



THE CITY OF SAN DIEGO

REPORT TO THE PLANNING COMMISSION

DATE ISSUED: June 20, 2013 **REPORT NO. PC-13-010**

ATTENTION: Planning Commission, Agenda of June 27, 2013

SUBJECT: SCRIPPS MEMORIAL HOSPITAL LA JOLLA – PROJECT NO. 217934; PROCESS 5

REFERENCE: Planning Commission Report No. PC-10-067-Community Plan Amendment Initiation

**OWNER/
APPLICANT:** Scripps Health (Attachment 19)

SUMMARY

Issue: Should the Planning Commission recommend the City Council approve a request for the demolition, renovation and construction of new hospital and medical offices at the existing Scripps Memorial Hospital campus site within the University Community Plan Area?

Staff Recommendations:

1. Recommend the City Council **Certify** Environmental Impact Report No. 217934, **Adopt** the Mitigation Monitoring and Reporting Program, and **Adopt** the Findings and Statement of Overriding Considerations; and
2. Recommend the City Council **Adopt** the Rezoning Ordinance No. 777331; and
3. Recommend the City Council **Approve** amendments to the General Plan and the University Community Plan No. 777330; and
4. Recommend the City Council Approve Easement Vacation No. 1037976; and
5. Recommend the City Council **Approve** Conditional Use Permit No. 777332 and Planned Development Permit No. 777333 with Design Guidelines for Development.

Community Planning Group Recommendation: On November 13, 2012, the

University Community Planning Group voted 12-1-1 to recommend approval of the project subject to suggestions discussed in this report (Attachment 19).

Other Recommendations: On February 8, 2011, the San Diego County Regional Airport Authority found the proposed project consistent with the Marine Corp Air Station (MCAS) Miramar Airport Land Use Compatibility Plan.

Environmental Review Environmental Impact Report No. 217934 has been prepared for the project in accordance with State of California Environmental Quality Act (CEQA) Guidelines. A Mitigation, Monitoring and Reporting Program has been prepared and will be implemented which will reduce, to below a level of significance, some of the potential impacts identified in the environmental review process. The applicant has also provided Draft Candidate Findings and a Statement of Overriding Considerations to allow the City Council to adopt the project with significant and unmitigated impacts.

Fiscal Impact Statement: No cost to the City. A deposit account funded by the applicant recovers all costs associated with the processing of the project application.

Code Enforcement Impact: None.

Housing Impact Statement: The University Community Plan designates the project site for Hospital use which includes a mix of hospital, medical office, and research and development uses. The proposed Community Plan Amendment, Planned Development Permit and Conditional Use Permit would increase the amount of medical office use on site and retain the same amount of hospital and scientific research uses. Therefore, the proposed project would have a neutral effect on housing.

BACKGROUND

Scripps Memorial Hospital La Jolla (formerly Scripps Memorial Hospital) and Scripps Metabolic Clinic were founded in 1924 by Ellen Browning Scripps. In 1964, Scripps Memorial Hospital La Jolla moved from downtown La Jolla to its current location at 9888 Genesee Avenue. The original conditional use permit and all amendments have allowed for the development of the hospital and a variety of hospital-related uses.

The Scripps Memorial Hospital La Jolla is located within the Torrey Pines subarea of the University Community Plan. The University Community Plan designates the site and areas to the west, south and east as public Facilities/Institutional and the area to the north as Industrial (Attachment 1). The hospital property is bounded on the west by Interstate 5, Genesee Avenue on the north and east, and Voigt Drive on the south (Attachment 2). North of the project site and north of Genesee Avenue are industrial and office buildings, east of the site and east of Genesee Avenue are also industrial and office uses. South of the site is a portion of the UCSD complex. West and across Interstate 5 is also the UCSD complex. The proposed development is located within the Scripps Memorial Hospital – La Jolla campus located at 9888 Genesee Avenue (Attachment 3). Properties to the west, south and east are zoned RS-1-14 and to the north and northeast are zoned IP-1-1. The site is composed of four parcels. Three parcels are zoned RS-1-14 and one is zoned CO-1-2.

The Scripps Memorial Hospital development was originally approved by the Planning Commission on May 26, 1971, under Conditional Use Permit (CUP) No. 292. There have been eight amendments, with the most recent having been approved by the Planning Commission on September 17, 2009 (Attachment 4). With the last Amendment, commonly referred to as Conditional Use Permit No. 8, the hospital campus would eventually be completed with sixteen structures including 1,682,369 square feet of development, a heli-stop, and 389 hospital beds (Attachment 5).

DISCUSSION

Project Description:

The proposed project site is approximately 41.22-acres and is located at 9888 Genesee Avenue in the University Community of the City of San Diego. The existing hospital campus contains 889,302 square feet of building area. With current entitlements under CUP 1 through 8, the hospital campus is currently approved for 1,682,369 square feet with 814,580 square feet left to be constructed. The proposed project, also known as CUP 9, would consist of new construction and renovations totaling 891,350 square feet, and demolition of existing structures totaling 533,725 square feet, for a net increase of 357,625 square feet on the hospital campus. With build out of CUP 9, the total square footage of the campus would be 2,039,994 square feet including the 531 hospital beds and other medical uses. Existing and build out features of the hospital campus include space for hospital patients and attendants, outpatient medical offices, scientific research facilities, parking structures, physical plant areas, magnetic resonance imaging outbuildings, and other associated development (Attachment 6).

Development of the Hospital campus is also controlled by development-intensity limits established in the University Community Plan. The proposed project would increase the existing 389 beds on the overall campus by 142, for a total of 531 beds, whereas the University Community Plan maximum is 682 beds. The University Community Plan also establishes a maximum total square footage for medical offices for Scripps Memorial Hospital La Jolla, and a community plan amendment would be required to increase the project's square footage from 332,528 square feet of medical office space to 793,580 square feet of medical office and outpatient space.

New construction proposed on site under CUP 9 would include the development of three new seven story buildings/structures, including a Medical Office Building (9.K), an Outpatient Pavilion (9.B), and a Parking Structure (9.J). In addition, the project would also include construction of a nine-story hospital tower (Tower III, Phase I (9.C) and Phase II (9.D)), a three-story addition for medical office and scientific research use (9.E) adjacent to the existing two-story Schaezel Building Phase II (9.E), and a single-story Maintenance Shop (9.G) with a landscaped plaza that includes outdoor seating and grass areas above it. The project would also include construction of a second Heli-stop (9.F) on the roof of previously approved Tower II (8.E), improvement of internal road circulation of the campus, and new landscaping. The main entrance off Genesee Avenue would be widened from five to six lanes and would be straightened to provide a more direct route to the hospital.

The required discretionary approvals include a General Plan/Community Plan Amendment; Rezone from RS-1-14 to IL-2-1; a Conditional Use and Planned Development Permit to amend the existing Conditional Use and Planned Development Permit; and an Easement Vacation of a traffic signal electrical easement.

Community Plan Analysis:

The proposed community plan amendment was initiated by Planning Commission on August 5, 2010. Several issues were identified by staff and the Planning Commission to be analyzed as part of the amendment process. Those issues as well as the responses to those issues are provided as Attachment 7 of this report. Below is an analysis of how the proposed amendment is in conformance with applicable General Plan and University Community Plan goals.

The City of San Diego's General Plan provides a general goal for Healthcare Services and Facilities which seeks to provide services and facilities that are easily accessible and meets the needs of all residents. The General Plan recommends careful planning in siting and expanding these facilities to take into consideration the City's growth strategy and that can help meet the healthcare needs of a growing population in a manner that increases accessibility, reduces driving trips, and provides for educational, employment, and training opportunities.

The Scripps Memorial Hospital Campus location at the intersection of Interstate 5 and Genesee Avenue provides convenient local and regional auto access. The Super Loop Rapid Bus Transit service provides direct access to the campus from within the community. Additionally, the Mid-Coast Light Rail Transit (Trolley) route, once constructed, would provide expanded transit accessibility to the hospital by one of two LRT station locations located on the UCSD campus with connection to the Super Loop route. As such, the proposal will provide new facilities utilizing the most recent technologies in an area with extensive vehicular and transit accessibility in conformance with the General Plan's goal of providing healthcare services and facilities that are easily accessible and meet the needs of all residents.

The project site is specifically designated "Scripps Hospital" by the University Community Plan (UCP). The Development Intensity Element of the UCP provides further guidance for the mix of land uses within the Scripps Hospital campus. It establishes guidelines for the intensity of development within the community. The element divides the community into subareas and identifies the allowed use and allocates specific building square footage and/or dwelling units per net acre for each subarea. The project site is located in subarea 4 of the Development Intensity Table and allows a mix of hospital, medical office, and research and development uses. The UCP currently assigns a total of 682 hospital beds, 31,500 square feet of scientific research use and 332,528 square feet of medical office use. The proposed plan amendment would increase total medical office square footage identified in the community plan to 793,580 square feet and retain the same intensity of hospital beds and scientific research use.

Rezone

The rezone is required to change a portion of the site from a Residential-Single Unit zone (RS-1-14) to Industrial Light (IL-2-1) and to align the zone with the current hospital use and Public Facilities/Institutional land use designation in the University Community Plan. Another portion of the site currently zoned Commercial Office would be left intact. Pursuant to Section 131.0422 of the City Municipal Code, the RS-1-14 zone no longer permits the development of hospital uses with a CUP. Therefore, a rezone to Light Industrial (IL-2-1) is proposed for this expansion project (Attachment 10).

Conditional Use and Planned Development Permit

The site is currently governed by the CUP, a PDP and Variance because the existing campus exceeds the allowed floor area ratio and height limitations of the RS-1-14 zone. With the change to the IL-2-1 zone a Conditional Use Permit is still required for the hospital use. In addition, with this Amendment, Scripps Memorial Hospital La Jolla will add a second heli-stop at the roof of the new Tower II, adjacent to Genesee Avenue.

The proposed project continues to require a Planned Development Permit for deviations to sign and development regulations. Deviations include retaining wall heights outside of required yards, landscape regulations for planting in Vehicle Use Areas and Sign deviations. In addition to being shown on the Exhibits, these deviations are noted in the Conditional Use and Planned Development Permit and resolution with findings (Attachments 11 & 12).

Design Guidelines have been created for development of the hospital campus and will be included and recorded as a part of the permit (Attachment 13). A detailed sign plan for both directional and identification purposes will be included as a part of the Exhibit "A" (Attachment 14).

Easement Vacation

The public easement was recorded in 1972 to accommodate electrical facilities for a traffic signal at the driveway. The traffic signal no longer exists and the electrical facilities have been removed. The driveway was demolished in 1980 so the public easement is no longer necessary (Attachments 15 & 16).

Environmental Analysis:

Environmental impact report No. 217934 has been prepared for this project to analyze and disclose the environmental impacts that would result from the proposed Scripps La Jolla project. The analysis discusses the project's potential impacts to Land Use, Transportation/Traffic Circulation, Noise, Greenhouse Gas Emissions, Air Quality, Energy, Historic Resources, Paleontological Resources, Health and Safety, Public Utilities, Visual Quality and Neighborhood Character, Geologic Conditions, Hydrology/Water Quality, and Public Services and Facilities.

The environmental analysis concludes that the project would result in significant but mitigable impacts associated with Transportation/Traffic Circulation, Noise Historical Resources,

Paleontological Resources, Health and Safety, and Public Utilities. Implementation of the proposed Mitigation, Monitoring, and Reporting Program (MMRP) would reduce these environmental effects to below a level of significance (Attachment 17).

The proposed project has significant and unmitigated impacts related to Land Use (Secondary Indirect Effects), Transportation/Traffic Circulation, Noise (Traffic Noise), Greenhouse Gas Emissions, and Air Quality. Of these unmitigated impacts, only the Transportation/Traffic Circulation impact can be mitigated.

Under the Existing plus Project condition, two roadway segments would operate at a deficient level of service (LOS), and would be significantly impacted by the project: Regents Road from Health Sciences Drive to Eastgate Mall, and Regents Road from Eastgate Mall to Executive Drive. These two deficient roadway segments would be improved by the project through the widening of Regents Road from Genesee Avenue to Executive Drive. This improvement is fully funded through the community's Public Facilities Financing Plan, and is expected to be completed by 2016. Because these improvements would not be completed until 2016, impacts would be significant and unmitigated under Existing Plus Project conditions. Impacts would be fully mitigated following implementation of Phase I (2015), after which all improvements would be in place and operational.

Project-Related Issues:

Scripps Memorial Hospital is proposing to amend the existing PDP to allow for deviations to exceed maximum allowed retaining wall height outside of a required yard at the north side of the campus, and for shade structures on the rooftop of the parking structure, rather than landscape planting in the vehicle use area. In addition the proposed project includes a Sign Plan which deviates from the Municipal Sign Ordinance. These deviations are consistent with the goals and objectives of the University Community Plan and Land Development Code, and result in a more desirable project. The sign plan is designed so that visitors to the campus can find their desired location quickly. In addition, the PDP will also incorporate Design Guidelines for future phased Master Plan development.

Community Planning Group Recommendation

The applicant has been working with the University Community Planning Group in creating a project sensitive to the existing community, while providing for the medical needs of the region. On November 13, 2012, the University Community Planning Group voted 12-1-1 to recommend approval of the project subject to the applicant working diligently with UCSD on multiple access points for the site, and would like to see the applicant discuss their LEED goal (Attachment 19).

The applicant, Scripps Health, has spent considerable time working with UCSD, to explore multiple access points to the hospital campus via Voigt Avenue. At this time these discussions have not been successful however a Voigt Avenue alternative has been addressed in the Environmental Impact Report if and when this option becomes available in the future.

The proposed project will incorporate sustainable design features under several general categories: site selection, water quality, indoor and outdoor water use, materials/waste

management, and energy conservation. A brief summary of the project approach to sustainability is included below. Specific design features are also summarized in the Final EIR, Chapter 3 Project Characteristics.

Site Selection: The proposed project is an infill development that proposes to locate expanded hospital and medical office services on the existing hospital campus. Expansion of the existing campus within an urbanized community minimizes impacts to San Diego's natural environment when compared to locating new facilities on a previously undeveloped site. Locating the additional medical office use within the existing campus minimizes the need for additional vehicle trips that would otherwise be required to travel between separate facilities. It allows the project to take advantage of existing and future planned transportation. The project also designates preferred carpool parking and encourages alternative transportation through the proposed Traffic Demand Management Program.

Water Quality: The project would implement a variety of proposed Best Management Practices to improve overall site permeability and reduce runoff. Vegetated bioswales would be utilized to the maximum extent feasible to achieve filtration and natural treatment of stormwater runoff. Where bioswales are not possible, stormwater runoff would be conveyed to Filterra bioretention units to provide treatment prior to discharge into the underground storm drain system.

Indoor and Outdoor Water Use: The proposed landscape plan utilizes a planting palette that emphasizes trees, shrubs, vines, and native ground covers that are drought-tolerant. The irrigation system will be designed to utilize reclaimed water as it becomes available at the site, and would incorporate additional water management efficiency measures such as low-flow spray heads, drip irrigation, and automatic shut-off during rainfall.

The project would reduce consumption of potable water by converting the cooling towers in the Central Energy Plant to reclaimed water supply and use of water efficient, low-flow plumbing fixtures within the proposed buildings.

Materials/Waste Management: A comprehensive Waste Management Plan (WMP) has been prepared to identify measures to reduce the impact of solid waste generated by the project during construction and operation of the facility. The WMP establishes a target of 75% minimum diversion from landfills for all offsite waste disposals of construction, demolition and land-clearing waste by one, or a combination of the following strategies: salvage, reuse, source-separated recycling, and co-mingled recycling. The WMP also establishes a recycling program for solid waste generated during construction with a target 75% minimum diversion rate.

Energy Conservation: Hospital facilities represent a unique use in terms of their energy requirements, due in large part to the high energy demands of critical equipment, increased requirements for ventilation and air exchanges, and their continual 24 hours a day, 7 days a week operation. The project would implement a variety of design measures to reduce the project's energy requirements including design of the hospital towers' exterior building envelope (roof, exterior wall and glazing) and lighting systems. Specific design features are outlined in the Final EIR in Chapter 3 Project Characteristics.

Conclusion:

The proposed project, known as Conditional Use Permit No. 9 for the Scripps Memorial Hospital campus, would consist of new construction and renovations totaling 891,350 square feet, and demolition of existing structures totaling 533,725 square feet, for a net increase of 357,625 square feet on the hospital campus, and a change of hospital beds from 389 to 531. The new total for the hospital campus will be 2,039,994 square feet of hospital and medical office uses.

Staff has determined the proposed project, with the adoption of the University Community Plan Amendment and the zoning ordinance complies with the applicable sections of the Municipal Code. Staff has determined the required findings support the decision to approve the proposed project's Conditional Use and Planned Development Permit, and Easement Vacation. An Environmental Impact Report has been prepared for this project and the mitigation required would reduce some potentially significant impacts to below a level of significance. Findings and a Statement of Overriding Consideration must be made to certify the Environmental Impact Report regarding potential direct and cumulative impacts which remain significant and unmitigated.

ALTERNATIVES:

1. **Recommend Approval** of the project, **with modifications.**
2. **Recommend Denial** of the project, **if the findings required to approve the project cannot be affirmed.**

Respectfully submitted,



Mike Westlake
Assistant Deputy Director
Development Services Department



Jeannette Temple
Development Project Manager
Development Services Department



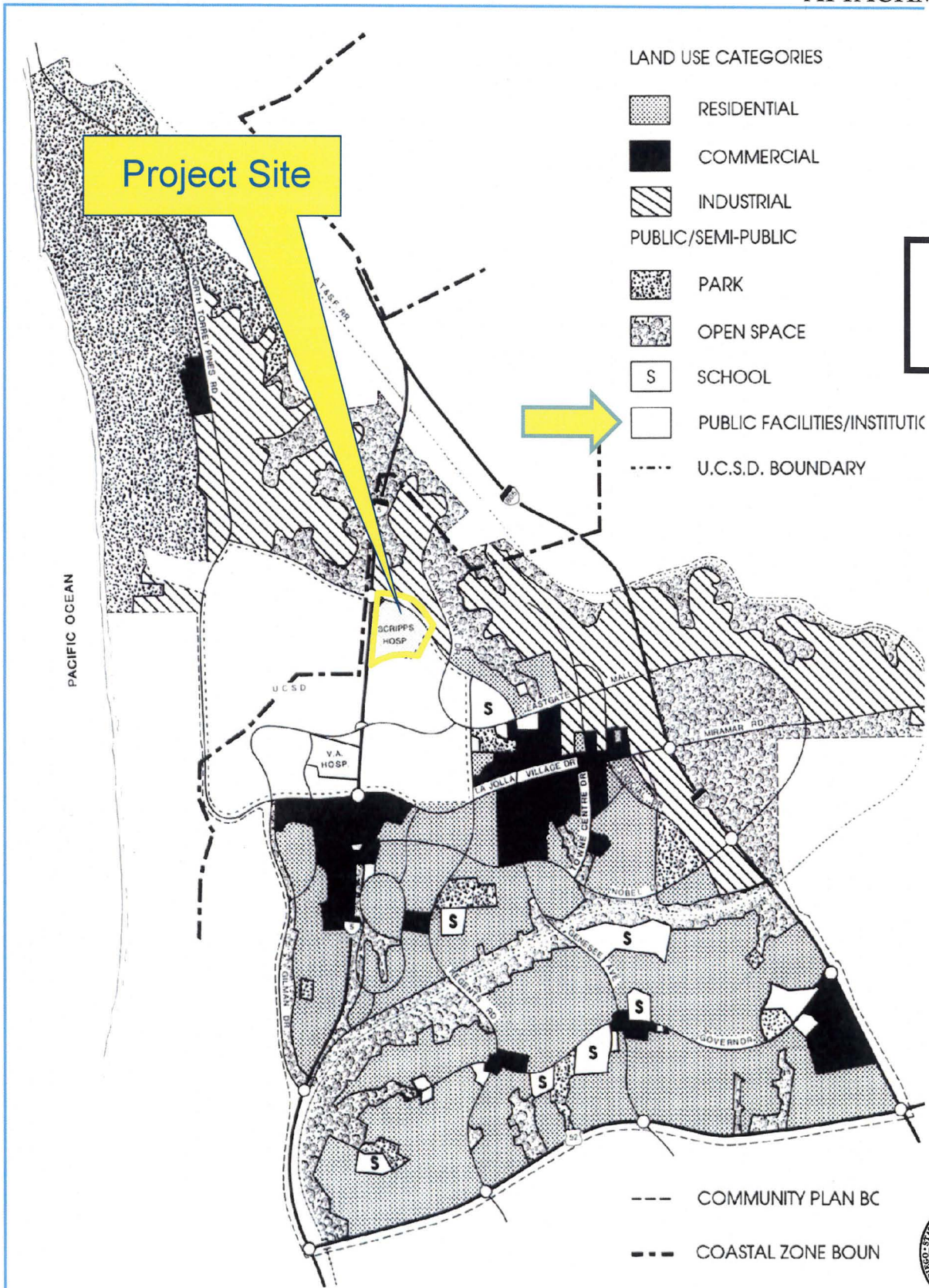
Cecilia Gallardo
Deputy Director
Advanced Planning and Engineering

GALLARDO/WESTLAKE/JT

Attachments:

1. Community Plan Land Use Map
2. Aerial Photograph

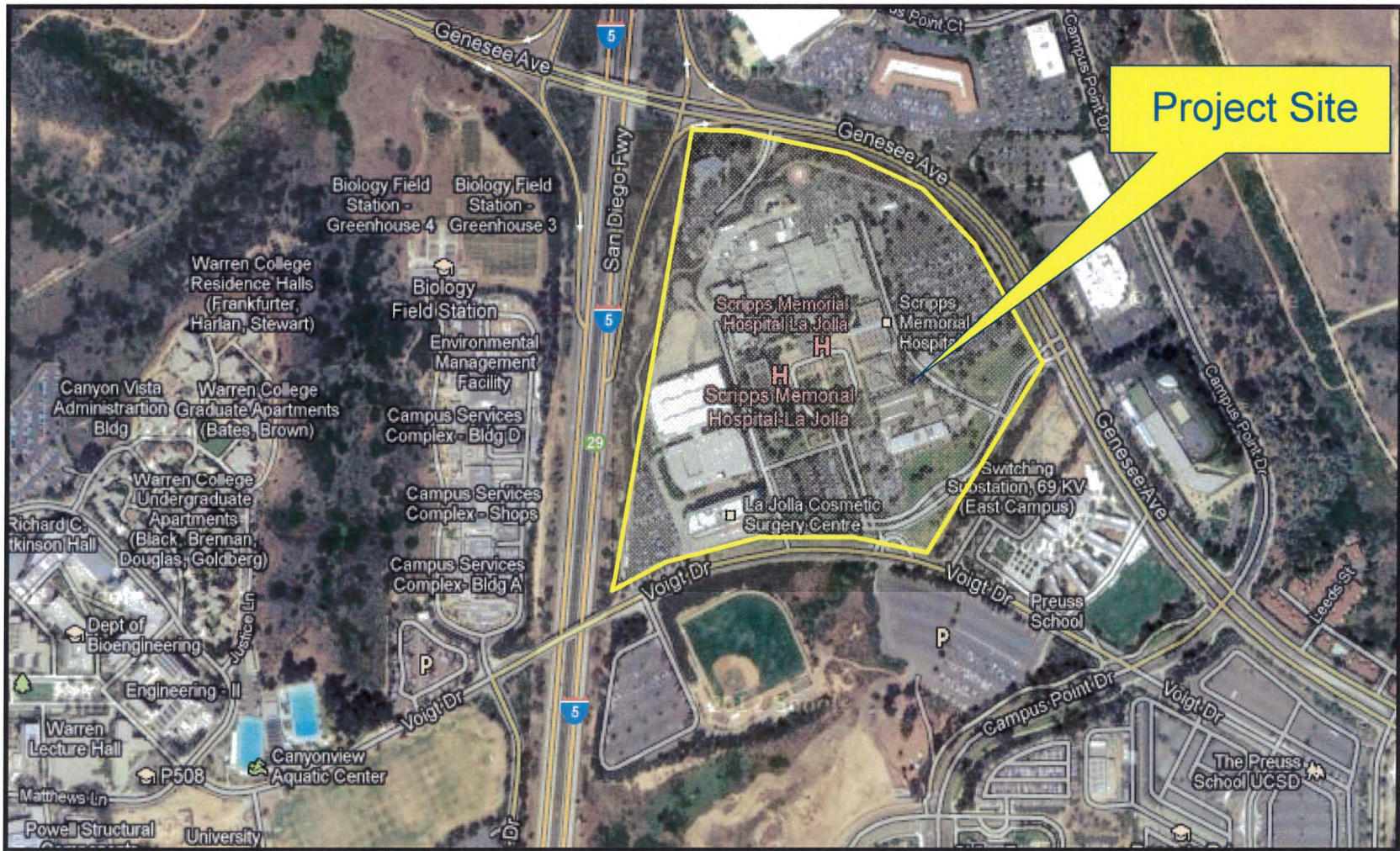
3. Project Location Map
4. Prior Recorded Permits
5. Existing/Approved Site Plan
6. Proposed Site and Development Plans
7. Community Plan Amendment Initiation Resolution and Responses
8. Community Plan Amendment Resolution,
9. CPA Strikeout/Underline Text, and Revised Graphics
10. Draft Rezone Ordinance and B-sheet
11. Draft Permit Resolution with Findings
12. Draft Permit with Conditions
13. Draft Design Guidelines
14. Draft Sign Plans
15. Easement Vacation Resolution
16. Easement Vacation Exhibit
17. Draft Environmental Resolution with MMRP
18. Community Planning Group Recommendation
19. Ownership Disclosure
20. Project Chronology



Community Plan Map

SCRIPPS LA JOLLA - 9888 GENESEE AVENUE
PROJECT NO. 217934





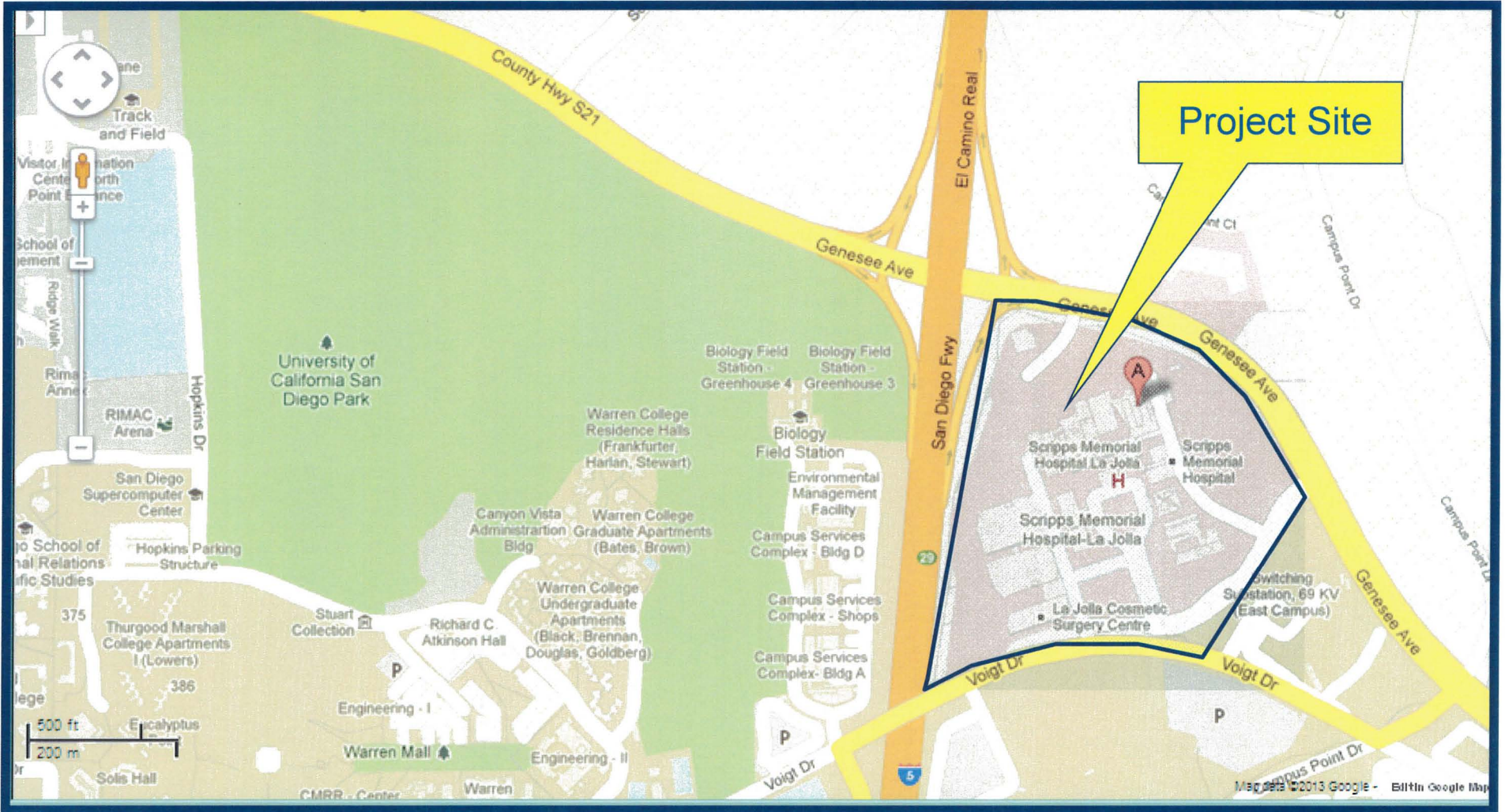
Project Site



Location Aerial Photo

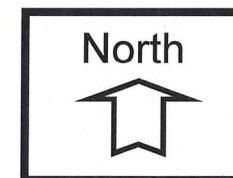
SCRIPPS LA JOLLA- 9888 GENESEE AVENUE
PROJECT NO. 217934





Location Map

SCRIPPS LA JOLLA- 9888 GENESEE AVENUE
PROJECT NO. 217934



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

THE ORIGINAL OF THIS DOCUMENT
WAS RECORDED ON OCT 21, 2009
DOCUMENT NUMBER 2009-0584205
DAVID L. BUTLER, COUNTY RECORDER
SAN DIEGO COUNTY RECORDER'S OFFICE
TIME: 10:23 AM

SPACE ABOVE THIS LINE FOR RECORDER'S USE

JOB ORDER NUMBER: 427680

CONDITIONAL USE PERMIT NO. 438292,
PLANNED DEVELOPMENT PERMIT NO. 438945 and VARIANCE NO. 653845
Amending Conditional Use Permit No. 291185 and Planned Development Permit No. 383611
SCRIPPS MEMORIAL HOSPITAL CUP PROJECT NO. 127567 [MMRP]
Planning Commission

This Conditional Use Permit No. 438292, Planned Development Permit No. 438945 and Variance No. 653845, amending Conditional Use Permit No. 291185 and Planned Development Permit No. 383611, is granted by the Planning Commission of the City of San Diego to SCRIPPS HEALTH, a California nonprofit Public Benefit corporation, Owner/Permittee, pursuant to San Diego Municipal Code [SDMC] section 126.0301, 126.0601 and 126.0801. The 40.71 acre site is located at 9888 Genesee Avenue in the RS-1-14 and CO-1-2 Zones, Campus Parking Impact, Airport Influence, Community Plan Implementation Overlay "A" Zones within the University Community Plan. The project site is legally described as Parcels 1 to 4 of Parcel Map No. 16242, filed October 4, 1990, in the Office of the County Recorder, Parcels 2, 3 and 4 of Parcel Map No. 11644, filed September 25, 1981, in the Office of the County Recorder, Lot 1 of Carson Lewis Subdivision, according to Map thereof No. 7830, filed December 24, 1973, in the Office of the County Recorder, Parcel 3 of Parcel Map No. 10260, filed July 21, 1980, in the Office of the County Recorder.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to demolish a 18,562 square foot building and a 2,951 square foot building and construct two 325,000 square foot hospital towers with two connecting corridors with a combined total equal to 6,500 square feet, one 139,080 square foot medical office building and a 19,000 square foot central energy plant, described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated September 17, 2009, on file in the Development Services Department.

The project shall include:

- a. Demolition of two buildings and construction of construct two 325,000 square foot hospital towers with two connecting corridors with a combined total equal to 6,500

square feet, one 139,080 square foot medical office building and a 19,000 square foot central energy plant;

- b. Allow one deviation; the hospital towers shall be allowed a height of 165 feet and the medical office building shall be allowed a height of 105 feet;
- c. Allow one variance; the maximum floor area ratio on the combined parcels zoned RS-1-14 may be exceeded to allow a floor area ratio of 0.97.
- d. Landscaping (planting, irrigation and landscape related improvements);
- e. Off-street parking;
- f. Accessory improvements determined by the Development Services Department to be consistent with the land use and development standards in effect for this site per the adopted community plan, California Environmental Quality Act Guidelines, public and private improvement requirements of the City Engineer, the underlying zone(s), conditions of this Permit, and any other applicable regulations of the SDMC in effect for this site.

STANDARD REQUIREMENTS:

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. Failure to utilize and maintain utilization of this permit as described in the SDMC will automatically void the permit unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in affect at the time the extension is considered by the appropriate decision maker.
2. 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.
3. Unless this Permit has been revoked by the City of San Diego the property included by reference within this Permit shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the Development Services Department.
4. This Permit is a covenant running with the subject property and shall be binding upon the Owner/Permittee and any successor or successors, and the interests of any successor shall be subject to each and every condition set out in this Permit and all referenced documents.

5. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
6. 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.).
7. The Owner/Permittee shall secure all necessary building permits. The Owner/Permittee is informed that to secure these permits, substantial modifications to the building and site improvements to comply with applicable building, fire, mechanical and plumbing codes and State law requiring access for disabled people may be required.
8. Construction plans shall be in substantial conformity to Exhibit "A." No changes, modifications or alterations shall be made unless appropriate application(s) or amendment(s) to this Permit have been granted.
9. All of the conditions contained in this Permit have been considered and have been determined to be necessary in order to make the findings required for this Permit. It is the intent of the City that the holder of this Permit is required to comply with each and every condition in order to be afforded the special rights which the holder of the Permit is entitled as a result of obtaining this Permit.

In the event that 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.

10. 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.

11. This Permit may be developed in phases.

ENVIRONMENTAL/MITIGATION REQUIREMENTS:

12. Mitigation requirements are tied to the environmental document, specifically the Mitigation, Monitoring, and Reporting Program (MMRP). These MMRP conditions are incorporated into the permit by reference or authorization for the project

13. The mitigation measures specified in the Mitigation Monitoring and Reporting Program, and outlined in Mitigated Negative Declaration No. 127567, shall be noted on the construction plans and specifications under the heading ENVIRONMENTAL/MITIGATION REQUIREMENTS.

14. The Owner/Permittee shall comply with the Mitigation, Monitoring, and Reporting Program (MMRP) as specified in Mitigated Negative Declaration No. 127567, satisfactory to the Development Services Department and the City Engineer. Prior to issuance of the first grading permit, all conditions of the MMRP shall be adhered to, to the satisfaction of the City Engineer. All mitigation measures as specifically outlined in the MMRP shall be implemented for the following issue areas:

**Paleontological
Public Utilities (Solid Waste)**

15. Prior to issuance of any construction permit, the Owner/Permittee shall pay the Long Term Monitoring Fee in accordance with the Development Services Fee Schedule to cover the City's costs associated with implementation of permit compliance monitoring.

GEOLOGY REQUIREMENTS:

16. Prior to issuance of any grading permit, the Owner/Permittee shall provide an updated geotechnical report, satisfactory to the Development Services Department. Prior to issuance of any grading permit, the geotechnical consultant must review, sign and stamp the grading plans. A Final As-Built Report is required within 15 days of completion of grading operations.

17. Prior to issuance of any building permits, the Owner/Permittee shall provide additional geotechnical information such as verification of as-graded or existing soil conditions needed for design of structure foundations, satisfactory to the Development Services Department.

ENGINEERING REQUIREMENTS:

18. Prior to the issuance of any construction permit, the Owner/Permittee shall enter into a Maintenance Agreement for the ongoing permanent BMP maintenance, satisfactory to the City Engineer.
19. Prior to the issuance of any construction permit, the Owner/Permittee shall incorporate any construction Best Management Practices necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the Municipal Code, into the construction plans or specifications.
20. Prior to the issuance of any construction permit the Owner/Permittee shall incorporate and show the type and location of all post construction Best Management Practices (BMP's) on the final construction drawings, consistent with the approved Water Quality Technical Report.
21. The drainage system for this project shall be private and will be subject to approval by the City Engineer.
22. Prior to the issuance of any building permits, the Owner/Permittee shall obtain a bonded grading permit for the grading proposed for this project. All grading shall conform to requirements in accordance with the City of San Diego Municipal Code in a manner satisfactory to the City Engineer.
23. Development of this project shall comply with all requirements of State Water Resources Control Board (SWRCB) Order No. 99 08 and the Municipal Storm Water Permit, Order No. 2001-01 (NPDES General Permit No. CAS000002 and CA S0108758), Waste Discharge Requirements for Discharges of Storm Water Runoff Associated With Construction Activity. In accordance with said permit, a Storm Water Pollution Prevention Plan (SWPPP) and a Monitoring Program Plan shall be implemented concurrently with the commencement of grading activities, and a Notice of Intent (NOI) shall be filed with the SWRCB.
24. A copy of the acknowledgment from the SWRCB that an NOI has been received for this project shall be filed with the City of San Diego when received; further, a copy of the completed NOI from the SWRCB showing the permit number for this project shall be filed with the City of San Diego when received. In addition, the owner(s) and subsequent owner(s) of any portion of the property covered by this grading permit and by SWRCB Order No. 99 08 DWQ, and any subsequent amendments thereto, shall comply with special provisions as set forth in Section C.7 of SWRCB Order No. 99 08 DWQ.

LANDSCAPE REQUIREMENTS:

25. Prior to issuance of engineering permit for grading, the Owner/Permittee shall submit landscape construction documents for the revegetation and hydro-seeding of all disturbed land in accordance with the Land Development Manual Landscape Standards and to the satisfaction of the Development Services Department. All plans shall be in substantial conformance to this permit and Exhibit "A."

26. Prior to issuance of engineering permit for public right-of-way improvements, the Owner/Permittee shall submit complete landscape construction documents for right-of-way improvements to the Development Services Department for approval. Improvement plans shall provide a forty square foot area around each tree which is unencumbered by utilities. Driveways, utilities, drains, water and sewer laterals shall be designed so as not to prohibit the placement of street trees.

27. Prior to issuance of any building permits, the Owner/Permittee shall submit complete landscape and irrigation construction documents consistent with the Land Development Manual, Landscape Standards to the Development Services Department for approval. The construction documents shall be in substantial conformance with Exhibit "A."

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

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

30. The Owner/Permittee shall be responsible for the maintenance of all landscape improvements in the right-of-way consistent with the Land Development Manual; Landscape Standards unless long-term maintenance of said landscaping will be the responsibility of a Landscape Maintenance District or other approved entity. In this case, a Landscape Maintenance Agreement shall be submitted for review by a Landscape Planner.

31. If any required landscape, including existing or new plantings, hardscape, landscape features, or other improvements, indicated on the approved construction document plans is damaged or removed during demolition or construction, the Owner/Permittee is responsible to repair and/or replace any landscape in kind and equivalent size per the approved documents, to the satisfaction of the Development Services Department, within 30 days of damage or prior to a Certificate of Occupancy.

32. Prior to issuance of construction permits for grading, the Owner/Permittee shall ensure all proposed landscaping, especially landscaping adjacent to native habitat and/or MHPA, shall not include exotic plant species which may be invasive to native habitats. Plant species found within the California Invasive Plant Council's (Cal-IPC) Invasive Plant Inventory and the prohibited plant species list found in "Table 1" of the Landscape Standards shall not be permitted.

PLANNING/DESIGN REQUIREMENTS:

33. No fewer than 3,594 parking spaces (3,489 required), including 236 accessible spaces of which a minimum of 30 spaces are van accessible, 219 carpool parking spaces (213 required), 95 motorcycle spaces (70 required), and 29 bicycle spaces with rack(s) (25 required) are required, as

shown on the approved Exhibit "A." Parking spaces shall comply at all times with the SDMC and shall not be converted for any other use unless otherwise authorized by the Development Services Department. All new on-site parking stalls and aisle widths shall be in compliance with requirements of the City's Land Development Code and shall not be converted and/or utilized for any other purpose, unless otherwise authorized in writing by the Development Services Director.

34. No more than 389 hospital beds shall be allowed on the hospital campus.

35. 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.

36. All signs associated with this development shall be consistent with sign criteria established by City-wide sign regulations.

37. 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

38. The Owner/Permittee shall provide the minimum required parking spaces during the construction phasing of this project as shown on the approved Exhibit "A," satisfactory to the City Engineer.

WASTEWATER REQUIREMENTS:

39. All proposed public sewer facilities shall be designed and constructed in accordance with established criteria in the most current City of San Diego sewer design guide.

40. All proposed private sewer facilities located within a single lot shall be designed to meet the requirements of the California Uniform Plumbing Code and will be reviewed as part of the building permit plan check.

41. All on-site wastewater facilities shall be private.

42. No trees or shrubs exceeding three feet in height at maturity shall be installed within ten feet of any public sewer facilities.

WATER REQUIREMENTS:

43. All proposed public water facilities, including services and meters, must be designed and constructed in accordance with established criteria in the most current edition of the City of San Diego Water Facility Design Guidelines and City regulations, standards and practices pertaining thereto.

44. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the design and construction of new water service(s) outside of any vehicular use area and the removal of all unused services, within the rights-of-way adjacent to the project site, in a manner satisfactory to the Public Utilities Director and the City Engineer. If a three inch or larger meter is required for this project, the Owner/Permittee shall construct the new meter and backflow device on site, above ground, within an adequately sized water easement, in a manner satisfactory to the Director of Public Utilities.

45. Prior to the issuance of any certificates of occupancy, all public water facilities necessary to serve this development shall be complete and operational in a manner satisfactory to the Director of Public Utilities and the City Engineer.

INFORMATION ONLY:


- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this development 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 §66020.

- This development may be subject to impact fees at the time of construction permit issuance.

APPROVED by the Planning Commission of the City of San Diego on September 17, 2009 by Resolution 4541-PC-1.

Permit Type/PTS Approval No.: CUP No. 438292,
PDP No. 438945 and Variance No. 653845
Date of Approval: September 17, 2009

AUTHENTICATED BY THE DEVELOPMENT SERVICES DEPARTMENT

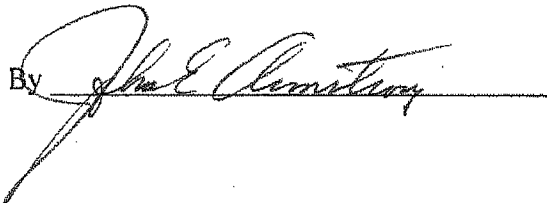


John S. Fisher
Development Project Manager

**NOTE: Notary acknowledgment
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.

SCRIPPS HEALTH,
a California nonprofit Public Benefit corporation
Owner/Permittee

By 

**NOTE: Notary acknowledgments
must be attached per Civil Code
section 1189 et seq.**

ORIGINAL

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

THE ORIGINAL OF THIS DOCUMENT
WAS RECORDED ON FEB 23, 2007
DOCUMENT NUMBER 2007-0123340
GREGORY J. SMITH, COUNTY RECORDER
SAN DIEGO COUNTY RECORDER'S OFFICE
TIME: 10:55 AM

SPACE ABOVE THIS LINE FOR RECORDER'S USE

JOB ORDER NUMBER: 42-5693

PLANNED DEVELOPMENT PERMIT NO. 383611
CONDITIONAL USE PERMIT NO. 291185
SCRIPPS MEMORIAL HOSPITAL – PROJECT NO. 90784
AMENDMENT TO CONDITIONAL USE PERMIT NO. 292
PLANNING COMMISSION

This Planned Development Permit No. 383611 and Conditional Use Permit No. 291185, Amendment to Conditional Use Permit No. 292, is granted by the Planning Commission of the City of San Diego to Scripps Health, Owner/Permittee, pursuant to San Diego Municipal Code [SDMC] sections 126.0601 and 126.0301. The 39.23 acre site is located at 9888 Genesee Avenue in the RS-1-14 Zone within the University Community Plan (UCP), Parking Impact Overlay and Community Plan Implementation – A Overlay Zones. The project site is legally described as Parcels 1 to 4 of Map No. 16242; Parcels 2, 3 and 4 of Map No. 11644; Parcel 3 of Map No. 10260.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to construct a 434,101 square foot eight level, above grade, parking structure, described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated January 25, 2007, on file in the Development Services Department.

The project shall include:

- a. The existing and approved 588-bed hospital, medical office and research buildings, heliport and service building;
- b. Future approved additions to include: a 30,000 square-foot outpatient surgery and imaging center, a 65,000 square-foot addition to previously approved 120,000 square-foot medical office building, 3rd phase of Whittier Institute, an underground tunnel connecting the hospital to Campus Point office complex and the placement of an entry control device off the main entrance as shown on page 9 of Exhibit "A" of Conditional Use Permit No. 291185;

- c. Construct a 434,101 square-foot eight level, above grade, parking structure;
- d. The parking structure height is approximately 106 feet;
- e. Landscaping (planting, irrigation and landscape related improvements);
- f. Off-street parking;
- g. Signs provided on the parking structure shall conform to the Citywide sign regulations;
and
- h. Accessory improvements determined by the Development Services Department to be consistent with the land use and development standards in effect for this site per the adopted community plan, California Environmental Quality Act Guidelines, public and private improvement requirements of the City Engineer, the underlying zone(s), conditions of this Permit, and any other applicable regulations of the SDMC in effect for this site.

STANDARD REQUIREMENTS:

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. Failure to utilize and maintain utilization of this permit as described in the SDMC will automatically void the permit unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in affect at the time the extension is considered by the appropriate decision maker.
2. 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.
3. Unless this Permit has been revoked by the City of San Diego the property included by reference within this Permit shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the Development Services Department.
4. This Permit is a covenant running with the subject property and shall be binding upon the Owner/Permittee and any successor or successors, and the interests of any successor shall be subject to each and every condition set out in this Permit and all referenced documents.

5. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
6. 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.).
7. The Owner/Permittee shall secure all necessary building permits. The Owner/Permittee is informed that to secure these permits, substantial modifications to the building and site improvements to comply with applicable building, fire, mechanical and plumbing codes and State law requiring access for disabled people may be required.
8. Construction plans shall be in substantial conformity to Exhibit "A." No changes, modifications or alterations shall be made unless appropriate application(s) or amendment(s) to this Permit have been granted.
9. All of the conditions contained in this Permit have been considered and have been determined to be necessary in order to make the findings required for this Permit. It is the intent of the City that the holder of this Permit be required to comply with each and every condition in order to be afforded the special rights which the holder of the Permit is entitled as a result of obtaining this Permit.

In the event that 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.

ENGINEERING REQUIREMENTS:

10. Development of this project shall comply with all requirements of State Water Resources Control Board (SWRCB) Order No. 99-08 DWQ and the Municipal Storm Water Permit, Order No. 2001-01 (NPDES General Permit No. CAS000002 and CAS0108758), Waste Discharge Requirements for Discharges of Storm Water Runoff Associated With Construction Activity. In accordance with said permit, a Storm Water Pollution Prevention Plan (SWPPP) and a Monitoring Program Plan shall be implemented concurrently with the commencement of grading activities, and a Notice of Intent (NOI) shall be filed with the SWRC.
11. A copy of the acknowledgment from the SWRCB that an NOI has been received for this project shall be filed with the City of San Diego when received; further, a copy of the completed

NOI from the SWRCB showing the permit number for this project shall be filed with the City of San Diego when received. In addition, the owner(s) and subsequent owner(s) of any portion of the property covered by this grading permit and by SWRCB Order No. 99 08 DWQ, and any subsequent amendments thereto, shall comply with special provisions as set forth in SWRCB Order No. 99 08 DWQ.

12. Prior to building occupancy, the Owner/Permittee shall enter into a Maintenance Agreement for the ongoing permanent BMP maintenance.

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

14. Prior to the issuance of any construction permit, the Owner/Permittee shall incorporate any construction Best Management Practices necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the San Diego Municipal Code, into the construction plans or specifications.

15. The Owner/Permittee shall obtain a demolition permit for the proposed demolition of the Medical Arts Buildings.

16. The drainage system proposed for this development is private and subject to approval by the City Engineer.

LANDSCAPE REQUIREMENTS:

17. Prior to issuance of any engineering permits for grading, construction documents for the revegetation and hydroseeding of all disturbed land shall be submitted in accordance with the Landscape Standards and to the satisfaction of the City Manager. All plans shall be in substantial conformance to this permit (including Environmental conditions) and Exhibit "A".

18. In the event that a foundation only permit is requested by the Owner/Permittee, a site plan or staking layout plan shall be submitted identifying all landscape areas consistent with Exhibit "A", Landscape Concept Plan, on file in the Office of the Development Services Department. These landscape areas shall be clearly identified with a distinct symbol, noted with dimensions and labeled as 'landscaping area.'

19. Prior to issuance of any construction permits for structures (including shell), complete landscape and irrigation construction documents consistent with the Landscape Standards shall be submitted to the City Manager for approval. The construction documents shall be in substantial conformance with Exhibit "A", Landscape Concept Plan, on file in the Office of the Development Services Department. Construction plans shall take into account a 40 sq-ft area around each tree which is unencumbered by hardscape and utilities as set forth under LDC 142.0403(b)5.

20. Prior to issuance of any Certificate of Occupancy or the performance of a Final Inspection, it shall be the responsibility of the Owner/Permittee to install all required landscape and obtain all required landscape inspections.

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

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

PLANNING/DESIGN REQUIREMENTS:

23. No fewer than 3,945 off-street parking spaces shall be maintained on the property at all times in the approximate locations shown on the approved Exhibit "A." Parking spaces shall comply at all times with the SDMC and shall not be converted for any other use unless otherwise authorized by the Development Services Department.

24. 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.

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

26. 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.

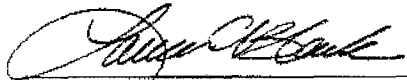
INFORMATION ONLY:

- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this development 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 §66020.
- This development may be subject to impact fees at the time of construction permit issuance

APPROVED by the Planning Commission, of the City of San Diego on January 25, 2007.

Conditional Use Permit No.: 291185
Planned Development Permit No.: 383611
Date of Approval: January 25, 2007

AUTHENTICATED BY THE DEVELOPMENT SERVICES DEPARTMENT




Laura C. Black
Development Project Manager

**NOTE: Notary acknowledgment
must be attached per Civil Code
section 1180 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.

SCRIPPS HEALTH
Owner/Permittee

By



Bruce Rainey

**NOTE: Notary acknowledgments
must be attached per Civil Code
section 1180 et seq.**

Rev. 10/26/06 jsf

CONDITIONAL USE PERMIT NO. 89-0873
PLANNING COMMISSION
AMENDMENT TO CUP NO. 292

This Conditional Use Permit (Amendment to CUP 292) is granted by the Planning Commission of the City of San Diego to SCRIPPS MEMORIAL HOSPITAL, a California corporation, Owner/Permittee, pursuant to Section 101.0510 of the Municipal Code of the City of San Diego.

1. Permission is granted to Owner/Permittee to expand the existing Scripps Memorial Hospital, located between Interstate 5, Genesee Avenue and Miramar Road, described as Parcels 1 through 5 of Map No. 11644, Parcels 1 and 3 of Map No. 1020 and Parcel 2 of Map No. 8195, in the R1-5000 Zone.
2. The facility shall consist of the following:
 - a. The existing and approved 588-bed hospital, medical office and research buildings, heliport and service buildings;
 - b. Future addition to include: a 30,000-square-foot outpatient surgery and imaging center, a 65,000-square-foot addition to previously approved 120,000-square-foot medical office building, a six-level parking structure, 3rd phase of Whitter Institute, an underground tunnel connecting the hospital to Campus Point office complex and the placement of an entry control device off the main entrance;
 - c. Off-street parking; and
 - d. Accessory uses as may be determined incidental and approved by the Planning Commission.
3. No fewer than 3,301 off-street parking spaces (3,070 spaces on hospital site, 231 spaces on Campus Point) shall be maintained on the property in the approximate location shown on Exhibit "A," dated September 13, 1990, on file in the office of the Planning Department. Parking spaces shall be consistent with Division 8 of the Zoning Regulations of the Municipal Code and shall be permanently maintained and not converted for any other use. Parking spaces and aisles shall conform to Planning Department standards. Parking areas shall be marked at all times. Landscaping located in any parking area shall be permanently maintained and not converted for any other use.
4. No permit for construction of any facility shall be granted nor shall any activity authorized by this permit be conducted on the premises until:
 - a. The Permittee signs and returns the permit to the Planning Department;

ATTACHMENT 9

- b. The Conditional Use Permit is recorded in the office of the County Recorder.
5. Before 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 to Exhibit "A," dated September 13, 1990, on file in the office of the Planning Department. No change, modifications or alterations shall be made unless appropriate applications, findings of substantial conformance or amendment of this permit shall have been granted.
6. Before issuance of any grading or building permits, a complete landscape plan, including a permanent irrigation system, shall be submitted to the Planning Director for approval. The plans shall be in substantial conformity to Exhibit "A," dated September 13, 1990, on file in the office of the Planning Department. Approved planting shall be installed before issuance of any occupancy permit on any building. Such planting shall not be modified or altered unless this permit has been amended and is to be maintained in a disease-, weed- and litter-free condition at all times.
7. All outdoor lighting shall be so shaded and adjusted that the light is directed to fall only on the same premises as light sources are located.
8. This Conditional Use Permit must be used within 36 months after the date of City approval or the permit shall be void. An Extension of Time may be granted as set forth in Section 101.0510.k. of the Municipal Code. Any extension of time shall be subject to all standards and criteria in effect at the time of extension is applied for.
9. Construction and operation of the approved use shall comply at all times with the regulations of this or any other governmental agencies.
10. After establishment of the project, the property shall not be used for any other purposes unless:
 - a. Authorized by the Planning Commission; or
 - b. The proposed use meets every requirement of the zone existing for the property at the time of conversion; or
 - c. The permit has been revoked by the City.
11. This Conditional Use Permit may be revoked by the City if there is a material breach or default in any of the conditions of this permit.

ATTACHMENT 4

12. This Conditional Use Permit is a covenant running with the subject property and shall be binding upon the Permittee and any successor or successors, and the interests of any successor shall be subject to each and every condition set out in this permit and all referenced documents.

13. If any existing hardscape or landscape indicated on the approved plans is damaged or removed during demolition or construction, it shall be repaired and/or replaced in kind per the approved plans.

14. Prior to the issuance of grading and/or building permits, the applicant shall provide evidence to the Planning Department that the final construction plans have been reviewed and approved by the California Department of Transportation for impacts and requirements associated with the future improvements of the Interstate 5/Genesee Avenue Interchange.

15. Final construction plans shall indicate by enhanced paving material and/or similar delineation all walkways from the tunnel to the hospital buildings and campus point office complex. The plans and materials used shall be reviewed and approved by the Planning Department prior to the issuance of building or grading permits.

16. Prior to the issuance of any building permits for the tunnel, the applicant shall obtain an Encroachment Removal Agreement approved by the City Council for the private pedestrian tunnel under Genesee Avenue.

17. The private pedestrian tunnel shall be completed and final inspection approved prior to Certificate of Occupancy for the Whittier Institute addition approved by Amendment No. 6.

18. All water and sewer facilities are required to be above the tunnel, satisfactory to the Water Utilities Director.

19. Prior to the issuance of building permits, complete building/construction plans shall be reviewed and approved by the Fire Department.

20. To the extent this condition is consistent with state and local laws, this project shall comply with the standards, policies and requirements in effect at the time of approval of this project, including any successor or new policies, financing mechanisms, phasing schedules, plans and ordinances relating to growth management adopted by the City of San Diego after January 11, 1990. The Owner/Permittee may challenge the legality of the imposition of future requirements pursuant to this condition at the time such future requirements and their impact on the project are defined.

ATTACHMENT 4

21. In the event that 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 the event that a challenge pertaining to future growth management requirements, as discussed in Condition No. 20, is found by a court of competent jurisdiction to be invalid, unenforceable or unreasonable, the Planning Director shall have the right, but not the obligation, to review this Permit to confirm that the purpose and intent of the original approval will be maintained.

Passed and adopted by the Planning Commission on September 13, 1990.

AUTHENTICATED BY:

2002

ATTACHMENT #

LS

Robert Korch

ROBERT KORCH, SENIOR PLANNER, CITY OF SAN DIEGO PLANNING DEPARTMENT

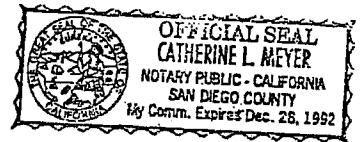
STATE OF CALIFORNIA) SS.
COUNTY OF SAN DIEGO)

On this 22nd day of October in the year 1990 before me, Catherine L. Meyer, a Notary Public in and for said County and State, personally appeared Robert Korch personally known to me (~~or proved to me on the basis of satisfactory evidence~~) to be the person who executed this instrument as Senior Planner of the Planning Department of the City of San Diego and acknowledged to me that the Municipal Corporation executed it.

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.

Catherine L Meyer

Catherine L. Meyer
Notary Public in and for the County of San Diego, State of California

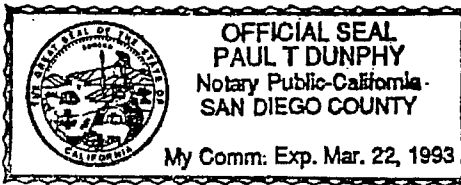


PERMITTEE(S) SIGNATURE/NOTARIZATION:

The undersigned Permittee(s), by execution thereof, agrees to each and every condition of this permit and promises to perform each and every obligation of Permittee(s) thereunder.

BY: *Paul Blagg Exec Vice Pres* BY: _____

Scripps Memorial Hospitals Corporation
Owner/Permittee



NOTARY PLEASE BE SURE AN INDIVIDUAL PARTNERSHIP CORPORATION MUNICIPAL CORPORATION
ACKNOWLEDGMENT IS ATTACHED HERE PER CIVIL CODE § 1180, ET. SEQ.

2003

RECORDED IN
OFFICIAL RECORDS
OF SAN DIEGO COUNTY, CA

1990 DEC -4 PM 1:05

VERA L. L...
COUNTY REG... 72

RF	16
AR	14
MG	1

CORPORATE ACKNOWLEDGMENT

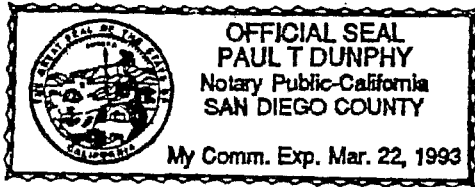
State of California }
 County of SAN Diego } SS.

On this the 15th day of NOVEMBER 1990, before n.

PAUL T. DUNPHY
the undersigned Notary Public, personally appeared

LAUREN W. BLAGG

personally known to me
 proved to me on the basis of satisfactory evidence
 to be the person(s) who executed the within instrument as
PERMITTEE or on behalf of the corporation therein
 named, and acknowledged to me that the corporation executed it.
 WITNESS my hand and official seal.



Paul T. Dunphy
Notary's Signature

JAMES LEAHY
ARCHITECTURE AND PLANNING

NOV 5 1990

RECEIVED

1233

CONDITIONAL USE PERMIT NO. 88-0640
PLANNING COMMISSION

This Conditional Use Permit Amendment is granted by the Planning Commission of The City of San Diego to SCRIPPS MEMORIAL HOSPITAL, a California corporation, Owner/Permittee, under the conditions in Section 101.0506 of the Municipal Code of The City of San Diego.

1. Permission is granted to Owner/Permittee to expand the existing Scripps Hospital Facilities located between Interstate 5, Genesee Avenue and Miramar Road, described as Parcels 1 through 5 Parcel Map 11644, together with Parcels 1 and 3 of Parcel Map No. 1020 and Parcel 2 of Parcel Map No. 8195, in the R1-5000 Zone.

2. The facility shall consist of the following:

- a. The existing 588-bed hospital, medical office and research buildings, heliport and service building;
- b. Future additions including 1) A six-story 120,000-square-foot office building; 2) A new 900 space parking structure; 3) A three-story, 25,000-square-foot office building replacing the previously approved, but never constructed, hospice; 4) A new 100-space parking structure; 5) a revision to the existing entry parking structure increasing the number of parking spaces from 275 to 620 spaces;
- c. Off-street parking; and
- d. Accessory uses as may be determined incidental and approved by the Planning Director.

3. No fewer than 2,788 off-street parking spaces shall be maintained on the property in the approximate location shown on Exhibit "A," dated February 9, 1989, 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. Parking spaces and aisles shall conform to Planning Department standards. Parking areas shall be marked.

4. No permit for construction of any facility shall be granted nor shall any activity authorized by this permit be conducted on the premises until:

- a. The Permittee signs and returns the permit to the Planning Department;

1234

Page 2

- b. The Conditional Use Permit is recorded in the office of the County Recorder.
5. Before 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 to Exhibit "A," dated February 9, 1989, on file in the office of the Planning Department. No change, modifications or alterations shall be made unless appropriate applications for amendment of this permit shall have been granted.
 6. Before issuance of any grading or building permits, a complete landscape plan, including a permanent irrigation system, shall be submitted to the Planning Director for approval. The plans shall be in substantial conformity to Exhibit "A," dated February 9, 1989, on file in the office of the Planning Department. Approved planting shall be installed before issuance of any occupancy permit on any building. Such planting shall not be modified or altered unless this permit has been amended.
 7. All outdoor lighting shall be so shaded and adjusted that the light is directed to fall only on the same premises as light sources are located.
 8. This Conditional Use Permit must be used within 36 months after the date of City approval or the permit shall be void. An Extension of Time may be granted as set forth in Section 101.0510 of the Municipal Code. Any extension of time shall be subject to all standards and criteria in effect at the time the extension is applied for.
 9. Construction and operation of the approved use shall comply at all times with the regulations of this or any other governmental agencies.
 10. After establishment of the project, the property shall not be used for any other purposes unless:
 - a. Authorized by the Planning Commission; or
 - b. The proposed use meets every requirement of the zone existing for the property at the time of conversion; or
 - c. The permit has been revoked by the City.
 11. This Conditional Use Permit may be revoked by the City if there is a material breach or default in any of the conditions of this permit.

12. This Conditional Use Permit is a covenant running with the lands and shall be binding upon the Permittee and any successor or successors, and the interests of any successor shall be subject to each and every condition set out.

13. The permittee shall obtain approval from the City Manager and obtain a license in accordance with Section 68.0207 of the San Diego City Municipal Code for this helistop.

14. The permittee is to obtain a permit from CALTRANS and other agencies as necessary.

15. Each takeoff and landing area shall have two obstruction surfaces services at least ninety degrees apart, one of which is into the prevailing wind.

16. A wind-indicating devise shall be provided and maintained at all times in a workable condition.

17. The takeoff and landing area for the helicopters shall be provided with adequate lighting if used for night or all-weather operations.

18. The helicopter landing facilities shall be marked as prescribed by the Federal Aviation Administration.

19. Prior to the issuance of any building permits, the applicant shall assure, in a manner satisfactory to the Water Utilities Department, the following:

- a. Provide fire hydrants at locations satisfactory to the Fire Department and to the City Engineer.
- b. Provide a sewer study, satisfactory to the Water Utilities Director.
- c. Install all facilities required in the approved study.

Passed and adopted by the Planning Commission on February 9, 1989.

CUP No. 88-0640

AUTHENTICATED BY:

Robert W. Didion
Robert W. Didion
Planning Department

STATE OF CALIFORNIA) SS.
COUNTY OF SAN DIEGO)

On this 23rd day of March in the year 1989
before me, Catherine L. Meyer, a notary public in and for said
County and State, personally appeared Robert W. Didion,
personally known to me (~~or-proved-to-me-on-the-basis-of-satis-
factory-evidence~~) to be the person who executed this instrument
as senior planner of the Planning Department of The City of
San Diego and acknowledged to me that the municipal corporation
executed it.

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.

Catherine L. Meyer
(typed or printed)



Catherine L. Meyer
Notary Public in and for the County
of San Diego, State of California

LS

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

SCRIPPS MEMORIAL HOSPITAL
A California corporation, Owner/Permittee

Permittee
By Amos D. [Signature], Pres-CEO
By _____

NOTE: NOTARY ACKNOWLEDGMENTS MUST BE ATTACHED, PER CIVIL CODE
SEC. 1180, ET SEQ.

FORATE ACKNOWLEDGMENT

NO. 202

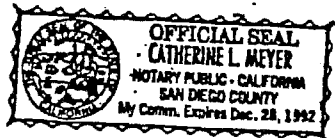
State of CALIFORNIA }
County of SAN DIEGO } SS.

On this the 28th day of FEBRUARY 1989, before me,
JEAN M. PIKARZ
the undersigned Notary Public personally appeared

On this 23rd day of November in year 1989, before me, Catherine Meyer, a notary public and for said County and State, personally appeared Robert W. D. Lon, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person who executed this instrument as senior planner of the Planning Department of The City of San Diego and acknowledged to me that the municipal corporation executed it.

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.

Catherine L. Meyer
(typed or printed)



Catherine L. Meyer

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

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

SCRIPPS MEMORIAL HOSPITAL
A California corporation, Owner/Permittee

Permittee
By Ames S. Early, Pres-CEO
By _____

NOTE: NOTARY ACKNOWLEDGMENTS MUST BE ATTACHED, PER CIVIL CODE SEC. 1180, ET SEQ.

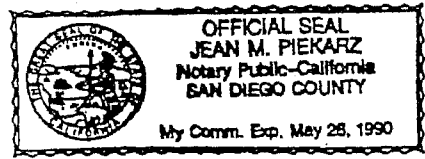
PORATE ACKNOWLEDGMENT

NO. 202

State of CALIFORNIA
County of SAN DIEGO } ss.

On this the 28th day of FEBRUARY 1989, before me,
JEAN M. PIEKARZ
the undersigned Notary Public, personally appeared

AMES S. EARLY
 personally known to me
 proved to me on the basis of satisfactory evidence
to be the person(s) who executed the within instrument as
PRESIDENT - CEO or on behalf of the corporation therein
named, and acknowledged to me that the corporation executed it.
WITNESS my hand and official seal.



Jean M. Piekarz
Notary's Signature

862

NOTE: COUNTY RECORDER, PLEASE RECORD AS
RESTRICTION ON USE OR DEVELOPMENT OF
REAL PROPERTY AFFECTING THE TITLE TO
OR POSSESSION THEREOF.
PLANNING COMMISSION RESOLUTION NO. 5833

85-408683

RECORDED IN
OFFICIAL RECORDS
1985 OCT 31 AM 8:27

VERA L. LYLE
COUNTY RECORDER

Recording requested
and mail to:
City of San Diego
Planning Department
202 C Street, N.S. 4A
San Diego, CA 92101-3866

GRANTING CONDITIONAL USE PERMIT NO. 84-0861
(Amendment to Conditional Use Permit No. 292)

39

WHEREAS, SCRIPPS MEMORIAL HOSPITAL, a California corporation,
Owner/Permittee, filed an application for an amendment to
Conditional Use Permit No. 292, which was granted in 1967, and
which has been subsequently amended in 1978 and 1981; and

RF	9
CR	7

WHEREAS, on September 26, 1985, the Planning Commission of The
City of San Diego considered Conditional Use Permit No. 84-0861
(Amendment to CUP No. 292) to permit construction of additional
accessory facilities at the existing hospital facility, consist-
ing of subterranean parking structure and free-standing magnetic
resonance imaging center, expansion of existing on-site power
plan, replacement of service buildings with new maintenance shop
facilities, relocation of the primary emergency helipad and
continuance of existing helipad operation for helicopter parking
on property located between Interstate-5, Genesee Avenue and
Miramar Road, described as Parcels 1, 2 and 3, Parcel Map 10260,
and Parcel 2 of Parcel Map 8105, University North Community Plan
area, in the R-1-5000 zone, pursuant to Section 101.0506 of the
Municipal Code of The City of San Diego, received documentary,
written and oral testimony for consideration and heard from all
interested parties present at the public hearing; NOW, THEREFORE,

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

1. That the Planning Commission adopts those written findings
set forth in Planning Report No. 85-529, dated September 20,
1985; a copy of said findings is attached hereto and by this
reference incorporated herein; and
2. That said findings are supported by the minutes, maps and
exhibits, all of which are herein incorporated by reference.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore
adopted by the Planning Commission, Conditional Use Permit
No. 84-0861 (Amendment to Conditional Use Permit No. 292) is
hereby GRANTED to Owner/Permittee in the form and with the
terms and conditions set forth in the permit, a copy of which
is attached hereto and made a part hereof.

Sue Blackman
Sue Blackman, Secretary to
the Planning Commission

Nick Osler
Nick Osler, Senior Planner
Planning Department

No. 408683

863

863

PLANNING COMMISSION RESOLUTION NO. 5833
CONDITIONAL USE PERMIT NO. 84-0861
Page 2

FINDINGS OF FACT

1. The proposed use will not adversely affect the neighborhood, the General Plan or the community plan, and will not be detrimental to the health, safety and general welfare of persons residing or working in the area.

The proposed expansions are in conformance with the institution designation of the University Community Plan. The proposed facilities would not be detrimental to the health, safety and general welfare of persons residing or working in the area and would provide medical facilities to serve the community and City.

2. The proposed use will comply with all the relevant regulations in the Municipal Code.

Section 101.0506 of the Municipal Code of San Diego, paragraph A 8 grants the Planning Commission authority under conditions, to approve hospitals by a Conditional Use Permit. The Planning Department believes that the conditions recommended are appropriate for this use and fulfill a community need. The proposed permit complies with the previous actions for a hospital on the subject property.

No
408683

862

85-408683

864

Page 1 of 5

CONDITIONAL USE PERMIT NO. 84-0861
PLANNING COMMISSION

This Conditional Use Permit Amendment is granted by the Planning Commission of The City of San Diego to Scripps Memorial Hospital, Owner/Permittee, under the conditions in Section 101.0506 of the Municipal Code of The City of San Diego.

1. Permission is granted to Owner/Permittee to expand the existing hospital facilities located between Interstate 5, Genesee Avenue and Miramar Road, described as Parcels 1, 2 and 3, Parcel Map 10260; and Parcel 2 of Parcel Map 8105, in the R-1-5000 Zone.

2. The hospital expansion shall include and the term "Project" as used in this conditional use permit shall mean the total of the following facilities:

- a. The existing 500-bed hospital, medical office buildings, heliport and service buildings;
- b. Future approved additions including the second phase of the two-story 26,000 square-foot Whittier Institute Medical Facility, a 10,000 square-foot building housing radiology facilities, laboratory expansion, fitness center, hospice facility, and major additions to the hospital;
- c. Off-street parking; and
- d. Accessory uses as may be determined incidental and approved by the Planning Director.

3. No fewer than 1,882 off-street parking spaces shall be maintained on the property in the approximate location shown on Exhibit "A," dated September 26, 1985, 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. Parking spaces and aisles shall conform to Planning Department standards. Parking areas shall be marked.

4. No permit for construction of any facility shall be granted nor shall any activity authorized by this permit be conducted on the premises until:

No
408683

862

85-408683

865

CUP No. 84-0861 (Am. to CUP No. 292)

Page 2 of 5

- a. The Permittee signs and returns the permit to the Planning Department;
 - b. The Conditional Use Permit is recorded in the office of the County Recorder.
5. Before 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 to Exhibit "A," dated September 26, 1985, on file in the office of the Planning Department. No change, modifications or alterations shall be made unless appropriate applications for amendment of this permit shall have been granted.
6. Before issuance of any grading or building permits, a complete landscape plan, including a permanent irrigation system, shall be submitted to the Planning Director for approval. The plans shall be in substantial conformity to Exhibit "A," dated September 26, 1985, on file in the office of the Planning Department. Approved planting shall be installed before issuance of any occupancy permit on any building. Such planting shall not be modified or altered unless this permit has been amended.
7. All outdoor lighting shall be so shaded and adjusted that the light is directed to fall only on the same premises as light sources are located.
8. This Conditional Use Permit must be used within 36 months after the date of City approval or the permit shall be void. An Extension of Time may be granted as set forth in Section 101.0506 and 101.0507 of the Municipal Code. A request for extension of time must meet all requirements of the Municipal Code at the time the request is considered by the Planning Commission.
9. Construction and operation of the approved use shall comply at all times with the regulations of this or any other governmental agencies.
10. After establishment of the project, the property shall not be used for any other purposes unless:
- a. Authorized by the Planning Commission; or
 - b. The proposed use meets every requirement of the zone existing for the property at the time of conversion; or
 - c. The permit has been revoked by the City.
11. This Conditional Use Permit may be revoked by the City if there is a material breach or default in any of the conditions of this permit.

No 408683

000 866

CUP No. 84-0861 (Am. to CUP No. 292)

Page 3 of 5

12. This Conditional Use Permit is a covenant running with the lands and shall be binding upon the Permittee and any successor or successors, and the interests of any successor shall be subject to each and every condition set out.

13. The permittee shall obtain approval from the City Manager and obtain a license in accordance with Section 68.0207 of the San Diego City Municipal Code for this helistop.

14. The permittee is to obtain a permit from CALTRANS and other agencies as necessary.

15. Each takeoff and landing area shall have two obstruction surfaces services at least ninety degrees apart, one of which is into the prevailing wind.

16. A wind-indicating devise shall be provided and maintained at all times in a workable condition.

17. The takeoff and landing area for the helicopters shall be provided with adequate lighting if used for night or all-weather operations.

18. The helicopter landing facilities shall be marked as prescribed by the Federal Aviation Administration.

Passed and Adopted on September 26, 1985, by the Planning Commission of The City of San Diego.

No 408683

867

CUP No. 84-0861 (Am. to CUP No. 292)

Page 4 of 5

AUTHENTICATED BY:

Nick Osler

Nick Osler, Senior Planner
Planning Department

Sue Blackman

Sue Blackman, Secretary to the
Planning Commission

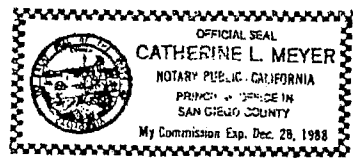
State of California,)
County of San Diego,) SS.

On this 8th day of October, in the year 1985,
before me, Catherine L. Meyer, a Notary Public
in and for said county and state, personally appeared Nick Osler,
personally known to me (or proved to me on the basis of satisfactory
evidence) to be the person who executed this instrument as Senior
Planner of The City of San Diego Planning Department, and SUE BLACKMAN,
personally known to me (or proved to me on the basis of satisfactory
evidence) to be the person who executed this instrument as Secretary
to the Planning Commission of The City of San Diego, and acknowledged
to me that The City of San Diego executed it.

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.

Name CATHERINE L. MEYER
(typed or printed)
Signature *Catherine L. Meyer*

NOTARY STAMP



No. 408683

868

CUP No. 84-0861. (Am. to CUP No. 292)

Page 5 of 5

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.

SCRIPPS MEMORIAL HOSPITAL, a California corporation
Owner/Permittee

By *Ames S. Early*

State of California,
County of San Diego.) SS.

On this _____ day of _____, in the year _____, before me _____, a Notary Public in and for said county and state, personally appeared _____ personally known to me (or proved to me on the basis of satisfactory evidence) to be the person who executed the within instrument as president (or secretary) or on behalf of the corporation therein named, and acknowledged to me that the corporation executed it.

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.

Name _____
(typed or printed)

NOTARY STAMP

Signature _____

(corporation)

State of California,
County of San Diego.) SS.

On this 24th day of October, in the year 1985, before me ANN L. HARMON, a Notary Public in and for said county and state, personally appeared AMES S. EARLY personally known to me (or proved to me on the basis of satisfactory evidence) to be the person who executed the within instrument as president (or secretary) or on behalf of the corporation therein named, and acknowledged to me that the corporation executed it.

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.



Name ANN L. HARMON
(typed or printed)

Signature *Ann L. Harmon*

NOTAR

No 408683

RECEIVED
CITY CLERK'S OFFICE

1981 JUN -1 AM 11:45
CONDITIONAL USE PERMIT NO. 10-292-3
SAN DIEGO, CALIF. nja
PLANNING COMMISSION

This conditional use permit amendment is granted by the Planning Commission of The City of San Diego to SCRIPPS MEMORIAL HOSPITAL, a California corporation, "Owner/Permittee," for the purposes and under the terms and on the conditions set out herein, pursuant to the authority contained in Section 101.0506 of the Municipal Code of The City of San Diego.

- 1. Permission is hereby granted to Owner/Permittee to expand the existing hospital facilities located between I-5, Genesee Avenue and Miramar Road, described as Parcels 1, 2 and 3, Parcel Map 10260, and Parcel 2 of Parcel Map 8105, in the R-1-5 zone.
- 2. The hospital expansion shall include and the term "project" as used in this conditional use permit shall mean the total of the following facilities:

- a. The site locations for the new radiation/oncology building, Whittier Institute (in two phases), radiology building and a power plant expansion;
- b. The existing 500-bed hospital, medical office buildings, heliport and service buildings;
- c. Future approved additions, including a hospice, emergency room, educational facility, alcoholism treatment center, diagnostic and treatment facility and intensive-care unit;
- d. Off-street parking;
- e. Incidental accessory uses as may be determined and approved by the Planning Director.

3. Not less than 1,606 off-street parking spaces shall be provided and maintained on the subject property in the approximate location shown on Exhibit "A," dated April 30, 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 two-inch 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. Prior to the issuance of any building permits for approved additions, a final landscape/irrigation plan shall be approved by the Planning Director. DOCUMENT NO. 10-292-3

6-1-81

5. The permittee shall comply with the General Conditions for Conditional Use Permits attached hereto and made a part hereof. FILED OFFICE OF THE CITY CLERK SAN DIEGO, CALIFORNIA

Passed and adopted by the Planning Commission on April 22, 1981

GENERAL CONDITIONS FOR CONDITIONAL USE PERMITS

1. Prior to the issuance of any building permits, complete grading and building plans (including signs) shall be submitted to the Planning Director for approval. Plans shall be in substantial conformity with Exhibit "A" dated April 30, 1981, 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 amendment 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 April 30, 1981, on file in the office of the Planning Department. 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 Conditional Use Permit must be utilized within 18 months after the effective date thereof. Failure to utilize the Conditional Use Permit within the 18-month period will automatically void the same. This Conditional Use Permit shall be subject to all of the terms and conditions granted herein and pursuant to the terms set forth in Section 101.0506 and 101.0507 of the Municipal Code. See the latter referenced sections as those terms and conditions apply hereto.
5. Construction and operation of the approved use shall comply at all times with the regulations of this or other governmental agencies.
6. This Conditional Use Permit shall not be final until the eleventh day following its filing in the office of the City Clerk and is subject to appeal to the City Council as provided for in Section 101.0506 of the Municipal Code of The City of San Diego.

GENERAL CONDITIONS FOR CONDITIONAL USE PERMITS

Page 3 of 5

7. The effectiveness of this Conditional Use Permit is expressly conditioned upon, and the same shall not become effective for any purpose unless and until, the following events shall have occurred:

- a. Permittee shall have agreed to each and every condition hereof by having this Conditional Use Permit signed within 90 days of the Commission's decision. In no event shall this condition be construed to extend the time limitation set forth in Condition No. 4 above, i.e., the time commences to run on the date that the Planning Commission granted this Conditional Use Permit.
- b. This Conditional Use 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 Commission 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 Conditional Use Permit 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 Conditional Use Permit may be cancelled or revoked. Cancellation or revocation of this Conditional Use Permit may be instituted by the City or Permittee. The Planning Director shall set this matter for public hearing before the Planning Commission, giving the same notice as provided in Section 101.0506 or 101.0507. An appeal from the decision of the Planning Commission may be taken to the City Council within ten days after the decision is filed with the City Clerk. The Clerk shall set this matter for public hearing before the City Council, giving the same notice as provided in Section 101.0506 or 101.0507.

11. This Conditional Use 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.

CUP No. 10-292-3

AUTHENTICATED BY:

Nick Osler

Nick Osler, Senior Planner
Planning Department

Charlotte L. Hunter

Charlotte L. Hunter, Secretary of the
Planning Commission

STATE OF CALIFORNIA)
COUNTY OF SAN DIEGO) ss.

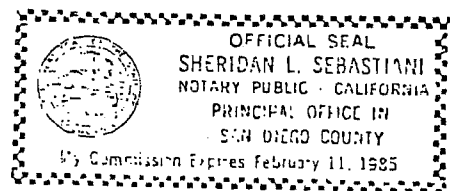
On this 11 day of May, 1981, before me, the under-
signed, a Notary Public in and for said County and State, personally appeared
NICK OSLER, known to me to be Senior Planner of The City of
San Diego Planning Department, and CHARLOTTE L. HUNTER, known to me to be the
Secretary of the Planning Commission 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.

Sheridan L. Sebastiani

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

NOTARY STAMP



508530

CUP No. 10-292-3

Page 5 of 5

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.

SCRIPPS MEMORIAL HOSPITAL, a California corporation, "Owner/Permittee"

By Ames S. Ealey
Authorized Signator

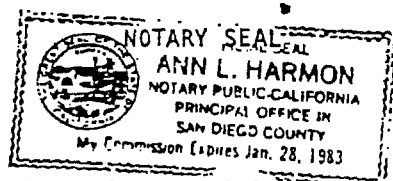
STATE OF CALIFORNIA)
COUNTY OF SAN DIEGO) ss.

On May 18 1981, before me, the undersigned, a Notary Public in and for said State, personally appeared Ames S. Ealey, known to me to be the President of the corporation that executed the within instrument, known to me to be the person who executed the within instrument on behalf of the corporation therein named, and acknowledged to me that such corporation executed the within instrument pursuant to its bylaws or a resolution of its Board of Directors.

(corporation)

WITNESS my hand and official seal.

Signature Ann L. Harmon
Name ANN L. HARMON
(typed or printed)



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 the _____ of the corporation that executed the within instrument, known to me to be the person who executed the within instrument on behalf of the corporation therein named, and acknowledged to me that such corporation executed the within instrument pursuant to its bylaws or a resolution of its Board of Directors.

(corporation)

WITNESS my hand and official seal.

Signature _____
Name _____
(typed or printed)

NOTARY SEAL

RECEIVED
CITY ENGINEERING
73 DEC 15 11:01
SAN DIEGO, CALIF.

CONDITIONAL USE PERMIT NO. 292-PC/AMENDMENT NO. 2
PLANNING COMMISSION

This Conditional Use Permit Amendment is granted by the Planning Commission of The City of San Diego to SCRIPPS MEMORIAL HOSPITAL, a California corporation, "Owner/Permittee," for the purposes and under the terms and on the conditions as set out herein pursuant to the authority contained in Section 101.0506 of the Municipal Code of The City of San Diego.

1. Permission is hereby granted to "Owner/Permittee" to construct and operate a medical office building addition to an existing hospital located southeasterly of the intersection of Genesee Avenue and Interstate 5 freeway, described as Portion of Pueblo Lot 1315, 1316, and 1321, Miscellaneous Map No. 36, in the R-1-5 Zone.

2. The hospital facility shall include, and the term "Project" as used in this Conditional Use Permit shall mean the total of the following facilities:

- a. A 500-bed hospital.
- b. Three medical office buildings and renal dialysis facility.
- c. Heliport.
- d. Service buildings.
- e. Provisions for the future locations of hospice, fitness center, emergency room, educational facility, alternate care unit center, diagnostic and treatment facility and intensive care unit.
- f. Offstreet Parking.
- g. Incidental accessory uses as may be determined and approved by the Planning Director.

3. Not less than 1.75 offstreet parking spaces per hospital bed, forty-nine parking spaces for the dialysis unit and 400 spaces for the medical office building shall be provided and maintained on the subject property. The approximate location is shown on Exhibit "A," dated November 16, 1978. Each parking space shall be paved. Parking spaces and aisles shall conform to Planning Department standards and shall not be converted for any other use. All driveways shall be marked. No charge shall be made at any time for the use of these offstreet parking spaces.

4. The heliport shall be maintained in accordance with the minimum standards of heliports and helistops in the State of California and shall be operated and licensed in accordance with the California Division of Aeronautics.

5. The permittee shall comply with the General Conditions for Conditional Use Permits attached hereto and made a part hereof.

Passed and adopted on November 16, 1978.

GENERAL CONDITIONS FOR CONDITIONAL USE PERMITS

1. Prior to the issuance of any building permits, complete building plans (including signs) shall be submitted to the Planning Director for approval. Plans shall be in substantial conformity with Exhibit "A" dated November 16, 1978, on file in the office of the Planning Department. The property shall be developed in accordance with the approved 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 amendment of this permit shall have been approved and granted.

2. Prior to the issuance of any 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 November 16, 1978, the office of the Planning Department. 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 Conditional Use Permit granted by the City shall be utilized within 18 months after the effective date thereof. Failure to utilize the Conditional Use Permit within an 18-month period will automatically void the same. This Conditional Use Permit shall be subject to all of the terms and conditions granted herein and pursuant to the terms set forth in Section 101.0506 and 101.0507 of the Municipal Code. See the latter referenced sections as those terms and conditions apply hereto.

5. Construction and operation of the approved use shall comply at all times with the regulations of this or other governmental agencies.

6. This Conditional Use Permit shall not be final until the eleventh day following its filing in the office of the City Clerk and is subject to appeal to the City Council as provided for in Section 101.0506 of the Municipal Code of The City of San Diego.

7. The effectiveness of this Conditional Use Permit is expressly conditioned upon, and the same shall not become effective for any purpose unless and until the following events shall have occurred:

- a. Permittee shall have agreed to each and every condition hereof by having this Conditional Use Permit signed within 90 days of the Commission's decision. In no event shall this condition be construed to extend the time limitation set forth in Condition No. 4 above i.e., the time commences to run on the date that the Planning Commission granted this Conditional Use Permit.

- b. This Conditional Use 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 Commission, unless the proposed use meets every requirement of zone existing for the subject property at the time of conversion.
9. The project included within this Conditional Use Permit 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 Conditional Use Permit may be cancelled or revoked. Cancellation or revocation of this Conditional Use Permit may be instituted by the City or permittee. The Planning Director shall set this matter for public hearing before the Planning Commission giving the same notice as provided in Section 101.0506 or 101.0507. An appeal from the decision of the Planning Commission may be taken to the City Council within 10 days after the decision is filed with the City Clerk. The Clerk shall set the matter for public hearing before the City Council giving the same notice as provided in Section 101.1506 or 101.0507.
11. This Conditional Use Permit shall inure to the benefits 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.

May, 1974

AUTHENTICATED BY:

James M. Herrick
James M. Herrick, Senior Planner
Planning Department

Charlotte L. Hunter
Charlotte L. Hunter, Secretary of the
Planning Commission

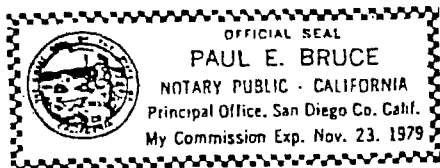
STATE OF CALIFORNIA)
COUNTY OF SAN DIEGO) ss.

On this 1ST day of DECEMBER, 1978, before me, the under-
signed, a Notary Public in and for said County and State, personally appeared
JAMES M. HERRICK, known to me to be Senior Planner of The City of
San Diego Planning Department, and CHARLOTTE L. HUNTER, known to me to be the
Secretary of 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.

Paul E. Bruce
Notary Public in and for the County of
San Diego, State of California.

NOTARY STAMP



RECEIVED
CITY CLERK'S OFFICE
1978 JUN 27 AM 11:59
SAN DIEGO, CALIF.CONDITIONAL USE PERMIT NO. 292-PC/AM NO. 1
PLANNING COMMISSION

This Conditional Use Permit Amendment is granted by the Planning Commission of The City of San Diego to SCRIPPS MEMORIAL HOSPITAL, a California Corporation, "Owner/Permittee," for the purposes and under the terms and on the conditions as set out herein pursuant to the authority contained in Section 101.0506 of the Municipal Code of The City of San Diego.

1. Permission is hereby granted to "Owner/Permittee" to construct and operate a renal dialysis unit addition to an existing hospital, located southeasterly of the intersection of Genesee Avenue and Interstate-5 Freeway, described as a portion of Pueblo Lots 1315, 1316 and 1321, Miscellaneous Map No. 36, in the R-1-5 Zone.

2. The hospital facility shall include, and the term "Project" as used in this Conditional Use Permit shall mean, the total of the following facilities:

- a. A 500-bed hospital
- b. A renal dialysis unit
- c. Heliport
- d. Two medical office buildings
- e. Service buildings
- f. Offstreet Parking.
- g. Incidental accessory uses as may be determined and approved by the Planning Director.

3. Not less than 1.75 offstreet parking spaces per hospital bed and 49 spaces for the dialysis unit shall be provided and maintained on the subject property in the approximate location shown on Exhibit "A," dated March 20, 1978, on file in the office of the Planning Department. Each parking space shall be a minimum of 8-1/2 feet by 20 feet in size and shall not be converted for any other use. Areas and

driveways 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 offstreet parking spaces.

4. The heliport shall be maintained in accordance with minimum requirements of heliports and helistops in the State of California and shall be operated and licensed in accordance with the California Division of aeronautics.

5. The Permittee shall comply with the General Conditions for Conditional Use Permits attached hereto and made a part hereof.

Passed and adopted on April 20, 1978.

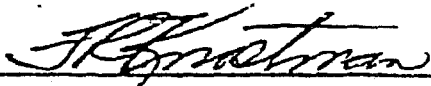
GENERAL CONDITIONS FOR CONDITIONAL USE PERMITS


1. Prior to the issuance of any building permits, complete building plans (including signs) shall be submitted to the Planning Director for approval. Plans shall be in substantial conformity with Exhibit "A" dated April 20, 1978, on file in the office of the Planning Department. The property shall be developed in accordance with the approved 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 amendment of this permit shall have been approved and granted.
2. Prior to the issuance of any 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 April 20, 1978, the office of the Planning Department. 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 Conditional Use Permit granted by the City shall be utilized within 18 months after the effective date thereof. Failure to utilize the Conditional Use Permit within an 18-month period will automatically void the same. This Conditional Use Permit shall be subject to all of the terms and conditions granted herein and pursuant to the terms set forth in Section 101.0506 and 101.0507 of the Municipal Code. See the latter referenced sections as those terms and conditions apply hereto.
5. Construction and operation of the approved use shall comply at all times with the regulations of this or other governmental agencies.
6. This Conditional Use Permit shall not be final until the eleventh day following its filing in the office of the City Clerk and is subject to appeal to the City Council as provided for in Section 101.0506 of the Municipal Code of The City of San Diego.
7. The effectiveness of this Conditional Use Permit is expressly conditioned upon, and the same shall not become effective for any purpose unless and until the following events shall have occurred:
 - a. Permittee shall have agreed to each and every condition hereof by having this Conditional Use Permit signed within 90 days of the Commission's decision. In no event shall this condition be construed to extend the time limitation set forth in Condition No. 4 above i.e., the time commences to run on the date that the Planning Commission granted this Conditional Use Permit.

- b. This Conditional Use 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 Commission, unless the proposed use meets every requirement of zone existing for the subject property at the time of conversion.
9. The project included within this Conditional Use Permit 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 Conditional Use Permit may be cancelled or revoked. Cancellation or revocation of this Conditional Use Permit may be instituted by the City or permittee. The Planning Director shall set this matter for public hearing before the Planning Commission giving the same notice as provided in Section 101.0506 or 101.0507. An appeal from the decision of the Planning Commission may be taken to the City Council within 10 days after the decision is filed with the City Clerk. The Clerk shall set the matter for public hearing before the City Council giving the same notice as provided in Section 101.1506 or 101.0507.
11. This Conditional Use Permit shall inure to the benefits 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.

May, 1974

AUTHENTICATED BY:


F. R. Knostman, Senior Planner
Planning Department



Charlotte L. Hunter, Secretary of the
Planning Commission

STATE OF CALIFORNIA)
COUNTY OF SAN DIEGO) ss.

On this 3RD day of MAY, 1978, before me, the under-
signed, a Notary Public in and for said County and State, personally appeared
F. R. KNOTSMAN, known to me to be Senior Planner of The City of
San Diego Planning Department, and CHARLOTTE L. HUNTER, known to me to be the
Secretary of 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 STAMP


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

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.

SCRIPPS MEMORIAL HOSPITAL
A California Corporation
"Owner/Permittee"

By *Lauren W. Blagg* 6-26-78
Authorized Signatory

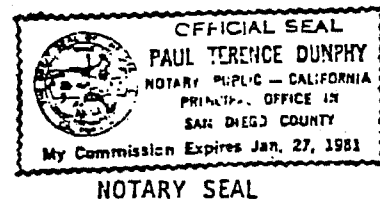
STATE OF CALIFORNIA)
COUNTY OF SAN DIEGO) ss.

On June 26th, 1978, before me, the undersigned, a Notary Public in and for said State, personally appeared Lauren W. Blagg, known to me to be the "Owner/Permittee" of the corporation that executed the within instrument, known to me to be the person who executed the within instrument on behalf of the corporation therein named, and acknowledged to me that such corporation executed the within instrument pursuant to its by-laws or a resolution of its Board of Directors.

(Corporation)

WITNESS my hand and official seal.

Signature *Paul Terence Dunphy*
Paul Terence Dunphy
Name (Typed or Printed)



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 the _____ of the corporation that executed the within instrument, known to me to be the person who executed the within instrument on behalf of the corporation therein named, and acknowledged to me that such corporation executed the within instrument pursuant to its by-laws or a resolution of its Board of Directors.

(Corporation)

WITNESS my hand and official seal.

Signature _____
Name (Typed or Printed)

NOTARY SEAL

CONDITIONAL USE PERMIT - PLANNING COMMISSION
CASE NO. 292-PC

This conditional use permit is granted by the City Planning Commission of The City of San Diego to SCRIPPS MEMORIAL HOSPITAL, a California corporation, "Owner/Permittee" for the purposes and under the terms and on the conditions as set out herein pursuant to the authority contained in Section 101.0505 et sequitur of the Municipal Code of The City of San Diego.

1. Permission is hereby granted to "Owner/Permittee" to operate and maintain an existing 240-bed hospital and construct and operate a 260-bed addition located on the southeast corner of the intersection of Interstate 5 and Genesee Avenue, being portions of Pueblo Lots 1315, 1316 and 1321 of Pueblo Lands, Map 36, more particularly described in Appendix "A" attached hereto and made a part hereof in the R-1-5 zone.

2. The hospital shall include, and the term "Project" as used in this conditional use permit shall mean the total of the following facilities:

- a. The existing 240-bed general hospital
- b. Phase I - 126 bed addition for a total of 366 beds
- c. Phase II - 134 bed addition for a total of 500 beds
- d. Heliport
- e. 2 medical office buildings
- f. Service buildings
- g. Offstreet parking
- h. Incidental accessory uses as may be determined and approved by the Planning Director.

3. Not less than 1.75 spaces per bed shall be provided and maintained on the subject property, Phase I having a minimum of 640 spaces and Phase II having a minimum of 875 spaces, shown on Exhibit "A" (dated May 26, 1971), on file in the office of the Planning Department. Each parking space shall be a minimum of 8½ feet x 20 feet in size and shall not be 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 offstreet parking spaces.

4. The heliport shall be maintained in accordance with minimum requirements of heliports and helistops in the State of California and shall be operated and licensed in accordance with the California Division of Aeronautics.

5. That the petitioner shall enter into an agreement with the City of San Diego to pay 50 percent of the cost of signalization of Genesee Avenue at the entrance to the hospital. Plans and specifications satisfactory to the City Engineer and Director of Public Works shall be prepared by the petitioner.

6. Prior to the approval of Phase II for the additional 134 beds, approval must be received by the Planning Director from the Comprehensive Health Planning Association of San Diego and Imperial Counties.

7. The Permittee shall comply with the General Conditions for Conditional Use Permits attached hereto and made a part hereof.

Passed and adopted by the Planning Commission of The City of San Diego on May 26, 1971.

AUTHENTICATED BY:

J. R. Quivey
J. R. Quivey, Senior Planner
Planning Department

Mary M. Bagaloff
Mary M. Bagaloff, Secretary of the
Planning Commission

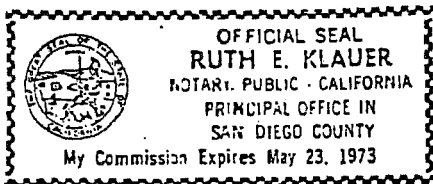
STATE OF CALIFORNIA)
) SS.
COUNTY OF SAN DIEGO)

On This 10th day of June, 1971, before me the undersigned a Notary Public in and for said County and State, personally appeared J. R. QUIVEY, known to me to be a Senior Planner of The City of San Diego, and MARY M. BAGALOFF, known to me to be the Secretary of 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 Stamp)

Ruth E. Klauer
Notary Public in and for the County
of San Diego, State of California



ACKNOWLEDGED:

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

SCRIPPS MEMORIAL HOSPITAL, a California corporation, "Owner/Permittee"

By William E. Ferguson, President
Authorized Signator

STATE OF CALIFORNIA)
COUNTY OF SAN DIEGO)ss.

On this 10th day of June, 19 71, before me, the undersigned, a Notary Public in and for said County and State, personally appeared William E. Ferguson known to me to be President of the Board of SCRIPPS MEMORIAL HOSPITAL, a California corporation, the corporation that executed the within instrument and known to me to be the person who executed the same on behalf of said corporation and acknowledged to me that said corporation executed the same, pursuant to its bylaws or a resolution of its Board of Directors.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Notarial Seal, the day and year in this certificate first above written.

NOTARY STAMP



9888 Genesee Ave., La Jolla, Calif. 92037

Shirley Turner
Notary Public in and for said County and State

GENERAL CONDITIONS FOR CONDITIONAL USE PERMITS

1. Prior to the issuance of any building permits, complete building plans (including signs) shall be submitted to the Planning Director for approval. Plans shall be in substantial conformity with Exhibit "A" (dated May 26, 1971), on file in the office of the Planning Department. The property shall be developed in accordance with the approved 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 amendment of this permit shall have been approved and granted.
2. Prior to the issuance of any 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 May 26, 1971), on file in the office of the Planning Department. 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 conditional use permit granted by the City shall be utilized within 18 months after the effective date thereof. Failure to utilize the conditional use permit within a one-year period will automatically void the same. This conditional use permit shall be subject to all of the terms and conditions granted herein and pursuant to the terms set forth in Section 101.0506 and 101.0509 of the Municipal Code. See the latter referenced sections as those terms and conditions apply hereto.
5. Construction and operation of the approved use shall comply at all times with the regulations of this or other governmental agencies.
6. This conditional use permit shall not be final until the eleventh day following its filing in the office of the City Clerk and is subject to appeal to the City Council as provided for in Section 101.0508 of the Municipal Code of The City of San Diego.
7. The effectiveness of this conditional use permit is expressly conditioned upon, and the same shall not become effective for any purpose unless and until the following events shall have occurred:
 - a. Permittee shall have agreed to each and every condition hereof by having this conditional use permit signed within 90 days of the Commission's decision. In no event shall this condition be construed to extend the time limitation set forth in 4 above; i.e., the time commences to run on the date that the Planning Commission granted this conditional use permit.
 - b. This conditional use 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 Commission, unless the proposed use meets every requirement of zone existing for the subject property at the time of conversion.

9. The project included within this conditional use permit 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 conditional use permit may be cancelled or revoked. Cancellation or revocation of this conditional use permit may be instituted by the City or permittee. The Planning Director shall set this matter for public hearing before the Planning Commission giving the same notice as provided in Section 101.0505.2. An appeal from the decision of the Planning Commission may be taken to the City Council within 10 days after the decision is filed with the City Clerk. The Clerk shall set the matter for public hearing before the City Council giving the same notice as provided in Section 101.0505.2.

11. This conditional use 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.

CUP 292-PC
n

APPENDIX "A"

All those portions of Pueblo Lots 1315, 1316, and 1321 of the Pueblo Lands of the City of San Diego, County of San Diego, State of California, according to Map thereof made by James Pascoe in the year 1870 and filed in the Office of the Recorder of said San Diego County as Miscellaneous Map No. 36, said portions being more particularly described as follows:

Beginning at the corner common to Pueblo Lots 1315, 1316, 1321 and 1322 of said Pueblo Lands; thence South $20^{\circ}57'52''$ West a distance of 217.25 feet to the TRUE POINT OF BEGINNING of the Parcel to be described; thence North $48^{\circ}13'00''$ East a distance of 431.58 feet to the beginning of a tangent curve concave Southeasterly having a radius of 300.0 feet; thence along the arc of said curve through a central angle of 60° , a distance of 314.16 feet to the point of compound curvature with the arc of a new curve concave Southwesterly and having a radius of 2,856.64 feet; thence along the arc of said new curve through a central angle of $13^{\circ}42'20''$ a distance of 683.33 feet to a point; thence South $41^{\circ}38'46''$ East, 386.74 feet to a point; thence South $37.00'08''$ West, 86.4 feet to a point; thence South $44^{\circ}08'43''$ East a distance of 47.38 feet to a point; thence South $33^{\circ}19'39''$ West a distance of 888.72 feet to a point of intersection with the Northerly line of Miramar Road as said Road is located and established as of the date of this instrument pursuant to Ordinance No. 1146 (New Series) dated April 20, 1937 of the City Council, said Northerly line being on the arc of a curve concave Southerly having a radius of 1,530 feet, the radial of which bears South $16^{\circ}05'21''$ West from said point of intersection; thence Westerly along said arc of the Northerly line of said Miramar Road through a central angle of $16^{\circ}37'34''$ a distance of 443.98 feet to a point; thence leaving said Northerly line of Miramar road along the following courses: North $0^{\circ}32'13''$ West, 26.83 feet; North $84^{\circ}07'50''$ West, 244.43 feet; South $76^{\circ}49'38''$ West, 48.25 feet; North $85^{\circ}52'51''$ West, 361.86 feet; North $2^{\circ}44'34''$ West, 167.19 feet; North $10^{\circ}12'15''$ West, 203.19 feet; North $4^{\circ}11'05''$ East, 164.42 feet; North $25^{\circ}38'56''$ East, 251.76 feet; North $8^{\circ}58'20''$ East, 192.33 feet to Point of Beginning.

DOCUMENT NO. 736235

FINDINGS OF FACT
RESOLUTION NO. 292-PC

FILED JUN 18 1971

OFFICE OF THE CITY CLERK
SAN DIEGO, CALIFORNIA

WHEREAS, SCRIPPS MEMORIAL HOSPITAL, a California corporation, "Owner/Permittee" filed an application for a conditional use permit to operate and maintain an existing 240-bed hospital and construct and operate a 260-bed addition located on the southeast corner of the intersection of Interstate 5 and Genesee Avenue being portions of Pueblo Lots 1315, 1316, and 1321 of Pueblo Lands, Map No. 36, attached hereto and made a part hereof in the R-1-5 zone; and

WHEREAS, the Planning Commission of The City of San Diego held a public hearing on Case No. 292-PC pursuant to Section 101.0505 et sequitur of the Municipal Code of The City of San Diego and granted a conditional use permit under date of May 26, 1971, and filed the same in the office of the City Clerk on June 8, 1971 to "Owner/Permittee" to operate and maintain a 240-bed existing hospital and construct and operate a 260-bed addition subject to terms and conditions as set out in said conditional use permit; NOW, THEREFORE,

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

That all of the following facts exist with respect to the issuance of a conditional use permit in favor of "Owner/Permittee":

1. That the proposed use at the particular location is necessary or desirable to provide a service or facility which will contribute to the general well-being of the community.
2. That such use will not, under the circumstances of the particular case, be detrimental to the health, safety or general welfare of persons residing or working in the vicinity, or injurious to property or improvements in the vicinity.
3. That the proposed use will comply with the regulations and conditions specified in the Code for such use.
4. That the granting of this conditional use will not adversely affect the University Community Plan.

The above findings are supported by the minutes, maps and exhibits, all of which are herein incorporated by reference.

BE IT FURTHER RESOLVED, that the Planning Commission does hereby grant to "Owner/Permittee" a conditional use permit in the form and with the terms and conditions as set forth in Conditional Use Permit - Case No. 292-PC, attached hereto and made a part hereof.

Mary M. Bagaloff

Mary M. Bagaloff, Secretary of the
Planning Commission

City Planning Dept.
JUN 21 1971
RECEIVED

SAN DIEGO COUNTY

PLANNING COMMISSION

RECEIVED

JUN 21 1971
CITY CLERK

Legend

--- Property Boundary

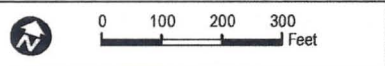
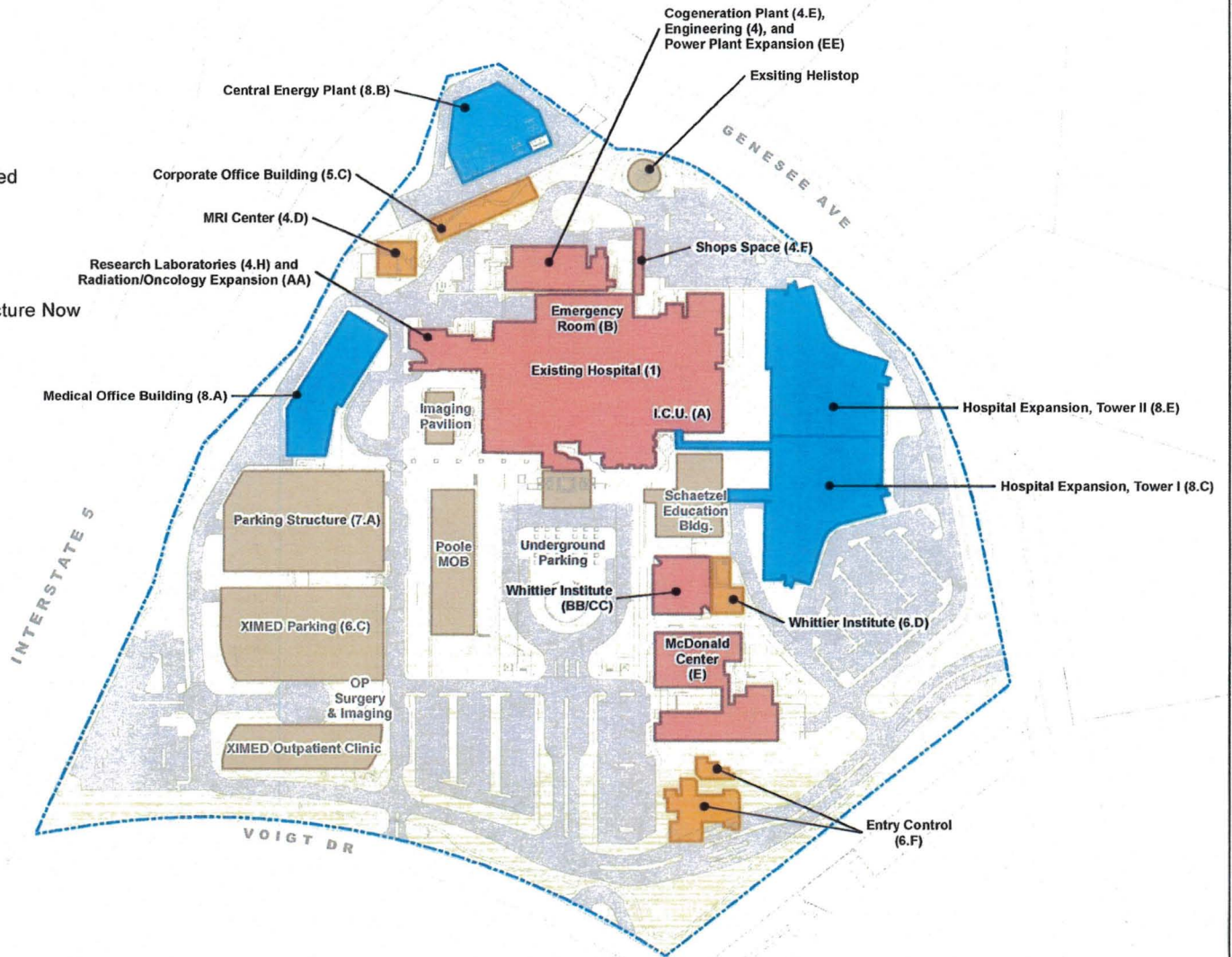
Existing

Existing Structure to be Demolished

Approved Structure per CUP 8
2009 MND - Not Yet Built

Previously Approved/Unbuilt Structure Now
Not to Be Built

MOB = Medical Office Building



DUDEK

SOURCE: CHILDS MASCARI WARNER ARCHITECTS 2010

6718

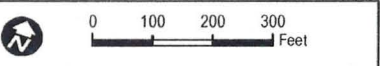
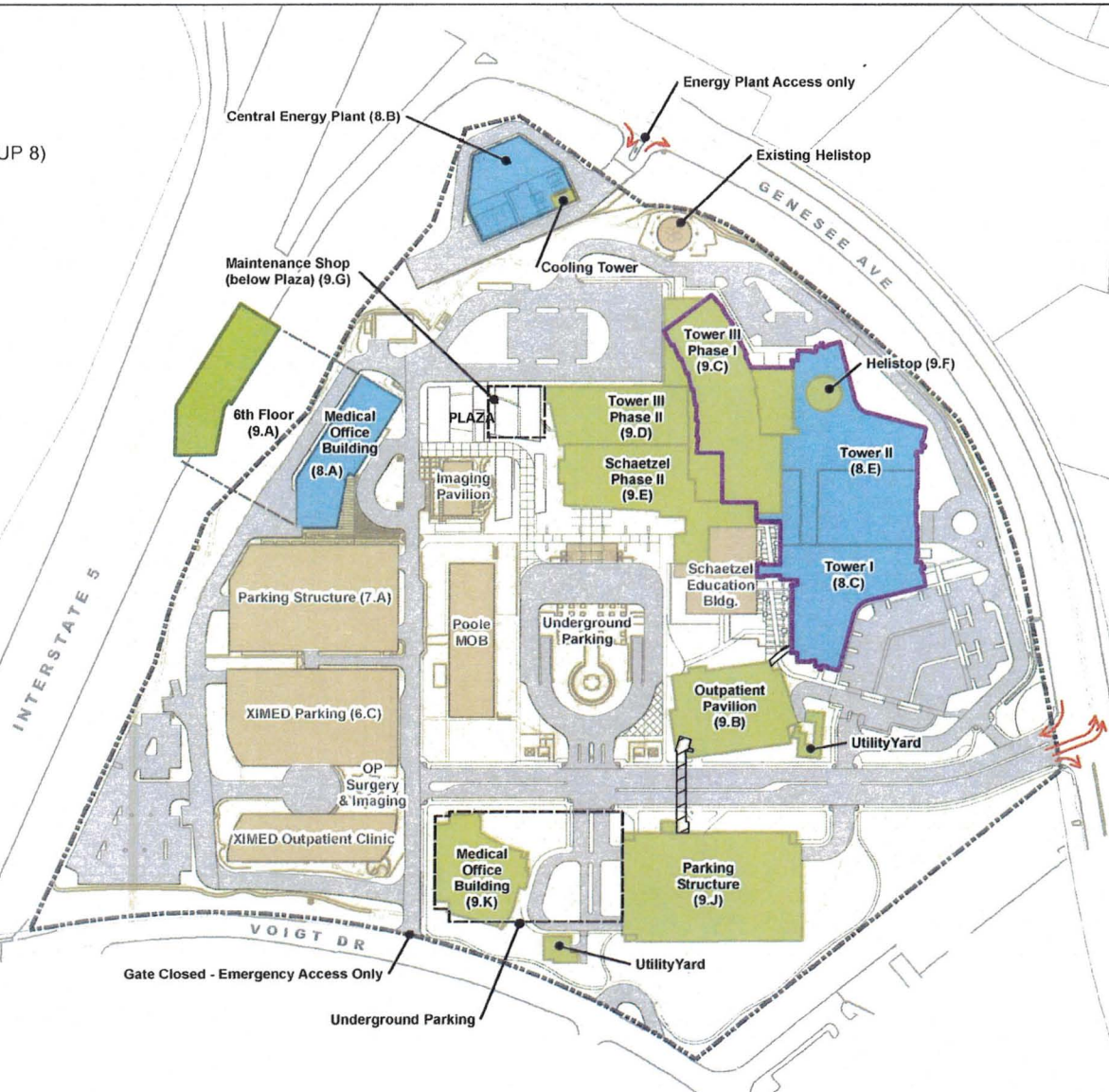
SCRIPPS MEMORIAL HOSPITAL LA JOLLA MASTER PLAN EIR

FIGURE 3-1
Existing/Approved Site Plan



Legend

- Property Boundary
- Proposed (CUP 9)
- Previously Approved-Not Built Yet (CUP 8)
- Existing
- Building includes Hospital Beds
- MOB = Medical Office Building
- Proposed Access



DUDEK

SOURCE: CHILDS MASCARI WARNER ARCHITECTS 2012

FIGURE 4.2-2

Proposed Traffic Site Access

6718

SCRIPPS MEMORIAL HOSPITAL LA JOLLA MASTER PLAN EIR

PROPOSED ULTIMATE CAMPUS

DEVELOPMENT SUMMARY

ASSESSOR'S PARCEL NUMBERS: 343-160-08, 16, 18, 19, 20, 23, 24, 25, & 28
 LEGAL DESCRIPTION: PARCEL A: (343-160-23, 24, 25 & 28)
 PARCELS 1 TO 4 OF PARCEL MAP 18242, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, OCTOBER 4, 1990.
 PARCEL B: (343-160-18, 19 & 20)
 PARCELS 2, 3 AND 4 OF PARCEL MAP 11644, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, SEPTEMBER 25, 1981.
 PARCEL C: (343-160-08)
 LOT 1 OF CARSON LEWIS SUBDIVISION IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 7830, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, DECEMBER 24, 1973.
 PARCEL D: (343-160-16)
 PARCELS 3 OF PARCEL MAP 10260, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JULY 21, 1980.

COMMUNITY PLAN NAME: UNIVERSITY COMMUNITY PLAN, SUBAREA 4 (TABLE 3)
 OVERLAY ZONE(S): FAA PART 77 NOTIFICATION AREA (MCAS-MIRAMAR)
 AIRPORT INFLUENCE AREA (MCAS-MIRAMAR)
 PARKING IMPACT OVERLAY ZONE (CAMPUS IMPACT AREA)
 COMMUNITY PLAN IMPLEMENTATION OVERLAY ZONE (CPIOZ A)
 COASTAL CITY

GEOLOGIC HAZARD CATEGORY: 12, 25
 PROJECT NARRATIVE: THE SCRIPPS MEMORIAL HOSPITAL LA JOLLA CUP WAS ORIGINALLY APPROVED BY THE PLANNING COMMISSION ON MAY 26, 1971. SINCE 1971, THE CITY HAS APPROVED EIGHT AMENDMENTS TO THE CUP, ALLOWING FOR THE DEVELOPMENT OF A VARIETY OF HOSPITAL-RELATED USES. SCRIPPS HEALTH NOW SEEKS TO EXPAND ITS CAMPUS TO INCLUDE ADDITIONAL FACILITIES AND, AS SUCH, IS REQUIRED TO OBTAIN ADDITIONAL DISCRETIONARY APPROVALS FOR THE PROJECT.

THE PROPOSED PROJECT CONSISTS OF THE DEMOLITION OF EXISTING HOSPITAL TOWERS, OUTPATIENT FACILITIES AND OTHER ANCILLARY BUILDINGS, AND THE CONSTRUCTION OF A HOSPITAL TOWER, AN OUTPATIENT PAVILION, MEDICAL OFFICE BUILDING, ASSOCIATED PARKING FACILITIES, AND EXPANSION OF AN APPROVED MEDICAL OFFICE BUILDING. 477,680 SQUARE FEET OF NEW MEDICAL OFFICE AND OUTPATIENT SPACE WILL BE ADDED TO THE CAMPUS. THE HOSPITAL WILL INCREASE THE APPROVED NUMBER OF BEDS FROM 389 TO 531 BEDS.

REQUIRED APPROVALS: PROCESS FIVE - CITY COUNCIL
 COMMUNITY PLAN AMENDMENT
 CONDITIONAL USE PERMIT (CUP) AMENDMENT TO CUP NO. 438292
 PLANNED DEVELOPMENT PERMIT (PDP) AMENDMENT TO PDP NO. 438945
 REZONE
 PUBLIC EASEMENT VACATION - REQUEST TO VACATE A PUBLIC EASEMENT FOR A TRAFFIC SIGNAL SYSTEM GRANTED TO THE CITY OF SAN DIEGO PER DOCUMENT RECORDED AUGUST 2, 1972 AS FILE NO. 202432 OF D.O.R.

DEVIATION TO SDMC SECTION 142.0340(e) FOR PORTIONS OF RETAINING WALLS NO. 3 AND NO. 8 (SEE SHEET 14) WHICH ATTAIN HEIGHTS UP TO 21.2 FEET WHERE 12 FEET IS THE MAXIMUM PERMITTED RETAINING WALL HEIGHT OUTSIDE OF A REQUIRED YARD.

DEVIATION TO SDMC SECTION 142.0406(c) [TABLE 142-040] WHERE TREES ARE REQUIRED TO BE PLANTED WITHIN 30 FEET OF EACH PARKING SPACE WITHIN NEW VEHICULAR USE AREAS. IN LIEU OF THE REQUIRED TREE PLANTING ON THE ROOF OF THE PARKING STRUCTURE, SHADE AND/OR TRELLIS STRUCTURES WILL PROVIDE A MINIMUM OF 50% SHADE OVER PAVEMENT.

DEVIATIONS TO THE CITY OF SAN DIEGO SIGN REGULATIONS AS FOLLOWS:

- A PROPOSED 11-FOOT, 150 SQUARE-FOOT GROUND SIGN (GROUND SIGN 1.001) ADJACENT TO THE SOUTHERN DRIVEWAY OFF GENESEE WHERE A 6-FOOT, 132 SQUARE-FOOT MAXIMUM SIGN IS PERMITTED.
- THREE (3) PROPOSED 310 SQUARE-FOOT WALL SIGNS (WALL SIGNS 1.083, 1.084, & 1.085) ON THE XIMED II MEDICAL OFFICE BUILDING (MOB 8A/9A) WHERE A MAXIMUM OF TWO (2) 250 SQUARE-FOOT WALL SIGNS ARE PERMITTED.
- A PROPOSED 8-FOOT, 75 SQUARE-FOOT GROUND SIGN (GROUND SIGN 1.047) WHERE NONE ARE PERMITTED ALONG A NON-PROW.
- A PROPOSED 388 SQUARE-FOOT, WALL SIGN (WALL SIGN 7.045) ON THE MEDICAL OFFICE BUILDING (MOB 9.K) WHERE TWO (2) 250 SQUARE-FOOT WALL SIGNS ARE PERMITTED.

GROSS SITE AREA:	PARCEL A, B, D	39.63 ACRES	1,726,246 S.F.
	PARCEL C	1.59 ACRES	69,247 S.F.
	TOTAL	41.22 ACRES	1,795,493 S.F.

EXISTING BASE ZONE(S): RS-1-14 (PARCEL A, B, D)
 CO-1-2 (PARCEL C)

PROPOSED ZONE: IL-2-1 (PARCEL A, B, D)
 CO-1-2 (PARCEL C)

EXISTING USE: MEDICAL FACILITY (HOSPITAL, MEDICAL OFFICE, SCIENTIFIC RESEARCH)

PROPOSED USE: MEDICAL FACILITY (HOSPITAL, MEDICAL OFFICE, SCIENTIFIC RESEARCH)

ALLOWED FAR:	RS-1-14	0.60	EXISTING ZONE
	CO-1-2	1.50	EXISTING ZONE
	IL-2-1	2.00	PROPOSED ZONE

FLOOR AREA RATIO (FAR):	FAR CALCULATIONS	PARCEL A,B,D	PARCEL C	TOTAL	NOTES
	SITE AREA (ACRES)	39.63	1.59	41.22	
	SITE AREA (SF)	1,726,246	69,247	1,795,493	
	EXISTING+APPROVED				
	FLOOR AREA	1,863,369	19,000	1,882,369	4,5
	FAR	0.96	0.27	0.94	
	EXISTING+APPROVED+PROPOSED				
	FLOOR AREA	2,020,994	19,000	2,039,994	4,5
	FAR	1.17	0.27	1.14	

- NOTES:
- OCCUPANCY CLASSIFICATIONS ARE BASED UPON CODE DESIGNATIONS AT THE TIME OF ORIGINAL PERMIT.
 - APPROVED/UN-BUILT STRUCTURE REMOVED FROM PLAN BY THIS AMENDMENT; AREA EXCLUDED FROM TOTAL(S).
 - EXISTING STRUCTURE, PROPOSED TO BE DEMOLISHED UNDER PREVIOUS CUP AMENDMENT #8; AREA EXCLUDED FROM TOTAL(S).
 - EXISTING HELI-STOP, PROPOSED TO BE REMOVED UNDER PREVIOUS CUP AMENDMENT #8.
 - AREA OF BELOW-GRADE PARKING STRUCTURE IS NOT INCLUDED IN GROSS FLOOR AREA PER SECTION 113.0234(c)(3).
 - AREA OF ABOVE-GRADE PARKING STRUCTURES IS NOT INCLUDED IN GROSS FLOOR AREA PER SECTION 113.0234(c)(6).
 - STRUCTURE 9.A MODIFIES USE(S) OF APPROVED STRUCTURE 8.A, BUT DOES NOT ADD ADDITIONAL AREA.

SCRIPPS MEMORIAL HOSPITAL LA JOLLA

CAMPUS MASTER PLAN

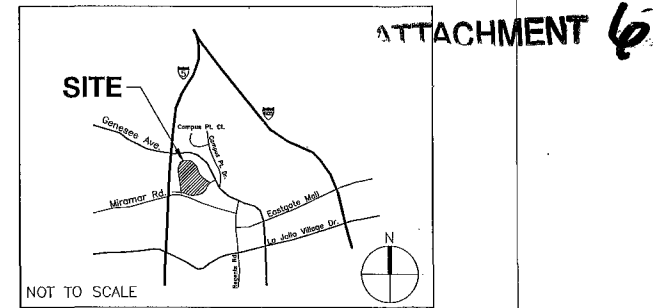
COMMUNITY PLAN AMENDMENT

CONDITIONAL USE PERMIT AMENDMENT

PLANNED DEVELOPMENT PERMIT AMENDMENT

REZONE

PUBLIC EASEMENT VACATION



PROJECT DIRECTORY

PRIMARY OWNER CONTACT: SCRIPPS HEALTH FACILITIES DESIGN AND CONSTRUCTION
 10150 SORRENTO VALLEY ROAD, SUITE C, S1100
 SAN DIEGO, CA 92121
 (658) 587-4400

CONSULTANTS:

ARCHITECT(S): CHILDS MASCARI WARNER ARCHITECTS
 1717 KETNER BLVD., SUITE 100
 SAN DIEGO, CA 92101
 (619) 614-0080

TAYLOR ARCHITECTURE PLANNING INTERIOR DESIGN
 2220 UNIVERSITY DRIVE
 NEWPORT BEACH, CA 92660
 (949) 574-1325

CIVIL ENGINEER: LATITUDE 33 PLANNING AND ENGINEERING
 4933 PARAMOUNT DRIVE, SECOND FLOOR
 SAN DIEGO, CA 92123
 (658) 751-0633

LANDSCAPE ARCHITECT: ONA, INC.
 8668 BUSINESSPARK DRIVE, SUITE 103
 SAN DIEGO, CA 92131
 (658) 578-2600

TRANSPORTATION CONSULTANT: RBF CONSULTING
 5050 AVENIDA ENCINAS, SUITE 260
 CARLSBAD, CA 92008
 (760) 476-9193

GEO TECHNICAL CONSULTANT: KLENFELDER, INC.
 5015 SHOREHAM PLACE
 SAN DIEGO, CA 92122
 (658) 320-2266

ENVIRONMENTAL: DUDEX
 605 THIRD STREET
 ENCINITAS, CA 92024
 (760) 479-4228

SHEET INDEX

- TITLE SHEET
- EXISTING/APPROVED CUP SITE PLAN
- PROPOSED SITE PLAN
- ALTERNATE SITE PLAN (VOGT DRIVE ACCESS)
- SITE PHASING PLAN - PHASE 0 (EXISTING)
- SITE PHASING PLAN - PHASE 1
- SITE PHASING PLAN - PHASE 2
- SITE PHASING PLAN - PHASE 3
- SITE PHASING PLAN - PHASE 4
- SITE PHASING PLAN - PHASE 5
- SITE PHASING PLAN - PHASE 6
- SITE PHASING PLAN - PHASE 7
- EXISTING TOPOGRAPHY AND EASEMENTS
- GRADING AND DRAINAGE PLAN (NORTH CAMPUS)
- GRADING AND DRAINAGE PLAN (SOUTH CAMPUS)
- GRADING AND DRAINAGE PLAN (WEST CAMPUS)
- ALTERNATE GRADING AND DRAINAGE PLAN (WEST CAMPUS)
- PRIVATE UTILITY AND PARTIAL DEMO PLAN (NORTH CAMPUS)
- PRIVATE UTILITY AND PARTIAL DEMO PLAN (SOUTH CAMPUS)
- PRIVATE UTILITY AND PARTIAL DEMO PLAN (WEST CAMPUS)
- FIRE ACCESS PLAN
- LANDSCAPE PLAN
- LANDSCAPE PLANTING LEGEND AND NOTES
- LANDSCAPE DIAGRAM, CALCULATIONS AND NOTES
- SITE SECTIONS/ELEVATIONS
- BUILDING SECTIONS
- OP PAVILION (9.B) - BASEMENT & FIRST FLOOR PLANS
- OP PAVILION (9.B) - SECOND & THIRD FLOOR PLANS
- OP PAVILION (9.B) - THIRD THROUGH SIXTH FLOOR & ROOF PLANS
- OP PAVILION (9.B) - ELEVATIONS
- TOWER III PHASE I (9.C) - BASEMENT & FIRST FLOOR PLANS
- TOWER III PHASE I (9.C) - SECOND & MECHANICAL FLOOR PLANS
- TOWER III PHASE I (9.C) - THIRD THROUGH SEVENTH FLOOR & ROOF PLANS
- TOWER III PHASE I (9.C) - NORTH & SOUTH ELEVATIONS
- TOWER III PHASE I (9.C) - EAST & WEST ELEVATIONS
- TOWER III PHASE II (9.D) AND MAINTENANCE SHOP (9.C) - FLOOR PLANS
- TOWER III PHASE II (9.D) AND MAINTENANCE SHOP (9.C) - ELEVATIONS
- SCHAETZEL PHASE II (9.E) - FLOOR PLANS
- SCHAETZEL PHASE II (9.E) - ELEVATIONS
- PARKING STRUCTURE (9.J) - BASEMENT LEVEL PLAN
- PARKING STRUCTURE (9.J) - FIRST FLOOR PLAN
- PARKING STRUCTURE (9.J) - SECOND FLOOR PLANS
- PARKING STRUCTURE (9.J) - THIRD FLOOR PLAN
- PARKING STRUCTURE (9.J) - FOURTH THROUGH SEVENTH FLOOR PLANS
- PARKING STRUCTURE (9.J) - ROOF PLAN
- PARKING STRUCTURE (9.J) - ELEVATIONS
- PARKING STRUCTURE (9.J) - SECTIONS
- MOB (9.K) - BASEMENT LEVEL II PLAN
- MOB (9.K) - BASEMENT LEVEL I PLAN
- MOB (9.K) - FIRST THROUGH ROOF LEVEL PLANS
- MOB (9.K) - ELEVATIONS

PREPARED BY: ORIGINAL DATE: 08-12-2010

NAME: CHILDS MASCARI WARNER ARCHITECTS
 ADDRESS: 1717 KETNER BLVD., STE. 100
 SAN DIEGO, CA 92101
 PHONE: (619) 614-0080
 FAX: (619) 614-0081

SHEET TITLE: TITLE SHEET

SHEET NO. 1 OF 51

PT# 217934

PROJECT# 2010015.10

REVISION 6: _____
 REVISION 5: _____
 REVISION 4: 01-02-2013
 REVISION 3: 08-20-2012
 REVISION 2: 03-19-2012
 REVISION 1: 12-23-2010

APPROVED W/
CUP NO. 438292
(CUP 292 / AMEND. 8)

TOWER I & II
APPROVED W/
CUP NO. 438292
(CUP 292 / AMEND. 8)

PARKING REQUIRED

EXISTING LAND USES AND LAND USES APPROVED WITH PREVIOUS AMENDMENTS	USE ⁽¹⁾	AREA (SF)	BEES ⁽²⁾	PARKING REQUIRED	
				AUTOMOBILE ⁽³⁾	CARPOOL ⁽⁴⁾
1 EXISTING HOSPITAL	HOSP	297,500	27	2/BEED	54 N/A 0
2 MEDICAL OFFICE BUILDING (POOL)	MOB	87,000	4	4/KSF	348 0.4/KSF 35
3 POWER PLANT (ENGINEERING)		6,800	1	1/STAFF	1 N/A 0
4 HELI-PAD					
5 EXPANSION SPECIAL CARE (I.C.U.) ⁽⁵⁾	HOSP	95,000	9	2/BEED	0 N/A 0
6 EMERGENCY ROOM ⁽⁶⁾	HOSP	10,000	0	2/BEED	0 N/A 0
7 IMAGING PAVILION	HA(OP)	4,983	4	4/KSF	20 0.4/KSF 2
8 SCHAEZEL EDUCATION BLDG.	HA(OP)	42,081	3	3.3/KSF	139 0.3/KSF 13
9 ALCOHOL TREATMENT CENTER (MCDONALD)	HOSP	32,119	25	2/BEED	52 N/A 0
10 FITNESS CENTER (APPROVED/UNBUILT) ⁽⁷⁾	HA	32,000	1	5/KSF	156 ⁽⁸⁾ N/A 0
11 AA RADIATION / ONCOLOGY	HA(OP)	18,000	1	4/KSF	72 0.4/KSF 7
12 BB WHITTIER (PHASE 1)	SR	13,000	2	2.5/KSF	33 0.3/KSF 4
13 CC WHITTIER (PHASE 2)	SR	23,006	2	2.5/KSF	58 0.3/KSF 7
14 EE POWER PLANT EXPANSION (CP)		2,800	1	1/STAFF	0 - 0
15 DD MRI CENTER (APPROVED/UNBUILT) ⁽⁹⁾	HA(OP)	10,000	1	4/KSF	40 ⁽¹⁰⁾ 0.4/KSF 4
16 EE COGENERATION PLANT		3,900	1	1/STAFF	1 - 0
17 FF SHOPS SPACE		6,500	1	1/STAFF	2 - 0
18 GG HELI-FORT					
19 HH RESEARCH LABS (MEXICOS)	SR	5,500	1	2.5/KSF	14 0.3/KSF 2
20 IA XIMED (MOB)	MOB	120,000	1	4/KSF	480 0.4/KSF 48
21 SC CORP. OFF. BLDG. (APPROVED/UNBUILT) ⁽¹¹⁾	HA(OP)	25,000	1	3.3/KSF	83 ⁽¹²⁾ 0.3/KSF 8
22 SE ENTRY PARKING STRUCTURE					
23 6A OUTPATIENT SURGERY	HA(OP)	30,000	1	4/KSF	120 0.4/KSF 12
24 6B XIMED EXPANSION	MOB	50,000	1	4/KSF	200 0.4/KSF 20
25 6C PARKING STRUCTURE					
26 DD WHITTIER PHASE B (APPROVED/UNBUILT) ⁽¹³⁾	SR	15,000	1	2.5/KSF	36 ⁽¹⁴⁾ 0.3/KSF 5
27 6F ENTRY CONTROL					
28 7A PARKING STRUCTURE					
29 8A MEDICAL OFFICE BUILDING - MEDICAL OFFICE USE	MOB	58,900	1	4/KSF	236 0.4/KSF 24
30 - HOSPITAL ANCILLARY OUTPATIENT USE	HA(OP)	45,000	1	4/KSF	180 0.4/KSF 18
31 - HOSPITAL ANCILLARY RETAIL USE	HA(RET)	12,000	1	1/STAFF	12 - 0
32 - MECHANICAL ⁽¹⁵⁾		23,150			
33 8B PHASE I CENTRAL ENERGY PLANT		19,000	1	1/STAFF	3 - 0
34 8C PHASE I TOWER (HOSPITAL EXPANSION) - CONNECTING CORRIDOR(S)	HOSP	325,000	158	2/BEED	336 N/A 0
35 8E PHASE II TOWER (HOSPITAL EXPANSION)	HOSP	315,000	158	2/BEED	336 N/A 0
				TOTAL AUTOMOBILE	3008
				CARPOOL	209
				MOTORCYCLE	60 ⁽¹⁶⁾
				BICYCLE	25 ⁽¹⁷⁾

PARKING PROVIDED

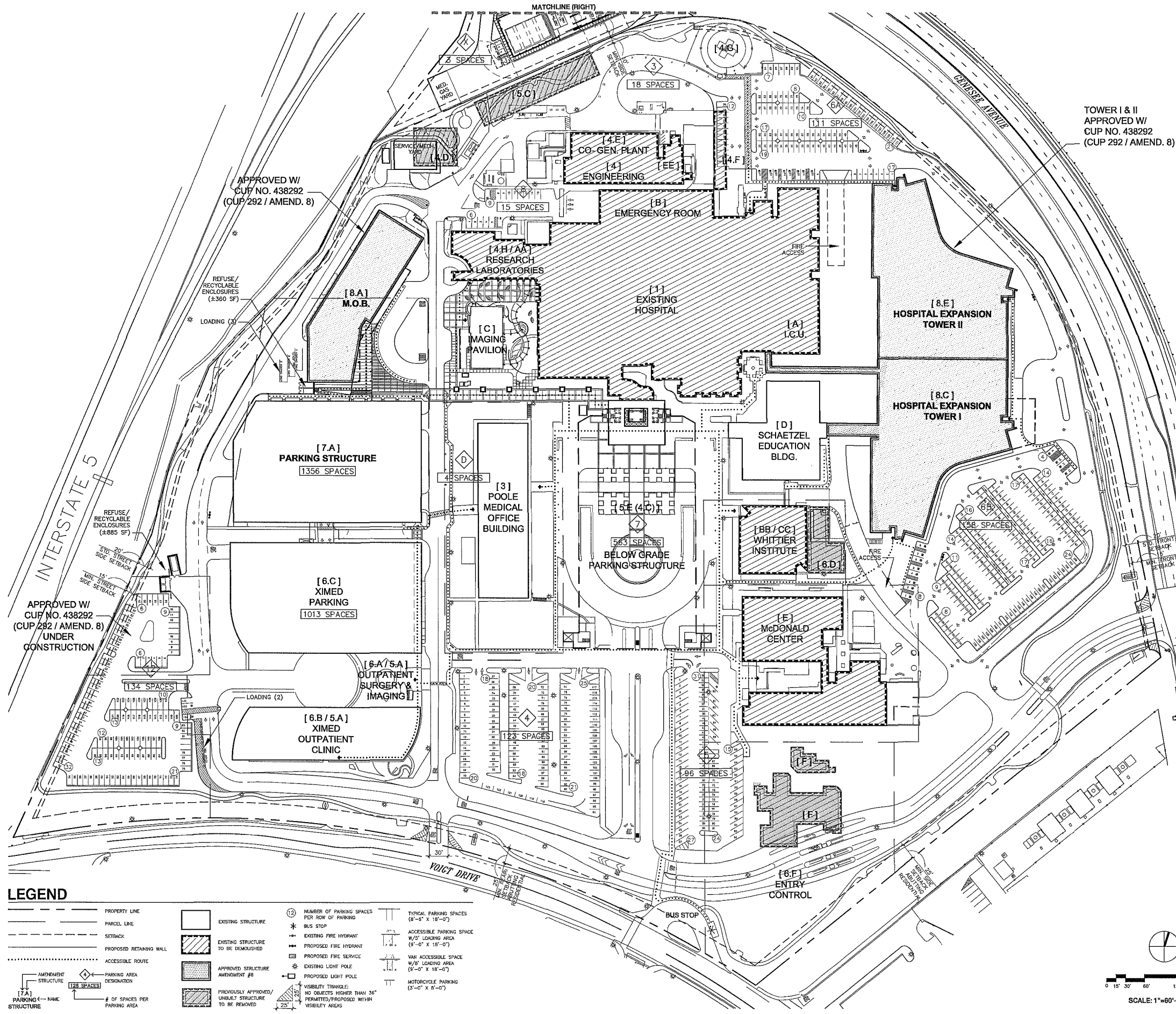
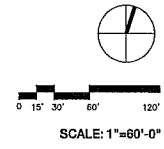
LOT #	PARKING INVENTORY EXISTING & CURRENT CUP AMENDMENT					ABBREVIATIONS
	AUTO	ABA	CP	M	B	
1	3	1	-	-	-	ADA ACCESSIBLE PARKING
2	18	-	-	-	-	CP CARPOOL PARKING
3	135	-	-	-	-	B BICYCLE PARKING
4	96	2	-	-	-	HOSP HOSPITAL
5A	111	8	-	-	-	MOB MEDICAL OFFICE
6A	158	12	-	-	-	HA HOSPITAL ANCILLARY
6B	1013	111	-	-	-	OFF OFFICE
7	563	64	-	2	10	OP OUTPATIENT
7A	1356	41	219	8	-	RET RETAIL
8	15	2	-	-	-	() INDICATES A REDUCTION
12	134	2	-	-	-	
15	4	-	-	-	-	
TOTAL	3984	243	219	90	28	

- NOTES:
- EXISTING AND PROPOSED LAND USES ARE DESIGNATED AS HOSPITAL (BEED), SCIENTIFIC RESEARCH, AND MEDICAL OFFICE PER TABLE 3, SUBTABLE 4 OF THE UNIVERSITY COMMUNITY PLAN. ADDITIONAL USES NECESSARY TO AND ASSOCIATED WITH OPERATION OF THE HOSPITAL HAVE BEEN DESIGNATED AS HOSPITAL ANCILLARY AND ARE FURTHER SPECIFIED AS INDICATED IN THE TABLE ABOVE FOR THE PURPOSES OF DETERMINING PARKING REQUIREMENTS.
 - PARKING REQUIREMENTS FOR AUTOMOBILES ARE DETERMINED PER TABLE 143-005F (SOMC) FOR USE SPECIFIED.
 - THE REQUIREMENT FOR MOTORCYCLE PARKING IS CALCULATED AS 2% OF THE MINIMUM NUMBER OF AUTOMOBILE PARKING SPACES REQUIRED PER SOMC 142.053(5). REQUIRED MOTORCYCLE PARKING SPACES SHALL COMPLY WITH THE REQUIREMENTS OF SOMC 142.053(6).
 - THE MAXIMUM NUMBER OF REQUIRED BICYCLE PARKING SPACES IS 25 PER SOMC 142.053(5).
 - PARKING REQUIREMENTS FOR PREVIOUSLY APPROVED/UNBUILT STRUCTURES HAVE BEEN CALCULATED BASED UPON THE APPROVED AREA/BEES FOR THE STRUCTURE.
 - THE ENTIRE 6TH FLOOR OF MOB (8A) IS DEDICATED TO MECHANICAL AREA (APPROXIMATELY 23,150 SF); NO ADDITIONAL PARKING REQUIREMENT IS SPECIFIED FOR THE MECHANICAL AREA.
 - THE I.C.U. (A) AND EMERGENCY ROOM (B) ARE PART OF THE EXISTING HOSPITAL. PARKING REQUIREMENTS FOR THESE STRUCTURES ARE INCLUDED IN THE EXISTING HOSPITAL TOTALS.
 - THE TABLE ABOVE REPRESENTS THE DISTRIBUTION OF BEES ACCORDING TO THE LAST APPROVED AMENDMENT TO THE CUP (CUP NO. 438292/AMENDMENT #8). FOR THE APPROVAL, THE TOTAL NUMBER OF BEES ON CAMPUS WOULD NOT EXCEED 330 BEES WITHOUT ADDITIONAL DISCRETIONARY APPROVALS. THIS APPLICATION PROPOSES TO AMEND THE CUP TO INCREASE THE TOTAL BEE COUNT TO 531. (SEE PROPOSED SITE PLAN).

GENERAL NOTES

1) THIS SITE PLAN REPRESENTS THE LAST APPROVED DISCRETIONARY PERMIT FOR THE SITE, INCLUDING CUP#438292 AND PREVIOUS DISCRETIONARY PERMITS. STRUCTURES SHOWN INCLUDE EXISTING STRUCTURES TO REMAIN AND STRUCTURES PREVIOUSLY APPROVED, BUT NOT YET BUILT. FOR EXISTING SITE PLAN SEE SITE PHASING PLANS, PHASE 0, SHEET 9 OF 91.

PREPARED BY: ORIGINAL DATE: 08-12-2010
 NAME: CHILDS MASCARI WARNER ARCHITECTS SHEET TITLE: EXISTING / APPROVED CUP SITE PLAN (AMEND. 8)
 ADDRESS: 1717 KETNER BLVD., STE. 100 SAN DIEGO, CA 92101
 PHONE: (619) 614-0080
 FAX: (619) 614-0081
 SHEET NO. 2 OF 51
 REVISION 6: _____
 REVISION 5: _____
 REVISION 4: _____
 REVISION 3: 08-20-2012 PTS# 217934
 REVISION 2: 03-19-2012
 REVISION 1: 12-23-2010 PROJECT# 2010015.10



LEGEND

- | | | | |
|----------------------------------|---|--|--|
| --- PROPERTY LINE | □ EXISTING STRUCTURE | ② NUMBER OF PARKING SPACES PER ROW OF PARKING | ▤ TYPICAL PARKING SPACES (6'-5\" |
| --- PARCEL LINE | ▨ EXISTING STRUCTURE TO BE DEMOLISHED | * BUS STOP | ▤ ACCESSIBLE PARKING SPACE W/5' LOADING AREA (9'-0\" |
| --- SETBACK | ▩ APPROVED STRUCTURE AMENDMENT #8 | ⦿ EXISTING FIRE HYDRANT | ▤ VAN ACCESSIBLE SPACE W/5' LOADING AREA (9'-0\" |
| --- PROPOSED RETAINING WALL | ▨ PREVIOUSLY APPROVED/UNBUILT STRUCTURE TO BE REMOVED | ⦿ PROPOSED FIRE HYDRANT | ▤ MOTORCYCLE PARKING (8'-0\" |
| --- ACCESSIBLE ROUTE | | ⦿ PROPOSED FIRE SERVICE | |
| --- AMENDMENT STRUCTURE | | ⦿ EXISTING LIGHT POLE | |
| --- PARKING AREA DESIGNATION | | ⦿ PROPOSED LIGHT POLE | |
| --- # OF SPACES PER PARKING AREA | | ⦿ VISIBILITY TRIANGLE: NO OBJECTS HIGHER THAN 36\" | |

CHILDS MASCARI WARNER architects
 1717 KETNER BLVD., SUITE 100
 SAN DIEGO, CALIFORNIA 92101
 619.614.0080 FAX 619.614.0081

SCRIPPS MEMORIAL HOSPITAL
 CONDITIONAL USE PERMIT #292
 AMENDMENT #9
 9888 GENESEE AVENUE
 LA JOLLA, CALIFORNIA

APPROVED W/
CUP NO. 438292
(CUP 292 / AMEND. 8)

TOWER I & II
APPROVED W/
CUP NO. 438292
(CUP 292 / AMEND. 8)

APPROXIMATE LIMITS
OF NEW WORK WITH
THIS AMENDMENT

PARKING REQUIRED

ITEM #	EXISTING LAND USES AND LAND USES APPROVED WITH PREVIOUS AMENDMENTS	USE ⁽¹⁾	AREA (SF)	BEIS	PARKING REQUIRED		
					AUTOMOBILE BASIS	CARPOOL BASIS	
1	3 MEDICAL OFFICE BUILDING (POOLE)	MOB	87,000	4/KSF	348	0.4/KSF 35	
2	C IMAGING PAVILION D SCHAEZTEL EDUCATION BLDG.	HA(OP) HA(OP)	4,983 42,088	4/KSF 3.3/KSF	20 136	0.4/KSF 2 0.3/KSF 13	
4	4.0 HELI-PORT	-	-	-	-	-	
5	5.A XIMED (MOB) 5.E ENTRY PARKING STRUCTURE	MOB	125,000	4/KSF	480	0.4/KSF 48	
6	6.A OUTPATIENT SURGERY 6.B XIMED EXPANSION 6.C PARKING STRUCTURE	HA(OP) MOB	30,000 50,000	4/KSF 4/KSF	120 200	0.4/KSF 12 0.4/KSF 20	
7	7.A PARKING STRUCTURE	-	454,101	-	-	-	
8	8.A MEDICAL OFFICE BUILDING -MEDICAL OFFICE USE -HOSPITAL ANCILLARY OUTPATIENT USE -HOSPITAL ANCILLARY RETAIL USE -MECHANICAL ⁽²⁾	MOB HA(OP) HA(PT) -	58,900 45,000 12,000 23,180	4/KSF 4/KSF 1/STAFF -	236 180 12 -	0.4/KSF 24 0.4/KSF 18 - -	
8.B	8.B PHASE I CENTRAL ENERGY PLANT	-	19,000	1/STAFF	3	-	
8.C	8.C PHASE I TOWER (HOSPITAL EXPANSION) CONNECTING CORRIDOR(S)	HOSP HOSP	325,000 180 6,000 0	2/BED 2/BED	336 0	N/A 0	
8.E	8.E PHASE II TOWER (HOSPITAL EXPANSION)	HOSP	325,000 158	2/BED	336	N/A 0	
9	9.A MEDICAL OFFICE BUILDING -ELIMINATE ANCILLARY OUTPATIENT USE -ELIMINATE MECHANICAL ⁽²⁾ -CONVERT TO MEDICAL OFFICE ⁽³⁾	HA(OP) - - MOB	(45,000) (23,180) -	4/KSF 4/KSF 4/KSF	(180) (23,180) 273	0.4/KSF (18) 0.4/KSF (18) 0.4/KSF 27	
9.B	9.B OUTPATIENT PAVILION	MOB	175,000	4/KSF	700	0.4/KSF 70	
9.C	9.C TOWER III (PHASE I)	HOSP	380,000 185	2/BED	336	N/A 0	
9.D	9.D TOWER III (PHASE II)	HOSP	73,300 27	2/BED	84	N/A 0	
9.E	9.E SCHAEZTEL (PHASE I) -MEDICAL OFFICE USE -SERVING RESEARCH USE	MOB MOB	84,500 31,500	4/KSF 2.5/KSF	338 79	0.4/KSF 34 0.3/KSF 8	
9.F	9.F HELI-STOP	-	-	-	-	-	
9.G	9.G MAINTENANCE SHOP	-	9,000	1/STAFF	3	-	
9.H	9.H OUTPATIENT SURGERY & IMAGING	-	-	-	-	-	
9.I	9.I PARKING STRUCTURE (SOUTH)	-	-	-	-	-	
9.K	9.K MEDICAL OFFICE BUILDING (MOB)	MOB	150,000	4/KSF	600	0.4/KSF 60	
					TOTAL AUTOMOBILE	4613	CARPOOL 354
					MOTORCYCLE	25 ⁽⁴⁾	
					BICYCLE	25 ⁽⁵⁾	

PARKING PROVIDED

LOT #	PROPOSED PARKING INVENTORY					ABBREVIATIONS
	AUTO	ADA	CP	M	B	
X	3	1	-	-	-	ADA ACCESSIBLE PARKING
3	-	-	-	-	-	CP CARPOOL PARKING
6A	40	-	-	-	-	M MOTORCYCLE PARKING
6B	125	12	-	-	-	B BICYCLE PARKING
6C	1013	111	-	-	-	HOSP HOSPITAL
7	563	64	-	2	10	MOB MEDICAL OFFICE
7.A	1356	41	219	68	10	SR SCIENTIFIC RESEARCH
8	-	-	-	-	-	HA HOSPITAL ANCILLARY
12	134	2	-	-	-	OFF OFFICE
D	4	-	-	-	-	OP OUTPATIENT
H	36	-	-	-	-	RET RETAIL
9.J	1570	62	75	32	4	() INDICATES A REDUCTION
9.K	298	21	80	6	-	
TOTAL	5142	314	354	128	32	

- NOTES:
- EXISTING AND PROPOSED LAND USES ARE DESIGNATED AS HOSPITAL (BEDS), SCIENTIFIC RESEARCH, AND MEDICAL OFFICE PER TABLE 3, SUBAREA 4 OF THE UNIVERSITY COMMUNITY PLAN. ADDITIONAL USES NECESSARY TO AND ASSOCIATED WITH OPERATION OF THE HOSPITAL HAVE BEEN DESIGNATED AS HOSPITAL ANCILLARY AND ARE FURTHER SPECIFIED AS INDICATED IN THE TABLE ABOVE FOR THE PURPOSES OF DETERMINING PARKING REQUIREMENTS.
 - PARKING REQUIREMENTS FOR AUTOMOBILES ARE DETERMINED PER TABLE 142-005(D)(MC) FOR USES SPECIFIED.
 - THE REQUIREMENT FOR MOTORCYCLE PARKING IS CALCULATED AS 2% OF THE MINIMUM NUMBER OF AUTOMOBILE PARKING SPACES REQUIRED PER SOMC 142.053(G). REQUIRED MOTORCYCLE PARKING SPACES SHALL COMPLY WITH THE REQUIREMENTS OF SOMC 142.056(O).
 - THE MAXIMUM NUMBER OF REQUIRED BICYCLE PARKING SPACES IS 25 PER SOMC 142.053(O)(E). THESE SPACES CAN BE ACCOMMODATED WITH BAYS FOR 12 SPACES AND 12 LOCKERS SINCE LOCKERS ARE ALSO REQUIRED. REQUIRED SHOWERS TO BE PROVIDED WITHIN THE HOSPITAL.
 - PER SOMC SECTION 142.053(O)(G) CARPOOL SPACES SHALL BE CLEARLY LABELED AND CONVENIENTLY LOCATED CLOSE TO EMPLOYEE ENTRANCES, AND IF THERE IS A CHANGE FOR PARKING, CARPOOL SPACES MUST BE OFFERED AT A DISCOUNT FOR VEHICLES CONTAINING TWO OR MORE PERSONS.
 - LOADING AREAS ARE TO BE PROVIDED PER SOMC SECTION 142.1010. TO MEET THESE REQUIREMENTS, THE HOSPITAL WILL CONTINUE TO OPERATE A CENTRAL LOADING FACILITY NORTH OF THE EXISTING HOSPITAL. ADDITIONAL OFF-STREET LOADING SPACES SHALL HAVE A MINIMUM LENGTH OF 35 FEET, MINIMUM WIDTH OF 12 FEET, AND MINIMUM VERTICAL CLEARANCE OF 14 FEET, INCLUDING ENTRANCES AND EXITS.
 - PARKING REQUIREMENTS FOR PREVIOUSLY APPROVED/ANNUALLY STRUCTURES HAVE BEEN CALCULATED BASED UPON THE APPROVED AMENDMENTS FOR THE STRUCTURE.
 - THE ENTIRE FLOOR OF MOB (8.A) IS PROPOSED TO BE CONVERTED FROM MECHANICAL AREA TO MEDICAL OFFICE USE BY THIS AMENDMENT.

GENERAL NOTES

- PROVIDE BUILDING ADDRESS NUMBERS, VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY PER FHPS POLICY P-00-6. (UFC 901.4.4)
- PROVIDE FIRE ACCESS ROUTARY STRIPS OR RED CURBS IN ACCORDANCE WITH FHPS POLICY A-00-1.
- POST INDICATOR VALVES, FIRE DEPARTMENT CONNECTIONS, AND ALARM BELLS AREA TO BE LOCATED ON THE ADDRESS/ACCESS SIDE OF THE STRUCTURE. (UFC 1001.4)
- TO MEET THE REQUIREMENT OF LAND DEVELOPMENT CODE (LDC) SECTION 142.053(O)(H), FOR A NONRESIDENTIAL USES WITH MORE THAN 100,000 SF OF GROSS FLOOR AREA, INFORMATION ON TRANSIT USE, CARPOOLING, AND OTHER FORMS OF REDUCING WILL BE DISPLAYED ON THE FACILITY'S WEBSITE.
- ALL NEW PEDESTRIAN PATHWAYS THROUGH THE SITE SHOULD BE SIX FOOT MINIMUM WIDTH.

PREPARED BY: CHILDS MASCARI WARNER ARCHITECTS
 ADDRESS: 1717 KETNER BLVD., STE. 100 SAN DIEGO, CA 92101
 PHONE: (619) 814-0080
 FAX: (619) 814-0081

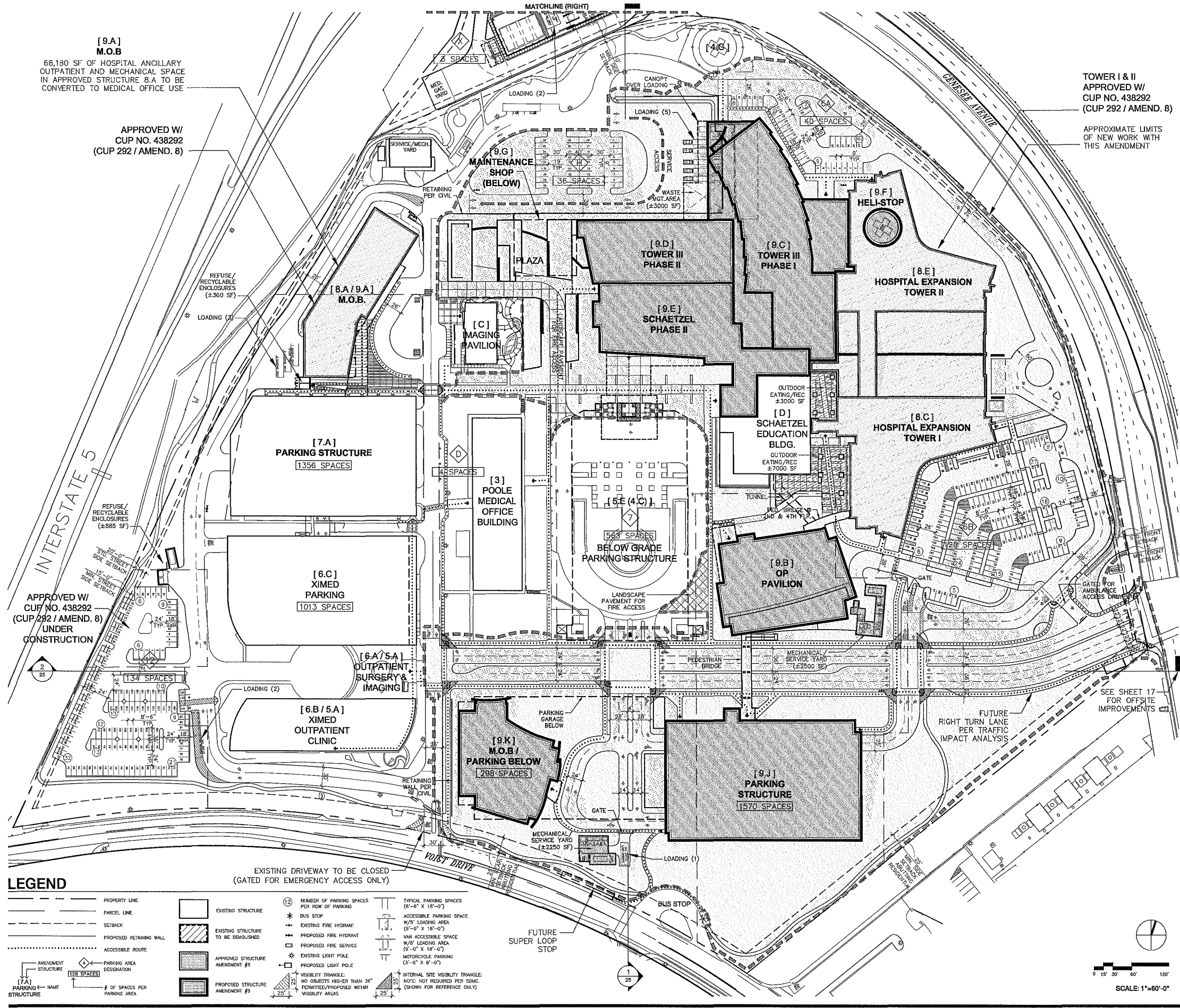
ORIGINAL DATE: 08-12-2010
 SHEET TITLE: PROPOSED SITE PLAN
 SHEET NO. 3 OF 51
 PTIS# 217934
 PROJECT# 2010015.10

SCRIPPS MEMORIAL HOSPITAL
 CONDITIONAL USE PERMIT #292
 AMENDMENT #9
 9888 GENESEE AVENUE
 LA JOLLA, CALIFORNIA

[9.A]
M.O.B.
66,180 SF OF HOSPITAL ANCILLARY OUTPATIENT AND MECHANICAL SPACE IN APPROVED STRUCTURE 8.A TO BE CONVERTED TO MEDICAL OFFICE USE

APPROVED W/
CUP NO. 438292
(CUP 292 / AMEND. 8)

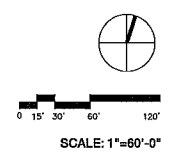
APPROVED W/
CUP NO. 438292
(CUP 292 / AMEND. 8)
UNDER
CONSTRUCTION



LEGEND

- PROPERTY LINE
- PARCEL LINE
- SETBACK
- PROPOSED RETAINING WALL
- ACCESSIBLE ROUTE
- AMENDMENT STRUCTURE
- PARKING AREA DESIGNATION
- PARKING - NAME
- STRUCTURE
- # OF SPACES PER PARKING AREA
- EXISTING STRUCTURE
- EXISTING STRUCTURE TO BE DEMOLISHED
- APPROVED STRUCTURE AMENDMENT #8
- PROPOSED STRUCTURE AMENDMENT #9
- NUMBER OF PARKING SPACES PER ROW OF PARKING
- BUS STOP
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- PROPOSED FIRE SERVICE
- EXISTING LIGHT POLE
- PROPOSED LIGHT POLE
- VISIBILITY TRIANGLE: NO OBJECTS HIGHER THAN 36' PERMITTED/PROPOSED WITHIN VISIBILITY AREAS
- TYPICAL PARKING SPACES (9'-0" X 18'-0")
- ACCESSIBLE PARKING SPACE W/5' LOADING AREA (9'-0" X 18'-0")
- VAN ACCESSIBLE SPACE W/8' LOADING AREA (9'-0" X 18'-0")
- MOTORCYCLE PARKING (5'-0" X 8'-0")
- INTERNAL SITE VISIBILITY TRIANGLE: NOTE: NOT REQUIRED PER SOMC (SHOWN FOR REFERENCE ONLY)

CHILDS MASCARI WARNER
 architects
 1717 Ketner Blvd., Suite 100
 San Diego, California 92101
 619.814.0080 Fax 619.814.0081



APPROVED W/
CUP NO. 438292
(CUP 292 / AMEND. 8)

TOWER I & II
APPROVED W/
CUP NO. 438292
(CUP 292 / AMEND. 8)

APPROXIMATE LIMITS
OF NEW WORK WITH
THIS AMENDMENT

PARKING REQUIRED

LOT #	EXISTING LAND USES AND LAND USES APPROVED WITH PREVIOUS AMENDMENTS	USE ¹	AREA (SF)	BEDS	PARKING REQUIRED	
					AUTOMOBILE BASIS REQ.	CARPOOL ² BASIS REQ.
1	3 MEDICAL OFFICE BUILDING (POOLE)	MOB	87,000		4/KSF	348 0.4/KSF
2	C IMAGING PAVILION	HA(OP)	4,983		4/KSF	20 0.4/KSF
	D SCHAEZTEL EDUCATION BLDG.	HA(OP)	42,081		3.3/KSF	139 0.3/KSF
4	4.G HELI-PORT					
5	5.A XIMED (MOB)	MOB	120,000		4/KSF	480 0.4/KSF
	5.E ENTRY PARKING STRUCTURE					
6	6.A OUTPATIENT SURGERY	HA(OP)	30,000		4/KSF	120 0.4/KSF
	6.B XIMED EXPANSION	MOB	30,000		4/KSF	200 0.4/KSF
	6.C PARKING STRUCTURE					
7	7.A PARKING STRUCTURE		434,101			
8	8.A MEDICAL OFFICE BUILDING	MOB	56,900		4/KSF	236 0.4/KSF
	-MEDICAL OFFICE USE	HA(OP)	45,000		4/KSF	180 0.4/KSF
	-HOSPITAL ANCILLARY OUTPATIENT USE	HA(RP)	12,000		1/STAFF	12 - 0
	-HOSPITAL ANCILLARY RETAIL USE	HA(RP)	23,190			
	-MECHANICAL ³					
8.B	8.B PHASE I CENTRAL ENERGY PLANT		19,000		1/STAFF	3 - 0
8.C	8.C PHASE I TOWER (HOSPITAL EXPANSION)	HOSP	325,000	168	2/BED	336 N/A
	CONNECTING CORRIDORS	HOSP	6,500	0	2/BED	0 N/A
8.E	8.E PHASE II TOWER (HOSPITAL EXPANSION)	HOSP	325,000	168	2/BED	336 N/A
9	9.A MEDICAL OFFICE BUILDING	HA(OP)	(45,000)		4/KSF	(180) 0.4/KSF
	-ELIMINATE ANCILLARY OUTPATIENT USE		(23,190)			(-)
	-ELIMINATE MECHANICAL ³		(23,190)			(-)
	-CONVERT TO MEDICAL OFFICE ⁴	MOB	68,190		4/KSF	273 0.4/KSF
9.B	9.B OUTPATIENT PAVILION	MOB	175,000		4/KSF	700 0.4/KSF
9.C	9.C TOWER II (PHASE I)	HOSP	308,000	168	2/BED	336 N/A
9.D	9.D TOWER II (PHASE II)	HOSP	73,500	27	2/BED	54 N/A
9.E	9.E SCHAEZTEL (PHASE II)	MOB	84,500		4/KSF	338 0.4/KSF
	-MEDICAL OFFICE USE	SR	31,500		2.5/KSF	75 0.3/KSF
	-SCIENTIFIC RESEARCH USE					
9.F	9.F HELI-STOP					
9.G	9.G MAINTENANCE SHOP		9,000		1/STAFF	3 - 0
9.H	9.H PARKING STRUCTURE (SOUTH)					
9.K	9.K MEDICAL OFFICE BUILDING (MOB)	MOB	150,000		4/KSF	600 0.4/KSF
					TOTAL AUTOMOBILE	613
					CARPOOL	354
					MOTORCYCLE	92
					BICYCLE	25 ⁵

PARKING PROVIDED

LOT #	PROPOSED PARKING INVENTORY				M	B	ABBREVIATIONS
	AUTO	ADA	CP	M			
X	3	1	-	-	-	-	ADA ACCESSIBLE PARKING
3	-	-	-	-	-	-	CP CARPOOL PARKING
6A	40	-	-	-	-	-	M MOTORCYCLE PARKING
6B	125	12	-	-	-	-	B BICYCLE PARKING
6C	1013	111	-	-	-	-	HOSP HOSPITAL
7	563	64	-	2	10	-	MOB MEDICAL OFFICE
7.A	1363	41	219	80	10+8 LTR	-	SR SCIENTIFIC RESEARCH
8	-	-	-	-	-	-	HA HOSPITAL ANCILLARY
12	134	2	-	-	-	-	OFF OFFICE
D	4	-	-	-	-	-	OP OUTPATIENT
H	36	-	-	-	-	-	RET RETAIL
8.J	1570	62	75	32	4 LTR	-	() INDICATES A REDUCTION
8.K	288	31	80	8	-	-	
TOTAL	5142	314	354	128	32	-	

- NOTES:**
- EXISTING AND PROPOSED LAND USES ARE DESIGNATED AS HOSPITAL (BEDS), SCIENTIFIC RESEARCH, AND MEDICAL OFFICE PER TABLE 3, SUBAREA 4 OF THE UNIVERSITY COMMUNITY PLAN. ADDITIONAL USES NECESSARY TO AND ASSOCIATED WITH OPERATION OF THE HOSPITAL HAVE BEEN DESIGNATED AS HOSPITAL ANCILLARY AND ARE FURTHER SPECIFIED AS INDICATED IN THE TABLE ABOVE FOR THE PURPOSES OF DETERMINING PARKING REQUIREMENTS.
 - PARKING REQUIREMENTS FOR AUTOMOBILES ARE DETERMINED PER TABLE 141--00FF(SHCH) FOR USES SPECIFIED.
 - THE REQUIREMENT FOR MOTORCYCLE PARKING IS CALCULATED AS 2% OF THE MINIMUM NUMBER OF AUTOMOBILE PARKING SPACES REQUIRED PER SDMC 142.0530(G). REQUIRED MOTORCYCLE PARKING SPACES SHALL COMPLY WITH THE REQUIREMENTS OF SDMC 142.0550(F).
 - THE MAXIMUM NUMBER OF REQUIRED BICYCLE PARKING SPACES IS 2% PER SDMC 142.0530(G). THESE SPACES SHALL BE ACCOMPANIED WITH TRAILS FOR 12 SPACES AND 12 LOCKING SPACES. LOCKERS ARE ALSO REQUIRED. REQUIRED SHOWERS TO BE PROVIDED WITHIN THE HOSPITAL.
 - PER SDMC SECTION 142.0530(G) CARPOOL SPACES SHALL BE CLEARLY LABELED AND CONVENIENTLY LOCATED CLOSE TO EMPLOYEE ENTRANCES, AND IF THERE IS A CHANGE FOR PARKING, CARPOOL SPACES MUST BE OFFERED AT A DISCOUNT FOR VEHICLES CONTAINING TWO OR MORE PERSONS.
 - LOADING AREAS ARE TO BE PROVIDED PER SDMC SECTION 142.1010. TO MEET THESE REQUIREMENTS, THE HOSPITAL WILL CONTINUE TO OPERATE A CENTRAL LOADING FACILITY NORTH OF THE EXISTING HOSPITAL. ADDITIONAL OFF-STREET LOADING SPACES SHALL HAVE A MINIMUM LENGTH OF 35 FEET, MINIMUM WIDTH OF 12 FEET, AND MINIMUM VERTICAL CLEARANCE OF 14 FEET, INCLUDING ENTRANCES AND EXITS.
 - PARKING REQUIREMENTS FOR PREVIOUSLY APPROVED/AMBIT STRUCTURES HAVE BEEN CALCULATED BASED UPON THE APPROVED AREA/BEDS FOR THE STRUCTURE.
 - THE ENTIRE 6TH FLOOR OF MOB (8.A) IS PROPOSED TO BE CONVERTED FROM MECHANICAL AREA TO MEDICAL OFFICE USE BY THIS AMENDMENT.

GENERAL NOTES

- PROVIDE BUILDING ADDRESS NUMBERS, VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY PER FHPS POLICY P-20-B. (UFC 901.4.4)
- PROVIDE FIRE ACCESS ROADWAY SIGNS OR RED CURBS IN ACCORDANCE WITH FHPS POLICY A-00-1.
- POST INDICATOR VALVES, FIRE DEPARTMENT CONNECTIONS, AND ALARM BELLS ARE TO BE LOCATED ON THE ADDRESS/ACCESS SIDE OF THE STRUCTURE. (UFC 1001.4)
- TO MEET THE REQUIREMENT OF LAND DEVELOPMENT CODE (LDC) SECTION 142.0530(H), FOR A NONRESIDENTIAL USES WITH MORE THAN 100,000 SF OF GROSS FLOOR AREA, INFORMATION ON TRANSIT USE, CARPOOLING, AND OTHER FORMS OF RIDE-SHARING WILL BE DISPLAYED ON THE FACILITY'S WEBSITE.
- ALL NEW PEDESTRIAN PATHWAYS THROUGH THE SITE SHOULD BE SIX FEET MINIMUM WIDTH.

PREPARED BY: ORIGINAL DATE: 08-12-2010
 NAME: CHILD'S MASCARI WARNER ARCHITECTS SHEET TITLE: ALTERNATE SITE PLAN (VOIGT DRIVE ACCESS)
 ADDRESS: 1717 KETNER BLVD., STE. 100 SAN DIEGO, CA 92101
 PHONE: (619) 814-0080
 FAX: (619) 814-0081
 REVISION 6: SHEET NO. 4 OF 51
 REVISION 5:
 REVISION 4:
 REVISION 3: 08-20-2012 PTS# 217934
 REVISION 2: 03-19-2012
 REVISION 1: 12-23-2010 PROJECT# 2010015.10

SEE SHEET 17 FOR OFFSITE IMPROVEMENTS

[9.A] M.O.B
68,190 SF OF HOSPITAL ANCILLARY OUTPATIENT AND MECHANICAL SPACE IN APPROVED STRUCTURE 8.A TO BE CONVERTED TO MEDICAL OFFICE USE

APPROVED W/
CUP NO. 438292
(CUP 292 / AMEND. 8)

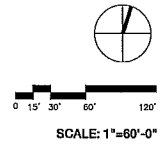
APPROVED W/
CUP NO. 438292
(CUP 292 / AMEND. 8)
UNDER CONSTRUCTION

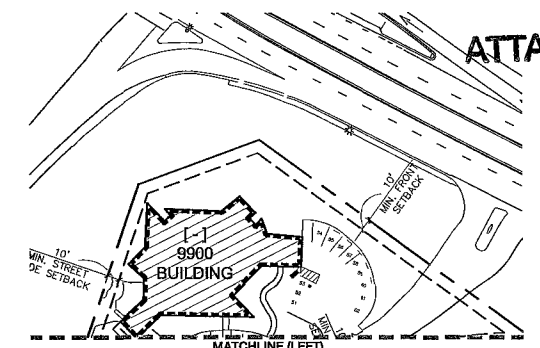
LEGEND

<p>PROPERTY LINE</p> <p>PARCEL LINE</p> <p>SETBACK</p> <p>PROPOSED RETAINING WALL</p> <p>ACCESSIBLE ROUTE</p> <p>AMENDMENT STRUCTURE</p> <p>PARKING AREA DESIGNATION</p> <p>PARKING NAME STRUCTURE</p> <p># OF SPACES PER PARKING AREA</p>	<p>EXISTING STRUCTURE</p> <p>EXISTING STRUCTURE TO BE DEMOLISHED</p> <p>APPROVED STRUCTURE AMENDMENT #8</p> <p>PROPOSED STRUCTURE AMENDMENT #9</p>	<p>NUMBER OF PARKING SPACES PER ROOF OF PARKING</p> <p>BUS STOP</p> <p>EXISTING FIRE HYDRANT</p> <p>PROPOSED FIRE HYDRANT</p> <p>PROPOSED FIRE SERVICE</p> <p>EXISTING LIGHT POLE</p> <p>PROPOSED LIGHT POLE</p> <p>VISIBILITY TRIANGLE: NO OBJECTS HIGHER THAN 36' PERMITTED/PROPOSED WITHIN VISIBILITY AREAS</p>	<p>TYPICAL PARKING SPACES (8'-0" X 18'-0")</p> <p>ACCESSIBLE PARKING SPACE (9'-0" X 18'-0")</p> <p>W/S LOADING AREA (9'-0" X 18'-0")</p> <p>VAN ACCESSIBLE SPACE (9'-0" X 18'-0")</p> <p>MOTORCYCLE PARKING (3'-0" X 6'-0")</p> <p>INTERNAL SITE VISIBILITY TRIANGLE: NOTE: NOT REQUIRED PER SDMC. (SHOWN FOR REFERENCE ONLY)</p>
--	--	--	---

CHILD'S MASCARI WARNER
Architects
1717 Kettner Blvd., Suite 100
San Diego, California 92101
619.814.0080 Fax 619.814.0081

SCRIPPS MEMORIAL HOSPITAL
CONDITIONAL USE PERMIT #292
AMENDMENT #9
9888 GENESEE AVENUE
LA JOLLA, CALIFORNIA





PARKING REQUIRED

AUT #	EXISTING LAND USES AND LAND USES APPROVED WITH PREVIOUS AMENDMENTS	USE ¹	AREA (SF)	BEIS	PARKING REQUIRED			
					AUTOMOBILES	CARPOOL ²		
1	EXISTING HOSPITAL				2/BEI	726	N/A	0
3	MEDICAL OPTICS BUILDING (FOCKE)	HOSE	297,500	353	4/KSF	346	0.4/KSF	35
4	POWER PLANT (ENGINEERING)		6,800		1/STAFF	1	N/A	0
5	FOUNDATION BUILDING (HR.)	HA(OFF)	2,951		3.3/KSF	10	0.3/KSF	1
2	A EXPANSION SPECIAL CARE (I.C.U.)	HOSP	95,000	0	2/BEI	0	N/A	0
B	EMERGENCY ROOM	HOSP	10,000	0	2/BEI	0	N/A	0
C	IMAGING PAVILION	HA(OFF)	4,983		4/KSF	20	0.4/KSF	2
D	SCHAEZEL EDUCATION BLDG.	HA(OFF)	42,081		3.3/KSF	139	0.3/KSF	13
E	ALCOHOL TREATMENT CENTER (McDONALD)	HOSP	52,119	26	2/BEI	52	N/A	0
3	AA RADIATION/Oncology	HA(OFF)	10,000		4/KSF	72	0.4/KSF	7
BB	WHITTIER (PHASE I)	SR	13,000		2.5/KSF	33	0.3/KSF	4
CC	WHITTIER (PHASE II)	SR	23,000		2.5/KSF	58	0.3/KSF	7
EE	POWER PLANT EXPANSION (CF)		2,800		1/STAFF	0	N/A	0
4	EE COGENERATION PLANT		6,500		1/STAFF	1	N/A	0
4F	RESEARCH LABS (MERGUS)	SR	5,500		2.5/KSF	14	0.3/KSF	2
5	5A XIMED (MOB)	MOB	120,000		4/KSF	480	0.4/KSF	48
5E	ENTRY PARKING STRUCTURE							
6	6A OUTPATIENT SURGERY	HA(OFF)	30,000		4/KSF	120	0.4/KSF	12
6B	XIMED EXPANSION	HA(OFF)	50,000		4/KSF	200	0.4/KSF	20
6C	PARKING STRUCTURE							
7	7A PARKING STRUCTURE							
9900	9900 BUILDING	MOB	18,562		4/KSF	74	0.4/KSF	7
TOTAL					AUTOMOBILES	2,350	CARPOOL	158
					MOTORCYCLE	47		
					BICYCLE	25		

PARKING PROVIDED

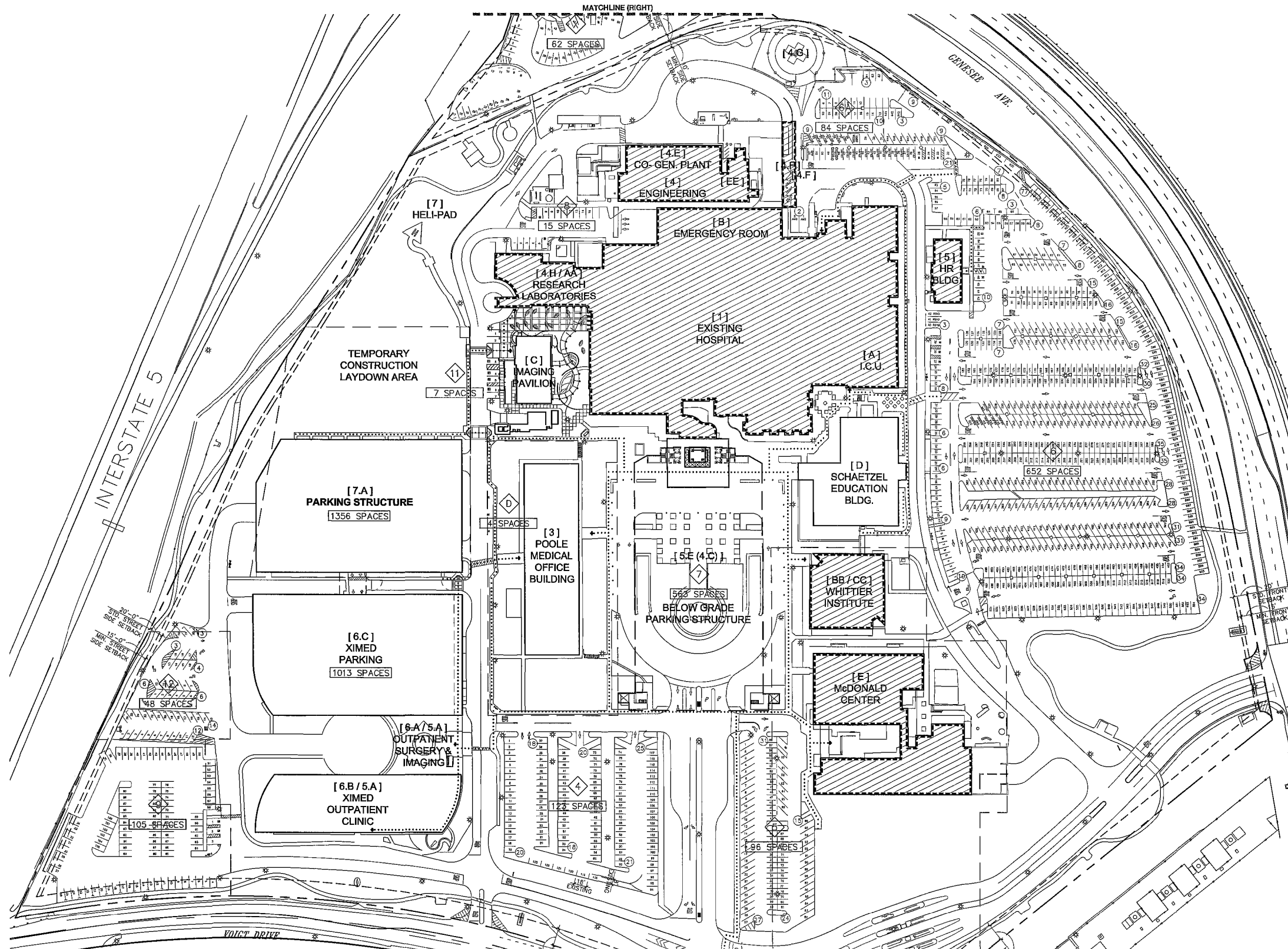
LOT #	EXISTING PARKING INVENTORY					TOTAL
	AUTO	MOB	CP	M	B	
1	62	2	-	-	-	64
4	123	-	-	-	-	123
5	86	2	-	-	-	88
6	882	6	-	3	-	891
6A	84	4	-	-	-	88
6B	583	64	-	-	-	647
6C	1013	111	-	-	-	1124
6	15	2	-	-	-	17
8	105	2	-	-	-	107
7A	1356	41	219	58	10+8 LKR	1774
9	15	2	-	-	-	17
11	7	4	-	-	-	11
12	4	-	-	-	-	4
D	4	-	-	-	-	4
TOTAL	4128	238	219	53	28	4666

- ABBREVIATIONS**
 ADA ACCESSIBLE PARKING
 CP CARPOOL PARKING
 M MOTORCYCLE PARKING
 B BICYCLE PARKING
 HOSP HOSPITAL
 MOB MEDICAL OFFICE
 SR SCIENTIFIC RESEARCH
 HA HOSPITAL ANGLIARY
 OFF OFFICE
 OF OUTPATIENT
 RET RETAIL
 () INDICATES A REDUCTION
- NOTES:**
 1. EXISTING AND PROPOSED LAND USES ARE DESIGNATED AS HOSPITAL (HOSP), SCIENTIFIC RESEARCH, AND MEDICAL OFFICE PER TABLE 3, SUBAREA 4 OF THE UNIVERSITY COMMUNITY PLAN. ADDITIONAL USES NECESSARY TO AND ASSOCIATED WITH OPERATION OF THE HOSPITAL, HAVE BEEN DESIGNATED AS HOSPITAL ANGLIARY AND ARE FURTHER SPECIFIED AS INDICATED IN THE TABLE ABOVE FOR THE PURPOSES OF DETERMINING PARKING REQUIREMENTS.
 2. PARKING REQUIREMENTS FOR AUTOMOBILES ARE DETERMINED PER TABLE 142-0303(SDMC) FOR USES SPECIFIED.
 3. THE REQUIREMENT FOR MOTORCYCLE PARKING IS CALCULATED AS 2% OF THE MINIMUM NUMBER OF AUTOMOBILE PARKING SPACES REQUIRED PER SDMC 142.0303(C). REQUIRED MOTORCYCLE PARKING SPACES SHALL COMPLY WITH THE REQUIREMENTS OF SDMC 142.0560(F).
 4. THE MAXIMUM NUMBER OF REQUIRED BICYCLE PARKING SPACES IS 25 PER SDMC 142.0303(C). THESE SPACES CAN BE ACCOMMODATED WITH RACKS FOR 12 SPACES AND 12 LOCKERS SINCE LOCKERS ARE ALSO REQUIRED. REQUIRED SHOWERS TO BE PROVIDED WITHIN THE HOSPITAL.
 5. PER SDMC SECTION 142.0300(D) CARPOOL SPACES SHALL BE CLEARLY LABELED AND CONVENIENTLY LOCATED CLOSE TO EMPLOYEE ENTRANCES, AND IF THERE IS A CHARGE FOR PARKING, CARPOOL SPACES MUST BE OFFERED AT A DISCOUNT FOR VEHICLES CONTAINING TWO OR MORE PERSONS.
 6. LOADING AREAS ARE TO BE PROVIDED PER SDMC SECTION 142.1010. TO MEET THESE REQUIREMENTS, THE HOSPITAL WILL CONTINUE TO OPERATE A CENTRAL LOADING FACILITY NORTH OF THE EXISTING HOSPITAL. ADDITIONAL OFF-STREET LOADING SPACES SHALL HAVE A MINIMUM LENGTH OF 35 FEET; MINIMUM WIDTH OF 12 FEET; AND MINIMUM VERTICAL CLEARANCE OF 14 FEET, INCLUDING ENTRANCES AND EXITS.
 7. THE I.C.U. (A) AND EMERGENCY ROOM (B) ARE PART OF THE EXISTING HOSPITAL PARKING REQUIREMENTS FOR THESE STRUCTURES ARE INCLUDED IN THE EXISTING HOSPITAL TOTALS.

GENERAL NOTES

1) THIS SITE PLAN REPRESENTS THE EXISTING CAMPUS SITE PLAN. STRUCTURES DEPICTED INCLUDE EXISTING STRUCTURES TO REMAIN AND STRUCTURES PROPOSED TO BE DEMOLISHED BY THIS AMENDMENT. FOR SITE PLAN INCLUDING STRUCTURES PREVIOUSLY APPROVED UNDER LAST AMENDMENT (CUP#438292 AND PDF#438945), BUT NOT YET BUILT. SEE EXISTING/APPROVED CUP SITE PLAN, SHEET 2 OF 51.

PREPARED BY:	CHILD'S MASCARI WARNER ARCHITECTS	ORIGINAL DATE:	08-12-2010
NAME:	CHILD'S MASCARI WARNER ARCHITECTS	SHEET TITLE:	SITE PHASING PLAN
ADDRESS:	1717 KETNER BLVD., STE. 100 SAN DIEGO, CA 92101	PHASE:	PHASE 0 (EXISTING)
PHONE:	(619) 814-0080	SHEET NO.:	5 OF 51
FAX:	(619) 814-0081	PTS#:	217934
REVISION 6:		PROJECT#:	2010015.10
REVISION 5:			
REVISION 4:			
REVISION 3:	08-20-2012		
REVISION 2:	03-19-2012		
REVISION 1:	12-23-2010		



LEGEND

--- PROPERTY LINE	[] EXISTING STRUCTURE	(12) NUMBER OF PARKING SPACES PER ROW OF PARKING	[] TYPICAL PARKING SPACES (8'-6" X 18'-0")
- - - PARCEL LINE	[] EXISTING STRUCTURE TO BE DEMOLISHED	[] ACCESSIBLE PARKING SPACE	[] W/5' LOADING AREA (9'-0" X 18'-0")
- - - SETBACK	[] APPROVED STRUCTURE AMENDMENT #8	[] PROPOSED FIRE HYDRANT	[] VAN ACCESSIBLE SPACE (9'-0" X 18'-0")
- - - PROPOSED RETAINING WALL	[] PROPOSED STRUCTURE AMENDMENT #9	[] PROPOSED FIRE SERVICE	[] MOTORCYCLE PARKING (3'-0" X 8'-0")
[] ACCESSIBLE ROUTE	[] VISIBILITY TRIANGLE	[] PROPOSED LIGHT POLE	
[] AMENDMENT STRUCTURE	[] VISIBILITY TRIANGLE: NO OBJECTS HIGHER THAN 35' PERMITTED/PROPOSED WITHIN VISIBILITY AREAS	[] VISIBILITY TRIANGLE: NO OBJECTS HIGHER THAN 35' PERMITTED/PROPOSED WITHIN VISIBILITY AREAS	
[] PARKING AREA DESIGNATION			
[] PARKING NAME STRUCTURE			

CHILD'S MASCARI WARNER ARCHITECTS
 1717 Ketter Blvd., Suite 100
 San Diego, California 92101
 619.814.0080 Fax 619.814.0081

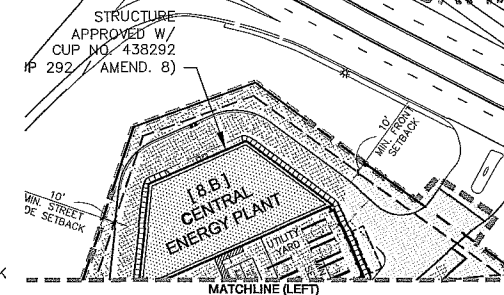
SCRIPPS MEMORIAL HOSPITAL
 CONDITIONAL USE PERMIT #292
 AMENDMENT #9
 9888 GENESEE AVENUE
 LA JOLLA, CALIFORNIA

[8.A/9.A]
M.O.B.
68,180 SF OF HOSPITAL ANCILLARY
OUTPATIENT AND MECHANICAL SPACE
IN APPROVED STRUCTURE 8.A TO BE
CONVERTED TO MEDICAL OFFICE USE

APPROXIMATE
AREA OF WORK
FOR PHASE 1

STRUCTURE
APPROVED W/
CUP NO. 438292
(CUP 292 / AMEND. 8)

APPROXIMATE
AREA OF WORK
FOR PHASE 1



PARKING REQUIRED

NO.	EXISTING LAND USES AND LAND USES APPROVED WITH PREVIOUS AMENDMENTS	USE ^(D)	AREA (SF)	RETS	PARKING REQUIRED		
					AMOUNT/1000	CARRIAGE W/ BASIS REQ.	
TOTAL THROUGH PREVIOUS PHASES							
TOTAL EXISTING							
PHASE 1							
1	9900 BUILDING DEMOLISHED	MOB	18,562	4/KSF (74)	0.4/KSF (7)		
1	EXISTING HOSPITAL CONVERSION	HOSP	(18)	2/RED (336)	N/A	0	
8	8.A MEDICAL OFFICE BUILDING	MOB	127,000	4/KSF	508	0.4/KSF	
	-MEDICAL OFFICE USE	HA(RET)	12,000	1/STAFF	12	0	
	-HOSPITAL ANCILLARY RETAIL USE						
8.B	CENTRAL ENERGY PLANT		19,000	1/STAFF	3	0	
8.C	TOWER 1 (HOSPITAL EXPANSION)	HOSP	325,000	118	2/RED	336	
	CONNECTING CORRIDOR(S)	HOSP	6,500	2/RED	0	N/A	
TOTAL EXISTING + PHASE 1							
					TOTAL AUTOMOBILE	2299	CARPOOL 222
					MOTORCYCLE	56^(M)	BICYCLE 25^(M)

PARKING PROVIDED

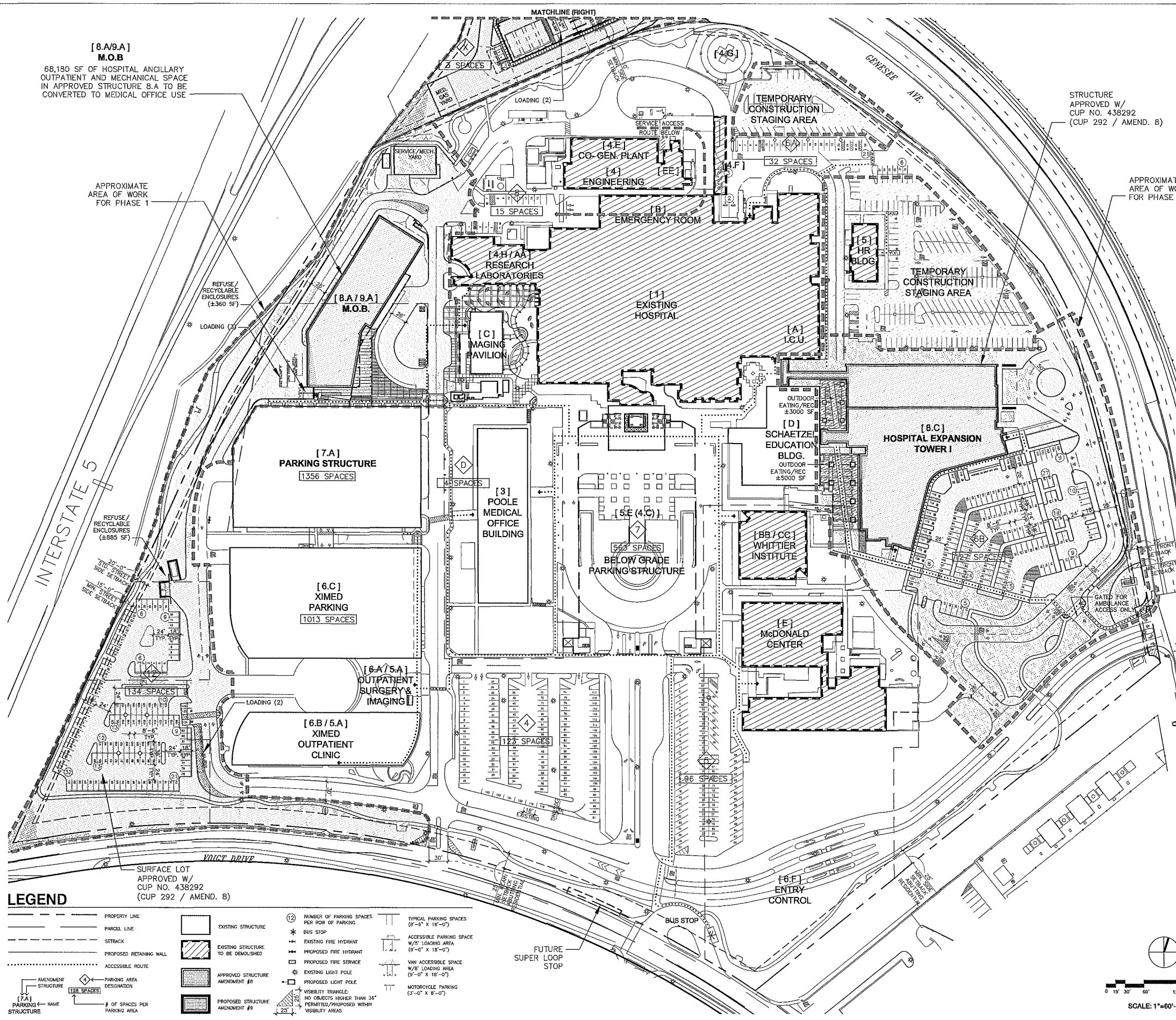
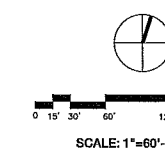
LOT #	PROPOSED PARKING INVENTORY				TOTAL	ABBREVIATIONS
	AUTO	ADA	CP	B		
4	123	1	-	-	124	ADA ACCESSIBLE PARKING
6	96	2	-	-	98	CP CARPOOL PARKING
6A	32	-	-	-	32	M MOTORCYCLE PARKING
6B	127	12	-	-	139	B BICYCLE PARKING
6.C	1013	111	-	-	1124	HOSP HOSPITAL
7	563	44	-	-	607	MOB MEDICAL OFFICE
7.A	1356	41	219	66	1682	SR SCIENTIFIC RESEARCH
8	15	2	-	-	17	HA HOSPITAL ANCILLARY
9	-	-	-	2	2	OFF OFFICE
11	-	-	-	-	-	OP OUTPATIENT
12	134	2	-	-	136	RET RETAIL
12	4	-	-	-	4	() INDICATES A REDUCTION
TOTAL	3466	239	219	90	3994	

- NOTES:**
- EXISTING AND PROPOSED LAND USES ARE DESIGNATED AS HOSPITAL (BEDS), SCIENTIFIC RESEARCH, AND MEDICAL OFFICE PER TABLE 3, SUBAREA 4 OF THE UNIVERSITY COMMUNITY PLAN. ADDITIONAL USES NECESSARY TO AND ASSOCIATED WITH THE HOSPITAL HAVE BEEN DESIGNATED AS HOSPITAL ANCILLARY AND ARE FURTHER SPECIFIED AS INDICATED IN THE TABLE ABOVE FOR THE PURPOSES OF DETERMINING PARKING REQUIREMENTS.
 - PARKING REQUIREMENTS FOR AUTOMOBILES ARE DETERMINED PER TABLE 142-009F(SDMC) FOR USES SPECIFIED.
 - THE REQUIREMENT FOR MOTORCYCLE PARKING IS CALCULATED AS 2% OF THE MAXIMUM NUMBER OF AUTOMOBILE PARKING SPACES REQUIRED PER SDMC 142.0530(D). REQUIRED MOTORCYCLE PARKING SPACES SHALL COMPLY WITH THE REQUIREMENTS OF SDMC 142.0550(F).
 - THE MAXIMUM NUMBER OF REQUIRED BICYCLE PARKING SPACES IS 2% PER SDMC 142.0530(D). THESE SPACES CAN BE ACCOMMODATED WITH BACKS FOR 12 SPACES AND 12 LOCKERS SINCE LOCKERS ARE ALSO REQUIRED. REQUIRED SHOWERS TO BE PROVIDED WITHIN THE HOSPITAL.
 - PER SDMC SECTION 142.0530(D) CARPOOL SPACES SHALL BE CLEARLY LABELED AND CONVENIENTLY LOCATED CLOSE TO EMPLOYEE ENTRANCES AND IF THERE IS A CHANGE FOR PARKING, CARPOOL SPACES MUST BE OFFERED AT A DISCOUNT FOR VEHICLES CONTAINING TWO OR MORE PERSONS.
 - LOADING AREAS ARE TO BE PROVIDED PER SDMC SECTION 142.1010. TO MEET THESE REQUIREMENTS, THE HOSPITAL WILL CONTINUE TO OPERATE A CENTRAL LOADING FACILITY NORTH OF THE EXISTING HOSPITAL. ADDITIONAL OFF-STREET LOADING SPACES SHALL HAVE A MINIMUM LENGTH OF 35 FEET, MINIMUM WIDTH OF 12 FEET, AND MINIMUM VERTICAL CLEARANCE OF 14 FEET, INCLUDING ENTRANCES AND EXITS.
 - PARKING REQUIREMENTS FOR PREVIOUSLY APPROVED/UNBUILT STRUCTURES HAVE BEEN CALCULATED BASED UPON THE APPROVED AREA/BEDS FOR THE STRUCTURE.

GENERAL NOTES

- PROVIDE BUILDING ADDRESS NUMBERS, VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY PER FHPS POLICY P-00-6. (UFC 901.4.4)
- PROVIDE FIRE ACCESS ROADWAY SKINS OR RED CURBS IN ACCORDANCE WITH FHPS POLICY A-00-1.
- POST INDICATOR VALVES, FIRE DEPARTMENT CONNECTIONS, AND ALARM BELLS ARE TO BE LOCATED ON THE ADDRESS/ACCESS SIDE OF THE STRUCTURE. (UFC 1001.4)
- TO MEET THE REQUIREMENT OF LAND DEVELOPMENT CODE (LDC) SECTION 142.0530(H), FOR A NONRESIDENTIAL USES WITH MORE THAN 100,000 SF OF GROSS FLOOR AREA, INFORMATION ON TRANSIT USE, CARPOOLING, AND OTHER FORMS OF REDUCING WILL BE DISPLAYED ON THE FACILITY'S WEBSITE.
- ALL NEW PEDESTRIAN PATHWAYS THROUGH THE SITE SHOULD BE SIX FOOT MINIMUM WIDTH.

PREPARED BY: _____ ORIGINAL DATE: 08-12-2010
 NAME: CHILDS MASCARI WARNER ARCHITECTS
 ADDRESS: 1717 KETNER BLVD., STE. 100 SAN DIEGO, CA 92101
 PHONE: (619) 814-0080
 FAX: (619) 814-0081
 SHEET TITLE: **SITE PHASING PLAN**
PHASE 1
 SHEET NO. **6** OF **51**
 REVISION 6: _____
 REVISION 5: _____
 REVISION 4: _____
 REVISION 3: 08-20-2012
 REVISION 2: 03-19-2012
 REVISION 1: 12-23-2010
 PTS# **217934**
 PROJECT# **2010015.10**



LEGEND

--- PROPERTY LINE	□ EXISTING STRUCTURE	(12) NUMBER OF PARKING SPACES PER ROW OF PARKING	□ TYPICAL PARKING SPACES (8'-0" x 18'-0")
- - - PARCEL LINE	▨ EXISTING STRUCTURE TO BE DEMOLISHED	* BUS STOP	□ ACCESSIBLE PARKING SPACE W/IF LOADING AREA (9'-0" x 18'-0")
- - - SETBACK	□ APPROVED STRUCTURE AMENDMENT #1	--- EXISTING FIRE HYDRANT	□ VAN ACCESSIBLE SPACE W/IF LOADING AREA (9'-0" x 18'-0")
- - - PROPOSED RETAINING WALL	□ PROPOSED STRUCTURE AMENDMENT #1	--- PROPOSED FIRE HYDRANT	□ MOTORCYCLE PARKING (3'-0" x 8'-0")
- - - ACCESSIBLE ROUTE	□ PROPOSED STRUCTURE AMENDMENT #2	--- PROPOSED FIRE SERVICE	□ VISIBILITY TRIANGLE
□ AMENDMENT STRUCTURE	□ PROPOSED STRUCTURE AMENDMENT #3	--- EXISTING LIGHT POLE	□ NO OBJECTS HIGHER THAN 35' PERMITTED/PROPOSED WITHIN VISIBILITY AREAS
□ PARKING AREA DESIGNATION		--- PROPOSED LIGHT POLE	
□ PARKING NAME STRUCTURE		□ VISIBILITY TRIANGLE	
		□ NO OBJECTS HIGHER THAN 35' PERMITTED/PROPOSED WITHIN VISIBILITY AREAS	

CHILDS MASCARI WARNER
 architects
 1717 Kethner Blvd., Suite 100
 San Diego, California 92101
 619.814.0080 Fax 619.814.0081

SCRIPPS MEMORIAL HOSPITAL
 CONDITIONAL USE PERMIT #292
 AMENDMENT #9
 9888 GENESEE AVENUE
 LA JOLLA, CALIFORNIA

[9.A]
M.O.B
68,180 SF OF HOSPITAL ANCILLARY
OUTPATIENT AND MECHANICAL SPACE
IN APPROVED STRUCTURE 8.A TO BE
CONVERTED TO MEDICAL OFFICE USE

APPROVED W/
CUP NO. 438292
(CUP 292 / AMEND. 8)

TOWER I
APPROVED W/
CUP NO. 438292
(CUP 292 / AMEND. 8)

PARKING REQUIRED

AMT	EXISTING LAND USES AND LAND USES APPROVED WITH PREVIOUS AMENDMENTS	USE ⁽¹⁾	AREA (SF)	BEDS	PARKING REQUIRED AUTOMOBILES	CARPOOL ⁽²⁾	MOTORCYCLE ⁽³⁾
TOTAL THROUGH PREVIOUS PHASES							
TOTAL EXISTING + PHASE 1					2799	202	
PHASE 2							
2	E DEMOLISH McDONALD CENTER	HOSP	(52,119)	(28)	2/BD (52)	N/A	
3	EG DEMOLISH WHITIER (PHASE 1)	SR	(13,800)		2.5/2SF (33)	0.3/2SF (1)	
3	CG DEMOLISH WHITIER (PHASE 2)	SR	(23,006)		2.5/2SF (59)	0.3/2SF (7)	
TOTAL EXISTING + PHASE 1-2					TOTAL AUTOMOBILE 2656	CARPOOL 191	MOTORCYCLE 54 ⁽⁴⁾

PARKING PROVIDED

LOT #	PROPOSED PARKING INVENTORY				M	B	ABREVIATIONS
	AUTD	ADA	CP	M			
3	3	1	-	-	-	-	ADA ACCESSIBLE PARKING
4	100	-	-	-	-	-	CP CARPOOL PARKING
5	78	-	-	-	-	-	M MOTORCYCLE PARKING
6	-	-	-	-	-	-	B BICYCLE PARKING
6A	32	4	-	-	-	-	HOSP HOSPITAL
6B	125	12	-	-	-	-	MOB MEDICAL OFFICE
6.C	1013	111	-	-	-	-	SR SCIENTIFIC RESEARCH
7	563	64	-	-	2	10	HA HOSPITAL ANCILLARY
7.A	1306	41	219	88	-	-	OFF OFFICE
8	15	2	-	-	-	-	OP OUTPATIENT
9	-	-	-	-	-	-	RET RETAIL
11	-	-	-	-	-	-	() INDICATES A REDUCTION
12	134	2	-	-	-	-	
D	4	-	-	-	-	-	
TOTAL	3423	237	219	93	28		

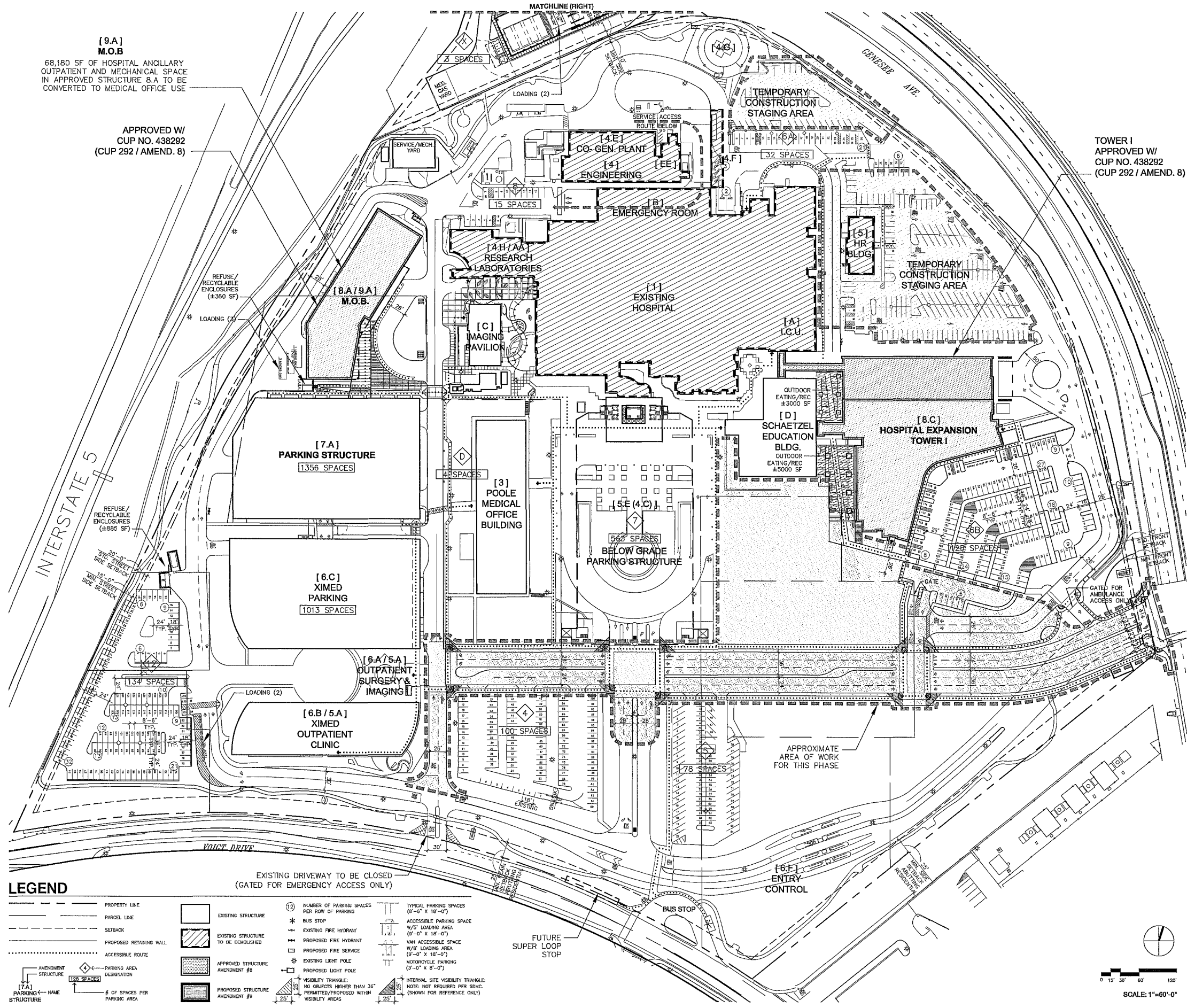
- NOTES:**
- EXISTING AND PROPOSED LAND USES ARE DESIGNATED AS HOSPITAL (BEDS), SCIENTIFIC RESEARCH, AND MEDICAL OFFICE PER THE UNIVERSITY OF CALIFORNIA GENERAL PLAN. ADDITIONAL USES NECESSARY TO AND ASSOCIATED WITH OPERATION OF THE HOSPITAL HAVE BEEN DESIGNATED AS HOSPITAL ANCILLARY AND ARE FURTHER SPECIFIED AS INDICATED BY THE TABLE ABOVE FOR THE PURPOSES OF DETERMINING PARKING REQUIREMENTS.
 - PARKING REQUIREMENTS FOR AUTOMOBILES ARE DETERMINED PER TABLE 142-0505(50MVC) FOR USES SPECIFIED.
 - THE REQUIREMENT FOR MOTORCYCLE PARKING IS CALCULATED AS 2% OF THE MINIMUM NUMBER OF AUTOMOBILE PARKING SPACES REQUIRED PER SDMC 142.0530(5). REQUIRED MOTORCYCLE PARKING SPACES SHALL COMPLY WITH THE REQUIREMENTS OF SDMC 142.0530(5).
 - THE MAXIMUM NUMBER OF REQUIRED BICYCLE PARKING SPACES IS 25 PER SDMC 142.0530(5). THESE SPACES CAN BE ACCOMMODATED WITH RACKS FOR 12 SPACES AND 12 LOCKERS SINCE LOCKERS ARE ALSO REQUIRED. REQUIRED SHOWERS TO BE PROVIDED WITHIN THE HOSPITAL.
 - PER SDMC SECTION 142.0530(5) CARPOOL SPACES SHALL BE CLEARLY LABELED AND CONVENIENTLY LOCATED CLOSE TO EMPLOYEE ENTRANCES, AND IF THERE IS A CHANGE FOR PARKING, CARPOOL SPACES MUST BE OFFERED AT A DISCOUNT FOR VEHICLES CONTAINING TWO OR MORE PERSONS.
 - LOADING AREAS ARE TO BE PROVIDED PER SDMC SECTION 145.1010. TO MEET THESE REQUIREMENTS, THE HOSPITAL WILL CONTINUE TO OPERATE A CENTRAL LOADING FACILITY NORTH OF THE EXISTING HOSPITAL. ADDITIONAL OFF-STREET LOADING SPACES SHALL HAVE A MINIMUM LENGTH OF 35 FEET, MINIMUM WIDTH OF 12 FEET, AND MINIMUM VERTICAL CLEARANCE OF 14 FEET, INCLUDING ENTRANCES AND EXITS.
 - PARKING REQUIREMENTS FOR PREVIOUSLY APPROVED/UNBUILT STRUCTURES HAVE BEEN CALCULATED BASED UPON THE APPROVED AREA/BEDS FOR THE STRUCTURE.

GENERAL NOTES

- PROVIDE BUILDING ADDRESS NUMBERS, VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY PER FHPS POLICY P-00-6. (UTC 901.4.4)
- PROVIDE FIRE ACCESS ROADWAY SIGNS OR RED CURBS IN ACCORDANCE WITH FHPS POLICY A-00-1.
- POST INDICATOR VALVES, FIRE DEPARTMENT CONNECTIONS, AND ALARM BELLS AREA TO BE LOCATED ON THE ADDRESS/ACCESS SIDE OF THE STRUCTURE. (UTC 1001.4)
- TO MEET THE REQUIREMENT OF LAND DEVELOPMENT CODE (LDC) SECTION 142.0530(1), FOR A NONRESIDENTIAL USES WITH MORE THAN 100,000 SF OF GROSS FLOOR AREA, INFORMATION ON TRANSIT USE, CARPOOLING, AND OTHER FORMS OF REDUCING WILL BE DISPLAYED ON THE FACILITY'S WEBSITE.
- ALL NEW PEDESTRIAN PATHWAYS THROUGH THE SITE SHOULD BE SIX FOOT MINIMUM WIDTH.

PREPARED BY: CHILD'S MASCARI WARNER ARCHITECTS
 NAME: CHILD'S MASCARI WARNER ARCHITECTS
 ADDRESS: 1717 KETNER BLVD., STE. 100 SAN DIEGO, CA 92101
 PHONE: (619) 814-0080
 FAX: (619) 814-0081

ORIGINAL DATE: 08-12-2010
 SHEET TITLE: SITE PHASING PLAN
 PHASE 2
 SHEET NO. 7 OF 51
 PTS# 217934
 PROJECT# 2010015.10



LEGEND

- PROPERTY LINE
- PARCEL LINE
- SETBACK
- PROPOSED RETAINING WALL
- ACCESSIBLE ROUTE
- AMENDMENT STRUCTURE
- PARKING AREA DESCRIPTION
- EXISTING STRUCTURE
- EXISTING STRUCTURE TO BE DEMOLISHED
- APPROVED STRUCTURE AMENDMENT #8
- PROPOSED STRUCTURE AMENDMENT #9
- NUMBER OF PARKING SPACES PER ROW OF PARKING
- BUS STOP
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- PROPOSED FIRE SERVICE
- EXISTING LIGHT POLE
- PROPOSED LIGHT POLE
- VISIBILITY TRIANGLE: NO OBJECTS HIGHER THAN 36" PERMITTED PROPOSED WITHIN VISIBILITY AREAS
- TYPICAL PARKING SPACES (9'-2" X 18'-0")
- ACCESSIBLE PARKING SPACE W/5' LOADING AREA (9'-0" X 18'-0")
- VAN ACCESSIBLE SPACE W/5' LOADING AREA (9'-0" X 18'-0")
- MOTORCYCLE PARKING (5'-0" X 8'-0")
- INTERNAL SITE VISIBILITY TRIANGLE: NOTE: NOT REQUIRED PER SDMC (SHOWN FOR REFERENCE ONLY)

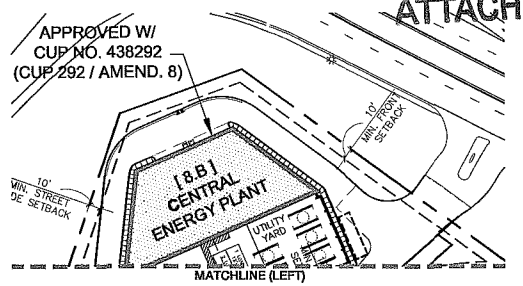
CHILD'S MASCARI WARNER
architects
1717 Ketter Blvd., Suite 100
San Diego, California 92101
619.814.0080 Fax 619.814.0081

SCRIPPS MEMORIAL HOSPITAL
CONDITIONAL USE PERMIT #292
AMENDMENT #9
9888 GENESEE AVENUE
LA JOLLA, CALIFORNIA

[9.A]
M.O.B
68,180 SF OF HOSPITAL ANCILLARY
OUTPATIENT AND MECHANICAL SPACE
IN APPROVED STRUCTURE 8.A TO BE
CONVERTED TO MEDICAL OFFICE USE

APPROVED W/
CUP NO. 438292
(CUP 292 / AMEND. 8)

TOWER I
APPROVED W/
CUP NO. 438292
(CUP 292 / AMEND. 8)



PARKING REQUIRED

AMT	EXISTING LAND USES AND LAND USES APPROVED WITH PREVIOUS AMENDMENTS	USE ⁽¹⁾	AREA (SF)	BEYS	PARKING REQUIRED AUTOMOBILES BASIS, REQ.	CARPOOL ⁽²⁾ BASIS, REQ.
TOTAL THROUGH PREVIOUS PHASES					956	191
TOTAL EXISTING + PHASES 1-2						
PHASE 3						
9.8.A OCCUPANT PARKING			175,000		4,262	700
TOTAL EXISTING + PHASE 1-3					TOTAL AUTOMOBILES: 3,558	CARPOOL: 20
					MOTORCYCLE: 67	
					BICYCLE: 25	

PARKING PROVIDED

LOT #	PROPOSED PARKING INVENTORY					ABBREVIATIONS
	ADA	ADA	CP	W	B	
1	3	1	-	-	-	ADA ACCESSIBLE PARKING
2	206	1	-	-	-	CP CARPOOL PARKING
3	417	6	51	-	-	M MOTORCYCLE PARKING
4	32	4	-	-	-	B BICYCLE PARKING
5	125	12	-	-	-	HOSP HOSPITAL
6A	1013	111	-	-	-	MOB MEDICAL OFFICE
6B	565	64	-	-	-	SR SCIENTIFIC RESEARCH
6C	1356	41	219	88	1048 LKR	HA HOSPITAL ANCILLARY
7	15	2	-	-	-	OFF OFFICE
7A	-	-	-	-	-	OP OUTPATIENT
8	-	-	-	-	-	RET RETAIL
9	-	-	-	-	-	() INDICATES A REDUCTION
10	-	-	-	-	-	
11	-	-	-	-	-	
12	-	-	-	-	-	
D	-	-	-	-	-	
TOTAL	3868	249	270	90	28	

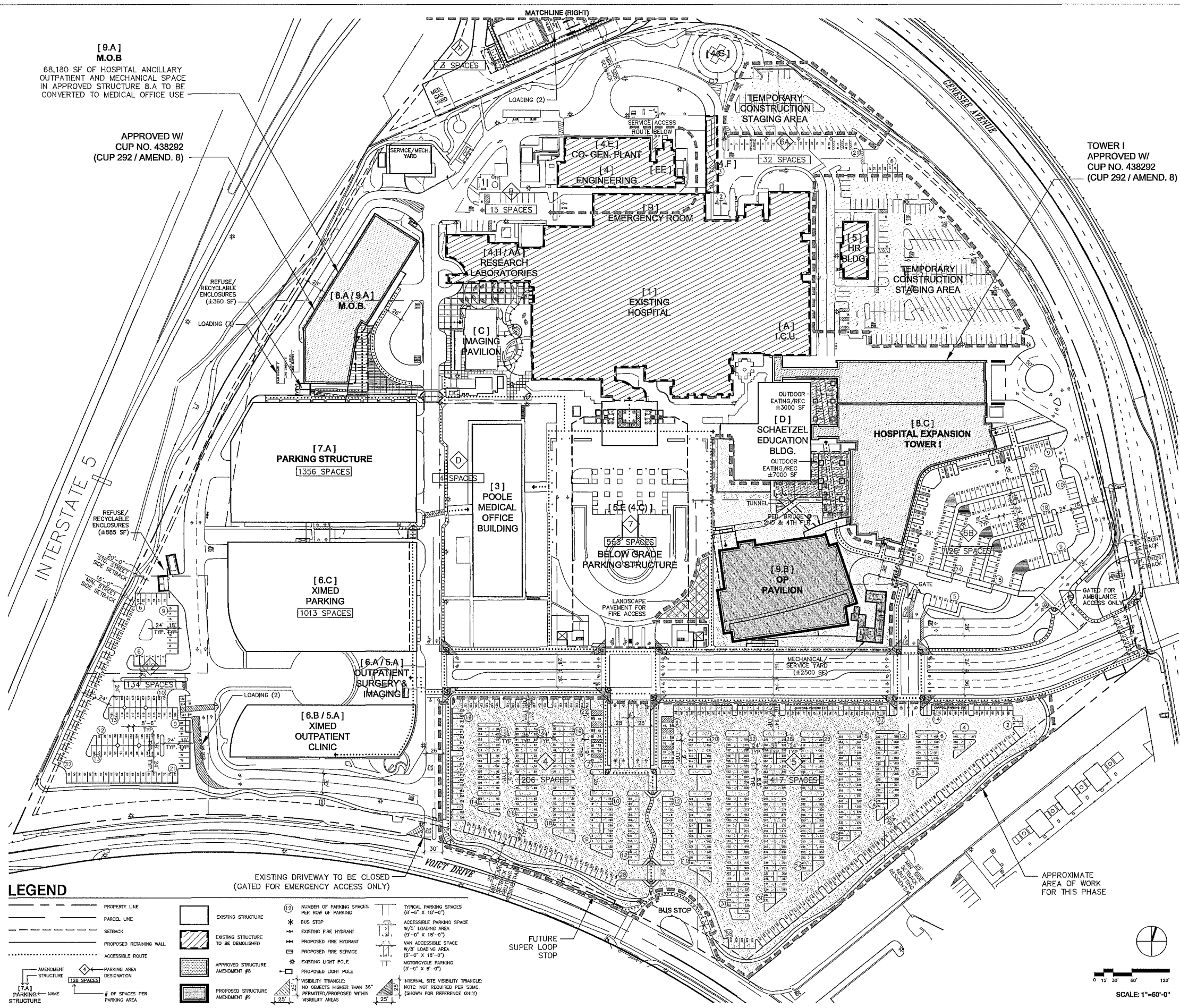
- NOTES:**
- EXISTING AND PROPOSED LAND USES ARE DESIGNATED AS HOSPITAL (BEDS), SCIENTIFIC RESEARCH, AND MEDICAL OFFICE PER TABLE 3, SUBAREA 4 OF THE UNIVERSITY COMMUNITY PLAN. ADDITIONAL USES NECESSARY TO AND ASSOCIATED WITH OPERATION OF THE HOSPITAL HAVE BEEN DESIGNATED AS HOSPITAL ANCILLARY AND ARE FURTHER SPECIFIED AS INDICATED IN THE TABLE ABOVE FOR THE PURPOSES OF DETERMINING PARKING REQUIREMENTS.
 - PARKING REQUIREMENTS FOR AUTOMOBILES ARE DETERMINED PER TABLE 142-005(SDMC) FOR USES SPECIFIED.
 - THE REQUIREMENT FOR MOTORCYCLE PARKING IS CALCULATED AS 2% OF THE MINIMUM NUMBER OF AUTOMOBILE PARKING SPACES REQUIRED PER SDMC 142.0530(C). REQUIRED MOTORCYCLE PARKING SPACES SHALL COMPLY WITH THE REQUIREMENTS OF SDMC 142.0560(F).
 - THE MAXIMUM NUMBER OF REQUIRED BICYCLE PARKING SPACES IS 2% PER SDMC 142.0530(C). THESE SPACES CAN BE ACCOMMODATED WITH BAYS FOR 12 SPACES AND 12 LOCKERS SINCE LOCKERS ARE ALSO REQUIRED. REQUIRED SHOWERS TO BE PROVIDED WITHIN THE HOSPITAL.
 - PER SDMC SECTION 142.0530(C) CARPOOL SPACES SHALL BE CLEARLY LABELED AND CONVENIENTLY LOCATED CLOSE TO EMPLOYEE ENTRANCES, AND IF THERE IS A CHANGE FOR PARKING, CARPOOL SPACES MUST BE OFFERED AT A DISCOUNT FOR VEHICLES CONTAINING TWO OR MORE PERSONS.
 - LOADING AREAS ARE TO BE PROVIDED PER SDMC SECTION 142.1010. TO MEET THESE REQUIREMENTS, THE HOSPITAL WILL CONTINUE TO OPERATE A CENTRAL LOADING FACILITY NORTH OF THE EXISTING HOSPITAL. ADDITIONAL OFF-STREET LOADING SPACES SHALL HAVE A MINIMUM LENGTH OF 35 FEET, MINIMUM WIDTH OF 12 FEET, AND MINIMUM VERTICAL CLEARANCE OF 14 FEET, INCLUDING ENTRANCES AND EXITS.
 - PARKING REQUIREMENTS FOR PREVIOUSLY APPROVED/UNBUILT STRUCTURES HAVE BEEN CALCULATED BASED UPON THE APPROVED AREA/BEYS FOR THE STRUCTURE.

GENERAL NOTES

- PROVIDE BUILDING ADDRESS NUMBERS, VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY PER FHPS POLICY P-00-5. (UFC 801.4.4)
- PROVIDE FIRE ACCESS ROADWAY SIGNS OR RED CURBS IN ACCORDANCE WITH FHPS POLICY A-00-1.
- POST INDICATOR VALVES, FIRE DEPARTMENT CONNECTIONS, AND ALARM BELLS AREA TO BE LOCATED ON THE ADDRESS/ACCESS SIDE OF THE STRUCTURE. (UFC 1001.4)
- TO MEET THE REQUIREMENT OF LAND DEVELOPMENT CODE (LDC) SECTION 142.0530(F), FOR A NONRESIDENTIAL USES WITH MORE THAN 100,000 SF OF GROSS FLOOR AREA, INFORMATION ON TRANSIT USE, CARPOOLING, AND OTHER FORMS OF REDUCING WILL BE DISPLAYED ON THE FACILITY'S WEBSITE.
- ALL NEW PEDESTRIAN PATHWAYS THROUGH THE SITE SHOULD BE SIX FOOT MINIMUM WIDTH.

PREPARED BY: CHILDS MASCARI WARNER ARCHITECTS
 1717 KETNER BLVD., STE. 100
 SAN DIEGO, CA 92101
 PHONE: (619) 814-0080
 FAX: (619) 814-0081

ORIGINAL DATE: 08-12-2010
 SHEET TITLE: SITE PHASING PLAN
 PHASE 3
 SHEET NO. 8 OF 51
 PTS# 217934
 PROJECT# 2010015.10



LEGEND

--- PROPERTY LINE	--- PARCEL LINE	--- SETBACK	--- PROPOSED RETAINING WALL	--- ACCESSIBLE ROUTE	--- AMENDMENT STRUCTURE	--- PARKING AREA DESIGNATION	--- # OF SPACES PER PARKING AREA
--- EXISTING DRIVEWAY TO BE CLOSED (GATED FOR EMERGENCY ACCESS ONLY)	--- EXISTING STRUCTURE	--- EXISTING STRUCTURE TO BE DEMOLISHED	--- APPROVED STRUCTURE AMENDMENT #9	--- PROPOSED STRUCTURE AMENDMENT #9	--- NUMBER OF PARKING SPACES PER ROW OF PARKING	--- BUS STOP	--- EXISTING FIRE HYDRANT
--- PROPOSED FIRE HYDRANT	--- PROPOSED FIRE SERVICE	--- EXISTING LIGHT POLE	--- PROPOSED LIGHT POLE	--- VISIBILITY TRIANGLE: NO OBJECTS HIGHER THAN 35' PERMITTED/PROPOSED WITHIN VISIBILITY AREAS	--- TYPICAL PARKING SPACES (9'-0" X 18'-0")	--- ACCESSIBLE PARKING SPACE W/5' LOADING AREA (9'-0" X 18'-0")	--- VAN ACCESSIBLE SPACE W/8' LOADING AREA (9'-0" X 18'-0")
--- MOTORCYCLE PARKING (3'-0" X 6'-0")	--- VISIBILITY TRIANGLE: NOTE: NOT REQUIRED PER SDMC (SHOWN FOR REFERENCE ONLY)	--- FUTURE SUPER LOOP STOP	--- BUS STOP	--- BUS STOP	--- MECHANICAL SERVICE YARD (42,500 SF)	--- LANDSCAPE PAVEMENT FOR FIRE ACCESS	--- TUNNEL

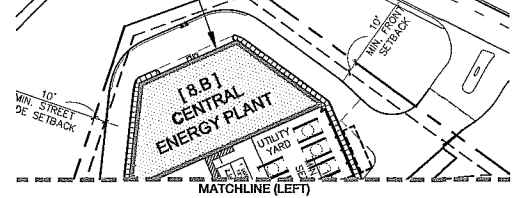
CHILDS MASCARI WARNER
 architects
 1717 Ketter Blvd., Suite 100
 San Diego, California 92101
 619.814.0080 Fax 619.814.0081

SCRIPPS MEMORIAL HOSPITAL
 CONDITIONAL USE PERMIT #292
 AMENDMENT #9
 9888 GENESEE AVENUE
 LA JOLLA, CALIFORNIA

[9.A] M.O.B.
68,180 SF OF HOSPITAL ANCILLARY OUTPATIENT AND MECHANICAL SPACE IN APPROVED STRUCTURE 8.A TO BE CONVERTED TO MEDICAL OFFICE USE

APPROVED W/
CUP NO. 438292
(CUP 292 / AMEND. 8)

APPROVED W/
CUP NO. 438292
(CUP 292 / AMEND. 8)



PARKING REQUIRED

EXISTING LAND USES AND LAND USES APPROVED WITH PREVIOUS AMENDMENTS	HA (SQ FT)	AREA (SF)	BEYS	PARKING REQUIRED		
				AUTOMOBILE	CARPOOL	MOTORCYCLE
TOTAL THROUGH PREVIOUS PHASES				3366	281	
TOTAL EXISTING + PHASES 1-3						
PHASE 4						
1 DEMOLITION FOUNDATION BUILDING (H.R.)	HA (SQ FT)	(2,901)	(18)	3.3/35F	(10)	0.3/35F (1)
1 EXISTING HOSPITAL CONVERSION	HOSP		2/500 (336)	N/A	0	
8.B.E PHASE II TOWER (HOSPITAL EXPANSION)	HOSP	325,000	168	2/500	336	N/A 0
TOTAL EXISTING + PHASE 1-4				TOTAL AUTOMOBILE: 3346	CARPOOL: 280	MOTORCYCLE: 674

PARKING PROVIDED

LOT #	PROPOSED PARKING INVENTORY					ABBREVIATIONS
	AUTO	ADA	CP	M	B	
2	3	1				ADA ACCESSIBLE PARKING
3	-	-	-	-	-	CP CARPOOL PARKING
4	266	6				M MOTORCYCLE PARKING
5	417	6	51			B BICYCLE PARKING
6	-	-	-	-	-	HOSP HOSPITAL
6A	32	4				MOB MEDICAL OFFICE
6B	125	12				SR SCIENTIFIC RESEARCH
6.C	1013	111				HA HOSPITAL ANCILLARY
7	563	64				OP OFFICE
7.A	1396	41	219	88	1048 LKR	OP OUTPATIENT
8	15	2				RET RETAIL
9	-	-	-	-	-	() INDICATES A REDUCTION
11	154	2				
12	4	-	-	-	-	
13	-	-	-	-	-	
TOTAL	3688	249	270	90	28	

- NOTES:**
- EXISTING AND PROPOSED LAND USES ARE DESIGNATED AS HOSPITAL (BEDS), SCIENTIFIC RESEARCH, AND MEDICAL OFFICE PER TABLE 3, SUBAREA 4 OF THE UNIVERSITY COMMUNITY PLAN. ADDITIONAL USES NECESSARY TO AND ASSOCIATED WITH OPERATION OF THE HOSPITAL HAVE BEEN DESIGNATED AS HOSPITAL ANCILLARY AND ARE FURTHER SPECIFIED AS INDICATED IN THE TABLE ABOVE FOR THE PURPOSES OF DETERMINING PARKING REQUIREMENTS.
 - PARKING REQUIREMENTS FOR AUTOMOBILES ARE DETERMINED PER TABLE 142-0502(SDMC) FOR USES SPECIFIED.
 - THE REQUIREMENT FOR MOTORCYCLE PARKING IS CALCULATED AS 2% OF THE ANNUAL NUMBER OF AUTOMOBILE PARKING SPACES REQUIRED PER SDMC (142.0530(G)). REQUIRED MOTORCYCLE PARKING SPACES SHALL COMPLY WITH THE REQUIREMENTS OF SDMC 142.0560(F).
 - THE MAXIMUM NUMBER OF REQUIRED BICYCLE PARKING SPACES IS 2% PER SDMC 142.0530(E). THESE SPACES CAN BE ACCOMMODATED WITH RACKS FOR 12 SPACES AND 12 LOCKERS SINCE LOCKERS ARE ALSO REQUIRED. REQUIRED SHOWERS TO BE PROVIDED WITHIN THE HOSPITAL.
 - PER SDMC SECTION 142.0530(D) CARPOOL SPACES SHALL BE CLEARLY LABELED AND CONVENIENTLY LOCATED CLOSE TO EMPLOYEE ENTRANCES, AND IF THERE IS A CHANGE FOR PARKING, CARPOOL SPACES MUST BE OFFERED AT A DISCOUNT FOR VEHICLES CONTAINING TWO OR MORE PERSONS.
 - LOADING AREAS ARE TO BE PROVIDED PER SDMC SECTION 142.1010. TO MEET THESE REQUIREMENTS, THE HOSPITAL WILL CONTINUE TO OPERATE A CENTRAL LOADING FACILITY NORTH OF THE EXISTING HOSPITAL. ADDITIONAL ON-SITE LOADING SPACES SHALL HAVE A MINIMUM LENGTH OF 35 FEET, MINIMUM WIDTH OF 12 FEET, AND MINIMUM VERTICAL CLEARANCE OF 14 FEET, INCLUDING ENTRANCES AND EXITS.
 - PARKING REQUIREMENTS FOR PREVIOUSLY APPROVED/UNBUILT STRUCTURES HAVE BEEN CALCULATED BASED UPON THE APPROVED AREA/NEEDS FOR THE STRUCTURE.

GENERAL NOTES

- PROVIDE BUILDING ADDRESS NUMBERS, VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY PER FHPS POLICY P-00-6. (UFC 901.4.4)
- PROVIDE FIRE ACCESS ROADWAY SIGNS OR RED CURBS IN ACCORDANCE WITH FHPS POLICY A-00-1.
- POST INDICATOR VALVES, FIRE DEPARTMENT CONNECTIONS, AND ALARM BILLS AREA TO BE LOCATED ON THE ADDRESS/ACCESS SIDE OF THE STRUCTURE. (UFC 1001.4)
- TO MEET THE REQUIREMENT OF LAND DEVELOPMENT CODE (LDC) SECTION 142.0530(D), FOR A NONRESIDENTIAL USES WITH MORE THAN 100,000 SF OF GROSS FLOOR AREA, INFORMATION ON TRANSIT USE, CARPOOLING, AND OTHER FORMS OF REDUCING VEHICLE TRAFFIC SHOULD BE DISPLAYED ON THE FACILITY'S WEBSITE.
- ALL NEW PEDESTRIAN PATHWAYS THROUGH THE SITE SHOULD BE SIX FOOT MINIMUM WIDTH.

PREPARED BY:	ORIGINAL DATE:	08-12-2010
NAME: CHILDS MASCARI WARNER ARCHITECTS	SITE TITLE:	SCRIPPS MEMORIAL HOSPITAL
ADDRESS: 1717 KETNER BLVD., STE. 100 SAN DIEGO, CA 92101	SITE PHASING PLAN	
PHONE: (619) 514-0080	PHASE 4	
FAX: (619) 514-0081	SHEET NO. 9 OF 51	
REVISION 6:	PTS#	217934
REVISION 5:	PROJECT#	2010015.10
REVISION 4:		
REVISION 3: 08-20-2012		
REVISION 2: 03-19-2012		
REVISION 1: 12-23-2010		

LEGEND

PROPERTY LINE	EXISTING STRUCTURE	NUMBER OF PARKING SPACES PER ROW OF PARKING	TYPICAL PARKING SPACES (9'-0" X 18'-0")
PARCEL LINE	EXISTING STRUCTURE TO BE DEMOLISHED	BUS STOP	ACCESSIBLE PARKING SPACE W/5' LOADING AREA (9'-0" X 18'-0")
SETBACK	APPROVED STRUCTURE AMENDMENT #8	EXISTING FIRE HYDRANT	VAN ACCESSIBLE SPACE W/5' LOADING AREA (9'-0" X 18'-0")
PROPOSED RETAINING WALL	PROPOSED STRUCTURE AMENDMENT #9	PROPOSED FIRE HYDRANT	MOTORCYCLE PARKING (3'-0" X 6'-0")
ACCESSIBLE ROUTE		PROPOSED FIRE SERVICE	PROPOSED LIGHT POLE
AMENDMENT STRUCTURE		EXISTING LIGHT POLE	VISIBILITY TRIANGLE: NO OBJECTS HIGHER THAN 35' PERMITTED/PROPOSED WITHIN VISIBILITY AREAS
[7.A] PARKING NAME STRUCTURE			INTERNAL SITE VISIBILITY TRIANGLE: NOTE: NOT REQUIRED PER SDMC. (SHOWN FOR REFERENCE ONLY)
PARKING AREA DESIGNATION			
# OF SPACES PER PARKING AREA			

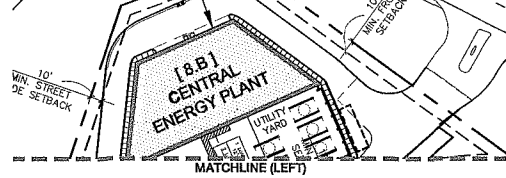
CHILDS MASCARI WARNER architects
1717 Kethner Blvd., Suite 100
San Diego, California 92101
619.514.0080 Fax 619.514.0081



SCRIPPS MEMORIAL HOSPITAL
CONDITIONAL USE PERMIT #292
AMENDMENT #9
9888 GENESEE AVENUE
LA JOLLA, CALIFORNIA

APPROVED W/
CUP NO. 438292
(CUP 292 / AMEND. 8)

ATTACHMENT 6



PARKING REQUIRED

ITEM #	EXISTING LAND USES AND LAND USES APPROVED WITH PREVIOUS AMENDMENTS	USE ⁽¹⁾	AREA (SF)	REFS	PARKING REQUIRED	
					AUTOMOBILES	CARPOOL
TOTAL THROUGH PREVIOUS PHASES					3680	290
PHASE 6						
1	DEMOLISH EXISTING HOSPITAL	HOSP	(297,500)	(27)	2/RED (54)	N/A 0
4	DEMOLISH POWER PLANT (ENGINEERING)	HOSP	(5,000)	1/STAFF (1)	1/STAFF (1)	N/A 0
2	DEMOLISH EMERGENCY ROOM	HOSP	(10,000)	0	2/RED 0	N/A 0
3	DEMOLISH RADIATION/ONCOLOGY	HA(OP)	(18,000)	4/KSF (72)	4/KSF (72)	N/A 0
RE	DEMOLISH POWER PLANT EXPANSION (CP)	CP	(2,000)	1/STAFF 2	1/STAFF 2	N/A 0
4.E	DEMOLISH COSSA/RESEARCH PLAN	SR	(6,500)	1/STAFF (1)	1/STAFF (1)	N/A 0
4.H	DEMOLISH RESEARCH LABS (MERCOS)	SR	(5,500)	2.5/KSF (14)	0.3/KSF (2)	N/A 0
9	9.D TOWER III (PHASE II)	HOSP	73,350	27	2/RED 54	N/A 0
9.E	SCHAETZEL (PHASE II)	MOB	84,500	4/KSF 338	0.4/KSF 34	N/A 0
	-MEDICAL OFFICE USE	MOB	31,500	2.5/KSF 78	0.3/KSF 9	N/A 0
9.G	MAINTENANCE SHOP	SR	9,000	1/STAFF 3	1/STAFF 3	N/A 0
TOTAL EXISTING + PHASE 1-6					TOTAL AUTOMOBILE 4014	CARPOOL 294
					MOTORCYCLE 80	BICYCLE 25

PARKING PROVIDED

LOT #	PROPOSED PARKING INVENTORY						ABBREVIATIONS
	AUTO	ADA	CP	M	B		
1	3	1	-	-	-	-	ADA ACCESSIBLE PARKING
2	-	-	-	-	-	-	CP CARPOOL PARKING
3	-	-	-	-	-	-	M MOTORCYCLE PARKING
4	179	-	-	-	-	-	B BICYCLE PARKING
5	-	-	-	-	-	-	HOSP HOSPITAL
6A	40	-	-	-	-	-	MOB MEDICAL OFFICE
6B	125	12	-	-	-	-	SR SCIENTIFIC RESEARCH
6.C	1013	111	-	-	-	-	HA HOSPITAL ANULLARY
7	563	64	-	-	-	-	OP OFFICE
7.A	1356	41	219	80	10+8 LKR	-	RET RETAIL
8	-	-	-	-	-	-	() INDICATES A REDUCTION
9	-	-	-	-	-	-	
11	154	-	-	-	-	-	
D	4	-	-	-	-	-	
9.J	1970	62	75	32	4 LKR	-	
H	36	-	-	-	-	-	
TOTAL	5023	299	294	122	32		

- NOTES:**
- EXISTING AND PROPOSED LAND USES ARE DESIGNATED AS HOSPITAL (BEDS), SCIENTIFIC RESEARCH, AND MEDICAL OFFICE PER TABLE 3, SUBAREA 4 OF THE UNIVERSITY COMMUNITY PLAN. ADDITIONAL USES NECESSARY TO AND ASSOCIATED WITH OPERATION OF THE HOSPITAL HAVE BEEN DESIGNATED AS HOSPITAL ANULLARY AND ARE FURTHER SPECIFIED AS INDICATED IN THE TABLE ABOVE FOR THE PURPOSES OF DETERMINING PARKING REQUIREMENTS.
 - PARKING REQUIREMENTS FOR AUTOMOBILES ARE DETERMINED PER TABLE 142-005F(SMVC) FOR USES SPECIFIED.
 - THE REQUIREMENT FOR MOTORCYCLE PARKING IS CALCULATED AS 2% OF THE MINIMUM NUMBER OF AUTOMOBILE PARKING SPACES REQUIRED PER SMC 142.053(C). REQUIRED MOTORCYCLE PARKING SPACES SHALL COMPLY WITH THE REQUIREMENTS OF SMC 142.056(D).
 - THE MAXIMUM NUMBER OF REQUIRED BICYCLE PARKING SPACES IS 25 PER SMC 142.053(D). THESE SPACES CAN BE ACCOMMODATED WITH BACKS FOR 12 SPACES AND 12 LOCKERS SINCE LOCKERS ARE ALSO REQUIRED. REQUIRED SHOWERS TO BE PROVIDED WITHIN THE HOSPITAL.
 - PER SMC SECTION 142.053(D) CARPOOL SPACES SHALL BE CLEARLY LABELED AND CONVENIENTLY LOCATED CLOSE TO EMPLOYEE ENTRANCES, AND IF THERE IS A CHANGE FOR PARKING, CARPOOL SPACES MUST BE OFFERED AT A DISCOUNT FOR VEHICLES CONTAINING TWO OR MORE PERSONS.
 - LOADING AREAS ARE TO BE PROVIDED PER SMC SECTION 142.010. TO MEET THESE REQUIREMENTS, THE HOSPITAL WILL CONTINUE TO OPERATE A CENTRAL LOADING FACILITY NORTH OF THE EXISTING HOSPITAL. ADDITIONAL OFF-STREET LOADING SPACES SHALL HAVE A MINIMUM LENGTH OF 35 FEET, MINIMUM WIDTH OF 12 FEET, AND MINIMUM VERTICAL CLEARANCE OF 14 FEET, INCLUDING ENTRANCES AND EXITS.
 - PARKING REQUIREMENTS FOR PREVIOUSLY APPROVED/UNBUILT STRUCTURES HAVE BEEN CALCULATED BASED UPON THE APPROVED AREA/RECS FOR THE STRUCTURE.

GENERAL NOTES

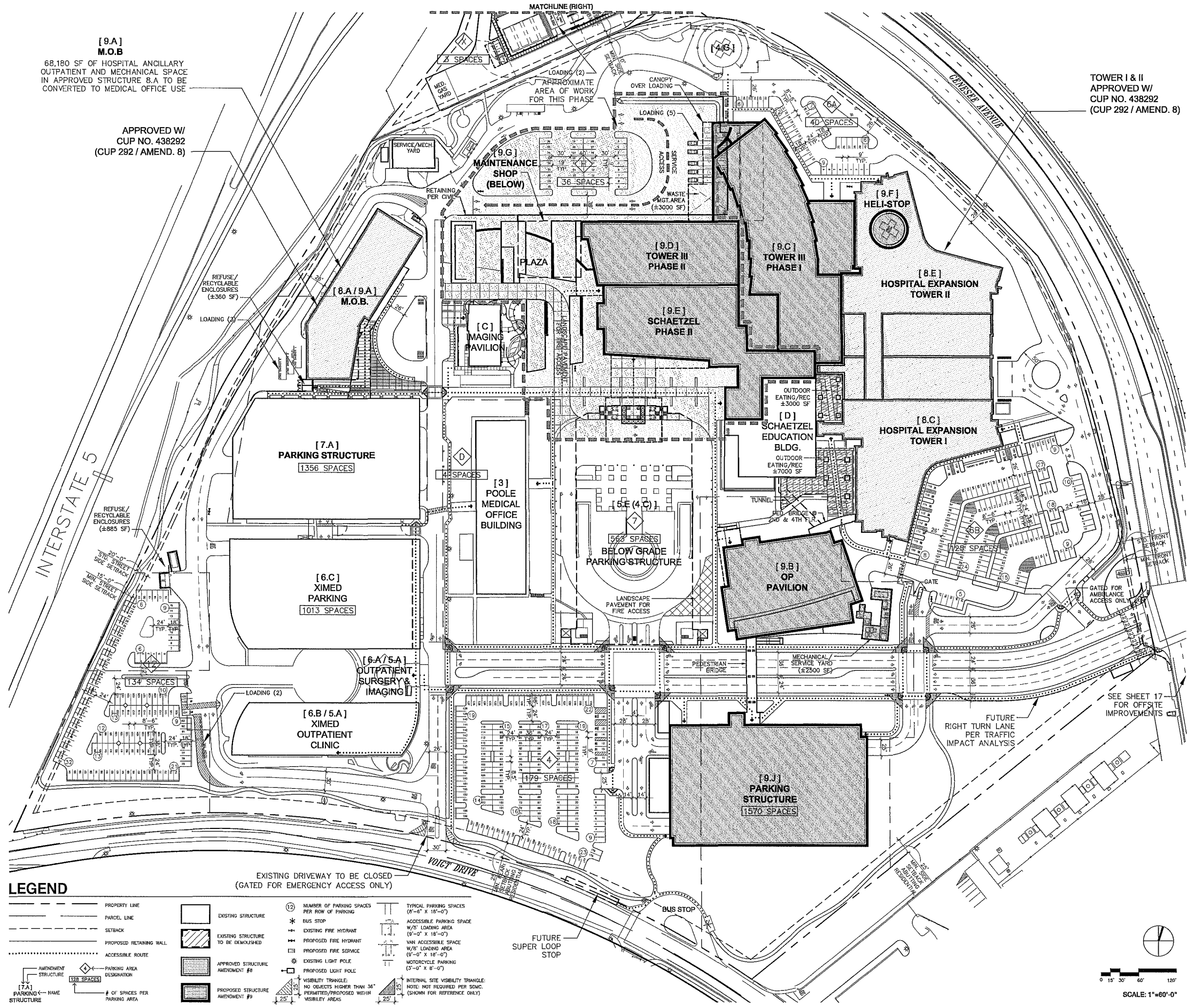
- PROVIDE BUILDING ADDRESS NUMBERS, VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY PER FHPS POLICY P-00-6. (UFC 901.4.4)
- PROVIDE FIRE ACCESS ROADWAY SIGNS OR RED CURBS IN ACCORDANCE WITH FHPS POLICY A-00-1.
- POST INDICATOR VALVES, FIRE DEPARTMENT CONNECTIONS, AND ALARM BELLS AREA TO BE LOCATED ON THE ADDRESS/ACCESS SIDE OF THE STRUCTURE. (UFC 1001.4)
- TO MEET THE REQUIREMENT OF LAND DEVELOPMENT CODE (LDC) SECTION 142.053(D), FOR A NONRESIDENTIAL USES WITH MORE THAN 100,000 SF OF GROSS FLOOR AREA, INFORMATION ON TRAVEL USE, CARPOOLING, AND OTHER FORMS OF REDUCING WILL BE DISPLAYED ON THE FACILITY'S WEBSITE.
- ALL NEW PEDESTRIAN PATHWAYS THROUGH THE SITE SHOULD BE SIX FOOT MINIMUM WIDTH.

PREPARED BY: CHILDS MASCARI WARNER ARCHITECTS
 ORIGINAL DATE: 08-12-2010
 NAME: CHILDS MASCARI WARNER ARCHITECTS
 ADDRESS: 1717 KETNER BLVD., STE. 100 SAN DIEGO, CA 92101
 PHONE: (619) 814-0080
 FAX: (619) 814-0081
 SHEET DATE: 08-12-2010
 SITE PHASING PLAN
 PHASE 6
 SHEET NO. 11 OF 51
 REVISION 6:
 REVISION 5:
 REVISION 4:
 REVISION 3: 08-20-2012
 REVISION 2: 03-19-2012
 REVISION 1: 12-23-2010
 PTS# 217934
 PROJECT# 2010015.10

[9.A] M.O.B.
68,180 SF OF HOSPITAL ANCILLARY OUTPATIENT AND MECHANICAL SPACE IN APPROVED STRUCTURE 8.A TO BE CONVERTED TO MEDICAL OFFICE USE

APPROVED W/
CUP NO. 438292
(CUP 292 / AMEND. 8)

TOWER I & II
APPROVED W/
CUP NO. 438292
(CUP 292 / AMEND. 8)

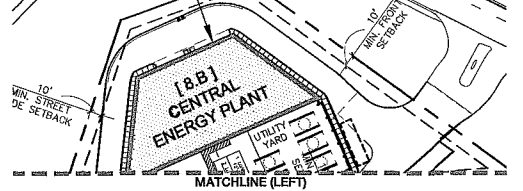


LEGEND

- PROPERTY LINE
- PARCEL LINE
- SETBACK
- PROPOSED RETAINING WALL
- ACCESSIBLE ROUTE
- AMENDMENT STRUCTURE
- PARKING AREA DESIGNATION
- PARKING - NAME STRUCTURE
- # OF SPACES PER PARKING AREA
- EXISTING STRUCTURE
- EXISTING STRUCTURE TO BE DEMOLISHED
- APPROVED STRUCTURE AMENDMENT #8
- PROPOSED STRUCTURE AMENDMENT #9
- NUMBER OF PARKING SPACES PER ROW OF PARKING
- BUS STOP
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- PROPOSED FIRE SERVICE
- EXISTING LIGHT POLE
- PROPOSED LIGHT POLE
- VISIBILITY TRIANGLE: NO OBJECTS HIGHER THAN 36" PERMITTED, PROPOSED WITH VISIBILITY AREAS
- TYPICAL PARKING SPACES (9'-0" X 18'-0")
- ACCESSIBLE PARKING SPACE W/S LOADING AREA (9'-0" X 18'-0")
- VAN ACCESSIBLE SPACE (9'-0" X 18'-0")
- MOTORCYCLE PARKING (5'-0" X 8'-0")
- INTERNAL SITE VISIBILITY TRIANGLE: NOTE: NOT REQUIRED PER SMC. (SHOWN FOR REFERENCE ONLY)

CHILDS MASCARI WARNER architects
 1717 Ketter Blvd., Suite 100
 San Diego, California 92101
 619.814.0080 Fax 619.814.0081

SCRIPPS MEMORIAL HOSPITAL
 CONDITIONAL USE PERMIT #292
 AMENDMENT #9
 9888 GENESEE AVENUE
 LA JOLLA, CALIFORNIA



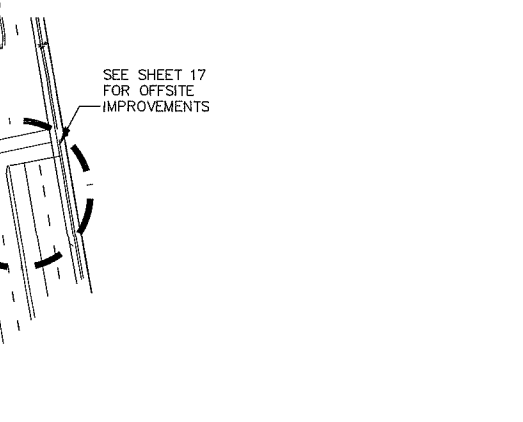
PARKING REQUIRED

AMT	EXISTING LAND USES AND LAND USES APPROVED WITH PERMITS/AMENDMENTS	USE ¹	AREA (SQ) FEET	REQS	PARKING REQUIRED ²	AMOUNT	REMARKS
TOTAL THROUGH PREVIOUS PHASES						4012	294
PHASE 7							
9.9.K MEDICAL OFFICE BUILDING (MOB)			150,000	4/25'	600	0.4/25'	60
TOTAL EXISTING + PHASE 1-7					TOTAL AUTOMOBILE: 9615	CARPOOL: 3524	
					MOTORCYCLE: 924		
					BICYCLE: 25		

PARKING PROVIDED

LOT #	PROPOSED PARKING INVENTORY						REMARKS
	AUTO	ADA	CP	M	B		
1	3	1	-	-	-		
2	-	-	-	-	-		
3	-	-	-	-	-		
4	-	-	-	-	-		
5	-	-	-	-	-		
6	-	-	-	-	-	HOSP HOSPITAL	
7	-	-	-	-	-	MOB MEDICAL OFFICE	
8	-	-	-	-	-	SR SCIENTIFIC RESEARCH	
9	-	-	-	-	-	HA HOSPITAL ANCILLARY	
10	-	-	-	-	-	OPF OFFICE	
11	-	-	-	-	-	OPF OUTPATIENT	
12	-	-	-	-	-	RET RETAIL	
13	-	-	-	-	-	() INDICATES A REDUCTION	
14	-	-	-	-	-		
15	-	-	-	-	-		
16	-	-	-	-	-		
17	-	-	-	-	-		
18	-	-	-	-	-		
19	-	-	-	-	-		
20	-	-	-	-	-		
21	-	-	-	-	-		
22	-	-	-	-	-		
23	-	-	-	-	-		
24	-	-	-	-	-		
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	-	-	-	-	-		
TOTAL	5142	314	354	129	32		

- NOTES:**
- EXISTING AND PROPOSED LAND USES ARE DESIGNATED AS HOSPITAL (HOSP), SCIENTIFIC RESEARCH, AND MEDICAL OFFICE PER TABLE 3, SUBAREA 4 OF THE UNIVERSITY COMMUNITY PLAN. ADDITIONAL USES NECESSARY TO AND ASSOCIATED WITH OPERATION OF THE HOSPITAL HAVE BEEN DESIGNATED AS HOSPITAL ANCILLARY AND ARE FURTHER SPECIFIED AS INDICATED IN THE TABLE ABOVE FOR THE PURPOSES OF DETERMINING PARKING REQUIREMENTS.
 - PARKING REQUIREMENTS FOR AUTOMOBILES ARE DETERMINED PER TABLE 142-005(SDMC) FOR USES SPECIFIED.
 - THE REQUIREMENT FOR MOTORCYCLE PARKING IS CALCULATED AS 2% OF THE MINIMUM NUMBER OF AUTOMOBILE PARKING SPACES REQUIRED PER SDMC 142.030(5). REQUIRED MOTORCYCLE PARKING SPACES SHALL COMPLY WITH THE REQUIREMENTS OF SDMC 142.030(5).
 - THE MAXIMUM NUMBER OF REQUIRED BICYCLE PARKING SPACES IS 25 PER SDMC 142.030(3). THESE SPACES CAN BE ACCOMMODATED WITH RACKS FOR 12 SPACES AND 12 LOCKERS SINCE LOCKERS ARE ALSO REQUIRED. REQUIRED SHOWERS TO BE PROVIDED WITHIN THE HOSPITAL.
 - PER SDMC SECTION 142.030(3) CARPOOL SPACES SHALL BE CLEARLY LABELED AND CONVENIENTLY LOCATED CLOSE TO EMPLOYEE ENTRANCES, AND IF THERE IS A CHARGE FOR PARKING, CARPOOL SPACES MUST BE OFFERED AT A DISCOUNT FOR VEHICLES CONTAINING TWO OR MORE PERSONS.
 - LOADING AREAS ARE TO BE PROVIDED PER SDMC SECTION 142.101(1) TO MEET THESE REQUIREMENTS. THE HOSPITAL WILL CONTINUE TO OPERATE A CENTRAL LOADING FACILITY NORTH OF THE EXISTING HOSPITAL. ADDITIONAL OFF-STREET LOADING SPACES SHALL HAVE A MINIMUM LENGTH OF 35 FEET, MINIMUM WIDTH OF 12 FEET, AND MINIMUM VERTICAL CLEARANCE OF 14 FEET INCLUDING ENTRANCES AND EXITS.
 - PARKING REQUIREMENTS FOR PREVIOUSLY APPROVED/AMULBUL STRUCTURES HAVE BEEN CALCULATED BASED UPON THE APPROVED AREA/BEDS FOR THE STRUCTURE.



- GENERAL NOTES**
- PROVIDE BUILDING ADDRESS NUMBERS, VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY PER FHPS POLICY P-00-6. (UFC 901.4.4)
 - PROVIDE FIRE ACCESS ROADWAY SIGNS OR RED CURBS IN ACCORDANCE WITH FHPS POLICY A-00-1.
 - POST INDICATOR VALVES, FIRE DEPARTMENT CONNECTIONS, AND ALARM BELLS AREA TO BE LOCATED ON THE ADDRESS/ACCESS SIDE OF THE STRUCTURE. (UFC 1001.4)
 - TO MEET THE REQUIREMENT OF LAND DEVELOPMENT CODE (LDC) SECTION 142.0530(10), FOR A NONRESIDENTIAL USES WITH MORE THAN 100,000 SF OF GROSS FLOOR AREA, INFORMATION ON TRANSIT USE, CARPOOLING, AND OTHER FORMS OF RESEARCHING WILL BE DISPLAYED ON THE FACILITY'S WEBSITE.
 - ALL NEW PEDESTRIAN PATHWAYS THROUGH THE SITE SHOULD BE SIX FOOT MINIMUM WIDTH.

PREPARED BY: _____ ORIGINAL DATE: 08-12-2010

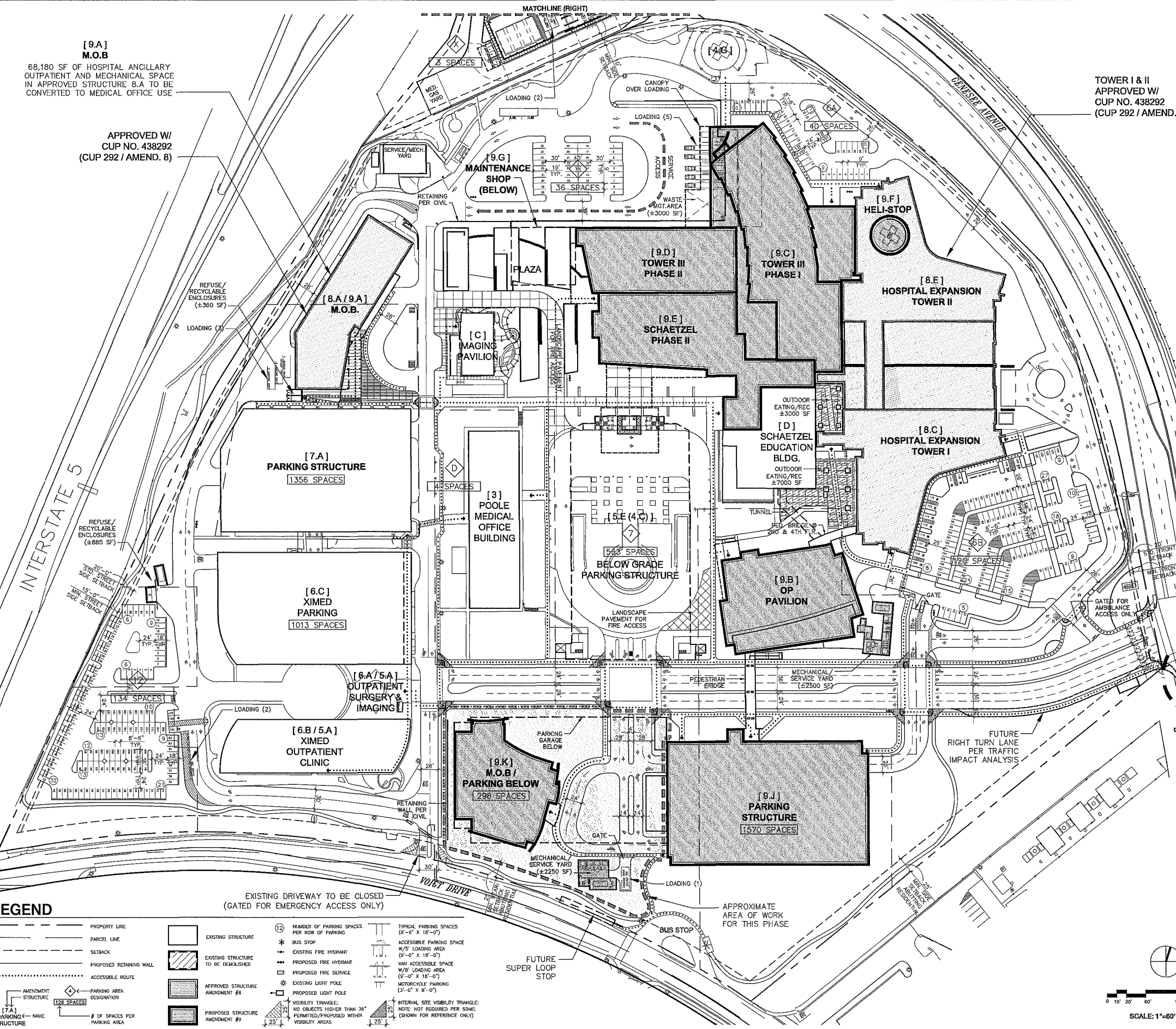
NAME: CHILDS MASCARI WARNER ARCHITECTS
ADDRESS: 1717 KETNER BLVD., STE. 100 SAN DIEGO, CA 92101
PHONE: (619) 814-0080
FAX: (619) 814-0081

REVISION 6: _____
REVISION 5: _____
REVISION 4: _____
REVISION 3: 08-20-2012
REVISION 2: 03-19-2012
REVISION 1: 12-23-2010

SHEET TITLE: **SITE PHASING PLAN**
PHASE 7

SHEET NO. **12** OF **51**
PTS# **217934**
PROJECT# **2010015.10**

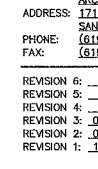
SCRIPPS MEMORIAL HOSPITAL
CONDITIONAL USE PERMIT #292
AMENDMENT #9
9888 GENESEE AVENUE
LA JOLLA, CALIFORNIA

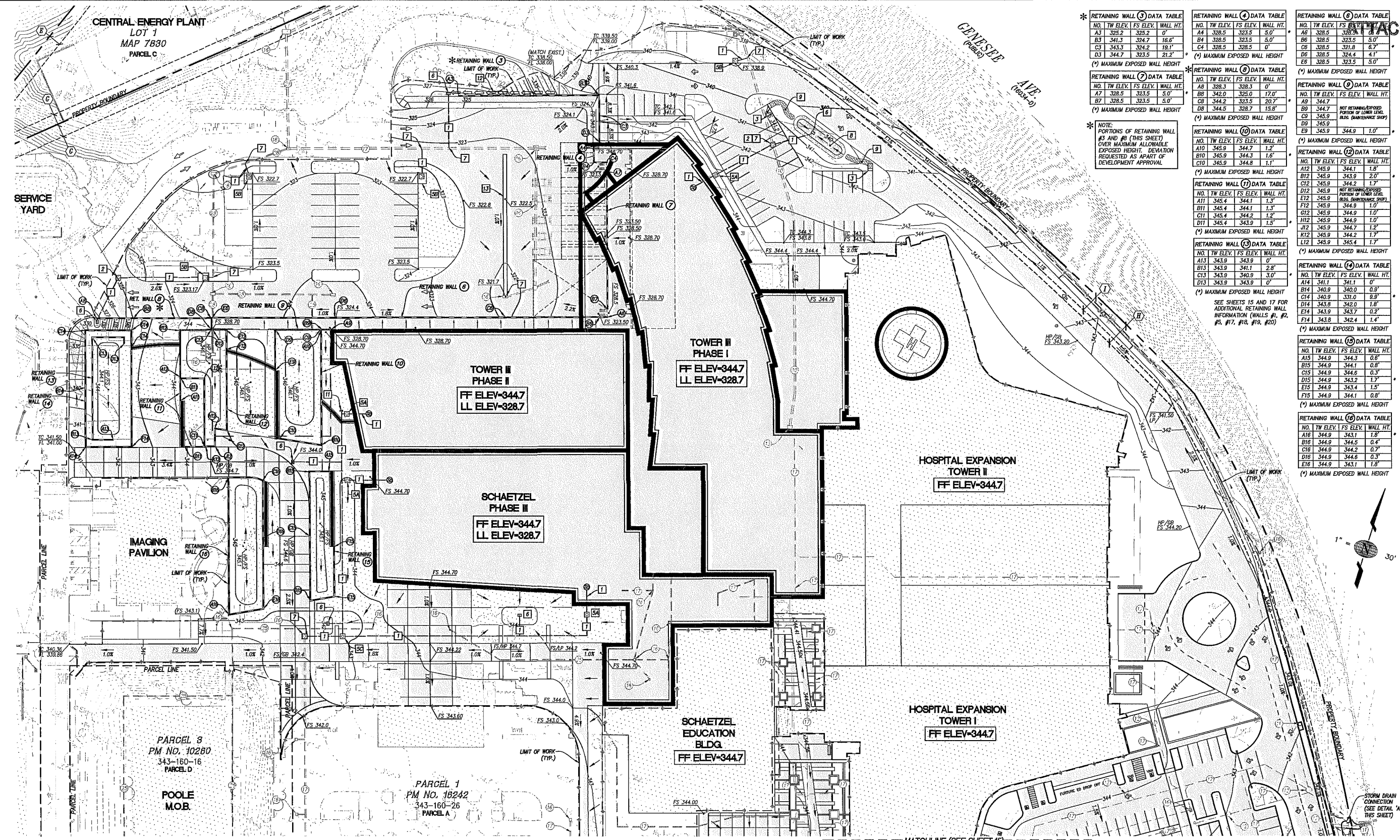


LEGEND

PROPERTY LINE	EXISTING STRUCTURE	NUMBER OF PARKING SPACES PER ROW OF PARKING	TYPICAL PARKING SPACES (9'-0" X 18'-0")
PARCEL LINE	EXISTING STRUCTURE TO BE DEMOLISHED	BUS STOP	ACCESSIBLE PARKING SPACE (9'-0" X 18'-0")
SEBACK	APPROVED STRUCTURE AMENDMENT #8	EXISTING FIRE HYDRANT	W/5' LOADING AREA (9'-0" X 18'-0")
PROPOSED RETAINING WALL	PROPOSED STRUCTURE AMENDMENT #9	PROPOSED FIRE HYDRANT	W/8' LOADING AREA (9'-0" X 18'-0")
ACCESSIBLE ROUTE		PROPOSED FIRE SERVICE	MOTORCYCLE PARKING (3'-0" X 8'-0")
AMENDMENT STRUCTURE		EXISTING LIGHT POLE	INTERNAL SITE VISIBILITY TRIANGLE: NO OBJECTS HIGHER THAN 36" PERMITTED/PROPOSED WITHIN VISIBILITY AREAS
PARKING AREA DESIGNATION		PROPOSED LIGHT POLE	NOTE: NOT REQUIRED PER SDMC (SHOWN FOR REFERENCE ONLY)
PARKING NAME STRUCTURE			

CHILDS MASCARI WARNER
architects
1717 Kettner Blvd., Suite 100
San Diego, California 92101
619.814.0080 Fax 619.814.0081





* RETAINING WALL (3) DATA TABLE				* RETAINING WALL (4) DATA TABLE				* RETAINING WALL (6) DATA TABLE			
NO.	TW ELEV.	FS ELEV.	WALL HT.	NO.	TW ELEV.	FS ELEV.	WALL HT.	NO.	TW ELEV.	FS ELEV.	WALL HT.
A3	325.2	325.2	0'	A4	328.5	323.5	5.0'	A6	328.5	328.5	0'
B3	341.3	324.7	16.6'	B4	328.5	323.5	5.0'	B6	328.5	323.5	5.0'
C3	343.3	324.2	19.1'	C4	328.2	328.5	0'	C6	328.5	321.8	6.7'
D3	344.7	323.5	21.2'					D6	328.5	324.4	4.1'
								E6	328.5	323.5	5.0'

* RETAINING WALL (7) DATA TABLE				* RETAINING WALL (8) DATA TABLE				* RETAINING WALL (9) DATA TABLE			
NO.	TW ELEV.	FS ELEV.	WALL HT.	NO.	TW ELEV.	FS ELEV.	WALL HT.	NO.	TW ELEV.	FS ELEV.	WALL HT.
A7	328.5	323.5	5.0'	A8	328.3	328.3	0'	A9	344.7	344.7	0'
B7	328.5	323.5	5.0'	B8	342.0	325.0	17.0'	B9	344.7	344.7	0'
				C8	344.2	323.5	20.7'	C9	345.9	345.9	0'
				D8	344.5	328.7	15.8'	D9	345.9	345.9	0'

* RETAINING WALL (10) DATA TABLE				* RETAINING WALL (11) DATA TABLE				* RETAINING WALL (12) DATA TABLE			
NO.	TW ELEV.	FS ELEV.	WALL HT.	NO.	TW ELEV.	FS ELEV.	WALL HT.	NO.	TW ELEV.	FS ELEV.	WALL HT.
A10	345.9	344.7	1.2'	A11	345.4	344.1	1.3'	A12	345.9	344.1	1.8'
B10	345.9	344.3	1.6'	B11	345.4	344.1	1.3'	B12	345.9	343.9	2.0'
C10	345.9	344.8	1.1'	C11	345.4	344.2	1.2'	C12	345.9	344.2	1.7'
				D11	345.4	343.9	1.5'	D12	345.9	344.9	1.0'
								E12	345.9	344.7	1.2'

* RETAINING WALL (13) DATA TABLE				* RETAINING WALL (14) DATA TABLE				* RETAINING WALL (15) DATA TABLE			
NO.	TW ELEV.	FS ELEV.	WALL HT.	NO.	TW ELEV.	FS ELEV.	WALL HT.	NO.	TW ELEV.	FS ELEV.	WALL HT.
A13	343.0	343.0	0'	B13	343.0	341.1	2.8'	B14	340.9	340.0	0.9'
B13	343.0	341.1	2.8'	C13	343.0	340.9	3.0'	C14	340.9	331.0	9.9'
C13	343.0	340.9	3.0'	D13	343.0	343.0	0'	D14	343.0	342.0	1.0'
								E14	343.0	343.7	0.7'
								F14	343.0	342.4	0.6'

* RETAINING WALL (16) DATA TABLE			
NO.	TW ELEV.	FS ELEV.	WALL HT.
A16	344.9	343.1	1.8'
B16	344.9	344.5	0.4'
C16	344.9	344.2	0.7'
D16	344.9	344.6	0.3'
E16	344.9	343.1	1.8'

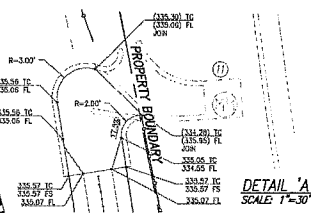
NOTE: PORTIONS OF RETAINING WALL #3 AND #8 (THIS SHEET) OVER MAXIMUM ALLOWABLE EXPOSED HEIGHT. DEVIATION REQUESTED AS PART OF DEVELOPMENT APPROVAL.

SEE SHEETS 15 AND 17 FOR ADDITIONAL RETAINING WALL INFORMATION (WALLS #1, #2, #5, #17, #18, #19, #20)

- PROPOSED STORM DRAIN (PVT.)**
- 1 PROPOSED STORM DRAIN
 - 2 PROPOSED STORM DRAIN CLEANOUT
 - 3 PROPOSED TYPE A CURB OUTLET
 - 4 PROPOSED TYPE B CURB INLET
 - 5A PROPOSED ROOF DRAIN FILTERRA UNIT
 - 5B PROPOSED FILTERRA SUMP UNIT CURB INLET
 - 6 PROPOSED FILTERRA STANDARD UNIT
 - 7 PROPOSED TYPE C CATCH BASIN
 - 8 CONNECT TO EXIST. STORM DRAIN

- PROP. WET UTILITIES (PVT.)**
- 1 FOR PRIVATE SEWER/WATER/FIRE REFER TO SHEETS 18-20.
- EXISTING UTILITIES (PVT.)**
- 1 FOR UTILITY DESCRIPTION REFER TO SHEET 18.
- LEGEND**
- FOR LEGEND, REFER TO SHEET 20.
- EASEMENTS**
- 1 FOR EASEMENT LOCATION AND DESCRIPTION REFER TO SHT. 13.

- GRADING QUANTITIES**
- AMOUNT OF SITE TO BE GRADED: 18.0 AC
 - PERCENT OF TOTAL SITE TO BE GRADED: 43.7%
 - CUT: 103,172 CY FILL: 39,606 CY
 - MAXIMUM DEPTH OF CUT: 25 FEET
 - MAXIMUM DEPTH OF FILL: 22 FEET
 - MAXIMUM HEIGHT OF FILL SLOPES: 7 FEET
 - MAXIMUM HEIGHT OF CUT SLOPES: 7 FEET
 - RETAINING WALLS: 20 LENGTH: 2,742 LF
- QUANTITIES NOTED HEREON ARE APPROXIMATE IN NATURE AND ARE SUBJECT TO CHANGE UPON FINAL ENGINEERING.



GENERAL NOTES

- PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITEE SHALL INCORPORATE ANY CONSTRUCTION BEST MANAGEMENT PRACTICES NECESSARY TO COMPLY WITH CHAPTER 14, ARTICLE 2, DIVISION 1 (GRADING REGULATIONS) OF THE MUNICIPAL CODE, INTO THE CONSTRUCTION PLANS OR SPECIFICATIONS.
- ALL ON-SITE WATER AND SEWER FACILITIES ARE PRIVATE.
- ALL EXISTING AND PROPOSED UTILITIES SHOWN HEREON ARE PRIVATE UNLESS OTHERWISE NOTED.

SETBACKS

- 1) 20' MIN. SIDE SETBACK ABUTTING RESIDENTIAL
- 2) 25' MIN. REAR SIDE SETBACK ABUTTING RESIDENTIAL
- 3) 20' STD. STREET SIDE SETBACK
- 4) 15' MIN. STREET SIDE SETBACK
- 5) 10' MIN. STREET SIDE SETBACK
- 6) 10' MIN. FRONT SETBACK
- 7) 10' MIN. SIDE SETBACK
- 8) 20' STD. FRONT SETBACK
- 9) 15' MIN. FRONT SETBACK

SETBACKS NOTED HEREON INCLUDE EXTERIOR SETBACKS FOR THE MAIN CAMPUS (PARCELS A,B,C COMBINED). PARCELS A,B,C ARE BEING REZONED TO IL-2-1 AND THE NORTH LOT (PARCEL C) WILL REMAIN ZONED CO-1-2. SETBACKS FOR THE LOTS INTERIOR TO THE CAMPUS ARE NOT SHOWN FOR CLARITY.

PREPARED BY: LATITUDE 33 PLANNING & ENGINEERING
 ADDRESS: 5355 MIRLA SORRENTO PLACE, SUITE 550, SAN DIEGO, CA 92121
 PHONE: (658) 751-0633
 FAX: (658) 751-0634

ORIGINAL DATE: AUGUST 12, 2010

SHEET TITLE: GRADING AND DRAINAGE PLAN (NORTH CAMPUS)

SHEET NO. 14 OF 51

PTS# 217934

PROJECT# 24000888

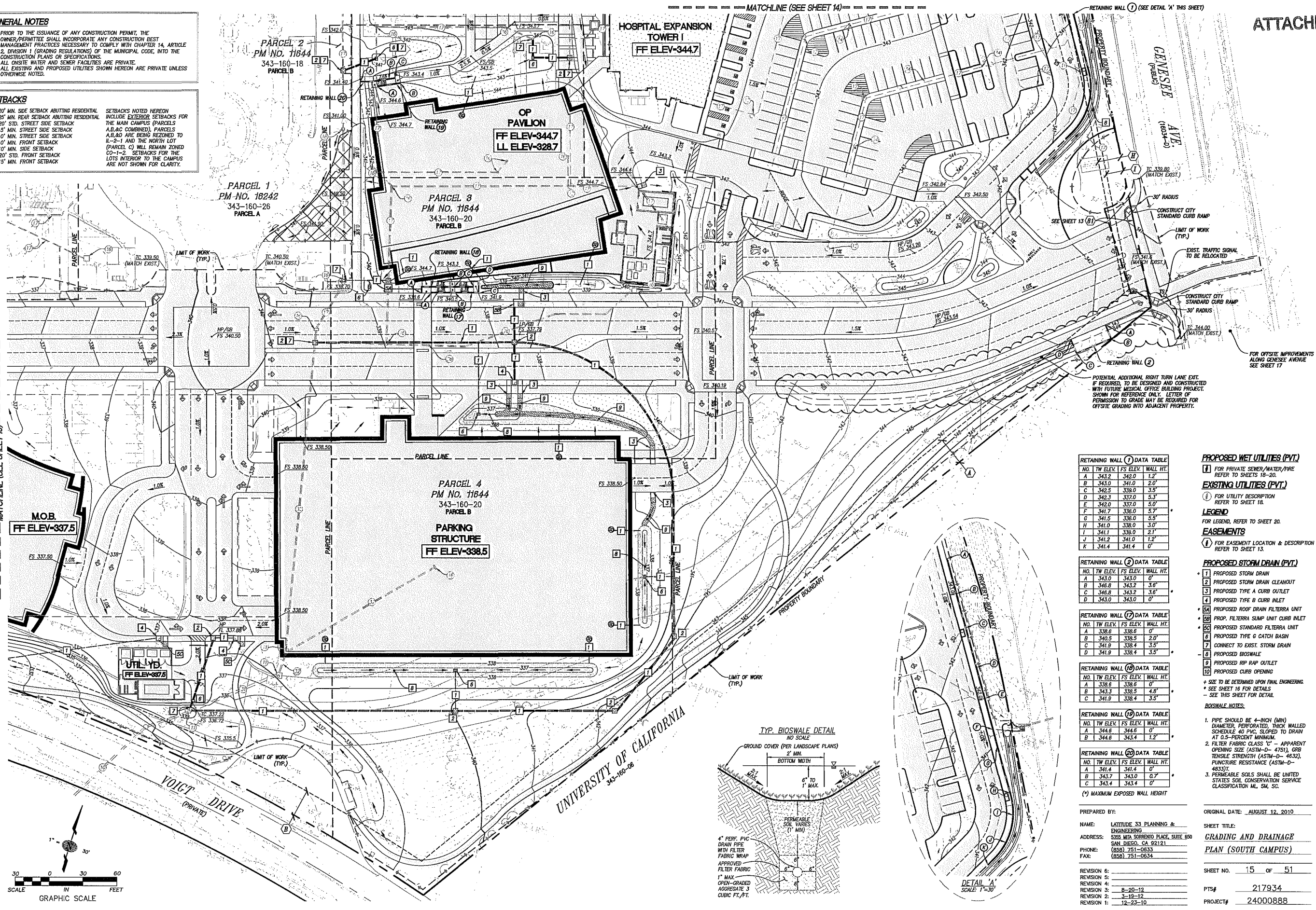
GENERAL NOTES

- PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITEE SHALL INCORPORATE ANY CONSTRUCTION BEST MANAGEMENT PRACTICES NECESSARY TO COMPLY WITH CHAPTER 14, ARTICLE 2, DIVISION 1 (GRADING REGULATIONS) OF THE MUNICIPAL CODE, INTO THE CONSTRUCTION PLANS OR SPECIFICATIONS.
- ALL ON-SITE WATER AND SEWER FACILITIES ARE PRIVATE, UNLESS OTHERWISE NOTED.

SETBACKS

SETBACKS NOTED HEREON INCLUDE EXTERIOR SETBACKS FOR THE MAIN CAMPUS (PARCELS A, B, & C COMBINED). PARCELS A, B, & C ARE BEING REZONED TO IL-2-1 AND THE NORTH LOT (PARCEL C) WILL REMAIN ZONED O-1-1-2. SETBACKS FOR THE LOTS INTERIOR TO THE CAMPUS ARE NOT SHOWN FOR CLARITY.

- 20' MIN. SIDE SETBACK ABUTTING RESIDENTIAL
- 25' MIN. REAR SETBACK ABUTTING RESIDENTIAL
- 20' STD. STREET SIDE SETBACK
- 15' MIN. STREET SIDE SETBACK
- 10' MIN. STREET SIDE SETBACK
- 10' MIN. FRONT SETBACK
- 10' MIN. SIDE SETBACK
- 20' STD. FRONT SETBACK
- 15' MIN. FRONT SETBACK



RETAINING WALL (7) DATA TABLE

NO.	TW ELEV.	FS ELEV.	WALL HT.
A	343.2	342.0	1.2'
B	343.0	341.0	2.0'
C	342.5	339.0	3.5'
D	342.3	337.0	5.3'
E	342.0	337.0	5.0'
F	341.7	336.0	5.7'
G	341.5	336.0	5.5'
H	341.0	336.0	5.0'
I	341.1	339.0	2.1'
J	341.2	341.0	1.2'
K	341.4	341.4	0'

RETAINING WALL (2) DATA TABLE

NO.	TW ELEV.	FS ELEV.	WALL HT.
A	343.0	343.0	0'
B	346.8	343.2	3.6'
C	346.8	343.2	3.6'
D	343.0	343.0	0'

RETAINING WALL (17) DATA TABLE

NO.	TW ELEV.	FS ELEV.	WALL HT.
A	338.8	338.8	0'
B	340.5	338.5	2.0'
C	341.9	338.4	3.5'
D	341.9	338.4	3.5'

RETAINING WALL (18) DATA TABLE

NO.	TW ELEV.	FS ELEV.	WALL HT.
A	338.6	338.6	0'
B	343.3	338.5	4.8'
C	341.9	338.4	3.5'

RETAINING WALL (19) DATA TABLE

NO.	TW ELEV.	FS ELEV.	WALL HT.
A	344.6	344.6	0'
B	344.6	343.4	1.2'

RETAINING WALL (20) DATA TABLE

NO.	TW ELEV.	FS ELEV.	WALL HT.
A	341.4	341.4	0'
B	343.7	343.0	0.7'
C	343.4	343.4	0'

PREPARED BY: LATITUDE 33 PLANNING & ENGINEERING
 ADDRESS: 5355 MITA SORRENTO PLACE, SUITE 500, SAN DIEGO, CA 92121
 PHONE: (858) 751-0633
 FAX: (858) 751-0634

REVISION 6:
 REVISION 5:
 REVISION 4:
 REVISION 3: 8-28-12
 REVISION 2: 3-18-12
 REVISION 1: 12-23-10

PROPOSED WET UTILITIES (PVT)

1 FOR PRIVATE SEWER/WATER/FIRE REFER TO SHEETS 16-20.

EXISTING UTILITIES (PVT)

1 FOR UTILITY DESCRIPTION REFER TO SHEET 18.

LEGEND

FOR LEGEND, REFER TO SHEET 20.

EASEMENTS

1 FOR EASEMENT LOCATION & DESCRIPTION REFER TO SHEET 13.

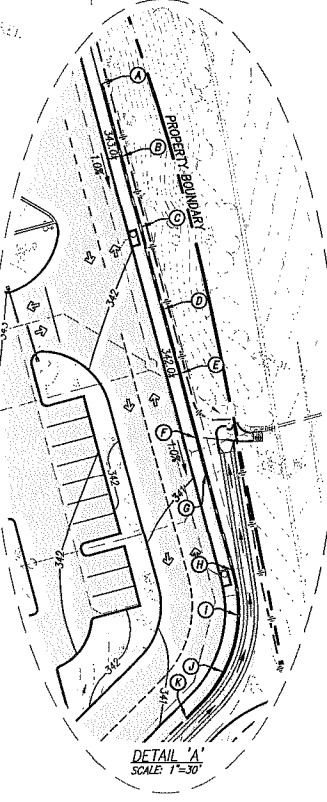
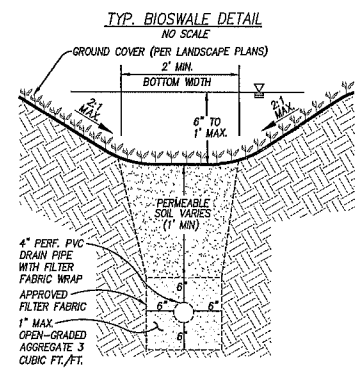
PROPOSED STORM DRAIN (PVT)

- 1 PROPOSED STORM DRAIN
- 2 PROPOSED STORM DRAIN CLEANOUT
- 3 PROPOSED TYPE A CURB INLET
- 4 PROPOSED TYPE B CURB INLET
- 5 PROPOSED ROOF DRAIN FILTERRA UNIT
- 6 PROP. FILTERRA SUMP UNIT CURB INLET
- 7 PROPOSED STANDARD FILTERRA UNIT
- 8 PROPOSED TYPE C CATCH BASIN
- 9 CONNECT TO EXIST. STORM DRAIN
- 10 PROPOSED BIOSWALE
- 11 PROPOSED RIP RAP OUTLET
- 12 PROPOSED CURB OPENING

* SIZE TO BE DETERMINED UPON FINAL ENGINEERING.
 * SEE SHEET 16 FOR DETAILS.
 * SEE THIS SHEET FOR DETAIL.

BIOSWALE NOTES:

- PIPE SHOULD BE 4-INCH (MIN) DIAMETER, PERFORATED, THICK WALLED SCHEDULE 40 PVC, SLOPED TO DRAIN AT 0.5-PERCENT MINIMUM.
- FILTER FABRIC CLASS 10 - APPARENT OPENING SIZE (ASTM-D-4751), GRB TENSILE STRENGTH (ASTM-D-4632), PUNCTURE RESISTANCE (ASTM-D-4633).
- PERMEABLE SOILS SHALL BE UNITED STATES SOIL CONSERVATION SERVICE CLASSIFICATION ML, SM, SC.



- GENERAL NOTES**
- PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITTEE SHALL INCORPORATE ANY CONSTRUCTION BEST MANAGEMENT PRACTICES NECESSARY TO COMPLY WITH CHAPTER 14, ARTICLE 2, DIVISION 1 (GRADING REGULATIONS) OF THE MUNICIPAL CODE, INTO THE CONSTRUCTION PLANS OR SPECIFICATIONS.
 - ALL ON-SITE WATER AND SEWER FACILITIES ARE PRIVATE.
 - ALL EXISTING AND PROPOSED UTILITIES SHOWN HEREON ARE PRIVATE UNLESS OTHERWISE NOTED.

- SETBACKS**
- 20' MIN. SIDE SETBACK ABUTTING RESIDENTIAL
 - 25' MIN. REAR SETBACK ABUTTING RESIDENTIAL
 - 20' STD. STREET SIDE SETBACK
 - 15' MIN. STREET SIDE SETBACK
 - 10' MIN. STREET SIDE SETBACK
 - 10' MIN. FRONT SETBACK
 - 10' MIN. SIDE SETBACK
 - 20' STD. FRONT SETBACK
 - 15' MIN. FRONT SETBACK
- SETBACKS NOTED HEREON INCLUDE EXTERIOR SETBACKS FOR THE MAIN CAMPUS (PARCELS A,B,C COMBINED). PARCELS A,B,C ARE BEING REZONED TO R-2-1 AND THE NORTH LOT (PARCEL C) WILL REMAIN ZONED CO-1-2. SETBACKS FOR THE LOTS INTERIOR TO THE CAMPUS ARE NOT SHOWN FOR CLARITY.

- PROPOSED STORM DRAIN (P.V.T.)**
- PROPOSED STORM DRAIN
 - PROPOSED STORM DRAIN CLEANOUT
 - PROPOSED TYPE A CURB OUTLET
 - PROPOSED TYPE B CURB INLET
 - PROPOSED STANDARD FILTERTERRA UNIT
 - PROPOSED TYPE G CATCH BASIN
 - CONNECT TO EXIST. STORM DRAIN
 - PROPOSED BIOSWALE
 - PROPOSED RIP RAP OUTLET
 - PROPOSED CURB OPENING
- + SIZE TO BE DETERMINED UPON FINAL ENGINEERING.

- EXISTING UTILITIES (P.V.T.)**
- FOR UTILITY DESCRIPTION REFER TO SHEET 18.

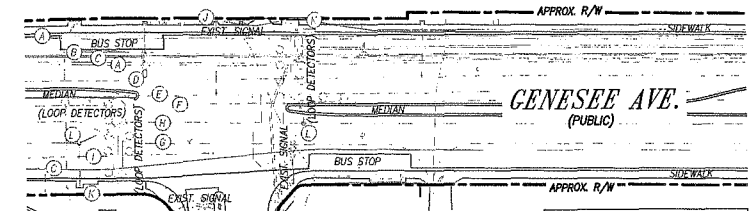
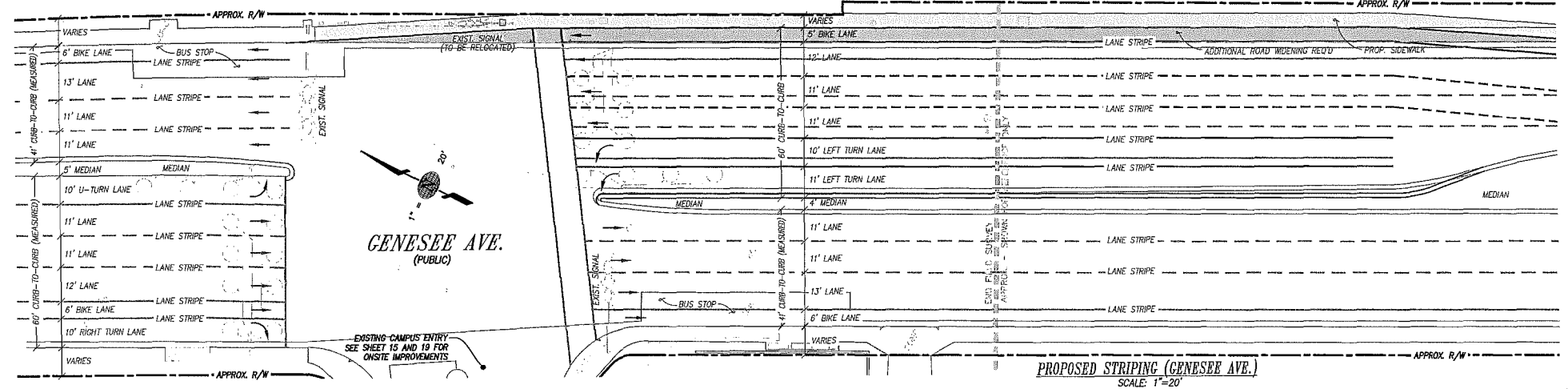
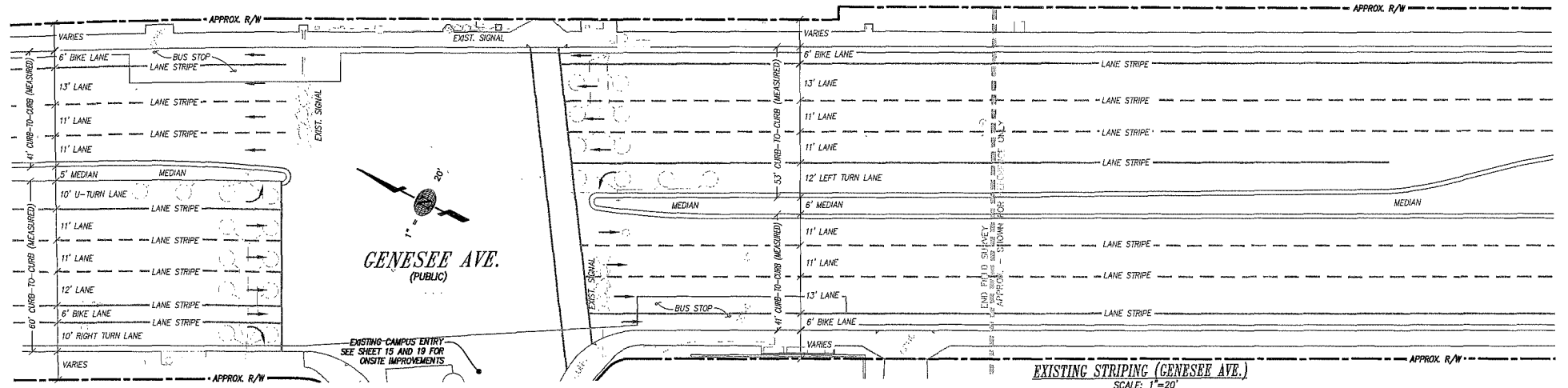
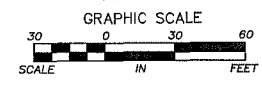
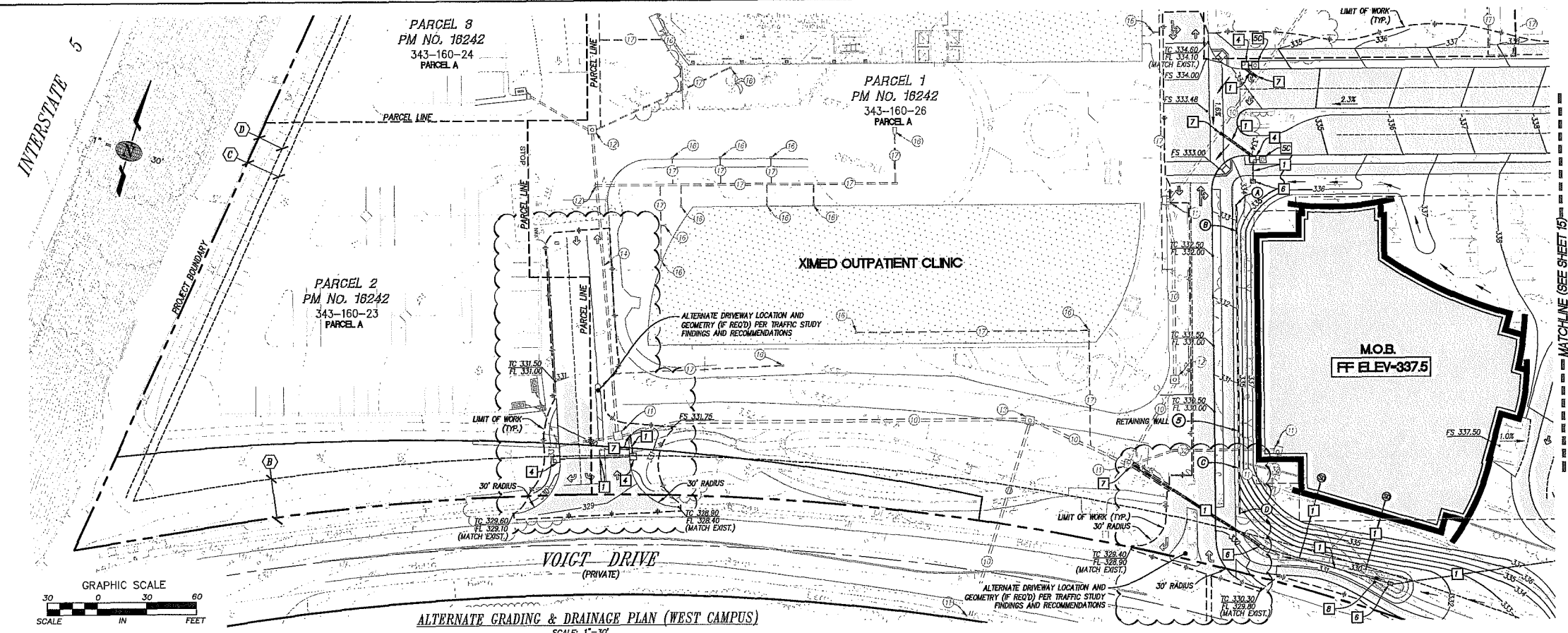
LEGEND
FOR LEGEND, REFER TO SHEET 20.

- EASEMENTS**
- FOR EASEMENT LOCATION & DESCRIPTION REFER TO SH. 13.
- * SEE THIS SHEET FOR DETAILS - SEE SHEET 15 FOR DETAIL.

- PROPOSED WET UTILITIES (P.V.T.)**
- FOR PRIVATE SEWER/WATER/FIRE REFER TO SHEETS 18-20.

RETAINING WALL (S) DATA TABLE

NO.	TYP. ELEV.	FS ELEV.	WALL HT.
A	333.2	333.2	0'
B	334.4	332.9	1.5'
C	334.4	330.5	3.9'
D	330.2	330.2	0'



- EXISTING UTILITIES**
- NOTE: EXISTING UTILITIES AND IMPROVEMENTS SHOWN HEREON ARE BASED ON CITY DWG. 30609-10/11-D.
- EXIST. COMMUNICATION
 - EXIST. GAS MAIN
 - EXIST. FIBER OPTIC
 - EXIST. PUBLIC 24-INCH RECLAIMED WATER
 - EXIST. PUBLIC 10-INCH ACP WATER
 - EXIST. PUBLIC 24-INCH ACP WATER
 - EXIST. USE (69KV)
 - EXIST. PUBLIC STORM DRAIN
 - EXIST. RECLAIMED
 - EXIST. HYDRANT
 - EXIST. CURB INLET (B-1)
 - EXIST. CLEANOUT (A-4)

PREPARED BY: LATITUDE 33 PLANNING & ENGINEERING
 NAME: LATITUDE 33 PLANNING & ENGINEERING
 ADDRESS: 5555 MIRIA SORRENTO BLVD., SUITE 850, SAN DIEGO, CA 92121
 PHONE: (858) 751-0533
 FAX: (858) 751-0634

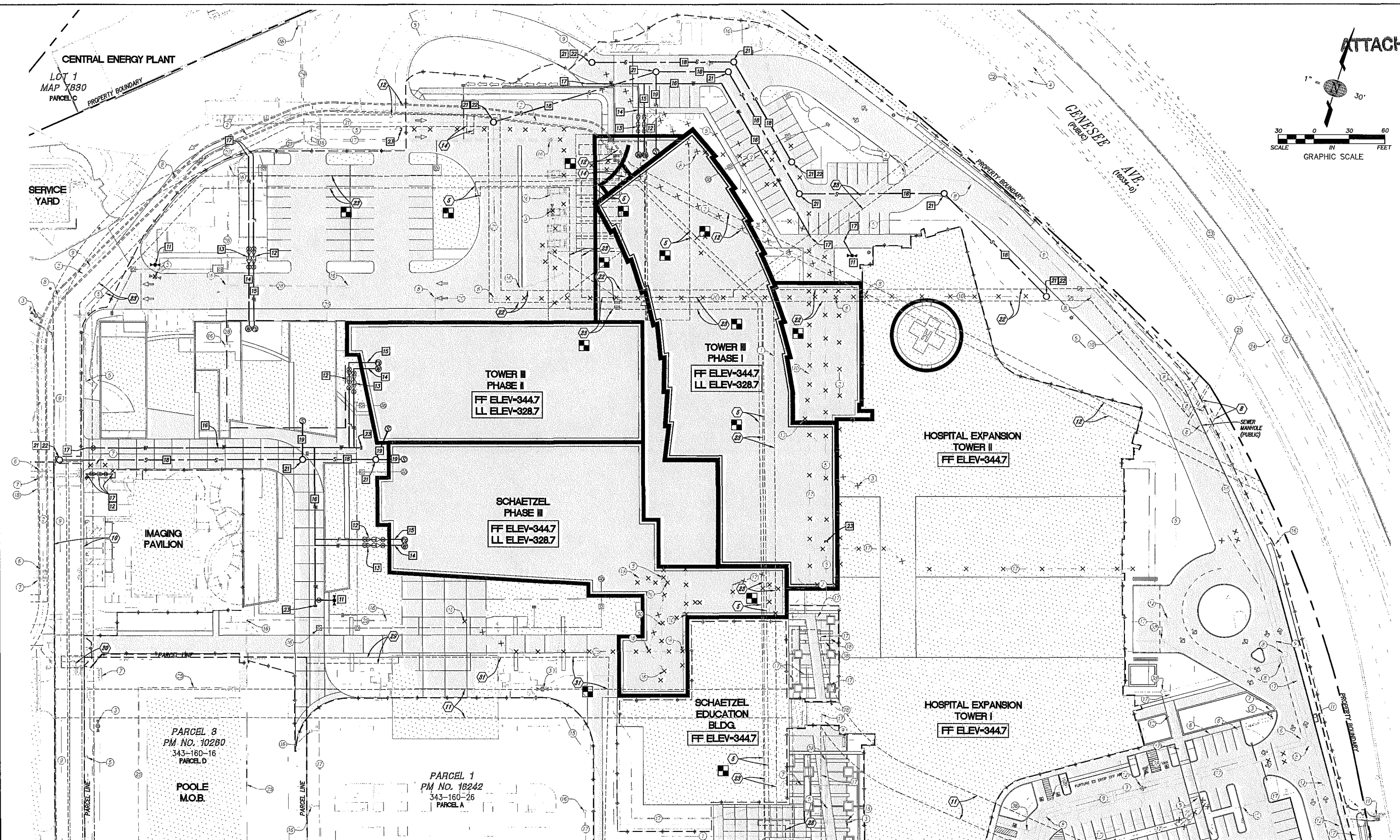
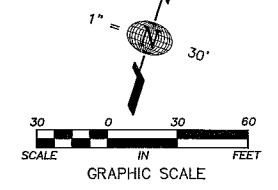
ORIGINAL DATE: AUGUST 12, 2010
 SHEET TITLE: ALTERNATE GRADING & DRAINAGE PLAN (WEST CAMPUS)
 SHEET NO. 17 OF 51
 PLS# 217934
 PROJECT# 24000888

MASCARI WARNER
architects
1717 Kettner Blvd., Suite 100
San Diego, California 92101
619.814.0080 Fax 619.814.0081

SCRIPPS MEMORIAL HOSPITAL
CONDITIONAL USE PERMIT #292
AMENDMENT 9
9888 GENESEE AVENUE
LA JOLLA, CALIFORNIA

Scripps

H:\1000\1023\00\CDP3\102300 EXISTING-CRND.dwg 7/13/2010 3:15:54 PM P.D.T.



- EXISTING UTILITIES (PVT.)**
- 1 EXISTING GAS
 - 2 EXISTING ELECTRIC
 - 3 EXISTING FIRE HYDRANT
 - 4 EXISTING 8" WATER MAIN
 - 5 EXISTING 10" WATER MAIN
 - 6 EXISTING WATER SERVICE
 - 7 EXISTING FIRE SERVICE
 - 8 EXISTING SEWER MANHOLE
 - 9 EXISTING 8" PVC SEWER
 - 10 EXISTING 18" SEWER
 - 11 EXISTING CURB INLET
 - 12 EXISTING STORM DRAIN CLEANOUT
 - 13 EXISTING 10" VCP SEWER
 - 14 EXISTING 10" VCP SEWER
 - 15 EXISTING WATER VAULT
 - 16 EXISTING 24" STORM DRAIN
 - 17 EXISTING 15" STORM DRAIN
 - 18 EXISTING TELEPHONE
 - 19 EXISTING DRAINAGE INLET
 - 20 EXISTING STORM DRAIN
 - 21 EXISTING 10" PVC STORM DRAIN
 - 22 EXISTING 8" PVC STORM DRAIN
 - 23 EXISTING 10" WATER END CAP
 - 24 EXISTING 12" VCP SEWER
 - 25 EXISTING 10" VCP SEWER
 - 26 EXISTING 8" CP SEWER
 - 27 EXISTING 24" STORM DRAIN
 - 28 EXISTING 12" STORM DRAIN
 - 29 EXISTING 4" SEWER FORCEMAIN
 - 30 EXISTING 24" WATER
 - 31 EXISTING 6" PVC STORM DRAIN
 - 32 EXISTING 10" PVC STORM DRAIN
 - 33 EXISTING 8" PVC STORM DRAIN
 - 34 EXISTING 10" VCP STORM DRAIN
 - 35 EXISTING 18" CMP STORM DRAIN
 - 36 EXISTING 8" CP SEWER
 - 37 EXISTING 24" STORM DRAIN
 - 38 EXISTING 12" STORM DRAIN
 - 39 EXISTING GREASE TRAP
 - 40 EXISTING VEGETATED SWALE
 - 41 EXISTING TELEPHONE MANHOLE
 - 42 EXISTING WATER MAIN
 - 43 EXISTING SEWER CLEANOUT
 - 44 EXISTING WATER VAULT
 - 45 EXISTING 24" STORM DRAIN
 - 46 EXISTING 12" STORM DRAIN
 - 47 EXISTING GREASE TRAP
 - 48 EXISTING VEGETATED SWALE
 - 49 EXISTING TELEPHONE MANHOLE
 - 50 EXISTING WATER MAIN
 - 51 EXISTING SEWER CLEANOUT
 - 52 EXISTING WATER VAULT
 - 53 EXISTING 24" STORM DRAIN
 - 54 EXISTING 12" STORM DRAIN
 - 55 EXISTING GREASE TRAP
 - 56 EXISTING VEGETATED SWALE
 - 57 EXISTING TELEPHONE MANHOLE

- PROPOSED WET UTILITIES (PVT.)**
- 11 PROPOSED FIRE HYDRANT
 - 12 PROPOSED PIV/ FDC
 - 13 PROPOSED OFF
 - 14 PROPOSED WATER SERVICE
 - 15 EXISTING EASEMENT TO BE OBTAINED
 - 16 PROPOSED FIRE SERVICE
 - 17 CONNECT TO EXIST. WATER MAIN
 - 18 PROPOSED SEWER MAIN
 - 19 PROPOSED SEWER LATERAL
 - 20 PROPOSED SEWER CLEANOUT
 - 21 PROPOSED SEWER MANHOLE
 - 22 CONNECT TO EXIST. SEWER
 - 23 PROPOSED WATER END CAP
- PROPOSED STORM DRAIN (PVT.)**
- 1 FOR PRIVATE STORM DRAIN REFER TO SHEETS 14-16.

EASEMENTS

1 FOR EASEMENT DESCRIPTION REFER TO SHEET 13.

2 EXISTING EASEMENT TO BE OBTAINED

LEGEND

FOR LEGEND, REFER TO SHEET 20.

X EXISTING UTILITIES TO BE REMOVED

GENERAL NOTES

- PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITTEE SHALL INCORPORATE ANY CONSTRUCTION BEST MANAGEMENT PRACTICES NECESSARY TO COMPLY WITH CHAPTER 14, ARTICLE 2, DIVISION 1 (GRADING REGULATIONS) OF THE MUNICIPAL CODE, INTO THE CONSTRUCTION PLANS OR SPECIFICATIONS.
- ALL ON-SITE WATER AND SEWER FACILITIES ARE PRIVATE.
- ALL EXISTING AND PROPOSED UTILITIES SHOWN HEREON ARE PRIVATE UNLESS OTHERWISE NOTED.

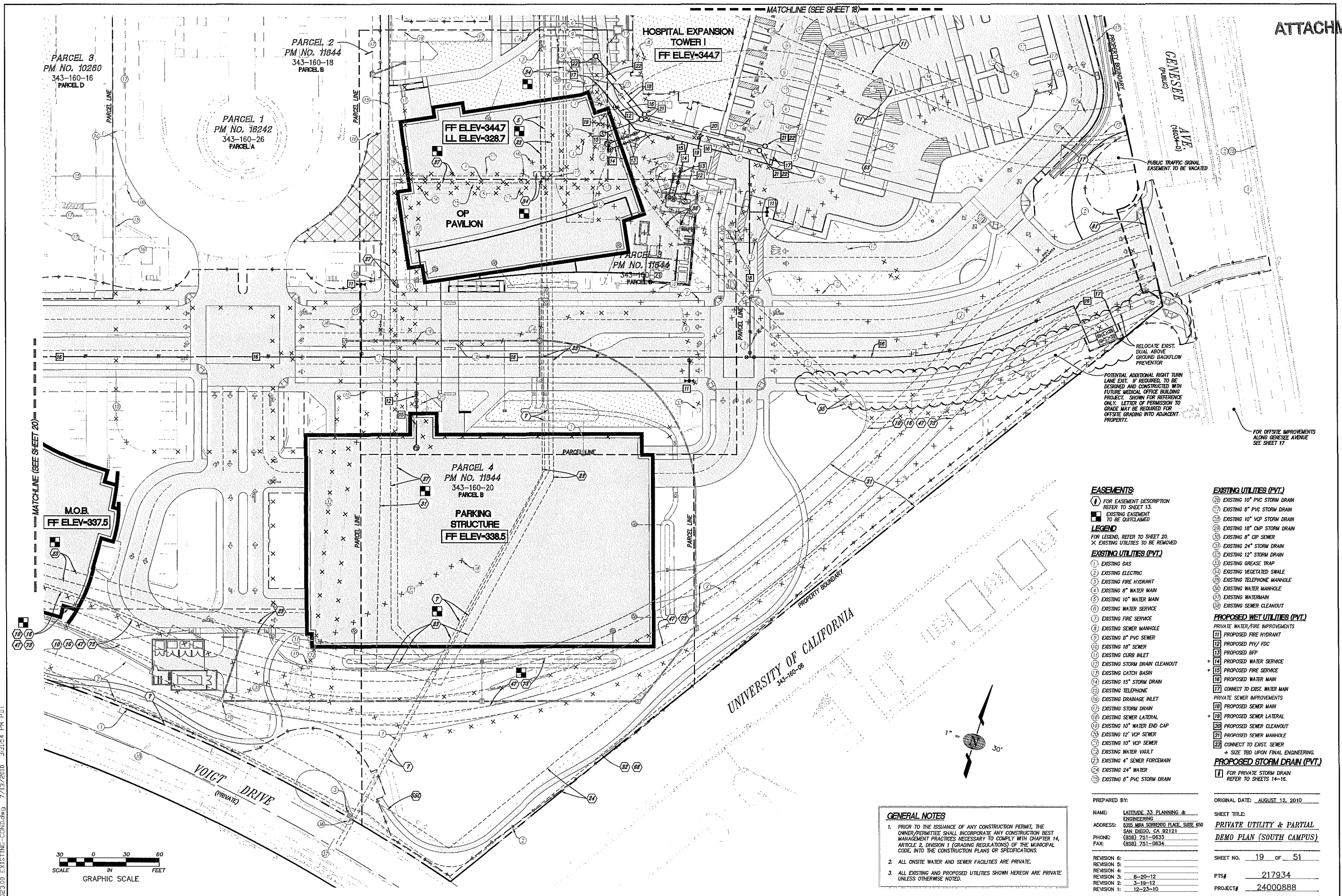
PREPARED BY:	LATITUDE 33 PLANNING & ENGINEERING	ORIGINAL DATE:	AUGUST 12, 2010
NAME:	5325 MIRA SORRENTO PLACE, SUITE #50	SHEET TITLE:	PRIVATE UTILITY & PARTIAL DEMO PLAN (NORTH CAMPUS)
ADDRESS:	SAN DIEGO, CA 92121	SHEET NO.:	18 OF 51
PHONE:	(858) 751-0633	PTS#:	217934
FAX:	(858) 751-0634	PROJECT#:	24000888
REVISION 6:			
REVISION 5:			
REVISION 4:	8-20-12		
REVISION 3:	3-18-12		
REVISION 2:	12-23-10		
REVISION 1:			

MASCARI WARNER architects

1717 Kettner Blvd., Suite 100
San Diego, California 92101
619.814.0080 Fax 619.814.0081

SCRIPPS MEMORIAL HOSPITAL
CONDITIONAL USE PERMIT #292
AMENDMENT 9
9888 GENESEE AVENUE
LA JOLLA, CALIFORNIA

H:\1000-1023\001\CLIPS\1023.00 - EXISTING - COND.dwg 7/13/2010 3:31:54 PM PDT



EASEMENTS:

① FOR EASEMENT DESCRIPTION REFER TO SHEET 13.
 ■ EXISTING EASEMENT TO BE OBTAINED

LEGEND:

FOR LEGEND, REFER TO SHEET 20.
 X EXISTING UTILITIES TO BE REMOVED

EXISTING UTILITIES (PVT.):

- ① EXISTING GAS
- ② EXISTING ELECTRIC
- ③ EXISTING FIRE HYDRANT
- ④ EXISTING 6" WATER MAIN
- ⑤ EXISTING 10" WATER MAIN
- ⑥ EXISTING WATER SERVICE
- ⑦ EXISTING FIRE SERVICE
- ⑧ EXISTING SEWER MANHOLE
- ⑨ EXISTING 6" PVC SEWER
- ⑩ EXISTING 18" SEWER
- ⑪ EXISTING CURB INLET
- ⑫ EXISTING STORM DRAIN CLEANOUT
- ⑬ EXISTING CATCH BASIN
- ⑭ EXISTING 15" STORM DRAIN
- ⑮ EXISTING TELEPHONE
- ⑯ EXISTING DRAINAGE INLET
- ⑰ EXISTING STORM DRAIN
- ⑱ EXISTING SEWER LATERAL
- ⑲ EXISTING 10" WATER END CAP
- ⑳ EXISTING 12" VCP SEWER
- ㉑ EXISTING 10" VCP SEWER
- ㉒ EXISTING WATER VAULT
- ㉓ EXISTING 4" SEWER FORCEMAIN
- ㉔ EXISTING 24" WATER
- ㉕ EXISTING 6" PVC STORM DRAIN

EXISTING UTILITIES (PVT.):

- ㉖ EXISTING 10" PVC STORM DRAIN
- ㉗ EXISTING 8" PVC STORM DRAIN
- ㉘ EXISTING 10" VCP STORM DRAIN
- ㉙ EXISTING 18" CMP STORM DRAIN
- ㉚ EXISTING 8" CMP SEWER
- ㉛ EXISTING 24" STORM DRAIN
- ㉜ EXISTING 12" STORM DRAIN
- ㉝ EXISTING GREASE TRAP
- ㉞ EXISTING VEGETATED SWALE
- ㉟ EXISTING TELEPHONE MANHOLE
- ㊱ EXISTING WATER MANHOLE
- ㊲ EXISTING WATERMAIN
- ㊳ EXISTING SEWER CLEANOUT

PROPOSED WET UTILITIES (PVT.):

- PRIVATE WATER/FIRE IMPROVEMENTS
- ⑰ PROPOSED FIRE HYDRANT
- ⑱ PROPOSED FIV/ FDC
- ⑲ PROPOSED BFP
- ⑳ PROPOSED WATER SERVICE
- ㉑ PROPOSED FIRE SERVICE
- ㉒ PROPOSED WATER MAIN
- ㉓ CONNECT TO EXIST. WATER MAIN
- PRIVATE SEWER IMPROVEMENTS
- ⑱ PROPOSED SEWER MAIN
- ⑲ PROPOSED SEWER LATERAL
- ㉑ PROPOSED SEWER CLEANOUT
- ㉒ PROPOSED SEWER MANHOLE
- CONNECT TO EXIST. SEWER
- + SIZE TBD UPON FINAL ENGINEERING.
- PROPOSED STORM DRAIN (PVT.)**
- ⑰ FOR PRIVATE STORM DRAIN REFER TO SHEETS 14-16.

GENERAL NOTES

1. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITEE SHALL INCORPORATE ANY CONSTRUCTION BEST MANAGEMENT PRACTICES NECESSARY TO COMPLY WITH CHAPTER 14, ARTICLE 2, DIVISION 1 (GRADING REGULATIONS) OF THE MUNICIPAL CODE, INTO THE CONSTRUCTION PLANS OR SPECIFICATIONS.
2. ALL ONSITE WATER AND SEWER FACILITIES ARE PRIVATE.
3. ALL EXISTING AND PROPOSED UTILITIES SHOWN HEREON ARE PRIVATE UNLESS OTHERWISE NOTED.

PREPARED BY:
 NAME: LATITUDE 33 PLANNING & ENGINEERING
 ADDRESS: 5355 MIRA SOBRENTO PLACE, SUITE 850 SAN DIEGO, CA 92121
 PHONE: (858) 751-0633
 FAX: (858) 751-0634

REVISION 6:
 REVISION 5:
 REVISION 4: 8-20-12
 REVISION 3: 3-19-12
 REVISION 2:
 REVISION 1: 12-23-10

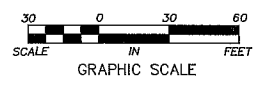
ORIGINAL DATE: AUGUST 12, 2010

SHEET TITLE:
PRIVATE UTILITY & PARTIAL DEMO PLAN (SOUTH CAMPUS)

SHEET NO. 19 OF 51

PTS# 217934

PROJECT# 24000888

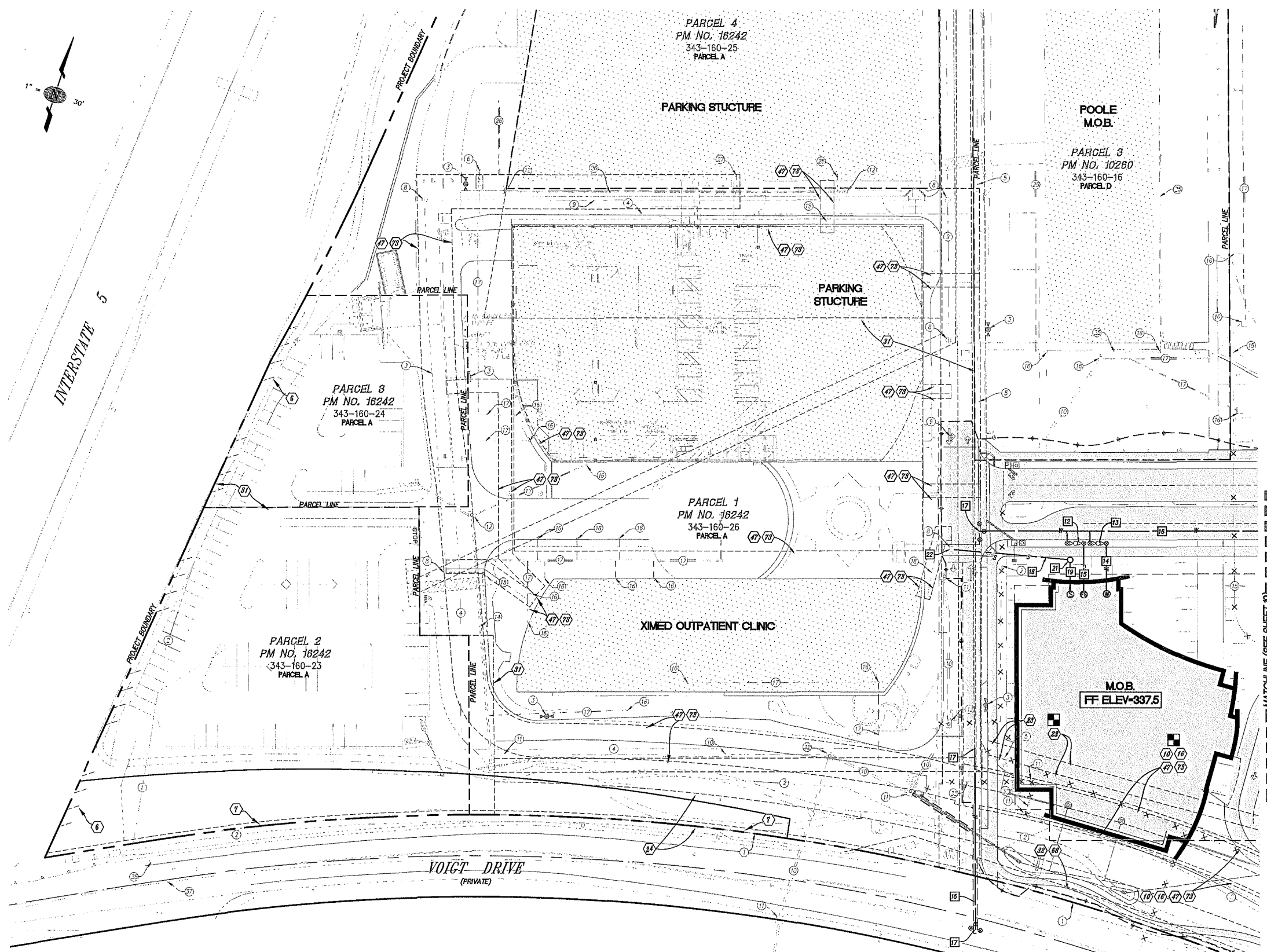


MASCARI WARNER
 architects
 1717 Kettner Blvd., Suite 100
 San Diego, California 92101
 619.814.0080 Fax 619.814.0081

SCRIPPS MEMORIAL HOSPITAL
 CONDITIONAL USE PERMIT #292
 AMENDMENT 9
 9888 GENESSEE AVENUE
 LA JOLLA, CALIFORNIA

Scripps

H:\1000\1023.00\CUP\3\1023.00_EXISTING-COND.dwg 7/13/2010 3:31:54 PM PDI



- EASEMENTS:**
- ① FOR EASEMENT DESCRIPTION REFER TO SHEET 13.
 - ② EXISTING EASEMENT TO BE OBTAINED
- LEGEND**
FOR LEGEND, SEE THIS SHEET.
X EXISTING UTILITIES TO BE REMOVED
- EXISTING UTILITIES (PVT.)**
- ① EXISTING GAS
 - ② EXISTING ELECTRIC
 - ③ EXISTING FIRE HYDRANT
 - ④ EXISTING 8" WATER MAIN
 - ⑤ EXISTING 10" WATER MAIN
 - ⑥ EXISTING WATER SERVICE
 - ⑦ EXISTING FIRE SERVICE
 - ⑧ EXISTING SEWER MANHOLE
 - ⑨ EXISTING 8" PVC SEWER
 - ⑩ EXISTING 18" SEWER
 - ⑪ EXISTING CURB INLET
 - ⑫ EXISTING STORM DRAIN CLEANOUT
 - ⑬ EXISTING CATCH BASIN
 - ⑭ EXISTING 15" STORM DRAIN
 - ⑮ EXISTING TELEPHONE
 - ⑯ EXISTING DRAINAGE INLET
 - ⑰ EXISTING STORM DRAIN
 - ⑱ EXISTING SEWER LATERAL
 - ⑲ EXISTING 10" WATER END CAP
 - ⑳ EXISTING 12" VCP SEWER
 - ㉑ EXISTING 10" VCP SEWER
 - ㉒ EXISTING WATER VAULT
 - ㉓ EXISTING 4" SEWER FORCEMAIN
 - ㉔ EXISTING 24" WATER
 - ㉕ EXISTING 6" PVC STORM DRAIN
- EXISTING UTILITIES (PUB.)**
- ②6 EXISTING 10" PVC STORM DRAIN
 - ②7 EXISTING 8" PVC STORM DRAIN
 - ②8 EXISTING 10" VCP STORM DRAIN
 - ②9 EXISTING 18" CMP STORM DRAIN
 - ③0 EXISTING 8" CP SEWER
 - ③1 EXISTING 24" STORM DRAIN
 - ③2 EXISTING 12" STORM DRAIN
 - ③3 EXISTING GREASE TRAP
 - ③4 EXISTING VEGETATED SWALE
 - ③5 EXISTING TELEPHONE MANHOLE
 - ③6 EXISTING WATER MANHOLE
 - ③7 EXISTING WATERMAIN
 - ③8 EXISTING SEWER CLEANOUT
- PROPOSED WET UTILITIES (PVT.)**
- ① PRIVATE WATER/FIRE IMPROVEMENTS
 - ② PROPOSED FIRE HYDRANT
 - ③ PROPOSED PVI/ FDC
 - ④ PROPOSED BFP
 - ⑤ PROPOSED WATER SERVICE
 - ⑥ PROPOSED FIRE SERVICE
 - ⑦ PROPOSED WATER MAIN
 - ⑧ CONNECT TO EXIST. WATER MAIN
 - ⑨ PRIVATE SEWER IMPROVEMENTS
 - ⑩ PROPOSED SEWER MAIN
 - ⑪ PROPOSED SEWER LATERAL
 - ⑫ PROPOSED SEWER CLEANOUT
 - ⑬ PROPOSED SEWER MANHOLE
 - ⑭ CONNECT TO EXIST. SEWER
 - + SIZE TBD UPON FINAL ENGINEERING.
- PROPOSED STORM DRAIN (PVT.)**
- ① FOR PRIVATE STORM DRAIN REFER TO SHEETS 14-16.

- LEGEND (PRIVATE)**
- PRIVATE IMPROVEMENTS (EXISTING)
- BOUNDARY LINE
 - EXISTING STORM DRAIN
 - EXISTING WATER
 - EXISTING SEWER
 - EXISTING GAS
 - EXISTING ELECTRIC
 - EXISTING TOP OF CURB ELEVATION
- PRIVATE IMPROVEMENTS (PROPOSED)
- PROPOSED STORM DRAIN
 - PROPOSED WATER
 - PROPOSED FIRE
 - PROPOSED SEWER
 - PROPOSED DAYLIGHT LINE
 - PROPOSED CONTOURS
 - PROPOSED TOP OF CURB ELEVATION
 - PROPOSED SPOT ELEVATION
 - PROPOSED BIOSWALE
 - PROPOSED PED RAMP
 - PROPOSED RETAINING WALL
 - PROPOSED FIRE HYDRANT
 - PROPOSED SEWER LATERAL
 - PROPOSED WATER SERVICE
 - PROPOSED FIRE SERVICE
 - PROPOSED BACKFLOW PREVENTER
 - DIRECTION OF FLOW
 - PROPOSED BROW DITCH
 - PROPOSED AC PAVEMENT
 - PROPOSED BUILDING

GENERAL NOTES

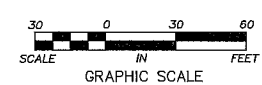
- PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITTEE SHALL INCORPORATE ANY CONSTRUCTION BEST MANAGEMENT PRACTICES NECESSARY TO COMPLY WITH CHAPTER 14, ARTICLE 2, DIVISION 1 (GRADING REGULATIONS) OF THE MUNICIPAL CODE, INTO THE CONSTRUCTION PLANS OR SPECIFICATIONS.
- ALL ONSITE WATER AND SEWER FACILITIES ARE PRIVATE.
- ALL EXISTING AND PROPOSED UTILITIES SHOWN HEREON ARE PRIVATE UNLESS OTHERWISE NOTED.

PREPARED BY: LATITUDE 33 PLANNING & ENGINEERING
 ADDRESS: 5355 MIRIA SORRENTO PLACE, SUITE 650, SAN DIEGO, CA 92121
 PHONE: (858) 751-0633
 FAX: (858) 751-0634

ORIGINAL DATE: AUGUST 12, 2010

SHEET TITLE: PRIVATE UTILITY & PARTIAL DEMO PLAN (WEST CAMPUS)

REVISION 6: _____ SHEET NO. 20 OF 51
 REVISION 5: _____
 REVISION 4: _____ PTS# 217934
 REVISION 3: 8-20-12
 REVISION 2: 3-15-12
 REVISION 1: 12-23-10 PROJECT# 24000888



MASCARI WARNER
 architects
 1717 Kettner Blvd., Suite 100
 San Diego, California 92101
 619.814.0880 Fax 619.814.0881

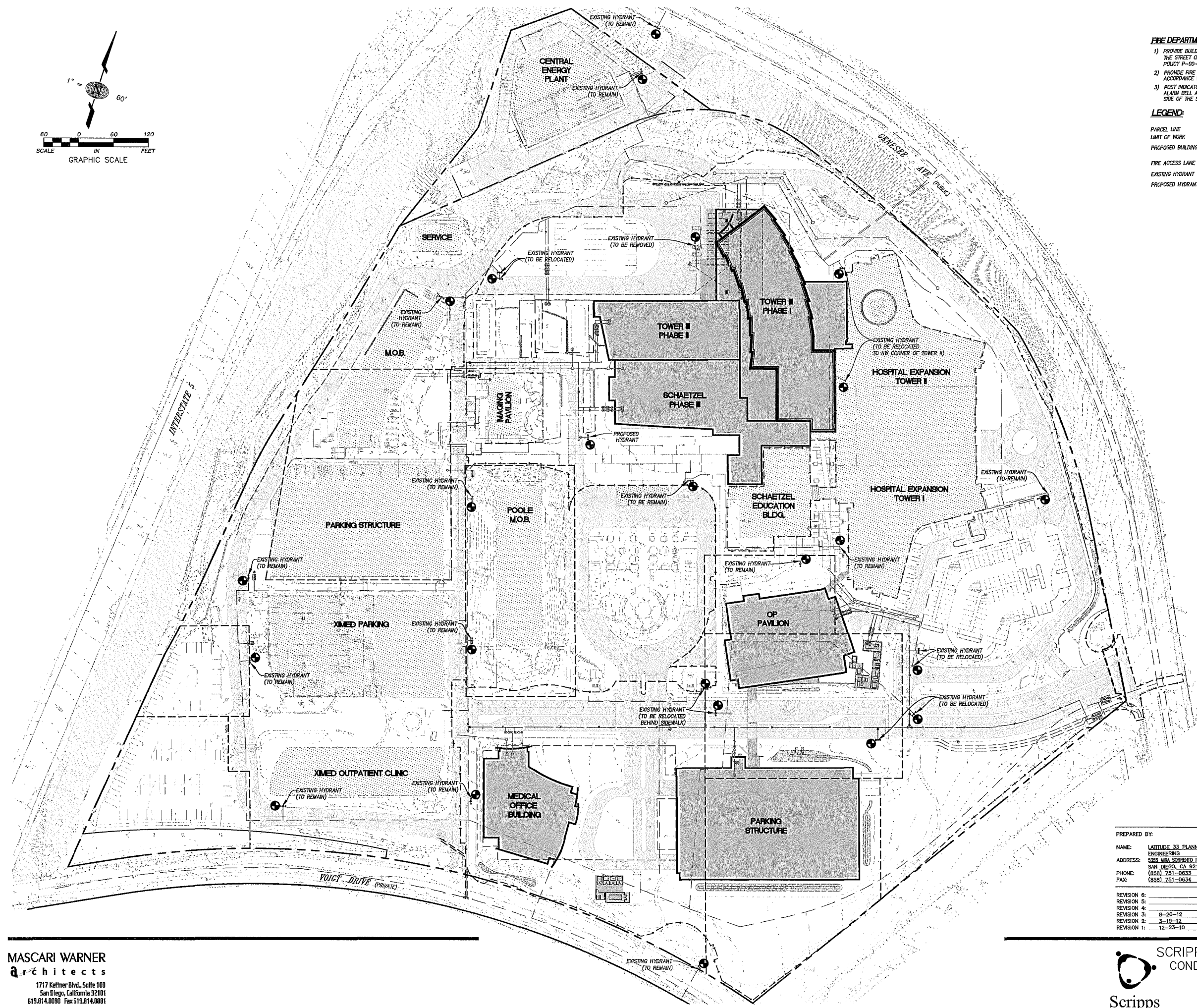
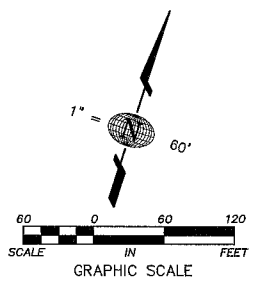
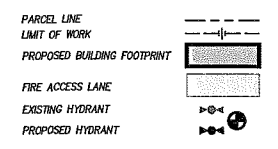
SCRIPPS MEMORIAL HOSPITAL
 CONDITIONAL USE PERMIT #292
 AMENDMENT 9
 9888 GENESEE AVENUE
 LA JOLLA, CALIFORNIA

H:\1000\1023\00\CLIP3\1023.00 EXISTING-COMD.dwg 7/13/2010 3:31:54 PM PDT

FIRE DEPARTMENT NOTES

- 1) PROVIDE BUILDING ADDRESS NUMBERS, VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY PER FHPS POLICY P-00-6 (UFC 901.4.4).
- 2) PROVIDE FIRE ACCESS ROADWAY SIGNS OR RED CURBS IN ACCORDANCE WITH FHPS POLICY A-00-1.
- 3) POST INDICATOR VALVES, FIRE DEPARTMENT CONNECTIONS, AND ALARM BELL ARE TO BE LOCATED ON THE ADDRESS/ACCESS SIDE OF THE STRUCTURE. UFG 1001.4


LEGEND:



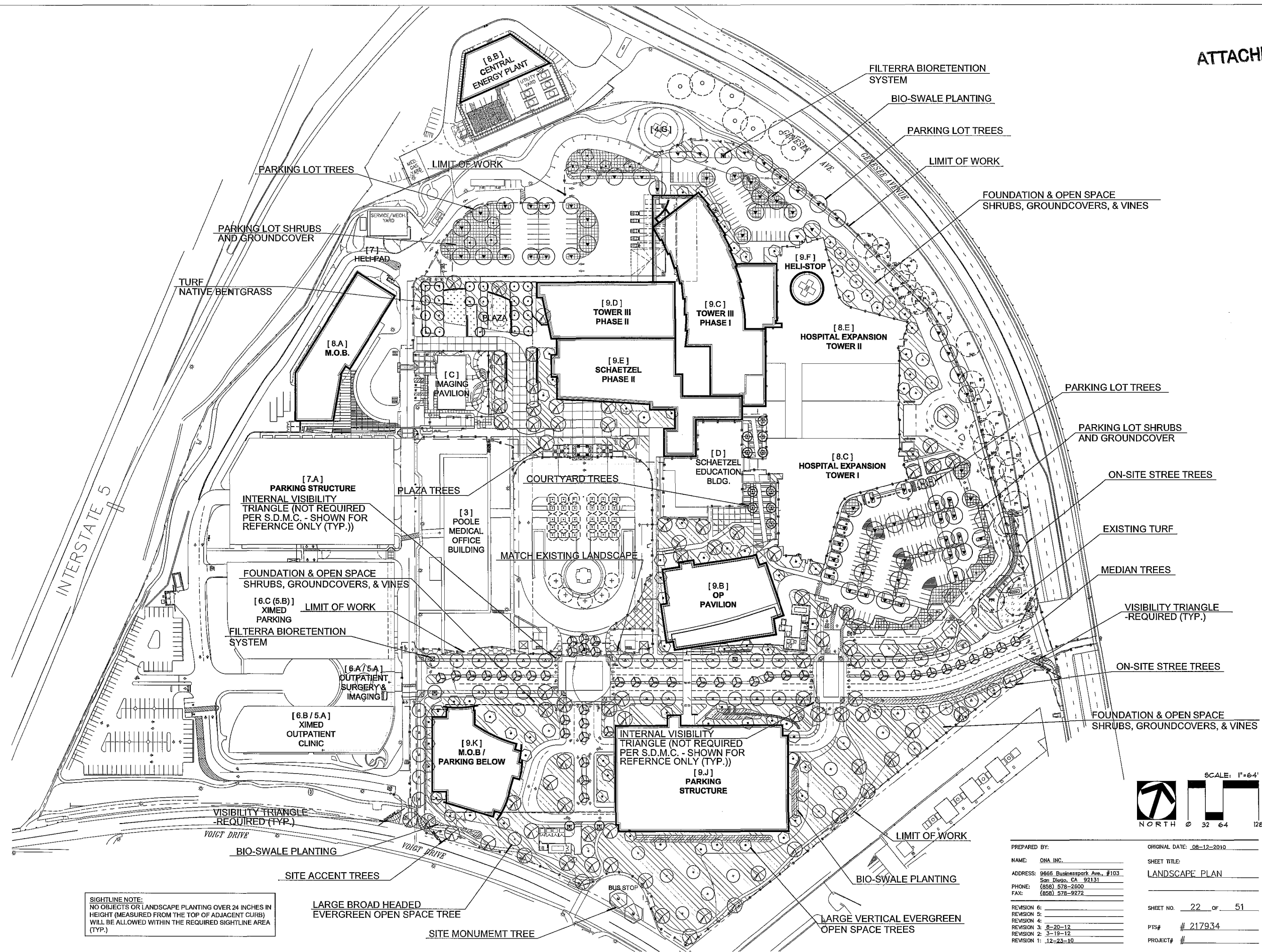
PREPARED BY:	ORIGINAL DATE: AUGUST 12, 2010
NAME: LATITUDE 33 PLANNING & ENGINEERING	SHEET TITLE: FIRE ACCESS PLAN
ADDRESS: 5365 MIRIA SORRENTO PLACE, SUITE 650 SAN DIEGO, CA 92121	
PHONE: (858) 751-0633	
FAX: (858) 751-0634	
REVISION 6:	SHEET NO. 21 of 51
REVISION 5:	
REVISION 4:	PTS# 217934
REVISION 3: B-20-12	
REVISION 2: 3-18-12	
REVISION 1: 12-23-10	PROJECT# 24000888

MASCARI WARNER
architects
1717 Kettner Blvd., Suite 100
San Diego, California 92101
619.614.0080 Fax 619.614.0081

SCRIPPS MEMORIAL HOSPITAL
CONDITIONAL USE PERMIT #292
AMENDMENT 9
9888 GENESEE AVENUE
LA JOLLA, CALIFORNIA



H:\1000\1023\00\CLIP3\1023.00_EXISTING-COORD.dwg 7/13/2010 3:31:54 PM PLOT

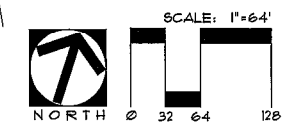


SIGHTLINE NOTE:
 NO OBJECTS OR LANDSCAPE PLANTING OVER 24 INCHES IN HEIGHT (MEASURED FROM THE TOP OF ADJACENT CURB) WILL BE ALLOWED WITHIN THE REQUIRED SIGHTLINE AREA (TYP.)

LARGE BROAD HEADED EVERGREEN OPEN SPACE TREE

SITE MONUMENT TREE

LARGE VERTICAL EVERGREEN OPEN SPACE TREES



PREPARED BY:	ON A INC.	ORIGINAL DATE:	08-12-2010
NAME:	ON A INC.	SHEET TITLE:	LANDSCAPE PLAN
ADDRESS:	9666 Businesspark Ave., #103 San Diego, CA 92131		
PHONE:	(658) 578-2600		
FAX:	(658) 578-9272		
REVISION 6:		SHEET NO.	22 OF 51
REVISION 5:		P.T.S.#	# 217934
REVISION 4:		PROJECT#	#
REVISION 3:	8-20-12		
REVISION 2:	3-19-12		
REVISION 1:	12-23-10		

PLANTING LEGEND

Table with columns: BOTANICAL NAME, COMMON NAME, SIZE, MATURE HEIGHT, COMMENTS, QUANTITY / SPACING. Rows include categories like SITE ACCENT / COURTYARD / PLAZA TREES, SITE MONUMENT TREES, ON-SITE STREET / MEDIAN TREES, PARKING LOT TREES, LARGE BROAD-HEADED EVERGREEN, etc.

EXISTING TREES

- EXISTING TREES - MATCH SYMBOL IN CENTER BELOW (SIZE IS INDICATED IN INCHES AT DBH (DIAMETER AT BREAST HEIGHT))
S PLATANUS RACEMOSA CALIFORNIA SYCAMORE
PR PRUNUS CERASIFERA RED-LEAF PLUM
A ALNUS RHOMBIFOLIA ALDER
C CUPANIOPSIS ANACARDIODES CARROTWOOD
CO CERCIS OCCIDENTALIS WESTERN REDBUD
E ERYTHRINA CORALLOIDES CORAL TREE
FB FICUS BENJAMINA WEeping FIG
GB GINKGO BILOBA GINKGO TREE
K KOELREUTERIA BIPINNATA RAIN TREE
LA LIQUIDAMBAR STYRACIFLUA SWEET GUM
M MELALEUCA QUINQUINERVA PAPERBARK TREE
P PINUS CANARIENSIS CANARY ISLAND PINE
PU FITTOSPORUM UNDULATUM VICTORIAN BOX

NOTE: NO EXISTING TREES, SHRUBS, OR GROUND COVERS REMAIN WITHIN THE LIMITS-OF-WORK FOR EACH AREA.

EXISTING TURF





MATCH EXISTING LANDSCAPE

NOTE: TREES WITHIN THE STREET YARD V.U.A. PLANTING AREA SHALL BE 20% - 24" BOX AND 80% - 36" BOX TO FULFILL THE PLANT POINT REQUIREMENTS.

TREES WITHIN THE REMAINING YARD V.U.A. PLANTING AREA SHALL BE 50% - 24" BOX AND 50% - 36" BOX TO FULFILL THE PLANT POINT REQUIREMENTS.

Table with 2 columns: PREPARED BY, ORIGINAL DATE, NAME, ADDRESS, PHONE, FAX, REVISION 6-1, REVISION 5, REVISION 4, REVISION 3, REVISION 2, REVISION 1. Includes details for ONA INC. and revision dates.

LANDSCAPE CALCULATIONS

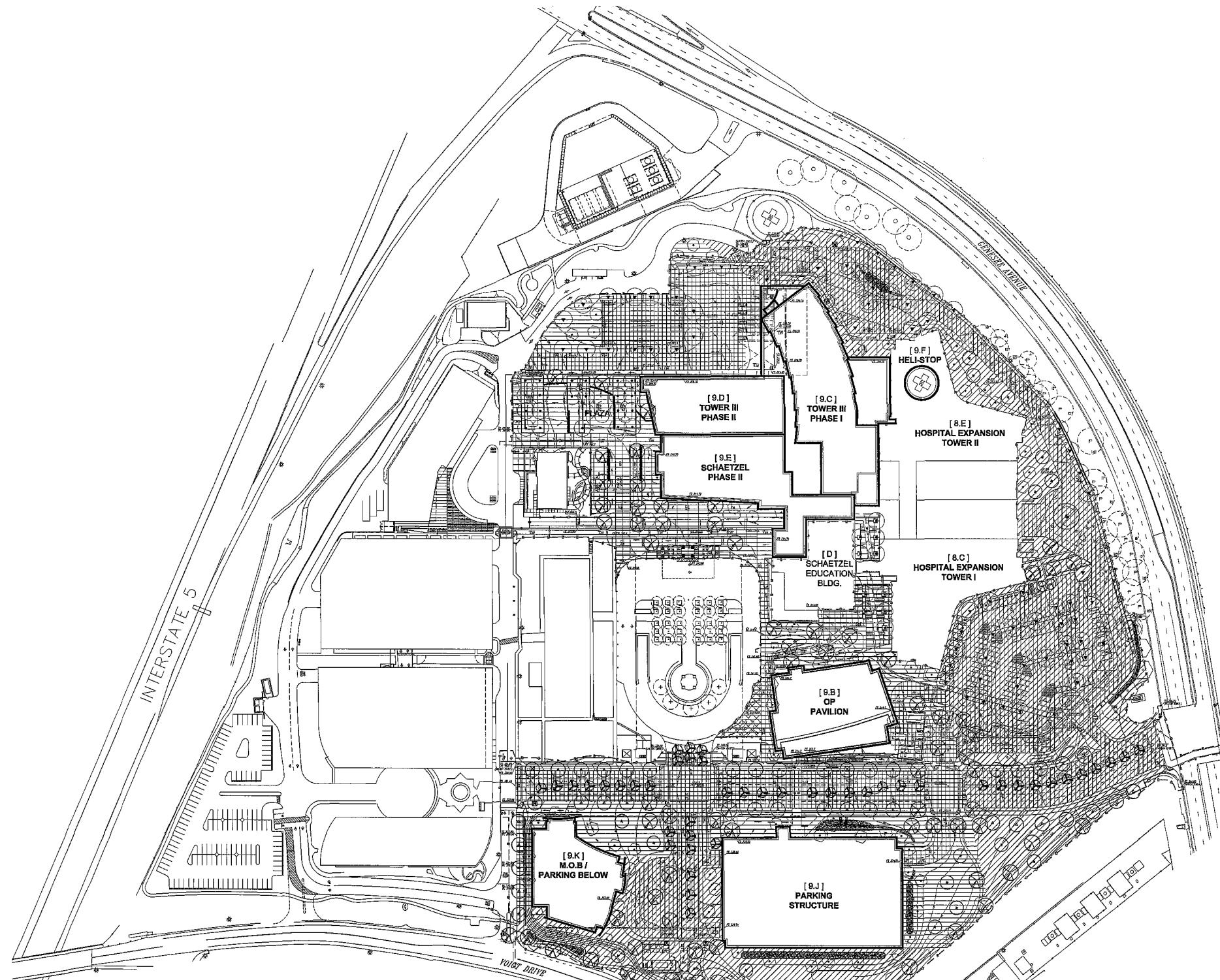
	STREET YARD: TOTAL AREA: 340,386 SQ. FT. PLANTING AREA REQUIRED: 45,097 SQ. FT. PLANT POINTS REQUIRED: 17,019 PTS. PLANTING AREA AS HARDSCAPE: 0 SQ. FT.	PROVIDED: 167,554 SQ. FT. PROVIDED: 38,660 PTS. POINTS ACHIEVED THROUGH TREES: 5,340 PTS.	EXCESS AREA PROVIDED: 82,457 SQ. FT. EXCESS POINTS PROVIDED: 22,611 PTS.
	VUA IN STREET YARD: PLANTING AREA REQUIRED: 141,302 SQ. FT. PLANT POINTS REQUIRED: 7,065 PTS. PLANTING AREA AS HARDSCAPE: 0 SQ. FT.	PROVIDED: 62,676 SQ. FT. PROVIDED: 13,988 PTS. POINTS ACHIEVED THROUGH TREES: 3,560 PTS.	EXCESS AREA PROVIDED: 55,511 SQ. FT. EXCESS POINTS PROVIDED: 6,923 PTS.
	REMAINING YARD: TOTAL AREA: 359,608 SQ. FT. PLANTING AREA REQUIRED: 107,882 SQ. FT. PLANT POINTS REQUIRED: 17,980 PTS. PLANTING AREA AS HARDSCAPE: 0 SQ. FT.	PROVIDED: 129,759 SQ. FT. PROVIDED: 27,416 PTS. POINTS ACHIEVED THROUGH TREES: 4,660 PTS.	EXCESS AREA PROVIDED: 18,877 SQ. FT. EXCESS POINTS PROVIDED: 9,435 PTS.
	VUA IN REMAINING YARD: PLANTING AREA REQUIRED: 104,496 SQ. FT. PLANT POINTS REQUIRED: 3,133 PTS. PLANTING AREA AS HARDSCAPE: 0 SQ. FT.	PROVIDED: 19,972 SQ. FT. PROVIDED: 4,950 PTS. POINTS ACHIEVED THROUGH TREES: 1,620 PTS.	EXCESS AREA PROVIDED: 16,839 SQ. FT. EXCESS POINTS PROVIDED: 1,817 PTS.

*TREES IN THIS AREA SHALL BE 45% - 24" BOX AND 55% 36" BOX SIZE FOR POINT REQUIREMENTS

GENERAL NOTES:

- NON-BIODEGRADABLE TREE ROOT BARRIERS SHALL BE INSTALLED WHERE TREES ARE PLACED WITHIN 5 FEET OF PUBLIC IMPROVEMENTS INCLUDING WALKS, CURBS, OR STREET PAVEMENT OR WHERE NEW PUBLIC IMPROVEMENTS ARE PLACED ADJACENT TO EXISTING TREES. ROOT BARRIERS WILL NOT BE WRAPPED AROUND THE ROOTBALL.
- ALL TREES SHALL BE PROVIDED WITH 40 SQ. FEET ROOT ZONE AND PLANTED IN AN AIR AND WATER PERMEABLE LANDSCAPE AREA. THE MINIMUM DIMENSION (WIDTH) FOR THIS AREA SHALL BE 5 FEET, MEASURED FROM THE INSIDE FACE OF THE CURB.
- ALL EXISTING LANDSCAPING TO REMAIN SHALL BE PROTECTED IN PLACE. SHOULD ANY SAID LANDSCAPING BE DAMAGED OR REMOVED DURING THE COURSE OF DEMOLITION/CONSTRUCTION, IT SHALL BE REPAIRED OR REPLACED IN LIKE AND KIND TO THE SATISFACTION OF THE DEVELOPMENT SERVICES DEPARTMENT.
- MINIMUM TREE SEPARATION DISTANCES:

TRAFFIC SIGNALS / STOP SIGNS	20 FEET
UNDERGROUND UTILITIES	5 FEET
SEWER LINE	10 FEET
ABOVE GROUND UTILITIES	10 FEET
DRIVEWAYS (ENTRIES)	10 FEET
INTERSECTIONS (INTERSECTING CURB LINES OF 2 STREETS)	25 FEET
- ALL GRADED, DISTURBED, OR ERODED AREAS THAT WILL NOT BE PERMANENTLY PAVED OR COVERED BY STRUCTURES, SHALL BE PERMANENTLY REVEGETATED AND IRRIGATED AS SHOWN IN TABLE 142.04F [142.0411 LAND DEVELOPMENT CODE (LDC)] AND IN ACCORDANCE WITH THE STANDARDS IN THE LAND DEVELOPMENT MANUAL.
- GRADED, DISTURBED, OR ERODED AREAS THAT WILL NOT BE PERMANENTLY PAVED, COVERED BY STRUCTURE, OR PLANTED FOR A PERIOD OVER 90 DAYS SHALL BE TEMPORARILY REVEGETATED WITH A NON-IRRIGATED HYDROSEED MIX, GROUND COVER OR EQUIVALENT MATERIAL.
- ALL PLANTING PROVIDED ON THE FACE OF THE WALL WILL SCREEN 80% OF THE WALL WITHIN TWO YEARS.
- ALL PLANT MATERIAL SHALL BE IRRIGATED WITH A PERMANENT, BELOW-GRADE IRRIGATION SYSTEM. THE SYSTEM SHALL BE AUTOMATIC, ELECTRICALLY CONTROLLED, AND DESIGNED TO PROVIDE WATER TO ALL REQUIRED PLANTINGS TO MAINTAIN THEM IN A HEALTHY, DISEASE-RESISTANT CONDITION.
- IRRIGATION SYSTEMS ARE TO BE INSTALLED IN ACCORDANCE WITH THE CRITERIA AND STANDARDS OF THE CITY OF SAN DIEGO LANDSCAPE ORDINANCE SECTION 142.0403 AND THE CITY OF SAN DIEGO LAND DEVELOPMENT MANUAL LANDSCAPE STANDARDS.
- AN IRRIGATION SYSTEM SHALL BE PROVIDED AS REQUIRED FOR PROPER IRRIGATION, DEVELOPMENT AND MAINTENANCE OF THE VEGETATION. THE DESIGN OF THE SYSTEM SHALL PROVIDE ADEQUATE SUPPORT FOR THE VEGETATION SELECTED.
- THE TYPE OF IRRIGATION SYSTEM UTILIZED FOR THIS PROJECT WILL CONSIST OF AN AUTOMATIC CONTROLLER, PVC PIPE, SPRAY/ROTOR SYSTEM WITH LOW GALLONAGE IRRIGATION HEADS. THE WATER CONSERVING PRINCIPLES WILL BE APPLIED IN THE DESIGN AS FOLLOWS:
 - AN AUTOMATIC IRRIGATION CONTROLLER THAT HAS THE CAPABILITY OF BEING SET FOR MULTIPLE RUN TIMES IN ONE DAY FOR EACH STATION, THEREBY REDUCING RUN-OFF BY ONLY APPLYING THE AMOUNT OF WATER THAT THE SOIL CAN ABSORB AT ANY ONE TIME. IN ADDITION, THE IRRIGATION MANAGER CAN SET THE RUN TIMES TO REFLECT THE CURRENT C.I.M.I.S. DATA.
 - THE USE OF A RAIN SWITCH TO OVERRIDE THE CURRENT CONTROLLER PROGRAMMING IN THE EVENT OF UNPREDICTABLE WEATHER CHANGES THAT MAY TEMPORARILY REDUCE WATERING REQUIREMENTS.
 - IRRIGATION HEAD LAYOUT WILL BE APPROXIMATELY 'HEAD TO HEAD' MEANING THAT EACH SPRINKLER COVERAGE RADIUS REACHES TO THE NEXT IRRIGATION HEAD IN THE SYSTEM, THUS PROVIDING THE BEST DISTRIBUTION UNIFORMITY (DU) POSSIBLE.
 - MATCHED PRECIPITATION RATE NOZZLES WILL BE UTILIZED. BY MATCHING PRECIPITATION RATE, IT IS MEANT THAT THE DESIGNER CAN MIX IN THE SAME IRRIGATION STATION NOZZLES WITH VARYING SPRAY PATTERNS (IE: 90 DEG., 180 DEG., 360 DEG.), AND ACROSS DIFFERENT SETS OF SPRAY HEADS (12 FOOT RADIUS HEADS) WHILE STILL MAINTAINING EVEN PRECIPITATION RATES THROUGHOUT THE AREA AGAIN PROVIDING BETTER DISTRIBUTION UNIFORMITY.
 - ANTI-DRAIN VALVES WILL BE UTILIZED WITHIN THE BODY OF THE SPRINKLER HEAD WHERE LOW HEAD DRAINAGE CAN BE EXPECTED. BY PREVENTING LOW HEAD DRAINAGE WATER LOSS, POOLING, AND EROSION CAN BE MINIMIZED.
 - LOW PRECIPITATION RATE NOZZLES WILL BE UTILIZED TO REDUCE THE AMOUNT OF FLOW (IN COMPARISON TO CONVENTIONAL OR STANDARD GALLONAGE NOZZLES WHICH EMIT CONSIDERABLY MORE WATER IN THE SAME AMOUNT OF TIME), DECREASING THE PROBABILITY OF WATER WASTE BY RUN-OFF.
 - IRRIGATION STATIONS (THE AREAS THAT ONE VALVE SERVICES) WILL BE SEPARATED TO CONSERVE WATER AS FOLLOWS: SLOPES ARE SEPARATED FROM THE FLAT AREAS. SLOPES ARE SEPARATED INTO TOP AND BOTTOM. ALL THESE AREAS LISTED HAVE DIFFERENT WATERING REQUIREMENTS AND RUN TIMES ARE TO BE SCHEDULED INDIVIDUALLY TO REFLECT CURRENT C.I.M.I.S. DATA AND THE RUN-OFF CHARACTERISTIC OF EACH STATION BY THE OWNER OR IRRIGATION MANAGER.
- MAINTENANCE: ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY A PROPERTY OWNERS ASSOCIATION. THE LANDSCAPE AREAS SHALL BE MAINTAINED FREE OF DEBRIS AND LITTER AND ALL PLANT MATERIAL SHALL BE TREATED OR REPLACED PER THE CONDITIONS OF THE PERMIT.



THE LANDSCAPE CONCEPTUAL DESIGN COMPLIMENTS, ENHANCES, AND INTEGRATES THE SITE TO ITS SURROUNDING LANDSCAPE OF A CAMPUS ENVIRONMENT. THE STREETSCAPE LANDSCAPING IS A COMBINATION OF VERTICAL AND BROAD DOME TREES WITH AN UNDERSTORY OF SHRUBS AND GROUND COVER THAT PROVIDE A NATURAL STREET PRESENCE. SMALL TO MEDIUM EVERGREEN, DECIDUOUS AND FLOWERING TREES ARE USED TO SCREEN AND SOFTEN THE VEHICLE USE AREA.

THE LANDSCAPE PALETTE FOR THE INTERIOR LANDSCAPE AREAS PROVIDE A SAFE PASSIVE ATMOSPHERE FOR PEDESTRIAN CIRCULATION AND SEATING AREAS. THE LANDSCAPE AREAS WILL INCLUDE BIO-SWALES TO BE USED FOR STORM WATER RUN-OFF.

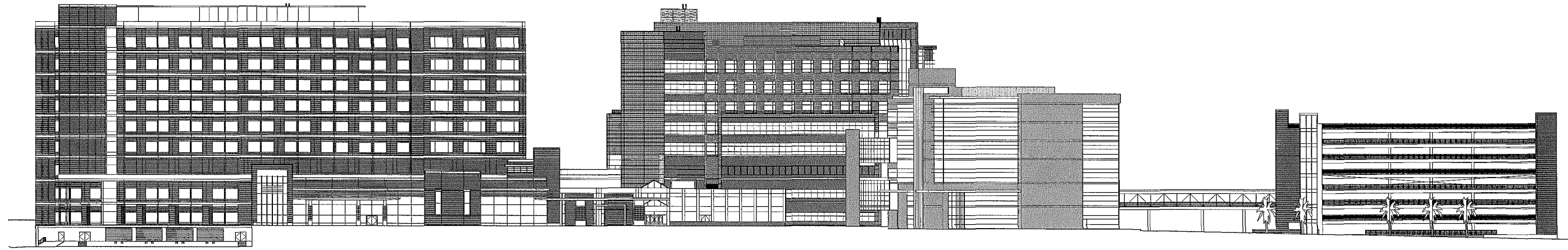
SLOPE PLANTING WILL COMPLIMENT AND BLEND WITH THE EXISTING LANDSCAPE AROUND THE SITE PERIMETER.

THE PLANTING PALETTE FOR THE SITE INCLUDES TREES, SHRUBS, VINES, AND GROUND COVER THAT ARE DROUGHT TOLERANT AND NATIVE. THE IRRIGATION SYSTEM WILL BE DESIGNED FOR THE USE OF RECLAIMED WATER AVAILABLE AT THE SITE, ALONG WITH AN EFFICIENT WATER MANAGEMENT PROGRAM.

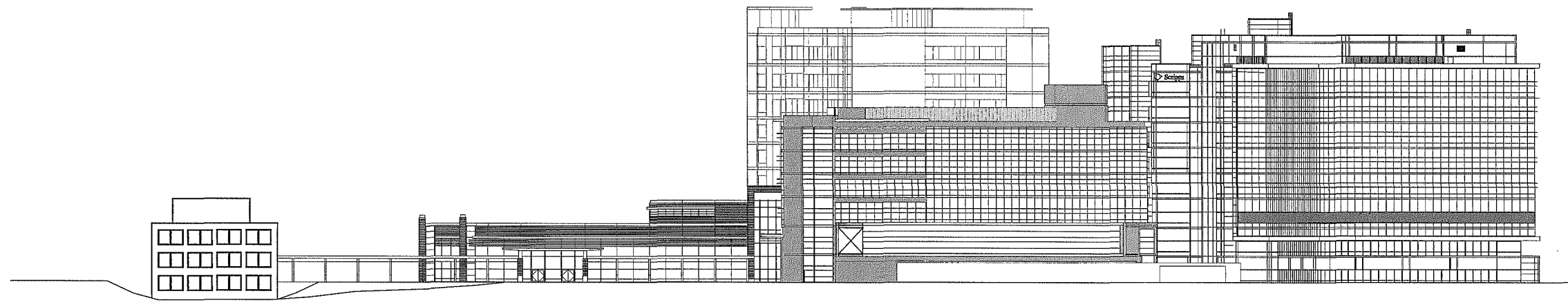
THE LANDSCAPE, INCLUDING BUT NOT LIMITED TO STREETSCAPES, INTERIOR SPACES, SLOPES, AND PARKING AREAS, WILL FOLLOW GUIDELINES AND STANDARDS SET FORTH BY THE CITY OF SAN DIEGO LAND DEVELOPMENT CODE.



PREPARED BY:	ORIGINAL DATE: 08-12-2010
NAME: ONA INC.	SHEET TITLE:
ADDRESS: 9888 Businesspark Ave., #103 San Diego, CA 92131	
PHONE: (858) 578-2600	
FAX: (858) 578-9272	
REVISION 6:	SHEET NO. 24 of 51
REVISION 5:	
REVISION 4:	
REVISION 3: 8-20-12	PTS# # 217934
REVISION 2: 3-19-12	
REVISION 1: 12-23-10	PROJECT# #

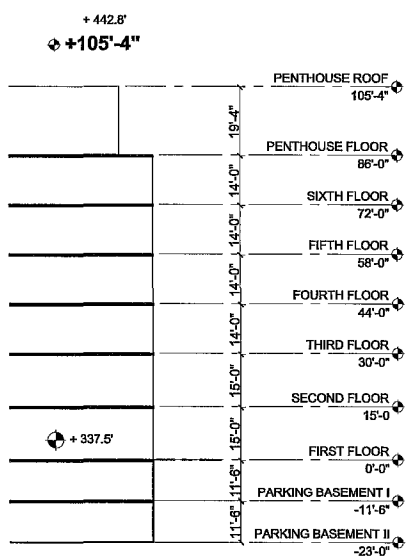


1 NORTH - SOUTH SITE SECTION
N.T.S.

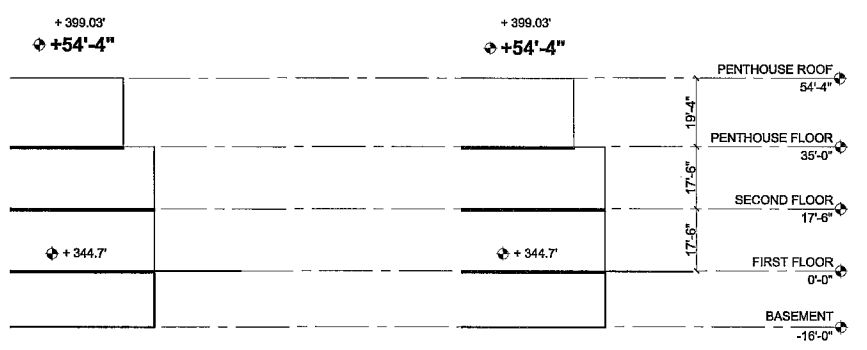


2 EAST - WEST SITE SECTION
N.T.S.

PREPARED BY:	TAYLOR	ORIGINAL DATE:	08-12-2010
NAME:	TAYLOR	SHEET TITLE:	SITE SECTIONS
ADDRESS:	2220 UNIVERSITY DRIVE NEWPORT BEACH, CA 92660		
PHONE:	949-574-1325		
FAX:	949-574-1338		
REVISION 6:		SHEET NO.	25 OF 51
REVISION 5:		PTS#	#
REVISION 4:	08/20/2012	PROJECT#	#
REVISION 3:	03/19/2012		
REVISION 2:	12/23/2010		

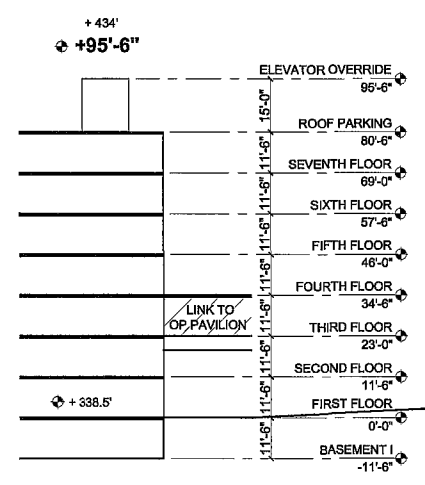


FUTURE MOB CUP AMENDMENT #9

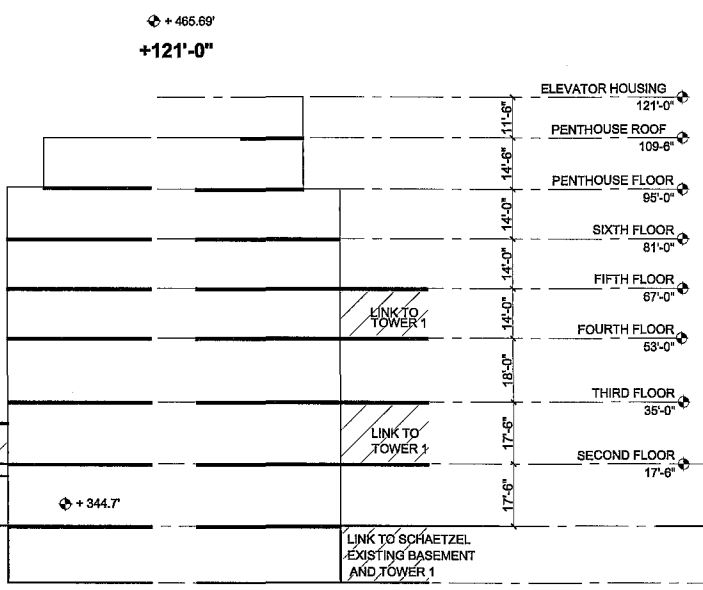


TOWER 3 PHASE 2 CUP AMENDMENT #9

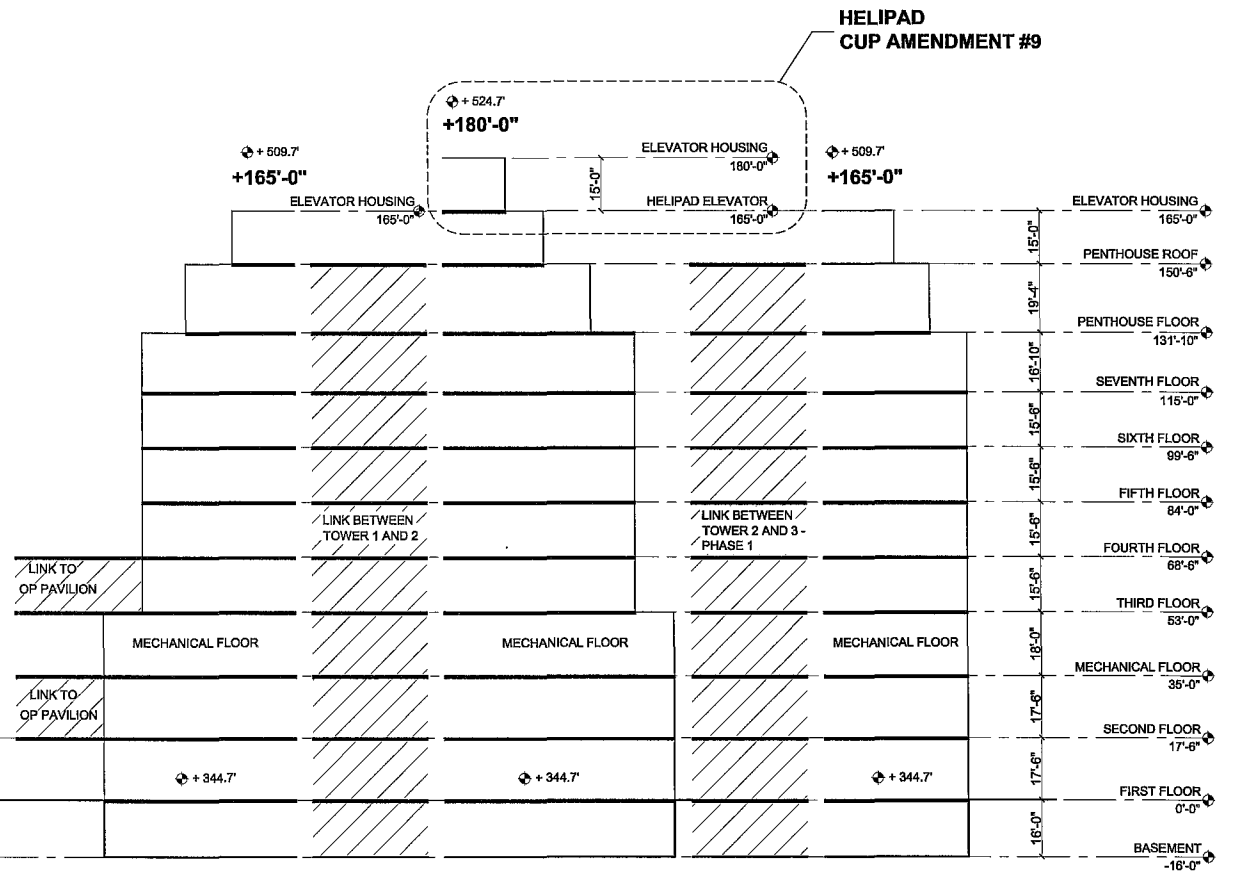
SCHAEZEL PHASE 2 CUP AMENDMENT #9



PARKING STRUCTURE (SOUTH) CUP AMENDMENT #9



OP PAVILION CUP AMENDMENT #9



HELIPAD CUP AMENDMENT #9

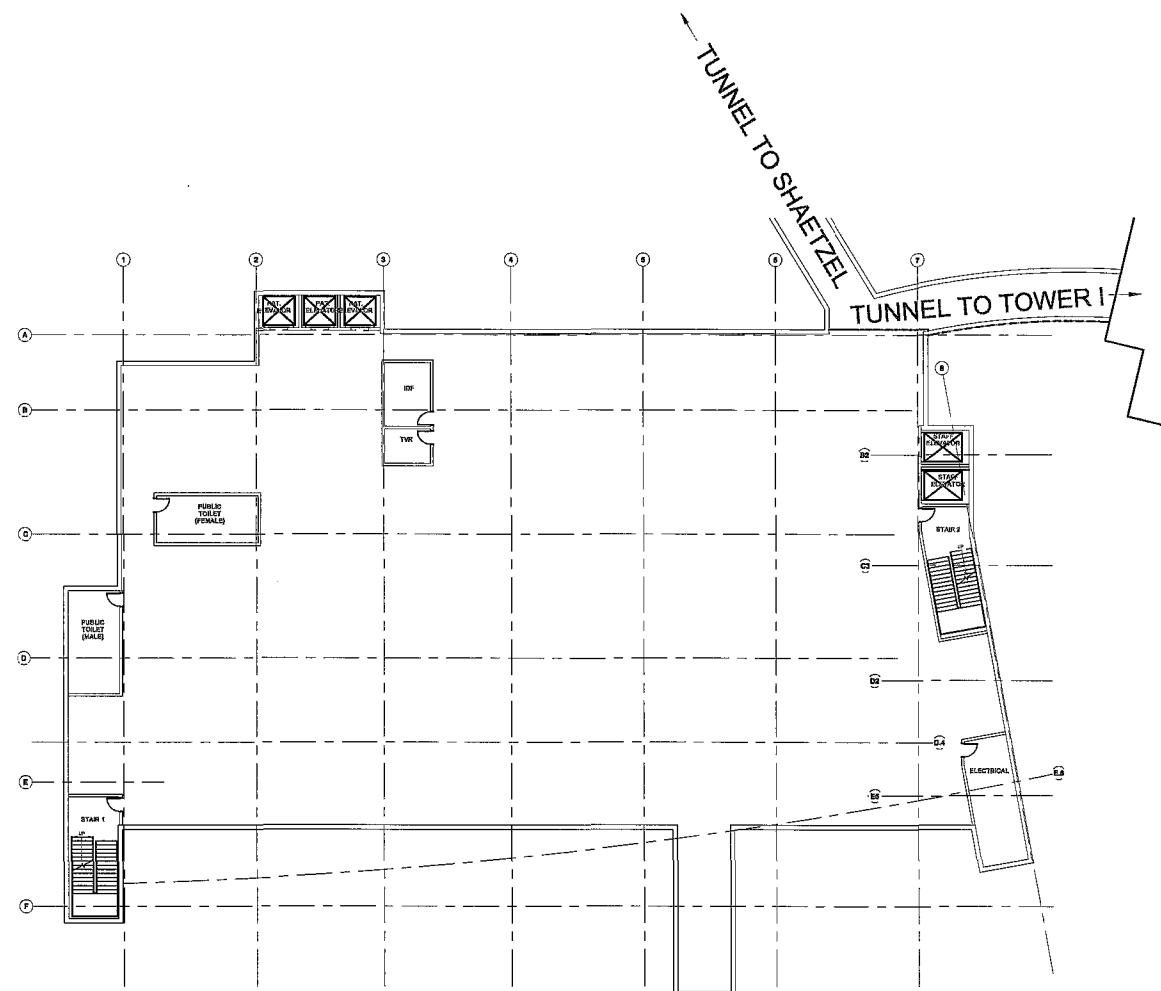
TOWER 1 APPROVED UNDER CUP AMENDMENT #8

TOWER 2 APPROVED UNDER CUP AMENDMENT #8

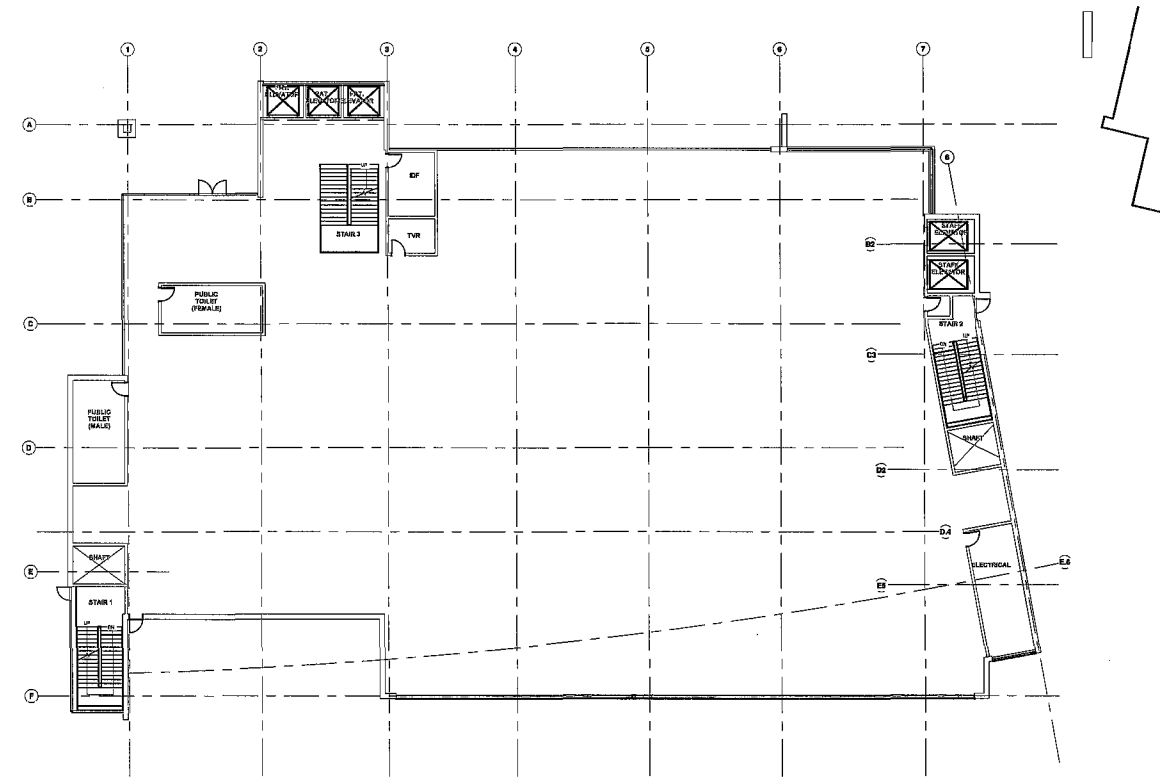
TOWER 3 CUP AMENDMENT #9

SCALE: N.T.S.

PREPARED BY: TAYLOR	ORIGINAL DATE: 08-12-2010
NAME: TAYLOR	SHEET TITLE: BUILDING SECTIONS
ADDRESS: 2220 UNIVERSITY DRIVE, NEWPORT BEACH, CA 92660	SHEET NO. 26 OF 51
PHONE: 949-574-1325	PTS# #
FAX: 949-574-1338	PROJECT# #
REVISION 6: _____	
REVISION 5: _____	
REVISION 4: 05/20/2012	
REVISION 3: 03/19/2012	
REVISION 2: _____	
REVISION 1: 12/23/2010	

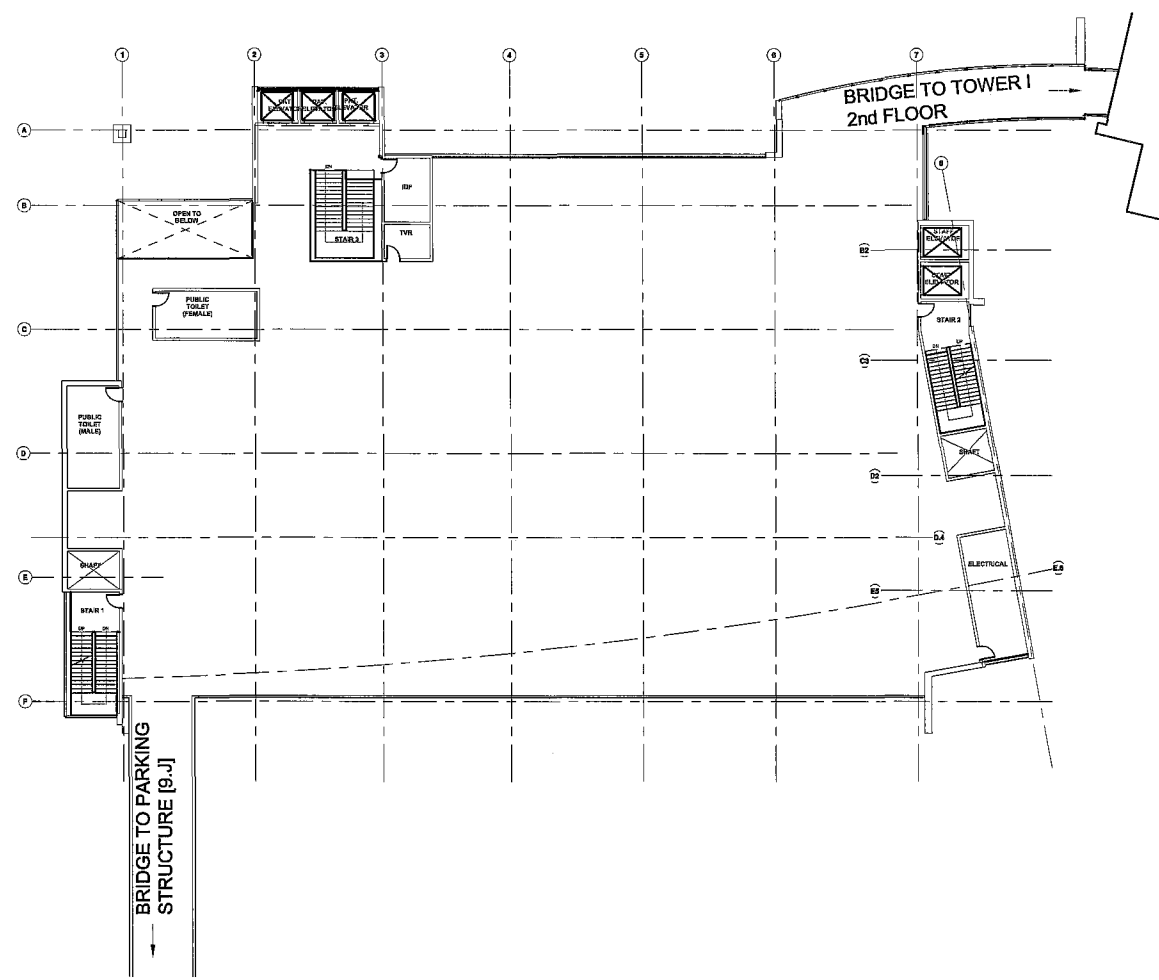


1 BASEMENT
1/16" = 1'-0"

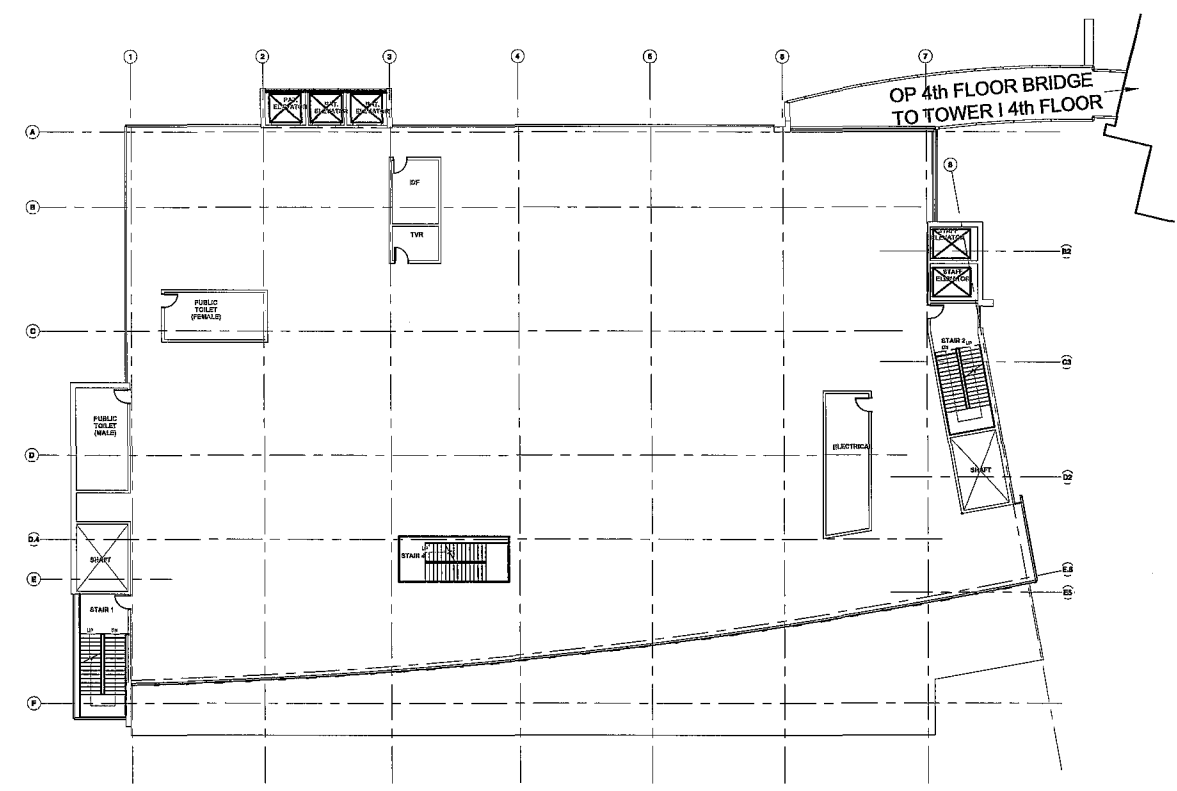


2 FIRST FLOOR PLAN
1/16" = 1'-0"

PREPARED BY: TAYLOR	ORIGINAL DATE: 08-12-2010
NAME: TAYLOR	SHEET TITLE: OP PAVILION (9.B)
ADDRESS: 2220 UNIVERSITY DRIVE NEWPORT BEACH, CA 92660	BASEMENT & FIRST FLOOR
PHONE: 949-574-1325	SHEET NO. 27 OF 51
FAX: 949-574-1338	PTS# #
REVISION 6: _____	PROJECT# #
REVISION 5: _____	
REVISION 4: _____	
REVISION 3: 08/20/2012	
REVISION 2: 03/19/2012	
REVISION 1: 12/23/2010	

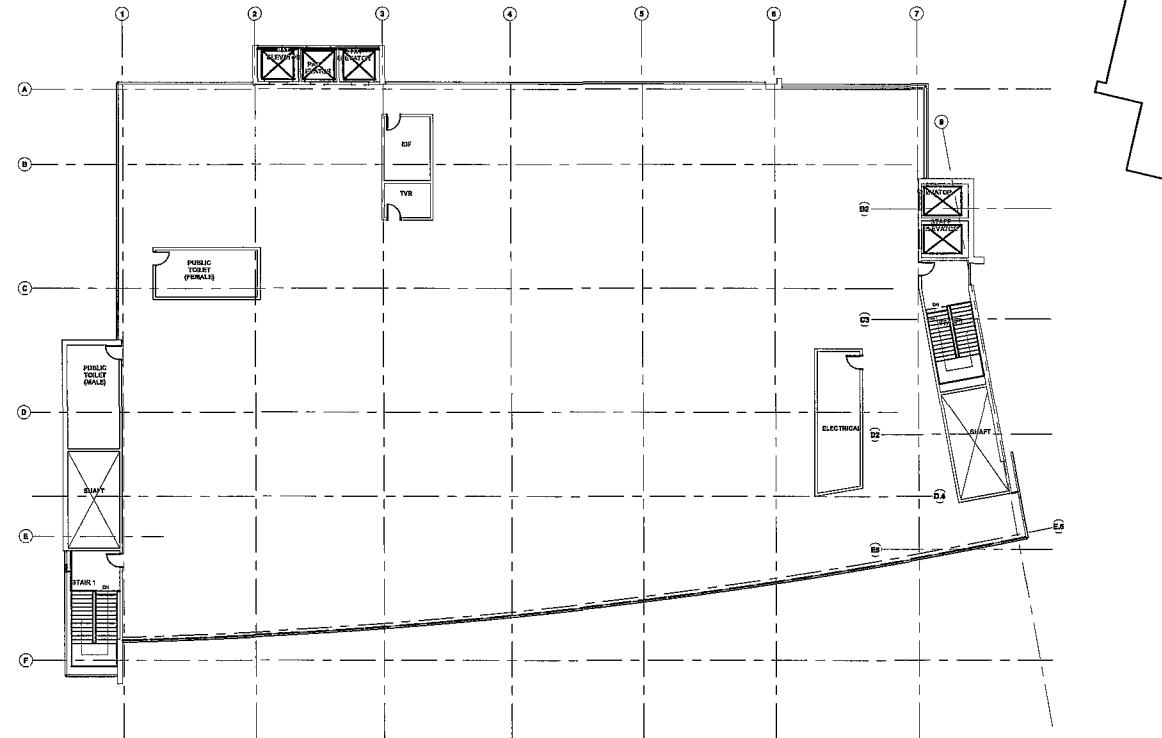


1 SECOND FLOOR PLAN
1/16" = 1'-0"

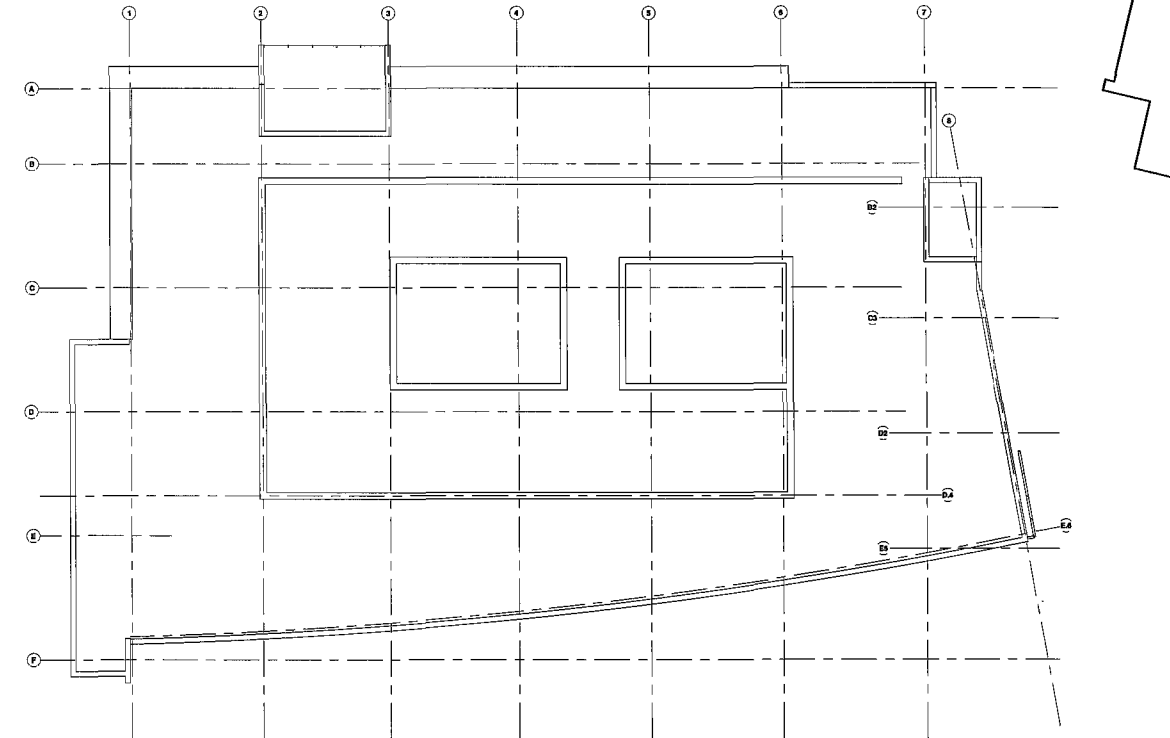


2 THIRD & FOURTH FLOOR PLANS
1/16" = 1'-0"

PREPARED BY:	TAYLOR	ORIGINAL DATE:	08-12-2010
NAME:	TAYLOR	SHEET TITLE:	OP PAVILION (9,B)
ADDRESS:	2220 UNIVERSITY DRIVE NEWPORT BEACH, CA 92660		SECOND AND THIRD FLOOR
PHONE:	949-574-1325		
FAX:	949-574-1338		
REVISION 6:		SHEET NO.	28 OF 51
REVISION 5:		PTS#	#
REVISION 4:	08/23/2012	PROJECT#	#
REVISION 3:	03/19/2012		
REVISION 2:	03/19/2012		
REVISION 1:	12/23/2010		

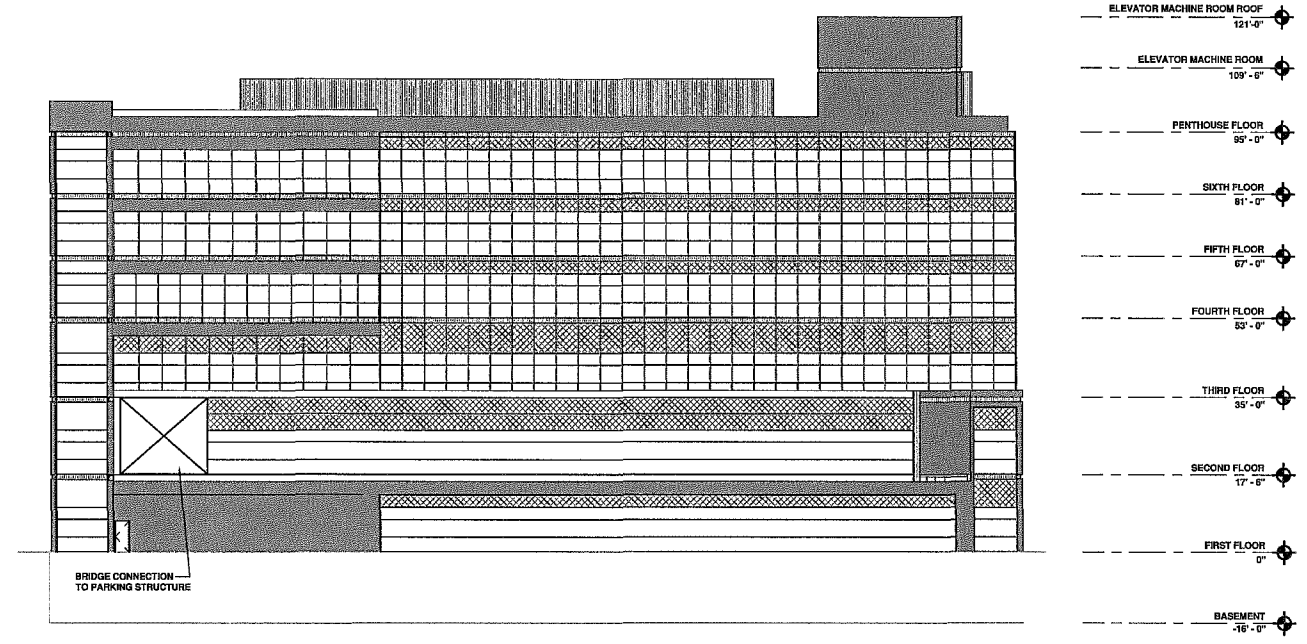


1 FIFTH AND SIXTH FLOOR PLANS
1/16" = 1'-0"

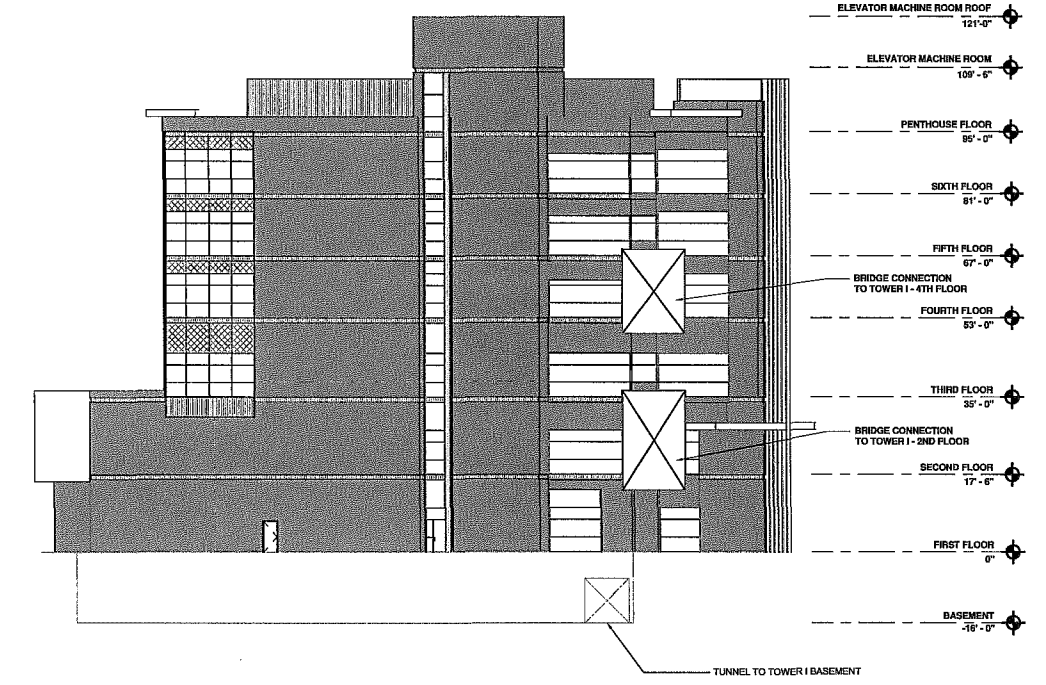


2 ROOF PLAN
1/16" = 1'-0"

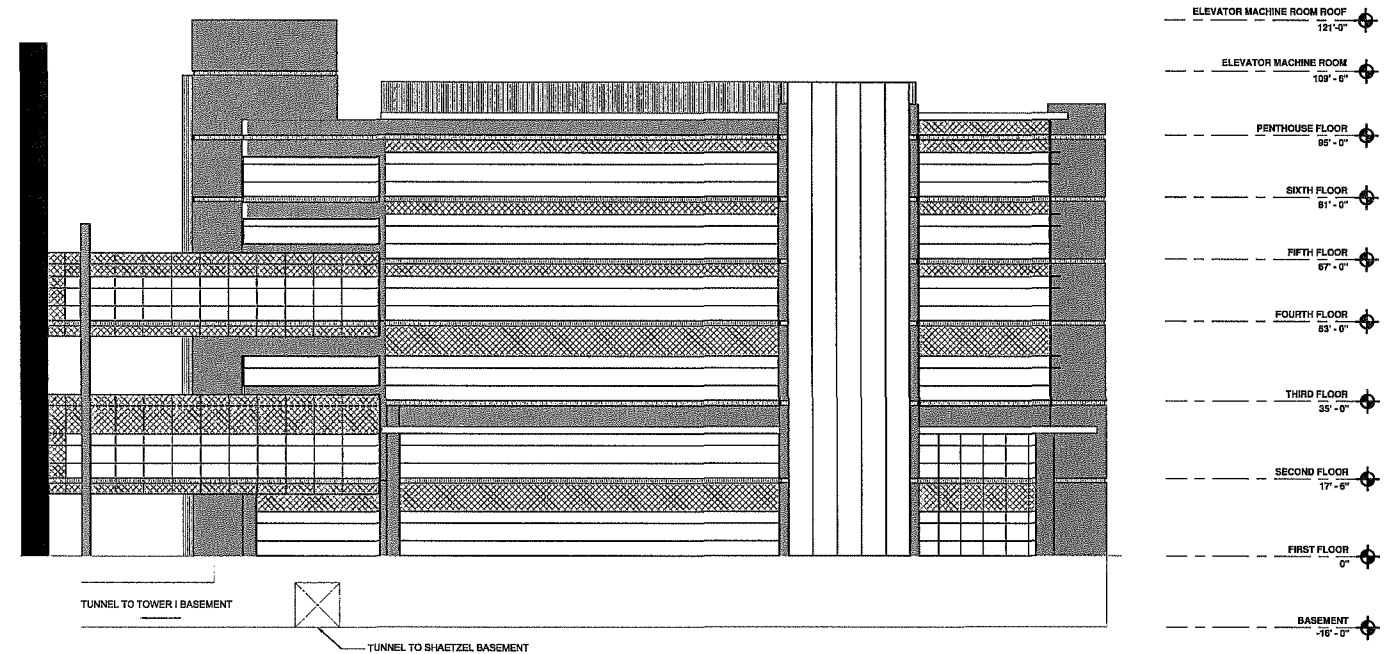
PREPARED BY:	TAYLOR	ORIGINAL DATE:	08-12-2010
NAME:	2220 UNIVERSITY DRIVE	SHEET TITLE:	OP PAVILION (9.B)
ADDRESS:	NEWPORT BEACH, CA 92660	PROJECT:	FOURTH TO SIXTH AND ROOF PLANS
PHONE:	949-574-1325	SHEET NO.:	29 OF 51
FAX:	949-574-1338	PTS#:	#
REVISION 6:		PROJECT#:	#
REVISION 5:			
REVISION 4:	08/20/2012		
REVISION 3:	03/19/2012		
REVISION 2:	02/19/2012		
REVISION 1:	12/23/2010		



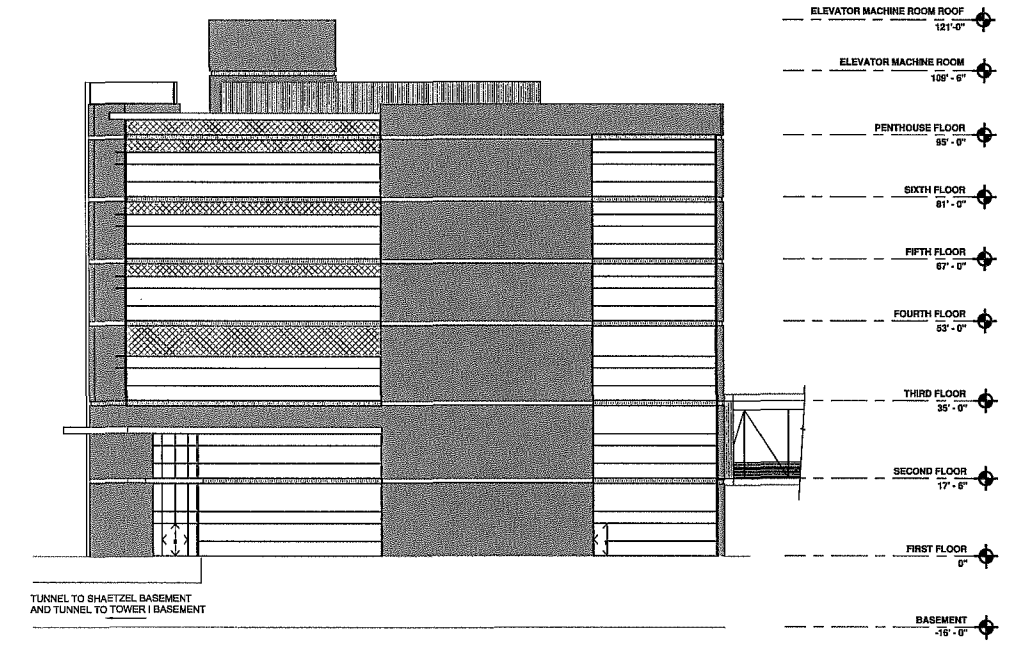
1 SOUTH ELEVATION
1/16" = 1'-0"



3 EAST ELEVATION
1/16" = 1'-0"

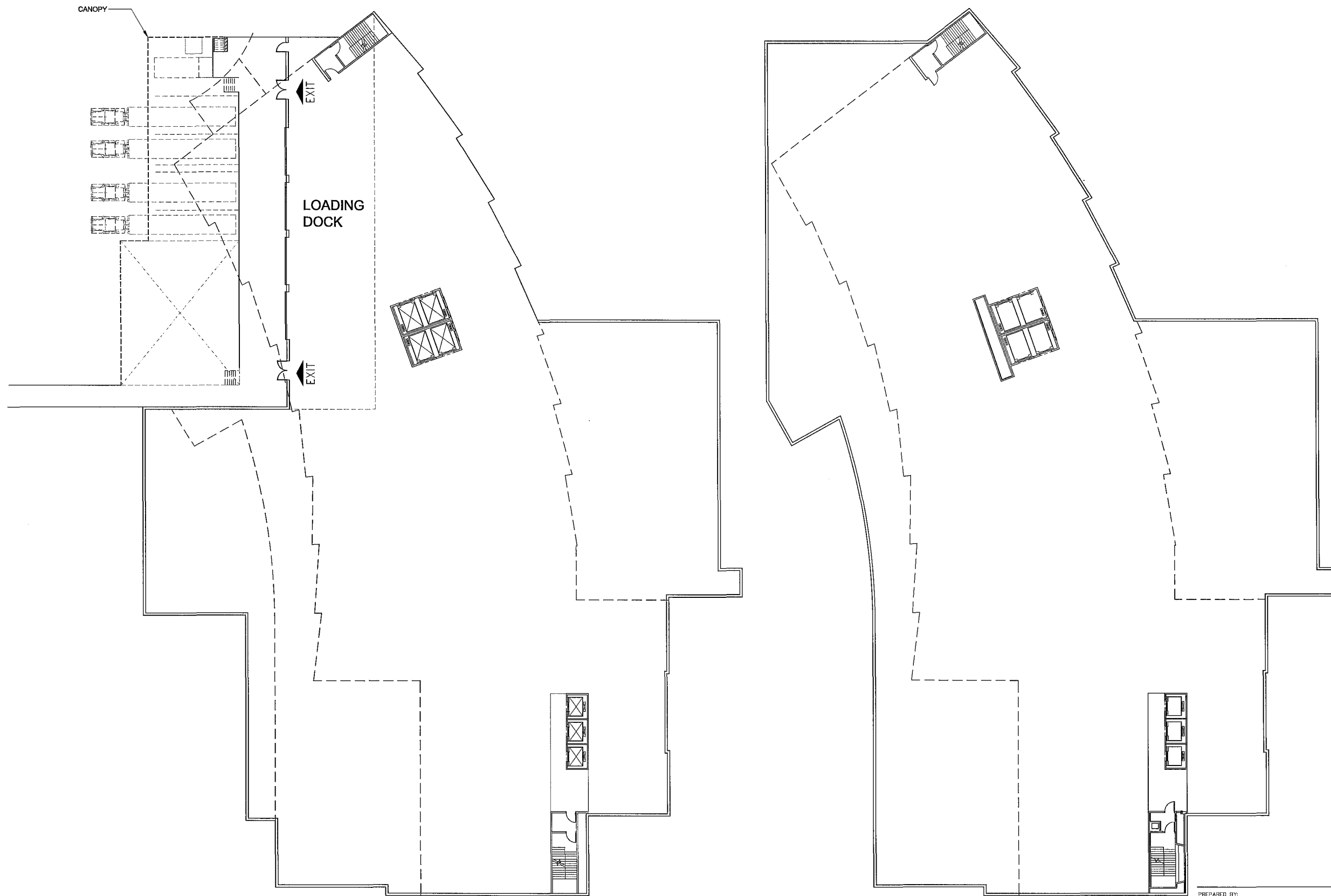


2 NORTH ELEVATION
1/16" = 1'-0"



4 WEST ELEVATION
1/16" = 1'-0"

PREPARED BY:	TAYLOR	ORIGINAL DATE:	08-12-2010
NAME:	TAYLOR	SHEET TITLE:	OP PAVILION (9.B)
ADDRESS:	2220 UNIVERSITY DRIVE NEWPORT BEACH, CA 92660		NORTH, SOUTH, EAST, WEST ELEVATIONS
PHONE:	949-574-1325		SHEET NO. 30 OF 51
FAX:	949-574-1338		PTS# #
REVISION 6:			PROJECT# #
REVISION 5:			
REVISION 4:	08/29/2012		
REVISION 3:	02/24/2012		
REVISION 2:	03/11/2012		
REVISION 1:	12/23/2010		



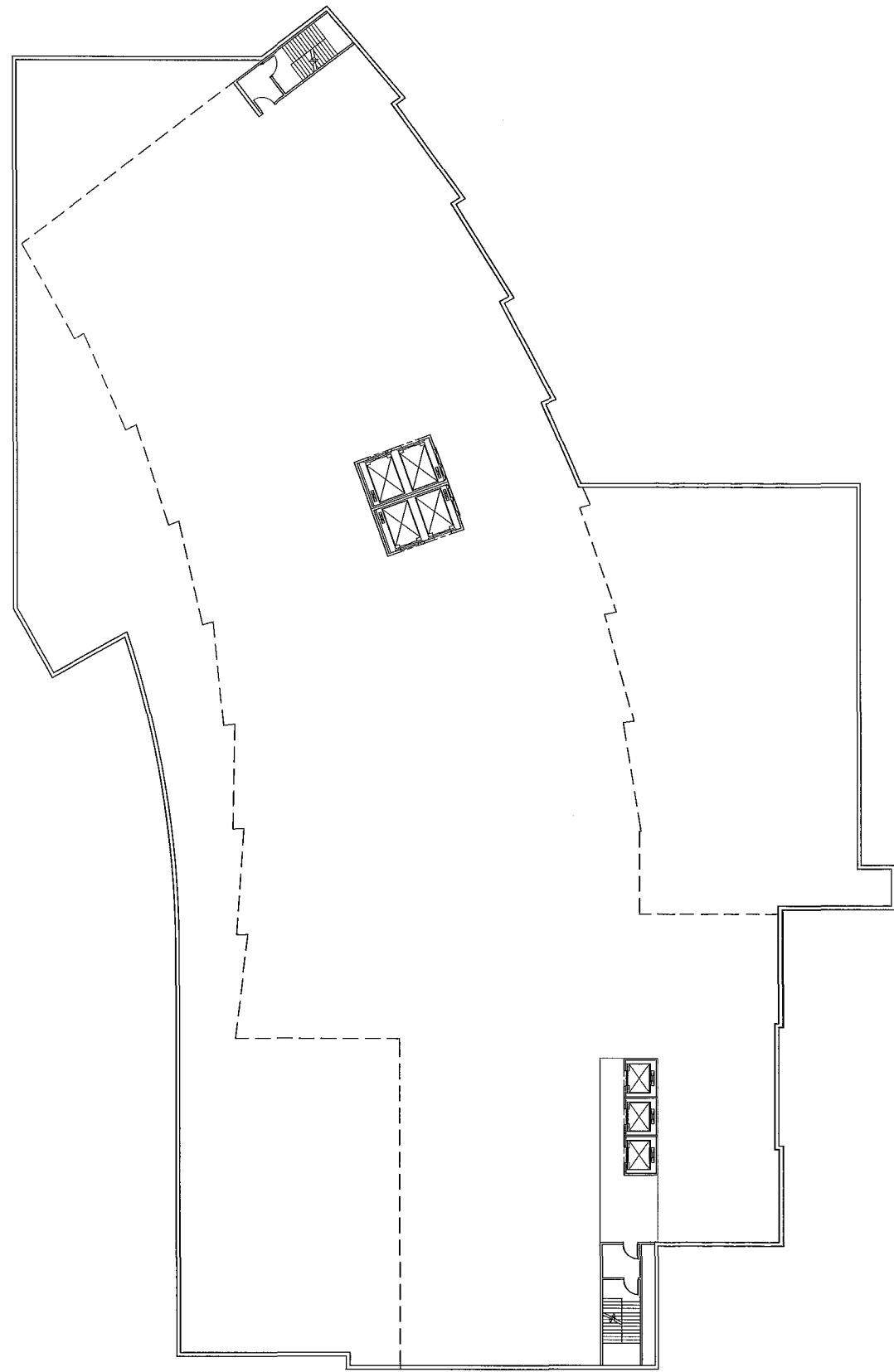
1 TOWER III PHASE I - BASEMENT

2 TOWER III PHASE I - FIRST FLOOR

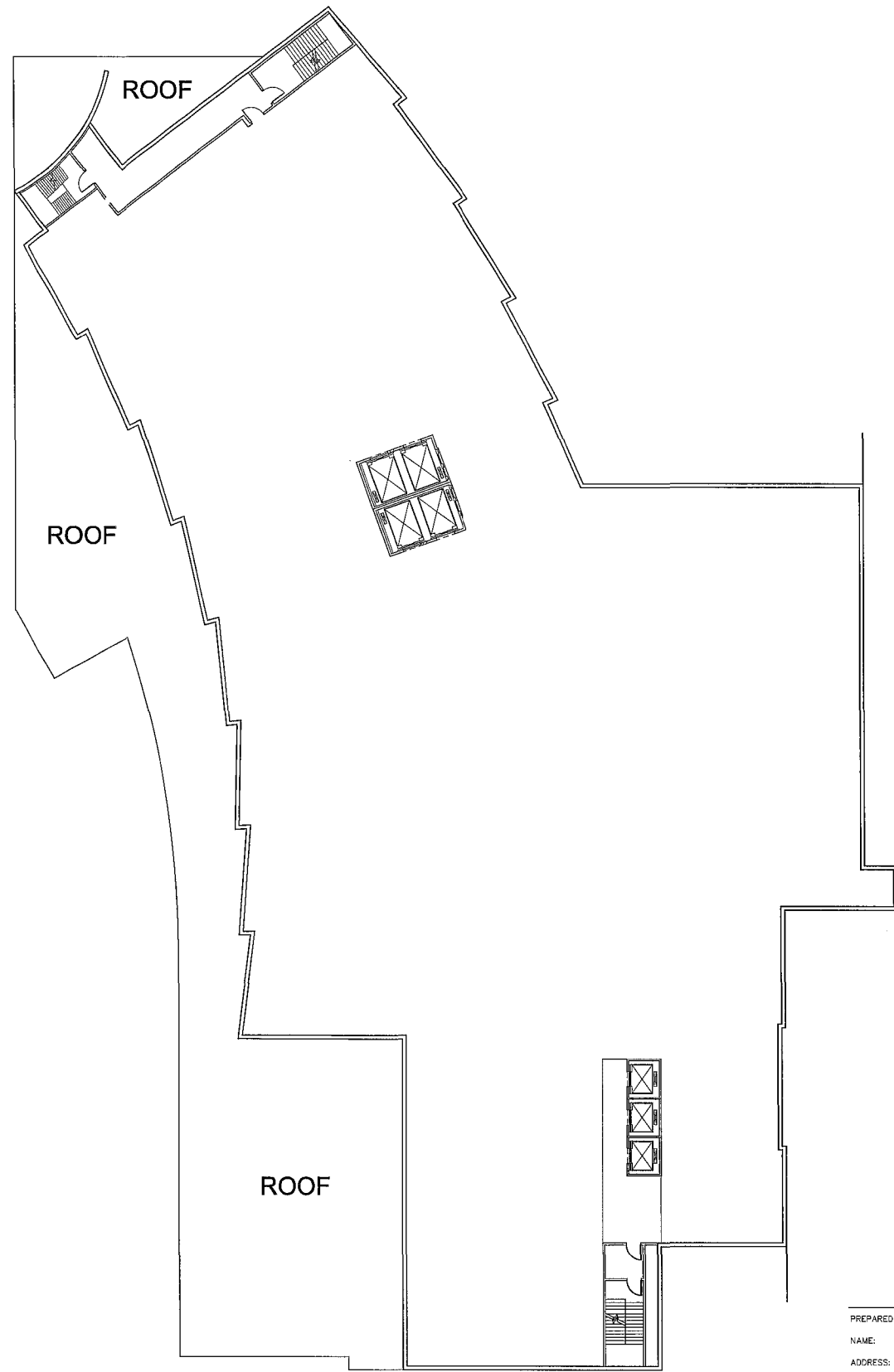
PREPARED BY:	TAYLOR	ORIGINAL DATE:	08-12-2010
NAME:	TAYLOR	SHEET TITLE:	TOWER III PHASE I (9.C)
ADDRESS:	2220 UNIVERSITY DRIVE NEWPORT BEACH, CA 92660		BASEMENT & FIRST
PHONE:	949-574-1325		FLOOR PLANS
FAX:	949-574-1338	SHEET NO.	31 of 51
REVISION 6:		PTS#	#
REVISION 5:		PROJECT#	#
REVISION 4:	08/20/2012		
REVISION 3:	07/23/2012		
REVISION 2:	03/19/2012		
REVISION 1:	12/23/2010		



SCALE: N.T.S.



1 TOWER III PHASE I - SECOND FLOOR

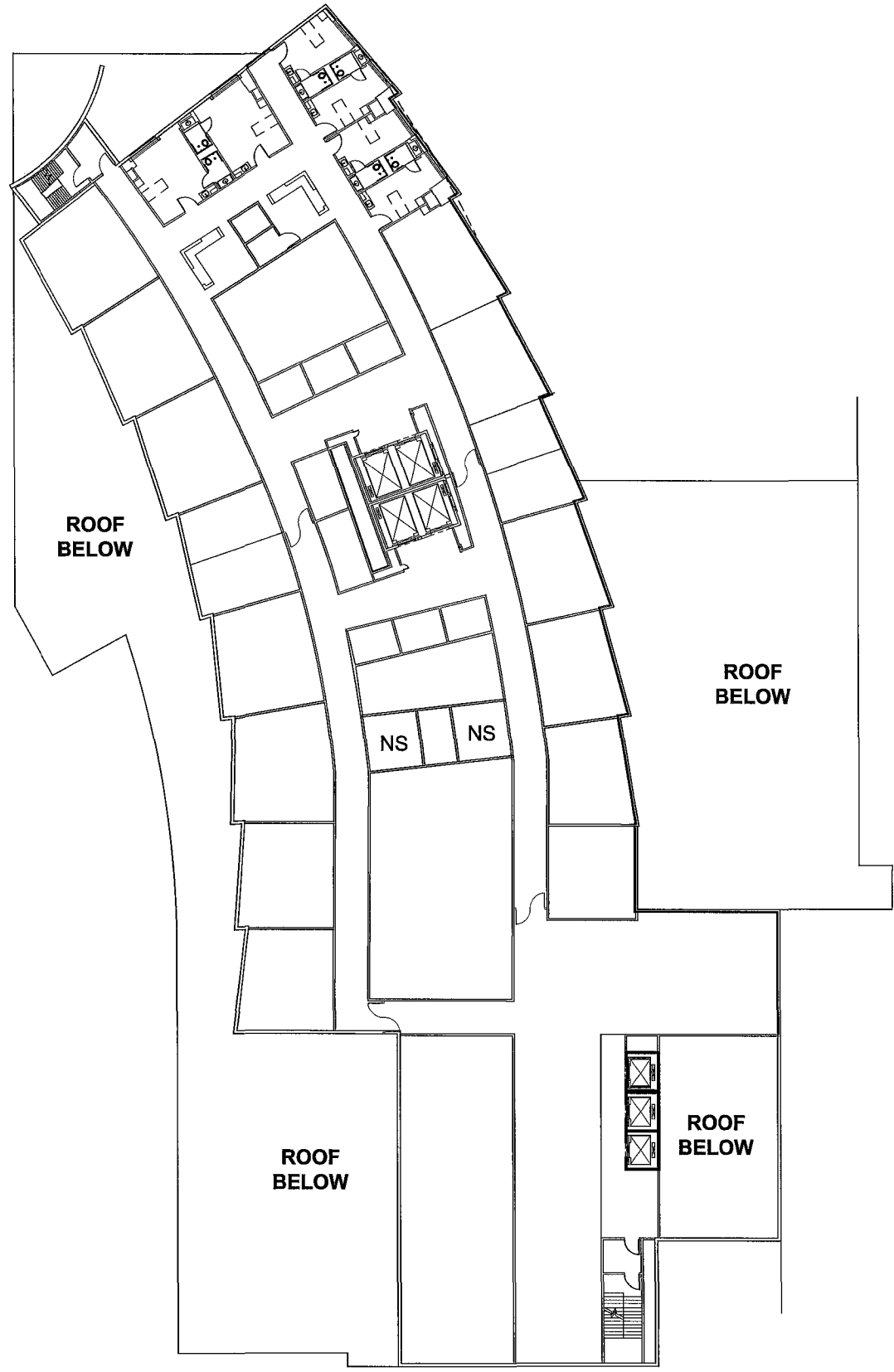


2 TOWER III PHASE I - MECHANICAL

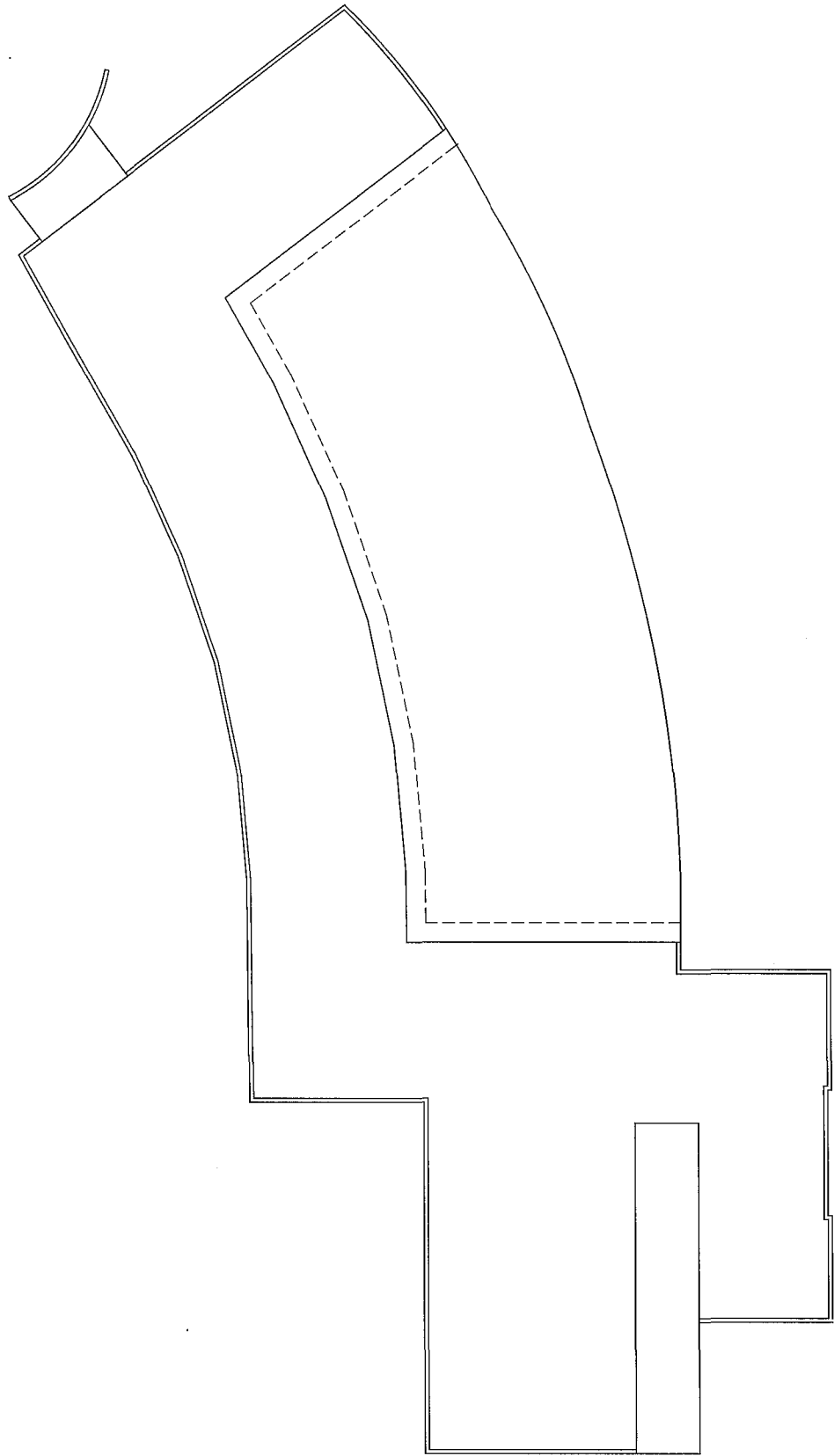


SCALE: N.T.S.

PREPARED BY: TAYLOR	ORIGINAL DATE: 08-12-2010
NAME: TAYLOR	SHEET TITLE: TOWER III PHASE II (9.C)
ADDRESS: 2220 UNIVERSITY DRIVE NEWPORT BEACH, CA 92660	SECOND & MECHANICAL
PHONE: 949-574-1325	FLOOR PLANS
FAX: 949-574-1338	SHEET NO. 32 OF 51
REVISION 6: _____	PTS# #
REVISION 5: _____	PROJECT# #
REVISION 4: _____	
REVISION 3: 08/20/2012	
REVISION 2: 03/19/2012	
REVISION 1: 12/23/2010	



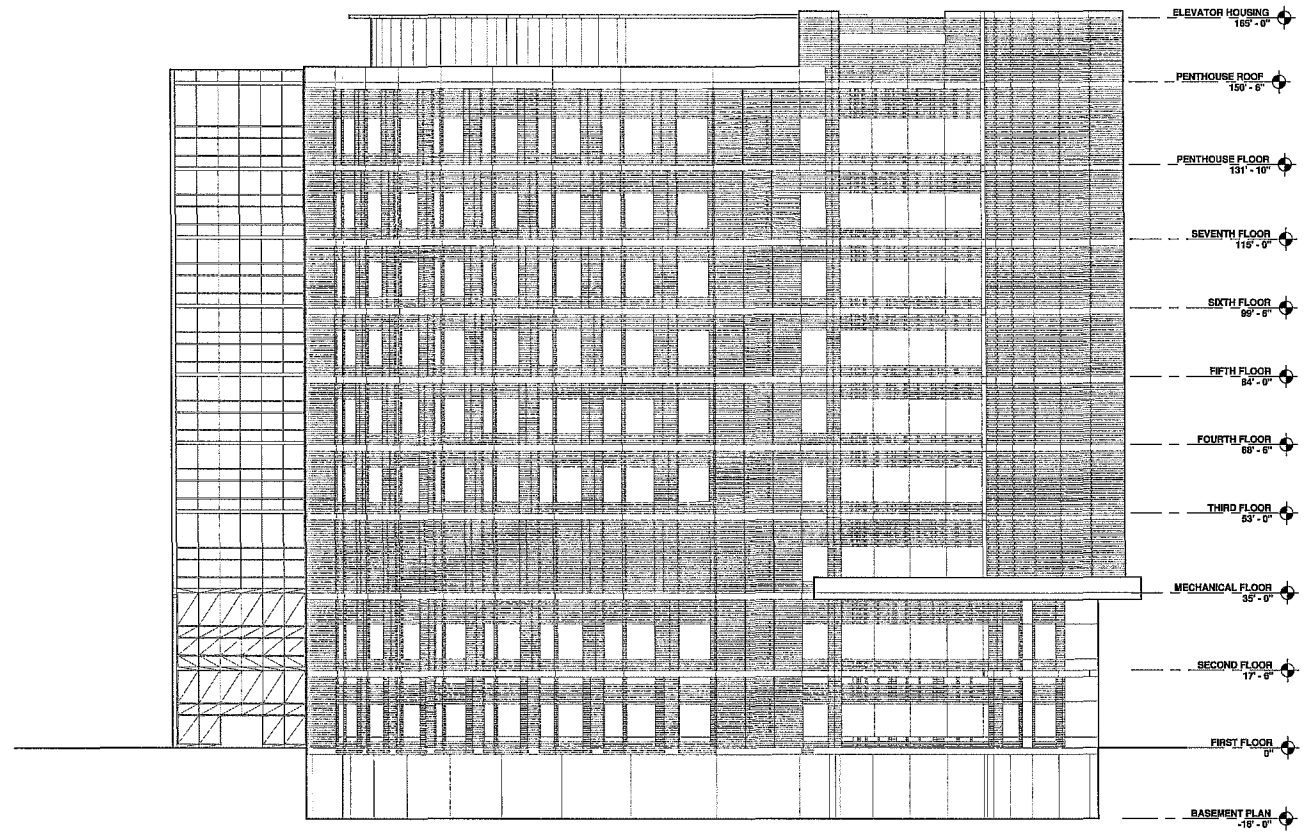
1 TOWER III PHASE I - THIRD TO SEVENTH FLOOR



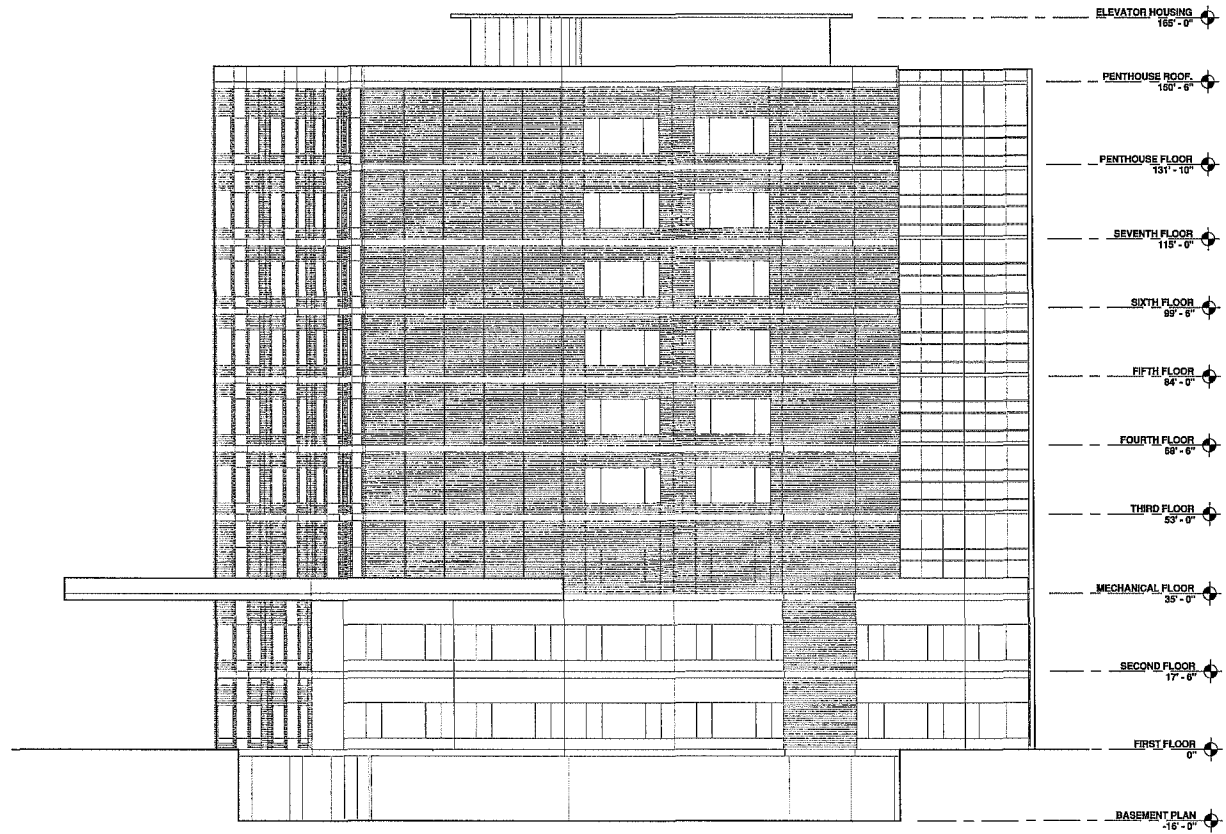
2 TOWER III PHASE I - ROOF PLAN

PREPARED BY:	TAYLOR	ORIGINAL DATE:	08-12-2010
NAME:	TAYLOR	SHEET TITLE:	TOWER III PHASE I (9.C)
ADDRESS:	2220 UNIVERSITY DRIVE NEWPORT BEACH, CA 92660		THIRD TO SEVENTH & ROOF PLAN
PHONE:	949-574-1325		
FAX:	949-574-1338		
REVISION 6:		SHEET NO.	33 OF 51
REVISION 5:		PTS#	#
REVISION 4:	08/20/2012	PROJECT#	#
REVISION 3:	03/19/2012		
REVISION 2:	03/19/2012		
REVISION 1:	12/23/2010		



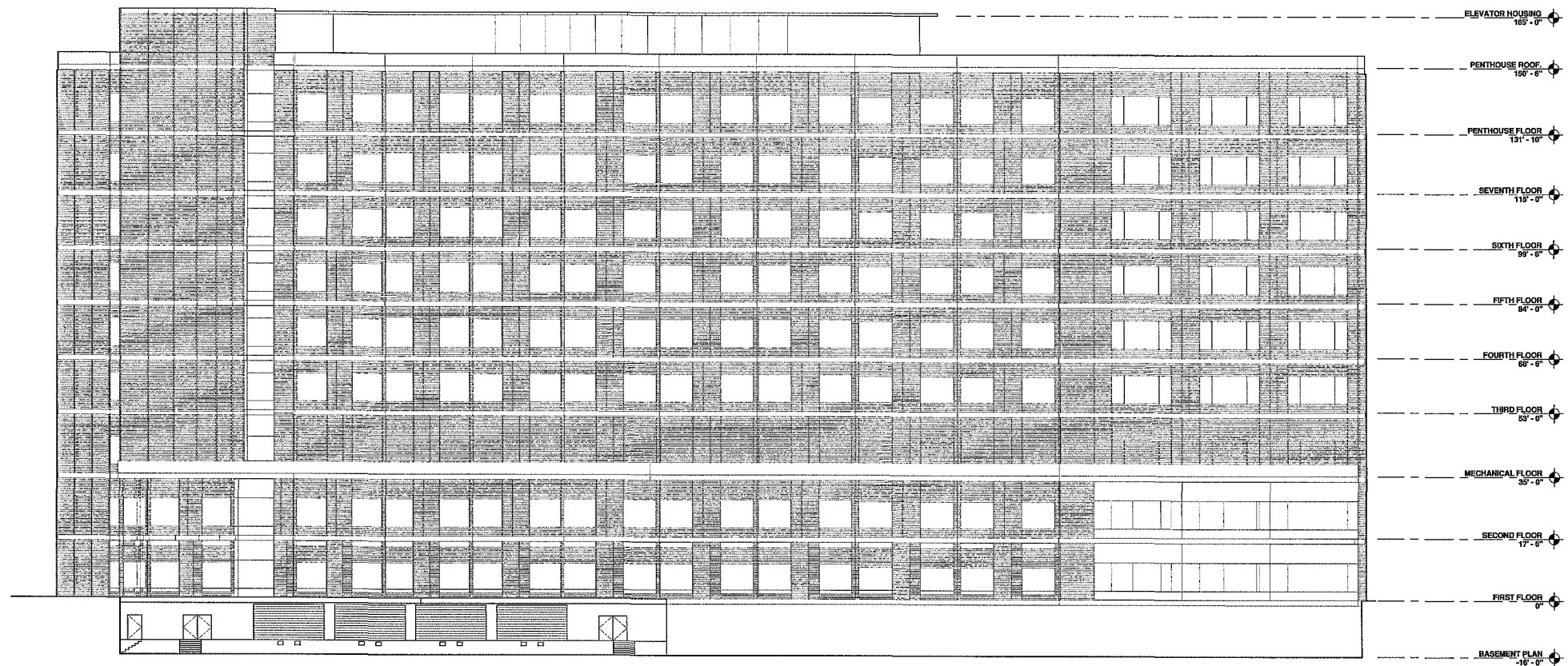


1 NORTH ELEVATION
1/16" = 1'-0"

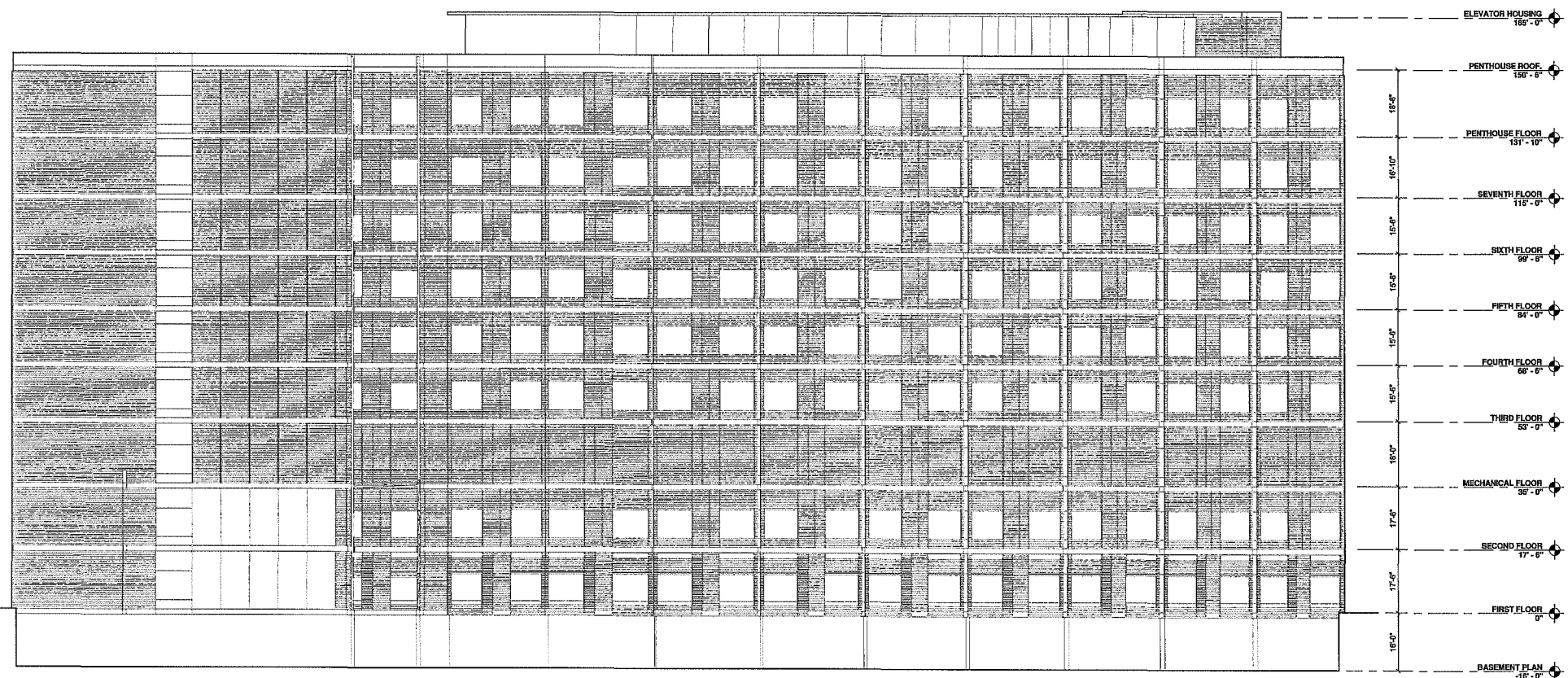


2 SOUTH ELEVATION
1/16" = 1'-0"

PREPARED BY:	TAYLOR	ORIGINAL DATE:	08-12-2010
NAME:	TAYLOR	SHEET TITLE:	TOWER III PHASE I (9.C)
ADDRESS:	2220 UNIVERSITY DRIVE NEWPORT BEACH, CA 92660		NORTH AND SOUTH ELEVATIONS
PHONE:	949-574-1325		
FAX:	949-574-1338		
REVISION 6:		SHEET NO.	34 OF 51
REVISION 5:		PIS#	#
REVISION 4:	08/25/2012	PROJECT#	#
REVISION 2:	03/19/2012		
REVISION 1:	12/23/2010		

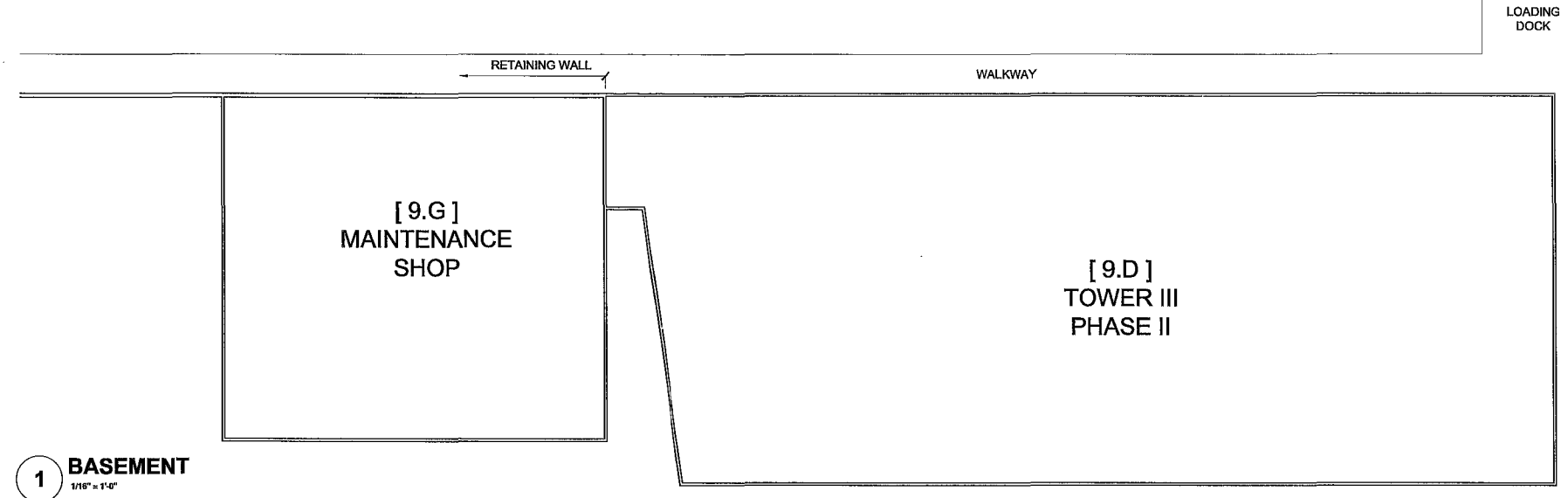


4 WEST ELEVATION
1/16" = 1'-0"

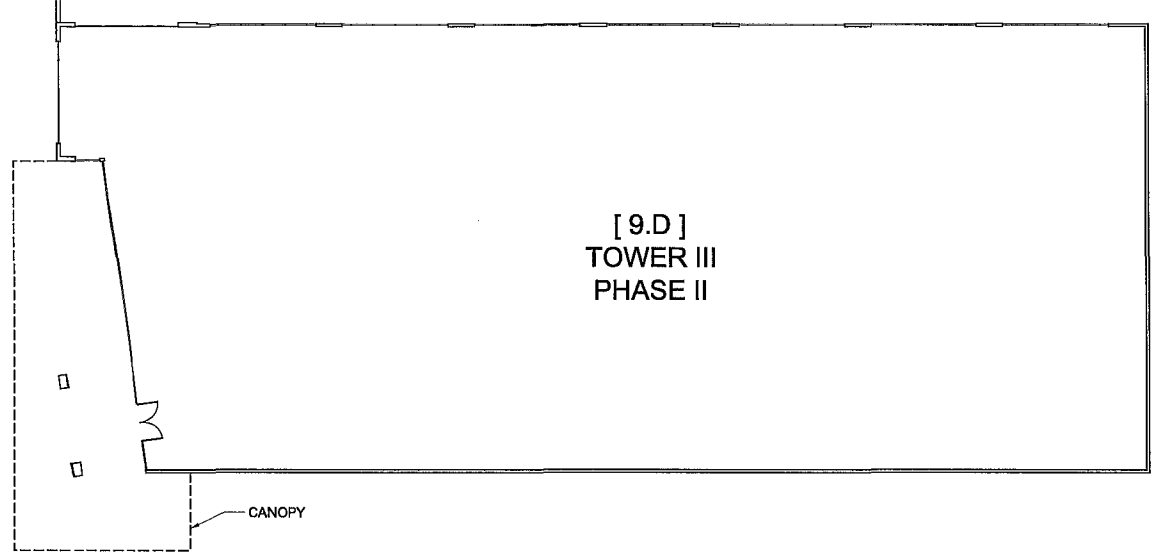


1 EAST ELEVATION
1/16" = 1'-0"

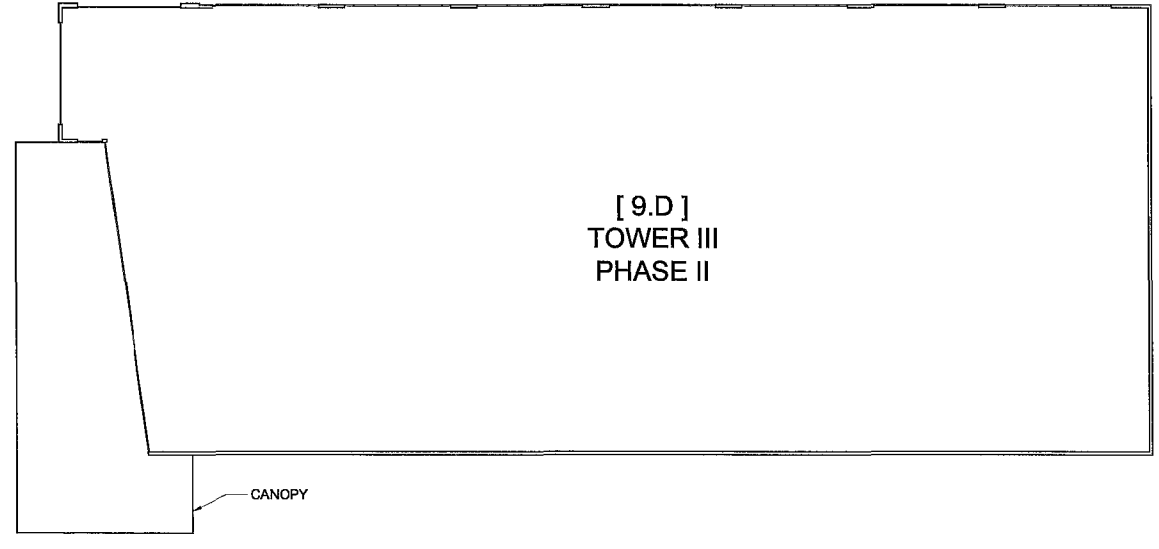
PREPARED BY:	TAYLOR	ORIGINAL DATE:	08-12-2010
NAME:	TAYLOR	SHEET TITLE:	TOWER III PHASE I (9.C)
ADDRESS:	2220 UNIVERSITY DRIVE NEWPORT BEACH, CA 92660		EAST AND WEST ELEVATIONS
PHONE:	949-574-1325		
FAX:	949-574-1338		
REVISION 6:		SHEET NO.	35 OF 51
REVISION 5:		PTS#	#
REVISION 4:		PROJECT#	#
REVISION 3:	08/20/2012		
REVISION 2:	03/19/2012		
REVISION 1:	12/23/2010		



1 BASEMENT
1/16" = 1'-0"

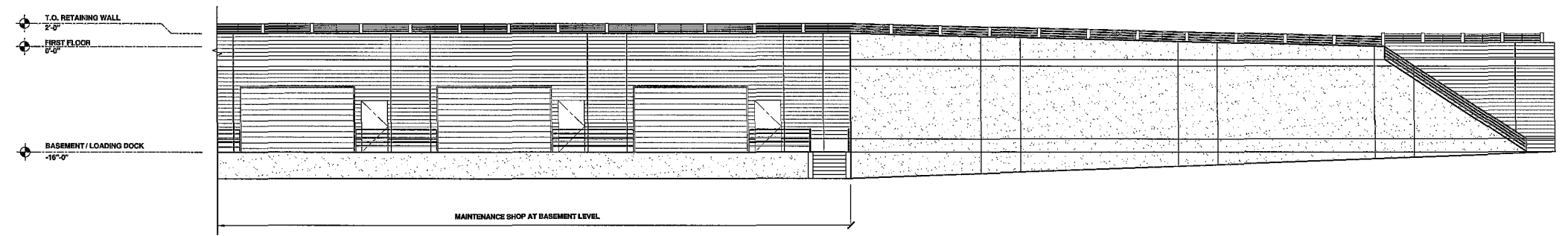
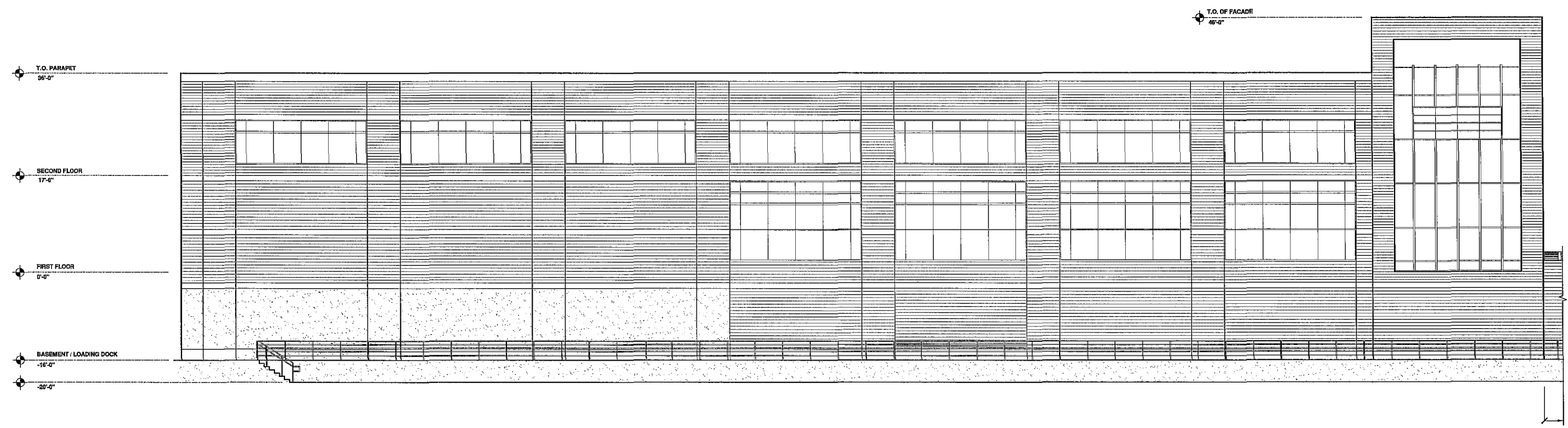


2 FIRST FLOOR
1/16" = 1'-0"



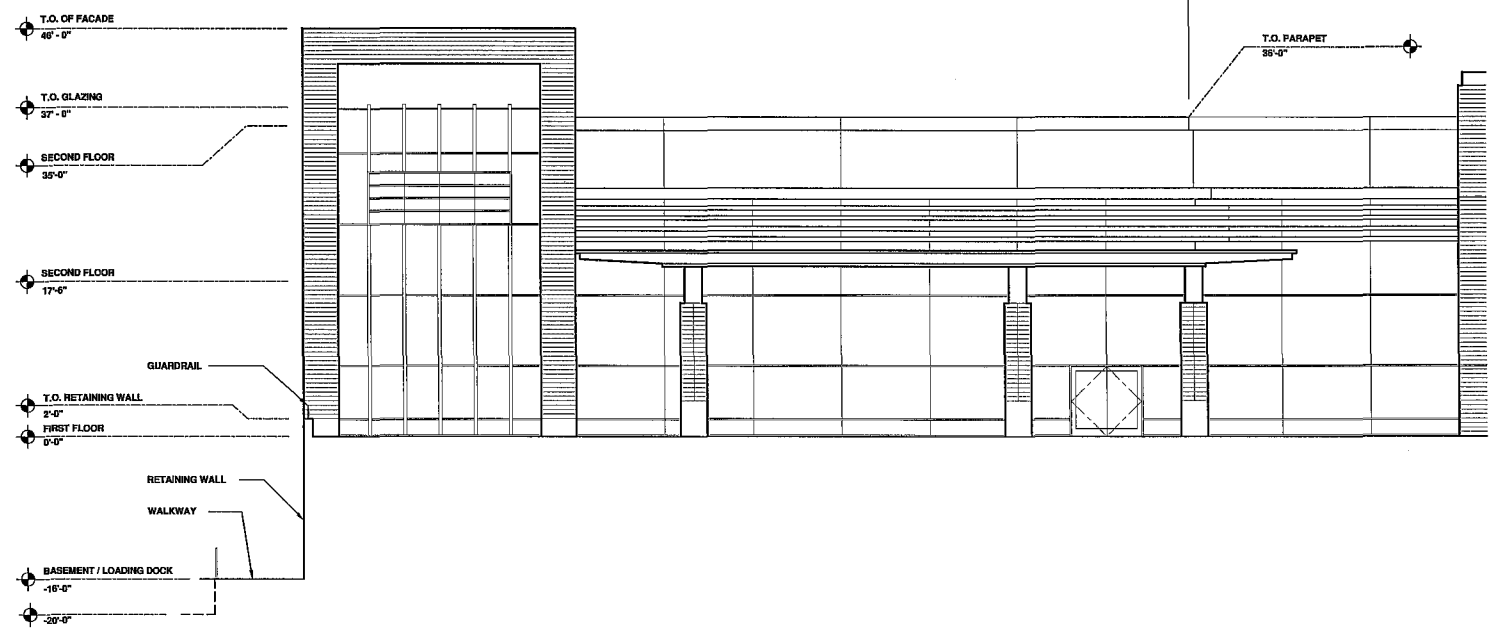
3 SECOND FLOOR
1/16" = 1'-0"

PREPARED BY: TAYLOR	ORIGINAL DATE: 08-12-2010
NAME: TAYLOR	SHEET TITLE: TOWER III PHASE II (9.D) AND MAINTENANCE SHOP (9.G) PLANS
ADDRESS: 2220 UNIVERSITY DRIVE NEWPORT BEACH, CA 92660	SHEET NO. 36 OF 51
PHONE: 949-574-1325	PTS# #
FAX: 949-574-1338	PROJECT# #
REVISION 6: _____	
REVISION 5: _____	
REVISION 4: 08/20/2012	
REVISION 3: 03/19/2012	
REVISION 2: 03/19/2012	
REVISION 1: 12/23/2010	



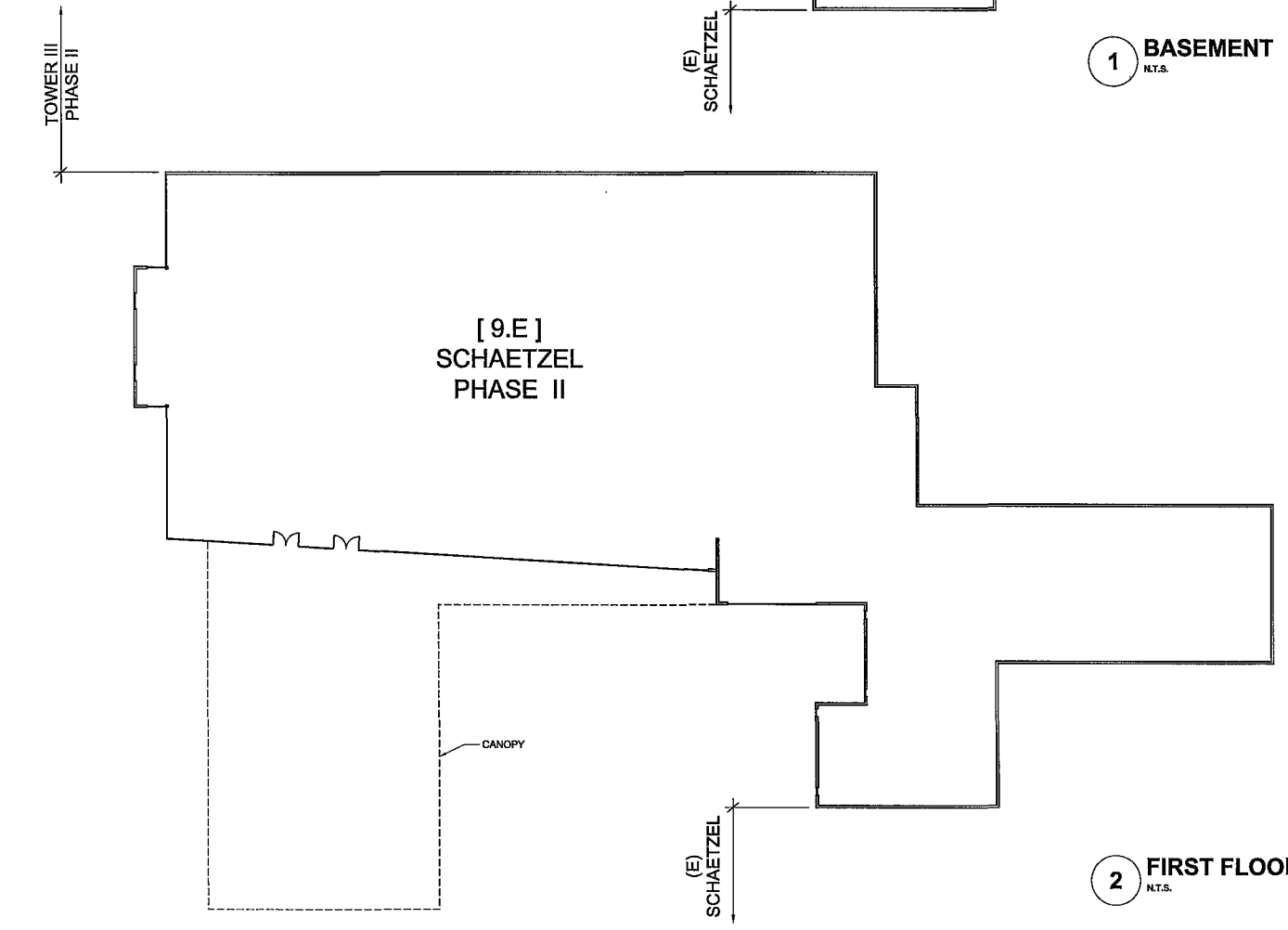
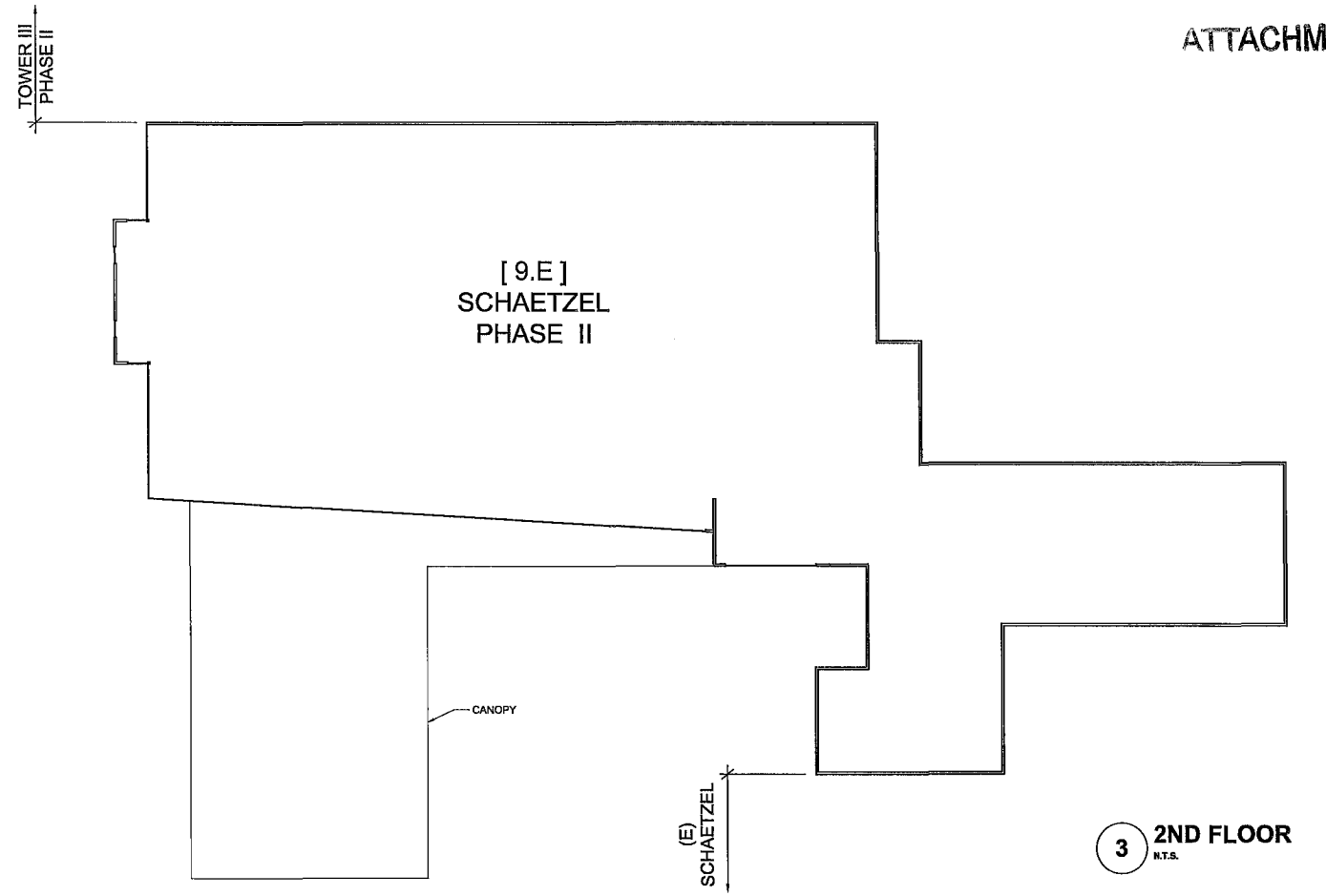
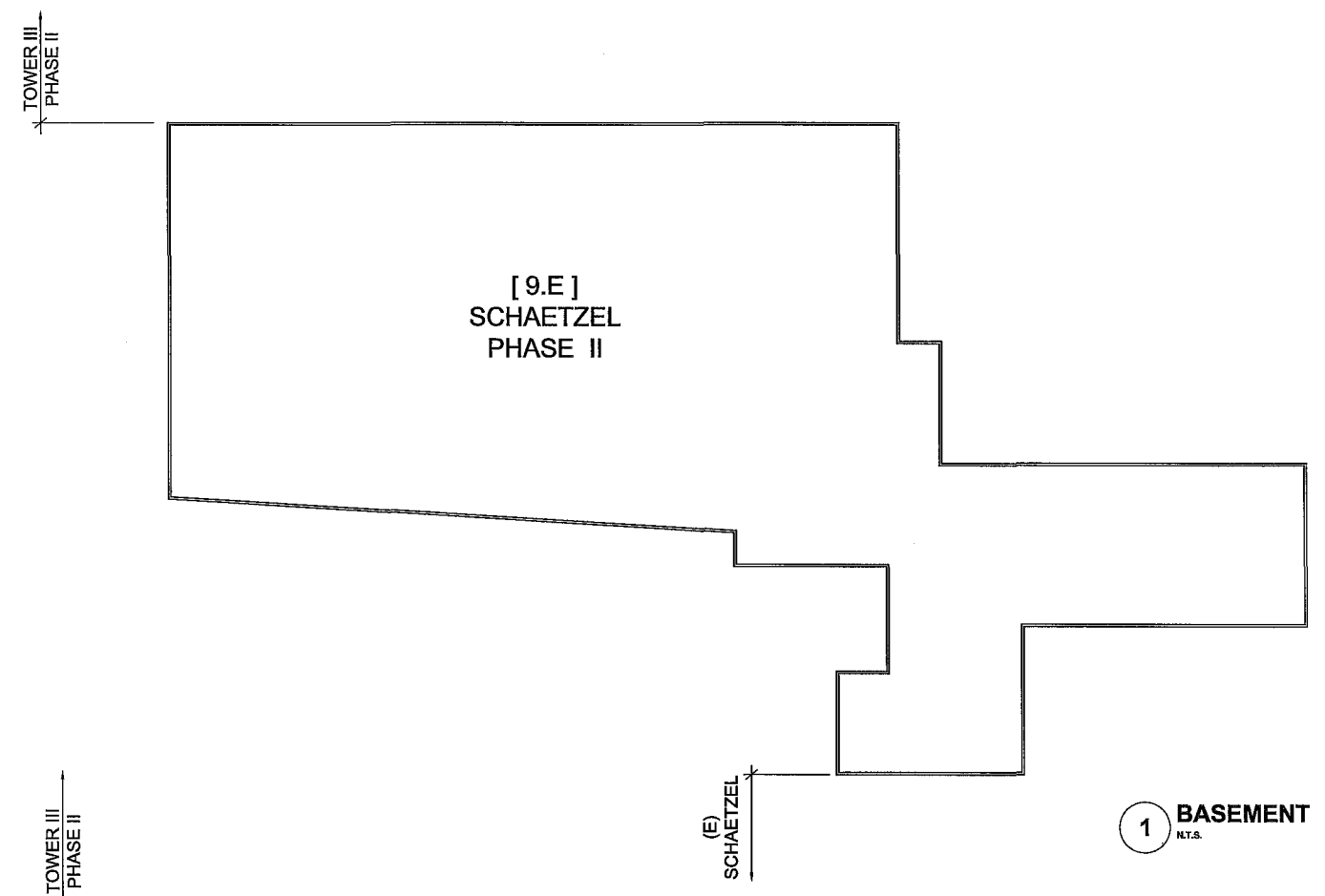
1 NORTH ELEVATION
1/8" = 1'-0"

TOWER III PHASE II SHAETZEL PHASE II

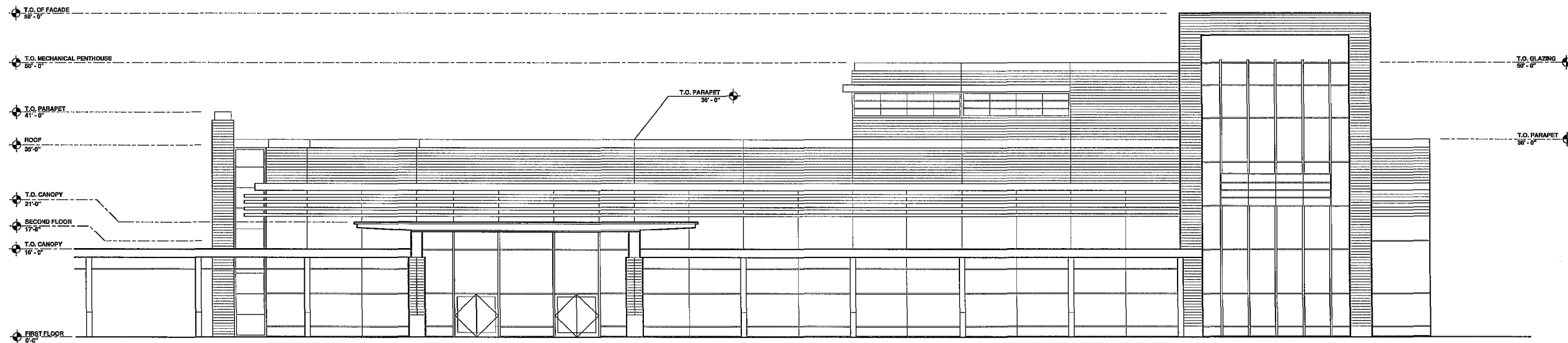


2 WEST ELEVATION
1/8" = 1'-0"

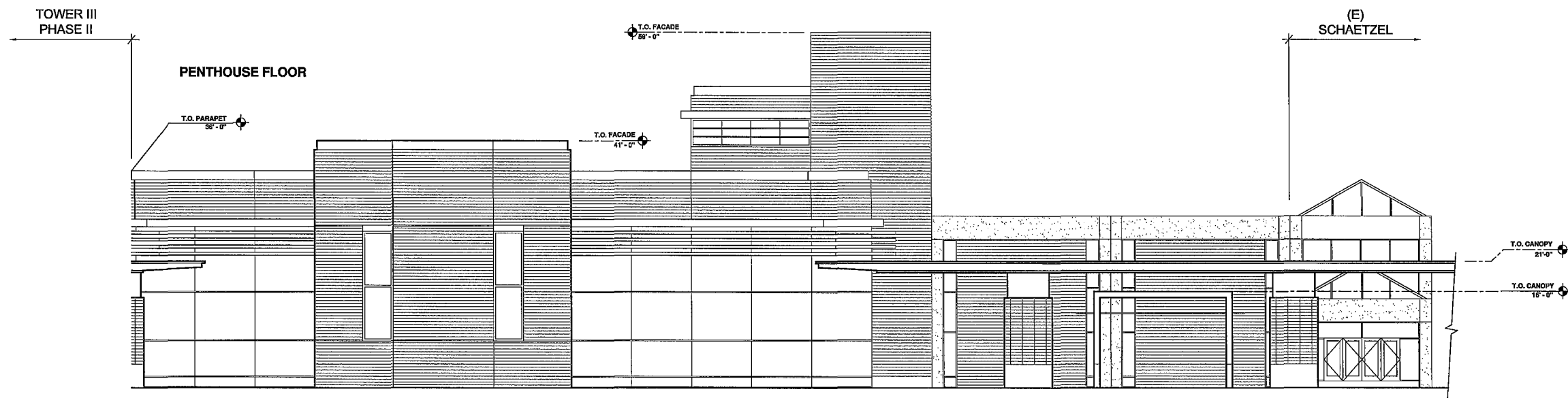
PREPARED BY:	TAYLOR	ORIGINAL DATE:	08-12-2010
NAME:	TAYLOR	SHEET TITLE:	TOWER III PHASE II (9.D) AND MAINTENANCE SHOP (9.G) NORTH AND WEST ELEVATIONS
ADDRESS:	2220 UNIVERSITY DRIVE NEWPORT BEACH, CA 92660	REVISION 6:	
PHONE:	949-574-1325	REVISION 5:	
FAX:	949-574-1338	REVISION 4:	
		REVISION 3:	08/20/2012
		REVISION 2:	03/19/2012
		REVISION 1:	12/23/2010
		SHEET NO.:	37 OF 51
		PTS#:	#
		PROJECT#:	#



PREPARED BY:	ORIGINAL DATE: 08-12-2010
NAME: TAYLOR	SHEET TITLE:
ADDRESS: 2220 UNIVERSITY DRIVE NEWPORT BEACH, CA 92660	SHAETZEL PHASE II (9.E)
PHONE: 949-574-1325	PLANS
FAX: 949-574-1338	SHEET NO. 38 OF 51
REVISION 6:	PTS# #
REVISION 5:	PROJECT# #
REVISION 4: 08/20/2012	
REVISION 3: 03/19/2012	
REVISION 2: 12/23/2010	
REVISION 1: 12/23/2010	

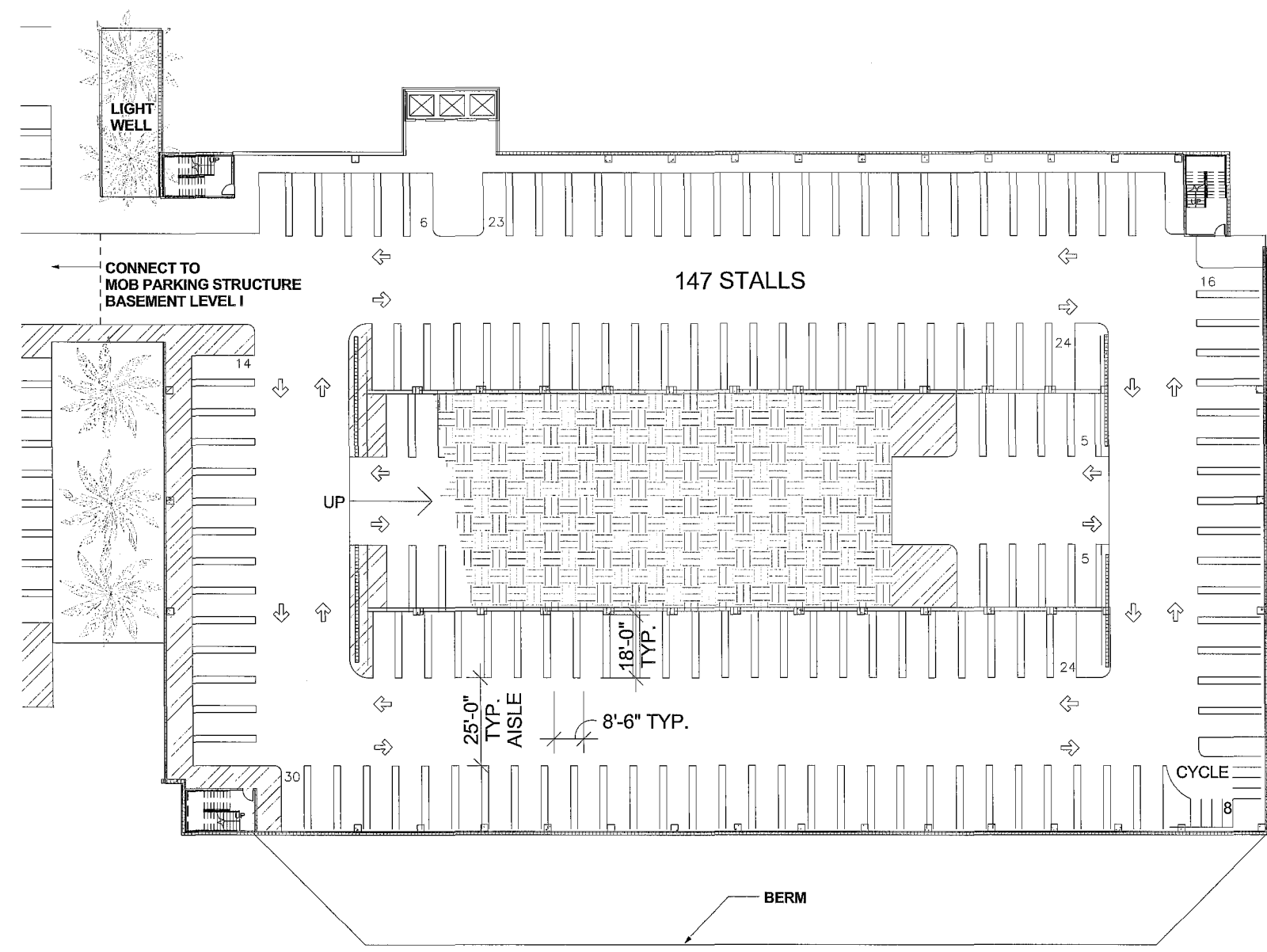


1 SOUTH ELEVATION
1/8" = 1'-0"



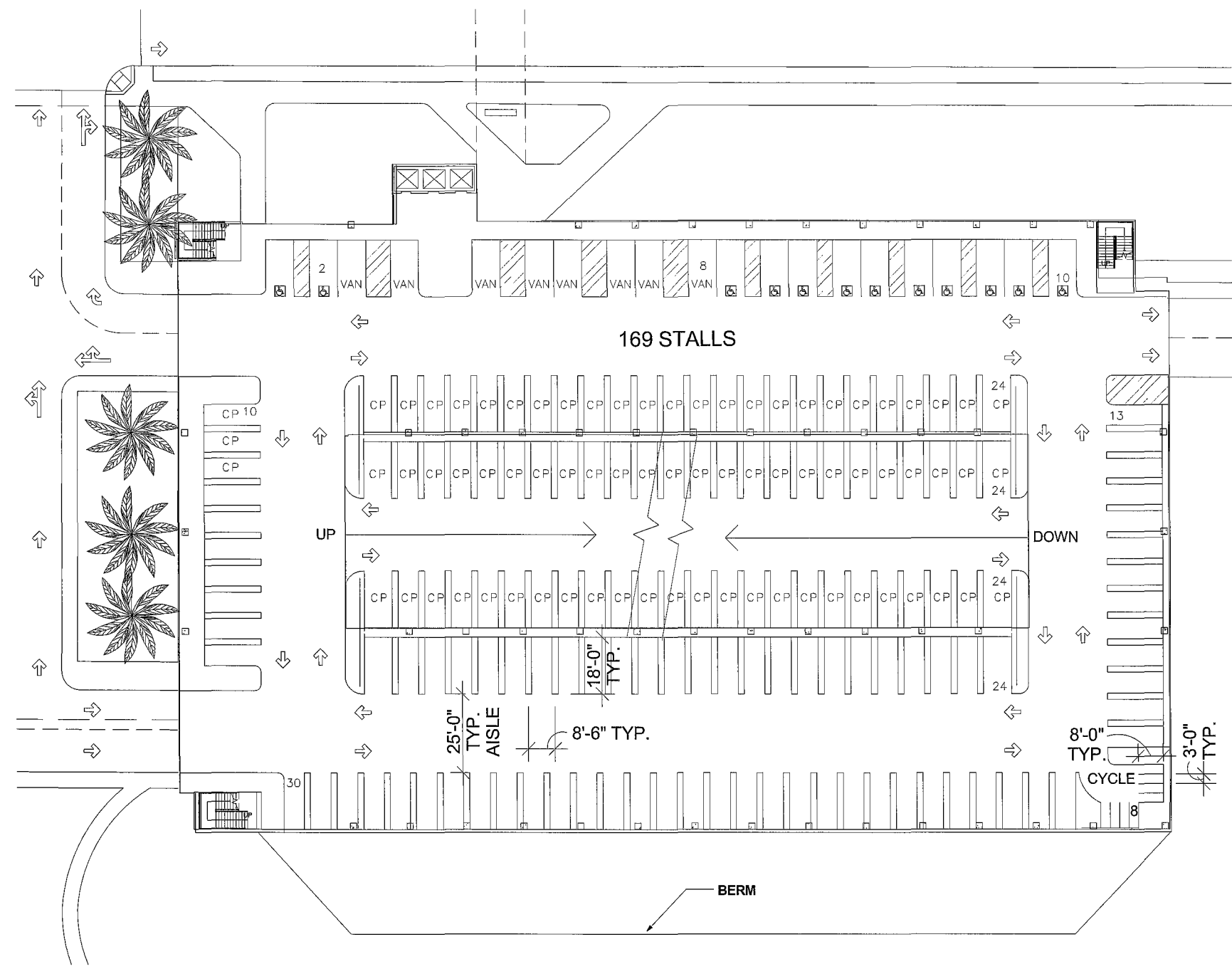
2 WEST ELEVATION
1/8" = 1'-0"

PREPARED BY:	TAYLOR	ORIGINAL DATE:	08-12-2010
NAME:	TAYLOR	SHEET TITLE:	SHAETZEL PHASE II (9.E)
ADDRESS:	2220 UNIVERSITY DRIVE NEWPORT BEACH, CA 92660	ELEVATIONS	
PHONE:	949-574-1325	SHEET NO.	39 OF 51
FAX:	949-574-1338	PTS#	#
REVISION 6:		PROJECT#	#
REVISION 5:			
REVISION 4:			
REVISION 3:	05/20/2012		
REVISION 2:	03/19/2012		
REVISION 1:	12/23/2010		



1 BASEMENT PLAN
1/16" = 1'-0"

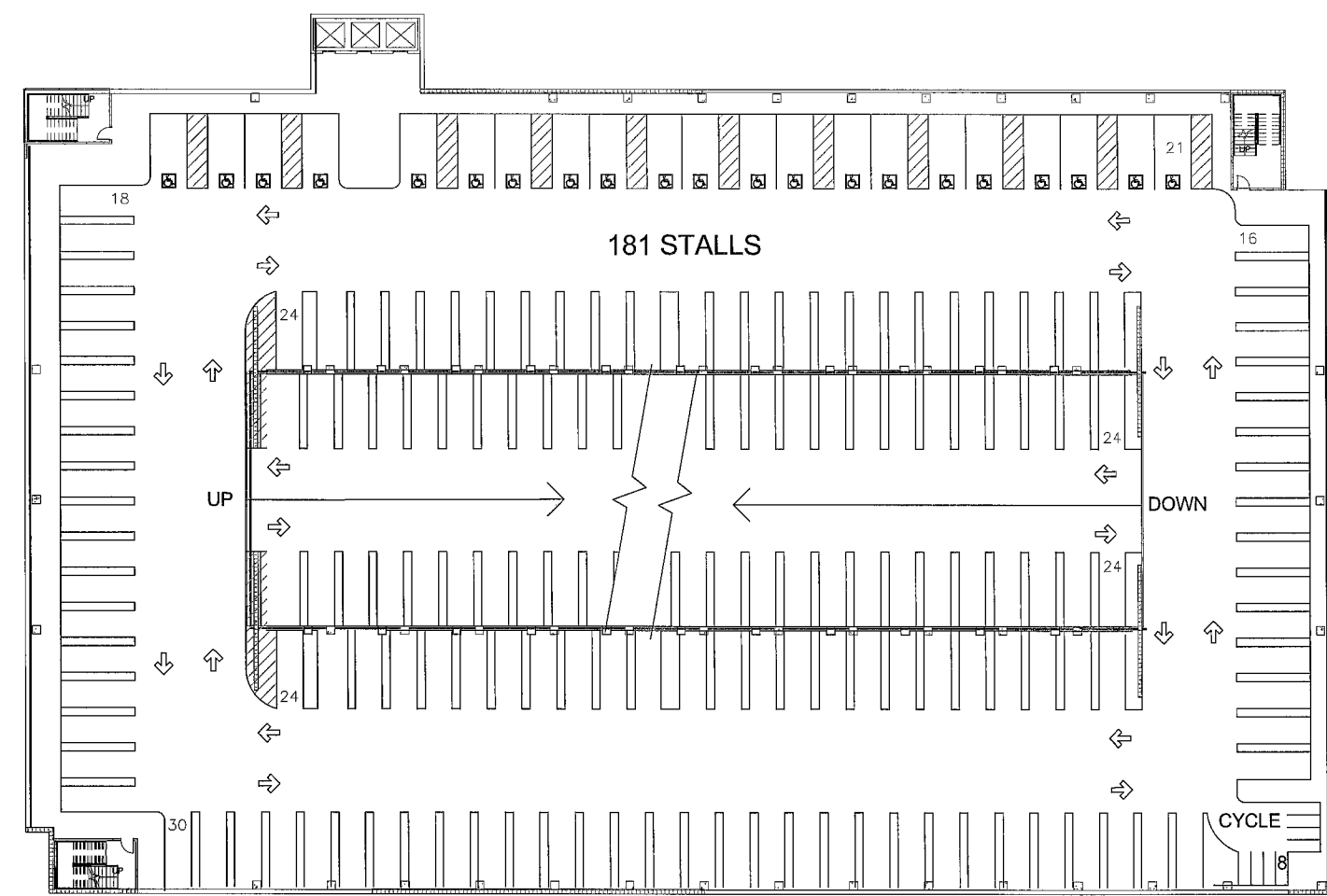
PREPARED BY:	TAYLOR	ORIGINAL DATE:	08-12-2010
NAME:	2220 UNIVERSITY DRIVE NEWPORT BEACH, CA 92660	SHEET TITLE:	OP PARKING STRUCTURE (9.J)
ADDRESS:	948-574-1325	PROJECT#	
PHONE:	948-574-1338	PROJECT#	
FAX:		PROJECT#	
REVISION 6:		SHEET NO.	40 OF 51
REVISION 5:		PTS#	#
REVISION 4:		PROJECT#	#
REVISION 3:	08-20-2012		
REVISION 2:	03-19-2012		
REVISION 1:	12-23-2010		



1 FIRST FLOOR PLAN
1/16" = 1'-0"

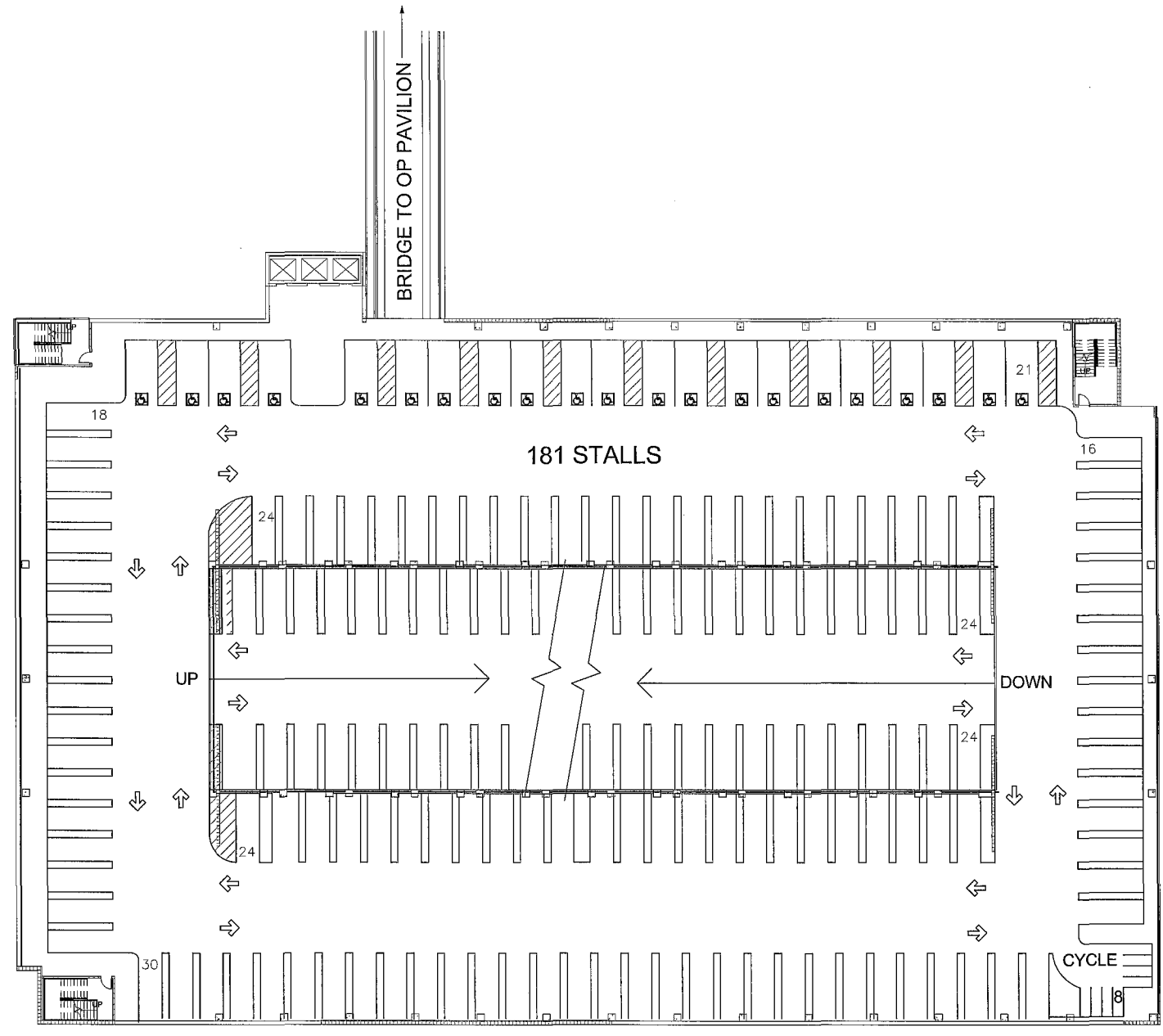
NOTE: 75 CARPOOL (CP) PARKING STALLS PROVIDED

PREPARED BY: TAYLOR	ORIGINAL DATE: 08-12-2010
NAME: TAYLOR	SHEET TITLE: OP PARKING STRUCTURE (8.J)
ADDRESS: 2220 UNIVERSITY DRIVE NEWPORT BEACH, CA 92660	FIRST FLOOR PLAN
PHONE: 949-574-1325	
FAX: 949-574-1338	
REVISION 6: _____	SHEET NO. 41 OF 51
REVISION 5: _____	
REVISION 4: _____	PTS# #
REVISION 3: 08-20-2012	PROJECT# #
REVISION 2: 03-19-2012	
REVISION 1: 12-23-2010	



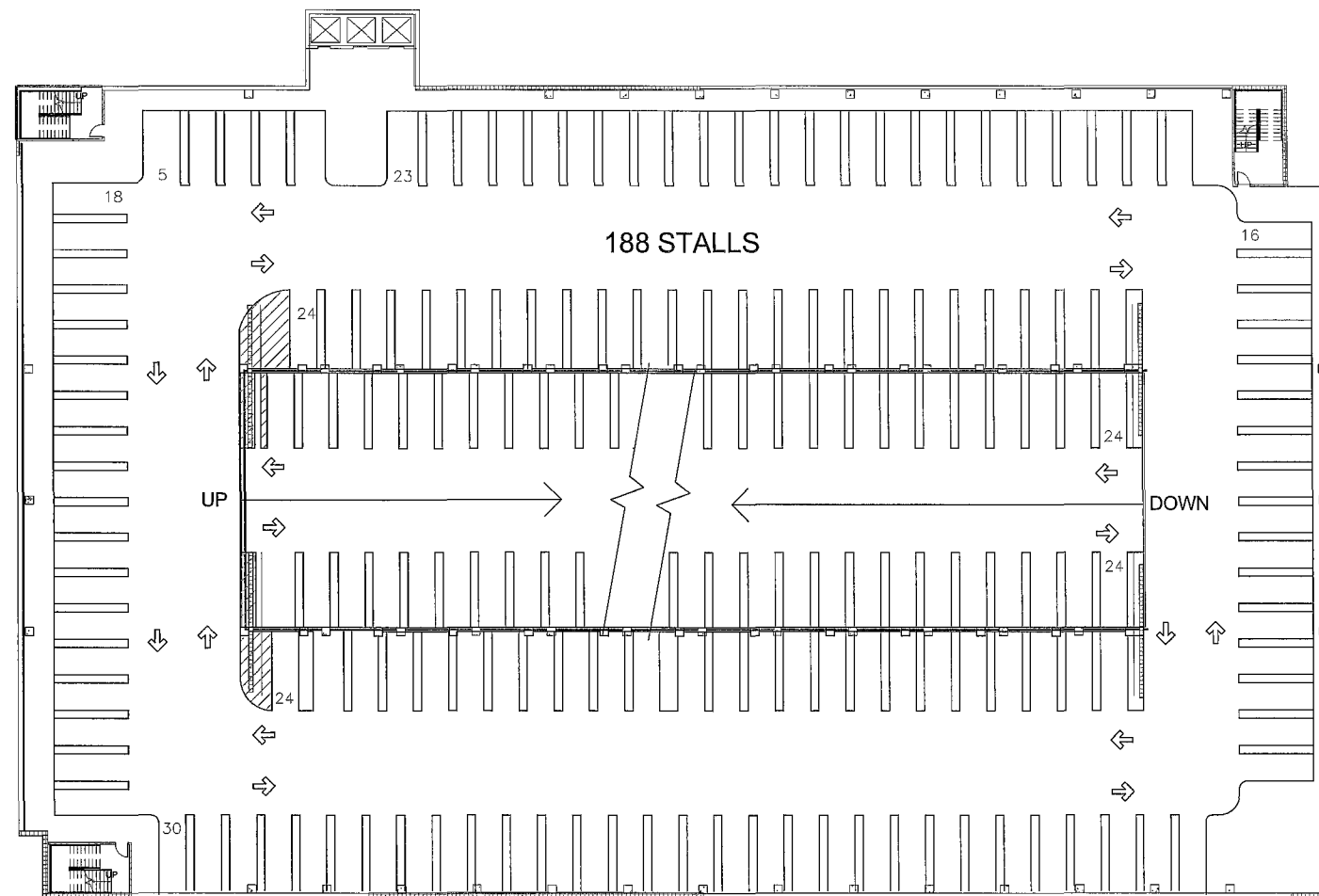
1 SECOND FLOOR PLAN
1/16" = 1'-0"

PREPARED BY:	TAYLOR	ORIGINAL DATE:	08-12-2010
NAME:	TAYLOR	SHEET TITLE:	OP PARKING STRUCTURE (9.J)
ADDRESS:	2220 UNIVERSITY DRIVE NEWPORT BEACH, CA 92860		SECOND FLOOR PLAN
PHONE:	949-574-1325		
FAX:	949-574-1338		
REVISION 6:		SHEET NO.	42 OF 51
REVISION 5:		PTS#	#
REVISION 4:		PROJECT#	#
REVISION 3:	08-20-2012		
REVISION 2:	03-19-2012		
REVISION 1:	12-23-2010		



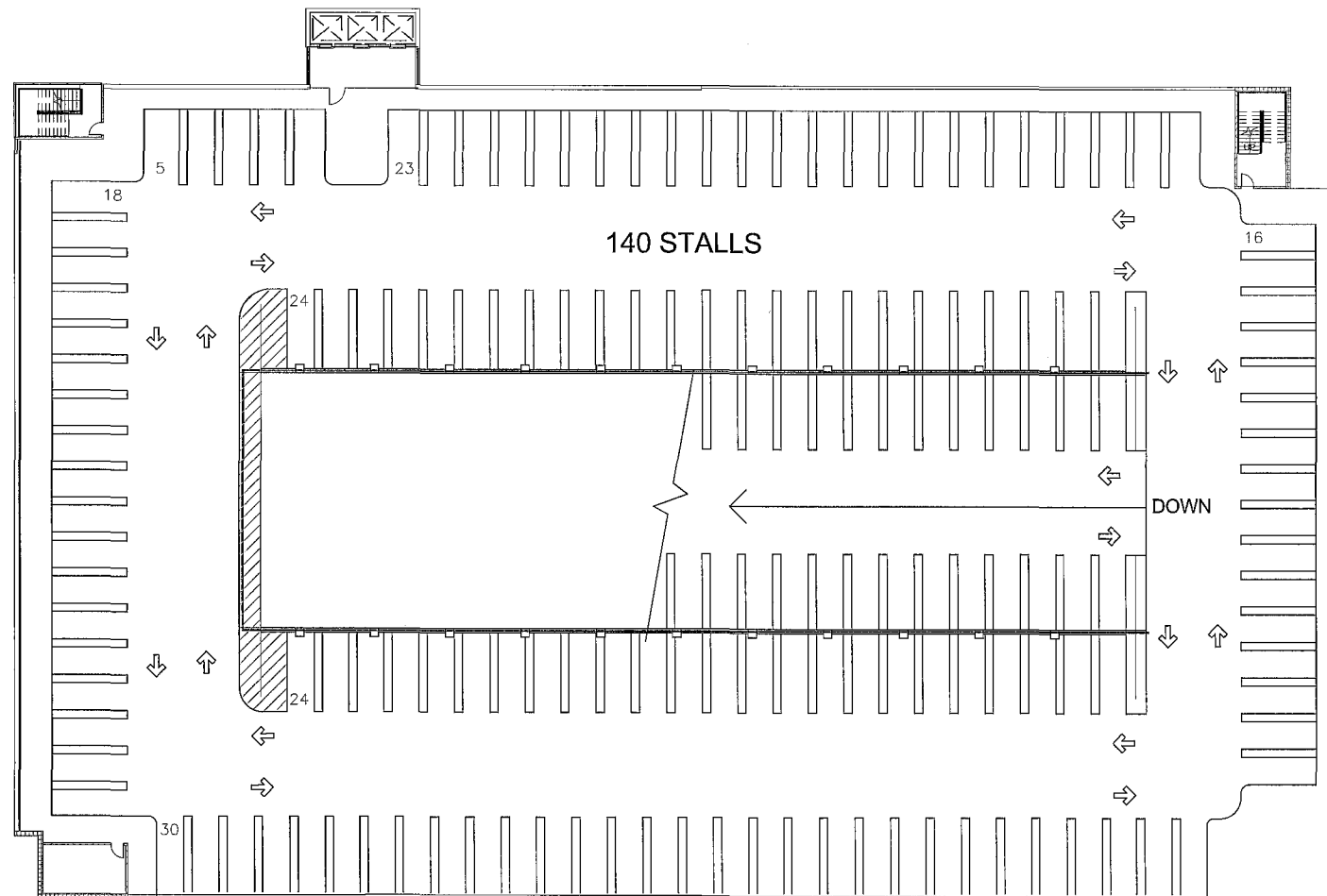
1 THIRD FLOOR PLAN
1/16" = 1'-0"

PREPARED BY:	TAYLOR	ORIGINAL DATE:	08-12-2010
NAME:	2220 UNIVERSITY DRIVE	SHEET TITLE:	OP PARKING STRUCTURE (9.J)
ADDRESS:	NEWPORT BEACH, CA 92660		
PHONE:	949-574-1325		THIRD FLOOR PLAN
FAX:	949-574-1338		
REVISION 6:		SHEET NO.	43 OF 51
REVISION 5:			
REVISION 4:		PTS#	#
REVISION 3:	08-20-2012		
REVISION 2:	03-19-2012		
REVISION 1:	12-23-2010	PROJECT#	#



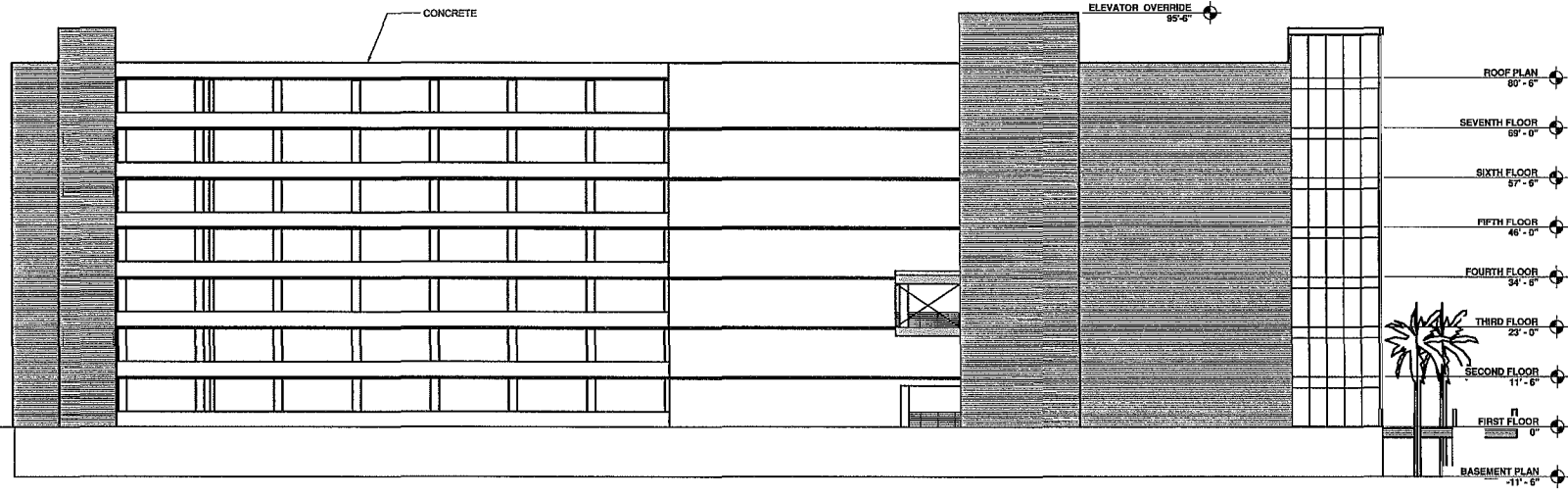
1 FOURTH TO SEVENTH FLOORS
1/16" = 1'-0"

PREPARED BY:	TAYLOR	ORIGINAL DATE:	08-12-2010
NAME:	TAYLOR	SHEET TITLE:	OP PARKING STRUCTURE (P.J.)
ADDRESS:	2220 UNIVERSITY DRIVE NEWPORT BEACH, CA 92650	FOURTH TO SEVENTH FLOOR PLANS	
PHONE:	949-574-1325		
FAX:	949-574-1338		
REVISION 6:		SHEET NO.	44 OF 51
REVISION 5:			
REVISION 4:		PTS#	#
REVISION 3:	08-20-2012		
REVISION 2:	03-13-2012		
REVISION 1:	12-23-2010	PROJECT#	#

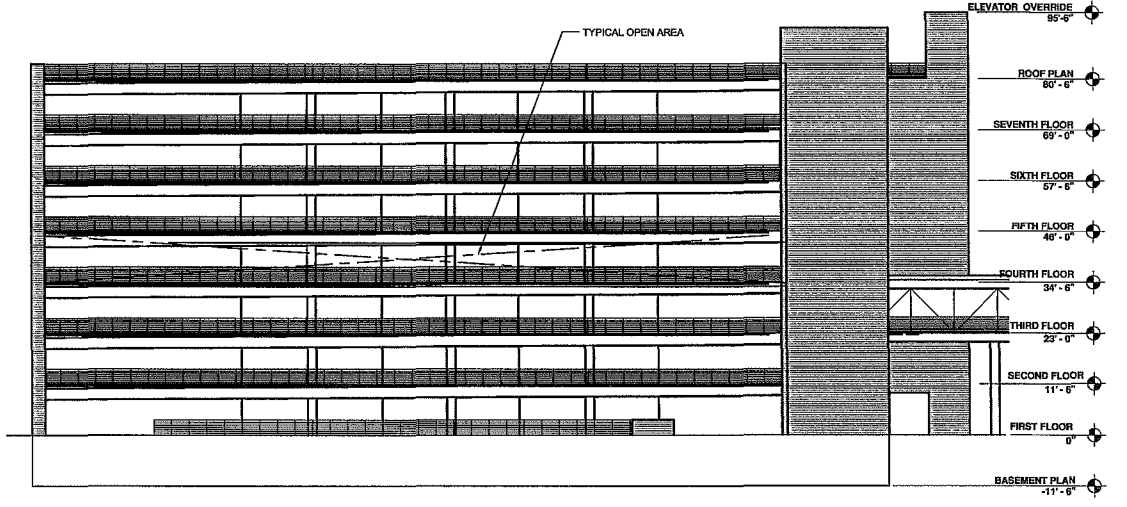


1 ROOF PLAN
1/16" = 1'-0"

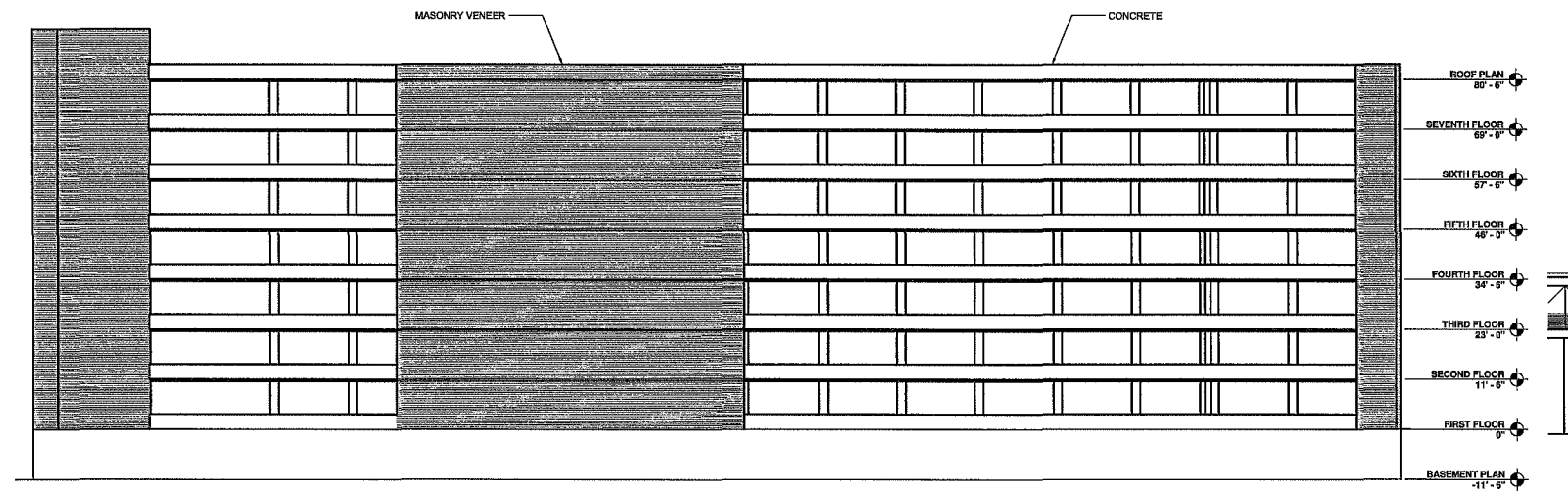
PREPARED BY:	TAYLOR	ORIGINAL DATE:	08-12-2010
NAME:	TAYLOR	SHEET TITLE:	OP PARKING STRUCTURE (S.J)
ADDRESS:	2220 UNIVERSITY DRIVE NEWPORT BEACH, CA 92660	PROJECT:	ROOF PLAN
PHONE:	949-574-1325		
FAX:	949-574-1338		
REVISION 6:		SHEET NO.	45 OF 51
REVISION 5:			
REVISION 4:			
REVISION 3:	08-20-2012	PTS#	#
REVISION 2:	03-19-2012		
REVISION 1:	12-23-2010	PROJECT#	#



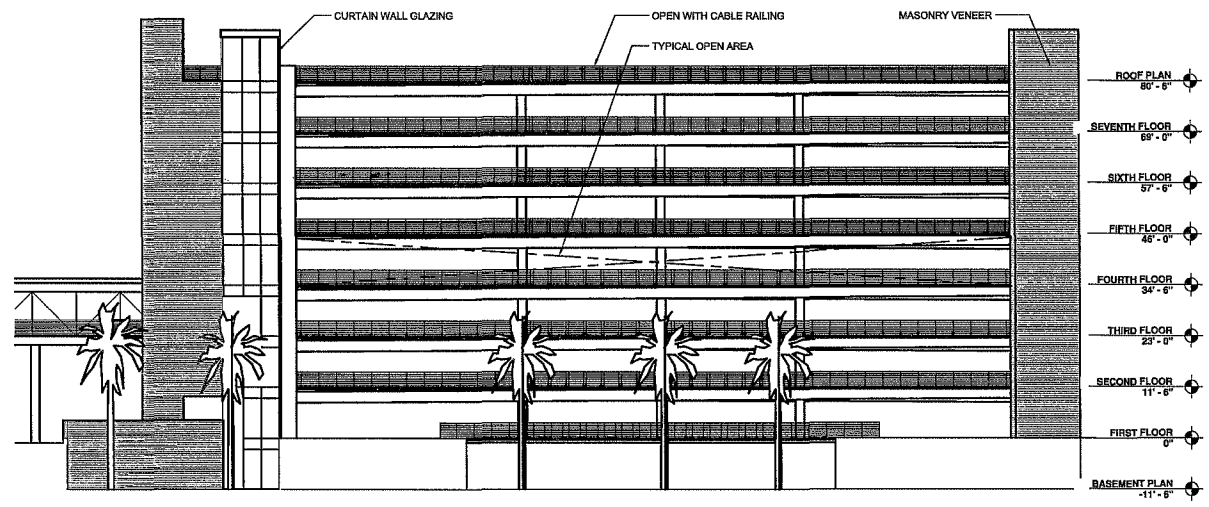
1 NORTH ELEVATION
1/16" = 1'-0"



2 EAST ELEVATION
1/16" = 1'-0"



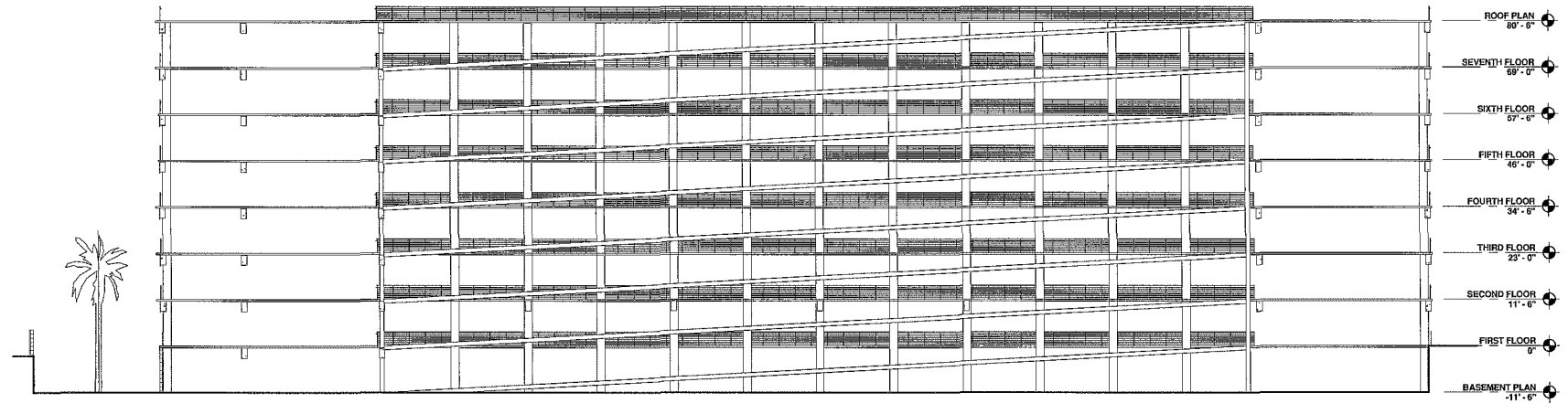
3 SOUTH ELEVATION
1/16" = 1'-0"



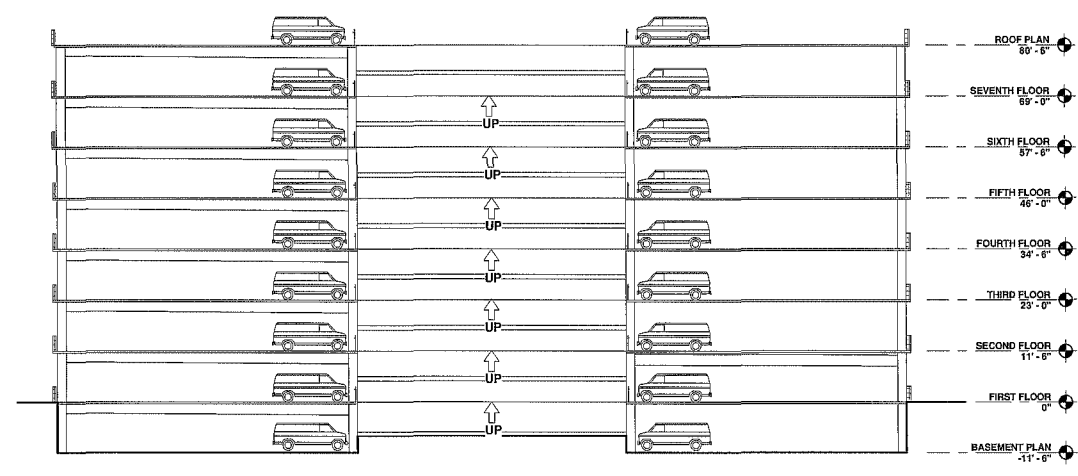
4 WEST ELEVATION
1/16" = 1'-0"

	TOTAL SURFACE AREA	OPEN AREA	OPENNESS PERCENTAGE
NORTH	16,639 SF	6,300 SF	37.9%
SOUTH	23,345 SF	9,751 SF	41.8%
EAST	14,819 SF	12,056 SF	81.4%
WEST	13,363 SF	11,914 SF	89.2%

PREPARED BY: TAYLOR
 NAME: TAYLOR
 ADDRESS: 2220 UNIVERSITY DRIVE, NEWPORT BEACH, CA 92660
 PHONE: 949-574-1325
 FAX: 949-574-1338
 ORIGINAL DATE: 08-12-2010
 SHEET TITLE: PARKING STRUCTURE (9.J)
 NORTH, SOUTH, EAST, WEST ELEVATIONS
 SHEET NO. 46 OF 51
 REVISION 5: _____
 REVISION 4: _____
 REVISION 3: 08/20/2012
 REVISION 2: 03/19/2012
 REVISION 1: 12/23/2010
 PTS# #
 PROJECT# #

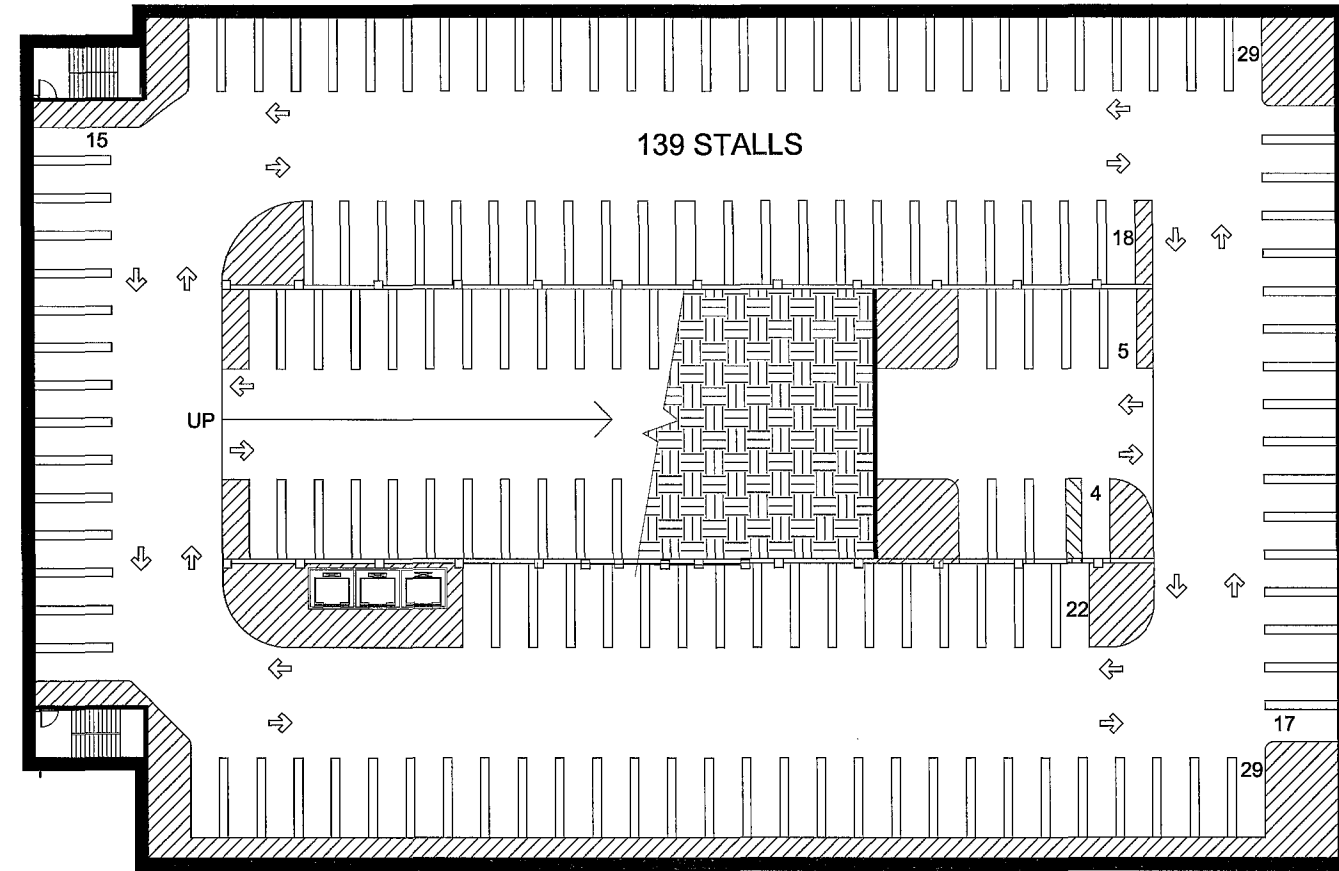


1 EAST / WEST SECTION
1/16" = 1'-0"



2 NORTH / SOUTH SECTION
1/16" = 1'-0"

PREPARED BY:	TAYLOR	ORIGINAL DATE:	08-12-2010
NAME:	TAYLOR	SHEET TITLE:	OP PARKING STRUCTURE (9.J)
ADDRESS:	2220 UNIVERSITY DRIVE NEWPORT BEACH, CA 92660	SECTION:	
PHONE:	949-574-1325		
FAX:	949-574-1338		
REVISION 6:		SHEET NO.	47 OF 51
REVISION 5:		PTS#	#
REVISION 4:		PROJECT#	#
REVISION 3:	08/20/2012		
REVISION 2:	03/19/2012		
REVISION 1:	12-23-2010		

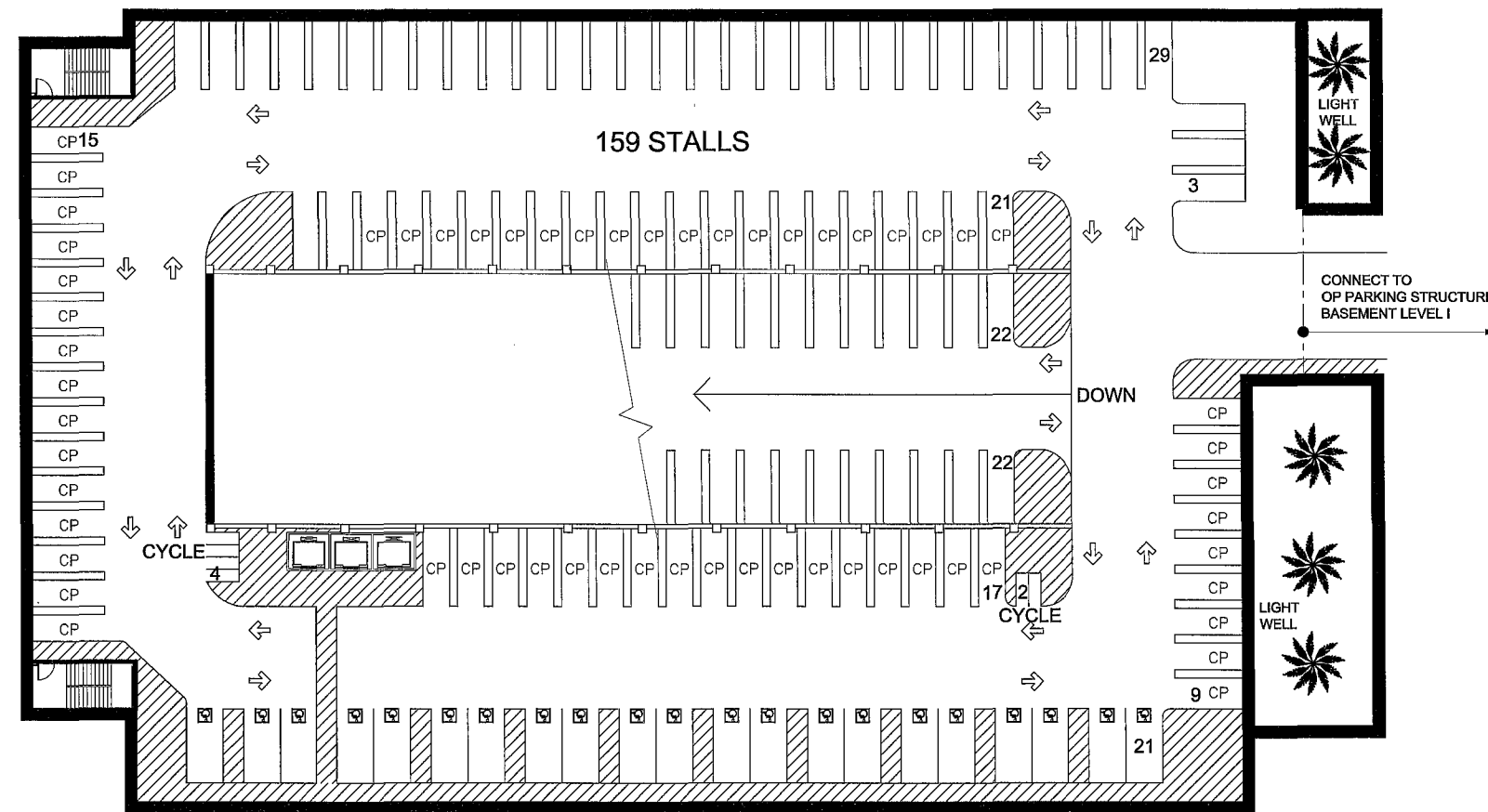


1 MOB - BASEMENT LEVEL II



SCALE: N.T.S.

PREPARED BY: TAYLOR	ORIGINAL DATE: 08-12-2010
NAME: TAYLOR	SHEET TITLE: MOB (G.K)
ADDRESS: 2220 UNIVERSITY DRIVE NEWPORT BEACH, CA 92660	BASEMENT LEVEL II
PHONE: 949-674-1325	SHEET NO. 48 OF 51
FAX: 949-674-1338	PTS# #
REVISION 6: _____	PROJECT# #
REVISION 5: _____	
REVISION 4: _____	
REVISION 3: 08-20-2012	
REVISION 2: 01-19-2012	
REVISION 1: 12-23-2010	



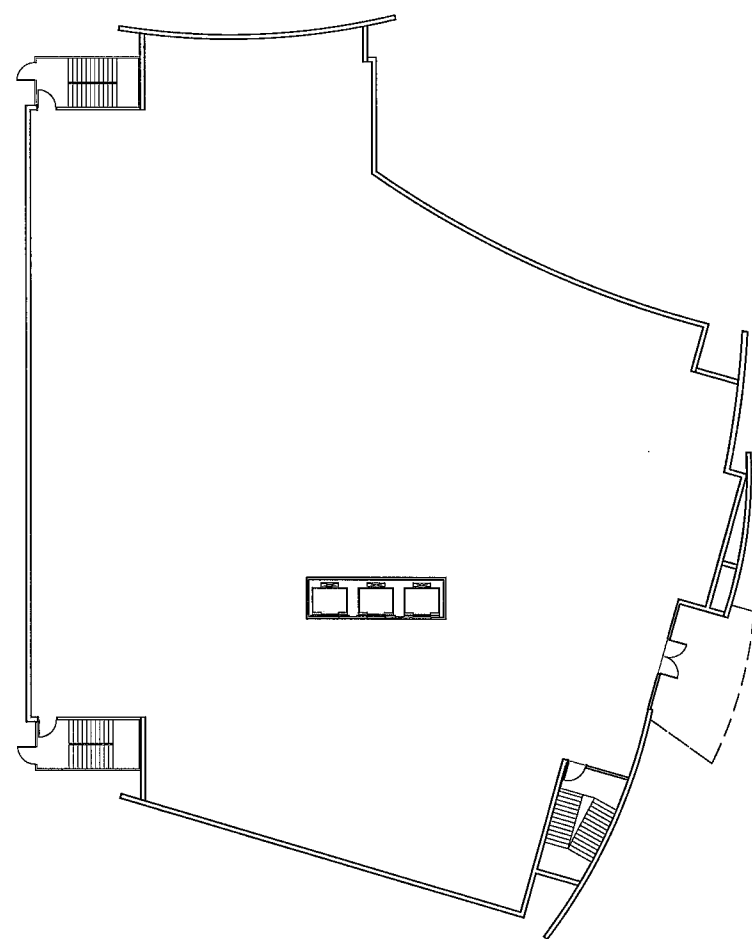
1 MOB - BASEMENT LEVEL I

NOTE: 60 CARPOOL (CP) PARKING STALLS PROVIDED

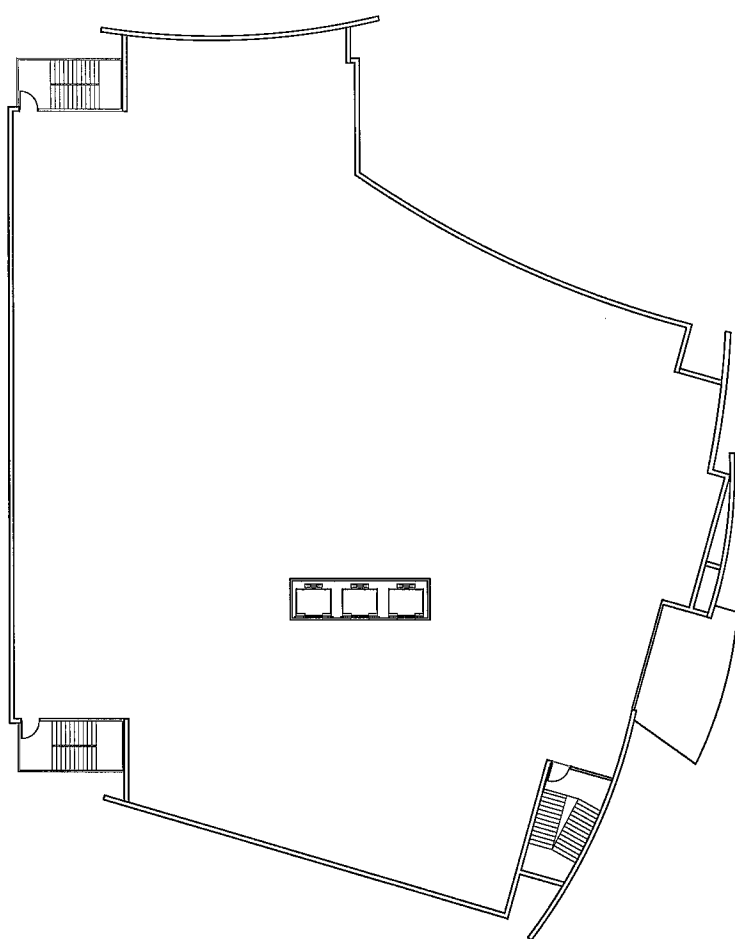


SCALE: N.T.S.

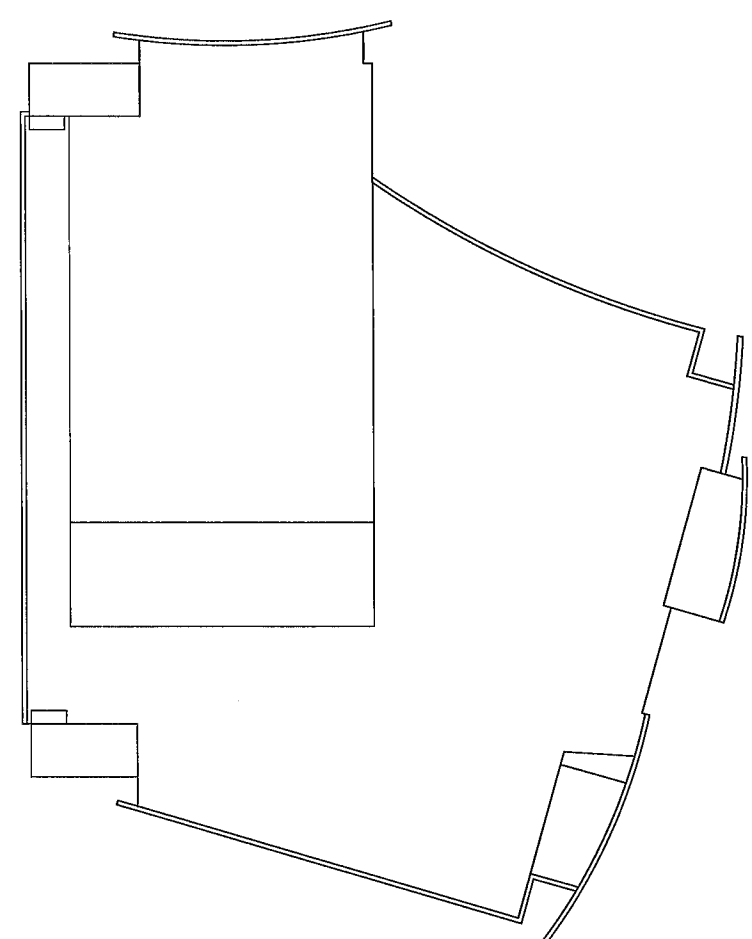
PREPARED BY: TAYLOR	ORIGINAL DATE: 08-12-2010
NAME: TAYLOR	SHEET TITLE: MOB (9.K)
ADDRESS: 2220 UNIVERSITY DRIVE NEWPORT BEACH, CA 92660	BASEMENT LEVEL I
PHONE: 949-574-1325	SHEET NO. 49 OF 51
FAX: 949-574-1338	PTS# #
REVISION 6: _____	PROJECT# #
REVISION 5: _____	
REVISION 4: _____	
REVISION 3: 08-20-2012	
REVISION 2: 03-19-2012	
REVISION 1: 12-23-2010	



1 MOB - FIRST FLOOR



2 MOB - SECOND TO SIXTH FLOOR

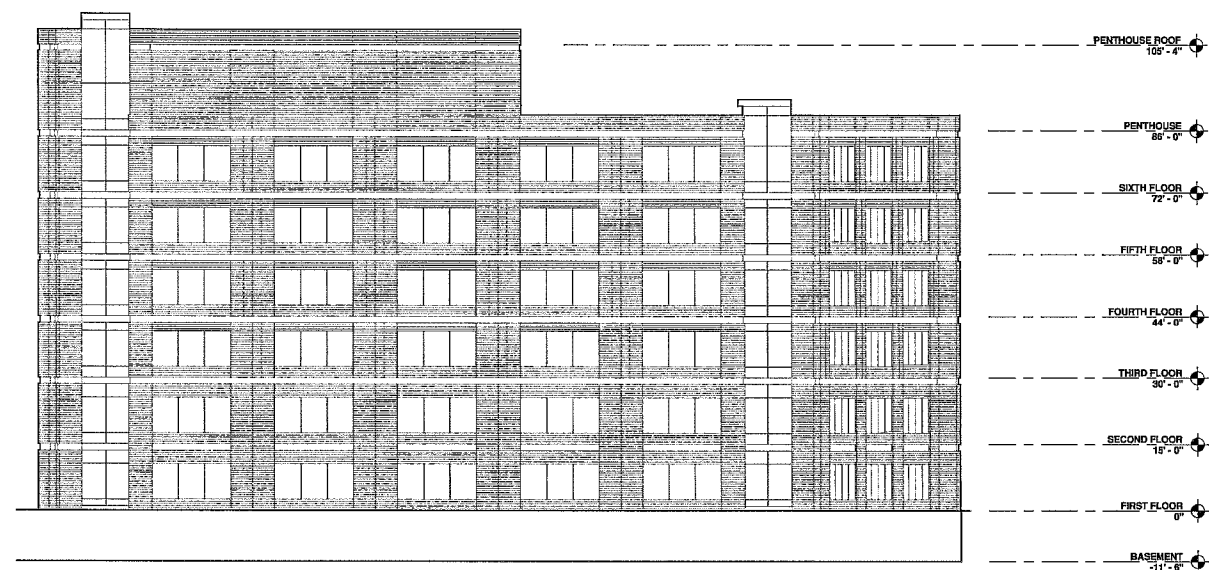


3 MOB - ROOF

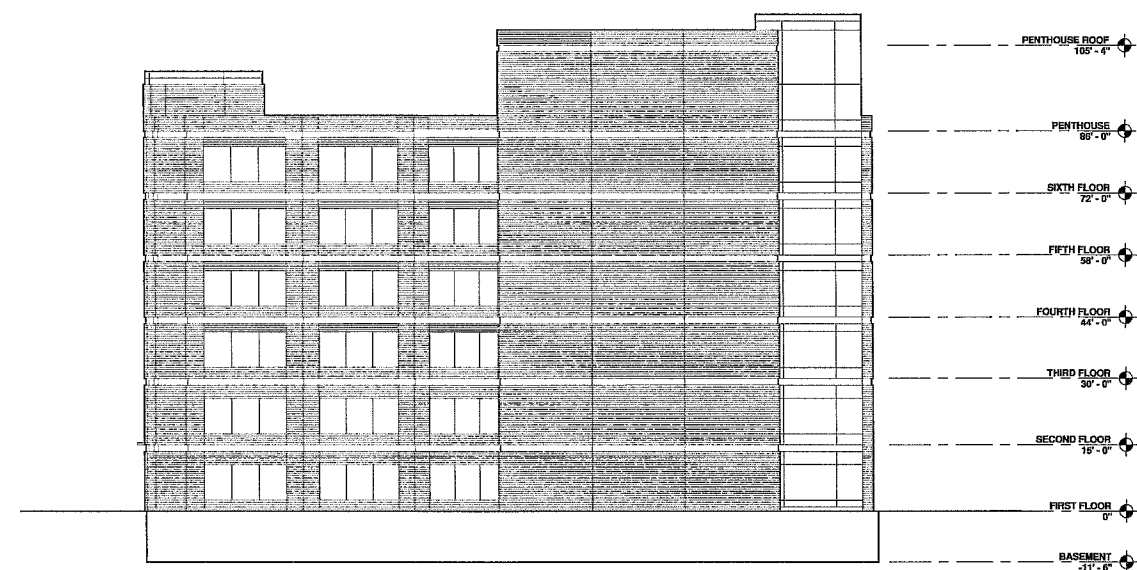


SCALE: N.T.S.

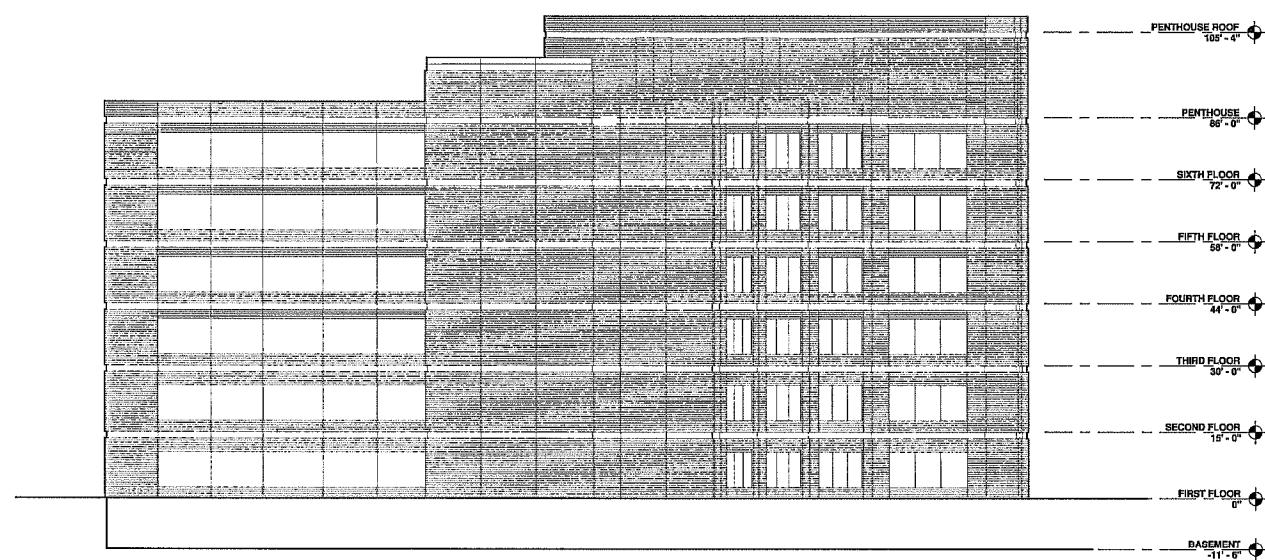
PREPARED BY: TAYLOR	ORIGINAL DATE: 08-12-2010
NAME: TAYLOR	SHEET TITLE: MOB (9.K)
ADDRESS: 2220 UNIVERSITY DRIVE NEWPORT BEACH, CA 92660	FIRST, SECOND TO SIXTH & ROOF PLAN
PHONE: 949-574-1325	SHEET NO. 50 OF 51
FAX: 949-574-1338	PTS# #
REVISION 6: _____	PROJECT# #
REVISION 5: _____	
REVISION 4: _____	
REVISION 3: 08/20/2012	
REVISION 2: 03/19/2012	
REVISION 1: 12/23/2010	



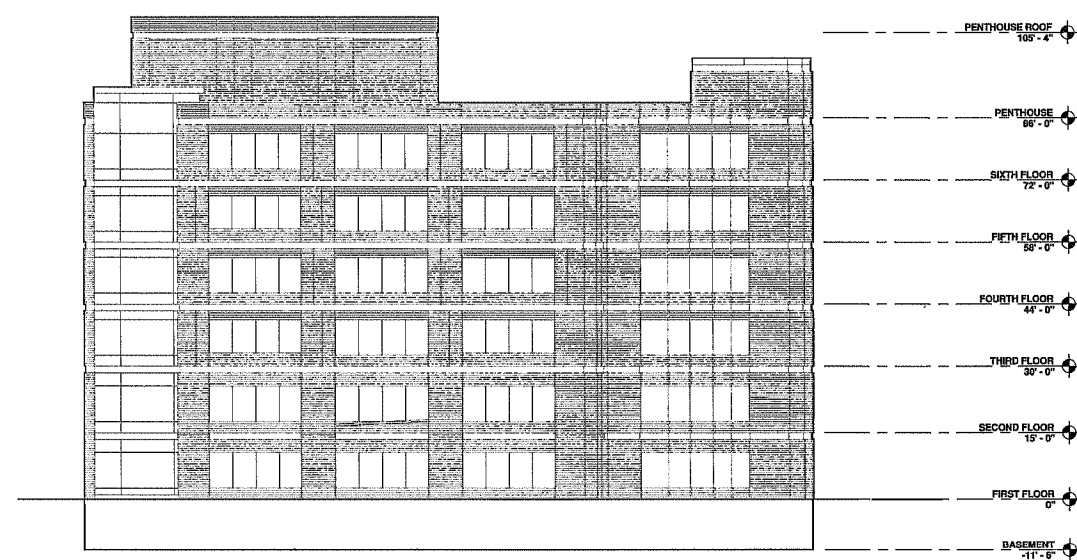
1 NORTH ELEVATION
1/16" = 1'-0"



3 EAST ELEVATION
1/16" = 1'-0"



2 SOUTH ELEVATION
1/16" = 1'-0"



4 WEST ELEVATION
1/16" = 1'-0"

PREPARED BY: TAYLOR	ORIGINAL DATE: 08-12-2010
NAME: TAYLOR	SHEET TITLE: SOUTH MOB (9.K)
ADDRESS: 2220 UNIVERSITY DRIVE NEWPORT BEACH, CA 92660	NORTH, SOUTH, EAST, AND WEST ELEVATIONS
PHONE: 949-574-1325	SHEET NO. 51 OF 51
FAX: 949-574-1338	PTSF #
REVISION 6: _____	PROJECT #
REVISION 5: _____	
REVISION 4: _____	
REVISION 3: 08/20/2012	
REVISION 2: 03/19/2012	
REVISION 1: 12/23/2010	

PLANNING COMMISSION RESOLUTION NO. 4617-PC

INITIATING AN AMENDMENT TO THE GENERAL PLAN
AND THE UNIVERSITY COMMUNITY PLAN

WHEREAS, on August 5, 2010, the Planning Commission of the City of San Diego held a public hearing for the purpose of considering a request to initiate an amendment to the General Plan and the University Community Plan; and

WHEREAS, the proposed amendment would revise the Development Intensity Element to allow the Scripps Memorial Hospital Campus to have additional medical office square footage; and

WHEREAS, the Planning Commission of the City of San Diego considered all maps, exhibits, and written documents presented for this project; NOW, THEREFORE:

BE IT RESOLVED by the Planning Commission of the City of San Diego, that the initiation of a plan amendment in no way confers adoption of a plan amendment, that neither staff nor the Planning Commission is committed to recommend in favor or denial of the proposed amendment, and the City Council is not committed to adopt or deny the proposed amendment; and

BE IT FURTHER RESOLVED that the Planning Commission of the City of San Diego determines that the proposed plan amendment meets the three criteria for initiation as described in section LU-D.10 of the Land Use Element of the General Plan:

- a) **The amendment request appears to be consistent with the goals and policies of the General Plan and community plan and any community plan specific amendment criteria**
- b) **The proposed amendment provides additional public benefit to the community as compared to the existing land use designation, density/intensity range, plan policy or site design**
- c) **Public facilities appear to be available to serve the proposed increase in density/intensity, or their provision will be addressed as a component of the amendment process**

The following land use issues have been identified with the initiation request. These plan amendment issues, as well as others that have been and/or may be identified, will be analyzed and evaluated through the community plan amendment review process:

- Traffic generation and circulation
- Pedestrian circulation and accessibility
- Incorporation of a Traffic Demand Management program

- Provision of adequate parking
- Accessibility of transit and integration of transit stations into site design
- Need for additional medical office in the vicinity and future employment projections
- Incorporation of sustainable design features for future development
- Appropriate zone to implement the mix of uses and provide compatible development regulations
- Need for specific design guidelines in UCP



Dan Monroe
Senior Planner
City Planning & Community Investment

Approved on August 5, 2010
Vote: 6-0-0

PTS No. 211377

cc. Legislative Recorder, Development Services Department

Planning Commission Community Plan Amendment Initiation Issues

1. Traffic generation and circulation

A complete Traffic Impact Analysis was prepared by RBF Consulting, dated August 17, 2012, and is attached as Appendix D to the Final Environmental Impact Report. The analysis has identified significant impacts at seven study intersections and three roadway segments with the addition of project-generated trips. One freeway segment was determined to operate at deficient Level Of Service (LOS) and mitigation measures are recommended. No freeway ramps were determined to operate at deficient LOS.

Significant impacts for each study scenario were determined based on the peak hour intersection, daily roadway segment, metered on-ramp, and freeway mainline segment analyses, as identified by City of San Diego significance thresholds. Mitigation measures are required for locations forecast to result in a significant impact by the project. For cumulative impacts, the project is responsible for a proportional share of the recommended improvements. Mitigation for these impacts are included in the following tables in Appendix D: **Tables ES-5 and ES-6** summarizes the intersection and roadway segment project impacts, recommended mitigation measures, and calculated fair share percentages. **Table ES-7** summarizes the freeway mainline project impacts and recommended mitigation measures. Ramp meter impacts and recommended mitigation measures are provided in **Table ES-8**.

2. Pedestrian circulation and accessibility

Sidewalks and bicycle facilities are provided on roadways surrounding the project site. Plans to improve Genesee Avenue, including the I-5 overcrossing, would provide bicycle lanes and sidewalks along the project's frontage. The project provides connecting sidewalks and trails within the campus, as well as showers and bicycle lockers to accommodate non-motorized transportation users.

Detailed way finding signs will be incorporated throughout the campus. In addition, Scripps has coordinated with SANDAG and MTS regarding the potential locations of the Superloop and Mid-Coast Trolley transit station to provide direct pedestrian/transit connections in the future. The project would also include upgrades to all sidewalks to meet ADA requirements.

3. Incorporation of a Traffic Demand Management (TDM) program

A TDM program has been incorporated in the Traffic Impact Analysis. It would include the following:

- Coordinate with MTS in regard to existing and future local circulator bus service, express bus service, Superloop service, and trolley routes and stops near the project site;
- Coordinate with MTS and NCTD on shuttle service to and from the Sorrento Valley Coaster Station;
- Incentives for bus and/or SPRINTER transit passes;

- Staggered nurse/employee shift changes;
- Encourage carpooling through priority parking spaces or incentive programs;
- Provide bicycle parking facilities
- Encourage bicycling between Sorrento Valley Coaster station and the hospital campus (approximately one mile distance);
- Provide shower and locker facilities inside campus buildings; and
- Identify the feasibility of walking between the future trolley station and hospital campus (approximately less than one mile distance)

4. Provision of adequate parking

Based upon project build-out, City of San Diego minimum parking requirements would require 4,615 parking spaces which include automobile, carpool, motorcycle and bicycle spaces. The proposed project would provide 5,142 parking spaces within three parking structures and several surface parking lots. This exceeds the city's minimum parking requirements by 527 parking spaces. The breakdown of parking requirements and parking provided can be found in Table 49 of Appendix D in the Final Environmental Impact Report.

5. Accessibility of transit and integration of transit stations into site design

The project would be served by existing transit provided by MTS along bus route 979. Route 979 provides access between La Jolla Village Drive / Genesee Avenue, the University Towne Center Transit Station and the Sorrento Valley Coaster Station on weekdays. The nearest bus stop is located at southbound Genesee Ave & Scripps Driveway. Route 979 headways run approximately every 30 minutes during the a.m. (6:00 to 8:00 a.m.) and p.m. (4:00 to 6:00 p.m.) peak periods. The project is also served an intra-community bus loop know as the SuperLoop. The SuperLoop station is located along Voigt Drive on the project's southern boundary and runs every 10 -15 minutes depending on time of day. Sidewalks are provided within the campus that connects the existing proposed buildings to the SuperLoop station.

SANDAG also plans to construct a Light Rail Transit (LRT) line along Voigt Drive as part of the Mid-Coast project. The Mid-Coast LRT project would include a transit stop along Voigt Drive that would be accessible from the campus. The location of the LRT and associated stations was not determined at the time this report was complete. Scripps anticipates that the LRT will help reduce traffic impacts and reduce the reliance on the auto to the campus once constructed. The benefit of the LRT will be based on the proximity of LRT station to the campus, frequency and service.

6. Need for additional medical office in the vicinity and future employment projections

The analysis that follows is included in Chapter 3 of the Final Environmental Impact Report. Scripps Health used the following projections and calculations to anticipate future outpatient service and medical office building space needs:

Changes in physician characteristics. Changing lifestyle expectations of younger physicians and emerging health care delivery changes, coupled with changing health insurance

reimbursement policies, are resulting in the decline of the private-practice physician model. This transition of solo-practice and independent-practice physicians to the Scripps Medical Foundation model is resulting in an increased demand for new medical office building space. The Scripps Medical Foundation model is an effective option for recruiting and retaining highly qualified physicians in San Diego, where the high cost of living can otherwise contribute to a regional shortage of qualified physicians (Brown, pers. comm. 2011).

Increase in the demand for outpatient services. Health care reform, including accountable care, and advancing technologies are driving inpatient procedures to the outpatient setting. To serve inpatient and outpatient needs, facilities that enable imaging, ambulatory surgery, endoscopy, and cardiac catheter labs (pending changes in regulatory requirements) need to be housed in close proximity to the Scripps Cardiovascular Institute inpatient setting. This will ensure that physicians can efficiently include in their daily routine outpatient procedures, scheduled office visits, and patient rounds in the hospital, and thus maximize the number of patients able to receive specialized care.

If not addressed, the anticipated shortage of primary care physicians would contribute to an increased demand for high-cost emergency department services. To more efficiently address a portion of these emergency room visits, the hospital is planning to provide for increased need for urgent care services as part of the outpatient facilities.

Finally, with the aging of the general population as well as the physician population, there is a shortage of certain specialties, primary care, general surgeons, and geriatricians; these practitioners will need to be located in close proximity to selected outpatient ancillary services. The proximate collocation of medical office buildings and outpatient services allows for a decrease in the number of driving trips for both patients and physicians between locations (Brown, pers. comm. 2011). Based on the increased demand for outpatient services in conjunction with medical office space as discussed above, the hospital is anticipating the need for a total of approximately 800,000 square feet of outpatient building space and medical office building space by 2030.

The General Plan's Economic Prosperity Element provides several goals for employment development. These goals include:

- A broad distribution of economic opportunity throughout the City.
- A higher standard of living through self-sufficient wages and an increase in citywide real median income per capita.
- A city with an increase in the number of quality jobs for local residents, including middle-income employment opportunities and jobs with career ladders.

The addition of approximately 478,000 square feet of Medical Office space to the campus would increase an already diverse range of employment opportunities within the campus and the University Community. An increase in middle-income employment opportunities, such as nursing, would occur with the addition of hospital beds and expansion of Medical Office space.

The location of nearby medium to high density housing, as well as accessibility to existing and planned transit would allow the opportunity for employment growth in the community without negatively affecting circulation in and around the campus.

7. Incorporation of sustainable design features for future development

The proposed project would incorporate sustainable design features under several general categories: site selection, water quality, indoor and outdoor water use, materials/waste management, and energy conservation. A brief summary of the project approach to sustainability is included below. Specific design features are also summarized in the Final EIR, Chapter 3 Project Characteristics.

Site Selection: The proposed project is an infill development that proposes to locate expanded hospital and medical office services on the existing hospital campus. Expansion of the existing campus within an urbanized community minimizes impacts to San Diego's natural environment when compared to locating new facilities on a previously undeveloped site. Locating the additional medical office use within the existing campus minimizes the need for additional vehicle trips that would otherwise be required to travel between separate facilities. It allows the project to take advantage of existing and future planned transportation. The project also designates preferred carpool parking and encourages alternative transportation through the proposed Traffic Demand Management Program.

Water Quality: The project would implement a variety of proposed Best Management Practices to improve overall site permeability and reduce runoff. Vegetated bioswales would be utilized to the maximum extent feasible to achieve filtration and natural treatment of stormwater runoff. Where bioswales are not possible, stormwater runoff would be conveyed to Filterra bioretention units to provide treatment prior to discharge into the underground storm drain system.

Indoor and Outdoor Water Use: The proposed landscape plan utilizes a planting palette that emphasizes trees, shrubs, vines, and native ground covers that are drought-tolerant. The irrigation system would be designed to utilize reclaimed water as it becomes available at the site, and would incorporate additional water management efficiency measures such as low-flow spray heads, drip irrigation, and automatic shut-off during rainfall.

The project would reduce consumption of potable water by converting the cooling towers in the Central Energy Plant to reclaimed water supply and use of water efficient, low-flow plumbing fixtures within the proposed buildings.

Materials/Waste Management: A comprehensive Waste Management Plan (WMP) has been prepared to identify measures to reduce the impact of solid waste generated by the project during construction and operation of the facility. The WMP establishes a target of 75% minimum diversion from landfills for all offsite waste disposals of construction, demolition and land-clearing waste by one, or a combination of the following strategies: salvage, reuse, source-separated recycling, and co-mingled recycling. The WMP also establishes a recycling program for solid waste generated during construction with a target 75% minimum diversion rate.

Energy Conservation: Hospital facilities represent a unique use in terms of their energy requirements, due in large part to the high energy demands of critical equipment, increased requirements for ventilation and air exchanges, and their continual 24 hours a day, 7 days a week operation. The project would implement a variety of design measures to reduce the project's energy requirements including design of the hospital towers' exterior building envelope (roof, exterior wall and glazing) and lighting systems. Specific design features are outlined in the Final EIR in Chapter 3 Project Characteristics.

8. Appropriate zone to implement mix of uses and provide compatible development regulations

Zoning for the proposed project site is currently Residential-Single Unit (RS-1-14) with a portion zoned Commercial Office (CO-1-2). According to City Municipal Code Section 131.0406, the purpose of the Residential-Single Unit zone is to provide appropriate regulations for the development of single-dwelling units that accommodate a variety of lot sizes and residential dwelling types and which promote neighborhood quality, character, and livability. The purpose of the Commercial Office zone is to provide areas for employment uses with limited, complementary retail uses and medium- to high-density residential development. Because these zones do not complement the existing and proposed expansion of hospital and medical office uses, the proposed project includes a rezone to Industrial Light (IL-2-1). Additionally, although the site has been zoned RS-1-14 and has been used as a hospital since 1962, the existing residential zone does not allow for hospital and medical office uses. The proposed Industrial Light zone provides for a wide range of manufacturing and distribution activities, but is also intended to permit a range of uses, including nonindustrial uses in some instances. In this case, the IL-2-1 zone would allow for appropriate development limitations consistent with the proposed project design.

9. Need for specific design guidelines in the University Community Plan

The proposed project includes a Planned Development Permit which would be reviewed to ensure that construction plans are in conformance with all permit conditions prior to issuance of building permits. Because the review of construction plans would not include a review for conformance with the goals and objectives of the University Community Plan, specific design guidelines for development of the campus have been included as an attachment to the Planned Development Permit and are not included within the University Community Plan.

(R-2013-xxxx)

RESOLUTION NUMBER R-_____

ADOPTED ON _____

WHEREAS, on _____, the City Council of the City of San Diego held a public hearing for the purpose of considering an amendment to the General Plan and the University Community Plan; and

WHEREAS, Scripps Health, a California non-profit public benefit Corporation, requested an amendment to the General Plan and the University Community Plan to increase the allowed square footage for medical offices for Scripps Memorial Hospital La Jolla from 315,900 square feet of Medical Offices, and 16,628 square feet of Medical Offices (private), to 793,580square feet of Medical Offices; and a redesignation of a portion of the site from Commercial Office to Public Facilities-Institutional, located at 9888 Genesee Avenue. The site is legally described as Parcels 1 to 4 of Parcel Map No. 16242, Parcels 2 to 4 of Parcel Map No. 11644, Lot 1 of Carson Lewis Subdivision, Map No. 7830, and Parcel3 of Parcel Map No. 10260, City of San Diego, County of San Diego, State of California; and

WHEREAS, the Planning Commission of the City of San Diego found the proposed amendment consistent with the General Plan; and

WHEREAS, the Council of the City of San Diego has considered all maps, exhibits, and written documents contained in the file for this project on record in the City of San Diego, and has considered the oral presentations given at the public hearing; NOW, THEREFORE,

BE IT RESOLVED, by the Council of The City of San Diego, that it adopts the amendments to the University Community Plan, a copy of which is on file in the office of the City Clerk as Document No. RR-_____.

BE IT FURTHER RESOLVED, that the Council adopts and amendment to the General Plan for the City of San Diego to incorporate the above amended plan.

APPROVED: JAN GOLDSMITH, City Attorney

By _____

Deputy City Attorney

XXYY, 2013
Or.Dept:DSD
R-2013-xx

**TABLE 3
LAND USE AND DEVELOPMENT INTENSITY**

Any changes to this table for properties in the Coastal Zone shall require an amendment to the Local Coastal Program

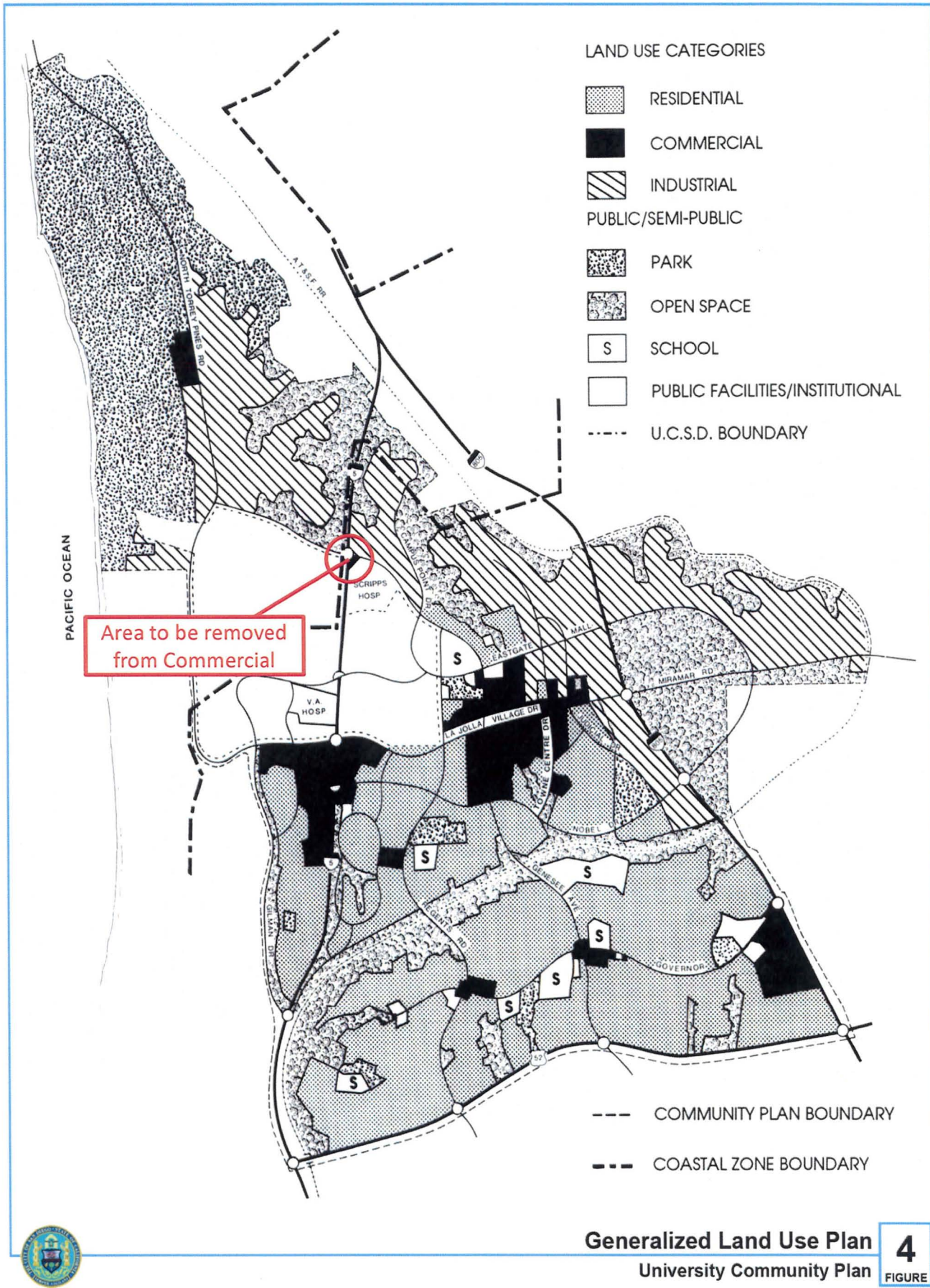
Subarea/Name	Gross Acres	Land Use and Development Intensity
1. Salk Institute	26.88	500,000 SF - Scientific Research
2. UCSD	915.00	UCSD Long Range Development Plan (110,000 ADT)
3. VA Hospital	29.95	725 Beds
4. Scripps Memorial Hospital Medical Offices Medical Offices (private)	41.38	682 Beds 31,500 SF - Scientific Research 315,900 SF - Medical Office 793,580 SF - Medical Office 16,628 SF - Medical Office
5. Scripps Clinic	25.17	320 Beds 567,000 SF - Scientific Research 404,000 SF - Medical Office 52,000 SF - Aerobics Center
6. Torrey Pines Golf Course/ City Park/State Reserve	728.05 ⁽¹⁾	
7. Sheraton Hotel Lodge at Torrey Pines	11.38 6.00 ⁽¹⁾	400 Rooms - Hotel 175 Rooms - Hotel
8. Torrey Pines State Reserve	233.92	
9. Chevron Scallop Nuclear (Gentry) Torrey Pines Science Park Signal/Hutton Torrey Pines Business and Research Park La Jolla Cancer Research State Park	303.60 56.41 145.74 25.79 15.89 4.87 14.25	20,000 SF/AC - Scientific Research ⁽²⁾ Existing or approved development, Exceptions: Spin Physics - 550,000 SF Lot 10B (2.7 AC) - 15,500 SF/AC 23,000 SF/AC ⁽²⁾ Scientific Research Open Space
10. Campus Point	158.78	Existing or approved development, Exceptions: IVAC and SAIC - 30,000 SF/AC ⁽³⁾ and Lot 7 (3.6 AC) - 18,000 SF/AC - Scientific Research 25.00 Open Space
11. Private Ownership City Ownership	55.93 47.48	18,000 SF/AC - Scientific Research ⁽⁴⁾ (Development intensity transferred from Subarea 37 for all of Subarea 11)
12. Eastgate Technology Park (PID)	218.50	2,543,055 SF - Scientific Research

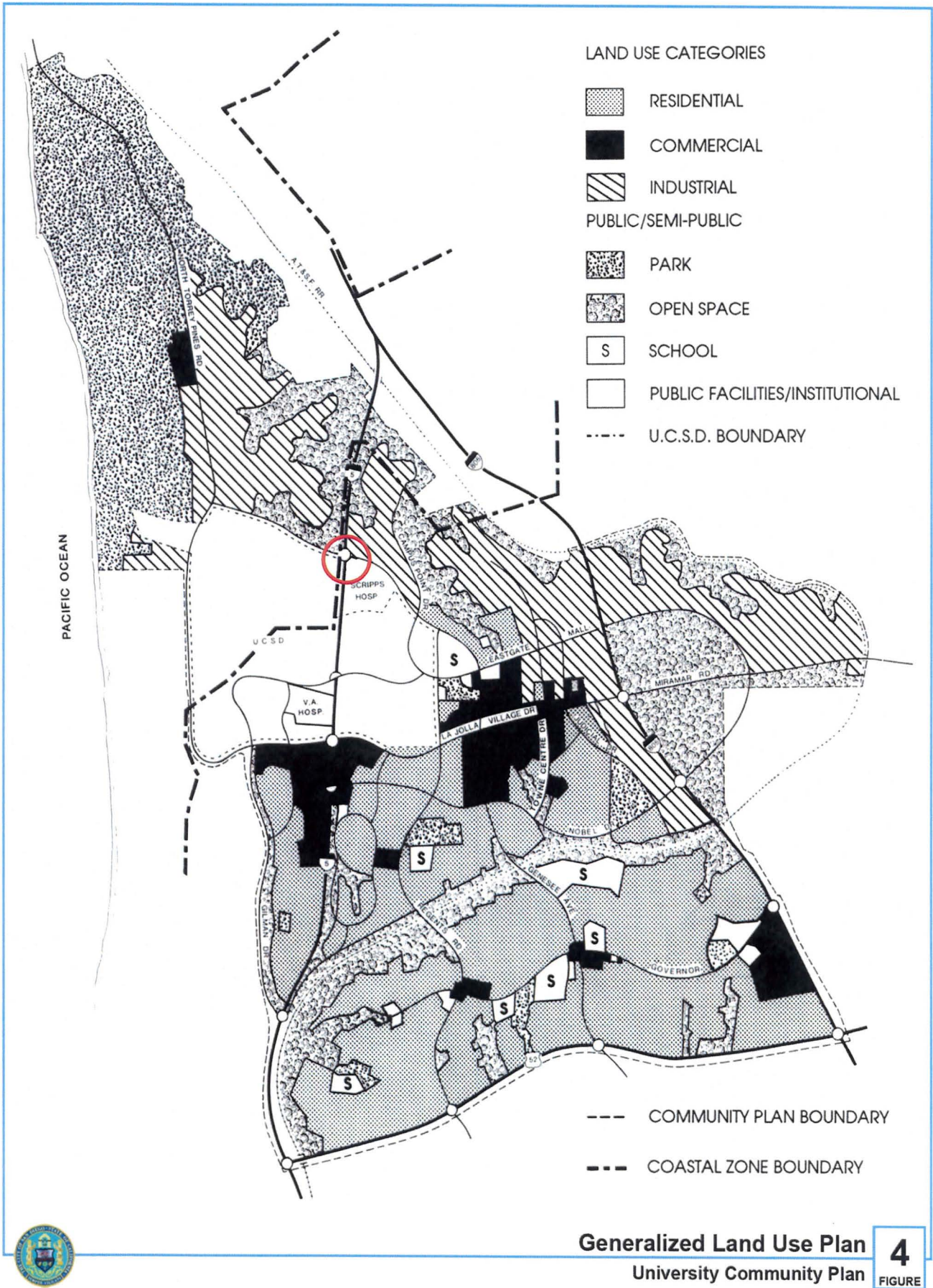
(1) A minimum of 187 public parking spaces is to be retained on public land for golf course uses; in addition, at the adjacent Lodge at Torrey Pines, there are 40 parking spaces reserved daily for golfers and 94 parking spaces reserved during tournaments.

(2) Chevron, Scallop Nuclear, and La Jolla Cancer Research Foundation shall be required to mitigate their peak-hour trip generation rate to a level equal to or less than that which would be generated by a project of 18,000 SF/AC. Mitigation shall be achieved through a Transportation System Management (TSM) program to be approved by the City Council and the California Coastal Commission as a Local Coastal Program amendment. The proposed TSM program must specify the maximum development intensity of the project site and include supported findings. This Plan encourages the development of these parcels through a master plan.

(3) SAIC and IVAC shall be required to mitigate their peak-hour trip generation rate to a level equal to or less than that which would be generated by a project of 18,000 SF/AC. Mitigation shall be achieved through a Transportation System management (TSM) program to be approved by the City Council.

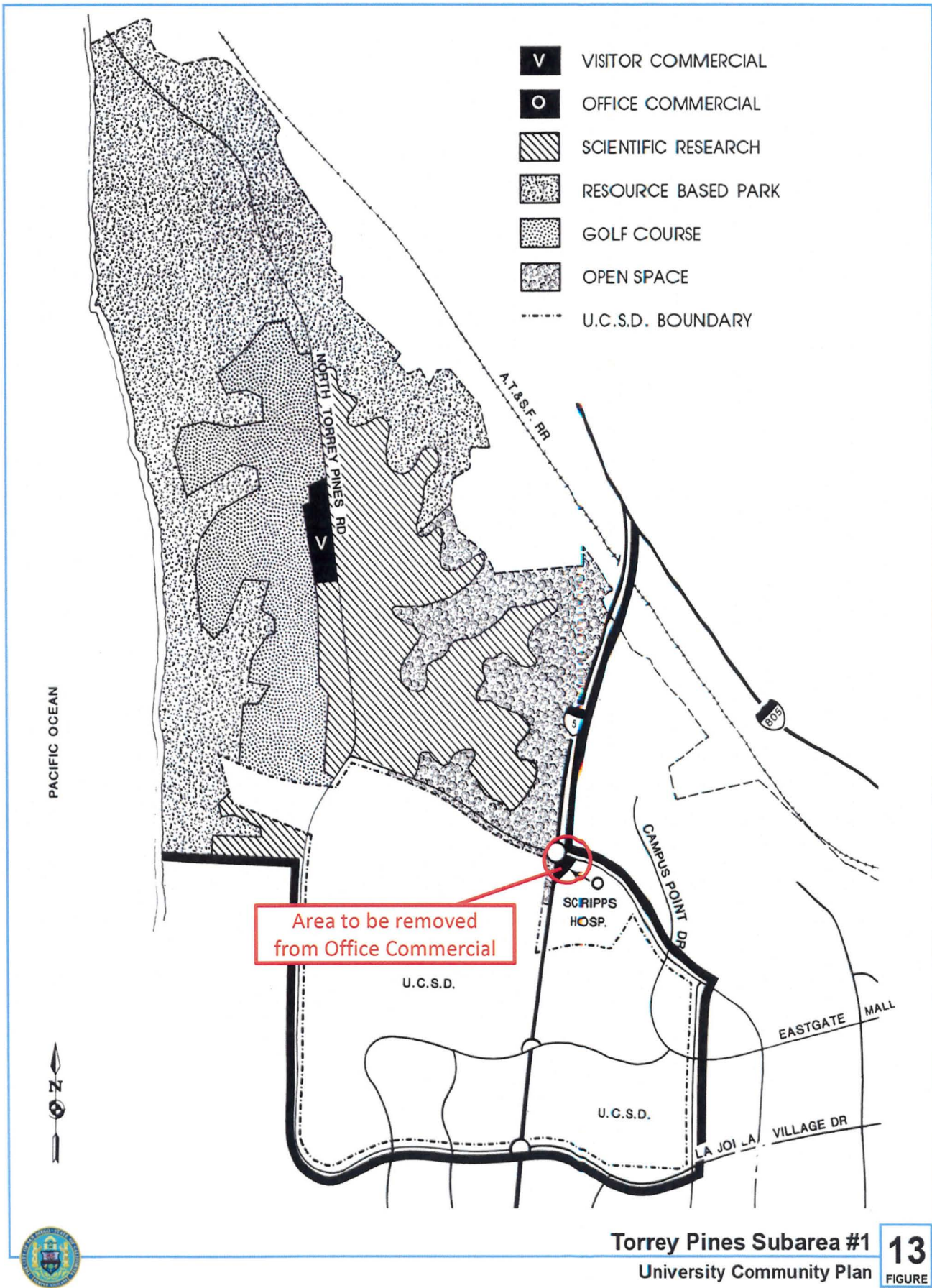
(4) This Plan encourages the development of this subarea through a master plan.

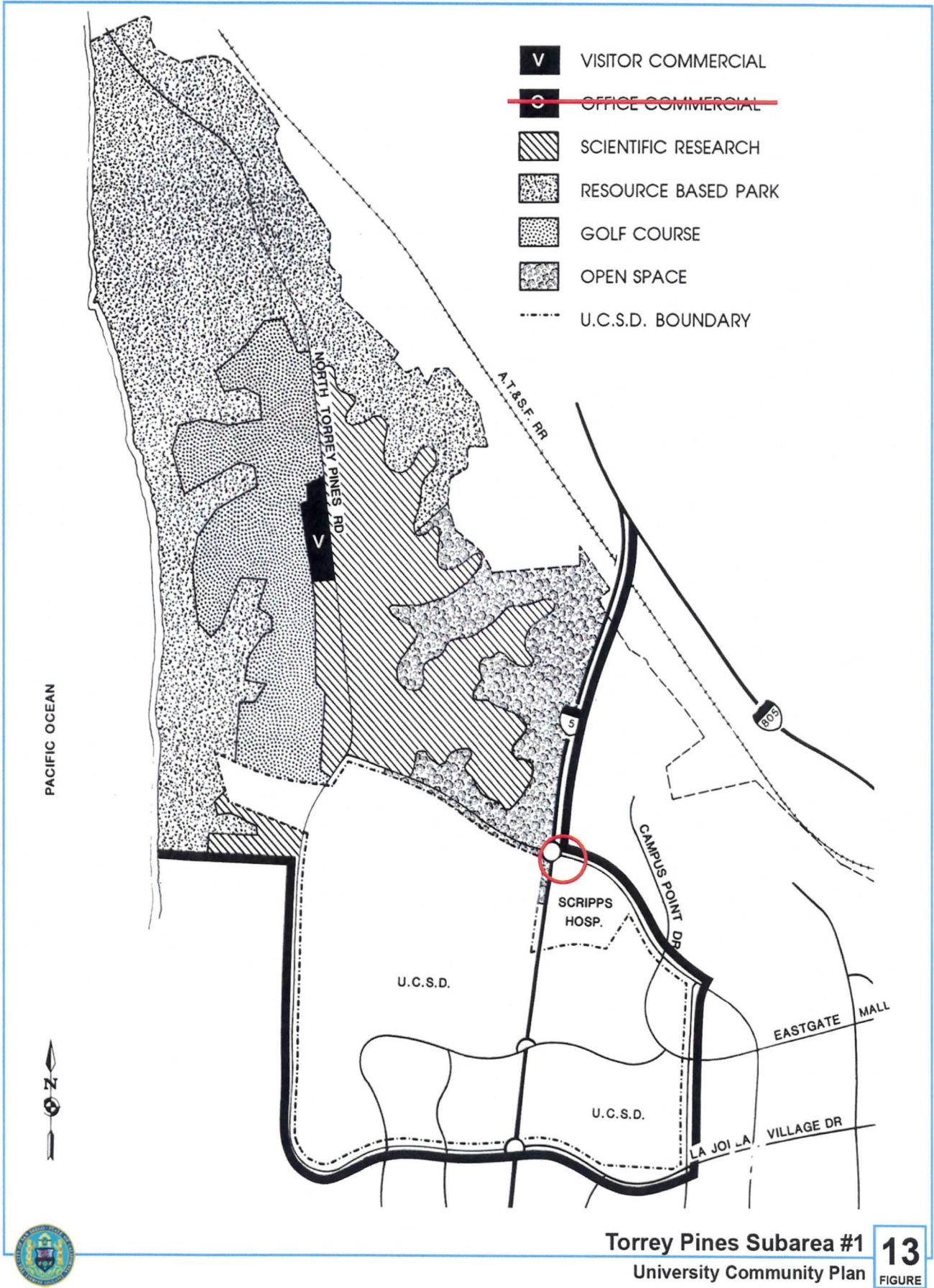




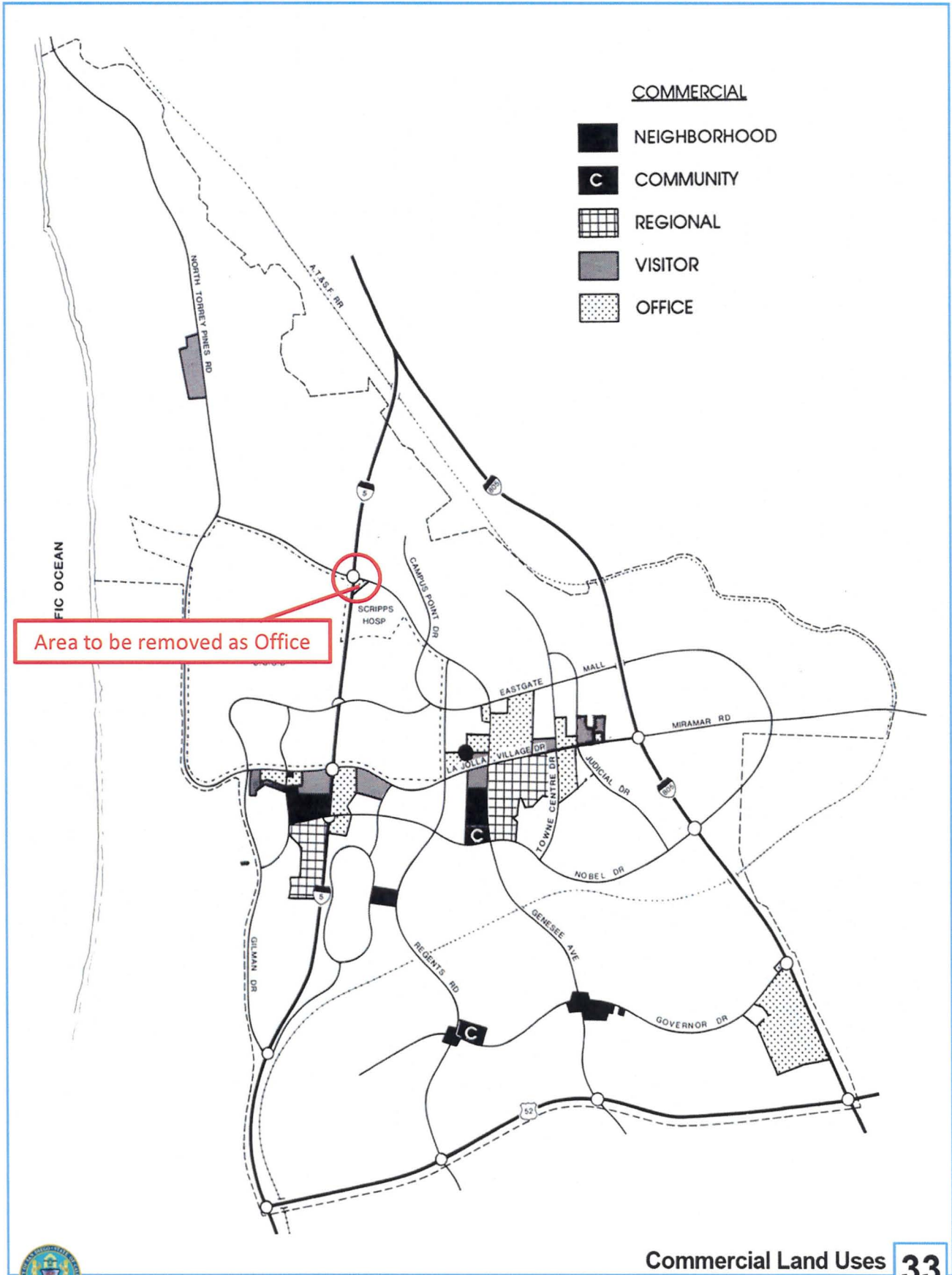
Generalized Land Use Plan
University Community Plan





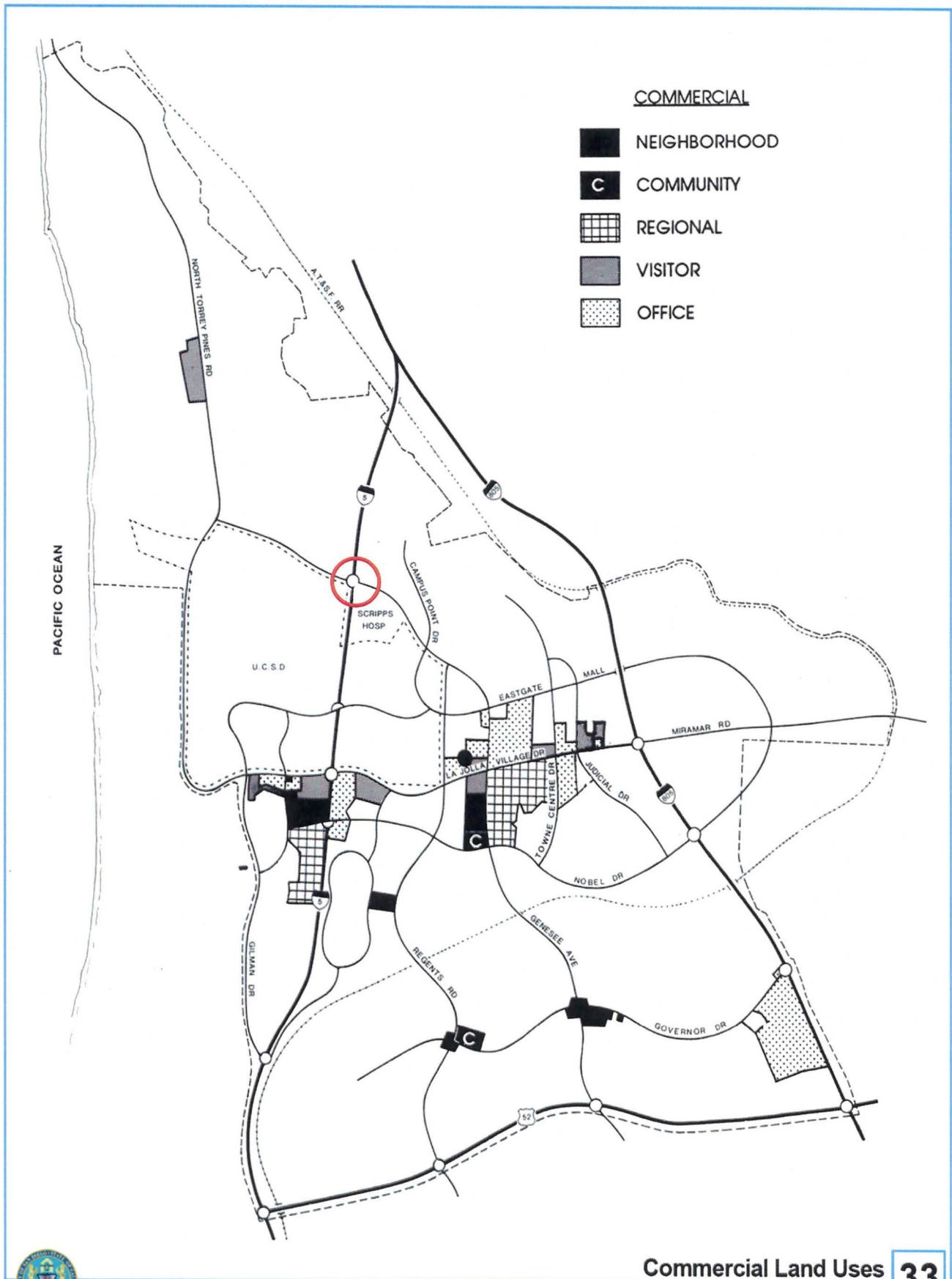


Torrey Pines Subarea #1
University Community Plan



Area to be removed as Office





Rezone Ordinance

(O-xxxxx)

ORDINANCE NUMBER O-_____ (NEW SERIES)

ADOPTED ON _____

AN ORDINANCE OF THE COUNCIL OF THE CITY OF SAN DIEGO CHANGING 44.5 ACRES LOCATED AT 9888 GENESEE AVENUE, WITHIN THE UNIVERSITY COMMUNITY PLAN AREA, IN THE CITY OF SAN DIEGO, CALIFORNIA, FROM THE RS-1-14 TO IL-2-1 ZONE, AS DEFINED BY SAN DIEGO MUNICIPAL CODE SECTION 131.0603; AND REPEALING ORDINANCE NO. O-13455, ADOPTED FEBRUARY 15, 1932, OF THE ORDINANCES OF THE CITY OF SAN DIEGO IN SO FAR AS THE SAME CONFLICT HEREWITH.

WHEREAS, under Charter section 280(a)(2) this ordinance is not subject to veto by the Mayor because this matter requires the City Council to act as a quasi-judicial body and where a public hearing was required by law implicating due process rights of individuals affected by the decision and where the Council was required by law to consider evidence at the hearing and to make legal findings based on evidence presented; NOW, THEREFORE,

BE IT ORDAINED, by the Council of the City of San Diego, as follows:

Section 1. That 44.5 acres located at 9888 Genesee Avenue and legally described as Parcels 1 to 4 of Parcel Map No. 16242, Parcels 2 to 4 of Parcel Map No. 11644, and Parcel 3 of Parcel Map No. 10260, in the University Community Plan area, in the City of San Diego, California, as shown on Zone Map Drawing No. B-4285, filed in the office of the City Clerk as Document No. OO-_____, are rezoned from the RS-1-14 zone into the IL-2-1 zone, as the zone is described and defined by San Diego Municipal Code Chapter 13 Article 1 Division 6. This action amends the Official Zoning Map adopted by Resolution R-301263 on February 28, 2006.

Section 2. That Ordinance No. O-13455, adopted February 15, 1932, of the ordinances of the City of San Diego is repealed insofar as the same conflict with the rezoned uses of the land.

Section 3. That a full reading of this ordinance is dispensed with prior to its final passage, a written or printed copy having been available to the City Council and the public a day prior to its final passage.

Section 4. This ordinance shall take effect and be in force on the thirtieth day from and after its passage, and no building permits for development inconsistent with the provisions of this ordinance shall be issued unless application therefore was made prior to the date of adoption of this ordinance.

APPROVED: JAN GOLDSMITH, City Attorney

By _____
Shannon Thomas
Deputy City Attorney

Initials~
Date~
Or.Dept: DSD
Case No217934
O-XXXXX