

College Area Community Plan Map

International Business Center, Project No. 308688
9051 Siempre Viva Rd. and 9375 Customhouse Plaza



Planning requested by
and mail to:
City of San Diego
Planning Department
802 C Street, R.S. 4A
San Diego, CA 92101-3884

NOTE: COUNTY RECORDER, PLEASE RECORD AS
RESTRICTION ON USE OR DEVELOPMENT OF
REAL PROPERTY AFFECTING THE TITLE TO
OR POSSESSION THEREOF.

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OTAY MESA DEVELOPMENT PERMIT NO. 86-0606
PLANNING DIRECTOR

This Otay Mesa Development Permit is granted by the Planning Director of The City of San Diego to WESTKIN PROPERTIES COMPANY C/O TRAMMELL CROW COMPANY, "Owner/Permittee," under conditions in Section 103.1100 of the Municipal Code of The City of San Diego.

1. Permission is hereby granted to Owner/Permittee, to develop Otay International Center Lot 3, Phase II, located on the south side of Customhouse Plaza Road between the U.S. Border Station and Customhouse Court, described as Lot 3, Otay International Center, Map No. 11163, in the Otay Mesa Development District Industrial Subdistrict Zone.

2. The Project shall consist of the following:

a. Two buildings, for use as custom brokers, bonded warehousing, freight forwarding and truck center office as follows.

1) Building "4" 48,208 square feet

2) Building "5" 111,644 square feet

Total Floor Area 159,852 square feet;

b. Landscaping;

c. Off-street Parking; and

d. Incidental accessory uses as may be determined incidental and approved by the Planning Director.

3. Not fewer than 260 off-street parking spaces shall be maintained on the property in the approximate location shown on Exhibit "A" dated October 14, 1986, on file in the office of the Planning Department. Parking spaces shall be consistent with Division 8 of the Municipal Code and shall be permanently maintained and not converted for any other use. Parking spaces and aisles shall conform to Planning Department standards. Parking areas shall be marked.

4. Before issuance of any building permits, complete grading and building plans shall be submitted to the Planning Director for approval. Plans shall be in substantial conformity to Exhibit "A" dated October 14, 1986, on file in the office of the Planning Department. No change, modifications or alterations shall be made unless appropriate applications or amendment of this permit shall have been granted.

OFFICIAL RECORDS, SAN DIEGO COUNTY, VERA L. LYLE, RECORDER

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. OMDP No. 86-0606

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5. Before issuance of any grading or building permits, a complete landscape plan, including a permanent irrigation system, shall be submitted to the Planning Director for approval. Plans shall be in substantial conformity to Exhibit "A" dated October 14, 1986, on file in the office of the Planning Department. Approved plantings shall be installed before issuance of any occupancy permit on any building. Such plantings shall not be modified or altered unless this permit has been amended.
6. All outdoor lighting shall be so shaded and adjusted that the light is directed to fall only on the same premises as light sources are located.
7. All uses, except storage and loading, shall be conducted entirely within an enclosed building. Outdoor storage of merchandise, material and equipment is permitted in any required interior side or rear yard, provided the storage area is completely enclosed by walls, fences or a combination thereof. Walls or fences shall be solid and not less than six feet in height and, provided further, that no merchandise, material or equipment is stored to a height greater than any adjacent wall or fence.
8. No mechanical equipment, tank, duct, elevator enclosure, cooling tower or mechanical ventilator or air conditioner shall be erected, constructed, converted, established, altered, or enlarged on the roof of any building, unless all such equipment and appurtenances are contained within a completely enclosed structure whose top and sides may include grillwork, louvers and latticework.
9. No merchandise, material or equipment shall be stored on the roof of any building.
10. This Otay Mesa Development Permit must be used within 36 months after the date of City approval on October 14, 1986, or the permit shall be void. An Extension of Time may be granted as set forth in Section 101.0920 of the Municipal Code. Any extension of time shall be subject to all standards and criteria in effect at the time the extension is applied for.
11. Construction and operation of the approved use shall comply at all times with the regulations of this or any other governmental agencies.
12. After establishment of the project, the property shall not be used for any other purposes unless:
- a. Authorized by the Planning Director; and
 - b. The proposed use meets every requirement of the zone existing for the property at the time of conversion; or

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c. The permit has been revoked by the City.

13. This Otay Mesa Development Permit may be revoked by the City if there is a material breach or default in any of the conditions of this permit.

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

- a. The Permittee signs and returns the permit to the Planning Department;
- b. The Otay Mesa Development Permit is recorded in the office of the County Recorder.

If the signed permit is not received by the Planning Department within 90 days of the Planning Director's decision or within 30 days of a Planning Commission on City Council decision, the permit shall be void.

15. This Otay Mesa Development Permit is subject to appeal within 10 days to the Planning Commission as provided for in Section 103.1104.3 of the Municipal Code.

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

17. Prior to the issuance of any building permits, the applicant shall:

- a. Assure by permit and bond the improvement of Customhouse Court, including the public utilities located within the right-of-way.
- b. Assure by permit and bond the dedication and full improvement of Customhouse Court as a 2-lane industrial cul-de-sac street with curbs, 5-foot side sidewalks and a 50-foot wide roadway within a 70-foot wide right-of-way with a fully improved industrial cul-de-sac as shown on the approved permit exhibit.

The subdivider shall also install a minimum 10-inch gravity sewer main in Customhouse Court in a manner satisfactory to the City Engineer and shall provide calculations, satisfactory to the Water Utilities Director, to show that the size and the grade of the sewer mains will provide cleansing velocities.

The assuring of these improvements in Customhouse Court may be made a requirement of the issuance of occupancy

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permits, rather than building permits, if approved by the Planning Director and if the Planning Department agrees to monitor the issuance of the occupancy permit.

- c. Grant the City fee title to the southerly 150 feet of Lot 3, Map 11163.

18. The 150-foot wide strip of land northerly of the International Border shall be improved as follows, proceeding from north to south laterally along the 150-foot wide strip:

- a. A 20-foot wide paved fire access road, with the southerly 10 feet of the road being on the most northerly 10 feet of the 150-foot wide strip of City-owned property, and the northerly 10 feet located between the property line and the proposed building.
- b. A chain link fence constructed in a manner satisfactory to the City Engineer and the Border Patrol.
- c. A 25-foot wide decomposed granite roadway constructed in a manner satisfactory to the City Engineer and the Border Patrol.
- d. The installation of fire hydrants and street lights as required by the City Engineer.

19. The applicant shall obtain an encroachment permit and an encroachment removal agreement from the City for the fire access road and the fence constructed within the City-owned property.

20. The drainage system proposed for this project is subject to approval by the City Engineer.

21. The developer shall construct drainage detention basins, the design, location, and size of which are subject to approval by the City Engineer. The design shall be such that the discharge from the improved land will be no more than the discharge would have been from the land in the unimproved state.

22. The City Engineering Department will be making a drainage study of the Otay Mesa border area. The extent of the area to be studied shall be determined by the City Engineer. The study shall propose a method to control runoff across the international border. A method of financing the design, construction, and maintenance of these facilities will be established and this developer will be required to contribute money for this purpose, either through a development agreement or other means as determined by the City Engineer. In order to accomplish this, the developer shall enter into an agreement with the City waiving the right of oppose a special assessment initiated for these flood control improvements. This agreement shall be entered into prior to the issuance of any building permits.

Passed and adopted by the Planning Director of The City of San Diego on October 14, 1986.

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OMDP No. 86-0606

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AUTHENTICATED BY:


Burch E. Ertle, Senior Planner
Planning Department


Jack Van Cleave, Planning Director

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

On this 3rd day of November, in the year 1986,
before me, Catherine L. Meyer, a Notary Public in and for
said county and state, personally appeared BURCH E. ERTLE,
personally known to me ~~(or proved to me on the basis of satis-
factory evidence)~~ to be the person who executed this instrument
as Senior Planner of The City of San Diego Planning Department,
and JACK VAN CLEAVE, personally known to me (or proved to me on
the basis of satisfactory evidence) to be the person who executed
this instrument as Planning Director of The City of San Diego,
and acknowledged to me that The City of San Diego executed it.

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

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

NOTARY STAMP



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OMDP No. 86-0606

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ACKNOWLEDGED:

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

WESTKIN PROPERTIES COMPANY, c/o TRAMMELL CROW COMPANY,
A partnership, Owner/Permittee

By: [Signature]

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

On this 17th day of November, in the year 1986, before me, Shelly Ann Bruce, a Notary Public in and for said county and state, personally appeared Stephen B. Williams, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person that executed this instrument, on behalf of the partnership and acknowledged to me that the partnership executed it.

(partnership)

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



Name Shelly Ann Bruce
(typed or printed)

NOTARY STAMP

Signature [Signature]

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

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

(partnership)

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

Name _____
(typed or printed)

NOTARY STAMP

Signature _____

OFFICIAL RECORDS, SAN DIEGO COUNTY, VERA L. LYLE, RECORDER

: 1226

PLANNING DIRECTOR RESOLUTION NO. 6624

GRANTING OTAY MESA DEVELOPMENT PERMIT NO. 86-0606

WHEREAS, WESTKIN PROPERTIES COMPANY C/O TRAMMELL CROW COMPANY, Owner/Permittee filed an application for a Otay Mesa Development Permit to construct and operate Otay International Center Lot 3, Phase II, located on the south side of Customhouse Plaza Road between the U.S. Border Station and Customhouse Court, described as Lot 3, Otay International Center, Map No. 1163, in the Otay Mesa Development District-Industrial Subdistrict Zone; and

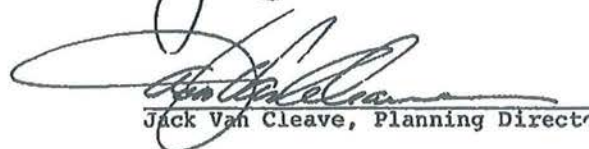
WHEREAS, on October 14, 1986, the Planning Director of The City of San Diego considered Otay Mesa Development Permit No. 86-0606 pursuant to Section 103.1104.3 of the Municipal Code of The City of San Diego and; NOW, THEREFORE,

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

1. That the Planning Director adopts as the Findings of the Planning Director those written Findings dated October 14, 1986, a copy of which is attached hereto and by this reference incorporated herein.
2. That said Findings are supported by maps and exhibits, all of which are herein incorporated by reference.

BE IT FURTHER RESOLVED, that based on the Findings hereinbefore adopted by the Planning Director, Otay Mesa Development Permit No. 86-0606 is hereby granted to Owner/Permittee in the form and with the terms and conditions as set forth in Otay Mesa Development Permit No. 86-0606, a copy of which is attached hereto and made a part hereof.


Burch Ertle, Senior Planner


Jack Van Cleave, Planning Director

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FINDINGS

1. The proposed project will fulfill a need and will not adversely affect the neighborhood, the General Plan, or the Community Plan.

2. The proposed project, because of conditions that have been applied to it, will not be detrimental to the health, safety and general welfare of persons residing or working in the area, and will not adversely affect other property in the vicinity.

3. The proposed project will comply with all the relevant regulations in the Municipal Code.

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OFFICIAL RECORDS
OF SAN DIEGO COUNTY, CA.

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VERA L. LYLE
COUNTY RECORDER

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OFFICIAL RECORDS, SAN DIEGO COUNTY, VERA L. LYLE, RECORDER

Recording requested by
and mail to:
City of San Diego
Planning Department
308 C Street, N.S. 43
San Diego, CA 92101-2004

NOTE: COUNTY RECORDER, PLEASE RECORD AS
RESTRICTION ON USE OR DEVELOPMENT OF
REAL PROPERTY AFFECTING THE TITLE TO
OR POSSESSION THEREOF.

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PLANNING COMMISSION RESOLUTION NO. 0020-PC

GRANTING OTAY MESA DEVELOPMENT PERMIT NO. 87-0180

WHEREAS, on August 3, 1987, the Planning Director of The City of San Diego granted Otay Mesa Development Permit No. 87-0180, which permitted WESTKIN PROPERTIES COMPANY/ TRAMMELL CROW COMPANY, a California partnership, Owner/ Permittee, to construct and operate four industrial buildings totaling 404,846 sq. ft., on property located west of the Otay Mesa Border Station, southwest of the intersection of Siempre Viva Road and Custom House Plaza, described as a Portion of Lot 10, Otay International Center, Map No. 11163, in the OMDD-01C BASIC zone; and

WHEREAS, on August 20, 1987, the Planning Commission of The City of San Diego considered the appeal of the Planning Director's decision granting Otay Mesa Development Permit No. 87-0180, pursuant to Section 103.1100 of the Municipal Code of The City of San Diego, received documentary, written and oral testimony for consideration and heard from all interested parties present at the public hearing; NOW, THEREFORE,

BE IT RESOLVED by the Planning Commission of The City of San Diego that the attached findings are hereby adopted as the findings of the Planning Commission.

BE IT FURTHER RESOLVED that said findings are supported by the minutes, maps and exhibits, all of which are herein incorporated by reference.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Planning Commission, the appeal of the Planning Director's decision granting Otay Mesa Development Permit No. 87-0180 is hereby denied, and the permit is hereby GRANTED to Owner/Permittee in the form and with the terms and conditions set forth in the permit, a copy of which is attached hereto and made a part hereof.

Janet MacFarlane
Janet MacFarlane, Secretary
to the Planning Commission

Robert W. Didion
Robert W. Didion, Senior Planner
Planning Department

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VERA L. LYFE
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OFFICIAL RECORDS, SAN DIEGO COUNTY, VERA L. LYFE, RECORDER

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PLANNING COMMISSION RESOLUTION NO. 0020-PC
OMD Permit No. 87-0180
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1. The proposed project will fulfill a need and will not adversely affect the neighborhood, the General Plan, or the Community Plan.

The adopted Otay Mesa Community Plan designates this site for General Industrial uses within the Otay International Center subdistrict.

2. The proposed project, because of conditions that have been applied to it, will not be detrimental to the health, safety and general welfare of persons residing or working in the area, and will not adversely affect other property in the vicinity.

Conditions applied to this project will preclude any detrimental affects to the health, safety, and general welfare of persons and property in the area.

3. The proposed project will comply with all the relevant regulations in the Municipal Code.

The project complies with the Otay International Center Precise Plan.

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OTAY MESA DEVELOPMENT PERMIT NO. 87-0180
PLANNING COMMISSION

This Otay Mesa Development Permit is granted by the Planning Commission of the City of San Diego to WESTKIN PROPERTIES COMPANY C/O TRAMMEL CROW COMPANY, a California partnership, under conditions in Section 103.110 of the Municipal Code of the City of San Diego.

1. Permission is hereby granted to Owner/permittee, to develop four (4) industrial building located west of the Otay Mesa Border Station, southwest of the intersection of Siempre Viva Road and Custom House Plaza, described as a Portion of Lot 10, Otay International Center, Map No. 11163 in the OMDD-OIC BASIC Zone.

2. The Project shall consist of the following:

a. Four (4) industrial buildings totalling 404,846 square feet to be used as follows:

- (1) Storage/Warehousing - 210,520 sq. ft., (52%)
- (2) Other Permitted Uses - 194,326 sq. ft., (48%)
(all Basic Use Zone)

Total - 404,846 sq. ft., (100%)

The Development shall consists of the following:

- (1) Building "6" - 35,943 sq. ft.
- (2) Building "7" - 34,344 sq. ft.
- (3) Building "8" - 35,943 sq. ft.
- (4) Building "9" - 298,616 sq. ft.

Total - 404,846 sq. ft.

b. Landscaping;

c. Off-street Parking; and

d. Incidental accessory uses as may be determined incidental and approved by the Planning Director.

3. A total of 859 off-street parking spaces shall be maintained on the property in the approximate location shown on Exhibit "A," dated August 20, 1987, on file in the office of the Planning Department. Parking spaces shall be consistent with Division 8 of the Municipal Code. Parking spaces and aisles shall conform to Planning Department standards and all parking areas shall be

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marked. Parking shall be provided at a minimum of one space per 1,000 square feet to accommodate storage and warehouse uses and one space per 300 square feet to accommodate other permitted uses. The total number of spaces may vary according to the ratio of storage and warehouse uses versus other Basic Use Zone uses that are permitted for the site.

4. Before issuance of any building permits, complete grading and building plans shall be submitted to the Planning Director for approval. Plans shall be in substantial conformity to Exhibit "A," dated August 20, 1987, on file in the office of the Planning Department. No change, modifications or alterations shall be made unless appropriate applications or amendment of this permit shall have been granted.

5. Before issuance of any grading or building permits, a revised landscape plan, including a permanent irrigation system, shall be submitted to the Planning Director for approval. The Plans shall be in substantial conformity to Exhibit "A," dated August 20, 1987, on file in the office of the Planning Department. A revised landscape plan shall be approved by the Planning Director prior to building permit issuance.

6. All outdoor lighting shall be so shaded and adjusted that the light is directed to fall only on the same premises as light sources are located. Lighting for parking and circulation areas shall be one foot candle minimum.

7. This Otay Mesa Development Permit must be used within 36 months after the date of City approval or the permit shall be void. An Extension of Time may be granted as set forth in Section 101.0920 of the Municipal Code.

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

9. The applicant shall install fire hydrants at locations satisfactory to the Fire Department and the City Engineer. The turning radius on-site shall be suitable for fire emergency vehicles, satisfactory to the Fire Department.

10. Two 26-foot driveway entrances on Siempre Viva Road have been approved at the locations shown on Exhibit "A," dated August 20, 1987. Driveways on the adjacent streets shall not exceed 30 feet.

11. Street address numbers shall be readily visible from the street and shall also be painted on the roof for aerial visibility prior to the issuance of the Certificate of Occupancy.

12. No signage is approved by this permit. A complete signage plan shall be submitted to the Planning Director for approval.

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13. All uses, except storage and loading, shall be conducted entirely within an enclosed building. Outdoor storage of merchandise, material and equipment is permitted in any require interior side or rear yard, provided the storage area is completely enclosed by walls, fences or a combination thereof. Walls or fences shall be solid and not less than six feet in height and, provided further, that no merchandise, material or equipment is stored to a height greater than any adjacent wall or fence.

14. No mechanical equipment, tank, duct, elevator enclosure, cooling tower or mechanical ventilator or air conditioner shall be erected, constructed, converted, established, altered, or enlarged on the roof of any building, unless all such equipment and appurtenances are contained within a completely enclosed structure whose top and sides may include grillwork, louvers and latticework.

15. No merchandise, material or equipment shall be stored on the roof of any building.

16. Border corridor improvement plans for the 150-foot-wide strip of land northerly of the International Border shall be submitted to the Planning Director and Engineering Department for approval. These improvements shall be completed prior to the issuance of any development permit for the southern one-half of Lot 10 and shall include access roads, chain link fencing, fire hydrants, lighting, drainage, and other improvements as determined to be necessary by the Planning Director, Engineering Department and Border Patrol.

17. A semiannual report shall be submitted to the Planning Director by the Permittee indicating the current tenants, type of business, number of employees, allocated parking, and other information as determined necessary by the Planning Director. This report shall be submitted six months following the Certificate of Occupancy and each six months thereafter. The Planning Director shall insure the continued compliance with the parking requirements approved by the permit.

18. Recommendations of the Woodward Clyde Geo-technical Report No. 561451-5101, dated July 25, 1986, shall be followed for the development of Lot 10.

19. After establishment of the project, the property shall not be used for any other purposes unless:

- a. Authorized by the Planning Director; or
- b. The proposed use meets every requirement of the zone existing for the property at the time of conversion; or
- c. The permit has been revoked by the City.

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20. This Otay Mesa Development Permit may be revoked by the City if there is a material breach or default in any of the conditions of this permit.

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

- a. The Permittee signs and returns the permit to the Planning Department;
- b. The Otay Mesa Development Permit is recorded in the office of the County Recorder.

If the signed permit is not received by the Planning Department within 90 days of the Planning Director's decision or within 30 days of a Planning Commission or City Council decisions, the permit shall be void.

22. This Otay Mesa Development Permit is subject to appeal within 10 days to the City Council as provided for in Section 101.0920 of the Municipal Code.

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

Passed and adopted by the Planning Commission of the City of San Diego on August 20, 1987.

OFFICIAL RECORDS, SAN DIEGO COUNTY, VERA L. LYLE, RECORDER

OMDP No. 87-0180

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AUTHENTICATED BY:

Janet MacFarlane
Janet MacFarlane, Secretary to
the Planning Commission

Robert W. Didion
Robert W. Didion, Senior Planner
Planning Department

STATE OF CALIFORNIA) SS.
COUNTY OF SAN DIEGO)

On this 2nd day of Sept., in the year
1987, before me, Catherine L. Meyer, a notary public in and for said
County and State, personally appeared Janet MacFarlane, personally
known to me (~~or-proved-to-me-on-the-basis-of-satisfactory-evidence~~) to be
the person who executed this instrument as Secretary to the Planning
Commission of The City of San Diego, and Robert W. Didion, personally
known to me (~~or-proved-to-me-on-the-basis-of-satisfactory-evidence~~) to be
the person who executed this instrument as Senior Planner of the Planning
Department of The City of San Diego, and acknowledged to me that the
municipal corporation executed it.

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



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

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

WESTKIN PROPERTIES COMPANY/
TRAMMELL CROW COMPANY
A California partnership
Owner/Permittee

[Signature]
Permittee
By _____
By _____

NOTE: NOTARY ACKNOWLEDGMENTS MUST BE
ATTACHED, PER CIVIL CODE SEC. 1180, et seq.

OFFICIAL RECORDS, SAN DIEGO COUNTY, VERA L. LYLE, RECORDER

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OFFICIAL RECORDS, SAN DIEGO COUNTY, VERA L. LYLE, RECORDER

CAT. NO. NN00837
TO 1985 CA (1-83)

(Partnership as a Partner of a Partnership)



STATE OF CALIFORNIA }
COUNTY OF San Diego } ss.

On November 20, 1987 before me, the undersigned, a Notary Public in and for said State, personally appeared Stephen G. Williams personally known to me or proved to me on the basis of satisfactory evidence to be the person who executed the within instrument as General Partner of the partners of Claw-Cray Partners

the partnership that executed the within instrument, and acknowledged to me that they executed the same on behalf of Claw-Cray Mesa #1, a partnership, and that said last named partnership executed the same.
WITNESS my hand and official seal.

Signature Shelly Ann Bruce



(This area for official notarial seal)

Drawing name: C:\Users\eric.lazovich\AppData\Local\Temp\Pub\Publish_5932\Tentative Parcel Map\Parcel Map\Parcel Map Exhibit.dwg TITLE Sep 27, 2013 8:32am By: eric.lazovich

EXISTING EASEMENTS & DEDICATIONS TO REMAIN:

- 1 RIGHT-OF-WAY GRANTED TO THE CITY OF SAN DIEGO PER DOCUMENT RECORDED FEBRUARY 14, 1910 IN BOOK 487 PAGE 1-3 OF DEEDS
- 2 RIGHT-OF-WAY GRANTED TO THE CITY OF SAN DIEGO PER DOCUMENT RECORDED SEPTEMBER 9, 1987 AS FILE NO. 87-628756, O.R.
- 3 RIGHT-OF-WAY GRANTED TO THE CITY OF SAN DIEGO PER DOCUMENT RECORDED SEPTEMBER 9, 1987 AS FILE NO. 87-628757, O.R.
- 4 RIGHT-OF-WAY GRANTED TO THE CITY OF SAN DIEGO PER DOCUMENT RECORDED JANUARY 6, 1989 AS FILE NO. 88-004313, O.R.
- 5 RIGHT-OF-WAY GRANTED TO THE CITY OF SAN DIEGO PER DOCUMENT RECORDED JANUARY 6, 1988 AS FILE NO. 88-004314, O.R.
- 6 RIGHT-OF-WAY GRANTED TO THE CITY OF SAN DIEGO PER DOCUMENT RECORDED MAY 16, 1988 AS FILE NO. 88-228229, O.R.
- 7 RIGHT-OF-WAY GRANTED TO THE CITY OF SAN DIEGO PER DOCUMENT RECORDED JULY 7, 1988 AS FILE NO. 88-328903, O.R.
- 8 INGRESS/EGRESS EASEMENT GRANTED TO OTAY INTERNATIONAL CENTER PER DOCUMENT RECORDED JULY 1, 1988 AS INSTRUMENT NO. 88-321203, O.R.
- 9 UTILITY EASEMENT GRANTED TO PACIFIC BELL PER DOCUMENT RECORDED FEBRUARY 10, 1989 AS INSTRUMENT NO. 89-73023, O.R.
- 10 RECIPROCAL ACCESS EASEMENT BETWEEN CROW-OTAY PARTNERS AND OTAY INTERNATIONAL CENTER PER DOCUMENT RECORDED MARCH 15, 1989 AS INSTRUMENT NO. 89-132621, O.R. (BLANKET)
- 11 ACCESS RIGHTS RELINQUISHED PER PARCEL MAP NO. 15289
- 12 INGRESS/EGRESS EASEMENT BETWEEN FIRST INDUSTRIAL DEVELOPMENT SERVICES, INC. AND FIRST INDUSTRIAL, L.P. PER DOCUMENT RECORDED DECEMBER 19, 2003 AS INSTRUMENT NO. 2003-1491694, O.R.

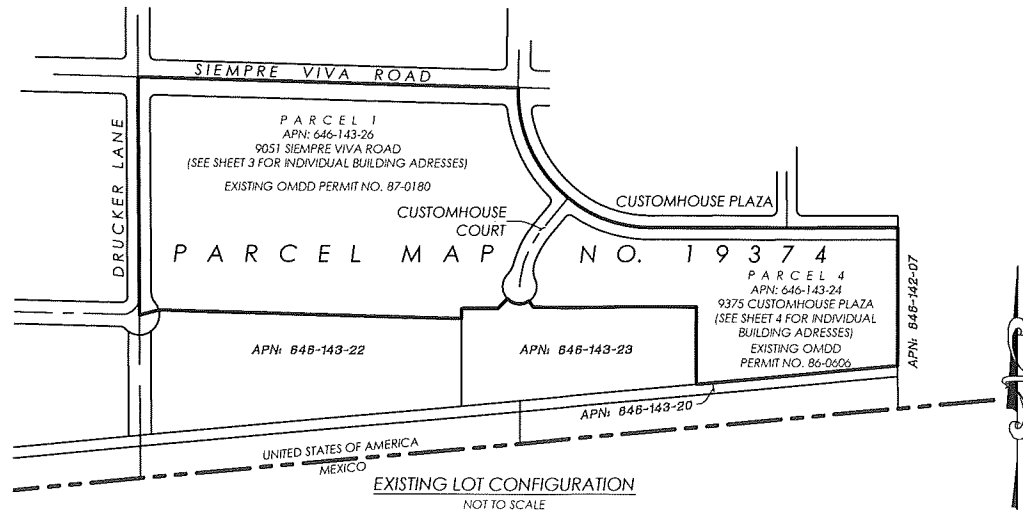
EXISTING EASEMENTS & DEDICATIONS TO REMAIN (cont.):

- 13 UTILITY EASEMENT GRANTED TO SAN DIEGO GAS AND ELECTRIC COMPANY PER DOCUMENT RECORDED APRIL 16, 1987 AS INSTRUMENT NO. 87-207601, O.R. (NOT PLOTTABLE)
- 14 UTILITY EASEMENT GRANTED TO SAN DIEGO GAS AND ELECTRIC COMPANY PER DOCUMENT RECORDED DECEMBER 8, 1988 AS INSTRUMENT NO. 88-632311, O.R. (NOT PLOTTABLE)
- 15 UTILITY EASEMENT GRANTED TO SAN DIEGO GAS AND ELECTRIC COMPANY PER DOCUMENT RECORDED JUNE 15, 2000 AS INSTRUMENT NO. 2000-0316197, O.R. (NOT PLOTTABLE)

PROPOSED EASEMENTS AND DEDICATIONS:

NONE.

TENTATIVE PARCEL MAP NO. 1085247



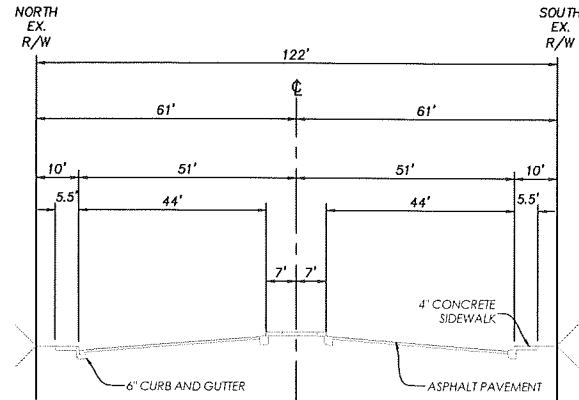
SHEET INDEX

TITLE SHEET
PROPOSED LOT LINES/EXISTING MONUMENTS AND EASEMENTS
SITE PLAN
SITE PLAN

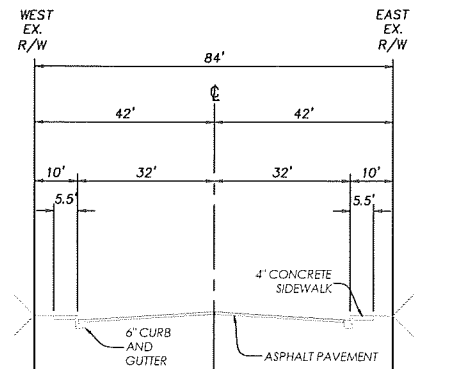
SHEET 1
SHEET 2
SHEET 3
SHEET 4

NOTE:

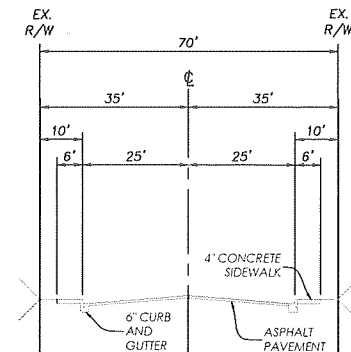
A PARCEL MAP SHALL BE FILED AT THE COUNTY RECORDER'S OFFICE PRIOR TO THE EXPIRATION OF THE TENTATIVE PARCEL MAP. IF APPROVED, WITH A DETAILED PROCEDURE OF SURVEY SHOWN AND PROPERTY CORNERS MARKED WITH DURABLE SURVEY MONUMENTS.



EXISTING SIEMPRE VIVA ROAD
NOT TO SCALE



EXISTING DRUCKER LANE / CUSTOMHOUSE PLAZA
NOT TO SCALE



EXISTING CUSTOMHOUSE COURT
NOT TO SCALE

BENCHMARK

CITY OF SAN DIEGO BENCHMARK, BEING A BRASS PLUG AT THE SOUTHERLY CURB RETURN AT THE INTERSECTION OF CUSTOM HOUSE PLAZA AND CUSTOM HOUSE COURT.
ELEVATION: 508.92' (DATUM: NGVD29)

LEGAL DESCRIPTION

PARCELS 1 AND 4 OF PARCEL MAP NO. 19374, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, NOVEMBER 20, 2003, AS INSTRUMENT NO. 2003-1395154, OFFICIAL RECORDS.

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS MAP IS A PORTION OF SIEMPRE VIVA ROAD AS SHOWN ON PARCEL MAP NO. 19374 (I.E. NORTH 88°27'38" WEST)

ASSESSOR'S PARCEL NUMBER

646-143-26, 646-143-24

CCS83

1780-6343

LAMBERT COORDINATES

140-1783

UTILITY PURVEYORS

WATER: OTAY WATER DISTRICT
SEWER: CITY OF SAN DIEGO
STORM DRAIN: CITY OF SAN DIEGO
GAS AND ELECTRIC: SAN DIEGO GAS & ELECTRIC
TELEPHONE: AT&T
CABLE TV: SOUTHWESTERN CABLE TELEVISION

BUS STOPS

SITE HAS 2 EXISTING BUS STOPS ALONG SIEMPRE VIVA ROAD AS NOTED ON SHEET 3.

NONE PROPOSED.

LOT SUMMARY

PROPOSED PARCEL	SIZE	F.A.R.
PROPOSED PARCEL 1	2.5 AC	0.27
PROPOSED PARCEL 2	2.6 AC	0.26
PROPOSED PARCEL 3	2.5 AC	0.27
PROPOSED PARCEL 4	14.7 AC	0.45
PROPOSED PARCEL 5	3.0 AC	0.32
PROPOSED PARCEL 6	2.0 AC	0.24
PROPOSED PARCEL 7	1.8 AC	0.27
PROPOSED PARCEL 8	4.2 AC	0.55
EXISTING RIGHT OF WAY	4.9 AC	
AREA OF SUBDIVISION BOUNDARY =	38.2 AC	

REFERENCE DRAWINGS

CUSTOMHOUSE COURT & 150' BORDER CORRIDOR IMPROVEMENTS	23630-D
SIEMPRE VIVA RD., OTAY CENTER RD. & CUSTOMHOUSE PLAZA IMPROVEMENTS	22980-D
SIEMPRE VIVA RD. & DRUCKER LANE IMPROVEMENTS	23744-D
SIEMPRE VIVA RD. IMPROVEMENTS	24718-D

SITE DATA

PROPERTY IS WITHIN THE OTAY INTERNATIONAL CENTER SUBDISTRICT OF THE OTAY MESA DEVELOPMENT DISTRICT

EXISTING ZONE: OMDD-INDUST-SUBD
PROPOSED ZONE: NO CHANGE
EXISTING USE: INDUSTRIAL
PROPOSED USE: NO CHANGE

OIC MINIMUM DEVELOPMENT REGULATIONS:

LOT AREA: 10,000 S.F.
STREET FRONTAGE: 100 L.F.
LOT WIDTH: 100 L.F.
LOT DEPTH: 100 L.F.
MINIMUM YARDS: FRONT 10-20'; INTERIOR SIDE: 0'; STREET SIDE: 10'; REAR 10'
MAXIMUM FLOOR AREA RATIO (F.A.R.): 2.0

PROJECT NARRATIVE

THE PROPOSED SUBDIVISION IS A TENTATIVE PARCEL MAP FOLLOWED BY A PARCEL MAP, AND IS FILED PURSUANT TO THE SUBDIVISION MAP ACT.

ACCESS AND PARKING REQUIREMENTS WILL BE PROVIDED VIA RECIPROCAL ACCESS EASEMENTS BETWEEN THE LOTS WHICH ARE GOVERNED BY THE COVENANTS, CODES AND RESTRICTIONS OF THE DEVELOPMENT.

THIS PROJECT PROPOSES ONE "FLAG" SHAPED LOT WITH A 50' WIDE NECK, WHICH DEVIATES FROM THE SUBDIVISION/DEVELOPMENT REGULATIONS OF THE OTAY INTERNATIONAL CENTER (OIC) PRECISE PLAN, AND WILL REQUIRE AN AMENDMENT TO THE EXISTING APPROVED OTAY MESA DEVELOPMENT DISTRICT (OMDD) PERMIT(S) FOR THE SITE. EXISTING OMDD PERMIT NO'S: OMDD PERMIT NO. 86-0606, REC. 11/24/1986 AS INST. NO. 85-16166, O.R. (APPLICABLE TO PARCEL 4, P.M. 19374) OMDD PERMIT NO. 87-0180, REC. 5/16/1988 AS INST. NO. 88-228232, O.R. (APPLICABLE TO PARCEL 1, P.M. 19374)

NUMBER OF EXISTING LOTS: 2; NUMBER OF PROPOSED LOTS: 8

ACREAGE WITHIN TENTATIVE MAP BOUNDARY: 38.2 ACRES (GROSS)

GENERAL NOTES:

THERE ARE NO OVERHEAD ELECTRIC UTILITIES FRONTING SITE.

THE TITLE EXCEPTIONS SHOWN ARE BASED UPON THAT CERTAIN PRELIMINARY TITLE REPORT BY CHICAGO TITLE COMPANY, ORDER NO. 126745810-X59 DATED JANUARY 8, 2013

OWNER / DEVELOPER

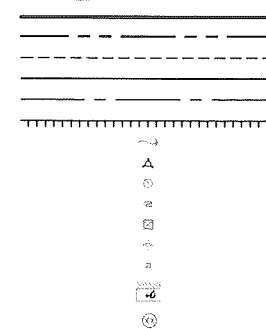
L.I.T. INDUSTRIAL LIMITED PARTNERSHIP
2650 CEDAR SPRINGS ROAD, SUITE #850
DALLAS, TEXAS 75201

BY: MATTHEW TRAINO
I.D.S. REAL-ESTATE GROUP
629 J STREET, SUITE 204
SAN DIEGO, CA 92101

SIGNATURE _____

DATE _____

LEGEND

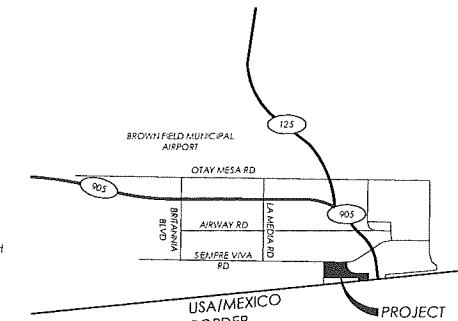


ABBREVIATIONS

R/W	RIGHT OF WAY
PROP.	PROPOSED
EX	EXISTING
CL	CENTERLINE
PL	PROPERTY LINE
AC	ACRE

LEGEND

- SUBDIVISION BOUNDARY
- PROPOSED LOT LINE
- EASEMENTS
- RIGHT OF WAY
- CENTERLINE
- ACCESS RIGHTS RELINQUISHED
- INDICATES EXISTING DRAINAGE PATH
- EXISTING FIRE HYDRANT
- EXISTING TELECOMM. MANHOLE
- EXISTING WATER METER
- EXISTING ELECTRICAL TRANSFORMER
- EXISTING LIGHT POLE
- EXISTING UTILITY BOX
- EXISTING HANDICAP ACCESSIBLE PARKING SPACE
- INDICATES NUMBER OF PARKING SPACES



NORTH
VICINITY MAP
NOT TO SCALE

LAND SURVEYOR OF WORK

KIMLEY-HORN AND ASSOCIATES, INC.
401 B. STREET, SUITE 600
SAN DIEGO, CALIFORNIA 92101
TEL: (619) 234-9411
E-MAIL: ERIC.LAZOVICH@KIMLEY-HORN.COM



ERIC R. LAZOVICH, P.L.S. 8976

DATE _____

INTERNATIONAL BUSINESS CENTER
PARCELS 1 & 4 OF PARCEL MAP 19374
CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, CALIFORNIA

SCALE: _____
DESIGNED BY: E.R.L.
DRAWN BY: F.A.R.
CHECKED BY: E.R.L.
DATE: 12/26/2012
PROJECT NO. 095897000

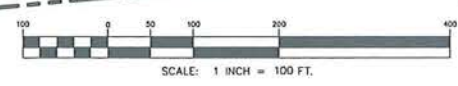
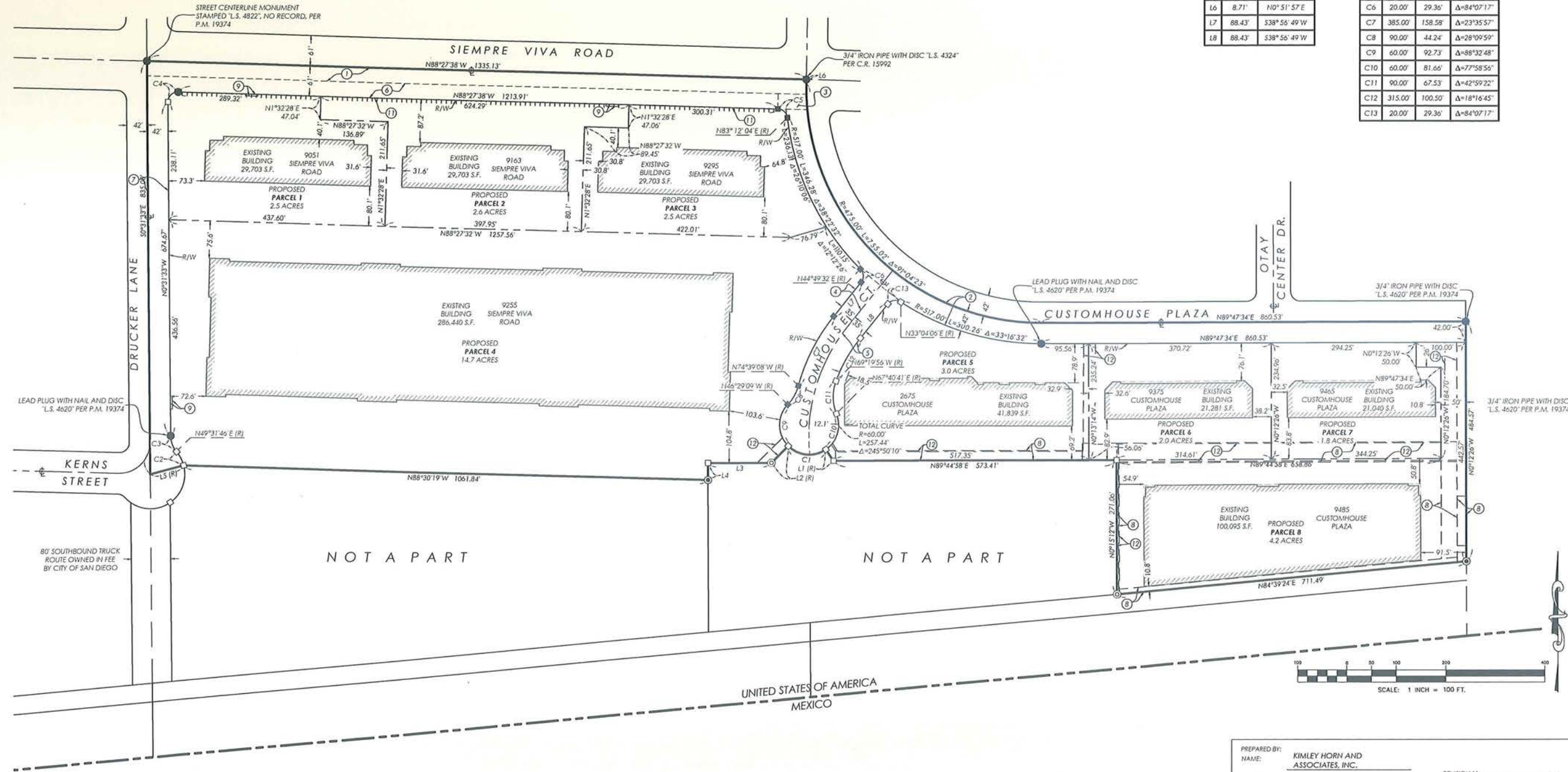
SHEET
1 OF 4
SHEETS



TENTATIVE PARCEL MAP NO.1085247

LINE DATA TABLE	
LENGTH	BEARING
L1	27.64' N34°20'23"W
L2	48.22' N44°58'03"E
L3	127.80' N89°43'42"E
L4	34.28' N0°14'15"W
L5	70.00' N75°22'44"E
L6	8.71' N10°51'57"E
L7	88.43' S38°56'49"W
L8	88.43' S38°56'49"W

CURVE DATA TABLE		
RADIUS	LENGTH	DELTA
C1	60.00'	83.05' Δ=79°18'26"
C2	70.00'	31.58' Δ=25°50'58"
C3	50.00'	34.86' Δ=39°56'41"
C4	20.00'	32.14' Δ=92°03'55"
C5	20.00'	28.51' Δ=81°39'42"
C6	20.00'	29.36' Δ=84°07'17"
C7	385.00'	158.58' Δ=23°35'57"
C8	90.00'	44.24' Δ=28°09'59"
C9	60.00'	92.73' Δ=88°32'48"
C10	60.00'	81.66' Δ=77°58'56"
C11	90.00'	67.53' Δ=42°59'22"
C12	315.00'	100.50' Δ=18°16'45"
C13	20.00'	29.36' Δ=84°07'17"



- RECORD MONUMENT NOTES**
- MONUMENT AS NOTED
 - LEAD AND DISC "L.S. 3906" PER P.M. 15269
 - LEAD AND DISC "L.S. 4620" PER P.M. 19374
 - ⊙ GALVANIZED SPIKE AND WASHER STAMPED "L.S. 4620" PER P.M. 19374
 - ⊙ 3/4" IRON PIPE STAMPED "L.S. 4620" PER P.M. 19374

PREPARED BY: **KIMLEY HORN AND ASSOCIATES, INC.**
 NAME: _____
 ADDRESS: **401 B STREET, SUITE 600**
SAN DIEGO, CA 92101
 PHONE #: **(619) 234-9411**
 PROJECT ADDRESS: **9051 SIEMPRE VIVA ROAD**
9375 CUSTOMHOUSE PLAZA
SAN DIEGO, CALIFORNIA
92154
 PROJECT NAME: **INTERNATIONAL BUSINESS CENTER**
 SHEET TITLE: **PROPOSED LOT LINES**
EXISTING MONUMENTS AND EASEMENTS

REVISION 11: _____
 REVISION 10: _____
 REVISION 9: _____
 REVISION 8: _____
 REVISION 7: _____
 REVISION 6: _____
 REVISION 5: _____
 REVISION 4: _____
 REVISION 3: _____
 REVISION 2: _____
 REVISION 1: _____

PDP No. _____
 NDP No. _____
 SDP No. _____
 SV No. _____
 VTM No. _____

INTERNATIONAL BUSINESS CENTER
PARCELS 1 & 4 OF PARCEL MAP 19374
CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, CALIFORNIA

DESIGNED BY: E.R.L.
 DRAWN BY: F.A.R.
 CHECKED BY: E.R.L.
 DATE: 12/26/2012
 PROJECT NO. 095897000

SCALE: 1" = 100'

SHEET 2 OF 4 SHEETS

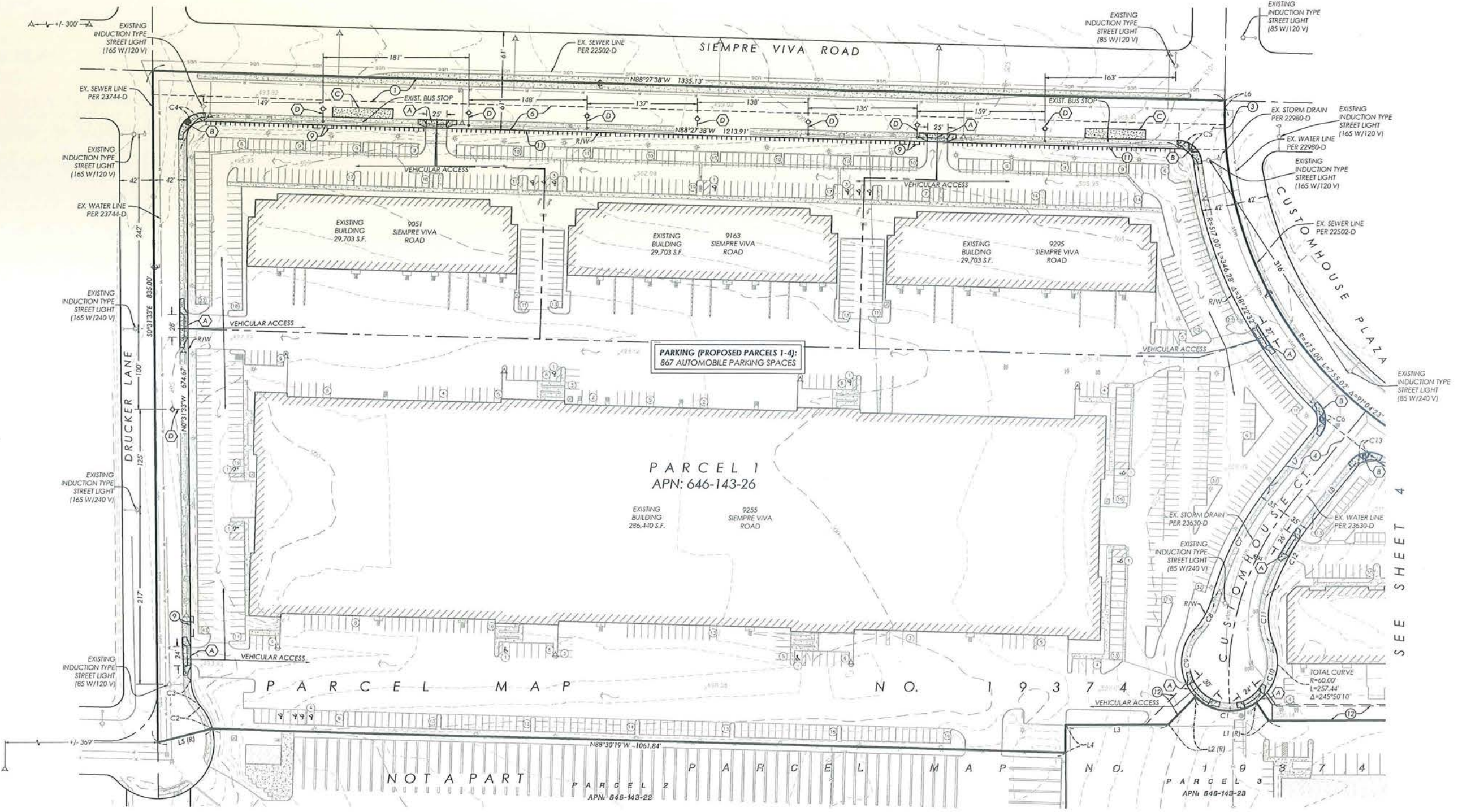
NO.	DATE	REVISIONS	BY
1	9/26/13	MOVED PARKING NOTES TO SHITS 3 & 4, REVISED PARKING COUNT	ERL

Kimley-Horn and Associates, Inc.
 Engineering, Planning and Environmental Consultants
 Suite 600 - 5th Floor - 401 B Street - San Diego, CA 92101
 Tel: (619) 234-9411 - Fax: (619) 234-9413

Drawing name: C:\Users\eric.lazovich\AppData\Local\Temp\Map\Pub\1085247\Tentative Parcel Map\Wolver_Enhanced.dwg Prop. Lot Lines Sep 27, 2013 8:32am By: eric.lazovich

TENTATIVE PARCEL MAP NO. 1085247

Kimley-Horn and Associates, Inc.
 Engineering, Planning and Environmental Consultants
 401 B Street, Suite 600 - San Diego, Ca. - 92101
 Tel: (619) 234-9411 - Fax: (619) 234-9433



Drawing name: C:\Users\eric.larson\Documents\Projects\1085247\1085247.dwg; Plot Date: 9/25/13 8:32am by: eric.larson

INTERNATIONAL BUSINESS CENTER
 PARCELS 1 & 4 OF PARCEL MAP 19374
 CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, CALIFORNIA

NO.	DATE	REVISIONS	BY
1	9/25/13	REVISED PARKING COUNT	ERL

NOTE:

INDIVIDUAL BUILDING ADDRESS NUMBERS ARE VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY PER PHPS POLICY P-00-6 (JFC 901.4.4)
 ALL EXISTING BUILDINGS ON THIS SHEET ARE 2 STORIES (WAREHOUSE PLUS MEZANINE) AND WERE CONSTRUCTED IN 1989.

NOTES:

- A INDICATES NEW CITY STANDARD DRIVEWAYS PER SDG-159
- B INDICATES NEW PEDESTRIAN RAMP WITH TRUNCATED DOMES PER SDG-132, TYPE 'A'
- C INDICATES NEW CITY STANDARD BUS SLABS PER SDG-102
- D INSTALL NEW 165 WATT INDUCTION LIGHT STANDARDS, FULL CUTOFF, TYPE 15 POLE TYPE, PER SAN DIEGO STD DWG. SDE-101. CONFIRM POWER SOURCE.

LANDSCAPING NOTE:

ALL REQUIRED LANDSCAPE SHALL BE MAINTAINED BY THE OWNER/ SUBDIVIDER IN A DISEASE, WEED AND LITTER FREE CONDITION AT ALL TIMES. SEVERE PRUNING OR TOPPING OF TREES IS NOT PERMITTED.
 IF ANY REQUIRED LANDSCAPE INDICATED ON THE APPROVED PLANS IS DAMAGED OR REMOVED DURING CONSTRUCTION, IT SHALL BE REPAIRED AND/OR REPLACED IN KIND AND EQUIVALENT SIZE TO THE SATISFACTION OF THE DEVELOPMENT SERVICES DEPARTMENT WITHIN 30 DAYS OF DAMAGE OR CERTIFICATE OF OCCUPANCY.

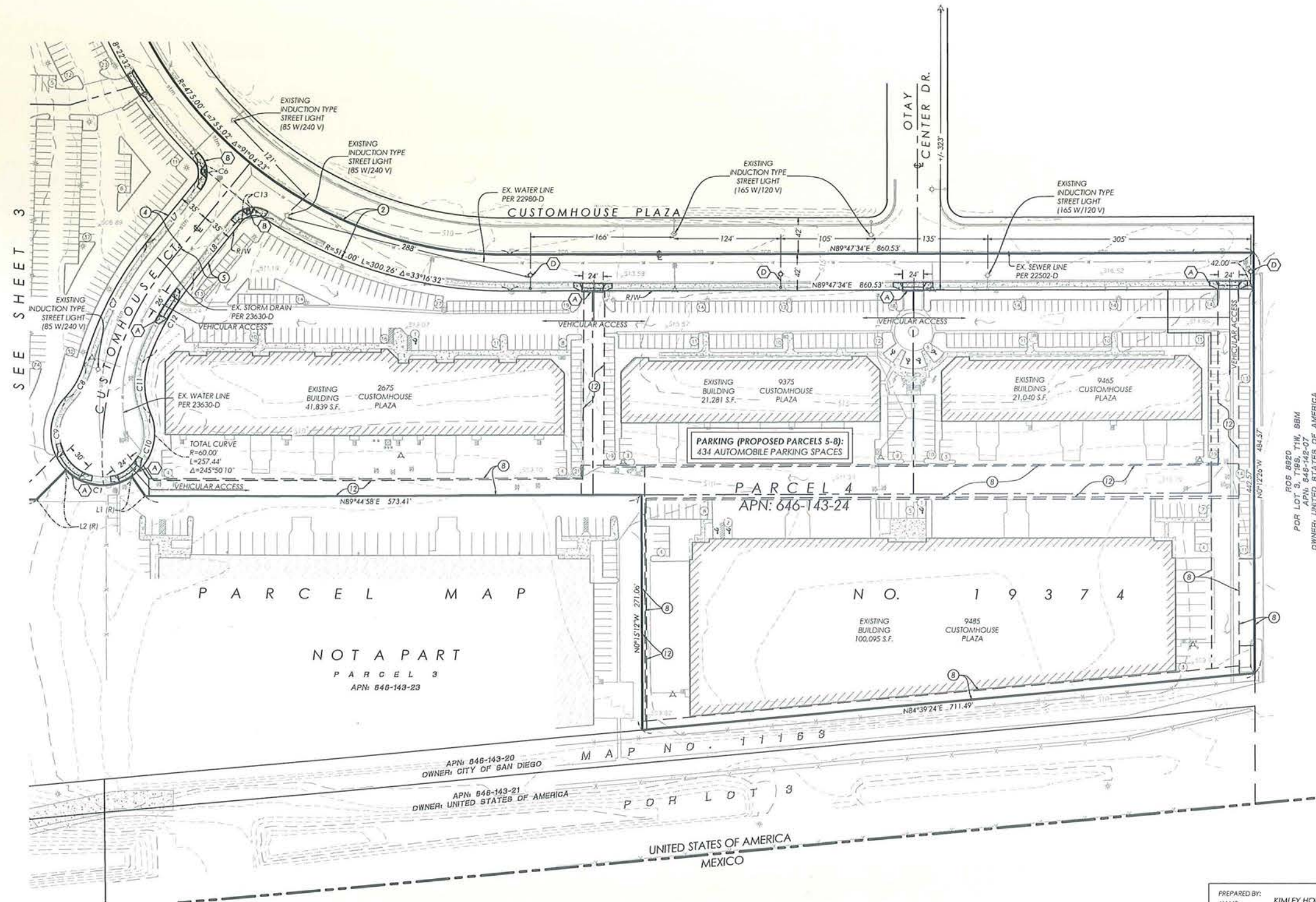
PREPARED BY: **KIMLEY HORN AND ASSOCIATES, INC.**
 ADDRESS: 401 B STREET, SUITE 600, SAN DIEGO, CA. 92101
 PHONE #: (619) 234-9411
 PROJECT ADDRESS: 9051 SIEMPRE VIVA ROAD, 9375 CUSTOMHOUSE PLAZA, SAN DIEGO, CALIFORNIA 92154
 PROJECT NAME: INTERNATIONAL BUSINESS CENTER
 SHEET TITLE: SITE PLAN FOR PARCEL 1

REVISION 11:	_____
REVISION 10:	_____
REVISION 9:	_____
REVISION 8:	_____
REVISION 7:	_____
REVISION 6:	_____
REVISION 5:	_____
REVISION 4:	_____
REVISION 3:	_____
REVISION 2:	_____
REVISION 1:	_____

PDP No. _____
 NDP No. _____
 SDP No. _____
 SV No. _____
 VTM No. _____

SCALE: 1" = 60'
 DESIGNED BY: E.R.L.
 DRAWN BY: F.A.R.
 CHECKED BY: E.R.L.
 DATE: 12/26/2012
 PROJECT NO. 095897000
 SHEET 3 OF 4 SHEETS

TENTATIVE PARCEL MAP NO. 1085247



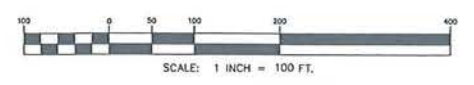
SEE SHEET 3

PARCEL MAP
NOT A PART
PARCEL 3
APN: 848-143-23

PARCEL 4
APN: 646-143-24

NOTE:
INDIVIDUAL BUILDING ADDRESS NUMBERS ARE VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY PER PHPS POLICY P-00-6 (UPC 901.4.4).
ALL EXISTING BUILDINGS ON THIS SHEET ARE 2 STORIES (WAREHOUSE PLUS MEZZANINE) AND WERE CONSTRUCTED IN 1988.

LANDSCAPING NOTE:
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PREPARED BY: KIMLEY HORN AND ASSOCIATES, INC.
NAME:
ADDRESS: 401 B STREET, SUITE 600
SAN DIEGO, CA. 92101
PHONE #: (619) 234-9411
PROJECT ADDRESS: 9051 SIEMPRE VIVA ROAD
9375 CUSTOMHOUSE PLAZA
SAN DIEGO, CALIFORNIA
92154
PROJECT NAME: INTERNATIONAL BUSINESS CENTER
SHEET TITLE: SITE PLAN FOR PARCEL 4

REVISION 11:	_____
REVISION 10:	_____
REVISION 9:	_____
REVISION 8:	_____
REVISION 7:	_____
REVISION 6:	_____
REVISION 5:	_____
REVISION 4:	_____
REVISION 3:	_____
REVISION 2:	_____
REVISION 1:	_____

PDP No. _____
NDP No. _____
SDP No. _____
SV No. _____
VTM No. _____

INTERNATIONAL BUSINESS CENTER
PARCELS 1 & 4 OF PARCEL MAP 19374
CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, CALIFORNIA

SCALE: 1" = 100'
DESIGNED BY: E.R.L.
DRAWN BY: F.A.R.
CHECKED BY: E.R.L.
DATE: 12/28/2012
PROJECT NO. 095897000
SHEET
4 OF 4
SHEETS

NO.	DATE	REVISIONS	BY
1	9/25/13	MOVED PARKING NOTES TO SHS 3 & 4. REVISED PARKING COUNT	ERL

Kimley-Horn and Associates, Inc.
Engineering, Planning and Environmental Consultants
401 B Street, Suite 600 - San Diego, Ca. - 92101
Tel: (619) 234-9411 - Fax: (619) 234-9433

PLANNING COMMISSION RESOLUTION NO. XXXXXX-PC
SITE DEVELOPMENT PERMIT NO. 1085262
INTERNATIONAL BUSINESS CENTER - PROJECT NO. 308688
Amendment to Otay Mesa Development Permit No. 86-0606 and
Otay Mesa Development Permit No. 87-0180

WHEREAS, L.I.T. INDUSTRIAL LIMITED PARTNERSHIP, Owner/Permittee, filed an application with the City of San Diego for a permit to create a "flag shaped" Parcel Lot 8 with a 50-foot wide neck that deviates from the subdivision/development regulations of the Otay International Center Precise Plan Subdistrict (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 1085262, on portions of a 4.2-acre site;

WHEREAS, the project site is located at 9485 Customhouse Plaza in the in the Otay International Center Precise Plan Subdistrict of the Otay Mesa Development District;

WHEREAS, the project site is legally described as Parcel 4 of Parcel Map No. 19374, in the City of San Diego, County of San Diego, State of California, filed in the Office of the County Recorder of San Diego County, Record No. 2003-1395154, dated November 20, 2003;

WHEREAS, on February 20, 2014, the Planning Commission of the City of San Diego considered Site Development Permit No. 1085262 pursuant to the Land Development Code of the City of San Diego;

WHEREAS, on October 3, 2013, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code section 21000 et. seq.) under CEQA Guideline Section 15301(k), Existing Facilities, and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520; NOW, THEREFORE,

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

That the Planning Commission adopts the following written Findings, dated February 20, 2014.

FINDINGS:

Site Development Permit - Section 126.0504

A. Findings for all Site Development Permits

1. **The proposed development will not adversely affect the applicable land use plan.** Parcel Lot 8, a 4.2-acre site with an existing 100,095 square-foot, two-story commercial/light industrial building, is located at 9485 Customhouse Plaza in the Otay Mesa Community Plan area's Otay International Center Precise Plan Subdistrict of the Otay Mesa Development District (OMDD). The Otay Mesa Community Plan designates the land use for this site as Industrial. The site is further defined within the Otay International Center Precise Plan and has land use designations of Custom Brokers, Bonded Warehousing, Freight Forwarding, and Truck Center Office.

This parcel lot is included within an overall larger commercial/light industrial park development entitled by Otay Mesa Development Permit (OMDP) No. 86-0606 and OMDP No. 87-0180. The subdivision of the commercial/light industrial park will create eight parcel lots. Parcel Lot 8 is a unique “flagged shaped” lot due to the existing commercial/light industrial park’s building layout and would not conform to the minimum lot width of 100 feet pursuant to the San Diego Municipal Code (SDMC) sec. 1517.0305, OMDD’s Property Development Regulations.

Parcel Lot 8 is created with a 100-foot wide street frontage on Customhouse Plaza to provide access from the public right-of-way to the rear portion of the lot. Access from the frontage area is narrowed to 50 feet wide for a length of approximately 185 feet along the abutting Parcel Lot 7 eastern side yard until the southeast corner of Parcel Lot 7. The narrow area will continue to provide a clear 24-foot wide vehicular access way along with perpendicular parking spaces. Thereafter, the lot width of Parcel Lot 8 would be increased to approximately 660 to 712 feet to accommodate the existing two-story commercial/light industrial building and parking/loading areas.

Considering the existing commercial/light industrial park’s building layout and the logical subdivision lines to create individual lots for each commercial/light industrial building, the proposed width deviation on Parcel Lot 8 is the acceptable minimum to continue the safe operation of the parcel lot and provide opportunities for individual ownership while retaining the functionality of the existing industrial use. Therefore, the proposed development will not adversely affect the applicable land use plan.

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

Parcel Lot 8, a 4.2-acre site with an existing 100,095 square-foot, two-story commercial/light industrial building, is located at 9485 Customhouse Plaza in the Otay Mesa Community Plan area’s Otay International Center Precise Plan Subdistrict of the Otay Mesa Development District (OMDD). The Otay Mesa Community Plan designates the land use for this site as Industrial. The site is further defined within the Otay International Center Precise Plan and has land use designations of Custom Brokers, Bonded Warehousing, Freight Forwarding, and Truck Center Office.

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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.

Parcel Lot 8, a 4.2-acre site with an existing 100,095 square-foot, two-story commercial/light industrial building, is located at 9485 Customhouse Plaza in the Otay Mesa Community Plan area's Otay International Center Precise Plan Subdistrict of the Otay Mesa Development District (OMDD). The Otay Mesa Community Plan designates the land use for this site as Industrial. The site is further defined within the Otay International Center Precise Plan and has land use designations of Custom Brokers, Bonded Warehousing, Freight Forwarding, and Truck Center Office.

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Considering the existing commercial/light industrial park's building layout and the logical subdivision lines to create individual lots for each commercial/light industrial building, the proposed width deviation on Parcel Lot 8 is the acceptable minimum to continue the safe operation of the parcel lot and provide opportunities for individual ownership while retaining the functionality of the existing industrial use. Therefore, the proposed development will comply with the applicable regulations of the Land Development Code, including the allowable deviation to lot width pursuant to the Land Development Code.

Otay Mesa Development District Permit – Section 1517.0203(c)

1. The application is complete and conforms with all City regulations, policies, guidelines, design standards and density.

Parcel Lot 8, a 4.2-acre site with an existing 100,095 square-foot, two-story commercial/light industrial building, is located at 9485 Customhouse Plaza in the Otay Mesa Community Plan area's Otay International Center Precise Plan Subdistrict of the Otay Mesa Development District (OMDD). The Otay Mesa Community Plan designates the land use for this site as Industrial. The site is further defined within the Otay International Center Precise Plan and has land use designations of Custom Brokers, Bonded Warehousing, Freight Forwarding, and Truck Center Office.

This parcel lot is included within an overall larger commercial/light industrial park development entitled by Otay Mesa Development Permit (OMDP) No. 86-0606 and OMDP No. 87-0180. The subdivision of the commercial/light industrial park will create eight parcel lots. Parcel Lot 8 is a unique "flagged shaped" lot due to the existing commercial/light industrial park's building layout and would not conform to the minimum lot width of 100 feet pursuant to the San Diego Municipal Code (SDMC) sec. 1517.0305, OMDD's Property Development Regulations.

Parcel Lot 8 is created with a 100-foot wide street frontage on Customhouse Plaza to provide access from the public right-of-way to the rear portion of the lot. Access from the frontage area is narrowed to 50 feet wide for a length of approximately 185 feet along the abutting Parcel Lot 7 eastern side yard until the southeast corner of Parcel Lot 7. The narrow area will continue to provide a clear 24-foot wide vehicular access way along with perpendicular parking spaces. Thereafter, the lot width of Parcel Lot 8 would be increased to approximately 660 to 712 feet to accommodate the existing two-story commercial/light industrial building and parking/loading areas.

Considering the existing commercial/light industrial park's building layout and the logical subdivision lines to create individual lots for each commercial/light industrial building, the proposed width deviation on Parcel Lot 8 is the acceptable minimum to continue the safe operation of the parcel lot and provide opportunities for individual ownership while retaining the functionality of the existing industrial use. Therefore, the proposed development will conform to all City regulations, policies, guidelines, design standards and density, including the allowable deviation to lot width, pursuant to the Land Development Code.

2. The proposed use and project design meet the purpose and intent of this Ordinance and the Otay Mesa Community Plan.

Parcel Lot 8, a 4.2-acre site with an existing 100,095 square-foot, two-story commercial/light industrial building, is located at 9485 Customhouse Plaza in the Otay Mesa Community Plan area's Otay International Center Precise Plan Subdistrict of the Otay Mesa Development District (OMDD). The Otay Mesa Community Plan designates the land use for this site as Industrial. The site is further defined within the Otay International Center Precise Plan and has land use designations of Custom Brokers, Bonded Warehousing, Freight Forwarding, and Truck Center Office.

This parcel lot is included within an overall larger commercial/light industrial park development entitled by Otay Mesa Development Permit (OMDP) No. 86-0606 and OMDP No. 87-0180. The subdivision of the commercial/light industrial park will create eight parcel lots. Parcel Lot 8 is a unique “flagged shaped” lot due to the existing commercial/light industrial park’s building layout and would not conform to the minimum lot width of 100 feet pursuant to the San Diego Municipal Code (SDMC) sec. 1517.0305, OMDD’s Property Development Regulations.

Parcel Lot 8 is created with a 100-foot wide street frontage on Customhouse Plaza to provide access from the public right-of-way to the rear portion of the lot. Access from the frontage area is narrowed to 50 feet wide for a length of approximately 185 feet along the abutting Parcel Lot 7 eastern side yard until the southeast corner of Parcel Lot 7. The narrow area will continue to provide a clear 24-foot wide vehicular access way along with perpendicular parking spaces. Thereafter, the lot width of Parcel Lot 8 would be increased to approximately 660 to 712 feet to accommodate the existing two-story commercial/light industrial building and parking/loading areas.

Considering the existing commercial/light industrial park’s building layout and the logical subdivision lines to create individual lots for each commercial/light industrial building, the proposed width deviation on Parcel Lot 8 is the acceptable minimum to continue the safe operation of the parcel lot and continue to meet the purpose and intent of this Ordinance and the Otay Mesa Community Plan.

3. The proposed use, because of conditions that have been applied to it, will not be detrimental to the health, safety and general welfare of persons residing or working in the area, and will not adversely affect other property in the vicinity.

Parcel Lot 8, a 4.2-acre site with an existing 100,095 square-foot, two-story commercial/light industrial building, is located at 9485 Customhouse Plaza in the Otay Mesa Community Plan area’s Otay International Center Precise Plan Subdistrict of the Otay Mesa Development District (OMDD). The Otay Mesa Community Plan designates the land use for this site as Industrial. The site is further defined within the Otay International Center Precise Plan and has land use designations of Custom Brokers, Bonded Warehousing, Freight Forwarding, and Truck Center Office.

This parcel lot is included within an overall larger commercial/light industrial park development entitled by Otay Mesa Development Permit (OMDP) No. 86-0606 and OMDP No. 87-0180. The subdivision of the commercial/light industrial park will create eight parcel lots. Parcel Lot 8 is a unique “flagged shaped” lot due to the existing commercial/light industrial park’s building layout and would not conform to the minimum lot width of 100 feet pursuant to the San Diego Municipal Code (SDMC) sec. 1517.0305, OMDD’s Property Development Regulations.

Parcel Lot 8 is created with a 100-foot wide street frontage on Customhouse Plaza to provide access from the public right-of-way to the rear portion of the lot. Access from the frontage area is narrowed to 50 feet wide for a length of approximately 185 feet along the abutting Parcel Lot 7 eastern side yard until the southeast corner of Parcel Lot 7. The narrow area will continue to provide a clear 24-foot wide vehicular access way along with perpendicular parking spaces. Thereafter, the lot width of Parcel Lot 8 would be

increased to approximately 660 to 712 feet to accommodate the existing two-story commercial/light industrial building and parking/loading areas.

Considering the existing commercial/light industrial park's building layout and the logical subdivision lines to create individual lots for each commercial/light industrial building, the proposed width deviation on Parcel Lot 8 is the acceptable minimum to continue the safe operation of the parcel lot and provide opportunities for individual ownership while retaining the functionality of the existing industrial use. Therefore, the proposed development will not be detrimental to the public health, safety, and welfare of persons residing or working in the area, and will not adversely affect other property in the vicinity.

4. **The proposed use will comply with the relevant regulations in the Municipal Code.** Parcel Lot 8, a 4.2-acre site with an existing 100,095 square-foot, two-story commercial/light industrial building, is located at 9485 Customhouse Plaza in the Otay Mesa Community Plan area's Otay International Center Precise Plan Subdistrict of the Otay Mesa Development District (OMDD). The Otay Mesa Community Plan designates the land use for this site as Industrial. The site is further defined within the Otay International Center Precise Plan and has land use designations of Custom Brokers, Bonded Warehousing, Freight Forwarding, and Truck Center Office.

This parcel lot is included within an overall larger commercial/light industrial park development entitled by Otay Mesa Development Permit (OMDP) No. 86-0606 and OMDP No. 87-0180. The subdivision of the commercial/light industrial park will create eight parcel lots. Parcel Lot 8 is a unique "flagged shaped" lot due to the existing commercial/light industrial park's building layout and would not conform to the minimum lot width of 100 feet pursuant to the San Diego Municipal Code (SDMC) sec. 1517.0305, OMDD's Property Development Regulations.

Parcel Lot 8 is created with a 100-foot wide street frontage on Customhouse Plaza to provide access from the public right-of-way to the rear portion of the lot. Access from the frontage area is narrowed to 50 feet wide for a length of approximately 185 feet along the abutting Parcel Lot 7 eastern side yard until the southeast corner of Parcel Lot 7. The narrow area will continue to provide a clear 24-foot wide vehicular access way along with perpendicular parking spaces. Thereafter, the lot width of Parcel Lot 8 would be increased to approximately 660 to 712 feet to accommodate the existing two-story commercial/light industrial building and parking/loading areas.

Considering the existing commercial/light industrial park's building layout and the logical subdivision lines to create individual lots for each commercial/light industrial building, the proposed width deviation on Parcel Lot 8 is the acceptable minimum to continue the safe operation of the parcel lot and provide opportunities for individual ownership while retaining the functionality of the existing industrial use. Therefore, the proposed development will comply with the applicable regulations of the Land Development Code, including the allowable deviation to lot width pursuant to the Land Development Code.

5. A plan for the financing of public facilities as provided in Section 1517.0204 (Financing of Public Facilities) of the Otay Mesa Development District has been approved by the City Engineer.

Parcel Lot 8, a 4.2-acre site with an existing 100,095 square-foot, two-story commercial/light industrial building, is located at 9485 Customhouse Plaza in the Otay Mesa Community Plan area's Otay International Center Precise Plan Subdistrict of the Otay Mesa Development District (OMDD). The Otay Mesa Community Plan designates the land use for this site as Industrial.

This parcel lot is included within an overall larger commercial/light industrial park development entitled by Otay Mesa Development Permit (OMDP) No. 86-0606 and OMDP No. 87-0180. The subdivision of the commercial/light industrial park will create eight parcel lots. Parcel Lot 8 is a unique "flagged shaped" lot due to the existing commercial/light industrial park's building layout and would not conform to the minimum lot width of 100 feet pursuant to the San Diego Municipal Code (SDMC) sec. 1517.0305, OMDD's Property Development Regulations.

The project does not request or require any changes to the existing commercial/light industrial park and no changes to the adopted Otay Mesa Community Plan's Public Facilities Financing Plan is required. Therefore, the City Engineer will not request a plan for the financing of public facilities as provided in Section 1517.0204 (Financing of Public Facilities) of the Otay Mesa Development District.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Planning Commission, Site Development Permit No. 1085262 is hereby GRANTED by the Planning Commission to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Site Development Permit No. 1085262, a copy of which is attached hereto and made a part hereof.

Tim Daly
Development Project Manager
Development Services

Adopted on: February 20, 2014

Job Order No. 24003496

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

WHEN RECORDED MAIL TO
PROJECT MANAGEMENT
PERMIT CLERK
MAIL STATION 501

SPACE ABOVE THIS LINE FOR RECORDER'S USE

INTERNAL ORDER NUMBER: 24003496

SITE DEVELOPMENT PERMIT NO. 1085262
INTERNATIONAL BUSINESS CENTER - PROJECT NO. 308688
Amendment to Otay Mesa Development Permit No. 86-0606 and Otay Mesa Development
Permit No. 87-0180
Planning Commission

This Site Development Permit No. 1085262, an amendment to Otay Mesa Development Permit No. 86-0606 and Otay Mesa Development Permit No. 87-0180, is granted by the Planning Commission of the City of San Diego to L.I.T. Industrial Limited Partnership, a Delaware Limited Partnership, Owner and Permittee, pursuant to San Diego Municipal Code [SDMC] section 126.0504. The 4.2-acre site is located at 9485 Customhouse Plaza in the Otay International Center Precise Plan Subdistrict of the Otay Mesa Development District. The project site is legally described as Parcel 4 of Parcel Map No. 19374, in the City of San Diego, County of San Diego, State of California, filed in the Office of the County Recorder of San Diego County, Record No. 2003-1395154, dated November 20, 2003.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner and Permittee to create one "flag shaped" Parcel Lot No. 8 with a 50-foot wide neck that deviates from the subdivision/development regulations of the Otay International Center Precise Plan Subdistrict, described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated February 20, 2014, on file in the Development Services Department.

The project shall include:

- a. Creation of a 4.2-acre "flag shaped" parcel lot with a 50-foot wide neck that contains an existing 100,095 square-foot industrial building:

- b. Allowable deviation to the Otay Mesa Development District, SDMC Table 1517-03A, Lot Requirements in which the “flag shaped” Parcel Lot No. 8 will have a 50-foot wide neck where 100 feet of width is required.
- c. Landscaping (planting, irrigation and landscape related improvements);
- d. Off-street parking; and
- e. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act [CEQA] and the CEQA Guidelines, the City Engineer’s requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

STANDARD REQUIREMENTS:

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36 month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by March XX, 2017.
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.

11. Unless specifically modified herein by this Site Development Permit No. 1085262, the Owner/Permittee shall continue conformance with Otay Mesa Development Permit No. 86-0606 and Otay Mesa Development Permit No. 87-0180.

12. The Owner/Permittee shall conform to the provisions of Tentative Parcel Map No. 1085247

PLANNING/DESIGN REQUIREMENTS:

13. 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.

14. The Owner/Permittee shall post a copy of each approved discretionary Permit or Tentative Map in its sales office for consideration by each prospective buyer.

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 Planning Commission of the City of San Diego on February 20, 2014 and XXXXXX-PC.

Permit Type/PTS Approval No.: Site Development Permit No. 1085262
Date of Approval: February 20, 2014

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES
DEPARTMENT

Tim Daly
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.

L.I.T. Industrial Limited Partnership
Owner/Permittee

By _____

NAME:

TITLE:

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

PLANNING COMMISSION RESOLUTION NO. XXXXXX-PC

TENTATIVE PARCEL MAP NO. 1085247, INTERNATIONAL
BUSINESS CENTER - PROJECT NO. 308688

WHEREAS, L.I.T. Industrial Limited Partnership, Subdivider, and Kimley-Horn and Associates, Inc., Engineer, submitted an application to the City of San Diego for a tentative parcel map (Tentative Parcel Map No. 1085247) for the proposed subdivision of two existing parcel lots into eight parcel lots know as the International Business Center Project. The project site is located at 9051 Siempre Viva Road and 9375 Customhouse Plaza in the Otay International Center Precise Plan Subdistrict of the Otay Mesa Development District. The property is legally described as Parcels 1 and 4 of Parcel Map No. 19374, in the City of San Diego, County of San Diego, State of California, filed in the Office of the County Recorder of San Diego County, Record No. 2003-1395154, dated November 20, 2003; and

WHEREAS, the Map proposes the Subdivision of a 38.2-acre site into 8 lots for industrial uses; and

WHEREAS, on October 3, 2013, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act [CEQA] (Public Resources Code section 21000 et. seq.) under CEQA Guideline Section 15301(k), Existing Facilities; and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520; and

WHEREAS, the project complies with the requirements of a preliminary soils and/or geological reconnaissance report pursuant to Subdivision Map Act sections 66490 and 66491(b)-(f) and San Diego Municipal Code section 144.0220; and

WHEREAS, on February 20, 2014, the Planning Commission of the City of San Diego considered Tentative Parcel Map No. 1085247, and pursuant to San Diego Municipal Code section 125.0440 and Subdivision Map Act section 66428, received for its consideration written and oral presentations, evidence having been submitted, and testimony having been heard from all interested parties at the public hearing, and the Planning Commission having fully considered the matter and being fully advised concerning the same; NOW THEREFORE,

BE IT RESOLVED by the Planning Commission of the City of San Diego, that it adopts the following findings with respect to Tentative Parcel Map No. 1085247:

1. The proposed subdivision and its design or improvement are consistent with the policies, goals, and objectives of the applicable land use plan (San Diego Municipal Code § 125.0440(a) and Subdivision Map Action §§ 66473.5, 66474(a), and 66474(b)).

There is no proposed development; the project proposes to subdivide two fully developed and operational parcels into eight legal lots for sale. The land use will remain industrial, consistent with the adopted land use plan. Therefore, the proposed subdivision and its design or improvement will be consistent with the policies, goals, and objectives of the applicable land use plan (San Diego Municipal Code § 125.0440(a) and Subdivision Map Action §§ 66473.5, 66474(a), and 66474(b)).

2. The proposed subdivision complies with the applicable zoning and development regulations of the Land Development Code, including any allowable deviations pursuant to the land development code.

There is no proposed development; the project proposes to subdivide two fully developed and operational parcels into eight legal lots for sale. The site currently complies with the applicable zoning and development regulations of the Land Development Code, including the allowable deviation to the Otay Mesa Development District, SDMC Table 1517-03A, Lot Requirements, in which the "flag shaped" Parcel Lot No. 8 will have a 50-foot wide neck where 100 feet width is required. Therefore, the proposed subdivision complies with the applicable zoning and development regulations of the Land Development Code, including any allowable deviations pursuant to the land development code.

3. The site is physically suitable for the type and density of development (San Diego Municipal Code § 125.0440(c) and Subdivision Map Act §§ 66474(c) and 66474(d)).

There is no proposed development; the project proposes to subdivide two fully developed and operational parcels into eight legal lots for sale and therefore, the existing development is physically suitable for the type and density of development.

4. The design of the subdivision or the proposed improvements is not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat (San Diego Municipal Code § 125.0440(d) and Subdivision Map Act § 66474(e)).

There is no proposed development; the project proposes to subdivide two fully developed and operational parcels into eight legal lots for sale. There are minor improvements (pedestrian ramps/driveways/bus slabs/street lights) proposed, which will not cause any environmental damage and avoidably injure fish or wildlife or their habitat.

5. The design of the subdivision or the type of improvements will not be detrimental to the public health, safety, and welfare (San Diego Municipal Code § 125.0440(e) and Subdivision Map Act § 66474(f)).

There is no proposed development; the project proposes to subdivide two fully developed and operational parcels into eight legal lots for sale. There are minor improvements (pedestrian ramps/driveways/bus slabs/street lights) proposed, which will not be detrimental to the public health, safety and welfare.

6. The design of the subdivision or the type of improvements will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision (San Diego Municipal Code § 125.0440(f) and Subdivision Map Act § 66474(g)).

The project proposes to subdivide two fully developed and operational parcels into eight legal lots for sale. The site will continue to function as an industrial park with all of the existing easements to remain and will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision.

7. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities (San Diego Municipal Code § 125.0440(g) and Subdivision Map Act § 66473.1).

There is no proposed development; the project proposes to subdivide two fully developed and operational parcels into eight legal lots for sale.

8. The decision maker has considered the effects of the proposed subdivision on the housing needs of the region and that those needs are balanced against the needs for public services and the available fiscal and environmental resources (San Diego Municipal Code § 125.0440(h) and Subdivision Map Act § 66412.3).

There is no proposed development; the project proposes to subdivide two fully developed and operational parcels into eight legal lots for sale.

BE IT FURTHER RESOLVED, that based on the Findings hereinbefore adopted by the Planning Commission, Tentative Parcel Map No. 1085247, hereby granted to L.I.T. Industrial

Limited Partnership, subject to the attached conditions which are made a part of this resolution
by this reference.

By

Tim Daly
Development Project Manager
Development Services Department

ATTACHMENT: Tentative Map Conditions

Internal Order No. 24003496

DRAFT

PLANNING COMMISSION
CONDITIONS FOR TENTATIVE PARCEL MAP NO. 1085247, INTERNATIONAL
BUSINESS CENTER - PROJECT NO. 308688
ADOPTED BY RESOLUTION NO. XXXXXXXX-PC ON February 20, 2014

GENERAL

1. This Tentative Parcel Map will expire March XX, 2017.
2. Prior to the expiration of the Tentative Parcel Map, a Parcel Map to subdivide the existing two (2) parcels into eight (8) parcels shall be recorded in the office of the County Recorder.
3. Compliance with all of the following conditions shall be completed and/or assured, to the satisfaction of the City Engineer, prior to the recordation of the Parcel Map, unless otherwise noted.
4. Prior to the recordation of the Parcel Map, taxes must be paid on this property pursuant to Subdivision Map Act section 66492. To satisfy this condition, a tax certificate stating that there are no unpaid lien conditions against the subdivision must be recorded in the Office of the San Diego County Recorder.
5. The Parcel Map shall conform to the provisions of Site Development Permit No. 1085262.
6. The Subdivider shall defend, indemnify, and hold the City (including its agents, officers, and employees [together, "Indemnified Parties"]) harmless from any claim, action, or proceeding, against the City and/or any Indemnified Parties to attack, set aside, void, or annul City's approval of this project, which action is brought within the time period provided for in Government Code section 66499.37. City shall promptly notify Subdivider of any claim, action, or proceeding and shall cooperate fully in the defense. If City fails to promptly notify Subdivider of any claim, action, or proceeding, or if City fails to cooperate fully in the defense, Subdivider shall not thereafter be responsible to defend, indemnify, or hold City and/or any Indemnified Parties harmless. City may participate in the defense of any claim, action, or proceeding if City both bears its own attorney's fees and costs, City defends the action in good faith, and Subdivider is not required to pay or perform any settlement unless such settlement is approved by the Subdivider.

Project No. 308688
TM No. 1085247

ENGINEERING

7. The Subdivider shall replace all existing driveways with the current City standard driveways to provide adequate sidewalk transitions, on Drucker Lane, Siempre Viva Road, Customhouse Plaza and Customhouse Court.
8. The Subdivider shall replace all existing curb ramps, adjacent to the project sites, with City standard curb ramps with truncated domes.
9. The Subdivider shall install two City standard bus slabs adjacent to the existing bus stop on Siempre Viva Road.
10. The Subdivider shall obtain an Encroachment Maintenance and Removal Agreement for the existing wall located within Drucker Lance right-of-way.
11. The Subdivider shall install one new City standard street light on Drucker Lane, seven street lights on Siempre Viva Road, and two on Customhouse Plaza.
12. The Subdivider 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.
13. The Subdivider shall underground any new service run to any new or proposed structures within the subdivision.
14. The Subdivider shall ensure that all existing onsite utilities serving the subdivision shall be undergrounded with the appropriate permits. The Subdivider shall provide written confirmation from applicable utilities that the conversion has taken place, or provide other means to assure the undergrounding, satisfactory to the City Engineer.
15. Conformance with the "General Conditions for Tentative Subdivision Maps," filed in the Office of the City Clerk under Document No. 767688 on May 7, 1980, is required. Only those exceptions to the General Conditions which are shown on the Tentative Map and covered in these special conditions will be authorized. All public improvements and incidental facilities shall be designed in accordance with criteria established in the Street Design Manual, filed with the City Clerk as Document No. RR-297376.

MAPPING

16. "Basis of Bearings" means the source of uniform orientation of all measured bearings shown on the map. Unless otherwise approved, this source shall be the California Coordinate System, Zone 6, North American Datum of 1983 [NAD 83].
17. All subdivision maps in the City of San Diego are required to be tied to the California Coordinate System of 1983 (CCS83), Zone 6 pursuant to Section 8801 through 8819 of the California Public Resources Code.
18. The Parcel Map shall:
 - a. Use the California Coordinate System for its "Basis of Bearing" and express all measured and calculated bearing values in terms of said system. The angle of grid divergence from a true median (theta or mapping angle) and the north point of said map shall appear on each sheet thereof. Establishment of said Basis of Bearings may be by use of existing Horizontal Control stations or astronomic observations.
 - b. Show two measured ties from the boundary of the map to existing Horizontal Control stations having California Coordinate values of Third Order accuracy or better. These tie lines to the existing control shall be shown in relation to the California Coordinate System (i.e., grid bearings and grid distances). All other distances shown on the map are to be shown as ground distances. A combined factor for conversion of grid-to-ground distances shall be shown on the map.

WASTEWATER AND WATER

19. Prior to recordation of the Parcel Map, the Subdivider shall participate in the formation of a Community Facilities District (CFD) to construct of the improvements identified in the Otay Mesa Master Plan Revisions, dated December 2008.

TRANSPORTATION

20. Prior to recordation of the Parcel Map, the Subdivider shall provide evidence of the recordation of a Shared Parking Agreement (Form DS-267), satisfactory to the City Engineer.

21. Prior to recordation of the Parcel Map, the Subdivider shall provide evidence of the recordation of a Joint Use Driveway/Mutual Access Agreement (Form DS-3248), satisfactory to the City Engineer.

INFORMATION:

- The approval of this Tentative Map by the of the City of San Diego does not authorize the subdivider to violate any Federal, State, or City laws, ordinances, regulations, or policies including but not limited to, the Federal Endangered Species Act of 1973 and any amendments thereto (16 USC § 1531 et seq.).
- If the Subdivider makes any request for new water and sewer facilities (including services, fire hydrants, and laterals), the Subdivider shall design and construct such facilities in accordance with established criteria in the most current editions of the City of San Diego water and sewer design guides and City regulations, standards and practices pertaining thereto. Off-site improvements may be required to provide adequate and acceptable levels of service and will be determined at final engineering.
- Subsequent applications related to this Tentative Map will be subject to fees and charges based on the rate and calculation method in effect at the time of payment.
- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of the Tentative Map, may protest the imposition within ninety days of the approval of this Tentative Map by filing a written protest with the San Diego City Clerk pursuant to Government Code sections 66020 and/or 66021.
- Where in the course of development of private property, public facilities are damaged or removed, the Subdivider shall at no cost to the City, obtain the required permits for work in the public right-of-way, and repair or replace the public facility to the satisfaction of the City Engineer (San Diego Municipal Code § 142.0607).

Internal Order No. 24003496

Project No. 308688
TM No. 1085247

NOTICE OF EXEMPTION

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

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

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

PROJECT NO.: 308688

PROJECT TITLE: INTERNATIONAL BUSINESS CENTER

PROJECT LOCATION-SPECIFIC: 9375 Customhouse Plaza and 9051 Siempre Viva Road, San Diego, California 92154

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

DESCRIPTION OF NATURE AND PURPOSE OF THE PROJECT: The project proposes a Tentative Parcel Map (TMP), and Site Development Permit (SDP) to amend the Otay Mesa Development Permit Numbers 86-0606, and 87-0180 to allow the subdivision of 2 existing lots into 8 lots with one non-conforming lot, including 8 existing buildings on 38.2 acre site.

NAME OF PUBLIC AGENCY APPROVING PROJECT: City of San Diego

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT: Matt Traino (Owner), LIT Industrial LP (Firm), 629 J Street, Suite 204, San Diego, CA 92101, (619) 515-0100

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: CEQA EXEMPTION 15301 (K)-(EXISTING FACILITIES)
- STATUTORY EXEMPTIONS:

REASONS WHY PROJECT IS EXEMPT: The City of San Diego conducted an environmental review that determined the project would not have the potential for causing a significant effect on the environment. The project meets the criteria set forth in CEQA Section 15301 which allows for the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing facilities (public or private) involving negligible or no expansion of use beyond that existing at the time of the determination. The project meets this exemption in that the subdivision of 2 existing lots into 8 lots involves existing commercial or industrial buildings, where no physical changes occur which are not otherwise exempt. In addition, the project would not involve an expansion of use. The exceptions listed in CEQA Section 15300.2 would not apply.

LEAD AGENCY CONTACT PERSON: Rhonda Benally

TELEPHONE: (619) 446-5468

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

OCTOBER 3, 2013
DATE

CHECK ONE:

- SIGNED BY LEAD AGENCY
- SIGNED BY APPLICANT

DATE RECEIVED FOR FILING WITH COUNTY CLERK OR OPR:

Daly, Tim

From: Hixson, Rob @ San Diego Downtown [Rob.Hixson@cbre.com]
Sent: Friday, September 06, 2013 2:37 PM
To: Daly, Tim
Subject: RE: Proj No, 308688, International Business Ctr - Otay Mesa Planning Group recommendation?

Tim, Eric Lazovich appeared in front of the Planning Group on June 19 and presented a tentative map on International Business Center a business park with buildings. The OMPG approved the project unanimously – 15 to 0 Thank you.

Rob Hixson, SIOR | Senior Vice President | Lic. 00944946
 CBRE | Industrial Properties | Lic. 00409987
 350 Tenth Avenue, Suite 800 | San Diego, CA 92101
 T 619 696 8350 | F 619 232 2462 | C 619 954 9520
Rob.Hixson@cbre.com | www.cbre.com

[Click Here to View My Current Listings](#)

[What is a SIOR?](#)

Please consider the environment before printing this email.

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From: Daly, Tim [<mailto:TDaly@san Diego.gov>]
Sent: Friday, September 06, 2013 10:05 AM
To: Hixson, Rob @ San Diego Downtown
Subject: Proj No, 308688, International Business Ctr - Otay Mesa Planning Group recommendation?

Dear Rob,

The subject project's applicant noted that on June 19, 2013 your group voted to recommend approval of the project. Can you email me a copy of your groups' minutes from that mtg or simply email me the recommendation, vote numbers, and any conditions from the group.

Thank you for your efforts.

Sincerely,

Tim Daly

Development Project Manager
 City of San Diego Development Services Dept., MS-501
 1222 First Ave., San Diego, CA 92101
 W# (619) 446-5356
 F# (619) 446-5499
tdaly@san Diego.gov

Correspondents should assume that all communication to or from this address is monitored and recorded, may be reviewed by third parties, and is subject to review under a public records act request.



Ownership Disclosure Statement

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

Project Title **Project No. For City Use Only**
 International Business Center 308688

Project Address:
 9051 Siempre Viva Road / 9375 Customhouse Plaza San Diego, CA 92154

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:

Project Title: <u>International Business Center</u>	Project No. (For City Use Only) <u>308688</u>
Part II - To be completed when property is held by a corporation or partnership	
Legal Status (please check): <input type="checkbox"/> Corporation <input type="checkbox"/> Limited Liability -or- <input type="checkbox"/> General) What State? _____ Corporate Identification No. _____ <input checked="" type="checkbox"/> Partnership (<u>Limited Partnership</u>)	
<p><small>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 <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</small></p>	
Corporate/Partnership Name (type or print): <u>LIT Industrial Limited Partnership</u> <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee	Corporate/Partnership Name (type or print): _____ <input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee
Street Address: <u>2650 Cedar Springs Rd, Ste 850</u>	Street Address: _____
City/State/Zip: <u>Dallas, TX 75201</u>	City/State/Zip: _____
Phone No: <u>214-647-4925</u> Fax No: <u>214-647-4901</u>	Phone No: _____ Fax No: _____
Name of Corporate Officer/Partner (type or print): <u>Stacey Magee</u>	Name of Corporate Officer/Partner (type or print): _____
Title (type or print): <u>Vice President</u>	Title (type or print): _____
Signature : _____ Date: <u>12/13/2012</u> <small>See attached signature page</small>	Signature : _____ Date: _____
Corporate/Partnership Name (type or print): _____ <input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee	Corporate/Partnership Name (type or print): _____ <input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee
Street Address: _____	Street Address: _____
City/State/Zip: _____	City/State/Zip: _____
Phone No: _____ Fax No: _____	Phone No: _____ Fax No: _____
Name of Corporate Officer/Partner (type or print): _____	Name of Corporate Officer/Partner (type or print): _____
Title (type or print): _____	Title (type or print): _____
Signature : _____ Date: _____	Signature : _____ Date: _____
Corporate/Partnership Name (type or print): _____ <input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee	Corporate/Partnership Name (type or print): _____ <input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee
Street Address: _____	Street Address: _____
City/State/Zip: _____	City/State/Zip: _____
Phone No: _____ Fax No: _____	Phone No: _____ Fax No: _____
Name of Corporate Officer/Partner (type or print): _____	Name of Corporate Officer/Partner (type or print): _____
Title (type or print): _____	Title (type or print): _____
Signature : _____ Date: _____	Signature : _____ Date: _____

Ownership Disclosure Statement
Project Title: International Business Center
Project No. (For City Use Only): _____

Signature Page

LIT Industrial Limited Partnership,
a Delaware limited partnership

By: LIT Holdings GP, LLC, a Delaware limited liability company, its general partner

By: Lion Industrial Properties, L.P., a Delaware limited partnership, its sole member

By: LIT GP Sub, LLC, a Delaware limited liability company, its general partner

By: Lion Industrial Trust, a Maryland real estate investment trust, its manager

By: 
Name: Stacey Magee
Title: Vice President
Date: 12/13/2012

PROJECT DATA SHEET		
PROJECT NAME:	International Business Center	
PROJECT DESCRIPTION:	Subdivide an existing commercial and light industrial development into eight lots, with one nonconforming lot, at 9051 Siempre Viva Road and 9375 Customhouse Plaza.	
COMMUNITY PLAN AREA:	Otay Mesa	
DISCRETIONARY ACTIONS:	Tentative Parcel Map and Site Development Permit	
COMMUNITY PLAN LAND USE DESIGNATION:	Industrial	
ZONING:	Otay Mesa Development District (OMDD) Industrial Subdistrict Zone	
<u>ADJACENT PROPERTIES:</u>	LAND USE DESIGNATION & ZONE	EXISTING LAND USE
NORTH:	Industrial; OMDD Industrial	Open parking/trailer storage
SOUTH:	N/A	United Mexican States
EAST:	Industrial; OMDD Industrial	Commercial/Industrial Warehouse
WEST:	Industrial; OMDD Industrial	Commercial/Industrial Warehouse
DEVIATIONS REQUESTED:	Allowable deviation to the Otay Mesa Development District, SDMC Table 1517-03A, Lot Requirements, in which the "flag shaped" Parcel Lot No. 8 will have a 50-foot wide neck where 100 feet of width is required.	
COMMUNITY PLANNING GROUP RECOMMENDATION:	June 19, 2013, the Otay Mesa Planning Group voted 15-0-0 to recommend approval of the project with no conditions.	

DEVELOPMENT SERVICES
Project Chronology
INTERNATIONAL BUSINESS CENTER - PROJECT NO. 308688

Date	Action	Description	City Review Time	Applicant Response
4/12/13	First Submittal	Project Deemed Complete	--	--
6/7/13	First Assessment Letter	First assessment letter sent to applicant	56 days	
8/14/13	Second submittal	Applicant's response to first assessment letter		68 days
10/4/13	Second review complete	Second assessment letter sent to applicant	51 days	
11/1/13	Issues resolved	Applicant's response to second assessment letter		28 days
2/20/14	Public Hearing-Planning Commission	Planning Commission Hearing	112 days	
TOTAL STAFF TIME			219 days	
TOTAL APPLICANT TIME				96 days
TOTAL PROJECT RUNNING TIME		From Deemed Complete to PC Hearing	10 months 8 days	