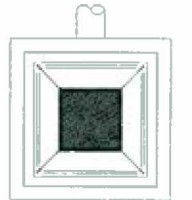
- 2.1 ASPHALT PAVEMENT
- 2.2 CONCRETE PAVEMENT
- 2.3 CONCRETE SIDEWALK
- 2.4 CONCRETE CURB
- 2.5 TAPERED CONCRETE CURB
- 2.6 LANDSCAPE BBS
- 2.7 BRUSH ENCLOSURE
- 2.8 ROOF DRAIN CONCRETE SHALE
- 2.9 JAWT OF WALK / CONFORM
- 2.10 CONCRETE WHEEL STOP
- 2.11 ACCESSIBLE PARKING SPACE, 2% MAX CROSS-SLOPE
- 2.12 STEM WALL FOUNDATION
- 2.13 CONC. VALVE CUTTER

SPECIFIER CHART

MODEL	CATCH BASIN	SOLIDS STORAGE CAPACITY (GAL)	FILTERED FLOW CAPACITY (FEET/SECOND)	TOTAL INHALE CAPACITY (GAL)
FO-404	14" x 14"	8.1	8.1	14

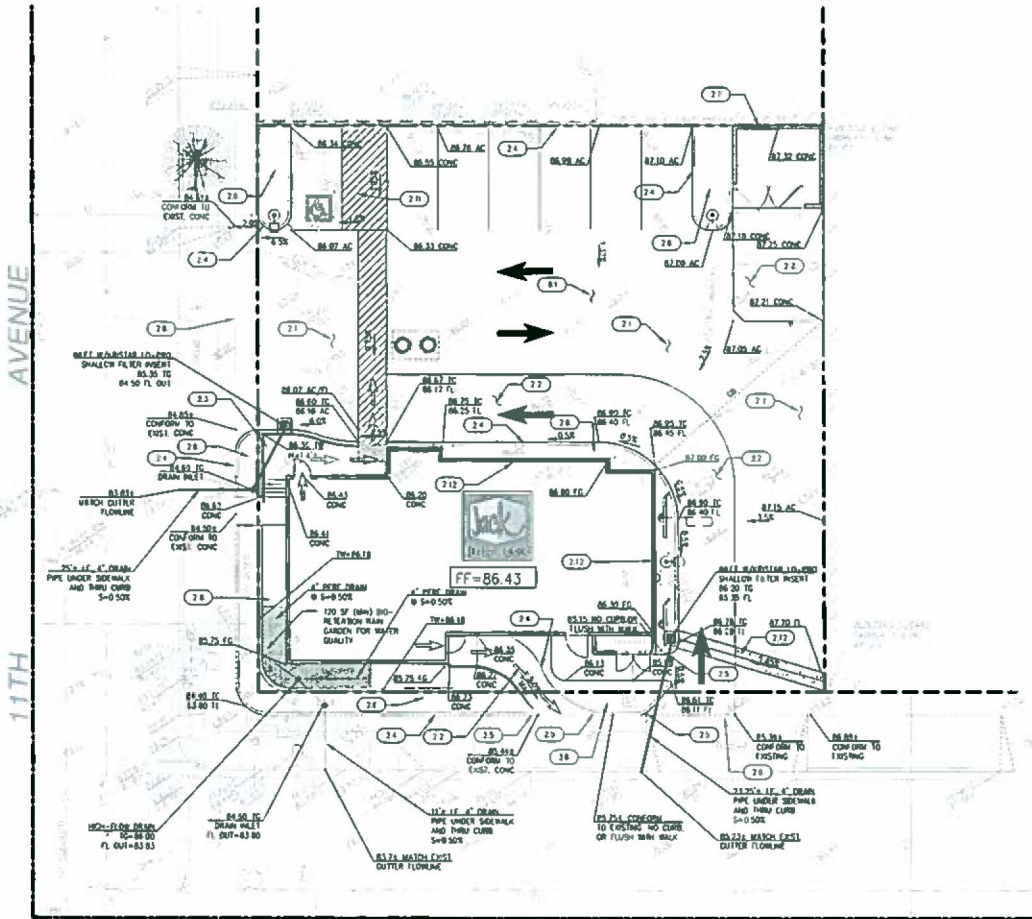
NOTES:

1. Inlet Sides B, bypass and forms shall be constructed from stainless steel Type 304.
2. Main filter element is constructed from durable polypropylene woven monofilament (geotextile) encased in a polypropylene mobile skeleton. Filter element shall not allow the retention of water between storm events.
3. Filter heads are supplied with "clip-it" filter pouches utilizing basal rock™ filter medium for the collection and retention of petroleum hydrocarbons (oil & grease).
4. FiloGuard™ LoPro™ filter heads and basal rock™ filter medium pouches must be maintained in accordance with manufacturer recommendations.
5. Device requires a minimum catch basin depth of 6.50' basement grade. See sheet 2 of 2.
6. Additional inlets are limited to one only with a 6" diameter maximum, and to a wall opposite or at a right angle to outlet. See detail A.



DETAIL A
CATCH BASIN
SCALE 1/4"

DETAIL B
GRATE COVER
SCALE 1/4"



PRELIMINARY GRADING AND DRAINAGE PLAN

SCALE: 1" = 10'



8130 BALBOA AVENUE
SAN DIEGO, CA 92123
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DATES

RELEASE	MON 12, 2007
PLAN UPDATES	JAN 3, 2015
SUBMITTAL DATE:	
1	JUL 5, 2015
2	
3	

ISS: _____
CONS: _____

REVISIONS

△	
△	
△	
△	
△	



1777 FARM ROAD, SUITE 100
SAN DIEGO, CA 92108
PHONE: 619-594-7667
FAX: 619-594-7668



4401 La Jolla Village Drive, Suite 500
San Diego, CA 92122
PH: (619) 415-5200
FAX: (619) 415-5200
www.pmgrouppm.com

SITE INFORMATION

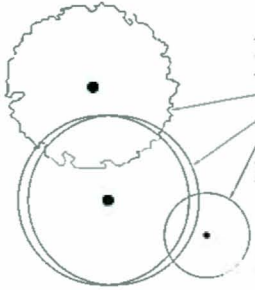
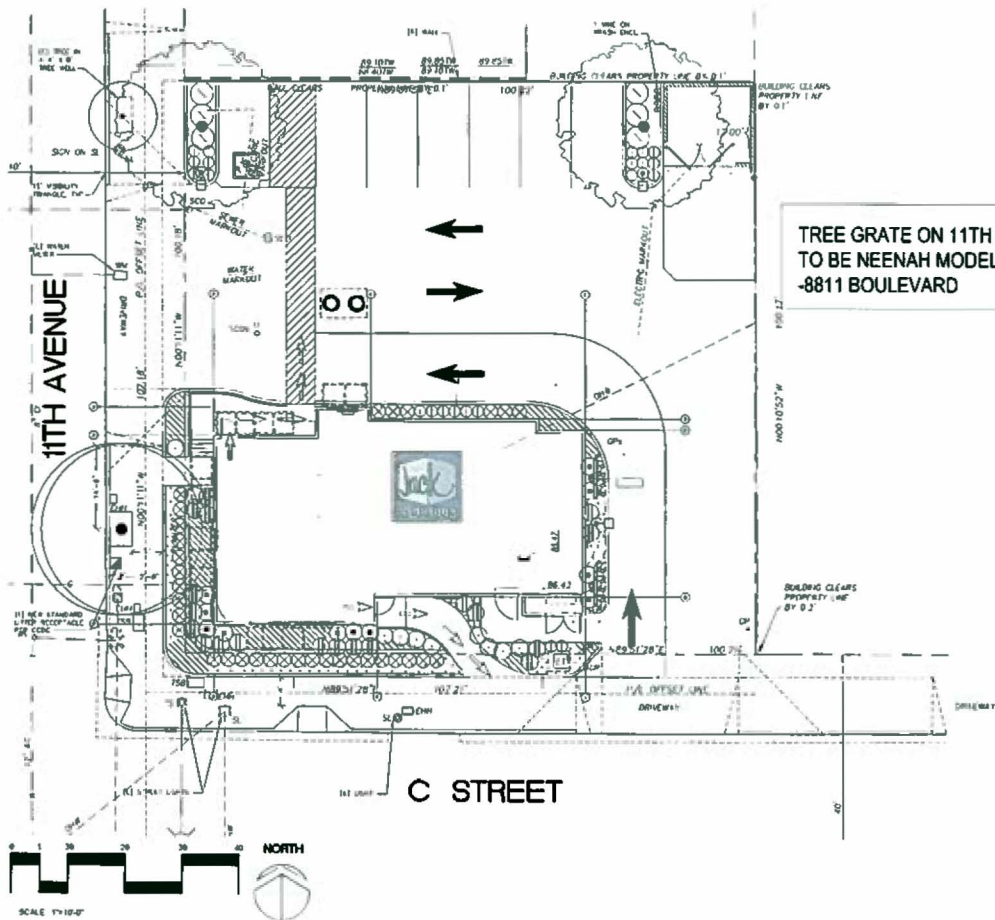
JOB TYPE: 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100
JOB # 0001
ADDRESS: 1110 C STREET, SAN DIEGO, CA

DRAWN BY: JRM/0007
PROJECT # 0001007
SCALE: 1" = 10'-0"

PRELIMINARY GRADING PLAN



KriStar Enterprises, Inc.
388 Dallas Plaza, Suite 200, CA 92107
PH: 602.879.2013, FAX: 707.824.8138, www.kristar.com
FG-IP-0001 C 10/14 11/12/08 2/9 12/24/08 SHEET 1 OF 2



PLANTING LEGEND (MATRIX)

SYMBOL	QTY	PLANT NAME	APPROX. SIZE	PLANT #	COMMON NAME
●	1	NEENAH	10' x 10'	1001	NEENAH
○	1	ACACIA	10' x 10'	1002	ACACIA
○	1	ACACIA	10' x 10'	1003	ACACIA
○	1	ACACIA	10' x 10'	1004	ACACIA
○	1	ACACIA	10' x 10'	1005	ACACIA
○	1	ACACIA	10' x 10'	1006	ACACIA
○	1	ACACIA	10' x 10'	1007	ACACIA
○	1	ACACIA	10' x 10'	1008	ACACIA
○	1	ACACIA	10' x 10'	1009	ACACIA
○	1	ACACIA	10' x 10'	1010	ACACIA
○	1	ACACIA	10' x 10'	1011	ACACIA
○	1	ACACIA	10' x 10'	1012	ACACIA
○	1	ACACIA	10' x 10'	1013	ACACIA
○	1	ACACIA	10' x 10'	1014	ACACIA
○	1	ACACIA	10' x 10'	1015	ACACIA
○	1	ACACIA	10' x 10'	1016	ACACIA
○	1	ACACIA	10' x 10'	1017	ACACIA
○	1	ACACIA	10' x 10'	1018	ACACIA
○	1	ACACIA	10' x 10'	1019	ACACIA
○	1	ACACIA	10' x 10'	1020	ACACIA



PHORMIUM



HEMEROCALLIS



HELICTOTRICHON



ARMERIA



AMRITUS



HELICTOTRICHON



KOBULEVITERIA



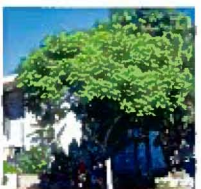
COLEFORNEMA



JUNIPERUS



ACAPANTHUS



JACARANDA



MANCA

DESIGN + ARCHITECTURE + ENGINEERING

3333 BALBOA AVENUE
SAN DIEGO, CA 92122

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DATES

RELEASE: NOV 12, 2007

P.M. UPDATES: APR 5, 2010

SUBMITTAL DATE:

1: JUL 6, 2010

2:

3:

REVISIONS

△

△

△

△

△

MRLA

MARINA RIVER LANDSCAPE ARCHITECT

101 YULIUSFERN CIRCULE
SANTA ROSA, CALIFORNIA 95405
PHONE: 707-539-4444 FAX: 707-539-4444



PM Group Architects

4700 Camino del Rio South
Suite 700
San Diego, CA 92108
Phone: (619) 475-3354
www.pmgrouptd.com

SITE INFORMATION

PROJECT: 08_542-DP11

JOB #: 0011

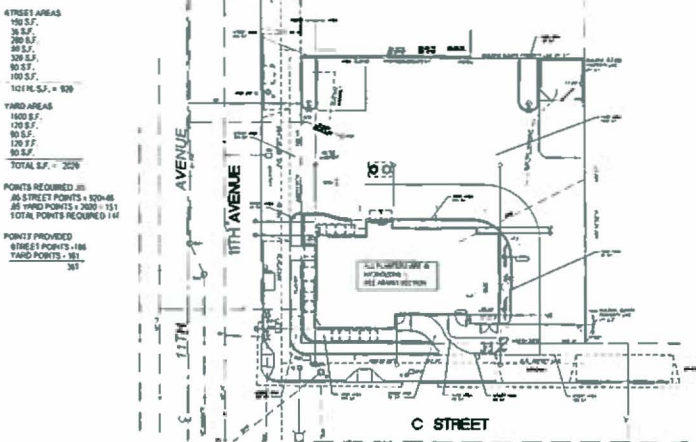
ADDRESS:
1110 C STREET
SAN DIEGO, CA

DRAWN BY:
PROJECT # 0810007

SCALE: 1/4" = 10'-0"

LANDSCAPE CALCULATION DIAGRAM

SCALE: 1/4" = 1'-0"



STREET AREAS
100 S.F.
20 S.F.
200 S.F.
80 S.F.
300 S.F.
80 S.F.
100 S.F.
101 N.E.S.F. = 820

YARD AREAS
1800 S.F.
100 S.F.
80 S.F.
90 S.F.

POINTS REQUIRED AS:
AS STREET POINTS = 10048
AS YARD POINTS = 2020
TOTAL POINTS REQUIRED = 114

POINTS PROVIDED:
STREET POINTS = 106
YARD POINTS = 93

CONCEPT DESIGN STATEMENT

DESIGN OBJECTIVE
Create a cohesive and functional landscape plan for the site.

DESIGN ELEMENTS
- Create a cohesive and functional landscape plan for the site.

- Coordinate with all other disciplines
- Provide a cohesive and functional landscape plan for the site.
- Coordinate with all other disciplines
- Provide a cohesive and functional landscape plan for the site.

AS 1881 LANDSCAPE DOCUMENTATION

PROJECT INFORMATION
SITE: 11th Avenue
OWNER: [Name]
DATE: [Date]

AS 1881 SPECIFIC LANDSCAPE DOCUMENTATION

ITEM	DESCRIPTION	STATUS
1	Final Landscape Plan	Complete
2	Plant Schedule	Complete
3	Water Conservation Statement	Complete
4	Construction Notes	Complete

SCALE CALCULATIONS
1" = 10'-0"
1/4" = 3'-0"
1/8" = 1'-0"
1/16" = 0'-6"

NOTES
1. All dimensions are in feet and inches.
2. All dimensions are rounded to the nearest inch.

CITY REQUIREMENTS MET

- ✓ BROWN-YANKEE
- ✓ THEORY CONSIDERED AT 4" TREE SPACING
- ✓ WATER CONSIDERED AT 4" LOW WATER USE PLANTING
- ✓ IRRIGATION SYSTEMS SHALL BE NON-SUBSIDIZED
- ✓ IRRIGATION SYSTEMS SHALL BE NON-SUBSIDIZED
- ✓ APPLICABLE REGULATIONS MET FOR TABLE 142-04B
- ✓ IRRIGATION SYSTEMS SHALL BE NON-SUBSIDIZED
- ✓ 4" TREE SPACING
- ✓ 4" TREE SPACING
- ✓ 4" TREE SPACING
- ✓ 4" TREE SPACING

CITY OF SAN DIEGO WATER CONSERVATION STATEMENT

1. WATER SAVING: 10% SAVING
2. WATER SAVING: 10% SAVING
3. WATER SAVING: 10% SAVING
4. WATER SAVING: 10% SAVING

CITY OF SAN DIEGO WATER CONSERVATION STATEMENT

1. WATER SAVING: 10% SAVING
2. WATER SAVING: 10% SAVING
3. WATER SAVING: 10% SAVING
4. WATER SAVING: 10% SAVING

TABLE 142-04B PLANT POINT SCHEDULE

Table 142-04B
Plant Point Schedule

Proposed Plant Material	Plant Size	Plant Points Achieved per Plant	Project Points
Proposed Shrub	1-gallon	1.0	11.4 x 1 = 11.4
	5-gallon	2.0	96.6 x 2 = 193.2
	15-gallon or larger	16.0	
Proposed Ornamental Palm	For feet of brown trunk height	3.0	
Proposed Tree	1-gallon	1.0	
	5-gallon	2.0	
	15-gallon or larger	16.0	
Proposed Street Tree	For feet of brown trunk height	3.0	
	For feet of brown trunk height up to 20 feet in height	3.0	
	For feet of brown trunk height up to 20 feet in height	3.0	
Proposed Street Tree	For feet of brown trunk height	3.0	
	For feet of brown trunk height up to 20 feet in height	3.0	
	For feet of brown trunk height up to 20 feet in height	3.0	
Proposed Street Tree	For feet of brown trunk height	3.0	
	For feet of brown trunk height up to 20 feet in height	3.0	
	For feet of brown trunk height up to 20 feet in height	3.0	

Existing Plant Material	Plant Size	Plant Points Achieved per Plant	Project Points
Existing Shrub	12-inch or 24-inch spread and height	4.0	0
	36-inch and larger spread and height	15.0	0
	36-inch or larger spread and height	15.0	0
Existing Street Tree	For feet of brown trunk height	3.0	0
	For feet of brown trunk height up to 20 feet in height	3.0	0
	For feet of brown trunk height up to 20 feet in height	3.0	0
Existing Street Tree	For feet of brown trunk height	3.0	0
	For feet of brown trunk height up to 20 feet in height	3.0	0
	For feet of brown trunk height up to 20 feet in height	3.0	0

LANDSCAPE CONSTRUCTION NOTES

1. CONTRACTOR TO VERIFY ALL DIMENSIONS AND TO BE RESPONSIBLE FOR ALL EXISTING AND PROPOSED PLANTS AND MATERIALS.
2. CONTRACTOR TO VERIFY ALL DIMENSIONS AND TO BE RESPONSIBLE FOR ALL EXISTING AND PROPOSED PLANTS AND MATERIALS.
3. CONTRACTOR TO VERIFY ALL DIMENSIONS AND TO BE RESPONSIBLE FOR ALL EXISTING AND PROPOSED PLANTS AND MATERIALS.
4. CONTRACTOR TO VERIFY ALL DIMENSIONS AND TO BE RESPONSIBLE FOR ALL EXISTING AND PROPOSED PLANTS AND MATERIALS.
5. CONTRACTOR TO VERIFY ALL DIMENSIONS AND TO BE RESPONSIBLE FOR ALL EXISTING AND PROPOSED PLANTS AND MATERIALS.
6. CONTRACTOR TO VERIFY ALL DIMENSIONS AND TO BE RESPONSIBLE FOR ALL EXISTING AND PROPOSED PLANTS AND MATERIALS.
7. CONTRACTOR TO VERIFY ALL DIMENSIONS AND TO BE RESPONSIBLE FOR ALL EXISTING AND PROPOSED PLANTS AND MATERIALS.
8. CONTRACTOR TO VERIFY ALL DIMENSIONS AND TO BE RESPONSIBLE FOR ALL EXISTING AND PROPOSED PLANTS AND MATERIALS.
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12. CONTRACTOR TO VERIFY ALL DIMENSIONS AND TO BE RESPONSIBLE FOR ALL EXISTING AND PROPOSED PLANTS AND MATERIALS.
13. CONTRACTOR TO VERIFY ALL DIMENSIONS AND TO BE RESPONSIBLE FOR ALL EXISTING AND PROPOSED PLANTS AND MATERIALS.
14. CONTRACTOR TO VERIFY ALL DIMENSIONS AND TO BE RESPONSIBLE FOR ALL EXISTING AND PROPOSED PLANTS AND MATERIALS.
15. CONTRACTOR TO VERIFY ALL DIMENSIONS AND TO BE RESPONSIBLE FOR ALL EXISTING AND PROPOSED PLANTS AND MATERIALS.
16. CONTRACTOR TO VERIFY ALL DIMENSIONS AND TO BE RESPONSIBLE FOR ALL EXISTING AND PROPOSED PLANTS AND MATERIALS.
17. CONTRACTOR TO VERIFY ALL DIMENSIONS AND TO BE RESPONSIBLE FOR ALL EXISTING AND PROPOSED PLANTS AND MATERIALS.
18. CONTRACTOR TO VERIFY ALL DIMENSIONS AND TO BE RESPONSIBLE FOR ALL EXISTING AND PROPOSED PLANTS AND MATERIALS.
19. CONTRACTOR TO VERIFY ALL DIMENSIONS AND TO BE RESPONSIBLE FOR ALL EXISTING AND PROPOSED PLANTS AND MATERIALS.
20. CONTRACTOR TO VERIFY ALL DIMENSIONS AND TO BE RESPONSIBLE FOR ALL EXISTING AND PROPOSED PLANTS AND MATERIALS.



9330 BALBOA AVENUE
SAN DIEGO, CA 92123
© 2007

REL: 11/11/07
DATE: 11/11/07
PROJECT: 11/11/07

REVISIONS
1. 11/11/07



MRLA LANDSCAPE ARCHITECTURE
1171 11TH AVENUE, SUITE 100
SAN DIEGO, CA 92101



6470 TOWNHALL BLVD
SUITE 200
SAN DIEGO, CA 92121

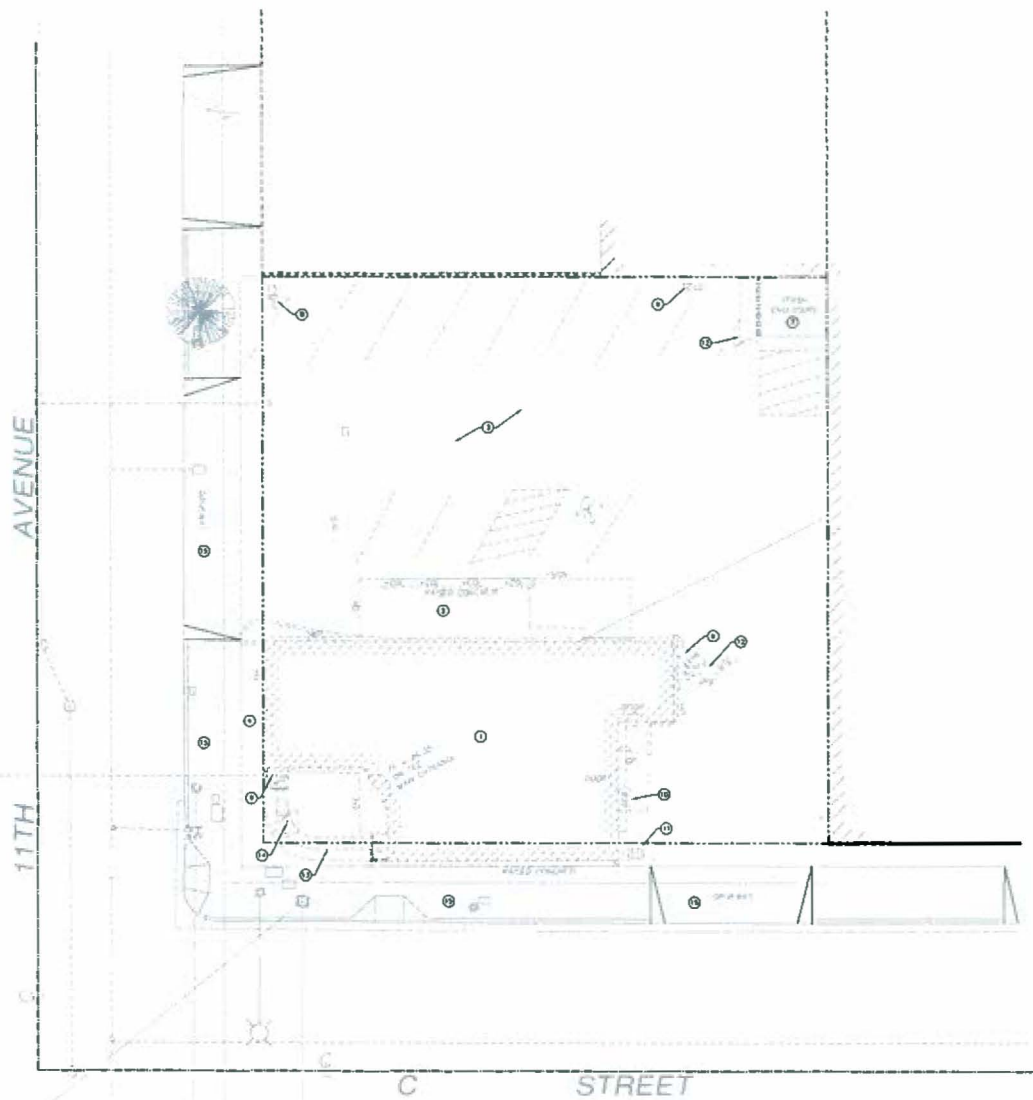
SITE INFORMATION
PROJECT: 11/11/07
JOB # 0031

1111 C STREET
SAN DIEGO, CA

PROJECT: 11/11/07
SCALE: 1/8" = 1'-0"

LANDSCAPE CALCULATIONS

5 OF 12



DEMOLITION PLAN NOTES

- 1 DEMOLISH EXISTING BUILDING AND DRIVE THRU AIRSIDE. PROTECT EXISTING UTILITIES IN PLACE.
- 2 DEMOLISH EXISTING CONCRETE PAVING AND DRIVEWAYS.
- 3 DEMOLISH EXISTING PARKING LOT AS REQUIRED FOR NEW LAYOUT.
- 4 DEMOLISH EXISTING LANDSCAPE AREA AND/OR TREES.
- 5 DEMOLISH EXISTING PARKING LOT LIGHT STANDARD.
- 6 NOT USED.
- 7 DEMOLISH EXISTING TRASH ENCLOSURE.
- 8 DEMOLISH EXISTING SPEAKER BOUND. PROTECT ELECTRICAL.
- 9 EXISTING GAS METER TO BE REMOVED. GAS LINE TO BE REDIRECTED TO NEW GAS METER LOCATION.
- 10 EXISTING ELECTRICAL SWITCH GEAR TO BE REMOVED AND LINES TO BE REDIRECTED TO NEW ELECTRICAL LOCATION.
- 11 EXISTING TRANSFORMER TO REMAIN. PROTECT DURING CONSTRUCTION.
- 12 DEMOLISH ALL EXISTING GUARD POSTS.
- 13 EXISTING STEPS TO BE DEMOLISHED.
- 14 EXISTING POLE SIGN TO BE DEMOLISHED.
- 15 EXISTING DRIVEWAYS AND SIDEWALK TO REMAIN.



DESIGN • ARCHITECTURE • ENGINEERING

8330 BALBOA AVENUE
SAN DIEGO, CA 92123

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DATES

RELEASE: NOV 12, 2007

P & UPDATE: JAN 3, 2010

SUBMITAL DATE:

1: JULY 16, 2009

2: JULY 8, 2011

3:

REVISIONS

△	PLAN COMMENTS
△	
△	
△	
△	
△	

pm design
group
Architects

4070 Torrey Hill Rd Suite 220
SOLICHT CA 92167
PH: 619-596-3288
www.pmdesigngroup.com
P: 619-596-3288

SITE INFORMATION

REV: TYP SA_542-0P31

JOB #: 0031

ADDRESS
1110 C STREET
SAN DIEGO, CA

GRAPH BY:

PROJECT #: J010007

SCALE:

DATE: _____

RELEASE: MAY 17, 2007

P.M. UPDATE: JAN 3, 2010

SUBMITAL DATE: _____

1. JUL 14, 2010

2. JULY 8, 2011

3. _____

NO

CONSTRUCTION: _____

REVISIONS

PLAN COMMENTS

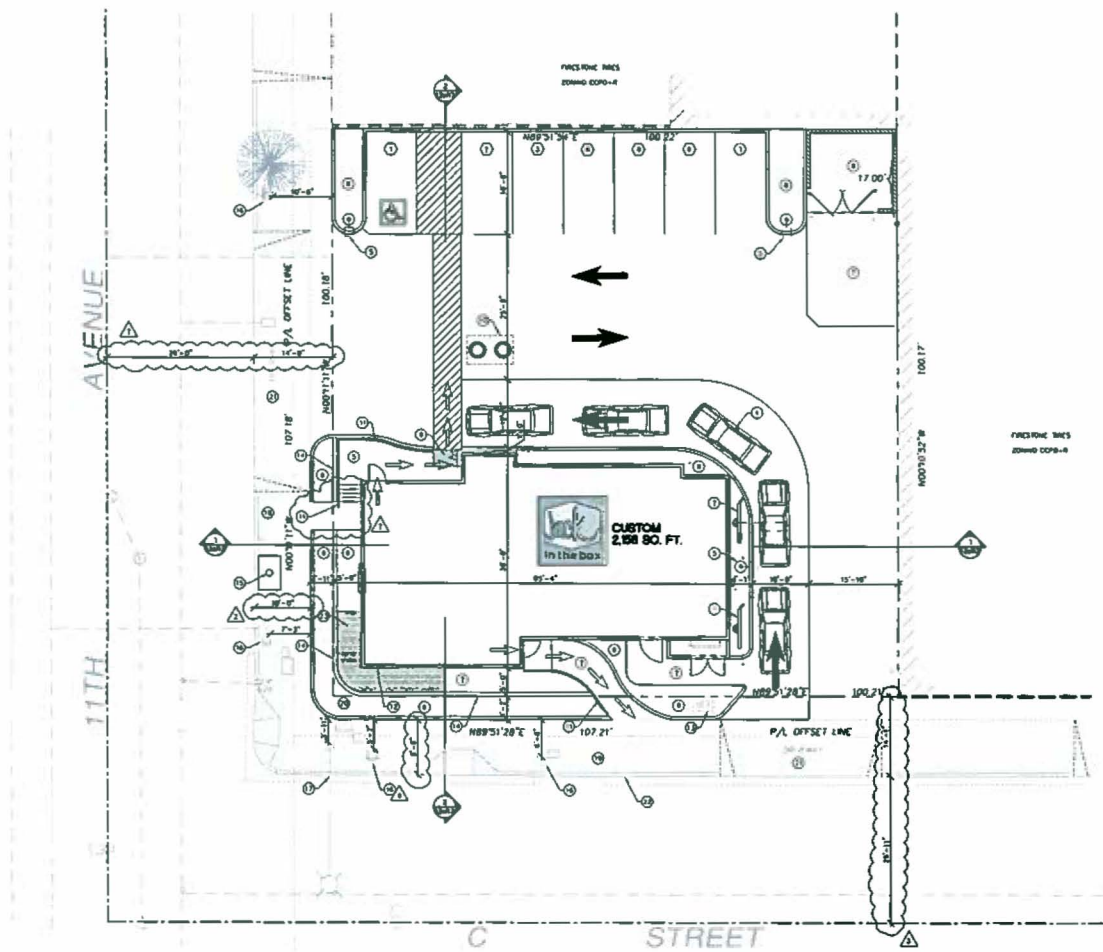
NO. REVISION COMMENTS DATE

1. _____

2. _____

3. _____

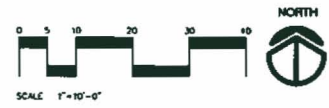
4. _____



REPRESENTS ADA PATH OF TRAVEL

SITE PLAN NOTES

- 1) WALK BOARD, SEE DETAIL 1/2001
- 2) SPEAKER SIGNAL, SEE DETAIL 2/2001
- 3) CONCRETE SIDEWALK
- 4) DRIVE - ONLY CAR STAGING (3 CAR MINIMUM)
- 5) NEW PARKING LIGHT STANDARD (TOP OF 3)
- 6) CAR WASH ENCLOSURE
- 7) CONCRETE APRON FOR TRASH ENCLOSURE
- 8) NEW LANDSCAPE TO BE INSTALLED SEE LANDSCAPE PLAN
- 9) DETECTABLE WARNING (NO TRUNCATION BONES)
- 10) 1000 GAL. OIL/EGG W/RECEPTOR
- 11) HANDBALL
- 12) PROVIDE BUILDING ADDRESS NUMBERS, MOBILE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY PER PDPS POLICY P-80-2, SUBP. 9.4.3. SEE CLEARANCE ON SHEET 5 OF 13.
- 13) EXISTING ELECTRICAL TRANSFORMER
- 14) RETAINING WALL WITH LANDSCAPE ABOVE AND BELOW MOONEY WALL AT 80' RETENTION AREA. LOWER TAPPED WALL OUTSIDE 80' RETENTION AREA. SEE CIVIL DRAWINGS FOR MORE INFORMATION.
- 15) NEW STREET TREES, SEE LANDSCAPE PLAN
- 16) EXISTING STREET LIGHT
- 17) EXISTING SIGNAL LIGHT
- 18) EXPOSED AEROSOL SIDEWALK PER CENTRE CITY STREETSCAPE MANUAL
- 19) SIDEWALK PER CENTRE CITY STANDARDS
- 20) ALL STREET IMPROVEMENTS PER CENTRE CITY STANDARDS
- 21) REPLACE EXISTING DRIVEWAYS WITH CURRENT CITY STANDARD DRIVEWAYS
- 22) REPLACE ALL DAMAGED CURB AND GUTTER ALONG C STREET
- 23) 80' RETENTION AREA. SEE CIVIL DRAWINGS FOR MORE INFORMATION



PM design
group
Architects

4470 Torrey Hill Rd Suite 270
San Diego, CA 92121
Tel: (619) 415-1338
Fax: (619) 415-1339
www.pmdesigngroup.com

SITE INFORMATION

JOB TYPE: SA_SU2-OP.F1

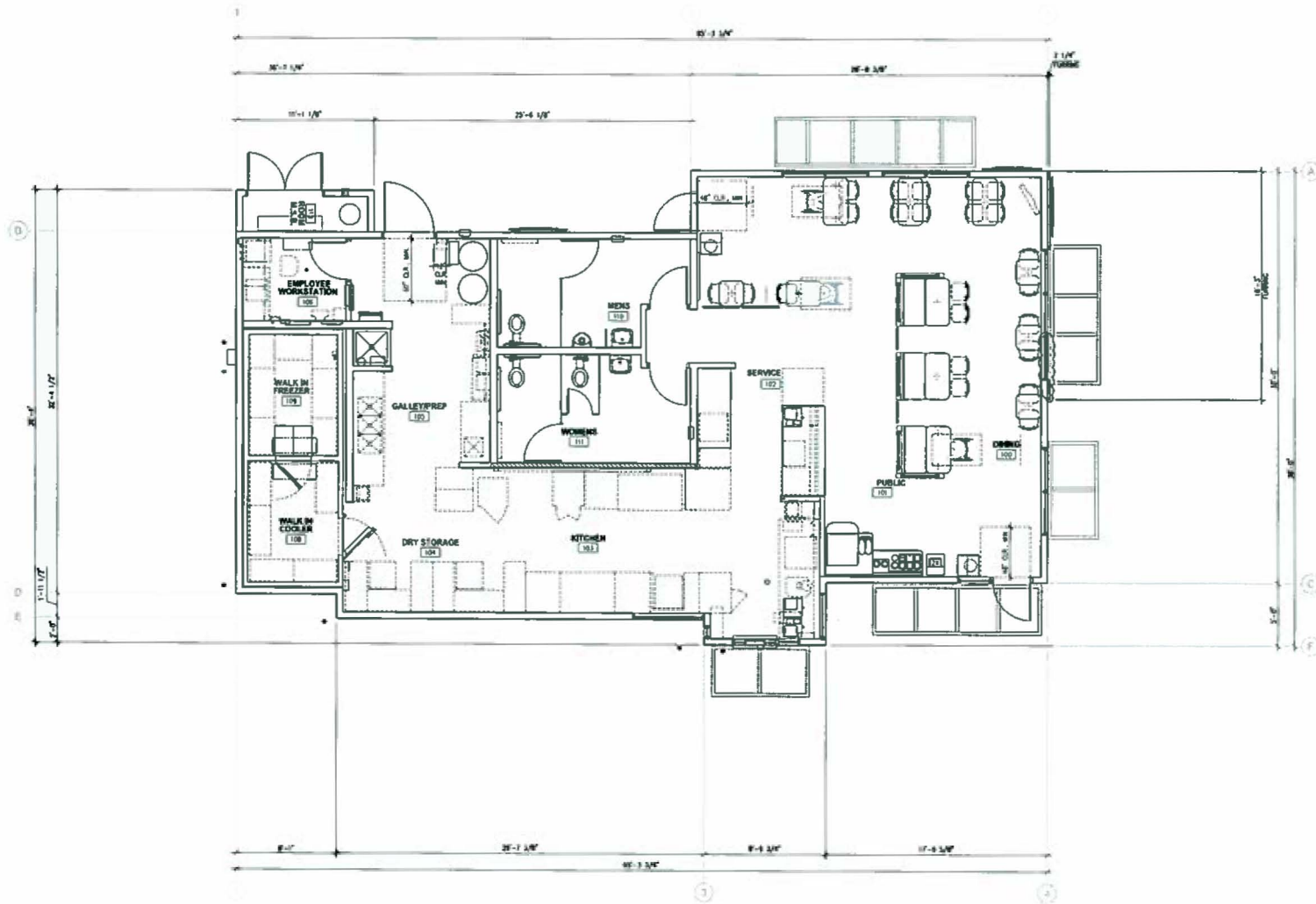
JOB #: 0031

ADDRESS:
1110 C STREET
SAN DIEGO, CA

DRAWN BY:
PROJECT #: 0810001
SCALE: 1"=10'-0"

SITE PLAN

7 of 12



DESIGN ARCHITECTURE
ENGINEERING

8330 BALBOA AVENUE
SAN DIEGO, CA 92123

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DATES

RELEASE: NOV. 12, 2003
P.M. UPDATES: JAN. 5, 2010
SUBMITTAL DATE:
1. JULY 14, 2010
2. JULY 8, 2011
3.

REVISIONS

△ PLAN COMMENTS

△ _____
△ _____
△ _____
△ _____
△ _____

PM group design
Architects

4475 TORRES HERBS 14th 230
PO BOX 161 CA 92177
PH: 619-435-3338
FAX: 619-435-3338
www.pmgd.com

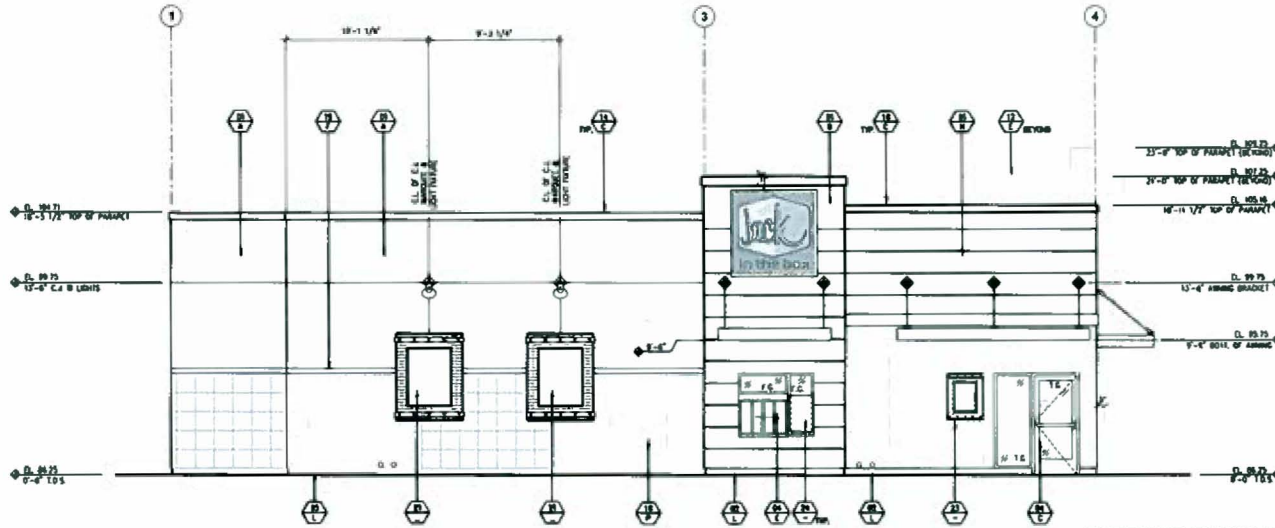
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ADDRESS:
1110 C STREET
SAN DIEGO, CA

DRAWN BY:
PROJECT #: 0110007
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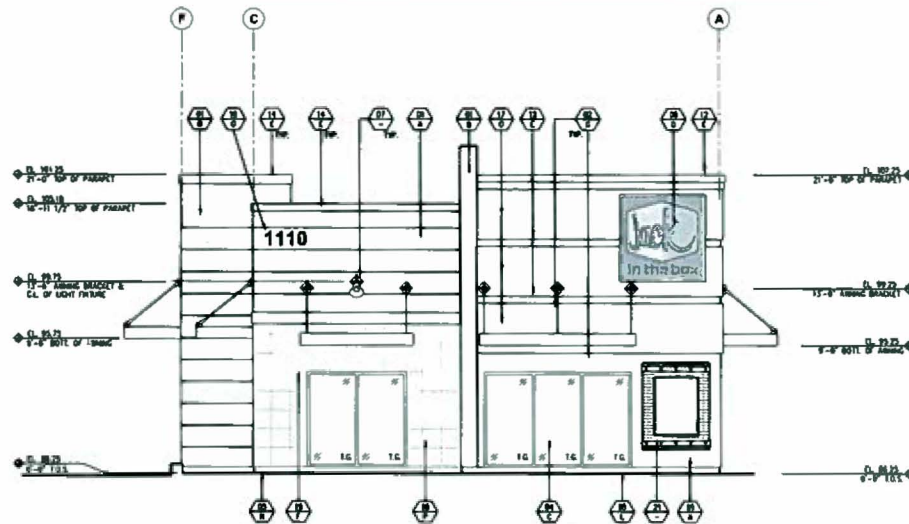
FLOOR PLAN

8 of 12



NORTH ELEVATION

SCALE: 1/4" = 1'-0"



WEST ELEVATION

SCALE: 1/4" = 1'-0"

EXTERIOR FINISH SCHEDULE

USE CHECKED BOX ONLY

MATERIAL/FINISH COLOR ANTI-GRAFFITI COATING: DIAMOND CPUS47 GRAFFITI BARRIER COAT BY DIAMOND CHEMICALS INC. (212) 869-6350 COLOR: CLEAR

MATERIALS/FINISH:

- 01 EXTERIOR CEMENT PLASTER - SMOOTH FLOAT FINISH
 - INTEGRAL COLOR
 - THEROPLASTIC ELASTOMERIC: #400, FINE TEXTURE
- 02 METAL ARMING W/ SUPPORT (BY SIGN CONTRACTOR)
- 03 GREASE / OIL SYSTEM BOX
- 04 ALUMINUM STOREFRONT SYSTEM
 - 1" CLEAR INSULATED GLASS
 - 1" CLEAR INSULATED GLASS W/ SOLARBAN 80 COATING
 - 1/4" CLEAR GLASS
 - ANTI-GRAFFITI FILM
- 05 EXTERIOR CEMENT PLASTER FINISH COAT OVER CONCRETE CURB
- 06 INTERNALLY ILLUMINATED SIGNAGE (OF,OT, NOE A PART OF THIS PERMIT)
- 07 WALL MOUNTED LIGHT FIXTURE
- 08 NOZ USED
- 09 NOZ USED
- 10 12" HIGH BUILDING ADDRESS LETTERS (AS REQUIRED PER LOCAL JURISDICTION)
- 11 MAIN ELECTRICAL SERVICE
- 12 ALUMINUM COPING
- 13 HOLLOW METAL DOORS AND FRAMES, MISCELLANEOUS TRIM
- 14 GALVANIZED METAL COPING
- 15 CO2 FILL BOX METAL COVER
- 16 PRE-MANUFACTURED COOLER/FREEZER BOX W/ TEX-COAT 600 TEXTURE COATING, FINE FINISH
- 17 "ALCOA" ALUMINUM PANELS
- 18 SLATE TILE
- 19 2x4 TRIM WITH CEMENT PLASTER FINISH
- 20 DECORATIVE REVEAL, SCORED, ALL OUTSIDE CORNERS TO BE MITERED
- 21 DISPLAY POSTER PANEL
- 22 WATER HEATER FLUE
- 23 ENTRANCE DISPLAY POSTER PANEL, ALIGN TOP WITH TOP OF DOOR
- 24 DRIVE-THRU WINDOW TREATMENT AND DISPLAY PANEL

COLOR:

- A COLOR TO MATCH SHERWIN WILLIAMS SW 7037 "BALANCED BEIGE"
- B SHERWIN WILLIAMS SW 6326 "FIREWEED"
- C STANDARD STOREFRONT; #33 BLACK ANODIZED
- D WHITE TEXT ON RED BACKGROUND
- E ALCOA ANODING CLEAR
- F COLOR/FINISH TO MATCH ADJACENT SURFACE
- G COLOR TO MATCH SHERWIN WILLIAMS SW 6990 "CAVARR"
- H BR FINISH ALUMINUM
- J SHERWIN WILLIAMS A-100 EXTERIOR GLOSS LATEX SW 7074 "SOFTWARE" (PART ALL SIDES OF DOOR)
- K SHERWIN WILLIAMS EXTERIOR ACCENTS COLOR: SW 6990 "CAVARR"
- L NATURAL CONCRETE, GRAY
- M STAINLESS STEEL
- N COLOR TO MATCH SHERWIN WILLIAMS SW 2813 "DOWNING STRAW"
- O ALCOA "CARPET GREY"
- P DALTYLE, SLATE COLLECTION, "BRAZIL BLACK", 16116

DESIGN ARCHITECTURE ENGINEERING
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 SAN DIEGO, CA 92123
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DATES

RELEASE:	NOV 17, 2007
P/W UPDATES:	JAN 3, 2010
SUBMITAL DATE:	1 JULY 16, 2010
	2 JULY 8, 2011
	3

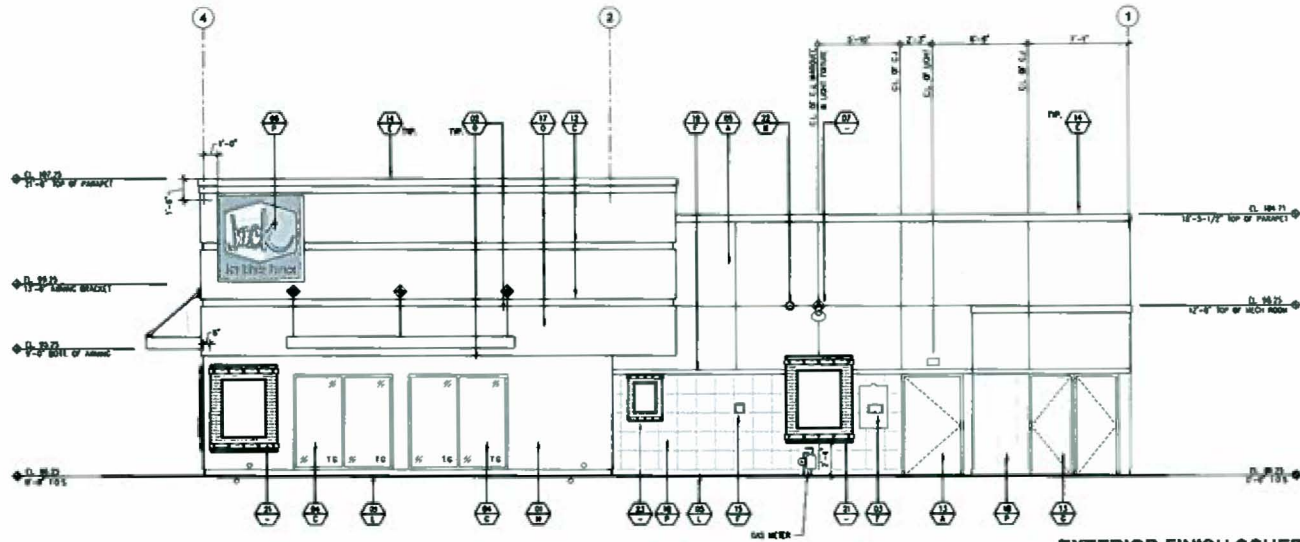
REVISIONS

△	PLAN COMMENTS
△	
△	
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PM design architects
 4470 Torrey Hills Rd, Suite 120
 BOULDER, CO 80507
 PH: (303) 445-5338
 www.pmdesignarch.com
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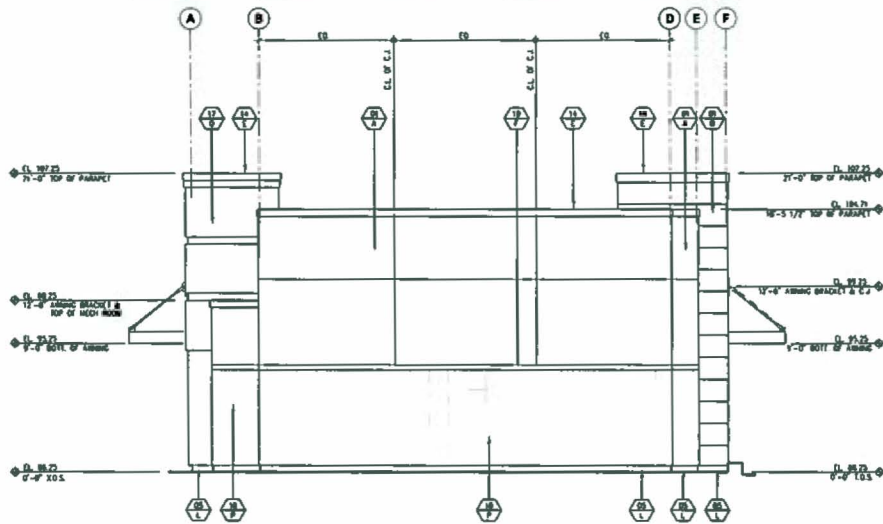
SITE INFORMATION

WK TYPE:	SA_Su2-OPT1
JOB #:	0031
ADDRESS:	1110 C STREET SAN DIEGO, CA
DRAWN BY:	
PROJECT #:	0810007
SCALE:	AS SHOWN



SOUTH ELEVATION

SCALE: 1/4" = 1'-0"



EAST ELEVATION

SCALE: 1/4" = 1'-0"

NOTE:
SEE SHEET 6&D FOR ADDITIONAL
EXTERIOR FINISH INFORMATION AND
DETAILS (TYP.)

EXTERIOR FINISH SCHEDULE

USE CHECKED BOX ONLY

MATERIAL / FINISH COLOR ANTI-GRAFFITI COATING: DUMOND OPU-4® GRAFFITI BARRIER COAT 1 BY DUMOND CHEMICALS INC. (212) 869-8356
COLOR: CLEAR

MATERIALS/FINISHES:

- 01 EXTERIOR CEMENT PLASTER - SMOOTH FLOAT FINISH
 - INTEGRAL COLOR
 - THOROLASITIC ELASTOMERIC (MOD. FINE TEXTURE)
- 02 METAL FINISH & SUPPORT (BY SIGN CONTRACTOR)
- 03 GREASE / OIL SYSTEM BOX
- 04 ALUMINUM STOREFRONT SYSTEM
 - 1" CLEAR INSULATED GLASS
 - 1/4" CLEAR GLASS
 - 1" CLEAR INSULATED GLASS W/ SOLARBAN 60 COATING
 - ANTI-GRAFFITI FILM
- 05 EXTERIOR CEMENT PLASTER FINISH COAT OVER CONCRETE CURB
- 06 INTERNALLY ILLUMINATED SIGNAGE (O.F.O.I., NOT A PART OF THIS PERMIT)
- 07 WALL MOUNTED LIGHT FIXTURE
- 08 NOT USED
- 09 NOT USED
- 10 12" HIGH BUILDING ADDRESS LETTERS (AS REQUIRED PER LOCAL JURISDICTION)
- 11 MAIN ELECTRICAL SERVICE
- 12 ALUMINUM COPING
- 13 HOLLOW METAL DOORS AND FRAMES, MISCELLANEOUS TRIM
- 14 GALVANIZED METAL COPING
- 15 CO2 FILL BOX METAL COVER
- 16 PRE-FABRICATED COOLER/FREEZER BOX W/ TEX-COAT 600 TEXTURE COATING, FINE FINISH
- 17 "ALCOA" ALUMINUM PANELS
- 18 SLATE TILE
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COLOR:

- A COLOR TO MATCH SHERWIN WILLIAMS: SW 7037 "BALANCED BEGE"
- B SHERWIN WILLIAMS: SW 6326 "THREWEED"
- C STANDARD STOREFRONT, #33 BLACK ANODIZED
- D WHITE TEXT ON RED BACKGROUND
- E ALCOA ANODIC CLEAR
- F COLOR / FINISH TO MATCH ADJACENT SURFACE
- G COLOR TO MATCH SHERWIN WILLIAMS: SW 6990 "CAHARR"
- H 1/2" FINISH ALUMINUM
- J SHERWIN WILLIAMS A-100 EXTERIOR GLOSS LATEX: SW 1014 "SOFTWARE" (PAINTY ALL SIDES OF DOOR)
- X SHERWIN WILLIAMS EXTERIOR ACCENTS COLOR: SW 6990 "CAHARR"
- L NATURAL CONCRETE, GRAY
- M STAINLESS STEEL
- N COLOR TO MATCH SHERWIN WILLIAMS: SW 2813 "DORNING STRAW"
- O ALCOA, "CADEY GREY"
- P DAL-TILE, SLATE COLLECTION, "BRAZIL BLACK", 16X16

8330 OAKBROOK AVENUE
SAN DIEGO, CA 92123

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DATES	
RELEASE:	NOV 17, 2007
P.M. UPDATES:	JAN 5, 2010
SUBMITTAL DATE:	1- JULY 14, 2010
	2- JULY 8, 2011
	3
NO	
CONSTRUCTION:	

REVISIONS	
△	PLAN COMMENTS
△	
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4470 Torrey Hills Rd Suite 230
ROCKFORD CA 94307
PH: (415) 413-5338
WWW.PMDESIGNARCHITECT.COM
14 Pages (not part)

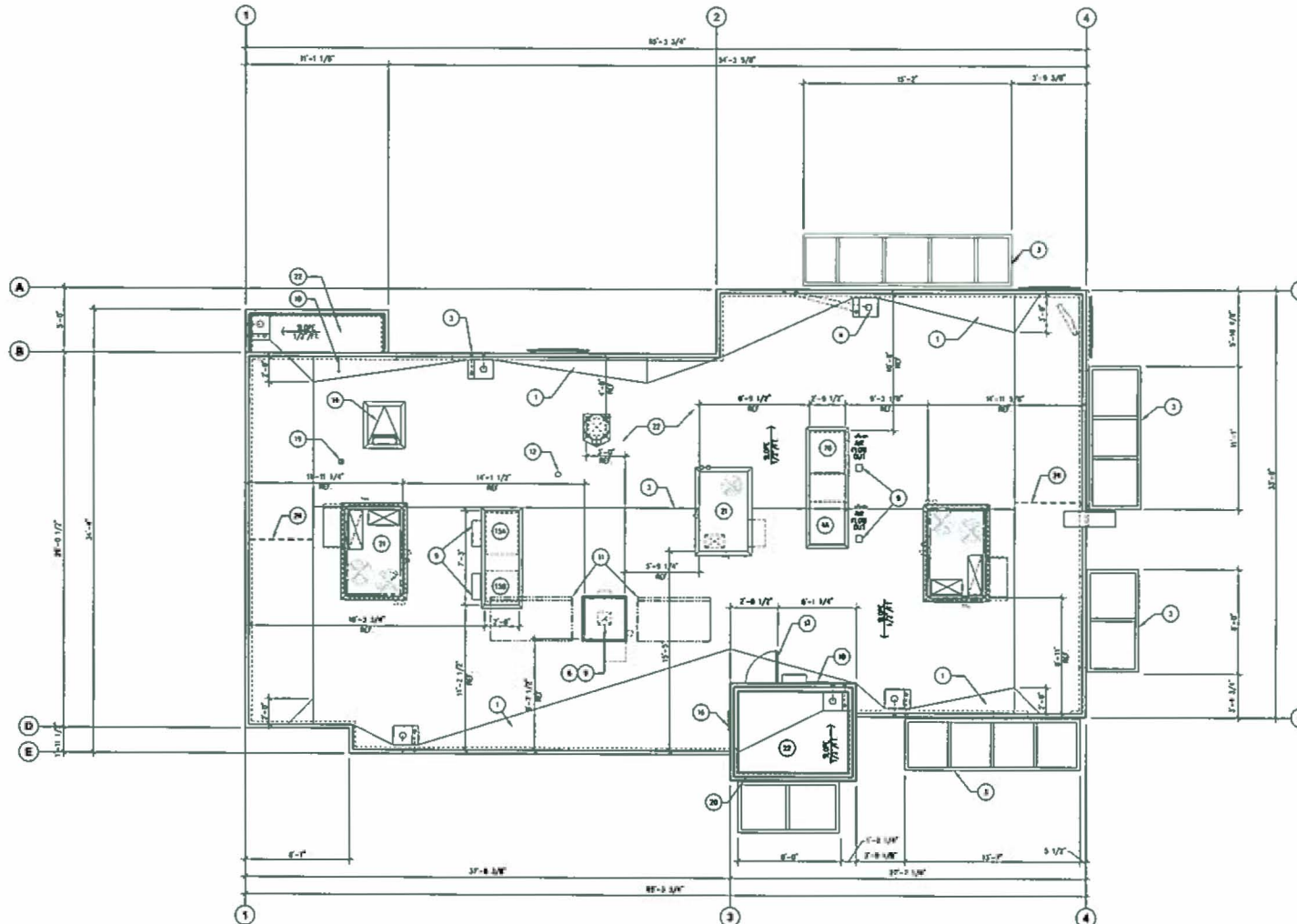
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JOB #:	0031
ADDRESS:	1110 C STREET SAN DIEGO, CA
DRAWN BY:	
PROJECT #:	0810007
SCALE:	AS NOTED

EXTERIOR ELEVATIONS

10 of 12

KEY NOTES

- | | | |
|--|--|--|
| <p>1 PLYWOOD CHECK L. TOP</p> <p>2 ROOF LINE</p> <p>3 METAL FLASHING BOLTS</p> <p>4 ROOF DRAIN AT ROOF</p> <p>5 ROOF DRAIN OVERFLOW DOWN TRUSS WALL</p> <p>6 1 HP FIRE RATED, INCL 1/2" MIN. AT HOOD</p> <p>7A DRIVE-THRU ICE WAGER COND UNIT ON SLIPPERS FOR ROOF PENETRATION</p> <p>7B SELF-SEALING ICE WAGER COND UNIT ON SLIPPERS FOR ROOF PENETRATION. SEE DETAIL 12.58.8.3</p> <p>8 PITCH PAN TOP. 2'-4" LONG CENTER BETWEEN TRUSSES</p> | <p>9 EXHAUST FAN UNIT</p> <p>10 HOSE BIBB AT 4" H" ABOVE ROOF LEVEL</p> <p>11 HOOD BOLTS</p> <p>12 FLASHING DETAIL</p> <p>13 LINE OF 0" IS BELLOW</p> <p>14 ROOF ACCESS</p> <p>15A FREEZER REFRIGERATION UNIT</p> <p>15B COOLER REFRIGERATION UNIT</p> <p>16 UNVACATED ROOF ON WALL UNIT (3) 14"x14" ARIE (3) 22" OPENINGS TO HAVE 1/4" CORROSION RESISTANT METAL WITH COATING</p> | <p>17 ACCESS DOOR PER SPECIFICATIONS. TOP. PAINT TO MATCH PLASTER</p> <p>18 NOT USED</p> <p>19 WATER HEATER FLUE</p> <p>20 CANT DRIP. TOP</p> <p>21 AC UNIT</p> <p>22 CLASS 1" BUILT-UP ROOFING</p> <p>23 HOT VISC</p> <p>24 PROVIDE "TIRE BLOCK" 1" 20'-0" O.C. MAX. WITH 5/8" TYP. 1" DIA. BOL. ON 2nd 3100S (3) 24" O.C. ALL JOINTS TAPED</p> |
|--|--|--|



DESIGN ARCHITECTURE ENGINEERING

5330 BALBOA AVENUE
SAN DIEGO, CA 92129

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DATES

RELEASE	NOV. 12, 2007
P N UPDATES	JAN. 5, 2010
SUBMITTAL DATE:	
1.	JULY 11, 2010
2.	JULY 8, 2011
3.	

REVISIONS

△	PLAN CORRECTS
△	
△	
△	
△	

CONSTRUCTION

NO. _____

DATE _____

PM design group Architects

4470 SPRINGFIELD ST. Suite 220
ROCKFORD, IL 61157
PH: (815) 412-3228
FAX: (815) 412-3228
www.pmdesigngroup.com
P.O. Box 100000

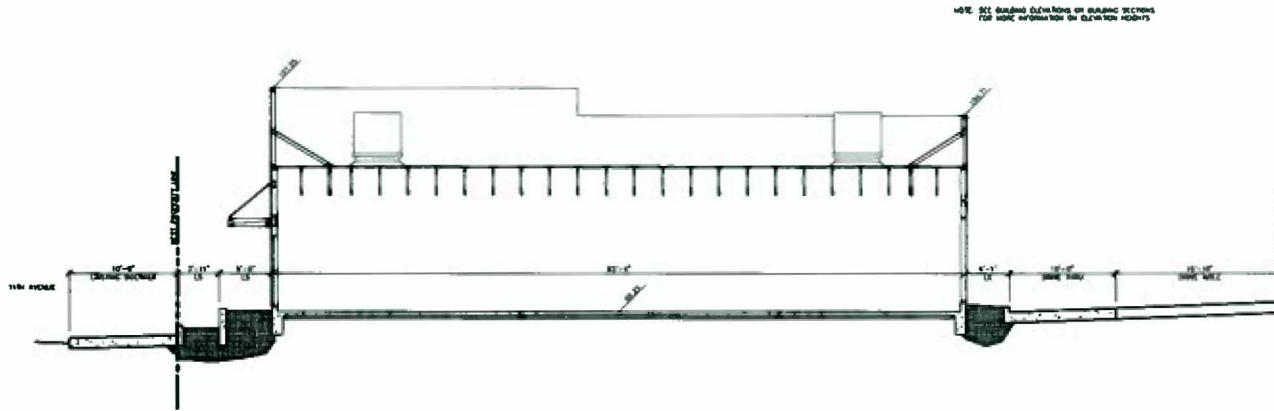
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JOB #:	0031
ADDRESS:	1110 C STREET, SAN DIEGO, CA

DRAWN BY: _____

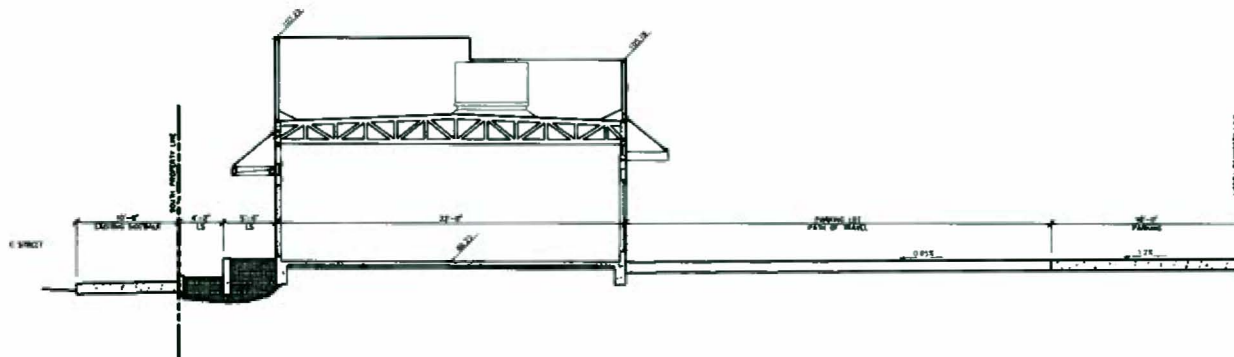
PROJECT # J010007

SCALE: 1/8" = 1'-0"



1 SITE SECTION WEST - EAST

3/4" = 1'-0"



2 BUILDING CROSS SECTION

1/2" = 1'-0"

DESIGN ARCHITECTURE ENGINEERING

9130 BALBOA AVENUE
SAN DIEGO, CA 92123

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DATES

RELEASE	NOV 12, 2007
P.M. UPDATES	JAN 5, 2010
SUBMITTAL DATE	1- JULY 14, 2010
	2- JULY 8, 2011
	3-

REVISIONS

△	PLAN COMMENTS
△	
△	
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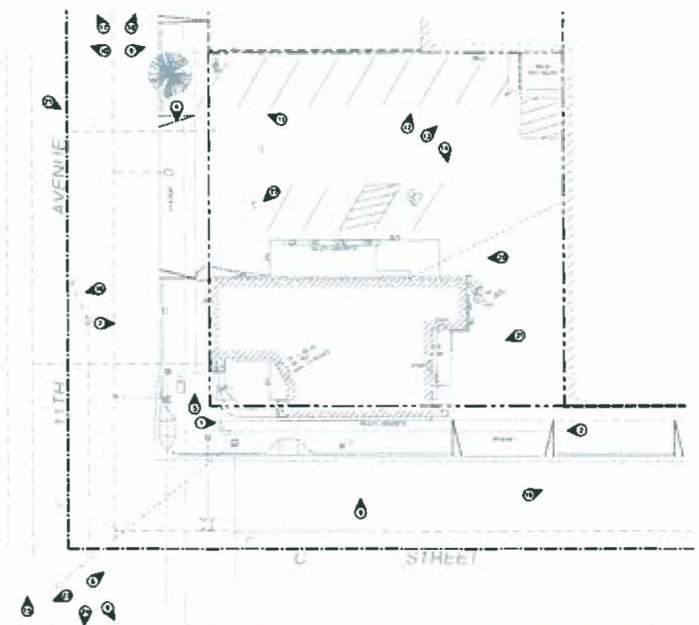


1170 TORRENS BLVD, Suite 220
OCCUPANCY 15477
TEL 619-451-2338
FAX 619-451-2338
www.pmgrouppm.com

SITE INFORMATION

MR. TYPE: 95_502-071
JOB # 0031
ADDRESS
1110 C STREET 7
SAN DIEGO, CA
DRAWN BY
PROJECT # JB10007
SCALE: AS NOTED

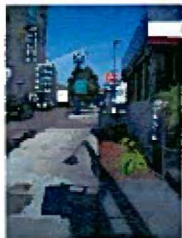
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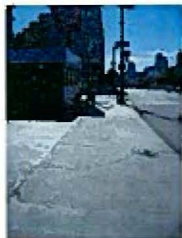
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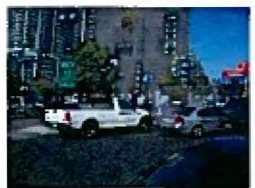
8



9



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11



12



13



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19



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21



22



23



24



25



1130 BALBOA AVENUE
SAN DIEGO, CA 92123

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RELEASE: NOV 12, 2007

P M SQUARE: JAN 5, 2010

DATE: JUL 15, 2010

DATE: JUL 8, 2011

NO: _____

CONSTRUCTION: _____

REVISIONS

NO.	REVISIONS
1	PLAN COMMENTS
2	
3	
4	
5	
6	
7	



1110 P STREET #100 P.O. BOX 620
SAN DIEGO, CA 92167

PH: (619) 415-5358
FAX: (619) 415-5358
WWW.PMGROUPARCHITECTS.COM

SITE INFORMATION

NO. TYPE: SA, SA2, OP71

NO. 0031

ADDRESS: 1110 C STREET, SAN DIEGO, CA

DRAWN BY: _____

PROJECT #: J010007

SCALE: 1"=10'-0"

SITE PHOTO KEY MAP

EXHIBIT 1



North Elevation



West Elevation

Color Swatches



Sherwin Williams
SW7203
"Balanced Beige"



Sherwin Williams
SW6328
"Firewood"



Sherwin Williams
SW6090
"Cedar"



Sherwin Williams
SW7203
"Dawning Straw"



Aluma
"Cadet Gray"



Clear Anodized

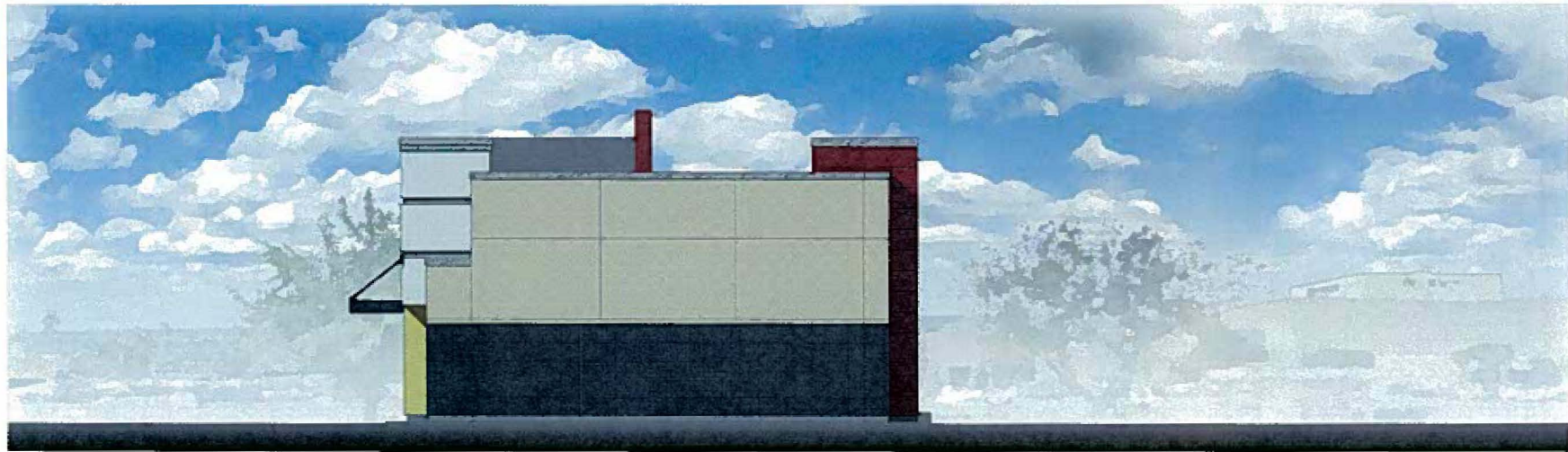


Jack in the Box
JIB#0031
1110 C STREET
San Diego, CA





South Elevation



East Elevation

Color Swatches



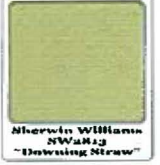
Sherwin Williams
SW7037
"Balanced Beige"



Sherwin Williams
SW6308
"Firewood"



Sherwin Williams
SW6099
"Cavia"



Sherwin Williams
SW2063
"Dazzling Silver"



Aluma
"Cinch Gray"

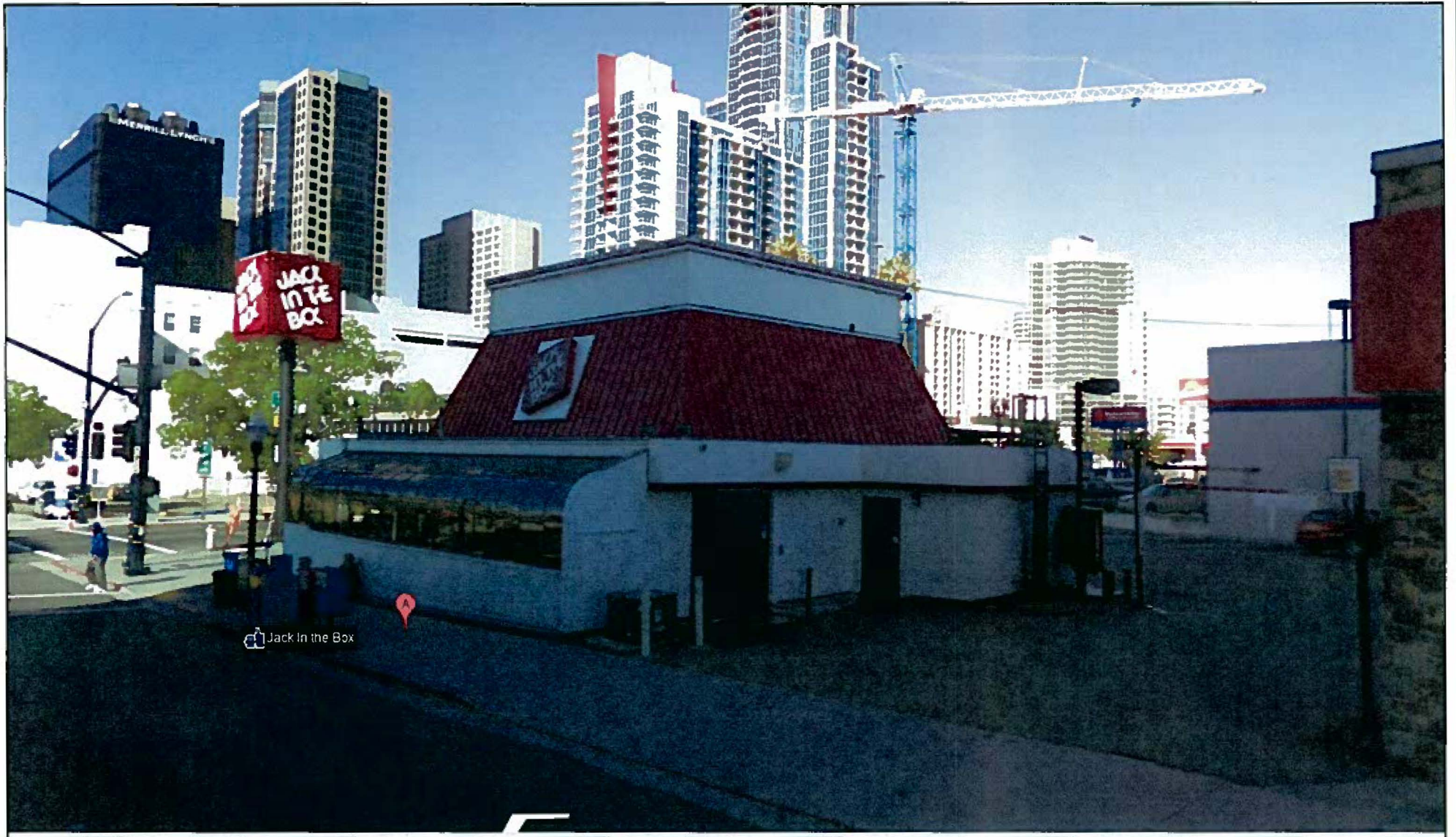


Clear Anodized



Jack in the Box
JIB#0031
1110 C STREET
San Diego, CA





ATTACHMENT B



United States





California
4470 Yankee Hill Rd.
Suite 110
Rocklin, CA. 95677

P. 916-415-5358
F. 916-303-4340

Washington
1325 NW Whitman St.
Camas, WA. 98607

P. 360.834.6536

Arizona
1425 N First Street
Suite 101
Phoenix, AZ. 85004

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Pedro + McCracken Design Group, Inc.

April 13, 2011

Center City Development Corporation

RE: Jack in the Box 1110 C Street – Findings for PDP

Dear Development Services,

This letter will address the PDP draft finding as required by the Center City Planned District Ordinance and San Diego Land Development Code section 126.0604.

Jack in the Box has chosen to demolish their existing store and reconstruct a new Jack in the Box at this location. Jack in the Box has a long term lease on this site and does not plan to vacate the location anytime in the near future. By rebuilding the existing use the project will not meet all sections of the Center City Planned District Ordinance and Land Development Code but the proposed building and site improvements are a significant upgrade to the existing facility.

Instead of doing general maintenance to the existing building they would like to construct a new building that will be more attractive to patrons and fit in with the growth of the surrounding area. The existing Jack in the Box building on this site was originally constructed in 1965. The building is a very plain with white paint, a red standing seam metal roof, flat fascias, and a greenhouse. The building design is dated and is not very aesthetically pleasing. The proposed site plan and elevations will address many of the existing sites shortcomings and will be a definite improvement to the circulation on the site, through the drive thru, and the parking areas.

Deviations from Center City Planned District Ordinance

Land Use District: Residential Emphasis – Project will not have any residential.

Commercial Street Overlay: Commercial Street Overlay (-CS) – Project will be 100% commercial.

Limited Vehicle Access: On C Street and 11th Avenue – Existing curb cuts are not being modified. No additional curb cuts will be added.

Building Height Minimum: 45' above ground level – Proposed building is 21' to top of parapet. 13'-11" to top of roof deck.

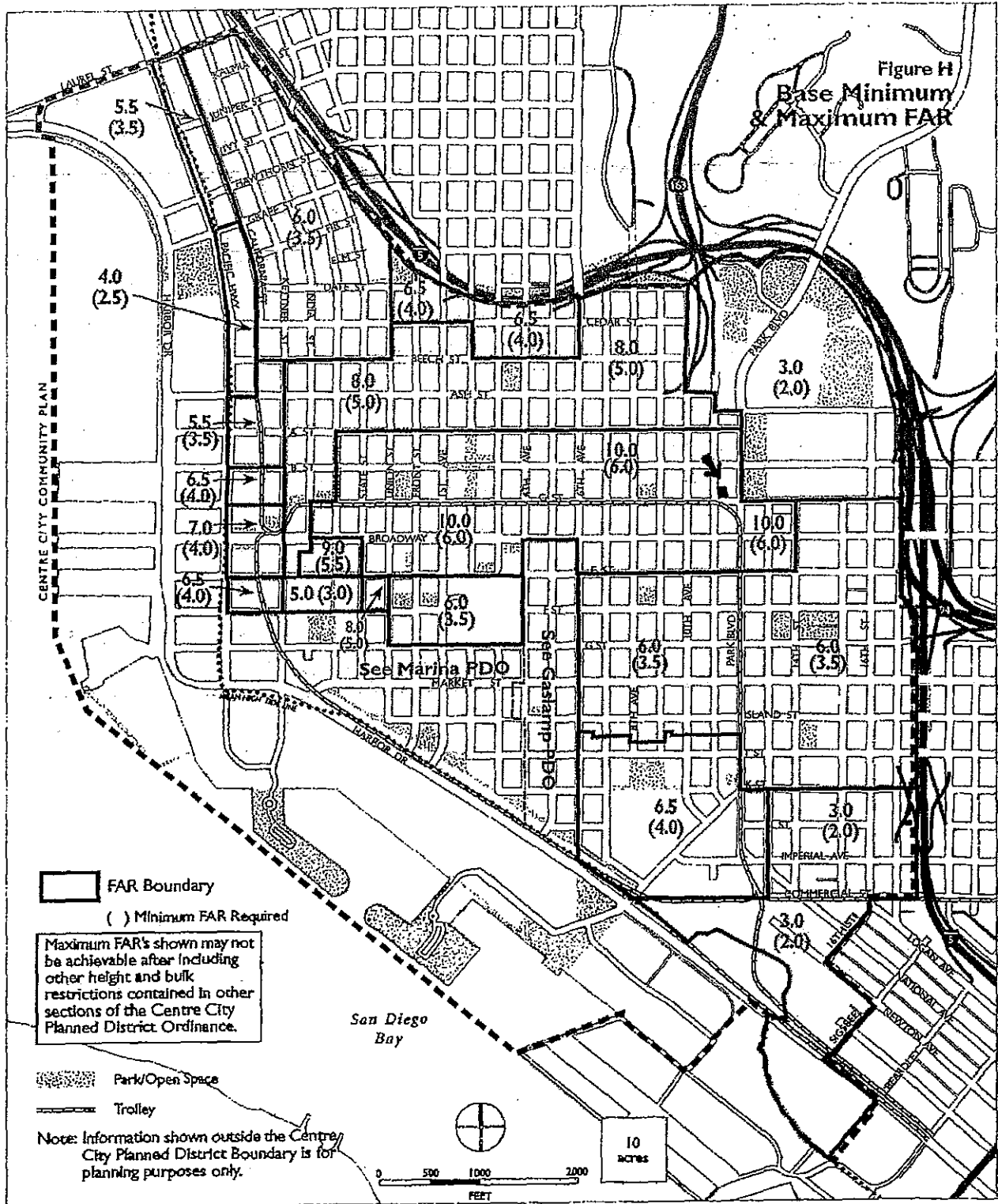
improvement to the existing facility. High quality construction materials are proposed and the building will better fit into the downtown district.

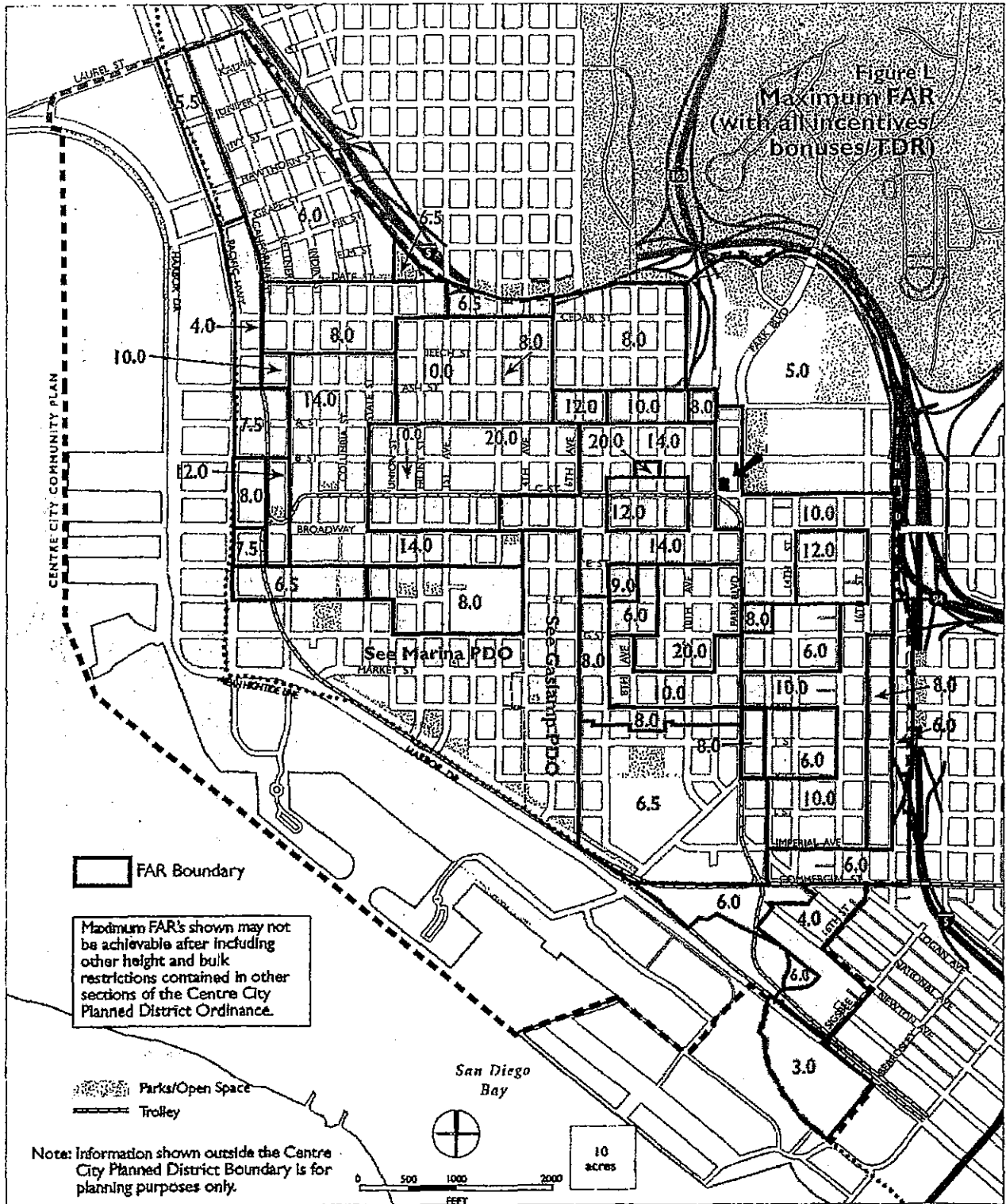
(5) Any proposed deviations pursuant to Section 126.0602(b)(1) are appropriate for this location and will result in a more desirable project than be achieved if designed in strict conformance with the development regulations of the applicable zone.

Jack in the Box is proposing to make a substantial investment to improve the existing facility. This is an improvement project so strict conformance to the development standards should not be employed on this type of submittal. The deviations from the development standards already exist on the site and will continue to exist even if this project as submitted is not approved. The substantial improvements proposed will result in a more desirable project than the current existing condition.

Respectfully,

David Lundy
PM Design Group





Jack in the Box Board of Directors

David L. Goebel

Murray H. Hutchison

Madeleine Kleiner

Linda A. Lang

Michael W. Murphy

James M. Myers

David M. Tehle

Wendy M. Webb

John T. Wyatt

Jack in the Box Corporate Governance

Linda A. Lang, CEO & President

Lenny Comma, Executive Vice President

Jerry P. Rebel, Chief Financial Officer

Philip H. Rudolph, General Counsel

Terri E. Graham, Senior Vice President

Mark H. Blankenship, Senior Vice President & CAO

Carol D. Raimo, VP of Investor Relations

RECORDING REQUESTED BY:

Centre City Development Corporation
Architecture & Planning Division
401 B Street, Suite 400
San Diego, CA 92101

WHEN RECORDED MAIL TO:

Centre City Development Corporation
Attn: Architecture & Planning
401 B Street, Suite 400
San Diego, CA 92101

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POSSESSION THEREOF**

**CENTRE CITY DEVELOPMENT PERMIT/
PLANNED DEVELOPMENT PERMIT No. 2011-04
Jack in the Box - 1110 C Street
(APN#534-193-05)**

**City of San Diego Planning Commission
CCDP/PDP No. 2011-04
Jack in the Box - 1110 C Street**

WHEREAS, Victoria Land Partners L.P./Jack in the Box, Inc., Owner/Permittee, filed an application for a Centre City Development Corporation Development Permit/Planned Development Permit (CCDP/PDP) No. 2011-04 to allow the demolition of an existing drive-thru/walk-up restaurant and construction of a new, approximately 2,156 square-foot, drive-thru/walk-up restaurant, including outdoor dining, with deviations to the development regulations of the Centre City Planned District Ordinance (CCPDO), located at 1110 C Street within the East Village neighborhood of the Downtown Community Plan Area and more particularly describes in "Exhibit A" in the City of San Diego, State of California, according to map thereof made on file in the office of the County Recorder of San Diego; and,

WHEREAS, on December 8, 2011 the City of San Diego Planning Commission held a duly noticed public hearing and considered CCDP/PDP No. 2011-04, including a staff report and recommendation, and public testimony, and granted CCDP/PDP No. 2011-04 pursuant to Sections 156.0304 (e)(D) of the CCPDO and Sections 126.0601-126.0604 of the San Diego Municipal Code (SDMC); and,

WHEREAS, the project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15302 Replacement or Reconstruction (Class 2) and Section 15303 New Construction (Class 3). Class 2 applies to replacement or reconstruction of commercial structure with a new structure of substantially the same size, purpose and capacity and Class 3 applies to construction of new structures under 10,000 square feet in floor area. The project consists of the demolition and reconstruction of a new 2,156 square foot restaurant and, therefore, the Class 2 and Class 3 exemptions are applicable.

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

DEVELOPMENT PERMIT FINDINGS

1. The proposed development is consistent with the Downtown Community Plan, Centre City Redevelopment Plan, Centre City Planned District Ordinance, San Diego Land Development Code, and all other adopted plans and policies of the City of San Diego Redevelopment Agency pertaining to the Centre City Planned District.

PLANNED DEVELOPMENT PERMIT FINDINGS

1. The proposed development will not adversely affect the applicable land use plan.
2. The proposed development will not be detrimental to the public health, safety, and welfare.

3. The proposed use or development will comply to the maximum extent feasible with the regulations of the Land Development Code including any deviations pursuant to Section 126.0602(b)(1) that 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, and any allowable deviations that are otherwise authorized pursuant to the Land Development Code.

BE IT FURTHER RESOLVED that based on the above Findings hereinbefore adopted by the City of San Diego Planning Commission; that CCDP/PDP No. 2011-04 is hereby GRANTED to the Owner/Permittee to construct and operate uses as described and identified by size, dimension, quantity, type and location as follows and on the approved exhibits on file in the offices of the Centre City Development Corporation subject to the terms and conditions set forth in this Permit.

1. General

The Owner/Permittee shall construct, or cause to be constructed on the site, the construction of a new replacement 2,156 square-foot, single-story (21-foot-tall) restaurant with a drive-thru, including seven off-street parking spaces at 1110 C Street within the East Village Neighborhood of the Downtown Community Plan Area.

2. Planned Development Permit

The City of San Diego Planning Commission hereby grants a Planned Development Permit (PDP) allowing for the following deviations:

- a. Deviations from the following development standards of the CCPDO:
 1. Section 156.0307(a) (7) – Deviation to the Land Use Percentage Requirements of the Residential Emphasis (RE) District of a minimum of 80 percent residential and maximum 20 percent non-residential uses to allow 100 percent commercial use within the RE District.
 2. Section 156.0309 (a) – Reductions to the Base Minimum Floor Area Ratio (FAR) of 6.0 to 0.21 FAR.
 3. Section 156.0310 – Deviations to the Development Regulations for new construction including, but not limited to, minimum street wall height, ground floor heights, commercial space depth and lot coverage.
 4. Section 156.0313(1) (2) – Deviations to the Vehicular Access requirements of the CCPDO requiring a maximum 40 linear feet of curb cut for the site and a maximum 20 foot curb cut for driveways serving up to ten cars to allow the existing curb cuts to remain and driveway dimensions to be reduced to a size acceptable to the City of San Diego Engineering Department.

PLANNING AND DESIGN REQUIREMENTS

3. Urban Design Standards

The proposed development, including its architectural design concepts and off-site improvements, shall be consistent with the CCPDO and Centre City Streetscape Manual. These standards, together with the following specific conditions, will be used as a basis for evaluating the development through all stages of the development process.

- a. Architectural Standards – The architecture of the development shall establish a high quality of design and complement the design and character of the East Village Neighborhood and the site’s location along C Street as shown in the approved Basic Concept/Schematic Drawings on file with the Corporation. The development shall utilize a coordinated color scheme consistent with the approved Basic Concept/Schematic Drawings.
- b. Form and Scale – The development shall consist of an one-story building with a maximum building height of 21 feet measured to the top of the parapet, with roof equipment enclosures, elevator penthouses, and mechanical screening above this height permitted per the Centre City PDO and the FAA. All building elements shall be complementary in form, scale, and architectural style.
- c. Elevations – The development shall minimize the appearance of continuous solid walls on the east and west elevation by providing glazing, off-set planes, reveals, texture and distinct material/colors to create shadowing and texture, as shown in the Basic Concept/Schematic Drawings.
- d. Building Materials – All building materials shall be of a high quality utilizing stone, tile and/or metal panels as approved by CCDC. No stucco or plaster materials shall be used on the building walls. All materials and installation shall exhibit high-quality design, detailing, and construction execution to create a durable and high quality finish. The base of the buildings shall be clad in upgraded materials and carry down to within 1 (one) inch of finish sidewalk grade. Any stone materials shall employ larger modules such as 12" x 24" and full-corner profiles to create a substantial and non-veneer appearance. All downspouts, exhaust caps, and other additive elements shall be superior grade for urban locations, carefully composed to reinforce the architectural design. Reflectivity of the glass shall be the minimum reflectivity required by Title 24.

All construction details shall be highest standard and executed to minimize weathering, eliminate staining, and not cause deterioration of materials on adjacent properties or the public right of way. No substitutions of materials or colors shall be permitted without the prior written consent of the Corporation. A final materials board which illustrates the location, color, quality, and texture of proposed exterior materials shall be submitted with 100% Construction Drawings

and shall be consistent with the materials board approved with the Basic Concept/Schematic Drawings.

- e. Street Level Design – Street level windows shall be clear glass and may be lightly tinted. Architectural features such as awnings and other design features which add human scale to the streetscape are encouraged where they are consistent with the design theme of the structure.
- f. Utilitarian Areas – Areas housing trash, recycling, storage, or other utility services shall be completely concealed from view of the public right-of-way and adjoining developments, except for utilities required to be exposed by the City or utility company. The development shall provide trash and recyclable material storage areas per Municipal Code Sections 142.0810 and 142.0820. Such areas shall be provided within an enclosed area and shall be kept clean and orderly at all times. The development shall implement a recycling program to provide for the separation of recyclable materials from the non-recyclable trash materials.
- g. Circulation and Parking – The Owner/Permittee shall prepare a plan which identifies the location of curbside parking control zones, parking meters, fire hydrants, trees, and street lights. Such plan shall be submitted in conjunction with 100% Construction Drawings.
- h. Open Space/Project Amenities – A landscape plan that illustrates the relationship of the proposed on and off-site improvements and the location of water, and electrical hookups shall be submitted with 100% Construction Drawings.
- i. Roof Tops – A rooftop equipment and appurtenance location and screening plan shall be prepared and submitted with 100% Construction Drawings. Any roof top mechanical equipment must be grouped, enclosed, and screened from surrounding views.
- j. Signage – All signs shall comply with the City of San Diego Sign Regulations and the CCPDO. No pole signs shall be permitted.
- k. Lighting – A lighting plan which highlights the architectural qualities of the proposed development and also enhances the lighting of the public right-of-way shall be submitted with 100% Construction Drawings. All lighting shall be designed to avoid illumination of adjoining properties.
- l. Noise Control – All mechanical equipment, including but not limited to, air conditioning, heating and exhaust systems, shall comply with the City of San Diego Noise Ordinance and California Noise Insulation Standards as set forth in Title 24 of the California Code of Regulations. All mechanical equipment shall be located to mitigate noise and exhaust impacts on adjoining development, particularly residential. Owner/Permittee shall provide evidence of compliance at 100% Construction Drawings.

- m. Energy Considerations – The design of the improvements shall include, where feasible, energy conservation construction techniques and design, including cogeneration facilities, and active and passive solar energy design. The Owner/Permittee shall demonstrate consideration of such energy features during the review of the 100% Construction Drawings.
- n. Street Address – Building address numbers shall be provided that are visible and legible from the public right-of-way.

4. Off-Site Parking

Owner/Permittee shall maintain a minimum of seven off-street parking spaces on the property at all times in the approximate locations shown on the approved Exhibit “A.” Further, all on-site parking stalls and aisle widths shall be in compliance with requirements of the City's Land Development Code. Parking spaces shall comply at all times with the SDMC and shall not be converted for any other use unless otherwise authorized by the appropriate decision maker in accordance with the SDMC.

5. Drive Thru

- a. Owner/Permittee shall maintain adequate space to allow a minimum of three cars to be stacked on-site up to and including the area in front of the menu board/order station to avoid queuing along the C Street right-of-way.
- b. The driveway located along C Street shall be utilized as a one-way entry only and shall be signed, including permanent markings.

6. On-Site Improvements

All off-site and on-site improvements shall be designed as part of an integral site development. An on-site improvement plan shall be submitted with the 100% Construction Drawings. Any on-site landscaping shall establish a high quality of design and be sensitive to landscape materials and design planned for the adjoining public rights-of-way.

PUBLIC IMPROVEMENTS, LANDSCAPING AND UTILITY REQUIREMENTS

7. Off-Site Improvements

The following public improvements shall be installed in accordance with the Centre City Streetscape Manual. The Manual is currently being updated and the Owner/Permittee shall install the appropriate improvements according to the latest requirements at the time of Building Permit issuance:

	C Street	11th Avenue
Paving	Standard Paving	Gateway Paving
Street Trees	Carrot Wood	Jacaranda
Street Lights	Standard Lights	Gateway Lights

All trees shall be planted at a minimum 36-inch box size with tree grates provided as specified in the Centre City Streetscape Manual, and shall meet the requirements of Title 24. Tree spacing shall be accommodated after street lights have been sited, and generally spaced 20 to 25 feet on center. All landscaping shall be irrigated with private water service from the subject property.

The Owner/Permittee will be responsible for evaluating, with consultation with the Corporation, whether any existing trees within the right-of-way shall be maintained and preserved. No trees shall be removed prior to obtaining a Tree Removal Permit from the Development Services Department per City Council Policy 200-05.

- a. Street Lights – All existing lights shall be evaluated to determine if they meet current Corporation and City requirements, and shall be modified or replaced if necessary.
- b. Sidewalk Paving – Any specialized paving materials shall be approved through the execution of an Encroachment Removal and Maintenance Agreement with the City.
- c. Landscaping – All required landscaping shall be maintained in a disease, weed and litter free condition at all times. If any required landscaping (including existing or new plantings, hardscape, landscape features, etc.) indicated on the approved construction documents is damaged or removed during demolition or construction, it shall be repaired and/or replaced in kind and equivalent in size per the approved documents and to the satisfaction of the Centre City Development Corporation within 30 days of damage or Certificate of Occupancy.
- d. On-Street Parking – The Owner/Permittee shall maximize the on-street parking wherever feasible.
- e. Public Utilities – The Owner/Permittee shall be responsible for the connection of on-site sewer, water and storm drain systems from the development to the City Utilities located in the public right-of-way. Sewer, water, and roof drain laterals shall be connected to the appropriate utility mains within the street and beneath the sidewalk. The Owner/Permittee may use existing laterals if acceptable to the City, and if not, Owner/Permittee shall cut and plug existing laterals at such places and in the manner required by the City, and install new laterals. Private sewer laterals require an Encroachment Maintenance and Removal Agreement.

All roof drainage and sump drainage, if any, shall be connected to the storm drain system in the public street, or if no system exists, to the street gutters through sidewalk underdrains. Such underdrains shall be approved through an Encroachment Removal Agreement with the City. The Owner/Permittee shall comply with the City of San Diego Storm Water Management and Discharge Control Ordinance and the storm water pollution prevention requirements of Chapter 14, Article 2, Division 1 and Chapter 14, Article 2, Division 2 of the Land Development Code.

- f. Franchise Public Utilities – The Owner/Permittee shall be responsible for the installation or relocation of franchise utility connections including, but not limited to, gas, electric, telephone and cable, to the development and all extensions of those utilities in public streets. Existing franchised utilities located above grade serving the property and in the sidewalk right-of-way shall be removed and incorporated into the adjoining development where feasible.
 - g. Fire Hydrants – If required, the Owner/Permittee shall install fire hydrants at locations satisfactory to the City of San Diego Fire Department and Development Services Department.
 - h. Water Meters and Backflow Preventers – The Owner/Permittee shall locate all water meters and backflow preventers in locations satisfactory to the Public Utilities Department and Corporation. Backflow preventers shall be located outside of the public right-of-way adjacent to the development's water meters, either within the building, a recessed alcove area, or within a plaza or landscaping area. The devices shall be screened from view from the public right-of-way. All items of improvement shall be performed in accordance with the technical specifications, standards, and practices of the City of San Diego's Engineering, Public Utilities and Building Inspection Departments and shall be subject to their review and approval. Improvements shall meet the requirements of Title 24 of the State Building Code.
8. Removal and/or Remedy of Soil and/or Water Contamination

The Owner/Permittee shall (at its own cost and expense) remove and/or otherwise remedy as provided by law and implementing rules and regulations, and as required by appropriate governmental authorities, any contaminated or hazardous soil and/or water conditions on the Site. Such work may include without limitation the following:

- a. Remove (and dispose of) and/or treat any contaminated soil and/or water on the site (and encountered during installation of improvements in the adjacent public rights-of-way which the Owner/Permittee is to install) as necessary to comply with applicable governmental standards and requirements.

- b. Design construct all improvements on the site in a manner which will assure protection of occupants and all improvements from any contamination, whether in vapor or other form, and/or from the direct and indirect effects thereof.
- c. Prepare a site safety plan and submit it to the appropriate governmental agency, Corporation, and other authorities for approval in connection with obtaining a building permit for the construction of improvements on the site. Such site safety plan shall assure workers and other visitors to the site of protection from any health and safety hazards during development and construction of the improvements. Such site safety plan shall include monitoring and appropriate protective action against vapors and/or the effect thereof.
- d. Obtain from the County of San Diego and/or California Regional Water Quality Control Board and/or any other authorities required by law any permits or other approvals required in connection with the removal and/or remedy of soil and/or water contamination, in connection with the development and construction on the site.
- e. If required due to the presence of contamination, an impermeable membrane or other acceptable construction alternative shall be installed beneath the foundation of the building. Drawings and specifications for such vapor barrier system shall be submitted for review and approval by the appropriate governmental authorities.

STANDARD REQUIREMENTS

9. Environmental Impact Mitigation Monitoring and Reporting Program (MMRP)

As required by the San Diego Municipal Code Section 156.0304 (f), the development shall comply with all applicable MMRP measures from the 2006 Final Environmental Impact Report (FEIR) for the Downtown Community Plan.

10. Development Impact Fees

The development will be subject to Centre City Development Impact Fees. For developments containing commercial space(s) the Owner/Permittee shall provide to the City's Facilities Financing Department the following information at the time of application for building permit plan check: 1) total square footage for commercial lease spaces and all areas within the building dedicated to support those commercial spaces including, but not limited to: loading areas, service areas and corridors, utility rooms, and commercial parking areas; and 2) applicable floor plans showing those areas outlined for verification. In addition, it shall be responsibility of the Owner/Permittee to provide all necessary documentation for receiving any "credit" for existing buildings to be removed.

11. Construction Fence

Owner/Permittee shall install a construction fence pursuant to specifications of, and a permit from, the City Engineer. The fence shall be solid plywood with wood framing, painted a consistent color with the development's design, and shall contain a pedestrian passageway, signs, and lighting as required by the City Engineer. The fencing shall be maintained in good condition and free of graffiti at all times.

12. Development Identification Signs

Prior to commencement of construction on the Site, the Owner/Permittee shall prepare and install, at its cost and expense, one sign on the barricade around the site which identifies the development. The sign shall be at least four (4) feet by six (6) feet and be visible to passing pedestrian and vehicular traffic. The signs shall at a minimum include:

- Color rendering of the development
- Development name
- Developer
- Completion Date
- For information call _____.

The sign shall also contain the Corporation "Paradise in Progress" logo and the Downtown Construction Hotline phone number. Additional development signs may be provided around the perimeter of the site. All signs shall be limited to a maximum of 160 square feet per street frontage. Graphics may also be painted on any barricades surrounding the site. All signs and graphics shall be submitted to the Corporation for approval prior to installation.

13. This Centre City Development 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 (EOT) has been granted. Any such EOT must meet all SDMC and CCPDO requirements in effect at the time of extension are considered by the appropriate decision maker.

14. Issuance of this Permit by the Centre City Development Corporation does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies.

15. 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.

16. This development shall comply with the standards, policies, and requirements in effect at the time of approval of this development, including any successor(s) or new policies,

financing mechanisms, phasing schedules, plans and ordinances adopted by the City of San Diego.

17. No permit for construction, operation, or occupancy of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until this Permit is recorded in the Office of the San Diego County Recorder.
18. 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.

APPROVED by the City of San Diego Planning Commission on December 8, 2011

AUTHENTICATED BY THE CENTRE CITY DEVELOPMENT CORPORATION

Lucy Contreras
Senior Planner

**Note: Notary Acknowledgement
must be attached per Civil Code
Section 1189 et seq.**

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 Owner/Permittee hereunder.

Jack in the Box, Inc.
Owner/Permittee

By: _____
NAME
TITLE

**Note: Notary Acknowledgement
must be attached per Civil Code
Section 1189 et seq.**

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