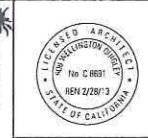
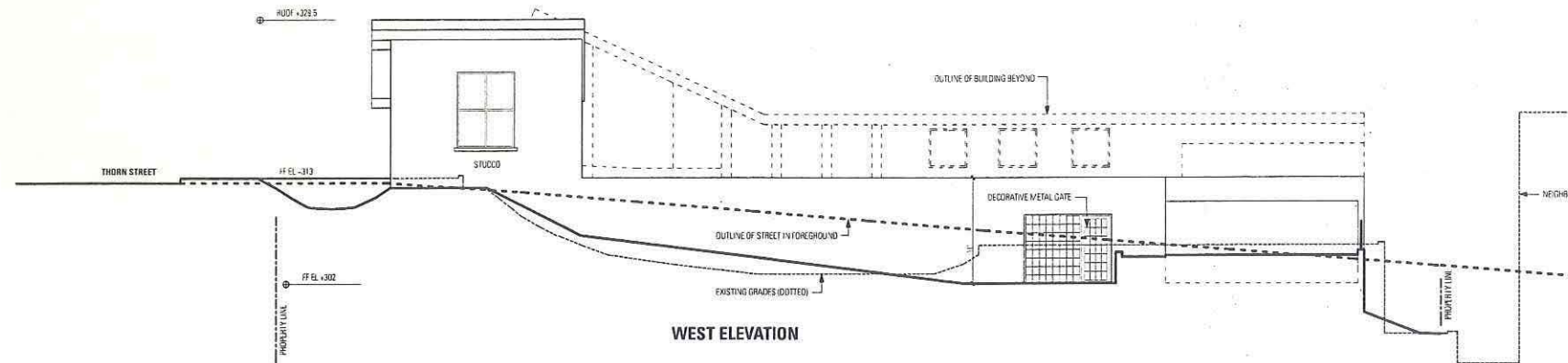


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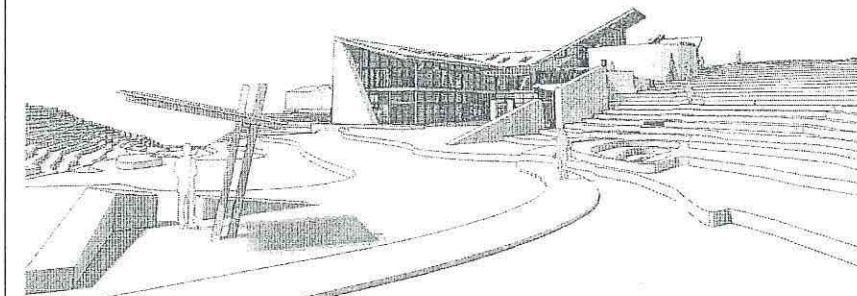
ELEVATIONS		LIVING LAB 4255 THORN STREET SAN DIEGO, CA. 92105		A3.0
CITY OF SAN DIEGO, CALIFORNIA DEVELOPMENT SERVICES DEPARTMENT SHEET 17 OF 19 SHEETS				VBS: VBS:
FOR CITY ENGINEER		DATE		ASSOCIATE ENGINEER
DESCRIPTION	BY	APPROVED	DATE	FILMED
ORIGINAL	XXX			
AS-BUILTS				PROJECT ENGINEER
CONTRACTOR				SEE SHEETS
INSPECTOR				COORDINATE
DATE STARTED				SEE SHEETS
DATE COMPLETED				COORDINATES
DATE: 3/27/13				287114

**Rob Wellington Quigley, FAIA**  
416 13th Street  
San Diego, California 92101  
T (619) 232-0888  
F (619) 232-8966

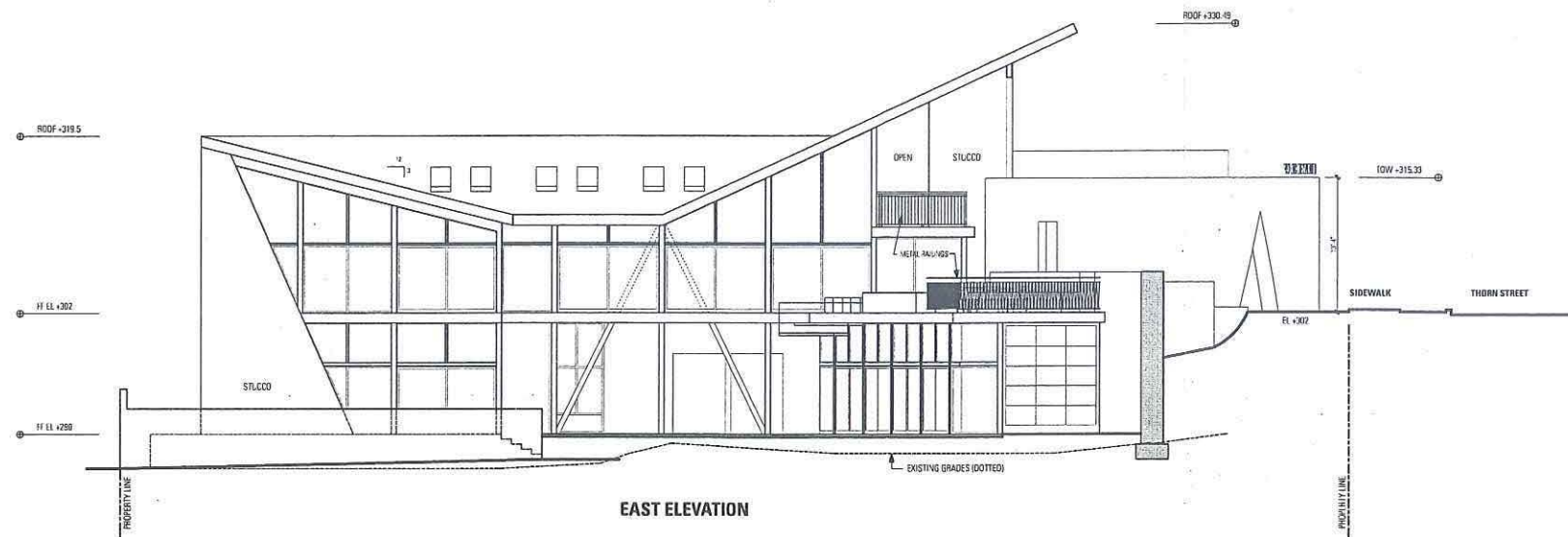




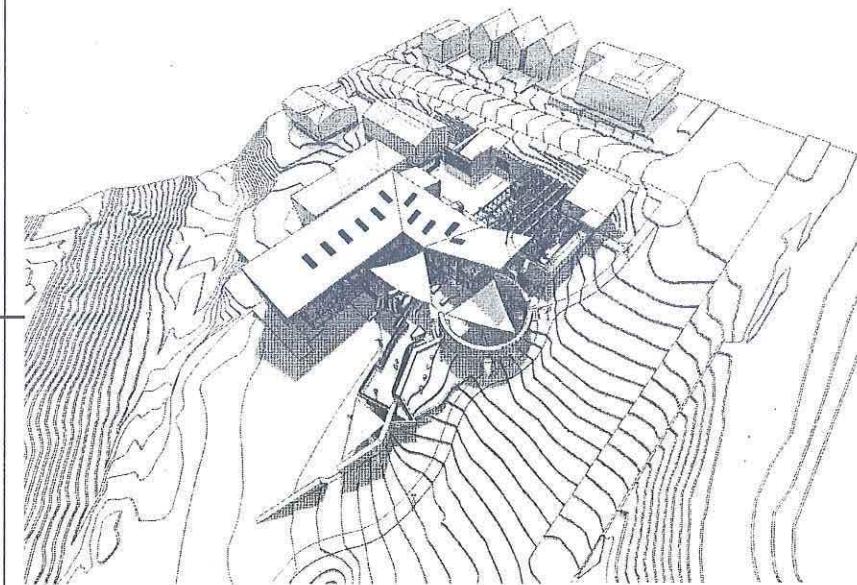
WEST ELEVATION



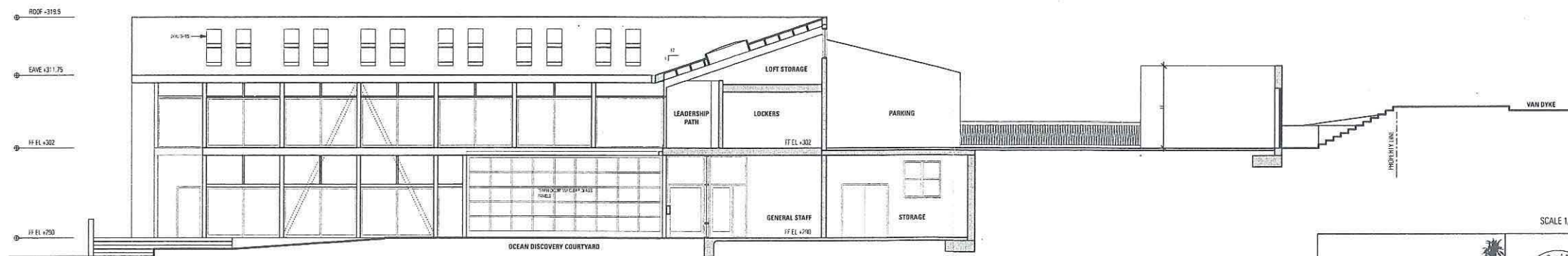
PERSPECTIVE VIEW FROM TRAIL HEAD



EAST ELEVATION



BIRDSEYE VIEW FROM NORTH EAST



NORTH FACING COURTYARD ELEVATION & SECTION

ELEVATIONS & PERSPECTIVES  
**LIVING LAB**  
 4255 THORN STREET  
 SAN DIEGO, CA. 92105

A3.1

CITY OF SAN DIEGO, CALIFORNIA  
 DEVELOPMENT SERVICES DEPARTMENT  
 SHEET 18 OF 19 SHEETS

WBS \_\_\_\_\_  
 WBS \_\_\_\_\_

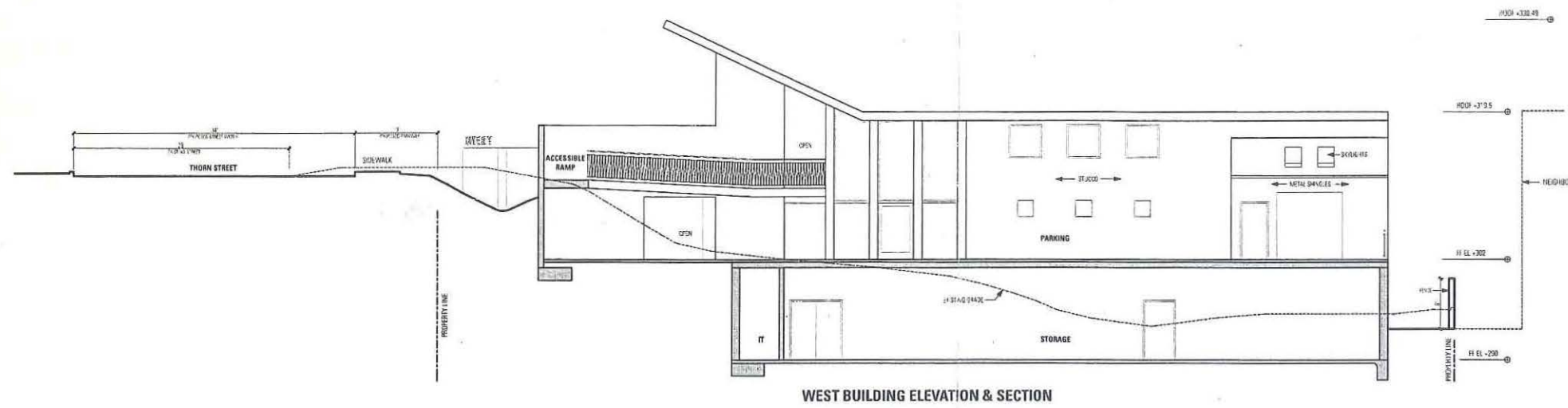
SCALE 1/8" = 1'-0"

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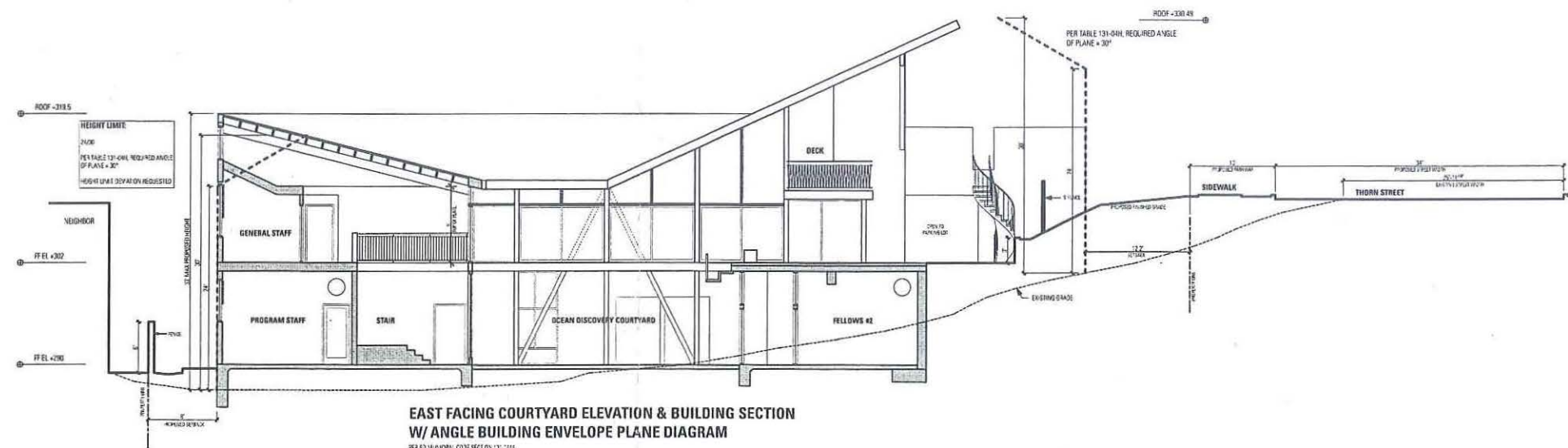


DATE: 3/27/13

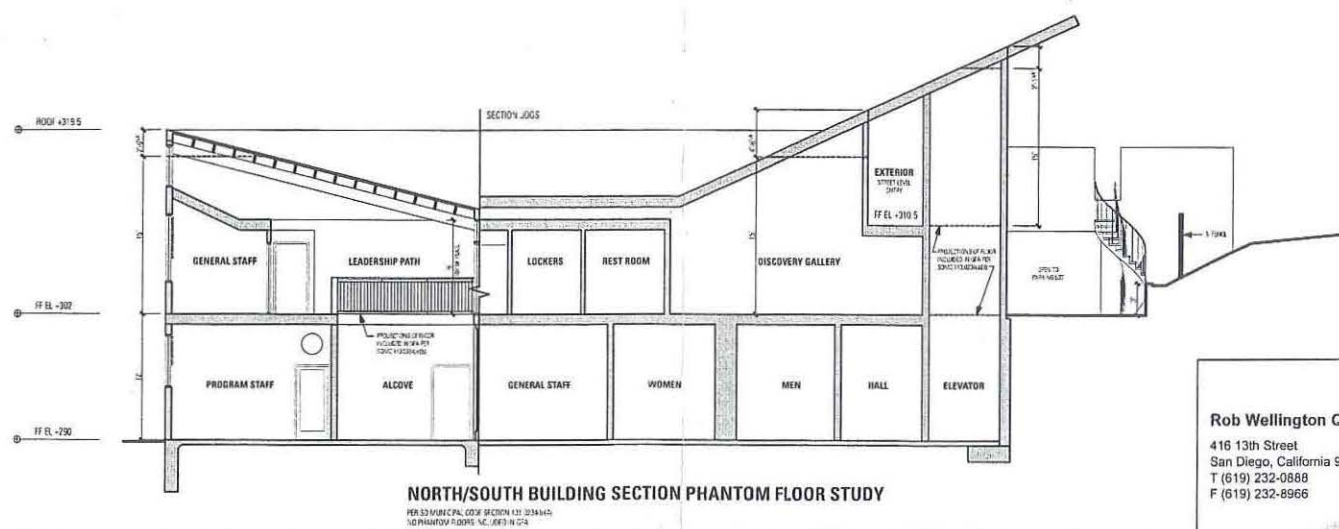
FOR CITY ENGINEER		DATE		ASSOCIATE ENGINEER	
DESCRIPTION	BY	APPROVED	DATE	FILMED	
ORIGINAL	XXX				PROJECT ENGINEER
					SEE SHEETS
					COORDINATE
					SEE SHEETS
					COORDINATES
AS-BUILTS					
CONTRACTOR		DATE STARTED			
INSPECTOR		DATE COMPLETED			
					287114



WEST BUILDING ELEVATION & SECTION



EAST FACING COURTYARD ELEVATION & BUILDING SECTION  
W/ ANGLE BUILDING ENVELOPE PLANE DIAGRAM



NORTH/SOUTH BUILDING SECTION PHANTOM FLOOR STUDY

SCALE 1/8" = 1'-0"

<b>ELEVATIONS &amp; HEIGHT LIMIT DIAGRAM</b>				<b>A3.2</b>
<b>LIVING LAB</b> 4255 THORN STREET SAN DIEGO, CA. 92105				
CITY OF SAN DIEGO, CALIFORNIA DEVELOPMENT SERVICES DEPARTMENT SHEET 19 OF 19 SHEETS				WBS _____ WBS _____
FOR CITY ENGINEER		DATE		ASSOCIATE ENGINEER
DESCRIPTION	BY	APPROVED	DATE	FILMED
ORIGINAL	XXX			
AS-BUILTS				
CONTRACTOR		DATE STARTED		
INSPECTOR		DATE COMPLETED		
				287114

**Rob Wellington Quigley, FAIA**  
 416 13th Street  
 San Diego, California 92101  
 T (619) 232-0888  
 F (619) 232-8966



DATE: 3/27/13

RESOLUTION NUMBER R-\_\_\_\_\_

DATE OF FINAL PASSAGE \_\_\_\_\_

A RESOLUTION GRANTING CONDITIONAL USE PERMIT NO. 1008720  
AND SITE DEVELOPMENT PERMIT NO. 1008721 FOR THE LIVING LAB-  
OCEAN DISCOVERY - PROJECT NO. 287114

WHEREAS, OCEAN DISCOVERY INSTITUTE, a California Nonprofit Educational Foundation, Owner and Permittee, filed an application with the City of San Diego for a Conditional Use Permit and Site Development Permit to demolish two single family dwelling units and construct an 11,737 square foot educational facility known as the Living Lab-Ocean Discovery project, located at 4255 Thorn Street, and legally described as Parcel 1: Lots 1 and 2 of Block 129 of City Heights, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 1007 filed in the Office of the County Recorder of San Diego County, October 3, 1906; together with that portion of Van Dyke Avenue, adjoining said land on the west, as vacated and closed by Resolution recorded March 17, 1958, in Book 6995, Page 388 of Official records; and together with that portion of the northwesterly 20.00 feet of Lexington Avenue, adjoining said land on the east, as vacated and closed to public use; and Parcel 2: Lots 3 and 4 of Block 129 of City Heights, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 1007 filed in the Office of the County Recorder of San Diego County, October 3, 1906; together with that portion of Van Dyke Avenue, adjoining said land on the west, as vacated and closed by Resolution recorded March 17, 1958, in Book 6995, Page 388 of Official records; and together with that portion of the northwesterly 20.00 feet of Lexington Avenue, adjoining said land on the east, as vacated and closed to public use; and together with that portion of Thorn

Street formally known as Centre Street in the City of San Diego, County of San Diego, State of California, as dedicated to public use on Map No. 1007 filed in the Office of the County Recorder of San Diego County, October 3, 1906. Beginning at the true point of beginning being the northeast corner of Lot 1 of said Map 1007; thence continued at the prolongation of said Lot 1, N 89° 03'14" E 25.15 feet to the northwesterly right-of-way line of Lexington Avenue vacated on May 1, 1916, per City Resolution No. 536; thence along the said right-of-way line N 38° 16'44" E 7.55 feet; thence N 89° 03'14" W 101.15 feet; thence N 00° 56'46" E 16.00 feet; thence N 89° 03'14" W 173.75 feet; thence S 01° 26'39" W 41.83 feet to a point of cusp; thence northeasterly along curve concave to the southeast having a radius of 20.00 feet, through a central angle of 89° 30'07" an arc length of 31.24 feet; thence S 89° 03'14" E 225.53 feet returning to the true point of beginning; and

WHEREAS, on May 23, 2013, the Planning Commission of the City of San Diego considered Conditional Use Permit [CUP] No. 1008720 and Site Development Permit [SDP] No. 1008721, and pursuant to Resolution No. \_\_\_\_\_-PC voted to recommend approval of the Permit; and

WHEREAS, under Charter section 280(a)(2) this resolution 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 the evidence presented; and

WHEREAS, the matter was set for public hearing on \_\_\_\_\_,  
 testimony having been heard, evidence having been submitted, and the City Council  
 having fully considered the matter and being fully advised concerning the same; NOW,  
 THEREFORE,

BE IT RESOLVED, by the Council of the City of San Diego, that it adopts the  
 following findings with respect to Conditional Use Permit [CUP] No. 1008720 and Site  
 Development Permit [SDP] No. 1008721:

**I. CONDITIONAL USE PERMIT APPROVAL – Section §126.0305**

**A. Findings for all Conditional Use Permit**

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

The 0.64 acre project site is located at 4255 Thorn Street in the RS-1-7 Zone within the Central Urbanized Planned District Boundary, the City Heights Community of the Mid-City Communities Plan area, and the City Heights Redevelopment Project Area. The community plan designates the site for Residential (6-10 du/ac). The project site could accommodate one dwelling unit on the consolidated lots based on the underlying zone and 3 to 6 residential dwelling units based on the community plan.

The project proposes the demolition of two single family dwelling units and construction of an 11,737 square foot educational facility, and the installation of all new public improvements along the southern and far eastern portions of Thorn Street. The facility includes two laboratories, alcoves for small gatherings and classes, a kitchen and dining room, offices, storage space, and a 380 square foot residential studio for a visiting scientist-in-residence.

The proposed project is classified as an educational facility and would not adversely affect the goals and policies of the Mid-City Communities Plan, and would not adversely impact the community plan land use designation as educational uses are allowed within the residential land use designation and the residential zone through a CUP. The proposed project helps to implement the Public Facilities and Services Element, which promotes additional educational facilities within the community, including the location of alternative resources. Therefore, the proposed development will not adversely affect the Mid-City Communities land use plan.

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

The 0.64 acre project site is located at 4255 Thorn Street. The project proposes the demolition of two single family dwelling units and construction of an 11,737 square foot educational facility, and the installation of all new public improvements along the southern and far eastern portions of Thorn Street. The facility includes two laboratories, alcoves for small gatherings and classes, a kitchen and dining room, offices, storage space, and a 380 square foot residential studio for a visiting scientist-in-residence. Public improvements would include new curb, gutter, sidewalk, an approximately 4 foot high retaining wall, storm drain improvements, pavement, street parking, and the relocation of the water and sewer mains. At the intersection of Van Dyke Avenue and Thorn Street, new street signage, striping, crosswalk and accessible curb ramps would be provided, which will improve the access to this facility as well as the Joyner Elementary school that is located immediately north of the site.

The City of San Diego conducted an environmental review of this site, including a historical assessment of the two single family dwelling units, in accordance with the California Environmental Quality Act (CEQA) guidelines. The project was determined to be categorically exempt from CEQA pursuant to Section 15332, Infill Development Project, which allows for the construction of infill development within an urbanized area that can be adequately serviced by all required utilities and public services.

The permit for the project does include various conditions and referenced exhibits of approval relevant to achieving project compliance with the applicable regulations of the Land Development Code (LDC) in effect for this project. Such conditions have been determined as necessary to avoid adverse impacts upon the health, safety and general welfare of persons residing or working in the surrounding area. The project shall comply with the development conditions in effect for the subject property as described in CUP No. 1008720 and SDP No. 1008721, and other regulations and guidelines pertaining to the subject property per the LDC. Therefore, the proposed development will not be detrimental to the public health, safety, and welfare.

**3. The proposed *development* will comply with the regulations of the Land Development Code including any allowable deviations pursuant to the Land Development Code; and**

The 0.64 acre project site is located at 4255 Thorn Street. The project proposes the demolition of two single family dwelling units and construction of an 11,737 square foot educational facility, and the installation of all new public improvements along the southern and far

eastern portions of Thorn Street. The facility includes two laboratories, alcoves for small gatherings and classes, a kitchen and dining room, offices, storage space, and a 380 square foot residential studio for a visiting scientist-in-residence. Public improvements would include new curb, gutter, sidewalk, an approximately 4 foot high retaining wall, storm drain improvements, pavement, street parking, and the relocation of the water and sewer mains. At the intersection of Van Dyke Avenue and Thorn Street, new street signage, striping, crosswalk and accessible curb ramps would be provided, which will improve the access to this facility as well as the Joyner Elementary school that is located immediately north of the site.

The building design would achieve a Leadership in Energy and Environmental Design (LEED) Platinum level certification and would meet applicable themes of the Living Building Challenge (e.g., net zero for water and energy use, integrates opportunities for urban agriculture, etc.). Additionally, the site would be improved with 35,000 square feet of outdoor features and provide increased accessibility to nature within the neighborhood. Landscaping would be woven throughout the site by incorporating a green roof and extending landscaping around the building into the canyon, and native plantings would represent local habitats and interpretive signage would be located to explain ongoing experiments. Space would be allocated to raise native plants for use in canyon restoration projects, which provides the opportunities for teaching and demonstrations about growing edible produce

The proposed project includes a request for deviations to building height, street side yard setback, side yard setback, site wall height, and driveway width. Each of the deviations was reviewed as they relate to the proposed design of the project, the property configuration with its varying topographic conditions, the surrounding development, and the applicable regulations. The proposed deviations have been determined to be appropriate for this location and will result in a more desirable project that efficiently utilizes the site and improves the environmental sustainability of the architectural design to achieve a net zero energy building, while meeting the purpose and intent of the development regulations.

Other than the requested deviations, the project meets all applicable regulations and policy documents, and is consistent with the recommended land use, design guidelines, and development standards in effect for this site per the LDC.

#### **4. The proposed use is appropriate at the proposed location.**

The 0.64 acre project site is located at 4255 Thorn Street in the RS-1-7 Zone within the Central Urbanized Planned District Boundary, the City Heights Community of the Mid-City Communities Plan area, and the City



Heights Redevelopment Project Area. The community plan designates the site for Residential (6-10 du/ac). The project proposes the demolition of two single family dwelling units and construction of an 11,737 square foot educational facility, and the installation of all new public improvements along the southern and far eastern portions of Thorn Street. The facility includes two laboratories, alcoves for small gatherings and classes, a kitchen and dining room, offices, storage space, and a 380 square foot residential studio for a visiting scientist-in-residence. Joyner Elementary school is located immediately north of the site and Manzanita Canyon is located east and south east of the project site.

The Ocean Discovery Institute's Living Lab would provide natural resources-based instructional services, access to local nature, youth development activities, and public programs, which have been designed to facilitate learning about science and conservation, inspiring participants to inquire, investigate, and innovate. The state-of-the-art laboratories would provide hands-on programming in science, technology, engineering, and mathematics.

The proposed project is classified as an educational facility and would not adversely affect the goals and policies of the Mid-City Communities Plan, and would not adversely impact the community plan land use designation as educational uses are allowed within the residential land use designation and the residential zone through a CUP. The proposed project helps to implement the Public Facilities and Services Element, which promotes additional educational facilities within the community, including the location of alternative resources. Therefore, the proposed use is appropriate at the proposed location.

## **II. SITE DEVELOPMENT PERMIT APPROVAL- Section 126.0504**

### **A. Findings for all Site Development Permits**

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

The 0.64 acre project site is located at 4255 Thorn Street in the RS-1-7 Zone within the Central Urbanized Planned District Boundary, the City Heights Community of the Mid-City Communities Plan area, and the City Heights Redevelopment Project Area. The community plan designates the site for Residential (6-10 du/ac). The project site could accommodate one dwelling unit on the consolidated lots based on the underlying zone and 3 to 6 residential dwelling units based on the community plan.

The project proposes the demolition of two single family dwelling units and construction of an 11,737 square foot educational facility, and the installation of all new public improvements along the southern and far

eastern portions of Thorn Street. The facility includes two laboratories, alcoves for small gatherings and classes, a kitchen and dining room, offices, storage space, and a 380 square foot residential studio for a visiting scientist-in-residence.

The proposed project is classified as an educational facility and would not adversely affect the goals and policies of the Mid-City Communities Plan, and would not adversely impact the community plan land use designation as educational uses are allowed within the residential land use designation and the residential zone through a CUP. The proposed project helps to implement the Public Facilities and Services Element, which promotes additional educational facilities within the community, including the location of alternative resources. Therefore, the proposed development will not adversely affect the Mid-City Communities land use plan.

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

The 0.64 acre project site is located at 4255 Thorn Street in the RS-1-7 Zone within the Central Urbanized Planned District Boundary, the City Heights Community of the Mid-City Communities Plan area, and the City Heights Redevelopment Project Area. The project proposes the demolition of two single family dwelling units and construction of an 11,737 square foot educational facility, and the installation of all new public improvements along the southern and far eastern portions of Thorn Street. The facility includes two laboratories, alcoves for small gatherings and classes, a kitchen and dining room, offices, storage space, and a 380 square foot residential studio for a visiting scientist-in-residence. Public improvements would include new curb, gutter, sidewalk, an approximately 4 foot high retaining wall, storm drain improvements, pavement, street parking, and the relocation of the water and sewer mains. At the intersection of Van Dyke Avenue and Thorn Street, new street signage, striping, crosswalk and accessible curb ramps would be provided, which will improve the access to this facility as well as the Joyner Elementary school that is located immediately north of the site.

The City of San Diego conducted an environmental review of this site, including a historical assessment of the two single family dwelling units, in accordance with the CEQA guidelines. The project was determined to be categorically exempt from CEQA pursuant to Section 15332, Infill Development Project, which allows for the construction of infill development within an urbanized area that can be adequately serviced by all required utilities and public services.

The permit for the project does include various conditions and referenced exhibits of approval relevant to achieving project compliance with the applicable regulations of the LDC in effect for this project. Such

conditions have been determined as necessary to avoid adverse impacts upon the health, safety and general welfare of persons residing or working in the surrounding area. The project shall comply with the development conditions in effect for the subject property as described in CUP No. 1008720 and SDP No. 1008721, and other regulations and guidelines pertaining to the subject property per the LDC. Therefore, the proposed development will not be detrimental to the public health, safety, and welfare.

**3. The proposed development will comply with the applicable regulations of the Land Development Code, including any allowable deviations pursuant to the Land Development Code.**

The 0.64 acre project site is located at 4255 Thorn Street. The project proposes the demolition of two single family dwelling units and construction of an 11,737 square foot educational facility, and the installation of all new public improvements along the southern and far eastern portions of Thorn Street. The facility includes two laboratories, alcoves for small gatherings and classes, a kitchen and dining room, offices, storage space, and a 380 square foot residential studio for a visiting scientist-in-residence. Public improvements would include new curb, gutter, sidewalk, an approximately 4 foot high retaining wall, storm drain improvements, pavement, street parking, and the relocation of the water and sewer mains. At the intersection of Van Dyke Avenue and Thorn Street, new street signage, striping, crosswalk and accessible curb ramps would be provided, which will improve the access to this facility as well as the Joyner Elementary school that is located immediately north of the site.

The building design would achieve a Leadership in Energy and Environmental Design (LEED) Platinum level certification and would meet applicable themes of the Living Building Challenge (e.g., net zero for water and energy use, integrates opportunities for urban agriculture, etc.). Additionally, the site would be improved with 35,000 square feet of outdoor features and provide increased accessibility to nature within the neighborhood. Landscaping would be woven throughout the site by incorporating a green roof and extending landscaping around the building into the canyon, and native plantings would represent local habitats and interpretive signage would be located to explain ongoing experiments. Space would be allocated to raise native plants for use in canyon restoration projects, which provides the opportunities for teaching and demonstrations about growing edible produce

The proposed project includes a request for deviations to building height, street side yard setback, side yard setback, site wall height, and driveway width. Each of the deviations was reviewed as they relate to the proposed design of the project, the property configuration with its varying

topographic conditions, the surrounding development, and the applicable regulations. It was determined that the deviations are appropriate and will result in a more desirable project that efficiently utilizes the site and improves the environmental sustainability of the architectural design to achieve a net zero energy building, while meeting the purpose and intent of the development regulations.

Other than the requested deviations, the project meets all applicable regulations and policy documents, and is consistent with the recommended land use, design guidelines, and development standards in effect for this site per the adopted Mid-City Communities Plan, LDC, and the General Plan.

**M. Supplemental Findings--Deviations for Affordable/In-Fill Housing Projects and Sustainable Buildings**

**1. The proposed development will materially assist in accomplishing the goal of providing affordable housing opportunities in economically balanced communities throughout the City, and/or the proposed development will materially assist in reducing impacts associated with fossil fuel energy use by utilizing alternative energy resources, self-generation and other renewable technologies (e.g. photovoltaic, wind, and/or fuel cells) to generate electricity needed by the building and its occupants;**

The project proposes the demolition of two single family dwelling units and construction of an 11,737 square foot educational facility, and the installation of all new public improvements along the southern and far eastern portions of Thorn Street. The building design would achieve a LEED Platinum level certification and would meet applicable themes of the Living Building Challenge (e.g., net zero for water and energy use, integrates opportunities for urban agriculture, etc.).

Among the many other sustainable design features considered in the project are the use of sustainable construction materials and practices, green roof for reduced heat island effect, and construction waste management. Operational sustainable features include the use of high efficacy plumbing fixtures, Energy Star appliances, passive cooling and heating, enhance natural ventilation and lighting, water conserving native and pest resistant plant in the landscape, a high efficiency irrigation system, and use of low VOC materials. The proposed development includes a storm water system that can be studied as water moves through the site and use of the photovoltaic panels above the parking stalls to provide shading for the parking area.

Therefore, the proposed development will materially assist in reducing impacts associated with fossil fuel energy use by utilizing alternative

energy resources, self-generation and other renewable technologies (e.g. photovoltaic, wind, and/or fuel cells) to generate electricity needed by the building and its occupants.

**2. The development will not be inconsistent with the purpose of the underlying zone; and**

The 0.64 acre project site is located at 4255 Thorn Street in the RS-1-7 Zone within the Central Urbanized Planned District Boundary, the City Heights Community of the Mid-City Communities Plan area, and the City Heights Redevelopment Project Area. The community plan designates the site for Residential (6-10 du/ac). The project site could accommodate one dwelling unit on the consolidated lots based on the underlying zone and 3 to 6 residential dwelling units based on the community plan.

The project proposes the demolition of two single family dwelling units and construction of an 11,737 square foot educational facility, and the installation of all new public improvements along the southern and far eastern portions of Thorn Street. The facility includes two laboratories, alcoves for small gatherings and classes, a kitchen and dining room, offices, storage space, and a 380 square foot residential studio for a visiting scientist-in-residence.

The proposed project is classified as an educational facility and would not adversely affect the goals and policies of the Mid-City Communities Plan, and would not adversely impact the community plan land use designation as educational uses are allowed within the residential land use designation and the residential zone through a CUP. Therefore, the proposed development will not be inconsistent with the purpose of the underlying zone.

**3. Any proposed deviations are appropriate for this location and will result in a more desirable project than would be achieved if designed in strict conformance with the development regulations of the applicable zone.**

The 0.64 acre project site is located at 4255 Thorn Street. The project proposes the demolition of two single family dwelling units and construction of an 11,737 square foot educational facility, and the installation of all new public improvements along the southern and far eastern portions of Thorn Street. The facility includes two laboratories, alcoves for small gatherings and classes, a kitchen and dining room, offices, storage space, and a 380 square foot residential studio for a visiting scientist-in-residence. Public improvements would include new curb, gutter, sidewalk, an approximately 4 foot high retaining wall, storm drain improvements, pavement, street parking, and the relocation of the water and sewer mains. At the intersection of Van Dyke Avenue and

Thorn Street, new street signage, striping, crosswalk and accessible curb ramps would be provided, which will improve the access to this facility as well as the Joyner Elementary school that is located immediately north of the site.

The building design would achieve a Leadership in Energy and Environmental Design (LEED) Platinum level certification and would meet applicable themes of the Living Building Challenge (e.g., net zero for water and energy use, integrates opportunities for urban agriculture, etc.). Additionally, the site would be improved with 35,000 square feet of outdoor features and provide increased accessibility to nature within the neighborhood. Landscaping would be woven throughout the site by incorporating a green roof and extending landscaping around the building into the canyon, and native plantings would represent local habitats and interpretive signage would be located to explain ongoing experiments. Space would be allocated to raise native plants for use in canyon restoration projects, which provides the opportunities for teaching and demonstrations about growing edible produce

The proposed project includes a request for deviations to building height, street side yard setback, side yard setback, site wall height, and driveway width. Each of the deviations was reviewed as they relate to the proposed design of the project, the property configuration with its varying topographic conditions, the surrounding development, and the applicable regulations. The proposed deviations have been determined to be appropriate for this location and will result in a more desirable project that efficiently utilizes the site and improves the environmental sustainability of the architectural design to achieve a net zero energy building, than would be achieved if designed in strict conformance with the development regulations of the applicable zone.

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

BE IT FURTHER RESOLVED, that Conditional Use Permit [CUP] No. 1008720 and Site Development Permit [SDP] No. 1008721 is granted to OCEAN DISCOVERY INSTITUTE, a California Nonprofit Educational Foundation, Owner/Permittee, under the terms and conditions set forth in the attached permit which is made a part of this resolution.

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF SAN DIEGO  
OF THE CITY OF SAN DIEGO, CALIFORNIA, ON \_\_\_\_\_.

APPROVED: JAN I. GOLDSMITH, City Attorney

By \_\_\_\_\_

NAME

Deputy City Attorney

ATTY/SEC. INITIALS

DATE

R- INSERT

Reviewed by Jeffrey A. Peterson, DPM

Internal Order No. 24002968

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

**WHEN RECORDED MAIL TO**  
**CITY CLERK**  
**MAIL STATION 2A**

SPACE ABOVE THIS LINE FOR RECORDER'S USE

INTERNAL ORDER NUMBER: 24002968

**CONDITIONAL USE PERMIT NO. 1008720**  
**SITE DEVELOPMENT PERMIT NO. 1008721**  
**LIVING LAB-OCEAN DISCOVERY - PROJECT NO. 287114**  
**CITY COUNCIL**

This Conditional Use Permit No. 1008720 and Site Development Permit No. 1008721 is granted by the City Council of the City of San Diego to OCEAN DISCOVERY INSTITUTE, a California Nonprofit Educational Foundation, Owner and Permittee, pursuant to San Diego Municipal Code [SDMC] Sections 126.0305 and 126.0504. The 0.64 acre site is located at 4255 Thorn Street, on the southeastern corner of Thorn Street and Van Dyke Avenue, in the RS-1-7 Zone within the Central Urbanized Planned District Boundary, the City Heights Community of the Mid-City Communities Plan area, the City Heights Redevelopment Project Area and Council District 9. The project site is legally described as Parcel 1: Lots 1 and 2 of Block 129 of City Heights, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 1007 filed in the Office of the County Recorder of San Diego County, October 3, 1906; together with that portion of Van Dyke Avenue, adjoining said land on the west, as vacated and closed by Resolution recorded March 17, 1958, in Book 6995, Page 388 of Official records; and together with that portion of the northwesterly 20.00 feet of Lexington Avenue, adjoining said land on the east, as vacated and closed to public use; and Parcel 2: Lots 3 and 4 of Block 129 of City Heights, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 1007 filed in the Office of the County Recorder of San Diego County, October 3, 1906; together with that portion of Van Dyke Avenue, adjoining said land on the west, as vacated and closed by Resolution recorded March 17, 1958, in Book 6995, Page 388 of Official records; and together with that portion of the northwesterly 20.00 feet of Lexington Avenue, adjoining said land on the east, as vacated and closed to public use; and together with that portion of Thorn Street formally known as Centre Street in the City of San Diego, County of San Diego, State of California, as dedicated to public use on Map No. 1007 filed in the Office of the County Recorder of San Diego County, October 3, 1906. Beginning at the true point of beginning being the northeast corner of Lot 1 of said Map 1007; thence continued at the prolongation of said Lot 1, N 89° 03'14" E 25.15 feet to the northwesterly right-of-way line of Lexington Avenue vacated on May 1, 1916, per City Resolution No. 536; thence



along the said right-of-way line N 38° 16'44" E 7.55 feet; thence N 89° 03'14" W 101.15 feet; thence N 00° 56'46" E 16.00 feet; thence N 89° 03'14" W 173.75 feet; thence S 01° 26'39" W 41.83 feet to a point of cusp; thence northeasterly along curve concave to the southeast having a radius of 20.00 feet, through a central angle of 89° 30'07" an arc length of 31.24 feet; thence S 89° 03'14" E 225.53 feet returning to the true point of beginning.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee for the demolition of two single family dwelling units and construction of an educational facility; described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated \_\_\_\_\_, on file in the Development Services Department.

The project shall include:

- a. Demolition of two single family dwelling units and construction of an 11,737 square foot educational facility on the 0.64 acre site. The facility include two laboratories, alcoves for small gatherings and classes, a kitchen and dining room, offices, storage space, and a 380 square foot residential studio;
- b. Deviations as follows;
  - (1) *Street Side Yard Setback*- A deviation to SDMC Section 131.0443(a)(3)(B) to allow for a 3 foot street side yard setback along Thorn Street for the open air entry rotunda;
  - (2) *Side Yard Setback*- A deviation to SDMC Section 131.0443(a)(3)(A) to allow for a 8 foot side yard setback along the south property line;
  - (3) *Site Wall Height*- A deviation to SDMC Section 142.0310(c) to allow for a 7 foot to 11 foot (varies based on grade) wall/fence along Thorn Street;
  - (4) *Building Height*- A deviation to San Diego Municipal Code (SDMC) Section 131-0444(b) and Table 131-04H, to allow for a maximum building height of 33 feet along the south side yard setback with no angled building envelope; and
  - (5) *Driveway Width*- A deviation to SDMC Section 142.0560(c) to allow for a 20 foot driveway width;
- c. Landscaping (planting, irrigation and landscape related improvements);
- d. Off-street parking;
- e. The building will utilize renewable energy technology, self-generating at least 30 percent or more of the projected total energy consumption on site through photovoltaic technology (solar panels), and by achieving a Leadership in Energy and Environmental Design (LEED) Platinum level certification; and

- f. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act [CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

**STANDARD REQUIREMENTS:**

1. This Permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36 month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by \_\_\_\_\_.
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. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.
4. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.
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 building modifications and site improvements may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.

8. Construction plans shall be in substantial conformity to Exhibit "A." Changes, modifications, or alterations to the construction plans are prohibited unless appropriate application(s) or amendment(s) to this Permit have been granted.

9. All of the conditions contained in this Permit have been considered and were determined-necessary to make the findings required for approval of this Permit. The Permit holder is required to comply with each and every condition in order to maintain the entitlements that are granted by this Permit.

If any condition of this Permit, on a legal challenge by the Owner/Permittee of this Permit, is found or held by a court of competent jurisdiction to be invalid, unenforceable, or unreasonable, this Permit shall be void. However, in such an event, the Owner/Permittee shall have the right, by paying applicable processing fees, to bring a request for a new permit without the "invalid" condition(s) back to the discretionary body which approved the Permit for a determination by that body as to whether all of the findings necessary for the issuance of the proposed permit can still be made in the absence of the "invalid" condition(s). Such hearing shall be a hearing de novo, and the discretionary body shall have the absolute right to approve, disapprove, or modify the proposed permit and the condition(s) contained therein.

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.

#### **ENGINEERING REQUIREMENTS:**

11. Prior to the issuance of a building permit, the Owner/Permittee shall obtain a 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.

12. Development of this project shall comply with all requirements of State Water Resources Control Board (SWRCB) Order No. 2009-009 DWQ and the Municipal Storm Water Permit, Order No. 2009-009(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 SWRCB.

13. 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. 2009-009 DWQ, and any subsequent amendments thereto, shall comply with special provisions as set forth in SWRCB Order No. 2009-009 DWQ.

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

15. Prior to the issuance of any construction permits, the Owner/Permittee shall incorporate and show the type and location of all post-construction BMP's on the final construction drawings, in accordance with the approved Water Quality Technical Report, satisfactory to the City Engineer. The configuration and location of proposed bioretention basins are subject to the review and approval of the City Engineer.

16. The proposed graywater system and the use of graywater onsite are subject to County Department of Environmental Health (DEH) regulations. The project's Water Quality Technical Report may be required to be amended to address any DEH requirements that may affect the proposed storm water management plan for this development, as these DEH requirements may relate to the proposed commingling of storm water and graywater in the development's proposed cisterns.

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

18. The drainage systems proposed for this development are subject to approval by the City Engineer, and shall substantially conform to the design concept contained in the Exhibit "A."

19. The work required to remove the existing storm drains that are proposed on the Exhibit "A" are subject to the review and approval of the City Engineer.

20. Prior to issuance of the grading permit, the Owner shall grant a drainage easement to the City for the maintenance of public drainage facilities, to the satisfaction of the City Engineer, which drainage easement shall substantially conform to the location shown on the Exhibit "A."

21. Prior to obtaining a grading permit, the Owner/Permittee shall obtain a letter of permission for the relocation of the 18" reinforced concrete pipe that traverses the Thorn Street public right-of-way, which storm drain belongs to the San Diego Unified School District.
22. Prior to the issuance of the grading permit, the Owner/Permittee shall obtain an Encroachment Maintenance and Removal Agreement for all private drainage structures in City public rights-of- way or City easements, satisfactory to the City Engineer.
23. Export of material from the project site is not proposed. However, any export material that may be generated shall be discharged into a legal disposal site. The approval of this project does not allow the onsite processing and sale of the export material unless the underlying zone allows a construction and demolition debris recycling facility with an approved Neighborhood Use Permit or Conditional Use Permit per LDC Section 141.0620(i).
24. Grading is proposed along the subject property's southerly property line. The Owner/Permittee shall obtain a letter of permission for any grading that may be required on the adjacent southerly property.
25. The proposed driveway and curb opening shall comply with City Standard Drawings SDG-160 and SDG-164.
26. Prior to the issuance of the grading permit, the Owner/Permittee shall assure by permit and bond the construction of a curb ramp at the south east corner of intersection of Van Dyke Avenue and Thorn Street, satisfactory to the City Engineer.
27. Prior to the issuance of the grading permit, the Owner/Permittee shall assure by permit and bond the improvement of the abutting Thorn Street right-of-way in substantial conformance with the Exhibit "A," satisfactory to the City Engineer.
28. Prior to issuance of the grading permit, the Owner/Permittee shall assure by permit and bond the installation of one (1) 150 Watt HPS street light on the northerly side of the Thorn Street right-of-way near the intersection with the unnamed alley, to the satisfaction of the City Engineer.

**GEOLOGY REQUIREMENTS:**

29. Prior to the issuance of any construction permits, the Owner/Permittee shall submit a geotechnical investigation report or update letter that specifically addresses the proposed construction plans. The geotechnical investigation report or update letter shall be reviewed for adequacy by the Geology Section of Development Services.

**LANDSCAPE REQUIREMENTS:**

30. Prior to issuance of any construction permits 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

take into account a 40 square-foot area around each tree, which is unencumbered by utilities. Driveways, drains, water and sewer laterals shall be designed so as not to prohibit the placement of street trees. A "No Fee" Street Tree Permit shall be obtained for the installation, establishment, and on-going maintenance of all street trees.

31. Prior to the issuance of any construction permit, the Owner/Permittee shall submit complete landscape and irrigation construction documents consistent with the Land Development Manual to the Development Services Department for approval. The construction documents shall be in substantial conformance with Exhibit "A," Landscape Development Plan, on file in the Office of the Development Services Department. Construction plans shall take into account a 40 square-foot area around each tree, which is unencumbered by hardscape and utilities as set forth under SDMC 142.0403(b)(5).

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

33. Prior to issuance of any Certificate of Occupancy, the Owner/Permittee shall install all required landscape and obtain all required landscape inspections.

34. 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 unless specifically noted in this Permit. The trees shall be maintained in a safe manner to allow each tree to grow to its mature height and spread.

35. 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, the Owner/Permittee repair and/or replace in kind and equivalent size per the approved documents to the satisfaction of the Development Services Department within 30 days of damage or a Final Landscape Inspection, whichever occurs earlier.

36. The Owner/Permittee shall replace any required planting that dies within 3 years of installation, within 30 calendar days of plant death with the same size and species of plant material shown on the approved plan.

**MULTIPLE SPECIES CONSERVATION PROGRAM:**

37. The project site is adjacent to a Multiple Habitat Planning Area [MHPA]. The Owner/Permittee shall comply with the applicable MHPA Land Use Adjacency Guidelines (Section 1.4.3) of the City's Multiple Species Conservation Program [MSCP] as follows:

- (a) **Lighting** – All building, site, and landscape lighting adjacent to the MHPA shall be directed away from the preserve using proper placement and adequate shielding to protect sensitive habitat. Where necessary, light from traffic or other incompatible uses, shall be shielded from the MHPA through the utilization of including, but not limited to, earth berms, fences, and/or plant material.

- (b) **Invasive Plants** – Plant species within 100 feet of the MHPA shall comply with the Landscape Regulations (LDC142.0400 and per table 142-04F, Revegetation and Irrigation Requirements) and be non invasive. Landscape plans shall include a note that states: *“The ongoing maintenance requirements of the property owner shall prohibit the use of any planting that are invasive, per City Regulations, Standards, guidelines, etc., within 100 feet of the MHPA.”*
- (c) **Drainage / Toxins** –All new and proposed parking lots and developed area in and adjacent to the MHPA shall be designed so they do not drain directly into the MHPA, All developed and paved areas must prevent the release of toxins, chemicals, petroleum products, exotic plant materials prior to release by incorporating the use of filtration devices, planted swales and/or planted detention/desiltation basins, or other approved permanent methods that are designed to minimize negative impacts, such as excessive water and toxins into the ecosystems of the MHPA.
- (d) **Staging/storage, equipment maintenance, and trash** –All areas for staging, storage of equipment and materials, trash, equipment maintenance, and other construction related activities are within the development footprint. Provide a note on the plans that states: *“All construction related activity that may have potential for leakage or intrusion shall be monitored by the Qualified Biologist/Owners Representative to ensure there is no impact to the MHPA.”*

#### NOISE REQUIREMENTS:

38. Prior to issuance of any construction permits, including but not limited to, the first Grading Permit, Demolition Plans/Permits and Building Plans/Permits, the approved construction documents shall fully illustrate the incorporation identified project features as described in the approved technical study (*Noise Technical Report, Living Lab Project, City of San Diego, California, dated January 2013*) as noted on Exhibit A.

39. Prior to issuance of any construction permits, including but not limited to, the first Grading Permit, Demolition Plans/Permits and Building Plans/Permits, the approved construction documents shall fully illustrate the incorporation of a temporary noise barrier as described in the approved technical study (*Noise Technical Report, Living Lab Project, City of San Diego, California, dated January 2013*). The noise barrier would at a minimum be 12 feet in height and constructed of material with a minimum weight of 4 pounds per square foot, with no gaps or perforations, such as 5/8-inch plywood and 5/8-inch oriented strand board, to be employed at the noise source at a sufficient height to block the line-of-sight to residences south of the project site.

40. Prior to the issuance of a final inspection, the applicant or its designee shall prepare a final acoustical study(s) of mechanical equipment, which shall identify all noise-generating equipment, predict noise-level property lines from all identified equipment, to be submitted with construction documents to the BI verifying a 45 CNEL interior noise level in accordance with the approved Exhibit A.

**PLANNING/DESIGN REQUIREMENTS:**

41. Prior to the issuance of building permits, construction documents shall fully illustrate the incorporation of a roof-mounted photovoltaic system consisting of solar panels sufficient to generate at least 30 percent of the project's projected energy consumption.
42. 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.
43. All signs associated with this development shall be consistent with sign criteria established by either the approved Exhibit "A" or City-wide sign regulations.
44. 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**

45. The Owner/Permittee shall permanently maintain no fewer than 15 parking spaces (including 1 accessible space) on the property at all times in the approximate locations shown on Exhibit "A." All on-site parking stalls and aisle widths shall be in compliance with requirements of the City's Land Development Code and shall not be converted and/or utilized for any other purpose, unless otherwise authorized in writing by the Development Services Department.
46. Prior to the issuance of any building permits, the Owner/Permittee shall assure by permit and bond installation of public improvements on Thorn Street along its frontage to include curb, gutter, 5 feet minimum width sidewalk, and a minimum pavement width of 34 feet east of Van Dyke Avenue to 24 feet east of the north/south alley east of the Joyner Elementary school with signage and striping as shown on Exhibit "A," satisfactory to the City Engineer.
47. Prior to the issuance of any building permits, the Owner/Permittee shall assure by permit and bond installation of an "all-way stop control", and school cross-walks at the intersection of Thorn Street and Van Dyke Avenue with signage and striping as shown on Exhibit "A," satisfactory to the City Engineer.
48. This project shall comply with all current street lighting standards according to the City of San Diego Street Design Manual (Document No. 297376, filed November 25, 2002) and the amendment to Council Policy 200-18 approved by City Council on February 26, 2002 (Resolution R-296141) satisfactory to the City Engineer. This may require (but not be limited to) installation of new street light(s), upgrading light from low pressure to high pressure sodium vapor and/or upgrading wattage.



**PUBLIC UTILITIES DEPARTMENT REQUIREMENTS:**

49. Prior to the issuance of any construction permits, the Owner/Permittee shall assure, by permit and bond the design and construction of a 12-inch diameter public water main and an 8-inch diameter public sewer main within Thorn Street right-of-way and shall abandon portions of the existing 10-inch diameter public water main and existing 8-inch diameter public sewer main as shown on approved Exhibit "A," in a manner satisfactory to the Director of Public Utilities and the City Engineer.

50. The proposed concrete flow diversion over the existing 10-inch diameter public water main as shown on the Exhibit "A" is subject to the review and approval of the Director of Public Utilities and the City Engineer.

51. Prior to the issuance of any construction permits, the Owner/Permittee shall assure, by permit and bond, the design and construction of any new water and sewer service(s) outside of any driveway, and the disconnection at the water main of the existing unused water service adjacent to the project site, in a manner satisfactory to the Director of Public Utilities and the City Engineer.

52. The Owner/Permittee shall apply for a plumbing permit for the installation of appropriate private back flow prevention device(s) [BFPDs], on each water service (domestic, fire and irrigation), in a manner satisfactory to the Director of Public Utilities and the City Engineer. BFPDs shall be located above ground on private property, in line with the service and immediately adjacent to the right-of-way.

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

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

55. The Owner/Permittee shall design and construct all proposed public water and sewer facilities in accordance with established criteria in the current edition of the City of San Diego Water and Sewer Facility Design Guidelines and City regulations, standards and practices. Public water and sewer facilities as shown on the approved Exhibit "A" shall be modified at final engineering to comply with standards.

**INFORMATION ONLY:**

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

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

APPROVED by the City Council of the City of San Diego on \_\_\_\_\_ and  
Resolution Number \_\_\_\_\_.

Permit Type/PTS Approval No.: CUP No. 1008720  
SDP No. 1008721

Date of Approval: \_\_\_\_\_

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES  
DEPARTMENT

\_\_\_\_\_  
Jeffrey A. Peterson  
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.**

**OCEAN DISCOVERY INSTITUTE,**  
a California Nonprofit Educational Foundation  
Owner/Permittee

By \_\_\_\_\_  
Name:  
Title:

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

RESOLUTION NUMBER R-\_\_\_\_\_

DATE OF FINAL PASSAGE \_\_\_\_\_

A RESOLUTION VACATING A PORTION OF THORN  
STREET PUBLIC RIGHT-OF-WAY WITH RESERVATION OF  
EASEMENT, VACATION NO. 1010432, FOR THE LIVING  
LAB-OCEAN DISCOVERY - PROJECT NO. 287114

WHEREAS, California Streets and Highways Code section 8320 *et seq.* and San Diego Municipal Code section 125.0901 *et seq.* provide a procedure for the vacation of public rights-of-way by City Council resolution; and

WHEREAS, OCEAN DISCOVERY INSTITUTE, a California Nonprofit Educational Foundation, filed an application with the City of San Diego proposing that a portion of Thorn Street formally known as Centre Street in the City of San Diego, County of San Diego, State of California, as dedicated to public use on Map No. 1007 filed in the Office of the County Recorder of San Diego County, October 3, 1906, Public Right-Of-Way Vacation No. 1010432, be formally vacated; and

WHEREAS, in connection with said vacation, the City desires to reserve and except a public easement; and

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

WHEREAS, the matter was set for public hearing on \_\_\_\_\_, testimony having been heard, evidence having been submitted, and the City Council having fully considered the matter and being fully advised concerning the same; NOW, THEREFORE,

BE IT RESOLVED, by the Council of the City of San Diego, that with respect to a portion of Thorn Street, the Council finds that:

(a) There is no present or prospective use for the public right-of-way, either for the facility for which originally acquired, or for any other public use of a like nature that can be anticipated;

On the southeastern corner of Thorn Street and Van Dyke Avenue, the southern portion of Thorn Street is unimproved and the far eastern portion of the Thorn Street is partially improved. Approximately 4,501 square feet of Thorn Street shall be vacated to allow for the construction of an 11,737 square foot educational facility, and the installation of all new public improvements along the southern and far eastern portions of Thorn Street. Public improvements would include new curb, gutter, sidewalk, an approximately 4 foot high retaining wall, storm drain improvements, pavement, street parking, and the relocation of the water and sewer mains. At the intersection of Van Dyke Avenue and Thorn Street, new street signage, striping, crosswalk and accessible curb ramps would be provided, which will improve the access to this facility as well as Joyner Elementary school that is located immediately north of the site.

The requested public ROW vacation was analyzed as it relates to the current street configuration and design, topographic conditions, and the prospective public use. The analysis concluded that there are no present or prospective uses for that portion of public ROW, and the public would benefit from the action through the improved use of the land as an educational facility, and the public would benefit from the installation of the public ROW improvements that currently do not exist.

(b) The public will benefit from the action through improved use of the land made available by the vacation;

The vacation of the public ROW would allow for the construction of an 11,737 square foot educational facility, and the installation of all new public improvements along the southern and far eastern portions of Thorn Street. The requested public ROW vacation was analyzed as they relate to the current street configuration and design, topographic conditions, and the prospective public use. The analysis concluded that there are no present or prospective uses for that portion of public ROW, and the public would benefit from the action through the improved use of the land as an educational facility, and the public would benefit from the installation of the public ROW improvements that currently do not exist.

- (c) The vacation does not adversely affect any applicable land use plan; and

Approximately 4,501 square feet of Thorn Street shall be vacated to allow for the construction of an 11,737 square foot educational facility, and the installation of all new public improvements along the southern and far eastern portions of Thorn Street. The corresponding project to the public ROW vacation is classified as an educational facility and would not adversely affect the goals and policies of the Mid-City Communities Plan. The proposed project would not adversely impact the Community Plan land use designation as educational uses are allowed within the residential land use designation and on the site through the corresponding Conditional Use Permit (CUP) No. 1008720. The proposed project helps to implement the Public Facilities and Services Element, which promotes additional educational facilities within the community, including the location of alternative resources. Therefore, the vacation does not adversely affect any applicable land use plan.

- (d) The public facility for which the right-of-way was originally acquired will not be detrimentally affected by the vacation.

On the southeastern corner of Thorn Street and Van Dyke Avenue, the southern portion of Thorn Street is unimproved and the far eastern portion of the Thorn Street is partially improved. The corresponding project to the public ROW vacation would install all new public improvements along the southern and far eastern portions of Thorn Street that currently do not exist and still maintain the circulation along Thorn Street. Therefore, the public facility for which the right-of-way was originally acquired will not be detrimentally affected by the vacation.

BE IT FURTHER RESOLVED, that portion of the easement for public street granted per Map No. 1007 filed in the Office of the County Recorder of San Diego County, October 3, 1906, in connection with Use Permit No. 1008720 and Site Development Permit No. 1008721, as more particularly described in the legal description marked as Exhibit "A," and shown on Drawing No. 37352-B, marked as Exhibit "B," which said drawing is attached hereto and made a part hereof, is ordered vacated.

BE IT FURTHER RESOLVED, that the City of San Diego reserves and excepts from the foregoing vacation the permanent easement as more particularly described hereinafter as a General Utility and Access Easement over the vacated portion of Thorn Street.

BE IT FURTHER RESOLVED, that the easements reserved herein are in, under, over, upon, along and across that portion of Thorn Street, vacated by this Document and as more particularly described in the legal description marked as Exhibit "A," and shown on Drawing No. 37352-B, marked as Exhibit "B."

BE IT FURTHER RESOLVED, that the Development Services Department shall record a certified copy of this resolution with attached exhibits, attested by the City Clerk under seal, in the office of the County Recorder.

APPROVED: JAN I. GOLDSMITH, City Attorney

By

\_\_\_\_\_

[Attorney]

Deputy City Attorney

[Initials]:[Initials]

[Month]/[Day]/[Year]

Or.Dept:[Dept]

IO: 24002968

Drawing No.: 37352-B

R- R [Reso Code]

**EXHIBIT "A"**  
**VACATION OF PORTION OF THORN STREET**  
**WITH A GENERAL UTILITY AND ACCESS EASEMENT**  
**RESERVATION**

THAT PORTION OF THORN STREET FORMALLY KNOWN AS (CENTRE STREET) IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, AS DEDICATED TO PUBLIC USE ON MAP NO. 1007 FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, OCTOBER 3, 1906.

BEGINNING AT THE **TRUE POINT OF BEGINNING** BEING THE NORTHEAST CORNER OF LOT 1 OF SAID MAP 1007; THENCE CONTINUED AT THE PROLONGATION OF SAID LOT 1, N 89° 03' 14" E 25.15 FEET TO THE NORTHWESTERLY RIGHT-OF-WAY LINE OF LEXINGTON AVENUE VACATED ON MAY 1, 1916 PER CITY RESOLUTION NO. 536; THENCE ALONG THE SAID RIGHT-OF-WAY LINE N 38° 16' 44" E 7.55'; THENCE N 89° 03' 14" W 101.15 FEET; THENCE N 00° 56' 46" EAST 16.00 FEET; THENCE N 89° 03' 14" W 173.75 FEET; THENCE S 01°26' 39" W 41.83 FEET TO A POINT OF CUSP; THENCE NORTHEASTERLY ALONG A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 20.00 FEET, THROUGH A CENTRAL ANGLE OF 89° 30' 07" AN ARC LENGTH OF 31.24 FEET; THENCE S 89° 03' 14" E 225.53 FEET RETURNING TO THE TRUE POINT OF BEGINNING.


RESERVING THERE FROM A GENERAL UTILITY AND ACCESS EASEMENT OVER THE VACATED PORTION OF THORN STREET.

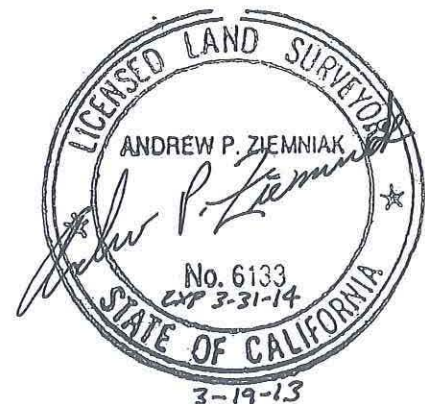
THIS DESCRIBED RIGHT OF WAY VACATION CONTAINS 4501.86 SQUARE FEET MORE OR LESS.

ALL BEARINGS IN THIS DESCRIPTION ARE BASED UPON THE CALIFORNIA COORDINATE SYSTEM OF 1983 (CCS83) ZONE 6, 1991.35 EPOCH, AND PARTICULARLY RECORD MONUMENTS KNOWN AS NATIONAL GEODETIC SURVEY MONUMENT JAM, ID NO DC1555 AND MONUMENT 1075 PER ROS 14492. THE LINE BETWEEN MONUMENTS JAM AND 1075 HAS A BEARING OF NORTH 13° 34' 34" EAST FOR A GRID DISTANCE OF 14,993.60 FEET. THE PROJECT COMBINATION FACTOR FOR GRID TO GROUND IS 0.99999988. THE GPS SURVEY RELATED TO THIS DESCRIPTION WAS COMPLETED ON JUNE 16, 2011.

ATTACHED HERETO IS A DRAWING NO. 37352-B LABELED EXHIBIT-"B" AND BY THIS REFERENCE MADE A PART HEREOF.

I.O. # 24002968  
 PTS # 287114  
 DWG# 37352-B

  
 Andrew P. Ziemniak PLS 6133





**ACCESSORS MAP.**

476-183-04-00

**BASIS OF BEARINGS**

THE BASIS OF BEARINGS FOR THIS PLAT IS THE CALIFORNIA COORDINATE SYSTEM OF 1983 (CCS83) ZONE-6 (1991.35 EPO CH) AND THE LINE BETWEEN NGS MONUMENT JAM POINT ID DC1555 AND ROS14492 POINT 1075 AND THE LINE BETWEEN THE POINTS HAVING A BEARING OF N 13°34'34" EAST.

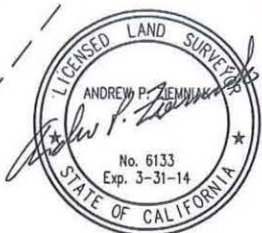
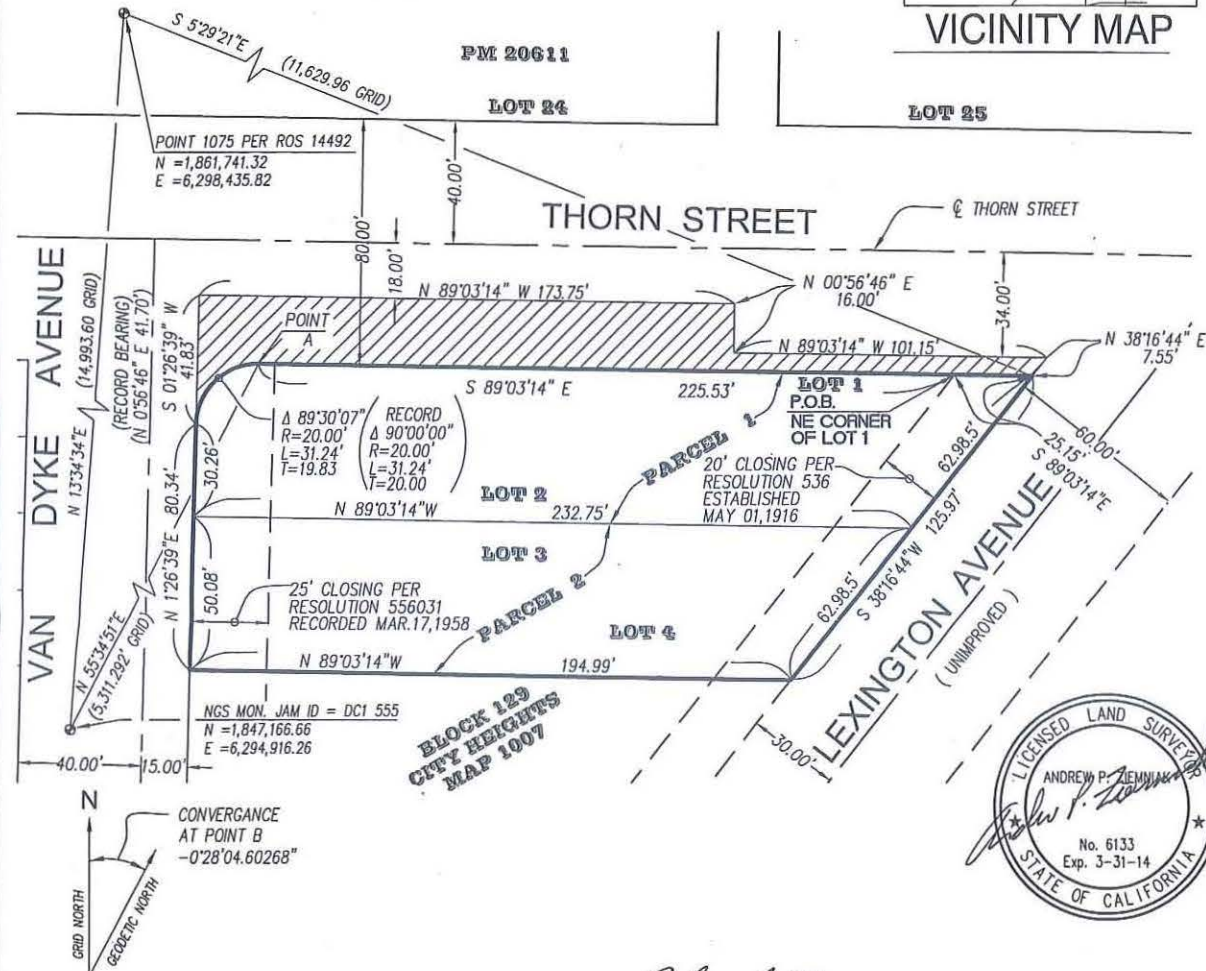
**REFERENCES**

- MAP 1007
- MISC.MAP 109
- MAP 1686
- PM 20611
- MC CRAY PRIVATE SURVEYS
- LOTS 25 & 28 BLK 129, CITY HEIGHTS
- CITY OF SAN DIEGO TIE NOTES 208-1737,9-22-55
- CITY OF SAN DIEGO TIE NOTES 208-1737,10-08-55.
- CITY DRAWING 6926-B
- CITY RESOLUTION R-146155

**LEGEND**



VICINITY MAP



SCALE: 1"=40'

STREET VACATED WITH A G.U.E RESERVATION AREA 4501.86 SQ.FT.

*Andrew P. Ziemiak*  
 ANDREW P. ZIEMNIAK P.L.S. 6133 EX 3/31/2014 DATE 3-19-13

**MARTIN & ZIEMNIAK**  
 CIVIL ENGINEERING AND LAND SURVEYING  
 304-West El Norte Pkwy Suite N-33  
 Escondido, CA 92026  
 Phone (858) 935-7690  
 FAX (858) 935-7694

**THORN STREET VACATION**  
 WITH AN ACCESS EASMENT RESERVATION OVER THE VACATED AREA  
 EAST OF VAN DYKE AVENUE  
 MAP 1007

DESCRIPTION	BY	APPROVED	DATE	FILMED	CITY OF SAN DIEGO, CALIFORNIA DEVELOPMENT SERVICE DEPARTMENT SHEET 1 OF 1 SHEETS	ID. NO. PTS 287114 W.O. NO. 24002968
ORIGINAL						1848-6297 NAD 83 COORDINATES
					FOR CITY ENGINEER _____ DATE _____	208-1737 LAMBERT COORDINATES
					DIVISION HEAD _____	37352-B
					SECTION HEAD _____	
STATUS						

PLANNING COMMISSION RESOLUTION NO. \_\_\_\_\_-PC

RECOMMENDATION TO THE CITY COUNCIL APPROVAL OF  
CONDITIONAL USE PERMIT NO. 1008720, SITE DEVELOPMENT PERMIT  
NO. 1008721, AND PUBLIC RIGHT-OF WAY VACATION NO. 1010432  
**LIVING LAB-OCEAN DISCOVERY - PROJECT NO. 287114**

WHEREAS, on May 23, 2013, the Planning Commission of the City of San Diego held a public hearing for the purpose of considering and recommending of to the City Council of the City of San Diego approval of a Conditional Use Permit No. 1008720, Site Development Permit No. 1008721, and Public Right-of Way Vacation No. 1010432;

WHEREAS, OCEAN DISCOVERY INSTITUTE, a California Nonprofit Educational Foundation, Owner and Permittee, submitted an application with the City of San Diego for a Conditional Use Permit, Site Development Permit, and Public Right-of Way Vacation for the demolition of two single family dwelling units and construction of an 11,737 square foot educational facility with a 380 square foot residential studio;

WHEREAS, the Planning Commission 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 Planning Commission of the City of San Diego that it hereby recommends to the Council of the City of San Diego approval of the Living Lab-Ocean Discovery's Conditional Use Permit No. 1008720, Site Development Permit No. 1008721, and Public Right-of Way Vacation No. 1010432.

---

Jeffrey A. Peterson  
Development Project Manager  
Development Services Department

Dated May 23, 2013  
By a vote of: X:X:X

## City Heights Area Planning Committee

P.O. BOX 5859  
SAN DIEGO, CA 92165

April 2, 2013

For: Jeff Peterson  
Development Services Project Manager

From: Patty Vaccariello, Chair

SUBJECT: Ocean Discovery Institute - Living Lab Project  
PTN 287114

1. At its April 1, 2013 meeting the committee heard a presentation from Ocean Discovery Institute and architect Rob Quigley regarding the Living Lab project south of Florence Griffith Joyner Elementary School located at Thorn Street and Van Dyke on the northern rim of Manzanita Canyon.

After discussion it was moved and seconded to approve the Conditional Use Permit, the Site Development Permit, and the Public Right-Of-Way Vacation for Thorn Street. The motion passed unanimously, 14/0/0 chair not voting.

2. Discussion revolved around the cycle issues that were not cleared yet, including the following: what mitigation is proposed for building in environmentally sensitive lands; what offsite development is proposed near disturbed wetlands, and if any revisions to the project would be needed; whether a 10 ft parkway and a 5 ft sidewalk would be constructed on Thorn Street; the total number of street trees and whether they would be placed within the parkways on both streets. We also asked about the city's questions regarding the Traffic Assessment and the transportation cycle issues, but the applicant was unable to provide an answer on that topic.

3. We commend Ocean Discovery Institute for its community outreach in planning this project and the extensive canyon restoration events it has conducted in our community. City Heights is one of the city's older, urban communities and considers our canyons a wonderful and rare resource. We feel projects should be respectful of the native flora and fauna that call our canyons home. We are hopeful this project will teach our school children to appreciate nature while respecting it.

Cc: Anne Correia

## NOTICE OF EXEMPTION

*(Check one or both)*TO:  RECORDER/COUNTY CLERKP.O. BOX 1750, MS A-33  
1600 PACIFIC HWY, ROOM 260  
SAN DIEGO, CA 92101-2422

FROM: CITY OF SAN DIEGO

DEVELOPMENT SERVICES DEPARTMENT  
1222 FIRST AVENUE, MS 501  
SAN DIEGO, CA 92101 OFFICE OF PLANNING AND RESEARCH1400 TENTH STREET, ROOM 121  
SACRAMENTO, CA 95814PROJECT TITLE/ NO.: **LIVING LAB – OCEAN DISCOVERY INSTITUTE / 287114**

PROJECT LOCATION-SPECIFIC: 4255 Thorn Street, San Diego, CA

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

DESCRIPTION OF NATURE AND PURPOSE OF THE PROJECT: The applicant is requesting a SITE DEVELOPMENT PERMIT, CONDITIONAL USE PERMIT, and a RIGHT-OF-WAY VACATION for the demolition of two existing single-dwelling residences and subsequent construction of a single-story, of an 11,737-square foot education and research facility. The facility include two laboratories, alcoves for small gatherings and classes, a kitchen and dining room, offices, storage space, and a small 380-square-foot residential studio for a visiting scientist-in-residence. Fifteen parking spaces would be provided onsite. Additionally, the project would construct various associated site improvements (e.g. hardscape, retaining walls, and landscaping). The project would also incorporate a variety of sustainable features including photovoltaic roof panels to achieve a LEED Platinum Level Certification. The project proposes a partial street vacation and improvements in the public right-of-way as follows:

- On the south side of Thorn Street, public improvements would include new curb, gutter, and sidewalk extending the existing street improvements for the length of the site. A handicapped parking space and two drop-off spaces would be provided near the project entry. A lot line adjustment would occur as part of the right-of-way vacation.
- On the north side of Thorn Street, a new retaining wall would be constructed to permit the lower portion of Thorn Street to be improved with a curb and gutter.
- At the intersection of Van Dyke and Thorn, new street signage, striping, crosswalk and accessible curb ramps would be provided.
- New storm drain improvements would include the elimination of an existing storm drain inlet at the corner of Thorn and Van Dyke and relocation of an existing storm drain outlet.
- 6-inch curb openings would be constructed along the south side of Thorn Street to allow for stormwater flow into the adjacent swale.
- A concrete flow diversion and energy dissipater at the east end of the Thorn Street improvements would be installed to prevent erosion from runoff at the end of the curb & gutter.
- A centerline would be striped along Thorn Street to provide a transition between the two different cross sections on either side of the Thorn Street/Van Dyke Street intersection.
- The existing water main and sewer main would be relocated within the widened Thorn Street.

The developed 0.64-acre project site is located at 4255 Thorn Street. The land use designation for the project site is Residential (6-10 dwelling units per acre) within the community plan. The project site is located within RS-1-7 zone of the Central Urbanized Planned District and the City Heights Redevelopment Project Area within the City Heights Neighborhood of the Mid-City Communities Planning area.

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT: Ocean Discovery Institute, 2211 Pacific Beach Drive, San Diego, CA 92109, (858) 488-3849.

EXEMPT STATUS: (CHECK ONE)

- MINISTERIAL (SEC. 21080(b)(1); 15268)  
 DECLARED EMERGENCY (SEC. 21080(b)(3); 15269(a))  
 EMERGENCY PROJECT (SEC. 21080(b)(4); 15269 (b)(c))  
 CATEGORICAL EXEMPTION: 15332 (Infill Development Projects)  
 STATUTORY EXEMPTIONS:

REASONS WHY PROJECT IS EXEMPT: The project meets the criteria set forth in CEQA Section 15332 which allows for the construction of infill development within an urbanized area that can be adequately served by all required utilities and public services. The development occurs within the City of San Diego jurisdiction and the project site is less than five acres (0.64-acre) and is surrounded by urban uses; the project site does not contain any habitat for endangered, rare or threatened species; the project would not result in any significant impacts to biological resources, historical resources, traffic, noise, air quality, or water quality; and lastly, the project can be adequately be served by all required utilities and public services.

Furthermore, the exceptions listed in CEQA Section 15300.2 would not apply in that no cumulative impacts were identified; no significant effect on the environment were identified; the project is not adjacent to a scenic highway; the project was not identified on a list of hazardous waste sites pursuant to Section 65962.5 of the Government Code.


LEAD AGENCY CONTACT PERSON: E. Shearer-Nguyen

TELEPHONE: (619) 446-5369

IF FILED BY APPLICANT:

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

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

  
 \_\_\_\_\_  
 SIGNATURE/TITLE

SENIOR PLANNER

April 8, 2013

\_\_\_\_\_  
 DATE OF PROJECT APPROVAL

CHECK ONE:

- SIGNED BY LEAD AGENCY  
 SIGNED BY APPLICANT

DATE RECEIVED FOR FILING WITH COUNTY CLERK OR OPR:



THE CITY OF SAN DIEGO

Date of Notice: April 15, 2013

# NOTICE OF RIGHT TO APPEAL

## ENVIRONMENTAL DETERMINATION

### DEVELOPMENT SERVICES DEPARTMENT

Internal Order No. 24002968

---

**PROJECT NAME/NUMBER:** LIVING LAB – OCEAN DISCOVERY INSTITUTE / 287114

**COMMUNITY PLAN AREA:** Mid-City Communities Plan Area

**COUNCIL DISTRICT:** 9

**LOCATION:** 4255 Thorn Street, San Diego, CA

**PROJECT DESCRIPTION:** The applicant is requesting a SITE DEVELOPMENT PERMIT, CONDITIONAL USE PERMIT, and a RIGHT-OF-WAY VACATION for the demolition of two existing single-dwelling residences and subsequent construction of a single-story, of an 11,737-square foot education and research facility. The facility include two laboratories, alcoves for small gatherings and classes, a kitchen and dining room, offices, storage space, and a small 380-square-foot residential studio for a visiting scientist-in-residence. Fifteen parking spaces would be provided onsite. Additionally, the project would construct various associated site improvements (e.g. hardscape, retaining walls, and landscaping). The project would also incorporate a variety of sustainable features including photovoltaic roof panels to achieve a LEED Platinum Level Certification. The project proposes a partial street vacation and improvements in the public right-of-way as follows:

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**ENTITY CONSIDERING PROJECT APPROVAL:** City of San Diego City Council Decision.

**ENVIRONMENTAL DETERMINATION:** Categorically exempt from CEQA pursuant to CEQA State Guidelines, Section 15332 (Infill Development Projects).

**ENTITY MAKING ENVIRONMENTAL DETERMINATION:** City of San Diego

**STATEMENT SUPPORTING REASON FOR ENVIRONMENTAL DETERMINATION:** The project meets the criteria set forth in CEQA Section 15332 which allows for the construction of infill development within an urbanized area that can be adequately served by all required utilities and public services. The development occurs within the City of San Diego jurisdiction and the project site is less than five acres (0.64-acre) and is surrounded by urban uses; the project site does not contain any habitat for endangered, rare or threatened species; the project would not result in any significant impacts to biological resources, historical resources, traffic, noise, air quality, or water quality; and lastly, the project can be adequately be served by all required utilities and public services.

Furthermore, the exceptions listed in CEQA Section 15300.2 would not apply in that no cumulative impacts were identified; no significant effect on the environment were identified; the project is not adjacent to a scenic highway; the project was not identified on a list of hazardous waste sites pursuant to Section 65962.5 of the Government Code.

**DEVELOPMENT PROJECT MANAGER:** Jeffrey A. Peterson  
**MAILING ADDRESS:** 1222 First Avenue, MS-501, San Diego CA 92101  
**PHONE NUMBER:** (619) 446-5237

---

On April 08, 2013 the City of San Diego made the above-referenced environmental determination pursuant to the California Environmental Quality Act (CEQA). This determination is appealable to the City Council. If you have any questions about this determination, contact the City Development Project Manager listed above.

Applications to appeal CEQA determination made by staff (including the City Manager) to the City Council must be filed in the office of the City Clerk within 10 business (April 29, 2013) from the date of the posting of this Notice. The appeal application can be obtained from the City Clerk, 202 'C' Street, Second Floor, San Diego, CA 92101.

This information will be made available in alternative formats upon request.



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

# Ownership Disclosure Statement

**Approval Type:** Check appropriate box for type of approval (s) requested:  Neighborhood Use Permit  Coastal Development Permit  
 Neighborhood Development Permit  Site Development Permit  Planned Development Permit  Conditional Use Permit  
 Variance  Tentative Map  Vesting Tentative Map  Map Waiver  Land Use Plan Amendment •  Other \_\_\_\_\_

**Project Title**

Ocean Discovery Institute Living Lab Facility

**Project No. For City Use Only**

287114

**Project Address:**

3239 Van Dyke Avenue, San Diego, CA 92105

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

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter, as identified above, will be filed with the City of San Diego on the subject property, with the intent to record an encumbrance against the property. Please list below the owner(s) and tenant(s) (if applicable) of the above referenced property. The list must include the names and addresses of all persons who have an interest in the property, recorded or otherwise, and state the type of property interest (e.g., tenants who will benefit from the permit, all individuals who own the property). A signature is required of at least one of the property owners. Attach additional pages if needed. A signature from the Assistant Executive Director of the San Diego Redevelopment Agency shall be required for all project parcels for which a Disposition and Development Agreement (DDA) has been approved / executed by the City Council. Note: The applicant is responsible for notifying the Project Manager of any changes in ownership during the time the application is being processed or considered. Changes in ownership are to be given to the Project Manager at least thirty days prior to any public hearing on the subject property. Failure to provide accurate and current ownership information could result in a delay in the hearing process.

Additional pages attached  Yes  No

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



<b>Project Title:</b> Ocean Discovery Institute Living Lab Facility	<b>Project No. (For City Use Only)</b> 287114
--	--

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

**Legal Status (please check):**

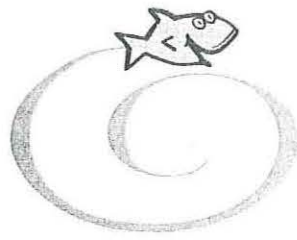
Corporation    Limited Liability -or-    General)   What State? CA   Corporate Identification No. 33-0862531  
 Partnership

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter, as identified above, will be filed with the City of San Diego on the subject property with the intent to record an encumbrance against the property.. Please list below the names, titles and addresses of all persons who have an interest in the property, recorded or otherwise, and state the type of property interest (e.g., tenants who will benefit from the permit, all corporate officers, and all partners in a partnership who own the property). A signature is required of at least one of the corporate officers or partners who own the property. Attach additional pages if needed. **Note:** The applicant is responsible for notifying the Project Manager of any changes in ownership during the time the application is being processed or considered. Changes in ownership are to be given to the Project Manager at least thirty days prior to any public hearing on the subject property. Failure to provide accurate and current ownership information could result in a delay in the hearing process. **Additional pages attached**    Yes    No

<b>Corporate/Partnership Name (type or print):</b> Ocean Discovery Institute	<b>Corporate/Partnership Name (type or print):</b>
<input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee	<input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee
<b>Street Address:</b> 2211 Pacific Beach Drive	<b>Street Address:</b>
<b>City/State/Zip:</b> San Diego, CA 92109	<b>City/State/Zip:</b>
<b>Phone No:</b> ( 858 ) 488-3849 <b>Fax No:</b> ( 858 ) 488-4265	<b>Phone No:</b> <b>Fax No:</b>
<b>Name of Corporate Officer/Partner (type or print):</b> Shara Fisler	<b>Name of Corporate Officer/Partner (type or print):</b>
<b>Title (type or print):</b> Executive Director	<b>Title (type or print):</b>
<b>Signature :</b>  <b>Date:</b> June 22, 12	<b>Signature :</b> <b>Date:</b>

<b>Corporate/Partnership Name (type or print):</b>	<b>Corporate/Partnership Name (type or print):</b>
<input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee	<input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee
<b>Street Address:</b>	<b>Street Address:</b>
<b>City/State/Zip:</b>	<b>City/State/Zip:</b>
<b>Phone No:</b> <b>Fax No:</b>	<b>Phone No:</b> <b>Fax No:</b>
<b>Name of Corporate Officer/Partner (type or print):</b>	<b>Name of Corporate Officer/Partner (type or print):</b>
<b>Title (type or print):</b>	<b>Title (type or print):</b>
<b>Signature :</b> <b>Date:</b>	<b>Signature :</b> <b>Date:</b>

<b>Corporate/Partnership Name (type or print):</b>	<b>Corporate/Partnership Name (type or print):</b>
<input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee	<input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee
<b>Street Address:</b>	<b>Street Address:</b>
<b>City/State/Zip:</b>	<b>City/State/Zip:</b>
<b>Phone No:</b> <b>Fax No:</b>	<b>Phone No:</b> <b>Fax No:</b>
<b>Name of Corporate Officer/Partner (type or print):</b>	<b>Name of Corporate Officer/Partner (type or print):</b>
<b>Title (type or print):</b>	<b>Title (type or print):</b>
<b>Signature :</b> <b>Date:</b>	<b>Signature :</b> <b>Date:</b>



# Ocean Discovery Institute

Young Lives Transformed Through Science

## BOARD MEMBERS

**Sean Caddell – Significant Property Specialist, Coast Sotheby's International Realty**

**Completes 1<sup>st</sup> term: 01/13**

2108 Oxford Avenue (home)

Cardiff-by-the-Sea, CA 92007

(858) 472-1074 (C)

[oceanranches@gmail.com](mailto:oceanranches@gmail.com)

**Tres Conrique – President, Rancho Santa Fe Technology, Inc.**

**Completes 1<sup>st</sup> term: 01/13**

5961 Kearny Villa Road (work)

San Diego, CA 92123

(858) 565-7224 (W)

(619) 987-7738 (C)

(619) 522-0646 (H)

[tres@rsft.com](mailto:tres@rsft.com)

**Vincy Dunmire – Vice President, On Call Staffing Solutions, Inc.**

**Completes 1<sup>st</sup> term: 01/14**

5961 Kearny Villa Road (work)

San Diego, CA 92123

(858) 752-6200 x6206 (W)

[vdunmire@oncallemployees.com](mailto:vdunmire@oncallemployees.com)

**Kurt Gering – Director of Training & Organizational Development, Great Call, Inc.**

**Ex-officio beginning: 01/12**

550 Summer View Circle (home)

Encinitas, CA 92024

(760) 231-0184 (W)

(858) 217-5854 (C)

[kurt.gering@greatcall.com](mailto:kurt.gering@greatcall.com)

**Scott Grimes – Program Officer, Endangered Habitats League**

**Completes 3<sup>rd</sup> term: 01/14**

4542 Talmadge Drive (home)

San Diego, CA 92116

(619) 284-1121

(619) 384-5936 (C)

[dsgrimes@cox.net](mailto:dsgrimes@cox.net)

**Brent Goodwin – Principle, Nielsen Construction CA**

**Completes 1<sup>st</sup> term: 01/15**

3786 Rosecrans St. (work)

San Diego, CA 92110

(619) 788-3288 (C)

[bgoodwin@nielsencc.com](mailto:bgoodwin@nielsencc.com)

**Ted Griswold - Partner, Procopio Cory Hargreaves & Savitch**

**Completes 3<sup>rd</sup> term: 01/12**

Procopio, Cory, Hargreaves & Savitch LLP

525 B Street, Suite 2200 (work)

San Diego, CA 92101

(619) 238-1900 (W)

(619) 515-3277 (W direct)

[ted.griswold@procopio.com](mailto:ted.griswold@procopio.com)

**John E. Johns – President, Providence Marketing Corporation**

**Completes 2<sup>nd</sup> term: 01/14**

6424 Muirlands Dr (home)

La Jolla, CA 92037

(858) 518-5966 (C/W)

(858) 729-0048 (H)

[jejohns@earthlink.net](mailto:jejohns@earthlink.net)

**Tom Klopack – CEO, Skylight Healthcare Systems, Inc.**

**Completes 1<sup>st</sup> term: 01/13**

1183 Quail Garden Court (home)

Encinitas, CA 92024

(858) 245-2610 (C)

[tklopack@gmail.com](mailto:tklopack@gmail.com)

**Liang Li – Tax Manager, Moss Adams, LLP.**

**Completes 1<sup>st</sup> term: 01/15**

4913 Coach Horse Ct. (home)

San Diego, CA 92130

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DEVELOPMENT SERVICES DEPARTMENT  
PROJECT CHRONOLOGY  
LIVING LAB-OCEAN DISCOVERY - PROJECT NO. 287114

<b>Date</b>	<b>Action</b>	<b>Description</b>	<b>City Review Time (Working Days)</b>	<b>Applicant Response</b>
1/25/2013	First Submittal	Project Deemed Complete	-	-
2/21/2013	First Assessment Letter		18 days	
3/27/2013	Second Submittal			24 days
4/8/2013	Second Review Completed	All issues resolved.	7 days	
4/8/2013	Environmental Determination	Environmental Exemption	0 day	
4/15/2013	NORA Posted		5 days	
4/29/2013	NORA	Appeal period ends on 4/29/2013		10 days
5/23/2013	Public Hearing	<b>First available date.</b>	18 days	
<b>TOTAL STAFF TIME</b>		(Does not include City Holidays or City Furlough)	<b>48 days</b>	
<b>TOTAL APPLICANT TIME</b>		(Does not include City Holidays or City Furlough)		<b>34 days</b>
<b>TOTAL PROJECT RUNNING TIME</b>		From Deemed Complete to Hearing	<b>82 working days (118 calendar days)</b>	