



THE CITY OF SAN DIEGO

Report to the Planning Commission

DATE ISSUED: November 22, 2018 REPORT NO. PC-18-076
HEARING DATE: November 29, 2018
SUBJECT: Sunroad Centrum Residential, Phase 6
PROJECT NUMBER: [565879](#)
OWNER/APPLICANT: SUNROAD CENTRUM OFFICE LAND, LP/Tom Story

SUMMARY

Issue: Should the Planning Commission approve a Planned Development Permit and a Vesting Tentative Map for the creation of 443 condominium units, consisting of 442 residential units and one commercial unit within a seven-story 554,640-square-foot building on a 5.83-acre site located at 4890 Sunroad Centrum Lane within the Kearny Mesa Community Planning area?

Staff Recommendation(s):

1. Recommend the Planning Commission ADOPT Addendum No. 565879 to New Century Center Final Program Environmental Impact Report (FEIR) No. 96-0165/SCH No. 96031091 ([Part 1](#) and [Part 2](#)) Mitigated Negative Declaration (MND) [41-0101](#); and
2. Recommend the Planning Commission APPROVE Planned Development Permit No. 2003388; and
3. Recommend the Planning Commission APPROVE Vesting Tentative Map No. 2003387.

Community Planning Group Recommendation: On December 20, 2017, the Kearny Mesa Community Planning Group voted 10-0-0 to approve Project without conditions.

Environmental Review: Addendum No. 565879 to New Century Center Final Program Environmental Impact Report No. 96-0165/SCH No. 96031091 ([Part 1](#) and [Part 2](#)) and Mitigated Negative Declaration (MND) [41-0101](#) for the Project in accordance with California Environmental Quality Act guidelines. Based upon a review of the current Project, it has been determined that there are no new significant environmental impacts not considered in the previous FEIR, no substantial changes have occurred with respect to the circumstances

under which the Project is undertaken, and there is no new information of substantial importance to the Project. A Mitigation, Monitoring and Reporting Program (MMRP) for Transportation and Circulation, Public Services (Parks and Recreation), and Paleontological Resources would be implemented with this Project, which will reduce the potential impacts to below a level of significance.

Fiscal Impact Statement: None with this action. The processing of the Project is funded by a deposit account maintained by the applicant.

Housing Impact Statement: The 5.83-acre Project site is designated Mixed Use Commercial/Residential in the New Century Center Master Plan within the Kearny Mesa community. This land use designation would allow medium to high density residential. The Project is proposing to provide 442 dwelling units at a density of 76 dwelling units per acre on the 5.83-acre site. The applicant proposes to pay an in-lieu fee to meet the affordable housing requirements.

BACKGROUND

The 244-acre New Century Center Master Plan (previous General Dynamics site), bordered by Clairemont Mesa Boulevard to the north, Tech Way (previously Electronics Way) to the south, Ruffin Road to the east and Kearny Villa Road to the west, is a planned reuse site. Land use and development is governed by Planned Industrial Development/Planned Commercial Development Permit (PID/PCD) No. 96-0165 and Planned Industrial Development/Planned Residential Development Permit No. 99-1269, which amended the original approval to include residential use in the western portion of the property. The New Century Center Master Plan (NCC Master Plan), Development Standards, and Design Manual, approved by City Council, November 18, 1997, are the governing regulatory land use and development standards for the site, allowing high-density mixed-use retail, commercial and industrial business park development.

The history of the site (Attachment 5) identifies a series of amendments to the NCC Master Plan and previous approvals to allow the development of Residential and Mixed-Use Commercial Residential developments in the western portions (Plan Areas 1A, 1B, 2B, 3A, and 3B) of the NCC Master Plan area. The NCC Master Plan is vested through a Development Agreement, therefore proposed development is required to comply with the NCC Master Plan, General Commercial CA zone (which incorporates the Commercial Office (CO) and Commercial Neighborhood (CN) zones) and development regulations in-lieu of the implementing Community Commercial (CC-1-3) Zone.

The 5.83-acre proposed Project site is located at 4890 Sunroad Centrum Lane, on a portion of the Planning Area 1A, within the CA zone of the NCC Master Plan, and within the Kearny Mesa Community Planning Area (Attachment 1). The Project site is designated Mixed Use Commercial/Residential (up to 70 dwelling units per acre) (Attachment 2). The Project is regulated by and designed to conform with the [NCC Master Plan](#), [Development Standards](#) and [Design Manual](#) of PID/PCD No. 96-0165 and PID/PCD/PRD No. 99-1269, as implemented through a Planned Development Permit.

DISCUSSION

Project Description:

The proposed Project would consolidate five lots into two lots (Attachment 12) creating a 5.83-acre site. The Project proposes creation of 443 condominium units, consisting of 442 residential units and one commercial unit. The condominiums units are within a seven-story 554,640-square-foot building with amenities that include: mail room, dog spa, cyclery, bike room, fitness center, wine lounge, lanai, club lounge, pool, restrooms, ocean lounge, leasing center and landscape areas. The Project will include a commercial condominium of 3,250-square feet for use as a Leasing Office and 382,139-square feet of residential condominium units of studio, one, two, and three-bedroom configurations (Table 1).

MIXED USE CONDOMINIUM UNITS									
Table 1									
Unit Mix	Size	Level 1	Level 2	Level 3	Level 4	Level 5	Level 6	Level 7	Total
Commercial									
Leasing Office	3,250	1	0	0	0	0	0	0	1
Studio Units									
Studio	592	0	0	6	7	9	9	9	40
One-Bedroom Units									
Plan 1-1	699	2	2	18	19	19	19	19	98
Plan 1-2	721	0	0	10	10	10	10	10	50
Plan 1-2A	721	0	0	4	4	4	4	3	19
Plan 1-3	1,082	9	0	0	0	0	0	0	9
Plan 1-4	879	8	8	0	0	0	0	0	16
Two-Bedroom Units									
Plan 2-1	1,034	1	1	21	21	21	21	21	107
Plan 2-2	1,086	0	0	10	10	10	10	10	50
Plan 2-3	1,038	2	2	2	2	3	4	4	19
Plan 2-4	993	6	6	0	0	0	0	0	12
Three-Bedroom Units									
Plan 3-1	1,322	0	0	2	2	3	4	4	15
Plan 3-1A	1,322	1	1	1	1	1	1	1	7
Total Units									442

The Project will provide the structured parking onsite to meet the required commercial, residential, motorcycle, and bicycle parking needs (Table 2). The development will provide 33 additional vehicular parking spaces in tandem configuration as well as additional motorcycle and bicycle spaces in the parking garage, over the required minimum as a Project amenity.

PARKING SUMMARY			
Table 2			
	Required	Additional	Total
Commercial	10	0	10
Residential	774	33 Tandem	807
Motorcycle	42	2	46
Bicycle	200	18	218

The Project is designed in a contemporary style with varied façade materials including stucco, siding, in earth tone colors as well as metal canopies, and glass and metal railing systems. The building includes decks from the residential units and façade articulation to provide architectural interest and break up the structural massing. The seven-story building height is 90.66 feet.

The site is well situated for multi-modal circulation. The site is in close proximity to Interstates 15 and 805, and State Route 52 and 163. Balboa Avenue to the south is classified as a six-lane major and Clairemont Mesa Boulevard to the north is a six-lane primary classification roadway. The Metropolitan Transit Service provides seven bus routes (20, 25, 27, 60, 120, 235, and 928) in the near vicinity of the site. A pedestrian circulation system including walkways, plazas, and crosswalks will be designed to accommodate users safely and efficiently. In addition to the contiguous sidewalk, a decomposed granite multi-purpose pathway has been included in the proposed Centrum Residential, Phase 6 that will connect to the existing pathway constructed with Sunroad Centrum Residential, Phases 3-5 to the east of the site. The pathway loop connects to the Centrum Park with turf field, picnic areas, and play ground.

The proposed Project does not adversely affect the adopted Kearny Mesa Community Plan as the development is consistent with the Mixed-Use Commercial/Residential land use, as well as the General Plan Housing Element goal of retaining existing well-maintained residential communities and promoting quality urban infill development.

Community Plan Analysis:

The proposed Project is located within the Kearny Mesa Community Planning area and within the NCC Master Plan area (Adopted in 1992 and amended 2002). The NCC Master Plan contains specific land use recommendations, an urban design framework, and mobility recommendations consistent with the General Plan City of Villages strategy. The proposed Project is consistent with the land use intent outlined in the Community Plan, as well as the NCC Master Plan, Design Guidelines, and Development Standards.

The NCC Master Plan outlined a phased development for the 244-acre property previously utilized for General Dynamics. The majority of the planning areas have been developed with light industrial, office, retail, park, and residential uses. The Project site is located in the western portion of the NCC Master Plan area within Planning Area 1A, which has been proposed for General Commercial (Mixed Use Commercial). The NCC Master Plan indicates that Planning Area 1A is well-suited for mixed office, retail commercial, and medium to high density residential. The NCC Master Plan allows for a maximum of 1,120 units, with residential uses as an allowed primary use in Planning Area 1A. Further, the NCC Master Plan allows for exclusively residential uses for Projects within Planning Area 1A and allows for the conversion of proposed commercial to residential development, via the conversion of Average Daily Trips (ADT).

Planning Area 1A is approximately 23-acres and is developed with mixed-use commercial, including residential, office, and retail uses around a centrally located common area, Centrum Park. The proposed Project would create of 443 condominium units, consisting of 442 residential units and one commercial unit within a seven-story 554,640-square-foot building and a Vesting Tentative Map

for the consolidation of 5 lots into 2 lots. The proposed Project for residential in a mixed-use area of the NCC Master Plan area is consistent with the land use designation.

The objectives of the NCC Master Plan applicable to the proposed Project include, but are not limited to: facilitate an imaginative, innovative, and flexible multi-use framework which is adaptable to emerging marketing opportunities and fosters compatible residential, commercial, and employment uses; and promote, through a variety of land uses, a diversified economic base that can help expand employment and housing opportunities and promote revitalization of the Kearny Mesa community. Specific objectives for Planning Area 1A also call for a mix of residential and employment with residential areas linked to commercial areas by pedestrian paths and common landscape themes. As outlined above, the proposed residential uses are consistent with this vision and the primarily residential Project instead of commercial retail/office uses are allowed through a transfer of vehicle trips from within the same planning area.

The purpose of the General Plan's Mobility Element, which is carried through the Transportation Element of the NCC Master Plan, is to improve and facilitate mobility through development of a balanced, multi-modal transportation system. The NCC Master Plan indicates that Planning Area 1A is envisioned as a pedestrian-focused area with landscaped gateway areas. The proposed Project would provide pedestrian access and comfort by development of non-contiguous sidewalks on Lightwave Avenue and Kearny Villa Road. Direct connections to surrounding developments, retail uses, and Centrum Park have been incorporated into the site design.

The NCC Master Plan also encourages plazas and courtyards to support pedestrian interaction. In addition to the development standards in the NCC Master Plan, General Plan Policy ME-A.5 in the Mobility Element of the General Plan indicates sidewalk widths and a clear path of travel should be determined by the street, nearby land uses, and pedestrian usage. The proposed Project has been designed with the pedestrian access and pedestrian routes through the interior of the block which connect to commercial and employment uses and recreational areas in the Project area, including Centrum Park. The proposed Project includes designs to enhance the current central plaza area with additional landscaping and a new crosswalk facility for pedestrians circulating through the site and to the adjacent uses. Finally, the proposed Project includes landscaped parkways, consistent with the existing development patterns and standards contained within the NCC Master Plan.

Environmental Analysis:

The City previously prepared and certified the following environmental documents: New Century Center Final Program Environmental Impact Report (FEIR) No. 96-0165/SCH No. 96031091 ([Part 1](#) and [Part 2](#)) per Resolution No. R-289450 on November 18, 1997; and the Sunroad Centrum Mitigated Negative Declaration ([41-0101](#) per Resolution No. 297294), adopted by City Council on November 12, 2002.

Based on a review of the proposed Project, none of the conditions described in Sections 15162 and 15164 of the State CEQA Guidelines apply. No changes in circumstance have occurred, and no new information of substantial importance has manifested which would result in new significant or substantial increased adverse impacts as a result of the Project. Therefore, Addendum No. 565879

has been prepared in accordance with Section 15164 of the CEQA State Guidelines.

Conclusion:

The proposed Project meets all applicable regulations and policy documents, and staff finds the Project consistent with the recommended land use, design guidelines, and development standards in effect for this site per the adopted Kearny Mesa Community Plan, New Century Center Master Plan, San Diego Municipal Code, and the General Plan. In addition, the Project would further the City's housing goals by constructing 442 condominium dwelling units on-site. The site is in a mixed-use and multi-modal setting to capitalize on the existing transit infrastructure and promote walkability within the Sunroad phases of development. Therefore, staff recommends that the Planning Commission approve the Project.

ALTERNATIVES

1. Recommend the Planning Commission ADOPT Addendum No. 565879 to New Century Center Final Program Environmental Impact Report (FEIR) No. 96-0165/SCH No. 96031091 (Part 1 and Part 2) and Mitigated Negative Declaration (MND) 41-0101, Planned Development Permit No. 2003388, and Vesting Tentative Map No. 2003387, with modifications.
2. Recommend the Planning Commission DO NOT ADOPT Addendum No. 565879 to New Century Center Final Program Environmental Impact Report (FEIR) No. 96-0165/SCH No. 96031091 (Part 1 and Part 2) and Mitigated Negative Declaration (MND) 41-0101, Planned Development Permit No. 2003388, and Vesting Tentative Map No. 2003387, if the findings required to approve the Project cannot be affirmed.

Respectfully submitted,



Rj Fitzgerald
Assistant Deputy Director
Development Services Department

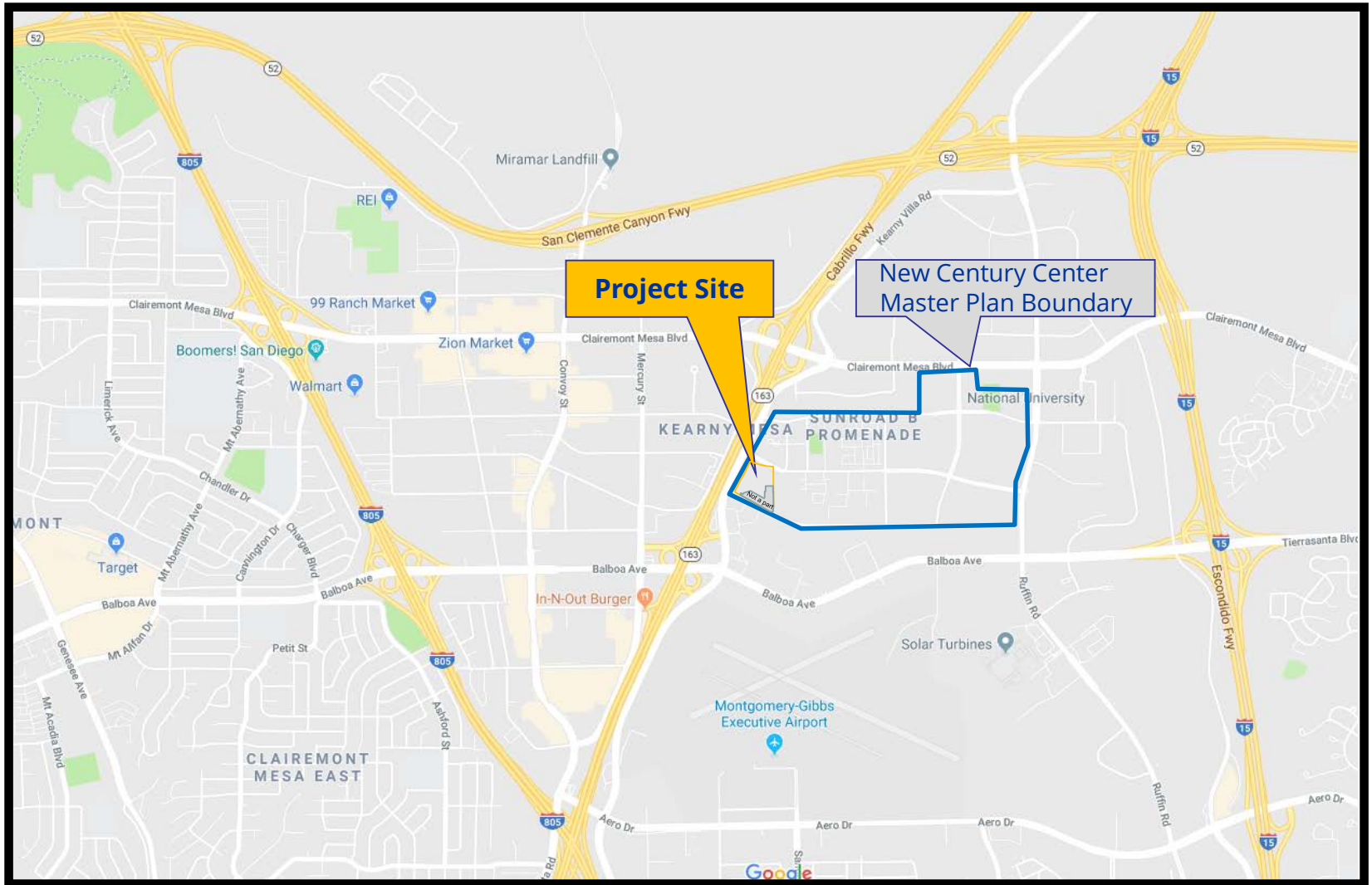


Karen Bucey
Development Project Manager
Development Services Department

Attachments:

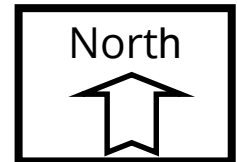
1. Project Location Map
2. Community Plan Land Use Map
3. Aerial Photograph
4. Project Data Sheet
5. History of Residential Development
6. Draft PDP Resolution

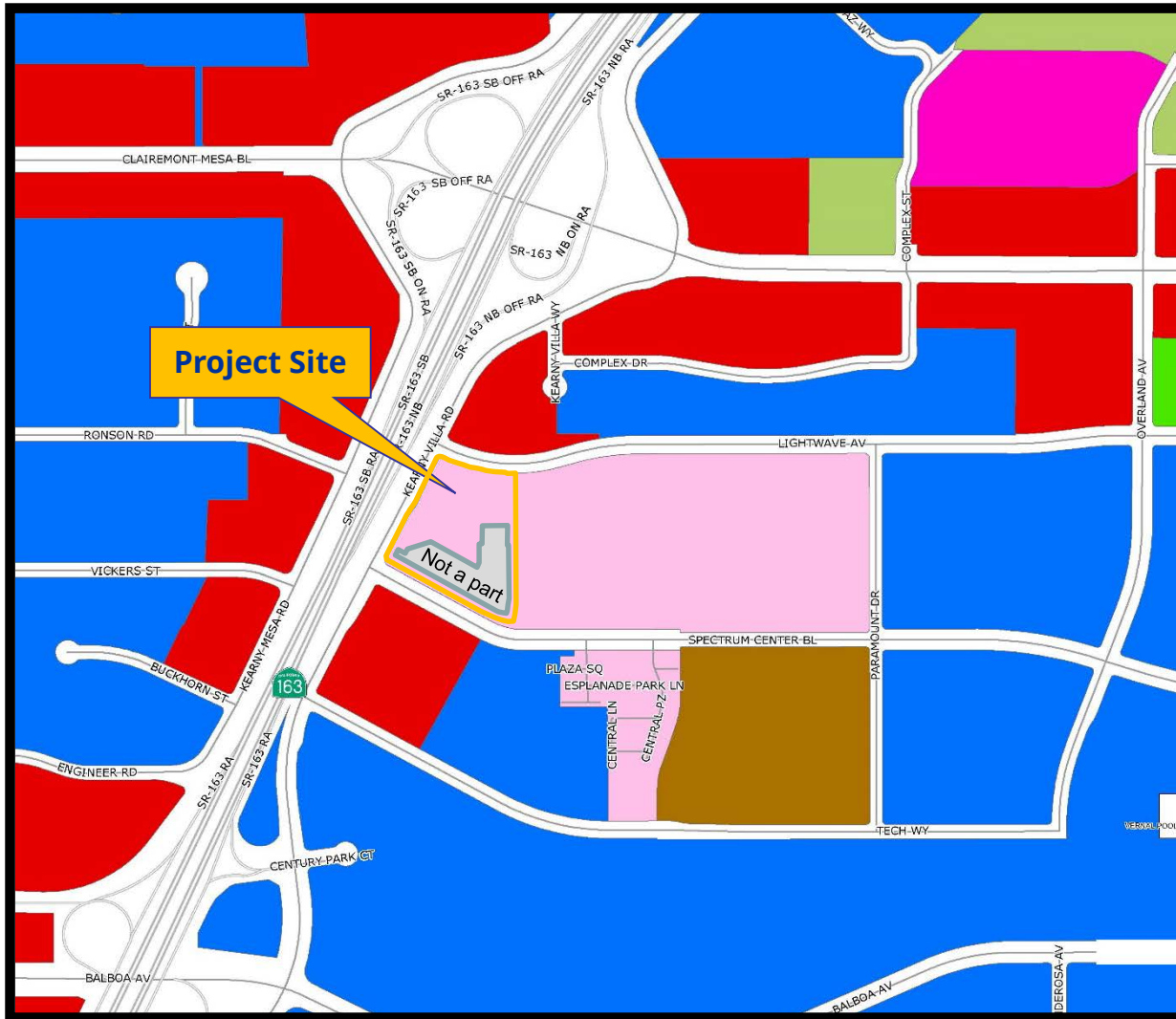
7. Draft PDP Permit
8. Draft VTM Resolution
9. Draft VTM Conditions
10. Environmental Impact Report Addendum Resolution
11. Project Site Plans
12. Community Planning Group Recommendation
13. Ownership Disclosure Statement



Project Location Map

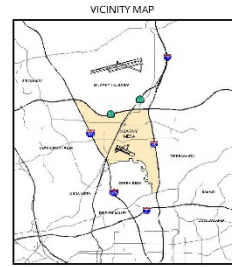
Sunroad Centrum Residential, Phase 6; Project No. 565879
4890 Sunroad Centrum Lane





**KEARNY MESA
COMMUNITY PLAN
LAND USE**

- LEGEND**
- Industrial and Business Parks
 - General Commercial
 - Low Density Residential (5-9 DU/AC)
 - Low Medium Residential (20-29 du/ac)
 - **Mixed Use Commercial Residential (Up to 70 Du/ac)**
 - General Aviation Airport
 - F/P Fire/Police Stations
 - County Facilities
 - Community Parks
 - Open space
 - Utility

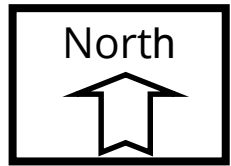


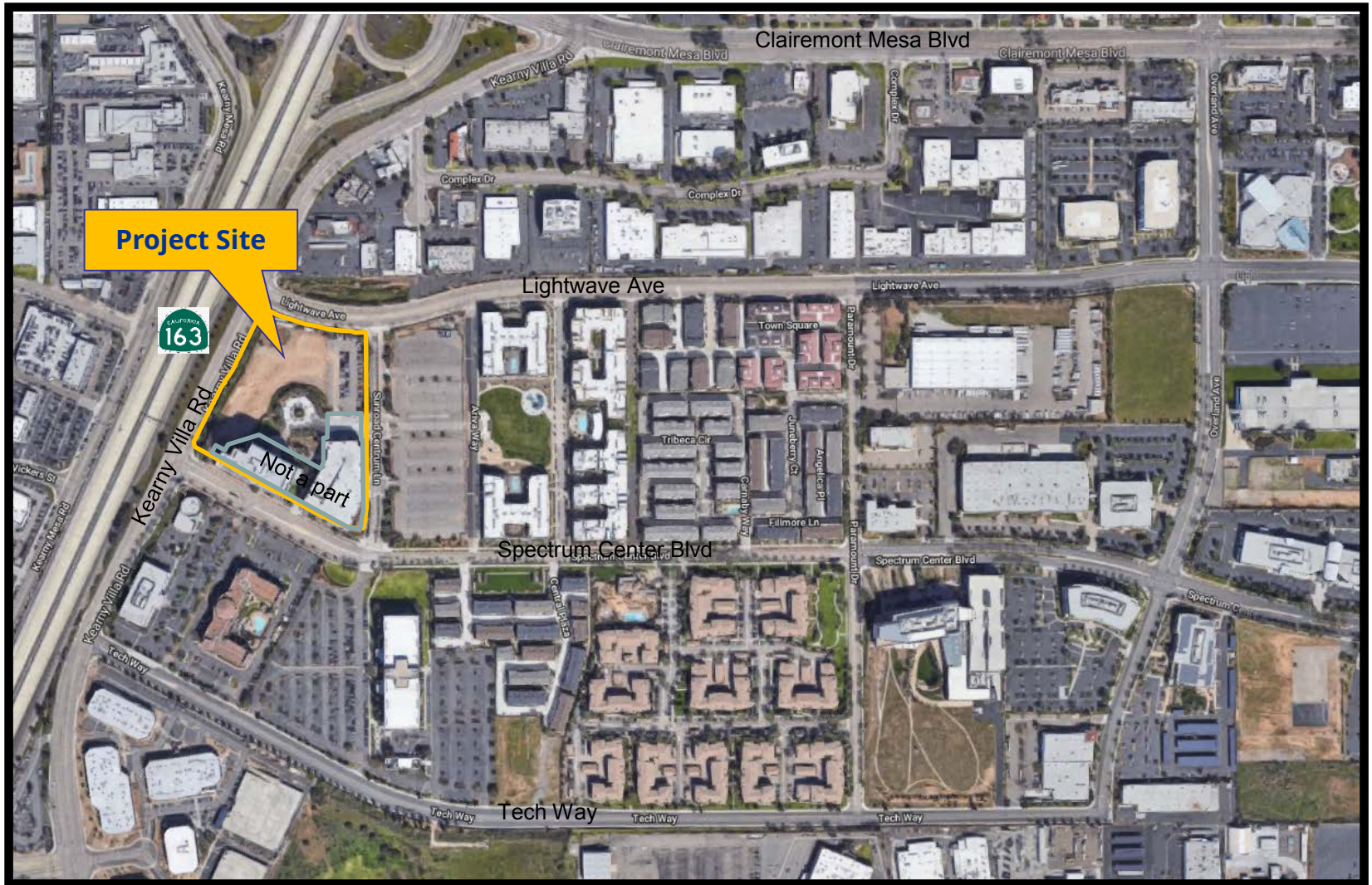
DRAFT
This map is for illustrative purposes only. Refer to the Adopted Community Plan document for official land use boundaries. No substantive changes have been intentionally made. Map is intended to reflect land use designations depicted in the community plan document and should not be used for site planning purposes.



Community Plan Land Use Map

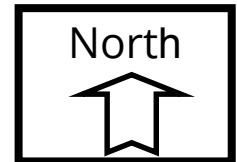
**Sunroad Centrum Residential, Phase 6; Project No. 565879
4890 Sunroad Centrum Lane**





Aerial Photograph

Sunroad Centrum Residential, Phase 6; Project No. 565879
4890 Sunroad Centrum Lane



PROJECT DATA SHEET

PROJECT NAME:	Sunroad Centrum Residential, Phase 6; Project No. 565879 4890 Sunroad Centrum Lane	
PROJECT DESCRIPTION:	Planned Development Permit for the creation of 443 condominiums, consisting of 442 residential units and one commercial condominium unit within a seven-story 554,640-square-foot building and a Vesting Tentative Map for the consolidation of five lots into two lots.	
COMMUNITY PLAN AREA:	Kearny Mesa Community Plan	
DISCRETIONARY ACTIONS:	Planned Development Permit And Tentative Map	
COMMUNITY PLAN LAND USE DESIGNATION:	Mixed Use Commercial/Residential	
Zoning Information		
ZONE:	CA, New Century Center Master Plan (Planning Area 1A)	
HEIGHT LIMIT:	None	
LOT SIZE:	5.83-acres	
FLOOR AREA RATIO:	None	
FRONT SETBACK:	10 feet with an additional 10 feet at the third-floor	
SIDE SETBACK:	None	
STREETSIDE SETBACK:	10 feet with an additional 10 feet at the third-floor	
REAR SETBACK:	None	
PARKING:	774 required (817 provided)	
ADJACENT PROPERTIES	LAND USE DESIGNATION & ZONE	EXISTING LAND USE
NORTH:	General Commercial; IL-3-1	Commercial restaurant
SOUTH:	General Commercial; CC-1-3	Ashford University
EAST:	Mixed Use Commercial/ Residential; CC-1-3	Parking and Residential
WEST:	Caltrans Right-of-way; IL-3-1	Interstate 163
DEVIATION REQUESTED:	None	
COMMUNITY PLANNING GROUP RECOMMENDATION:	On December 20, 2017 the Kearny Mesa Community Group voted 10-0-0 to recommend approval of the project without conditions.	

**NEW CENTURY MASTER PLAN
CHRONOLOGY OF ENTITLEMENTS
2000 – 2014**

October 3, 2000: Planned Industrial Permit/Planned Commercial Development Permit No. 99-1269 amended the original approval, Permit No. 96-0165, to include residential use in the western portion of the property. Amendments to the New Century Center Master Plan were also approved in October of 2000, to allow 448 residential units in Planning Area 3B of the Master Plan and 550 dwelling units in the commercial mixed-use area, part of which includes the subject site. The Development Agreement was amended on October 3, 2000, to address the addition of residential use.

November 12, 2002: Amendment to the Master Plan was approved to allow 570 additional residential units on the 33-acre commercial/mixed use area (Planning Areas "1A" "1B" and "2B") and an eight-acre industrial area (Planning Area "3A"). This approval brought the total permitted residential units in the Master Plan area to 1,568. Development of the additional 570 units required the provision of a minimum two-acre park on-site and a shuttle service to serve the residential uses. Per the City Council's action, implementation of the park and shuttle service requirement will be triggered by the issuance of the 999th building permit.

April 17, 2003: The Planning Commission approved a Planned Development Permit and Tentative Map Waiver (PTS No. 5711), under a separate ownership, to construct 90 condominiums at the Sunroad A site. Also, on April 17, 2003, the Planning Commission approved a Planned Development Permit and Tentative Map Waiver (PTS No. 5715) to construct 168 condominiums at the Sunroad B property (also known as Promenade).

May 15, 2003: The Planning Commission approved a Planned Development Permit and Tentative Map Waiver (PTS No. 5611) for the Spectrum Townhomes project to allow development of thirteen buildings with a total of 148 townhome condominium units.

June 19, 2003: The Planning Commission approved a Planned Development Permit and Tentative Map Waiver (PTS No. 2552) to construct 120 condominium units.

April 28, 2008: The City Council approved the Sunroad Centrum Residential Project (on appeal) which proposed the construction of 508 dwelling units total in one (1), five-story residential building and two (2), four-story multi-family residential buildings with underground parking, and the creation of a 2-acre public park. Part of the project approval was the requirement to record a Covenant, Restriction and Negative Easement Prohibiting Development of Land signed by both SDG&E and Sunroad Enterprises that provided a method to satisfy the provision in the Master Plan with the City of San Diego as a third party. The agreement restricted development on and around the location of the potential relocation site of a SDG&E substation as identified in the New Century Center Master Plan. The Covenant, Restriction and Negative Easement Prohibiting Development of Land was released by SDG&E, and the Covenant terminated by recordation of a Quitclaim Deed on April 11, 2011.

May 3, 2012: The Planning Commission approved a Planned Development Permit and Vesting Tentative Map (PTS No. 257079) for the Sunroad Centrum Phases 3 - 5 for the construction of 677 residential condominium units and amenities, a 2-acre park site and eleven commercial condominium units.

April 3, 2014 the Planning Commission approved Sunroad Centrum, Phases 4 & 5 Substantial Conformance Review (PTS 34700) to revise previous approval for Phases 3 - 5 and construct 550 condominiums at Lightwave Avenue and Spectrum Center Boulevard. Phase 4 will include 245 dwelling units and Phase 5 include 350 dwelling units in seven stories and the addition of a podium level pedestrian bridge to connect the pool and deck areas of the two phases.

PLANNING COMMISSION RESOLUTION NO. _____
PLANNED DEVELOPMENT PERMIT NO. 2003388
SUNROAD CENTRUM RESIDENTIAL, PHASE 6 - 565879 MMRP

WHEREAS, Sunroad Centrum Office Land, LP, a California Limited Partnership, Owner/Permittee, filed an application with the City of San Diego for the creation of 443 condominiums, consisting of 442 residential condominiums and one commercial condominium (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 2003388), on portions of a 5.83-acre site; and

WHEREAS, the project site is located at 4890 Sunroad Centrum Lane in the in Commercial-Community (CC-1-3) Zone, Geologic Hazards, Transit Priority, Airport Land Use Compatibility (MCAS Miramar and Montgomery Field), Airport Influence Area (MCAS Miramar and Montgomery Field), Airport Safety (Zone 6), FAA Part 77 Noticing Area Overlay Zones. The project site is part of the New Century Center Master Plan and within the Kearny Mesa Community Plan area; and

WHEREAS, the project site is legally described as Lots 1 through 5, inclusive, of Sunroad Centrum, in the City of San Diego, County of San Diego, State of California, according to Map Thereof No. 15873 filed in the Office of the County Recorder of San Diego County, July 10, 2012 of official records; and

WHEREAS, on November 29, 2018, the Planning Commission of the City of San Diego considered Planned Development Permit No. 2003388 pursuant to the Land Development Code of the City of San Diego; 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 November 29, 2018.

I. PLANNED DEVELOPMENT PERMIT SDMC SECTION 126.0605**Findings for all Planned Development Permits:****a. The proposed development will not adversely affect the applicable land use plan.**

The Sunroad Centrum Residential, Phase 6 Project (Project) proposes development of 443 condominium units, consisting of 442 residential units and one commercial unit within a seven-story 554,640 square-foot building. The development will include structured parking and on-site entertainment and recreational amenities. The 5.83-acre site is located at 4890 Sunroad Centrum Lane within the New Century Center Master Plan (NCC Master Plan) area within the Kearny Mesa Community Plan (Community Plan).

The Community Plan's land use designation for the site is Mixed Use Commercial/Residential (up to 70 dwelling units per acre) and would support 408 units based on the land use designation and combined parcel size. However, the Project site is part of the previous 244-acre General Dynamics site governed by a series of discretionary permits including Planned Industrial Development/Resource Protection Ordinance Permit No. 96-0165, Planned Industrial Permit/Planned Commercial Development Permit No. 99-1269.

The NCC Master Plan, which was adopted in 2000 and the amendment in 2002, allowed the inclusion of up to 1,568 residential dwellings units in the western portion of the site; Plan Areas 1A, 1B, 2B and 3A. Subsequent to the amendment of the NCC Master Plan, six additional projects were approved through the Planned Development Permit process by the Planning Commission for a total of 1,203 additional units. The NCC Master Plan is vested through a Development Agreement, therefore proposed development is required to comply with the NCC Master Plan, General Commercial CA zone (which incorporates the Commercial Office (CO) and Commercial Neighborhood (CN) zones) and development regulations in-lieu of the implementing Community Commercial (CC-1-3) Zone. The NCC Master Plan allows for a transfer in density and square footage subject to the NCC Master Plan's Transportation and Circulation aggregate trip limitation provided that all development standards are met. The Project site, identified as Plan Area 1A, Mixed Use Commercial/Residential in the NCC Master Plan, is proposed for development of 443 condominium units, of which 442 are residential condominium units and one is a commercial condominium unit. The overall transportation trip generation and morning and evening peak periods did not exceed the limits of the FEIR No. 96-0165/SCH No. 96031091 or the commercial office use previously approved for this site.

The Community Plan's Housing Element and Urban Design Element encourage mixed-use projects containing residential development on urban infill sites. The utilization of the Project site for mixed use residential and commercial development provides infill housing in close proximity to employment, commercial, and transportation opportunities.

Planning Objectives of the Mixed-Use Commercial/Residential and/or General Commercial (as applicable) land use areas of the Property: Volume 1, Master Plan Elements (A)(2)(b) establish Mixed-Use Commercial/Residential land use area with zoning flexibility to create a mix of residential and employment uses, including support/accessory retail uses regional

destination and vertical mixed-use projects are strongly encouraged. The Sunroad Centrum Residential, Phase 6 proposed project is an infill mixed-use development with commercial leasing office on the ground floor and residential condominiums on the remainder of the ground floor and on all levels above.

Therefore, the Project meets the applicable regulations and policy documents and is consistent with the recommended land use, design guidelines, and development standards in effect for this site will not adversely affect the adopted Community Plan and the NCC Master Plan.

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

The Project proposes development of 443 condominium units, consisting of 442 residential units and one commercial unit within a seven-story 554,640 square-foot building. The development will include structured parking and on-site entertainment and recreational amenities. The 5.83-acre site is located at 4890 Sunroad Centrum Lane within the NCC Master Plan area within the Kearny Mesa Community Plan area. The property is immediately surrounded by industrial/business parks to the north and mixed use commercial and residential to the south, west, and east. The proposed development would occur on private property.

The permit for this Project includes various conditions and referenced exhibits of approval relevant to achieving project compliance with the applicable regulations of the San Diego Municipal Code (SDMC) in effect for this project. Such conditions have been determined by the decision-maker as necessary to avoid adverse impacts upon the health, safety and general welfare of persons residing or working in the surrounding area. The Project will comply with the development conditions in effect for the subject property as described in Planned Development Permit No. 2003388, and other regulations and guidelines pertaining to the subject property per the SDMC.

Addendum No. 565879 to New Century Center Final Program Environmental Impact Report (FEIR) No. 96-0165/SCH No. 96031091 has been prepared for the project in accordance with California Environmental Quality Act guidelines. Based upon a review of the current Project, there are no new significant environmental impacts not considered in the previous FEIR, no substantial changes have occurred with respect to the circumstances under which the project is undertaken, and there is no new information of substantial importance to the project.

The Project would be subject to the Mitigation, Monitoring and Reporting Program (MMRP) conditions required by the previously cited environmental documents including the requirement for paleontological monitoring, a waste management plan, and transportation improvements. Therefore, the proposed development will not be detrimental to the public health, safety, and welfare.

- c. The proposed development will comply with the regulations of the Land Development Code including any proposed deviations pursuant to Section 126.0602(b)(1) that are appropriate for this location and will result in a more desirable project than would be achieved if designed in strict conformance with the development regulations of the applicable zone, and any allowable deviations that are otherwise authorized pursuant to the Land Development Code.**

The Project proposes development of 443 condominium units, consisting of 442 residential units and one commercial unit within a seven-story 554,640 square-foot building. The development will include structured parking and on-site entertainment and recreational amenities. The 5.83-acre site is located at 4890 Sunroad Centrum Lane within the NCC Master Plan area within the Kearny Mesa Community Plan.

The project as proposed conforms to the NCC Master Plan Volume Two, Development Standards (B) for Lot Size, Lot Consolidation, Setbacks, Density, and Height. Further the NCC Master Plan Volume III, PCD Design Guidelines: Mixed-Use Commercial/ Residential and General Commercial (B) provides guidelines for Architectural Character. The proposed Project as designed will be seven stories in height and provide articulation on all sides of the building to provide architectural interest and reduce massing. The materials will be earth tone in color and consist of varying materials of plaster, cementitious panel, metal cladding, metal canopy, glass/metal railing, and storefront system. The Development Standards (Volume 2 Section B) requires a structural step back of 10 feet for any floor above the third story. The development addressed the requirement by setting back the structure a minimum of 20-feet. Additionally, a NCC Project Objective (Volume 1 (II) (A) Orient residential development to promote outdoor commercial and recreational uses and provide easy pedestrian access to and through the site and utilize architectural features and orientation to create various urban settings (from fronting on Kearny Spectrum Boulevard to quiet internal units. The Project will address pedestrian access through contiguous sidewalks and a non-contiguous pathway around the site and connecting to other phases and to Centrum Park. Additionally, the pedestrian connection is established through the use of ground floor residential units facing public street and providing direct access to the street in the form of stoop units, patio entries doors to public sidewalks.

The project as proposed does not require deviations or variances and conforms to the applicable regulations and policy documents, and is consistent with the recommended land use, design guidelines, and development standards in effect for this site, including the NCC Master Plan and will not adversely affect the adopted Community Plan.

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

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Planning Commission, Planned Development Permit No. 2003388 is hereby GRANTED by the Planning Commission to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit No. 2003388, a copy of which is attached hereto and made a part hereof.

Karen Bucey
Development Project Manager
Development Services

Adopted on: November 29, 2018

IO#: 24007408

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**

INTERNAL ORDER NUMBER: 24007385

SPACE ABOVE THIS LINE FOR RECORDER'S USE

PLANNED DEVELOPMENT PERMIT NO. 2003388
SUNROAD CENTRUM RESIDENTIAL, PHASE 6 PROJECT NO. 565879
PLANNING COMMISSION

This Planned Development Permit No. 2003388 [Permit] is granted by the Planning Commission of the City of San Diego to Sunroad Centrum Office Land, LP, a California Limited Partnership, Owner and Permittee. The 5.83-acre site is located at the 4890 Sunroad Centrum Lane in the Community Commercial (CC-1-3) Zone, Geologic Hazards, Transit Priority Areas, Airport Land Use Compatibility (MCAS Miramar and Montgomery Field), Airport Influence Areas (MCAS Miramar and Montgomery Field), Safety Zone (Montgomery Field), and FAA Part 77 Noticing Area (Miramar and Montgomery Field) Overlay Zones, and the adopted New Century Center Master Plan within the Kearny Mesa Community Plan area.

The Project site is legally described as: Lots 1 through 5, inclusive, of Sunroad Centrum, in the City of San Diego, County of San Diego, State of California, according to Map Thereof No. 15873 filed in the Office of the County Recorder of San Diego County July 10, 2012.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/ Permittee for the creation of 443-condominium complex described and identified by size, dimension, quantity, type, and location on the approved exhibits (Exhibit "A") dated November 29, 2018, on file in the Development Services Department.

The Project shall include:

- a. Development of 443 condominium units, consisting of 442 residential units and one commercial unit within a seven-story 554,640 square-foot building.
- b. The Project amenities include mail room, dog spa, cyclery, bike room, fitness center, wine lounge, lanai, club lounge, pool, restrooms, ocean lounge, and leasing center.
- 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 San Diego Municipal Code (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 December 12, 2021.
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 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 construction permits. The Owner/Permittee is informed that to secure these permits, substantial construction 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 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 the findings necessary for the issuance of the proposed permit can still be made in the absence of the "invalid" condition(s). Such hearing shall be a hearing de novo, and the discretionary body shall have the absolute right to approve, disapprove, or modify the proposed permit and the condition(s) contained therein.

10. The Owner/Permittee shall defend, indemnify, and hold harmless the City, its agents, officers, and employees from any and all claims, actions, proceedings, damages, judgments, or costs, including attorney's fees, against the City or its agents, officers, or employees, relating to the issuance of this permit including, but not limited to, any action to attack, set aside, void, challenge, or annul this development approval and any environmental document or decision. The City will promptly notify Owner/Permittee of any claim, action, or proceeding and, if the City should fail to cooperate fully in the defense, the Owner/Permittee shall not thereafter be responsible to defend, indemnify, and hold harmless the City or its agents, officers, and employees. The City may elect to conduct its own defense, participate in its own defense, or obtain independent legal counsel in defense of any claim related to this indemnification. In the event of such election, Owner/Permittee shall pay all of the costs related thereto, including without limitation reasonable attorney's fees and costs. In the event of a disagreement between the City and Owner/Permittee regarding litigation issues, the City shall have the authority to control the litigation and make litigation related decisions, including, but not limited to, settlement or other disposition of the matter. However, the Owner/Permittee shall not be required to pay or perform any settlement unless such settlement is approved by Owner/Permittee.

11. This Permit may be developed in phases. Each phase shall be constructed prior to sale or lease to individual owners or tenants to ensure that all development is consistent with the conditions and exhibits approved for each respective phase per the approved Exhibit "A."

12. This Permit is subject to the New Century Center Master Plan and the conditions of Planned Commercial Development No. 99-1269, unless otherwise noted herein this Permit.

ENVIRONMENTAL/MITIGATION REQUIREMENTS:

13. Mitigation requirements in the Mitigation, Monitoring, and Reporting Program [MMRP] shall apply to this Permit. These MMRP conditions are hereby incorporated into this Permit by reference.

14. The mitigation measures specified in the MMRP and outlined in Addendum to EIR No. 96-0165/SCH No. 96031091 and MND LDR No. 41-0101, shall be noted on the construction plans and specifications under the heading ENVIRONMENTAL MITIGATION REQUIREMENTS.

15. The Owner/Permittee shall comply with the MMRP as specified in Addendum to EIR No. 96-0165/SCH No. 96031091 and MND LDR No. 41-0101, to the satisfaction of the Development Services Department and the City Engineer. Prior to issuance of any construction permit, all conditions of the MMRP shall be adhered to, to the satisfaction of the City Engineer. All mitigation measures described in the MMRP shall be implemented for the following issue areas:

- Transportation and Circulation (local traffic circulation and freeway traffic);
- Public Services (Park and Recreation); and
- Paleontological Resources.

AFFORDABLE HOUSING PERMIT CONDITION

16. Prior to the issuance of any construction permit for a residential building, the Owner/Permittee shall comply with the affordable housing requirements of the City's Inclusionary Affordable Housing Regulations (SDMC § 142.1301 et seq.).

AIRPORT REQUIREMENTS:

17. Prior to the issuance of any construction permits for a residential building, the Owner/Permittee shall provide a copy of the signed agreement [DS-503] and show certification on the construction plans verifying that the structures do not require Federal Aviation Administration (FAA) notice for Determination of No Hazard to Air Navigation, or provide an FAA Determination of No Hazard to Air Navigation as specified in Information Bulletin 520.

ENGINEERING REQUIREMENTS:

18. This Permit shall comply with all conditions of Tentative Map No. 2003387.

19. Prior to the issuance of any construction permit for a residential building, the Owner/Permittee shall obtain a bonded grading permit for the grading proposed for this Project. All grading shall conform to the requirements of the City of San Diego Municipal Code in a manner satisfactory to the City Engineer.

20. Prior to the issuance of any Certificate of Occupancy, the Owner/Permittee shall finalize and certify all Best Management Practices (BMP's) on Ariva Way, satisfactory to the City Engineer.

21. Prior to the issuance of any construction permit for grading, or change to existing construction permit for grading, the Owner/Permittee shall obtain an Encroachment Maintenance Removal Agreement, from the City Engineer, for the proposed biological filtration basin within Pedestrian Access Easement on Lightwave Avenue.
22. Prior to the issuance of any Certificate of Occupancy, the Owner/Permittee shall assure, by permit and bond, the construction of a current City Standard 24-foot wide driveway, right-in/right-out only adjacent to the site on Lightwave Avenue, satisfactory to the City Engineer.
23. Prior to the issuance of any construction permit for grading, or change to existing construction permit for grading, the Owner/Permittee shall incorporate any construction Best Management Practices necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the SDMC, into the construction plans or specifications.
24. Prior to the issuance of any construction permit for grading, or change to existing construction permit for grading, the Owner/Permittee shall enter into a Maintenance Agreement for the ongoing permanent BMP maintenance, satisfactory to the City Engineer.
25. Prior to the issuance of any construction permit for grading, or change to existing construction permit for grading, the applicant shall submit a Technical Report that will be subject to final review and approval by the City Engineer, based on the Storm Water Standards in effect at the time of the construction permit issuance.
26. Development of this Project shall comply with all storm water construction requirements of the State Construction General Permit, Order No. 2009-0009DWQ, or subsequent order, and the Municipal Storm Water Permit, Order No. R9-2013-0001, or subsequent order. In accordance with Order No. 2009-0009DWQ, or subsequent order, a Risk Level Determination shall be calculated for the site and a Storm Water Pollution Prevention Plan (SWPPP) shall be implemented concurrently with the commencement of grading activities.
27. Prior to issuance of a construction permit for grading, or change to existing construction permit for grading, a copy of the Notice of Intent (NOI) with a valid Waste Discharge ID number (WD ID#) shall be submitted to the City of San Diego as a proof of enrollment under the Construction General Permit. When ownership of the entire site or portions of the site changes prior to filing of the Notice of Termination (NOT), a revised NOI shall be submitted electronically to the State Water Resources Board in accordance with the provisions as set forth in Section II.C of Order No. 2009-0009-DWQ and a copy shall be submitted to the City.

GEOLOGY:

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

29. The Owner/Permittee shall submit an as-graded geotechnical report prepared in accordance with the City's "Guidelines for Geotechnical Reports" following completion of the grading. The as-graded geotechnical report shall be reviewed for adequacy by the Geology Section of the Development Services Department prior to exoneration of the bond and grading permit close-out.

LANDSCAPE REQUIREMENTS:

30. Prior to issuance of any construction permits for grading, the Owner/Permittee shall submit complete construction documents for the revegetation and hydroseeding of all disturbed land in accordance with the City of San Diego Landscape Standards, Stormwater Design Manual, and to the satisfaction of the Development Services Department. All plans shall be in substantial conformance to this permit (including Environmental conditions) and Exhibit "A," on file in the Development Services Department.

31. Prior to issuance of any construction permits for public right-of-way improvements, the Owner/Permittee shall submit complete landscape construction documents for right-of-way improvements to the Development Services Department for approval. Improvement plans shall show, label, and dimension a 40 square-foot area around each tree which is unencumbered by utilities. Driveways, utilities, drains, water and sewer laterals shall be designed so as not to prohibit the placement of street trees.

32. Prior to issuance of any construction permits for building structures (including shell), the Owner/Permittee shall submit complete landscape and irrigation construction documents, which are consistent with the Landscape Standards, to the Development Services Department for approval. The construction documents shall be in substantial conformance with Exhibit "A," Landscape Development Plan, on file in the Development Services Department. Construction plans shall provide a 40 square-foot area around each tree that is unencumbered by hardscape and utilities unless otherwise approved per SDMC Section 142.0403(b)5.

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

34. The Owner/Permittee shall be responsible for the maintenance of all landscape improvements shown on the approved plans, including in the right-of-way, unless long-term maintenance of said landscaping will be the responsibility of a Landscape Maintenance District or other approved entity. All required landscape shall be maintained consistent with the Landscape Standards in a disease, weed, and litter free condition at all times. Severe pruning or "topping" of trees is not permitted.

35. If any required landscape (including existing or new plantings, hardscape, landscape features, etc.) indicated on the approved construction documents is damaged or removed during demolition or construction, the Owner/Permittee shall repair and/or replace in kind and equivalent size per the approved documents to the satisfaction of the Development Services Department within 30 days of damage or Certificate of Occupancy.

PLANNING/DESIGN REQUIREMENTS:

36. Owner/Permittee shall maintain off-street parking spaces on the property at all times in the approximate locations shown on the approved Exhibit "A." Parking spaces shall comply at all times with the SDMC and shall not be converted for any other use unless otherwise authorized by the appropriate City decision maker in accordance with the SDMC.
37. 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.
38. All signs associated with this development shall be consistent with sign criteria established by either the approved Exhibit "A" or City-wide sign regulations.
39. The Owner/Permittee shall post a copy of each approved discretionary Permit and Tentative Map in its sales office for consideration by each prospective buyer.
40. All private outdoor lighting shall be shaded and adjusted to fall on the same premises where such lights are located and in accordance with the applicable regulations in the SDMC.

TRANSPORTATION REQUIREMENTS

41. The automobile, motorcycle, and bicycle parking spaces must be constructed in accordance with the requirements of the SDMC. All on-site parking stalls and aisle widths shall be in compliance with requirements of the City's Land Development Code and shall not be converted and/or utilized for any other purpose, unless otherwise authorized in writing authorized by the appropriate City decision maker in accordance with the SDMC.
42. The Owner/Permittee shall provide and maintain 25-foot by 25-foot visibility triangle area at the southeast corner of Kearny Villa Road and Lightwave Avenue measured along the property line. No obstruction higher than 36-inches shall be located within this visibility triangle area e.g. landscape, walls, columns, signs etc.
43. The Owner/Permittee shall provide and maintain 25-foot by 25-foot visibility triangle area at the southwest corner of Lightwave Avenue and Sunroad Centrum Lane measured along the property line. No obstruction higher than 36-inches shall be located within this visibility triangle area e.g. landscape, walls, columns, signs etc.
44. The Owner/Permittee shall provide and maintain 10-foot by 10-foot visibility triangle area at both sides of the driveway on Lightwave Avenue measured along the property line. No obstruction higher than 36-inches shall be located within this visibility triangle area area e.g. landscape, walls, columns, signs etc.
45. Prior to issuance of any construction permit for a residential building, the Owner/Permittee shall assure, by permit and bond, the installation of a raised concrete median as a Project feature

along the Project's frontage on Lightwave Avenue between Kearny Villa Road and Sunroad Centrum Lane including U-Turn lane facing eastbound traffic at Sunroad Centrum Lane, satisfactory to the City Engineer. The improvements shall be completed and accepted by the City Engineer prior to building occupancy.

PUBLIC UTILITIES DEPARTMENT REQUIREMENTS:

46. Prior to the issuance of any construction permit for a residential building, the Owner/Permittee shall apply for a plumbing permit for the installation of appropriate private back flow prevention device (BFPD), on each water service (domestic, fire and irrigation if connected to potable water), in a manner satisfactory to the Public Utilities Director and the City Engineer. BFPDs shall be located above ground on private property, in line with the service and immediately adjacent to the right-of-way. The Public Utilities Department will not permit the required BFPDs to be located below grade or within the structure.

47. Prior to the issuance of any construction permit for a residential building, the Owner/Permittee shall assure, by permit and bond, the design and construction of all public water and sewer facilities are to be in accordance with established criteria in the most current City of San Diego Water and Sewer Design Guides.

48. All public water and sewer facilities are to be in accordance with the established criteria in the most current City of San Diego Water and Sewer Design Guides.

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

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

51. Prior to the issuance of any construction permit for a residential building, the Owner/Permittee shall assure, by permit and bond, to cap (abandon) at the property line any existing unused sewer lateral and install new sewer lateral(s) which must be located outside of any driveway or vehicular use area.

INFORMATION ONLY:

- The issuance of this discretionary permit alone does not allow the immediate commencement or continued operation of the proposed use on site. Any operation allowed by this discretionary 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 November 29, 2018 and [Approved Resolution Number].

DRAFT

Permit Type/PTS Approval No.: Planned Development Permit No. 2003388
Date of Approval: November 29, 2018

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Karen Bucey
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.

Sunroad Centrum Office Land, LP
Owner/Permittee

By _____
Dan Feldman
President

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

PLANNING COMMISSION RESOLUTION NUMBER _____
VESTING TENTATIVE MAP NO. 2003387
SUNROAD CENTRUM RESIDENTIAL, PHASE 6 PROJECT NO. 565879 MMRP.

WHEREAS, Sunroad Centrum Office Land, LP, a California Limited Partnership, Subdivider, and Stevens Cresto Engineering, Inc., Engineer, submitted an application to the City of San Diego for a Vesting Tentative Map No. 2003387, Sunroad Centrum Residential, Phase 6 Project (Project), proposing to consolidate five existing lots into two lots, and create 443 condominiums, consisting of 442 residential condominiums and one commercial condominium in a seven-story 554,640 square-foot building. The Project site is located at the 4890 Sunroad Centrum Lane in the in Commercial-Community (CC-1-3) Zone, Geologic Hazards (51, level mesas), Transit Priority Areas, Airport Land Use Compatibility (MCAS Miramar and Montgomery Field), Airport Influence Areas (MCAS Miramar and Montgomery Field), Safety Zone (Montgomery Field), FAA Part 77 Noticing Area (MCAS Miramar and Montgomery Field) Overlay Zones, and New Century Center Master Plan (NCC Master Plan) within the Kearny Mesa Community Plan; and

WHEREAS, the property is legally described as Lots 1 through 5, inclusive, of Sunroad Centrum, in the City of San Diego, County of San Diego, State of California, according to Map Thereof No. 15873 filed in the Office of the County Recorder of San Diego County, July 10, 2012 of official records; and

WHEREAS, the Map proposes the subdivision of a 5.83-acre site into 2 lots for 443 condominiums, consisting of 442 residential condominiums and one commercial condominium; 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, the subdivision is a condominium project as defined in California Civil Code section 4125 and filed pursuant to the Subdivision Map Act. The total number of residential condominium units is 442 and one commercial condominium unit; and

WHEREAS, on November 29, 2018 the Planning Commission of the City of San Diego considered Vesting Tentative Map No. 2003387, 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 Vesting Tentative Map No. 2003387:

1. The proposed subdivision and its design or improvement are consistent with the policies, goals, and objectives of the applicable land use plan.

The Project proposes a Vesting Tentative Map for the consolidation of five existing lots into two lots and the creation of 443 condominium units, consisting of 442 residential units and one commercial unit within a seven-story 554,640-square-foot building located at 4890 Sunroad Centrum Lane.

As contemplated by the applicable land use plan, the NCC Master Plan and the Kearny Mesa Community Plan, the proposed subdivision provides for a Medium to High density (up to 70 dwelling units per acre) residential development on the former General Dynamics industrial site within the Kearny Mesa Community Plan area. The which is centrally located with adequate existing infrastructure and supporting freeway access. The 5.83-acre Project site is designated as Mixed-Use Commercial/Residential which allows mixed-use commercial office, commercial retail, and residential development that capitalizes on the excellent accessibility of the site.

The NCC Master Plan is vested through a Development Agreement, therefore proposed development is required to comply with the NCC Master Plan, General Commercial CA zone (which incorporates the Commercial Office (CO) and Commercial Neighborhood (CN) zones) and development regulations in-lieu of the implementing Community Commercial (CC-1-3) Zone. Mixed-Use Commercial/Residential areas of the NCC Master Plan does not have a Lot Size minimum or maximum for this site. Rather, flexibility of lot size is provided to accommodate the unique blend of uses possible in the area. Specifically, the project as proposed conforms to the NCC Master Plan Site Volume Two, Development Standards (B) for Lot Size, Lot Consolidation, Setbacks and Density.

The proposed subdivision does not request nor require deviations and would comply with the development regulations of the NCC Master Plan's Development Criteria and Design Guidelines as well as the applicable development regulations of the Land Development Code.

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.

The Project proposes a Vesting Tentative Map for the consolidation of five existing lots into two lots and the creation of 443 condominium units, consisting of 442 residential units and one commercial unit within a seven-story 554,640-square-foot building located at 4890 Sunroad Centrum Lane.

The NCC Master Plan is vested through a Development Agreement, therefore proposed development is required to comply with the NCC Master Plan, General Commercial CA zone (which incorporates the Commercial Office (CO) and Commercial Neighborhood (CN) zones) and development regulations in-lieu of the implementing Community Commercial (CC-1-3) Zone. The Project as proposed will consolidate five lots into two lots with Lot One 5.092-acres and Lot Two of 0.740-acres. The NCC Master Plan allows lot size flexibility to accommodate the unique blend of uses possible in the area. The project will observe setbacks of at least 20-feet along the street frontage where 10-foot setbacks are required. The NCC Master Plan contains specific land use recommendations, an urban design framework, and mobility recommendations consistent with the General Plan City of Villages strategy. The proposed Project is consistent with the land use intent outlined in the Community Plan, as well as the NCC Master Plan, Design Guidelines, and Development Standards. The NCC Master Plan allows for flexibility in land and development intensity of the site subject to the projects transportation and circulation demand being at or below the New Century Center Final Program Environmental Impact Report No. 96-0165/SCH No. 96031091, aggregate trip limitation. The 443- unit condominium development conforms to the NCC Master Plan, Volume Two (IV)(B) for Lot Consolidation, Lot Size, Setbacks, and Density.

The proposed subdivision does not request nor require deviations and would comply with the development regulations of the NCC Master Plan's Development Criteria and Design Guidelines as well as the applicable development regulations of the Land Development Code.

3. The site is physically suitable for the type and density of development.

The Project proposes a Vesting Tentative Map for the consolidation of five existing lots into two lots (Lot One 5.092-acres and Lot Two of 0.740-acres) and the creation of 442 residential condominiums and one commercial condominium in a seven-story 554,640-square-foot building, located at 4890 Sunroad Centrum Lane.

The proposed subdivision would be consistent with the Mixed-use Commercial/Residential Element applicable to the site as articulated in the NCC Master Plan, Development Standards, and Design Manual and would comply with the applicable regulations of the Planned Development regulations. The NCC Master Plan is vested through a Development Agreement, therefore proposed development is required to comply with the NCC Master Plan development regulations in-lieu of the implementing Community Commercial (CC-1-3) Zone.

The proposed Project is consistent with the land use intent outlined in the Community Plan, as well as the NCC Master Plan, Design Guidelines, and Development Standards. The NCC Master Plan allows for flexibility in land and development intensity of the site subject to the projects transportation and circulation demand being at or below the New Century Center Final Program Environmental Impact Report No. 96-0165/SCH No. 96031091, aggregate trip limitation. The 443-condominium unit development conforms to the NCC Master Plan, Volume Two (IV)(B) for Density.

Except for a temporary surface parking lot, the five existing lots are vacant and generally flat, having been cleared when the former General Dynamics industrial use was abandoned. The site has one and two-story commercial to the north, 10-story Ashford University to the south, seven story multiple dwelling unit residential to the east, and interstate 163 to the west. The development of the university and multiple dwelling unit residential is of similar density, bulk, and scale. Therefore, the bulk, scale and siting of the proposed development would be compatible with the existing and future surrounding land uses and the site is physically suitable for the type and density of the proposed development.

4. The design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

The Project proposes a Vesting Tentative Map for the consolidation of five existing lots into two lots and the create of 442 residential condominiums and one commercial condominium in a seven-story 554,640-square-foot building, located at 4890 Sunroad Centrum Lane.

The Project site is a previously graded level lot, located in an urbanized neighborhood of San Diego containing no environmentally sensitive lands or habitat. Addendum No. 565879 to New Century Center Final Program Environmental Impact Report (FEIR) No. 96-0165/SCH No. 96031091 has been prepared for the Project in accordance with California Environmental Quality Act guidelines. Based upon a review of the current Project, there are no new significant environmental impacts not considered in the previous FEIR, no substantial changes have occurred with respect to the circumstances under which the Project is undertaken, and there is no new information of substantial importance to the Project. Therefore, the design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidable injure fish or wildlife or their habitat.

5. The design of the subdivision or the type of improvement will not be detrimental to the public health, safety, and welfare.

The Project proposes a Vesting Tentative Map for the consolidation of five existing lots into two lots and the creation of 443 condominium units, consisting of 442 residential units and one commercial unit within a seven-story 554,640-square-foot building to be located at 4890 Sunroad Centrum Lane.

The proposed subdivision and improvements have been designed to comply with all applicable Federal, State and local land use policies including the California State Map Act and the City of San Diego Land Development Code. Further, the proposed subdivision and improvements would be permitted, constructed and inspected in accordance with the California Building Code. Therefore, the design of the subdivision or the proposed improvements would not be detrimental to the public

health, safety, and welfare. The Project would be subject to the Mitigation, Monitoring and Reporting Program (MMRP) conditions required by the previously cited environmental documents including the requirement for Transportation and Circulation, Public Services (Parks and Recreation), and Paleontological Resources. Therefore, the proposed development 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.

The Project proposes a Vesting Tentative Map for the consolidation of five existing lots into two lots and the creation of 443 condominium units, consisting of 442 residential units and one commercial unit within a seven-story 554,640-square-foot building located at 4890 Sunroad Centrum Lane.

The proposed subdivision will maintain and, as required, improve the existing public rights-of-ways and general utility easements, therefore, the design of the subdivision and the associated improvements would 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.

The proposed subdivision of a 5.83-acre parcel into 443 lots, consisting of 442-residential units and one commercial unit. The design and proposed improvements for the lot consolidation and condominium construction are consistent with California Government Code Section 66473.1 and SDMC Section 125.0440(g) regarding the design of the subdivision for future passive or natural heating and cooling opportunities. The proposed establishes appropriate setbacks and distances between buildings to allow for passive natural heating and cooling opportunities. The physical layout of the building onsite allows for the passage of air between the existing and proposed structure. The landscape plan proposes a high-quality design with many trees that will promote natural cooling onsite. The project would highlight natural materials and colors, usable outdoor spaces, and drought-tolerant landscaping. The mixed-use development would feature a contemporary architectural style with varied façade materials including stucco, siding, in earth tone colors as well as metal canopies, and glass and metal railing systems. The ground floor would contain the Commercial Leasing Office store front, auto court, and residential condominiums with porches, stoops, or balconies. Floors two through seven are residential with balconies, open space areas, active recreation, and amenities. The Project does not impede or inhibit any future passive or natural heating and cooling opportunities. The structure will have the opportunity through building materials, site orientation, architectural treatments and the placement and selection of plant materials to provide to the extent feasible, for future passive or natural heating and cooling opportunities.

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.

The Project proposes a Vesting Tentative Map for the consolidation of five existing lots into two lots and the creation of 443 condominium units, consisting of 442 residential units and one commercial unit within a seven-story 554,640-square-foot building located at 4890 Sunroad Centrum Lane.

The project implements the City's General Plan Housing Element goal of retaining existing well-maintained residential communities and promoting quality urban infill development. The NCC Master Plan contains specific land use recommendations, an urban design framework, and mobility recommendations consistent with the General Plan City of Villages strategy. The proposed Project is consistent with the land use intent outlined in the Community Plan, as well as the NCC Master Plan, Design Guidelines, and Development Standards.

The objectives of the NCC Master Plan applicable to the proposed Project include, but are not limited to: facilitate an imaginative, innovative, and flexible multi-use framework which is adaptable to emerging marketing opportunities and fosters compatible residential, commercial, and employment uses; and promote, through a variety of land uses, a diversified economic base that can help expand employment and housing opportunities and promote revitalization of the Kearny Mesa community. Specific objectives for Planning Area 1A also call for a mix of residential and employment with residential areas linked to commercial areas by pedestrian paths and common landscape themes. The proposed residential uses are consistent with this vision and the primarily residential Project instead of commercial retail/office uses are allowed through a transfer of vehicle trips from within the same planning area.

The purpose of the General Plan's Mobility Element, which is carried through the Transportation Element of the NCC Master Plan, is to improve and facilitate mobility through development of a balanced, multi-modal transportation system. The NCC Master Plan indicates that Planning Area 1A is envisioned as a pedestrian-focused area with landscaped gateway areas. The proposed Project would provide pedestrian access and comfort by development of non-contiguous sidewalks on Lightwave Avenue and Kearny Villa Road. Direct connections to surrounding developments, retail uses, and Centrum Park have been incorporated into the site design.

All appropriate public services (including fire, police, medical, schools, public parks, and libraries) as well as necessary utilities such as electricity, water, and sewer, will be available and adequate for the proposed project.

The decision maker has reviewed the administrative record including the Project plans, technical studies, environmental documentation and public testimony to determine the effects of the proposed subdivision on the housing needs of the region and those needs are balanced against the needs for public services and the available fiscal and environmental resources and the addition of 442 new attached residential units would assist the housing needs of the community.

ATTACHMENT 8

The above 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, Vesting Tentative Map No. 2003387, hereby granted to Sunroad Centrum Office Land, LP, subject to the attached conditions which are made a part of this resolution by this reference.

By _____
Karen Bucey
Development Project Manager
Development Services Department

ATTACHMENT: Tentative Map Conditions

Internal Order No. 24007408

DRAFT

PLANNING COMMISSION
CONDITIONS FOR VESTING TENTATIVE MAP NO. 2003387
SUNROAD CENTRUM 6 PROJECT NO. 565879
ADOPTED BY RESOLUTION NO. _____ ON NOVEMBER 29, 2018

GENERAL

1. This Vesting Tentative Map will expire December 13, 2021.
2. Compliance with all the following conditions shall be completed and/or assured, to the satisfaction of the City Engineer, prior to the recordation of the Final Map, unless otherwise noted.
3. Prior to the Vesting Tentative Map expiration date, a Final Map to consolidate the existing lots into two lots shall be recorded in the Office of the San Diego County Recorder.
4. Prior to the recordation of the Final 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 Final Map shall conform to the provisions of Planned Development Permit No. 2003388.
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.

ENGINEERING

7. The Tentative Map shall comply with the conditions of Planned Development Permit No. 2003388.
8. Prior to recordation of Final Map, the subdivider shall assure, by permit and bond, the upgrade of all existing street lights surrounding the site to current City Standards to satisfaction of City Engineer.
9. The Subdivider shall underground any new service run to any new or proposed structures within the subdivision.

10. 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 Vesting 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

11. Prior to the expiration of the Tentative Map, if approved, a Final Map to consolidate and subdivide the properties into 442 Residential Condominium units and one Commercial Condominium unit on Lot 1 together with Lot 2 shall be recorded to the County Recorder's office.
12. 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.
13. The Final Map shall:
 - a. Use the California Coordinate System for its "Basis of Bearings" and express all measured and calculated bearing values in terms of said system. The angle of grid divergence from a true meridian (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 First Order accuracy. 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 shall be shown on the map.
14. The Final Map shall be based on field survey and all lot corners must be marked with durable survey monuments pursuant to Section 144.0311(d) of the City of San Diego Land Development Codes and Subdivision Map Act Section 66495.
15. All survey monuments shall be set prior to the recordation of the Final Map, unless the setting of monuments is deemed impractical due to the proposed improvements and/or grading associated with the project, in which case, delayed monumentation may be applied on the Final Map in accordance with Section 144.0130 of the City of San Diego Land Development Codes.

INFORMATION:

- The approval of this Tentative Map by the Planning Commission of the City of San Diego does not authorize the subdivider to violate any Federal, State, or City laws, ordinances,

ATTACHMENT 9

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 Vesting 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 Vesting Tentative Map, may protest the imposition within ninety days of the approval of this Vesting 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. 24007408

RESOLUTION NUMBER R-

ADOPTED ON

WHEREAS, on November 14, 1995, General Dynamics submitted an application to Development Services Department for a General Plan Amendment, Community Plan Amendment, Rezone, Vesting Tentative Map, Planned Commercial Development, Planned Industrial Development, and a Resource Protection Ordinance Permit for the New Century City, Project No. 96-0165 (Project); and

WHEREAS, on November 18, 1997, the San Diego City Council adopted Resolution No. R-289450, certifying Environmental Impact Report No. 96-0165/SCH No. 96031091, a copy of which is on file in the Development Services Department in accordance with the California Environmental Quality Act of 1970 (CEQA) (Public Resources Code Section 21000 et seq.), as amended, and the State CEQA Guidelines thereto (California Code of Regulations, Title 14, Chapter 3, Section 15000 et seq.); and

WHEREAS, on April 27, 2001, Sunroad Centrum Partners submitted an application to Development Services Department for amendments to the Progress Guide and General Plan, Kearny Mesa Community Plan, New Century Center Master Plan, Development Standards and Design Manual, and amendment to the existing Development Agreement, and a rezone for the Sunroad at San Diego Spectrum Project No. 41-0101 (Project); and

WHEREAS, on November 12, 2002, the San Diego City Council adopted Resolution No. 297294, certifying Mitigated Negative Declaration No 41-0101, a copy of which is on file in the Development Services Department in accordance with the California Environmental Quality Act of 1970 (CEQA) (Public Resources Code Section 21000 et seq.), as amended, and the State CEQA Guidelines thereto (California Code of Regulations, Title 14, Chapter 3, Section 15000 et seq.); and

WHEREAS, on August 24, 2017 Sunroad Centrum Office land, LP/Tom Story submitted an application to the Development Services Department for approval of minor technical changes or additions to the Project; and

WHEREAS, State CEQA Guidelines section 15164(a) allows a lead agency to prepare an Addendum to a final Program Environmental Impact Report and Mitigated Negative Declaration if such Addendum meets the requirements of CEQA; and

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

1. That the information contained in the Environmental Impact Report No. 96-0165/SCH No. 96031091 and Mitigated Negative Declaration No. 41-0101 along with the Addendum thereto, including any comments received during the public review process, has been reviewed and considered by this Planning Commission prior to making a decision on the Project.
2. That there are no substantial changes proposed to the Project and no substantial changes with respect to the circumstances under which the Project is to be undertaken that

would require major revisions in the Environmental Impact Report No. 96-0165/SCH No. 96031091 and Mitigated Negative Declaration No. 41-0101 for the Project.

3. That no new information of substantial importance has become available showing that the Project would have any significant effects not discussed previously in the Environmental Impact Report No. 96-0165/SCH No. 96031091 and Mitigated Negative Declaration No. 41-0101 or that any significant effects previously examined will be substantially more severe than shown in the Environmental Impact Report No. 96-0165/SCH No. 96031091 and Mitigated Negative Declaration No. 41-0101.

4. That no new information of substantial importance has become available showing that mitigation measures or alternatives previously found not to be feasible are in fact feasible which would substantially reduce any significant effects, but that the Project proponents decline to adopt, or that there are any considerably different mitigation measures or alternatives not previously considered which would substantially reduce any significant effects, but that the Project proponents decline to adopt.

5. That pursuant to State CEQA Guidelines Section 15164, only minor technical changes or additions are necessary, and therefore, the Planning Commission adopts Addendum to Environmental Impact Report No. 96-0165/SCH No. 96031091 and Mitigated Negative Declaration No. 41-0101 with respect to the Project, a copy of which is on file in the office of the Development Services Department.

6. That pursuant to CEQA Section 21081.6, the Planning Commission adopts the Mitigation Monitoring and Reporting Program, or alterations to implement the changes to the project as required by this Planning Commission in order to mitigate or avoid significant effects on the environment, which is attached hereto as Exhibit A.

7. That Development Services Department staff is directed to file a Notice of Determination with the Clerk of the Board of Supervisors for the County of San Diego regarding the Project.

APPROVED: MARA W. ELLIOTT, City Attorney

By: _____
Corrine Neuffer
Deputy City Attorney

EXHIBIT A

MITIGATION MONITORING AND REPORTING PROGRAM

VESTING TENTATIVE MAP AND PLANNED DEVELOPMENT PERMIT

PROJECT NO. 565879

This Mitigation Monitoring and Reporting Program is designed to ensure compliance with Public Resources Code Section 21081.6 during implementation of mitigation measures. This program identifies at a minimum: the department responsible for the monitoring, what is to be monitored, how the monitoring shall be accomplished, the monitoring and reporting schedule, and completion requirements. A record of the Mitigation Monitoring and Reporting Program will be maintained at the offices of the Entitlements Division, 1222 First Avenue, Fifth Floor, San Diego, CA, 92101. All mitigation measures contained in the Addendum to Environmental Impact Report No. 96-0165/SCH No. 96031091 and Mitigated Negative Declaration No. 41-0101 shall be made conditions of Vesting Tentative Map and Planned Development Permit as may be further described below.

Document Submittal/Inspection Checklist		
Issue Area	Document Submittal	Associated Inspection/Approvals/Notes
General	Consultant Qualification Letters	Prior to Preconstruction Meeting
General	Consultant Construction Monitoring Exhibits	Prior to or at Preconstruction Meeting
Traffic	Traffic Reports	Traffic Features Site Observation
Paleontology	Paleontology Reports	Paleontology Site Observation
Bond Release	Request for Bond Release Letter	Final MMRP Inspections Prior to Bond Release Letter

C. SPECIFIC MMRP ISSUE AREA CONDITIONS/REQUIREMENTS**Transportation and Circulation**

Prior to the approval of any building permit for a project that will cause the Average Daily Trip (ADT) count within the New Century Center Master Plan area to exceed 81,328, including 5,966 AM peak hour trips (4,798 in and 1,168 out) and/or 8,301 PM peak hour trips (2,548 in and 5,753 out), the project applicant will do the following:

- A. Obtain approval of the City Engineer of the following criteria for the shuttle system:
 - Route Description
 - Vehicle type
 - Shuttle stop locations
 - Frequency of vehicles
 - Hours of operation

- Fares
- B. Obtain three bids from qualified operators of shuttle-type systems, which meet the criteria outlined in A. above. These bids will be presented to the City Engineer.
 - C. Provide security in a form acceptable to the City Engineer for funding of the first year of operation of the shuttle.

Prior to issuance of the first building permit for a project that will cause the ADT count within the New Century Center Master Plan area to exceed 81,328 trips including 5,966 AM peak hour trips (4,798 in and 1,168 out) and/or the PM peak hour trips to exceed 8,301 trips (2,548 in and 5,753 out), and at the project applicant's request, the San Diego Spectrum Owners Association shall ensure to the satisfaction of the City Engineer, the long-term funding of the shuttle system. This assurance may include, but is not limited to, demonstrating that the Owner's Association has the legal authority and capability to levy fees necessary to sustain long-term funding, legally binding contractual arrangements with the Metropolitan Transit System, or other options, satisfactory to the City Engineer.

Prior to the issuance of Certificate of Occupancy for a project that will cause the ADT count within the New Century Center Master Plan area to exceed 81,328 trips including 5,966 AM peak hour trips (4,998 in and 1,168 out) and/or the PM peak hour trips to exceed 8,301 trips (2,548 in and 5,753 out), the shuttle shall be in operation to the satisfaction of the City Engineer.

Public Services (Park and Recreation)

Prior to issuance of building permits for the Sunroad Centrum 6 project, the owner/permittee shall pay an ad hoc fair share fee to cover the project's proportional demand for community park and recreation facilities. If the City has amended the Kearny Mesa Public Facilities Financing Plan prior to building permit issuance to include the project, then Owner/Permittee shall pay the applicable Kearny Mesa Development Impact Fee adopted by City Council resolution instead of the ad hoc fair share fee.

Paleontological Resources

I. Prior to Permit Issuance

- A. Entitlements Plan Check
 1. Prior to issuance of any construction permits, including but not limited to, the first Grading Permit, Demolition Plans/Permits and Building Plans/Permits or a Notice to Proceed for Subdivisions, but prior to the first preconstruction meeting, whichever is applicable, the Assistant Deputy Director (ADD) Environmental designee shall

verify that the requirements for Paleontological Monitoring have been noted on the appropriate construction documents.

- B. Letters of Qualification have been submitted to ADD
 - 1. The applicant shall submit a letter of verification to Mitigation Monitoring Coordination (MMC) identifying the Principal Investigator (PI) for the project and the names of all persons involved in the paleontological monitoring program, as defined in the City of San Diego Paleontology Guidelines.
 - 2. MMC will provide a letter to the applicant confirming the qualifications of the PI and all persons involved in the paleontological monitoring of the project.
 - 3. Prior to the start of work, the applicant shall obtain approval from MMC for any personnel changes associated with the monitoring program.

II. **Prior to Start of Construction**

- A. Verification of Records Search
 - 1. The PI shall provide verification to MMC that a site-specific records search has been completed. Verification includes, but is not limited to, a copy of a confirmation letter from the San Diego Natural History Museum, another institution or, if the search was conducted in-house, a letter of verification from the PI stating that the search was completed.
 - 2. The letter shall introduce any pertinent information concerning expectations and probabilities of discovery during trenching and/or grading activities.
- B. PI Shall Attend Precon Meetings
 - 1. Prior to beginning any work that requires monitoring; the Applicant shall arrange a Precon Meeting that shall include the PI, Construction Manager (CM) and/or Grading Contractor, Resident Engineer (RE), Building Inspector (BI), if appropriate, and MMC. The qualified paleontologist shall attend any grading/excavation related Precon Meetings to make comments and/or suggestions concerning the Paleontological monitoring program with the CM and/or Grading Contractor.
 - a. If the PI is unable to attend the Precon Meeting, the Applicant shall schedule a focused Precon Meeting with MMC, the PI, RE, CM or BI, if appropriate, prior to the start of any work that requires monitoring.
 - 2. Identify Areas to be Monitored

Prior to the start of any work that requires monitoring, the PI shall submit a Paleontological Monitoring Exhibit (PME) based on the appropriate construction documents (reduced to 11x17) to MMC identifying the areas to be monitored including the delineation of grading/excavation limits. The PME shall be based on the results of a site-specific records

search as well as information regarding existing known soil conditions (native or formation).

3. When Monitoring Will Occur
 - a. Prior to the start of any work, the PI shall also submit a construction schedule to MMC through the RE indicating when and where monitoring will occur.
 - b. The PI may submit a detailed letter to MMC prior to the start of work or during construction requesting a modification to the monitoring program. This request shall be based on relevant information such as review of final construction documents which indicate conditions such as depth of excavation and/or site graded to bedrock, presence or absence of fossil resources, etc., which may reduce or increase the potential for resources to be present.

III. During Construction

- A. Monitor Shall be Present During Grading/Excavation/Trenching
 1. The monitor shall be present full-time during grading/excavation/trenching activities as identified on the PME that could result in impacts to formations with high and moderate resource sensitivity. The Construction Manager is responsible for notifying the RE, PI, and MMC of changes to any construction activities such as in the case of a potential safety concern within the area being monitored. In certain circumstances OSHA safety requirements may necessitate modification of the PME.
 2. The PI may submit a detailed letter to MMC during construction requesting a modification to the monitoring program when a relevant field condition occurs, such as trenching activities that do not encounter formational soils as previously assumed, and/or when unique/unusual fossils are encountered, which may reduce or increase the potential for resources to be present.
 3. The monitor shall document field activity via the Consultant Site Visit Record (CSV). The CSV's shall be faxed by the CM to the RE the first day of monitoring, the last day of monitoring, monthly (Notification of Monitoring Completion), and in the case of ANY discoveries. The RE shall forward copies to MMC.

- B. Discovery Notification Process
 - 1. In the event of a discovery of paleontological resources, the Paleontological Monitor shall direct the contractor to temporarily divert trenching activities in the area of discovery and immediately notify the RE or BI, as appropriate.
 - 2. The Monitor shall immediately notify the PI (unless Monitor is the PI) of the discovery.
 - 3. The PI shall immediately notify MMC by phone of the discovery and shall also submit written documentation to MMC within 24 hours by fax or email with photos of the resource in context, if possible.
- C. Determination of Significance
 - 1. The PI shall evaluate the significance of the resource.
 - a. The PI shall immediately notify MMC by phone to discuss the significance determination and shall also submit a letter to MMC indicating whether additional mitigation is required. The determination of significance for fossil discoveries shall be at the discretion of the PI.
 - b. If the resource is significant, the PI shall submit a Paleontological Recovery Program (PRP) and obtain written approval from MMC. Impacts to significant resources must be mitigated before ground disturbing activities in the area of discovery will be allowed to resume.
 - c. If the resource is not significant (e.g., small pieces of broken common shell fragments or other scattered common fossils) the PI shall notify the RE, or BI as appropriate, that a non-significant discovery has been made. The Paleontologist shall continue to monitor the area without notification to MMC unless a significant resource is encountered.
 - d. The PI shall submit a letter to MMC indicating that fossil resources will be collected, curated, and documented in the Final Monitoring Report. The letter shall also indicate that no further work is required.

IV. Night and/or Weekend Work

- A. If night and/or weekend work is included in the contract
 - 1. When night and/or weekend work is included in the contract package, the extent and timing shall be presented and discussed at the precon meeting.
 - 2. The following procedures shall be followed.

- a. No Discoveries
In the event that no discoveries were encountered during night and/or weekend work, The PI shall record the information on the CSVR and submit to MMC via fax by 8AM on the next business day.
 - b. Discoveries
All discoveries shall be processed and documented using the existing procedures detailed in Sections III - During Construction.
 - c. Potentially Significant Discoveries
If the PI determines that a potentially significant discovery has been made, the procedures detailed under Section III - During Construction shall be followed.
 - d. The PI shall immediately contact MMC, or by 8AM on the next business day to report and discuss the findings as indicated in Section III-B, unless other specific arrangements have been made.
- B. If night work becomes necessary during the course of construction
 - 1. The Construction Manager shall notify the RE, or BI, as appropriate, a minimum of 24 hours before the work is to begin.
 - 2. The RE, or BI, as appropriate, shall notify MMC immediately.
 - C. All other procedures described above shall apply, as appropriate.

V. Post Construction

- A. Preparation and Submittal of Draft Monitoring Report
 - 1. The PI shall submit two copies of the Draft Monitoring Report (even if negative), prepared in accordance with the Paleontological Guidelines which describes the results, analysis, and conclusions of all phases of the Paleontological Monitoring Program (with appropriate graphics) to MMC for review and approval within 90 days following the completion of monitoring,
 - a. For significant paleontological resources encountered during monitoring, the Paleontological Recovery Program shall be included in the Draft Monitoring Report.
 - b. Recording Sites with the San Diego Natural History Museum
The PI shall be responsible for recording (on the appropriate forms) any significant or potentially significant fossil resources encountered during the Paleontological Monitoring Program in accordance with the City's Paleontological Guidelines, and submittal of such forms to the San Diego Natural History Museum with the Final Monitoring Report.

2. MMC shall return the Draft Monitoring Report to the PI for revision or, for preparation of the Final Report.
 3. The PI shall submit the revised Draft Monitoring Report to MMC for approval.
 4. MMC shall provide written verification to the PI of the approved report.
 5. MMC shall notify the RE or BI, as appropriate, of receipt of all Draft Monitoring Report submittals and approvals.
- B. Handling of Fossil Remains
1. The PI shall be responsible for ensuring that all fossil remains collected are cleaned and catalogued.
 2. The PI shall be responsible for ensuring that all fossil remains are analyzed to identify function and chronology as they relate to the geologic history of the area; that faunal material is identified as to species; and that specialty studies are completed, as appropriate.
- C. Curation of fossil remains: Deed of Gift and Acceptance Verification
1. The PI shall be responsible for ensuring that all fossil remains associated with the monitoring for this project are permanently curated with an appropriate institution.
 2. The PI shall include the Acceptance Verification from the curation institution in the Final Monitoring Report submitted to the RE or BI and MMC.
- D. Final Monitoring Report(s)
1. The PI shall submit two copies of the Final Monitoring Report to MMC (even if negative), within 90 days after notification from MMC that the draft report has been approved.
 2. The RE shall, in no case, issue the Notice of Completion until receiving a copy of the approved Final Monitoring Report from MMC which includes the Acceptance Verification from the curation institution.



PROJECT TEAM

MASTER DEVELOPER

Sunroad Enterprises
 4445 Eastgate Mall
 Suite 400
 San Diego, CA 92121-4714

ARCHITECT

KTGY Group, Inc.
 17911 Von Karman Ave.
 Suite 200
 Irvine, CA 92614

CIVIL ENGINEER

Stevens Cresto Engineering, Inc.
 9665 Chesapeake Dr.
 Suite 200
 San Diego, CA 92123

LANDSCAPE

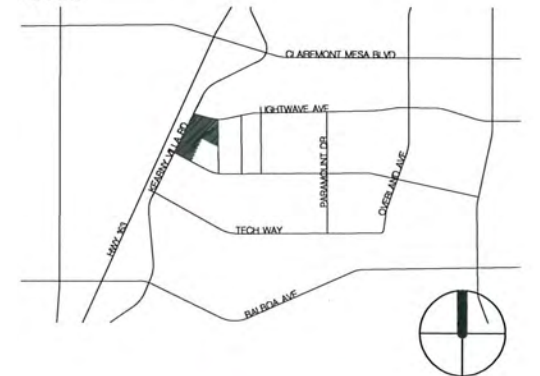
EPT Design
 401 Glenneyre St.,
 First Floor
 Laguna Beach, CA 92651

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- A1.1 Project Summary
- A1.2 Open Space Exhibit
- A1.3 Fire Access Plan
- A2.0 Elevations
- A2.1 Elevations
- A2.2 Elevations
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VICINITY MAP

N.T.S.



Sunroad Enterprises
 4445 Eastgate Mall Suite 400
 San Diego, CA 92121

SUNROAD CENTRUM 6
 SAN DIEGO, CA # 2017-0142

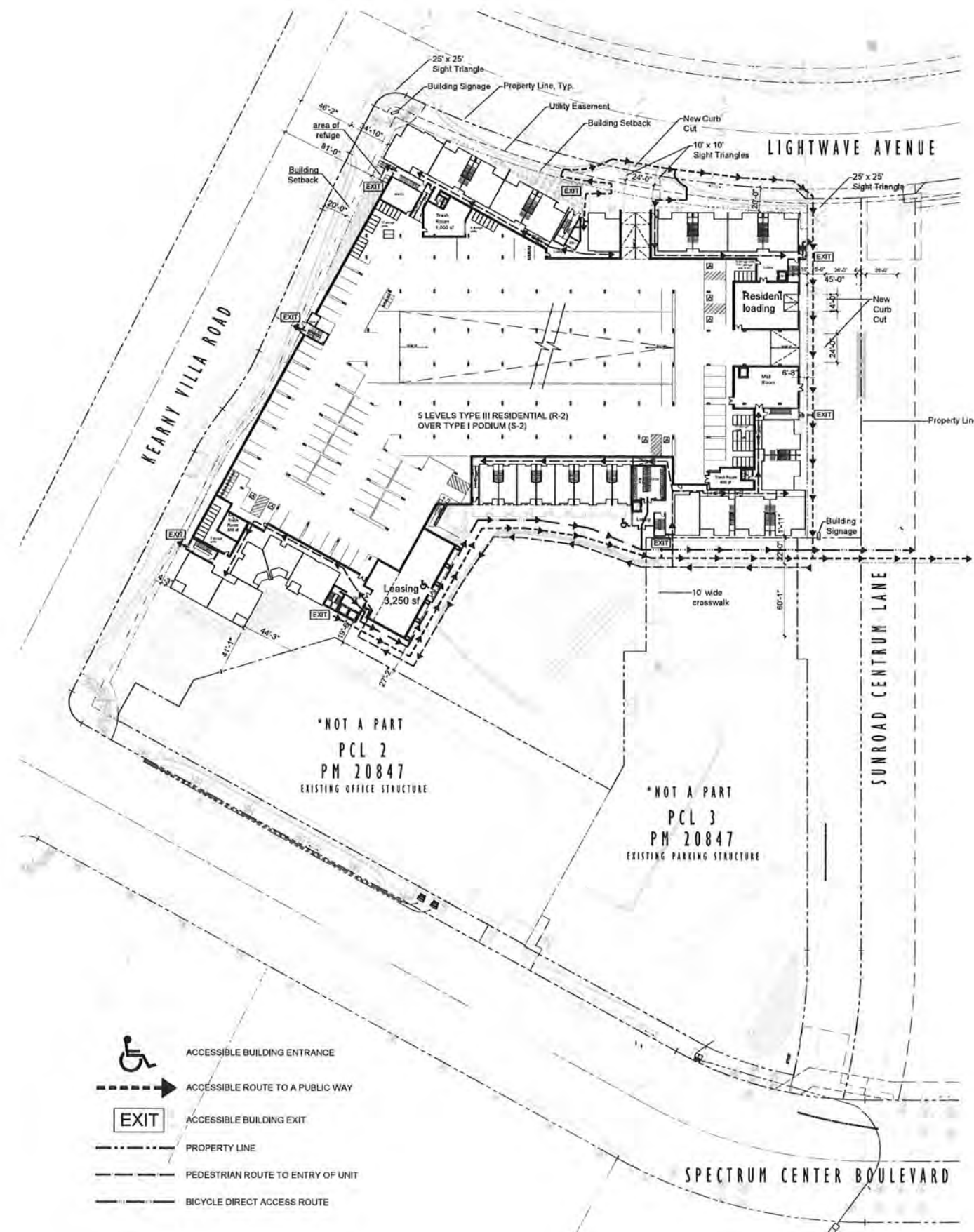
PDP SUBMITTAL
 AUGUST 18, 2017
 DECEMBER 1, 2017 - 2nd Submittal
 APRIL 18, 2018 - 3rd Submittal
 JUNE 27, 2018 - 4th Submittal

TITLE SHEET
 Sheet #1 of 27



A0.0

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 888.456.5849
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Legal Description

Lots 1 through 5, inclusive, of Sunroad Centrum, in the city of San Diego, county of San Diego, State of California, according to map thereof no. 15873 filed in the office of the county recorder of San Diego County July 10, 2012 of official records.

Assessor's Parcel Number

- Lot 1 : 369-230-01
- Lot 2 : 369-230-02
- Lot 3 : 369-230-03
- Lot 4 : 369-230-04

Type of Construction

Podium (Levels 1-2) : Type I-A
 Superstructure (Levels 3-7) : Type III-A

Occupancy/Use

- Group S-2 Parking Garage
- Group B Fitness Room, Leasing
- Group R-2 Multifamily Units
- Group A-3 Pool Club Room, Sky Club

F.A.R.

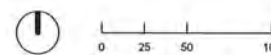
LEVEL 1 = 39,414 SF
 LEVEL 2 = 36,119 SF
 LEVEL 3 = 100,719 SF
 LEVEL 4 = 90,100 SF
 LEVEL 5 = 95,374 SF
 LEVEL 7 = 95,374 SF
 TOTAL BUILDING AREA = 554,640 SF
 SITE AREA = 221,817 SF
 F.A.R = 554,640 SF / 221,817 SF
 F.A.R = 2.50



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SITE PLAN
 SHEET #2 of 27

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PRIVATE OPEN SPACE CALCULATIONS

■ Private Decks	20,439 sf
$442 * .75 = 331.5$	
$20,439 \text{ sf} / 332 = 61.56\text{sf per unit}$	

COMMON OPEN SPACE CALCULATIONS

Open Space Required:
 $442 * 25\text{sf} = 11,050 \text{ sf}$

Open Space Provided:

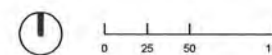
■ Terrace	3,682 sf
■ Podium Courtyards	36,947 sf
■ Street Level Plaza	28,279 sf
Total Provided Open Space	68,908 sf



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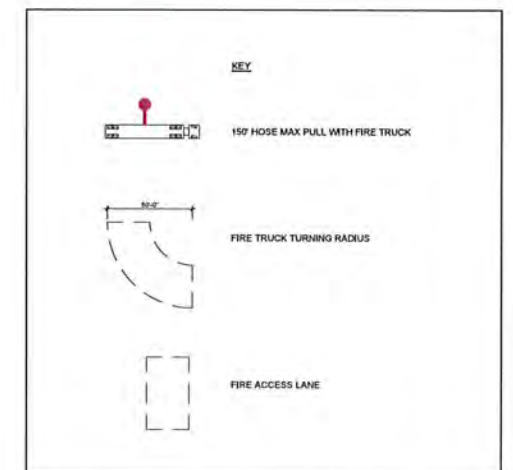
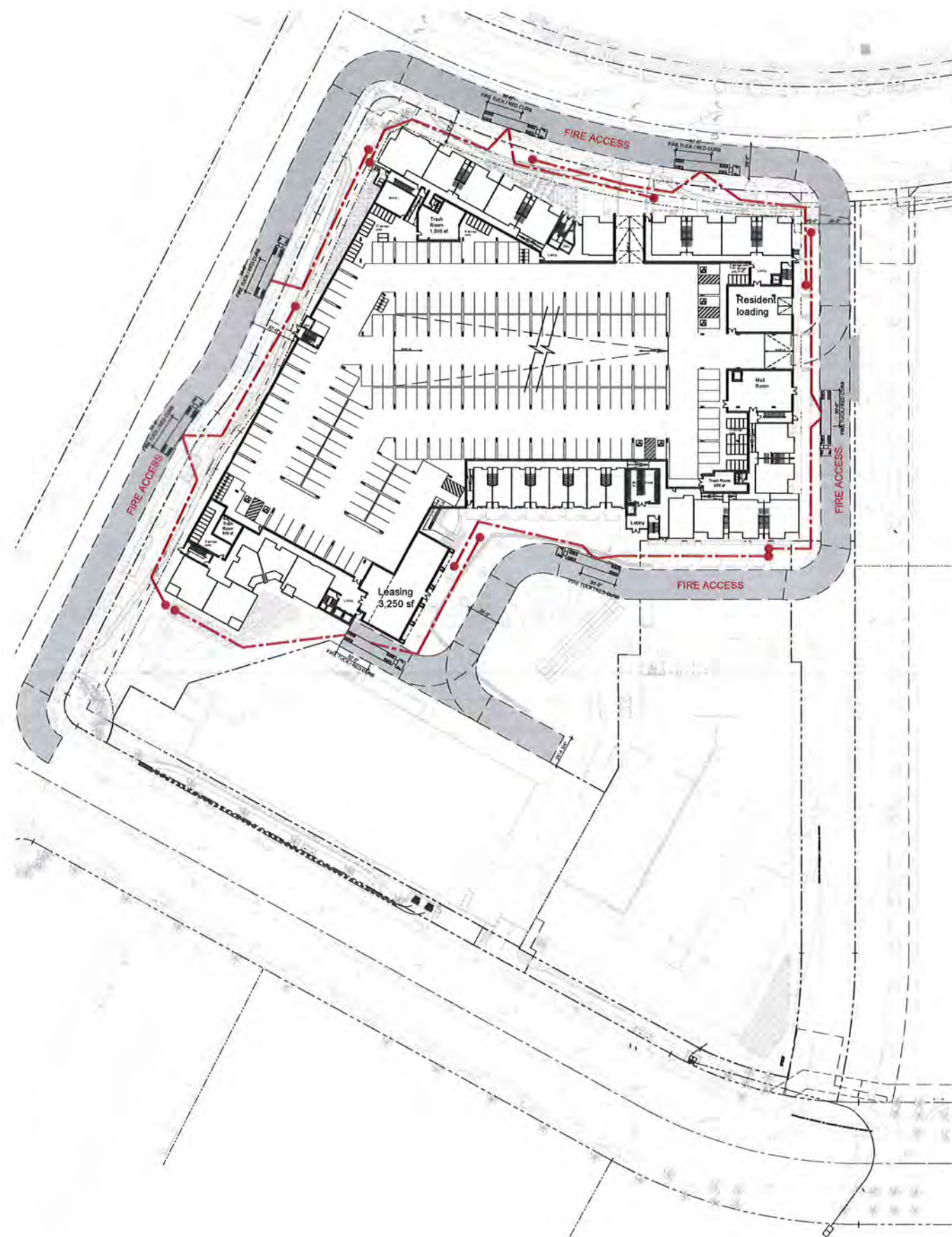
OPEN SPACE EXHIBIT
 SHEET #4 of 27



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NOTE:

1. REFER TO CIVIL FOR SITE FIRE ACCESS / FIRE HYDRANT LOCATIONS
2. FIRE APPARATUS ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS AND SHALL BE SURFACED SO AS TO PROVIDE ALL WEATHER DRIVING CAPABILITIES
3. FIRE APPARATUS ACCESS ROADS AND WATER SUPPLIES FOR FIRE PROTECTIONS, SHALL BE INSTALLED AND MADE SERVICEABLE PRIOR TO AND DURING TIME OF CONSTRUCTION
4. AN ILLUMINATED DIRECTORY, IN ACCORDANCE TO FHPS POLICY I-00-6, SHALL BE PROVIDED
5. EVERY BUILDING FOUR STORIES OR MORE IN HEIGHT SHALL BE PROVIDED WITH NOT LESS THAN ONE STANDPIPE FOR USE DURING CONSTRUCTION INSTALLED IN ACCORDANCE WITH CFC 3313.1. STANDPIPE SHALL BE INSTALLED WHEN THE PROGRESS OF CONSTRUCTION IS NOT MORE THEN 40 FEET IN HEIGHT ABOVE THE LOWEST LEVEL OF FIRE DEPARTMENT ACCESS.
6. VEGETATION SHALL BE SELECTED AND MAINTAINED IN SUCH A MANNER AS TO ALLOW IMMEDIATE ACCESS TO ALL HYDRANTS, VALVES, FIRE DEPARTMENT CONNECTIONS, PULL STATIONS, EXTINGUISHERS, SPRINKLER RISERS, ALARM CONTROL PANELS, RESCUE WINDOWS, AND OTHER DEVICES OR AREAS USED FOR FIREFIGHTING PURPOSES. VEGETATION OR BUILDING FEATURES SHALL NOT OBSTRUCT ADDRESS NUMBERS OR INHIBIT THE FUNCTIONING OF ALARM BELLS, HORNS OR STROBES.
7. ALL BUILDINGS AND SITES UNDERGOING CONSTRUCTION, ALTERATION, OR DEMOLITION SHALL COMPLY WITH THE REQUIREMENTS OF CHAPTER 33 OF THE CFC

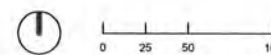


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FIRE ACCESS PLAN
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Sunroad Centrum 6

#2017-0142

11/08/17

Unit Mix

	Unit Summary				Levels							Total		Unit Type %					
	Bed	Bath	Deck SF	NRSF*	1	2	3	4	5	6	7	Count	%	studio	1-bed	2-bed	3-bed	net sf	
Plan 0-1	0	1	N/A	592			6	7	9	9	9	40	100.0%					23,680	
TOTAL STUDIO					0	0	6	7	9	9	9	40		9.0%				23,680	
Plan 1-1	1	1		699	2	2	18	19	19	19	19	98	51.0%					68,502	
Plan 1-2	1	1		721			10	10	10	10	10	50	26.0%					36,050	
Plan 1-2A	1	1		721			4	4	4	4	3	19	9.9%					13,699	
Plan 1-3	1	1.5		1,082	9							9	4.7%					9,738	
Plan 1-4	1	1		879	8	8						16	8.3%					14,064	
TOTAL 1BR					19	10	32	33	33	33	32	192			43.4%			142,053	
Plan 2-1	2	2		1,034	1	1	21	21	21	21	21	107	56.9%					110,638	
Plan 2-2	2	2	N/A	1,086			10	10	10	10	10	50	26.6%					54,300	
Plan 2-3	2	2		1,038	2	2	2	2	3	4	4	19	10.1%					19,722	
Plan 2-4	2	2		993	6	6						12	6.4%					11,916	
TOTAL 2BR					9	9	33	33	34	35	35	188				42.5%		196,576	
Plan 3-1	3	2		1,322	0	0	2	2	3	4	4	15	68.2%					19,830	
Plan 3-1A	3	2		1,322	1	1	1	1	1	1	1	7	31.8%					9,254	
TOTAL 3BR					1	1	3	3	4	5	5	22					5.0%	19,830	
Total Level SF					28,558	18,820	64,844	66,135	69,679	72,039	71,318		100.0%						382,139
Total Unit Count per Level					29	20	74	76	80	82	81								
					442							Total Units							
					886							Average Unit SF							

Parking Summary

Unit Type	Total Units	Parking Ratio	Total Parking Required
Studio	40	1.5	60
1 Bed	192	1.5	288
2 Bed	188	2	376
3 Bed	22	2.25	50
Total Required Parking			774

Total Parking Provided

Project Parking Summary	Code compliant stalls		Compliant stalls + Tandem stalls
	Code compliant stalls	Tandem	
Building Plan - Level -1	340	33	373
Building Plan - Level 1	213	0	213
Building Plan - Level 1 (leasing)	10	0	10
Building Plan - Level 2	221	0	221
Total Provided Parking *	784	33	817

* Each pair of tandem stalls is counted as a single stall for code. The second tandem stall is annotated with a 'T', but is not counted as a code compliant space.

Required Motorcycle	
0.1	4
0.1	19.2
0.1	18.8
0.1	2.2
Total	44.2

Required Bicycle	
0.4	16
0.4	76.8
0.5	94
0.6	13.2
Total	200

provided	46
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provided	218
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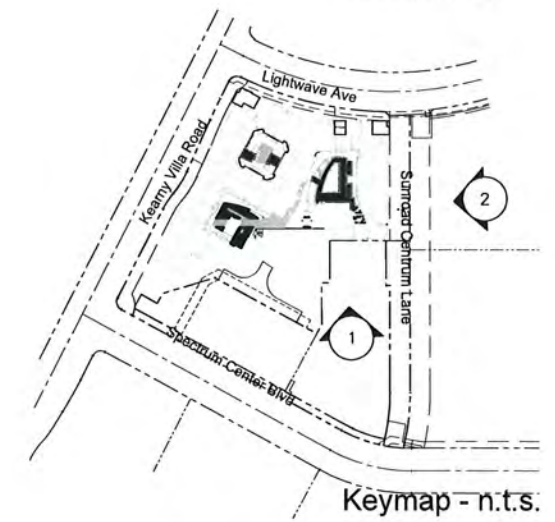
PROJECT SUMMARY
Sheet #3 of 27



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(1) SOUTH ELEVATION



MATERIAL LEGEND

- 1. Exterior Plaster
- 2. Cementitious Panel
- 3. Metal Cladding
- 4. Vinyl Windows
- 5. Metal Canopy
- 6. Metal Railing
- 7. Glass / Metal Railing
- 8. Storefront System



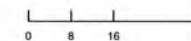
(2) EAST ELEVATION



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ELEVATIONS
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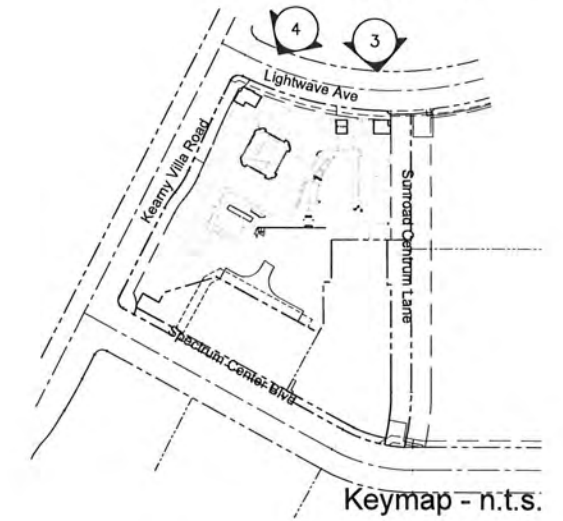


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MATERIAL LEGEND

1. Exterior Plaster
2. Cementitious Panel
3. Metal Cladding
4. Vinyl Windows
5. Metal Canopy
6. Metal Railing
7. Glass / Metal Railing
8. Storefront System



(3) NORTH ELEVATION



(4) NORTH ELEVATION

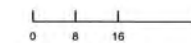


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ELEVATIONS
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(5) WEST ELEVATION



MATERIAL LEGEND

1. Exterior Plaster
2. Cementitious Panel
3. Metal Cladding
4. Vinyl Windows
5. Metal Canopy
6. Metal Railing
7. Glass / Metal Railing
8. Storefront System



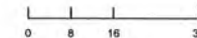
(5) WEST ELEVATION



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ELEVATIONS
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(6) SOUTH ELEVATION



(7) EAST ELEVATION



Keymap - n.t.s.

MATERIAL LEGEND

1. Exterior Plaster
2. Cementitious Panel
3. Metal Cladding
4. Vinyl Windows
5. Metal Canopy
6. Metal Railing
7. Glass / Metal Railing
8. Storefront System



NOTE:

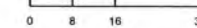
BUILDING NUMBER TO BE COORDINATED WITH SIGNAGE PLAN PER MUNICIPAL CODE 95.0209



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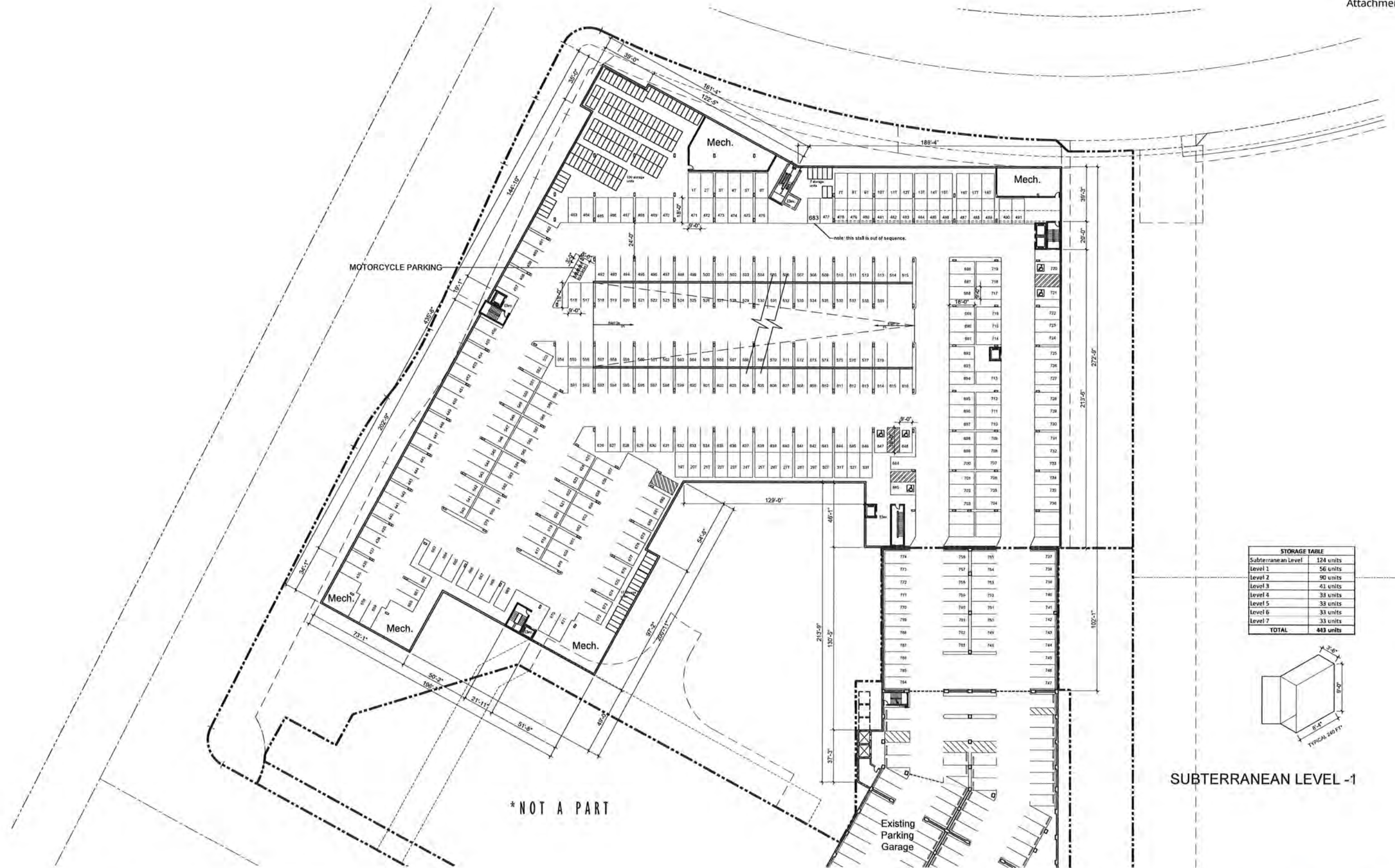
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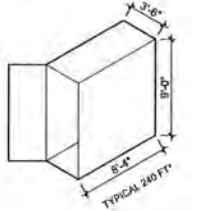


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STORAGE TABLE

Subterranean Level	124 units
Level 1	56 units
Level 2	90 units
Level 3	41 units
Level 4	33 units
Level 5	33 units
Level 6	33 units
Level 7	33 units
TOTAL	443 units



SUBTERRANEAN LEVEL -1

* NOT A PART

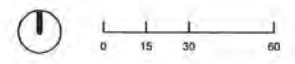


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BUILDING PLAN - LEVEL -1
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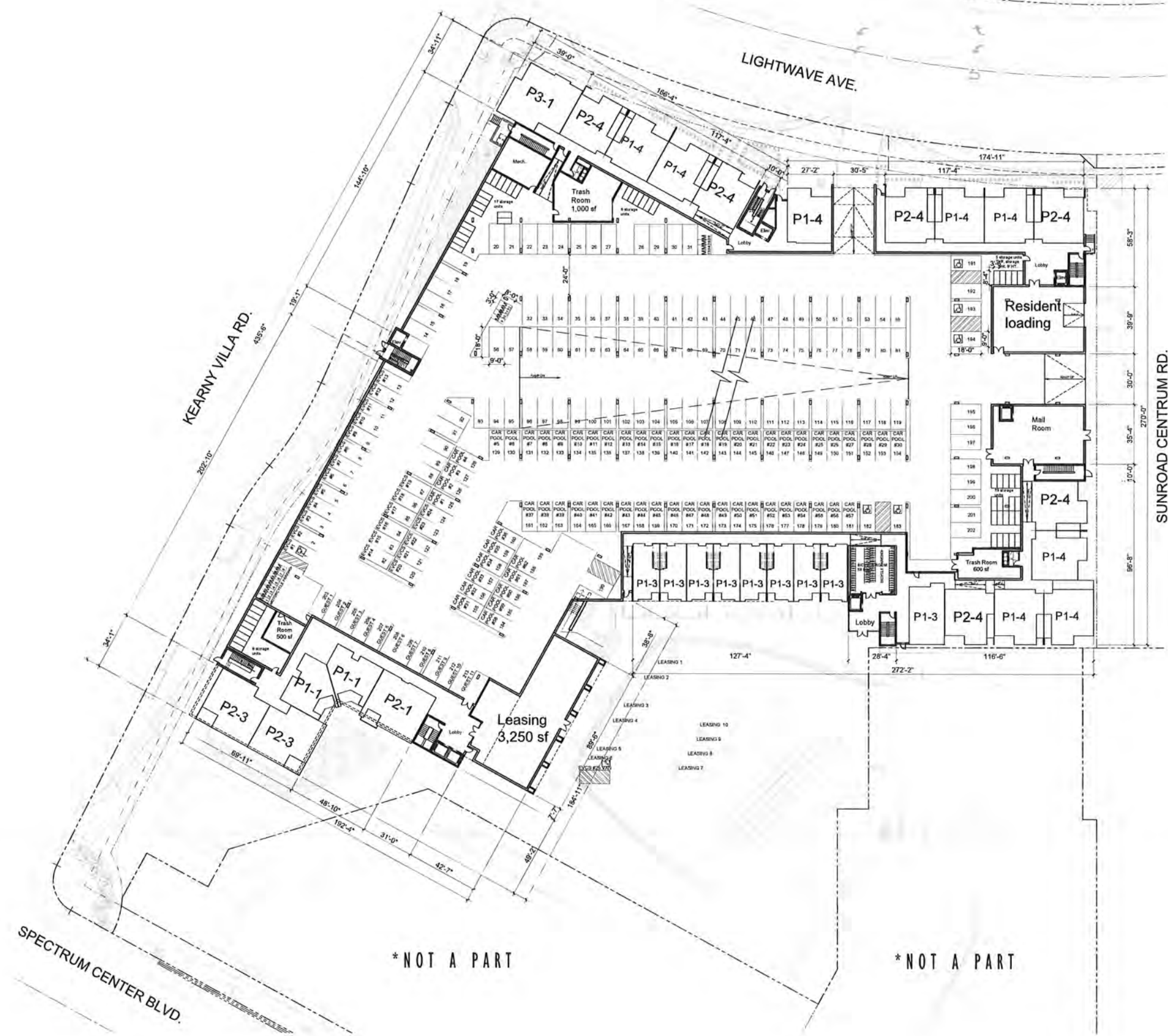


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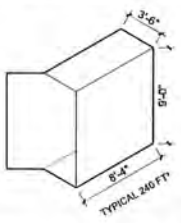
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NOTE:

- 24 STALLS TO BE ALLOCATED FOR ELECTRIC VEHICLE CHARGING STATIONS. PROVIDE 24 LISTED CABINETS, BOXES OR ENCLOSURES
- 12 ELECTRIC VEHICLE CHARGING STATIONS (STALL #1-12) TO BE PROVIDED FOR IMMEDIATE USE PRIOR TO OCCUPANCY
- 62 STALLS TO BE ALLOCATED FOR ZERO EMISSION / CARPOOL VEHICLES



STORAGE TABLE	
Subterranean Level	124 units
Level 1	56 units
Level 2	90 units
Level 3	41 units
Level 4	33 units
Level 5	33 units
Level 6	33 units
Level 7	33 units
TOTAL	443 units



Note: Storage units will be 240 cubic feet with a minimum 7 foot horizontal dimension.

LEVEL 1

* NOT A PART

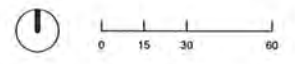
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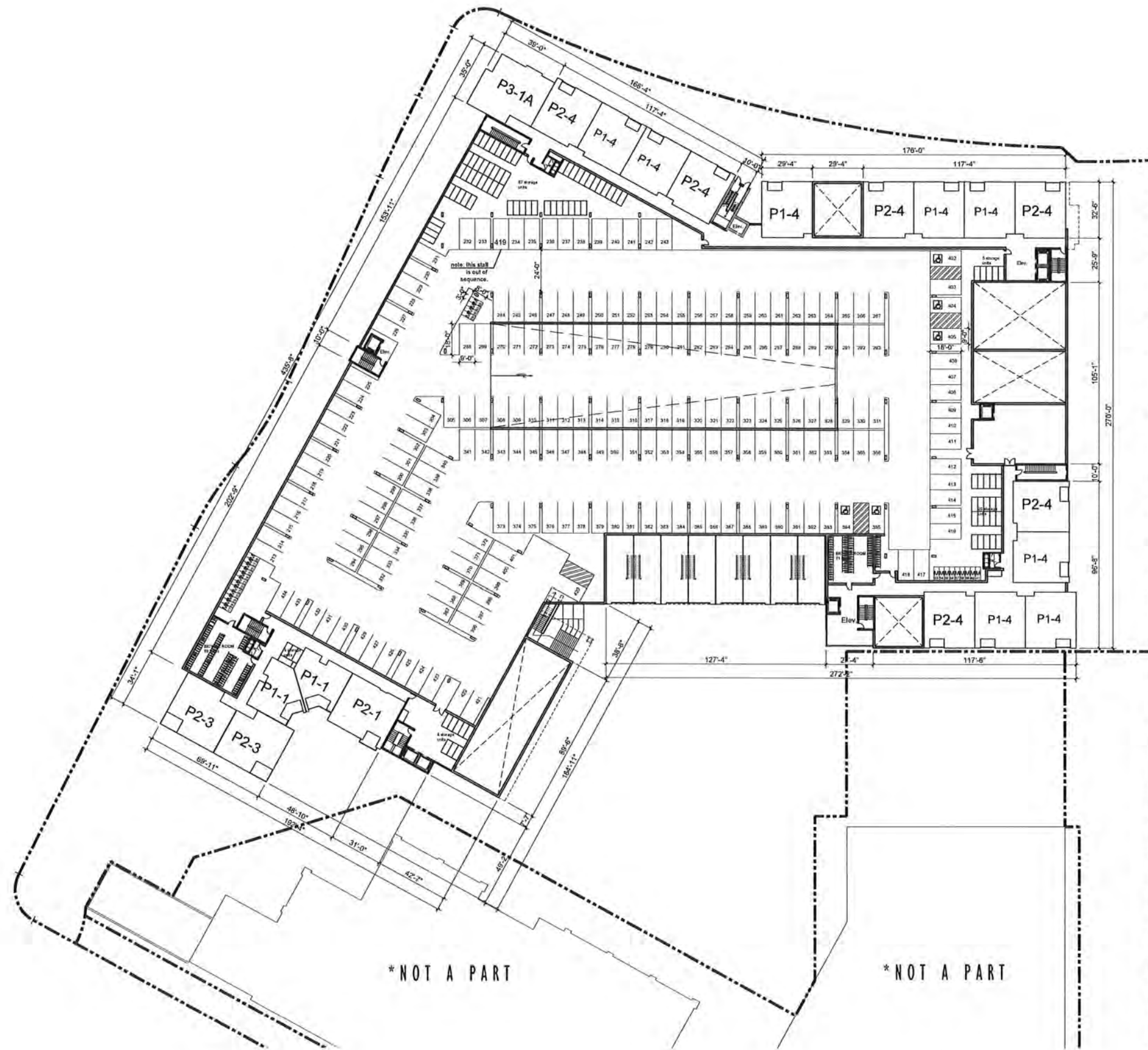
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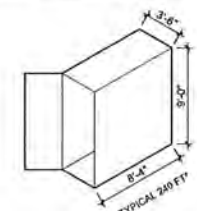


BUILDING PLAN - LEVEL 1
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STORAGE TABLE	
Subterranean Level	124 units
Level 1	56 units
Level 2	90 units
Level 3	41 units
Level 4	33 units
Level 5	33 units
Level 6	33 units
Level 7	33 units
TOTAL	443 units



LEVEL 2

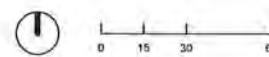


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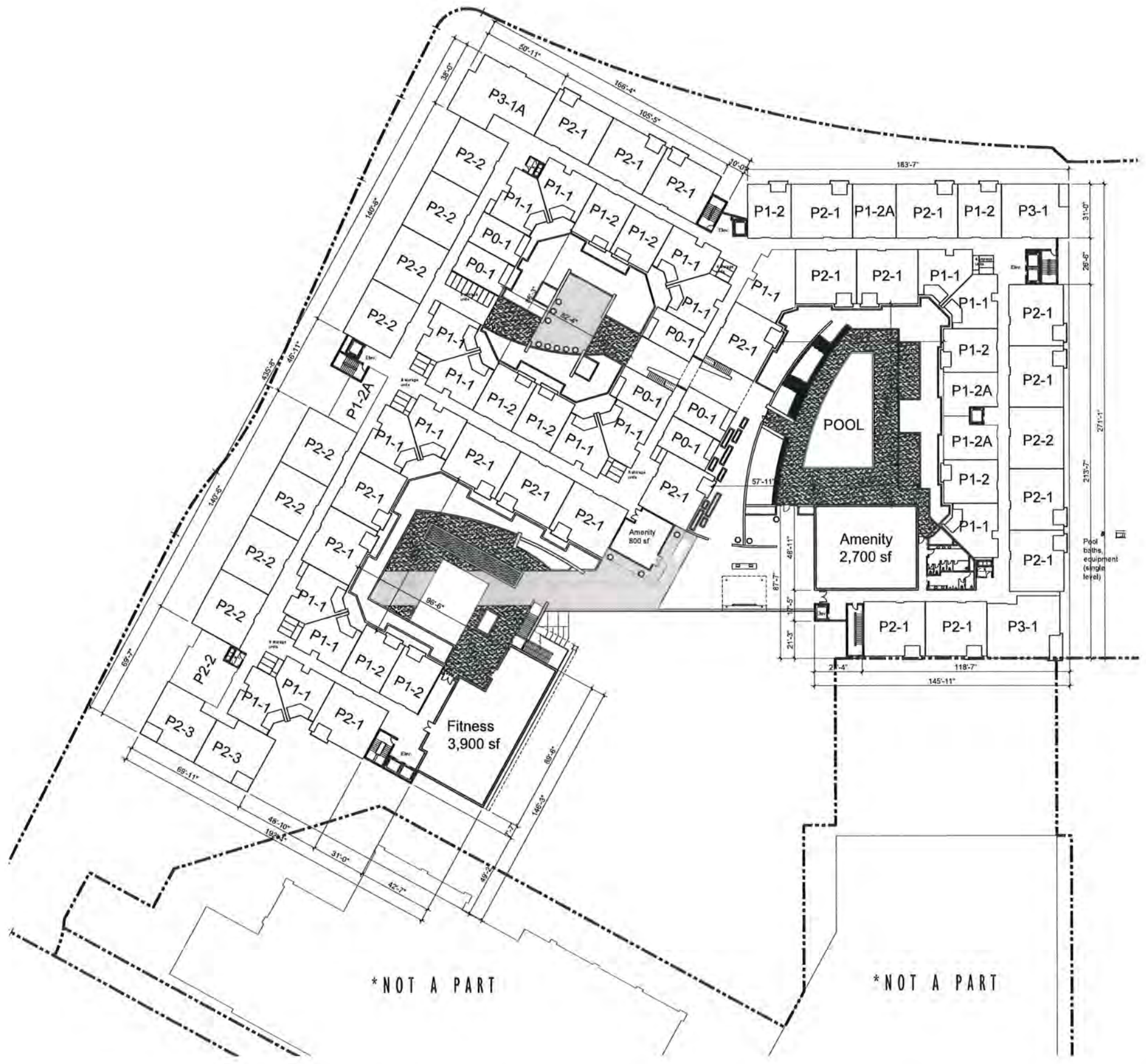
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BUILDING PLAN - LEVEL 2
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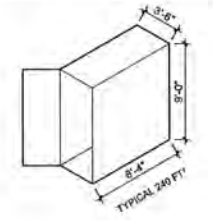


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STORAGE TABLE

Subterranean Level	124 units
Level 1	56 units
Level 2	90 units
Level 3	41 units
Level 4	33 units
Level 5	33 units
Level 6	33 units
Level 7	33 units
TOTAL	483 units



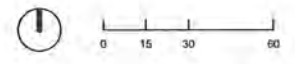
LEVEL 3



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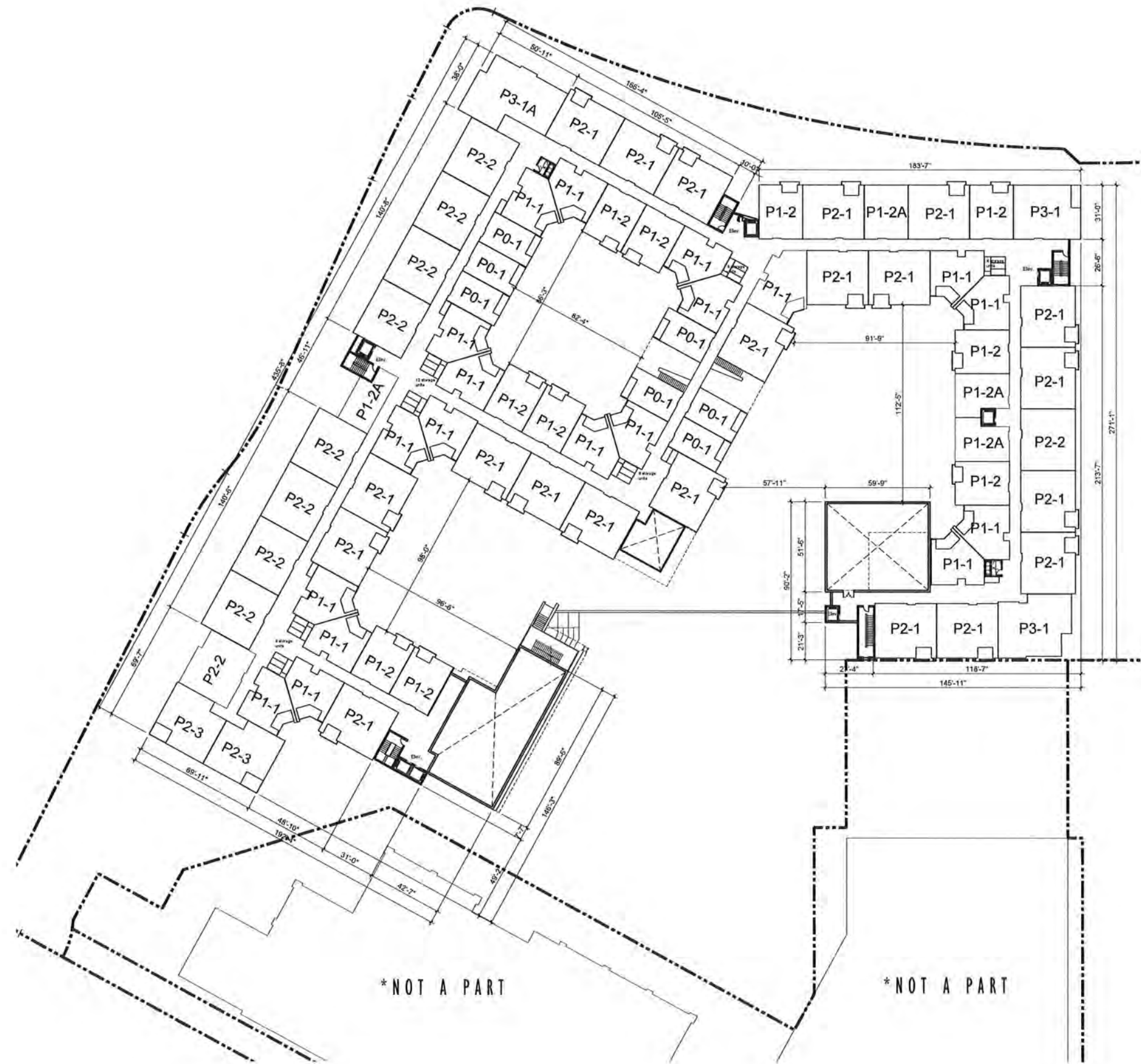
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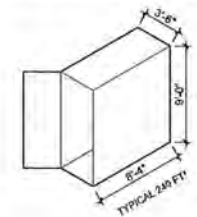
BUILDING PLAN - LEVEL 3
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STORAGE TABLE	
Subterranean Level	124 units
Level 1	56 units
Level 2	90 units
Level 3	41 units
Level 4	33 units
Level 5	33 units
Level 6	33 units
Level 7	33 units
TOTAL	443 units



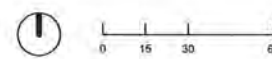
LEVEL 4



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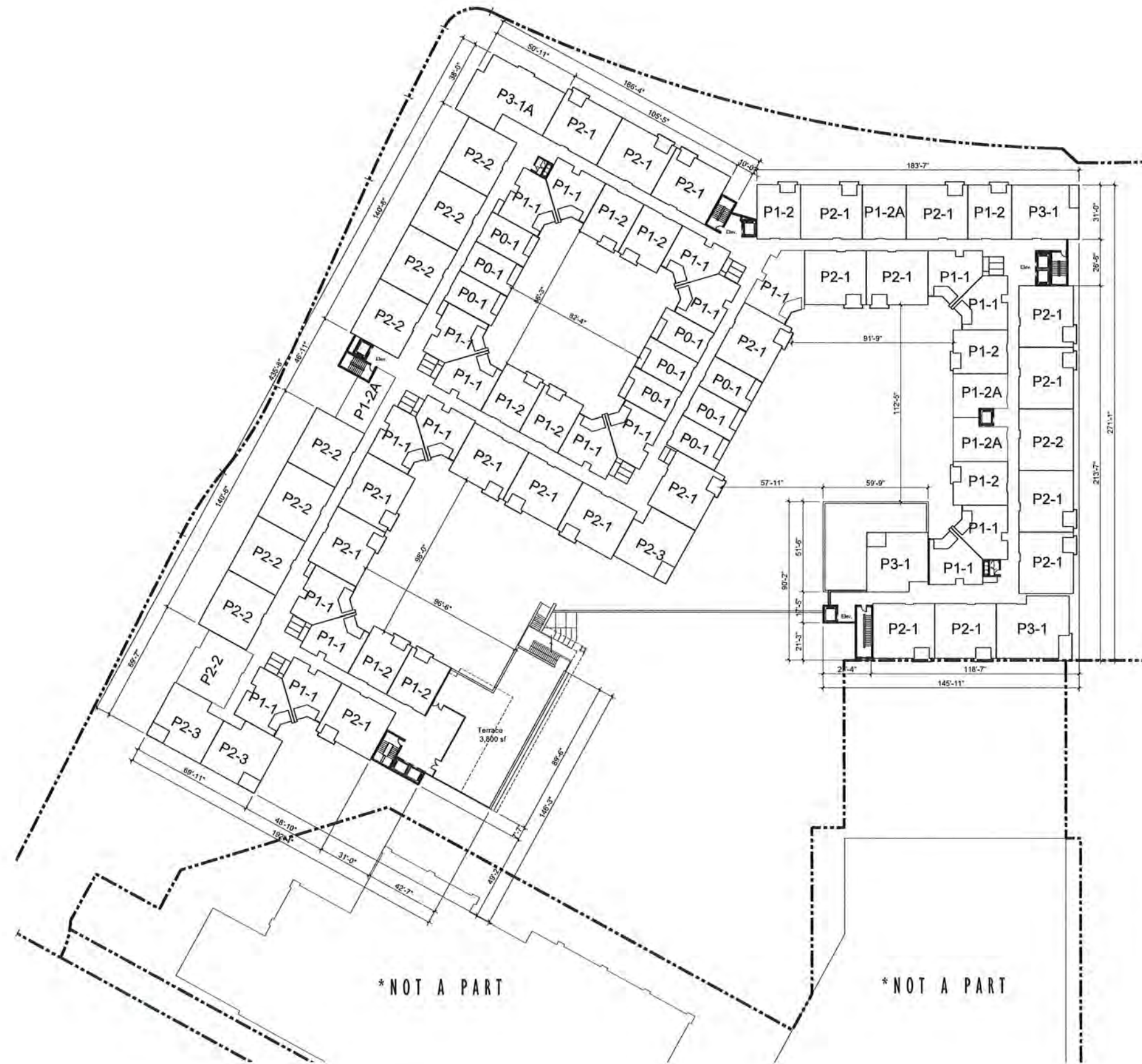
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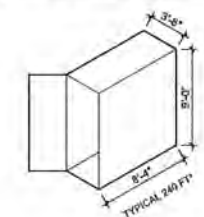
BUILDING PLAN - LEVEL 4
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STORAGE TABLE	
Subterranean Level	124 units
Level 1	56 units
Level 2	90 units
Level 3	41 units
Level 4	33 units
Level 5	33 units
Level 6	33 units
Level 7	33 units
TOTAL	483 units



LEVEL 5



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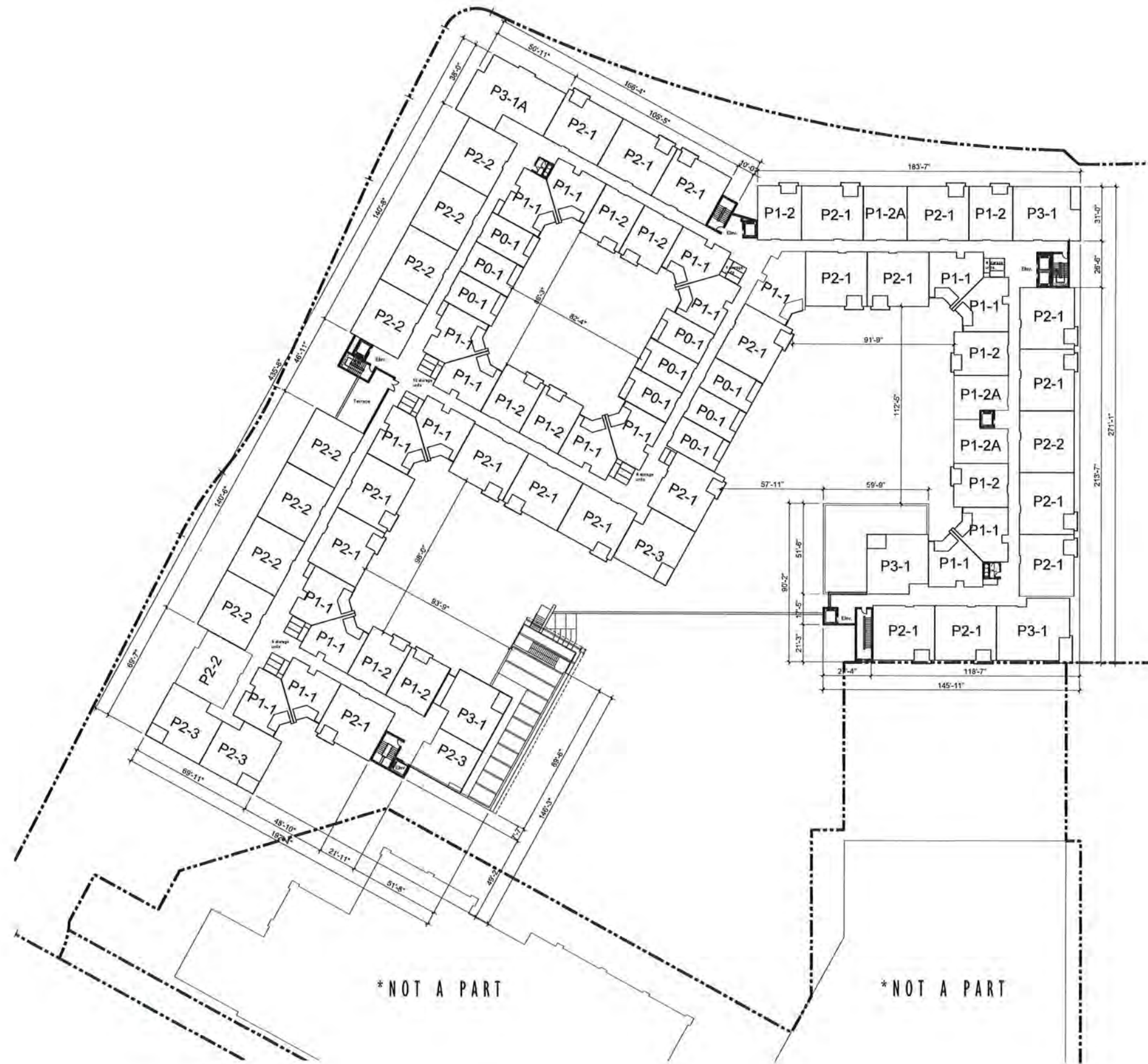
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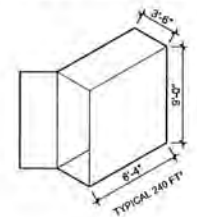
BUILDING PLAN - LEVEL 5
Sheet #15 of 27



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STORAGE TABLE	
Subterranean Level	124 units
Level 1	56 units
Level 2	90 units
Level 3	41 units
Level 4	38 units
Level 5	33 units
Level 6	33 units
Level 7	33 units
TOTAL	443 units



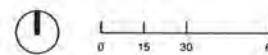
LEVELS 6 & 7



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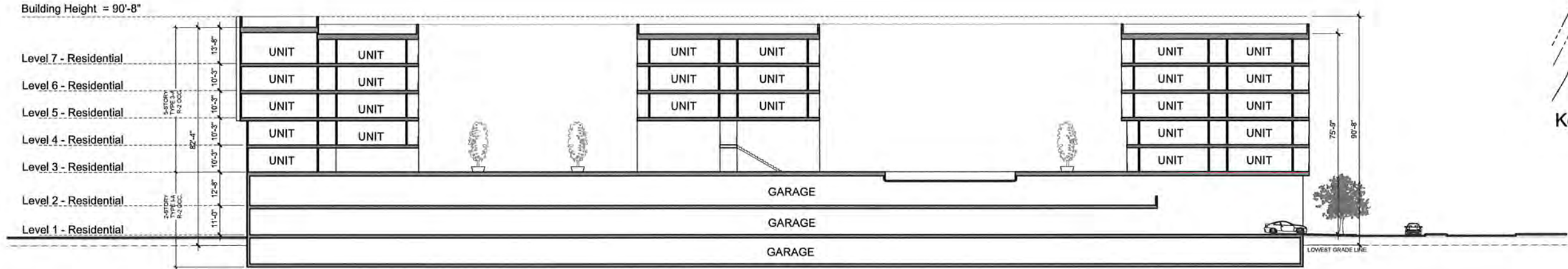
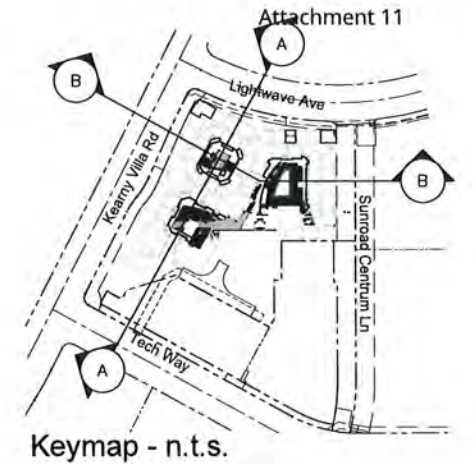
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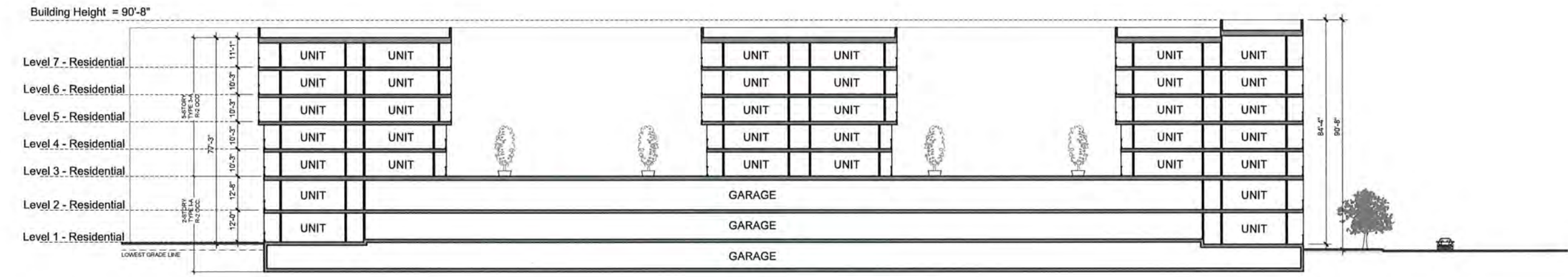
BUILDING PLAN - LEVELS 6 & 7
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2) SECTION B



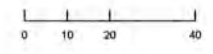
1) SECTION A



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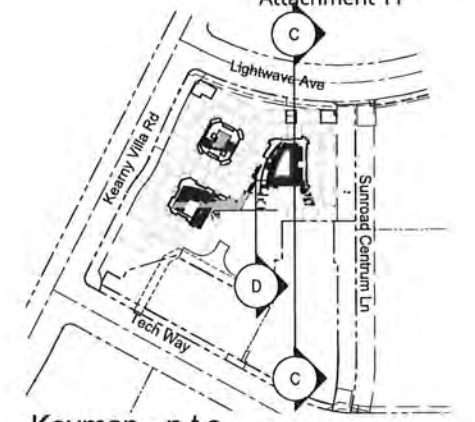
SUNROAD CENTRUM 6
SAN DIEGO, CA # 2017-0142

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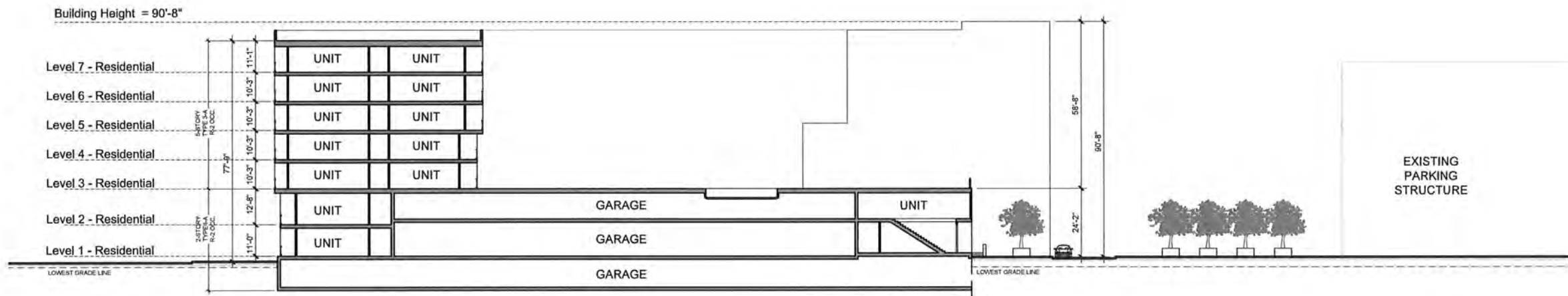


SECTIONS
Sheet #17 of 27

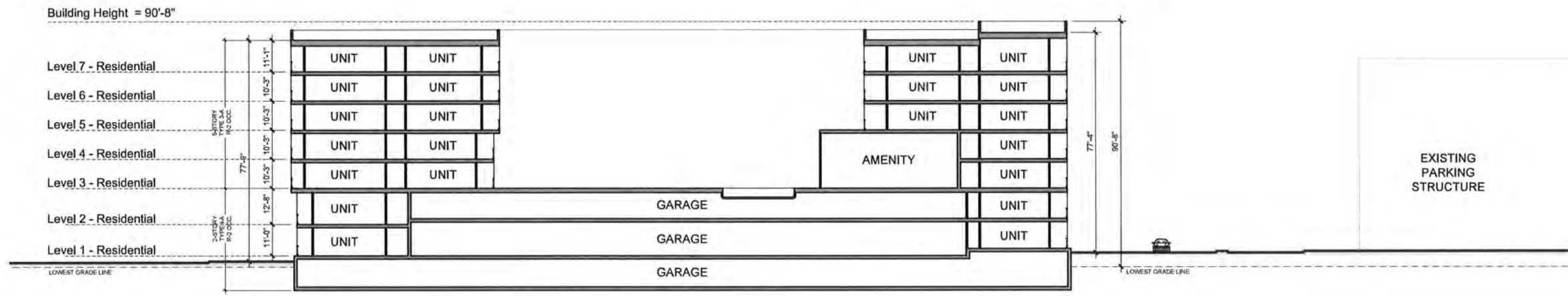
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Keymap - n.t.s.



4) SECTION D



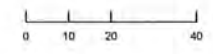
3) SECTION C



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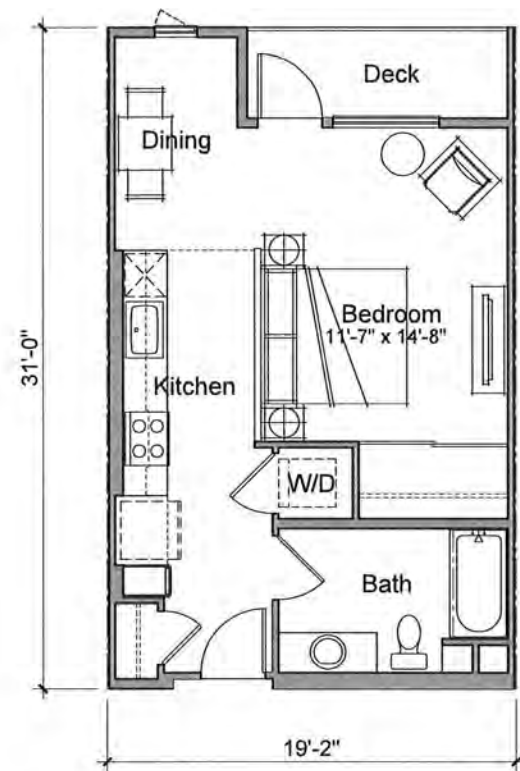
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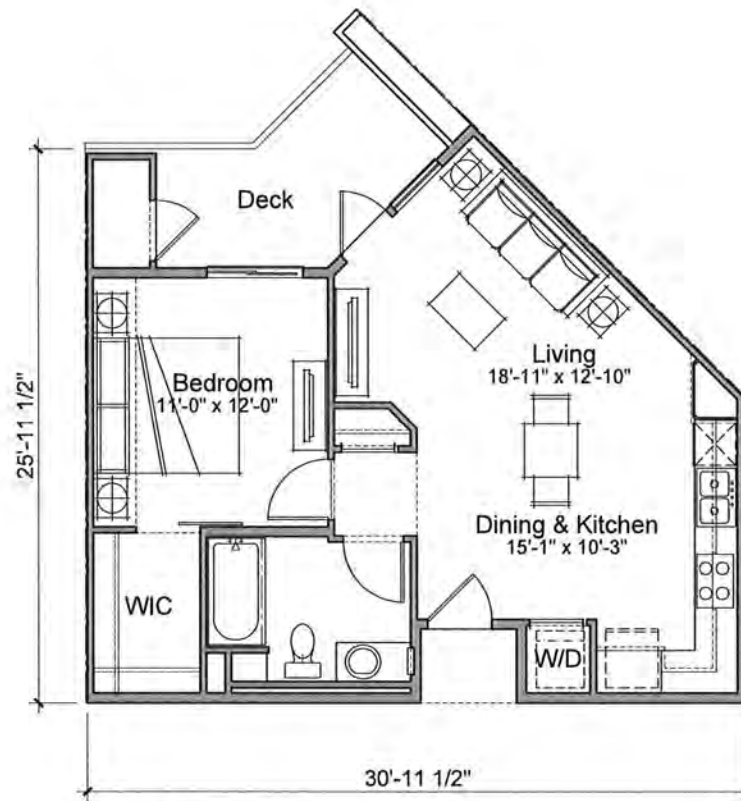


SECTIONS
Sheet #18 of 27

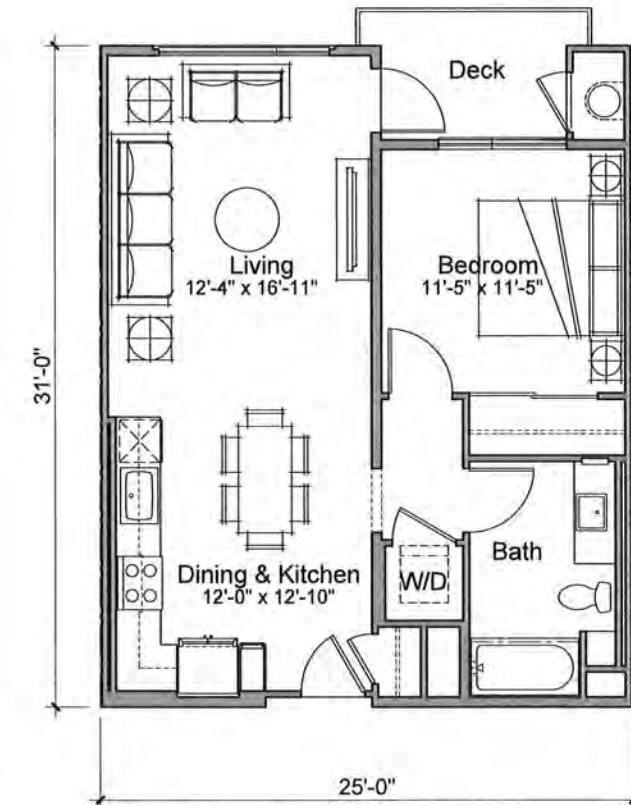
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Plan 0-1
 Studio / 1 Bathroom
 592 SF
 (Total 40 Units)



Plan 1-1
 1 Bedroom / 1 Bathroom
 699 SF
 (Total 98 Units)



Plan 1-2
 1 Bedroom / 1 Bathroom
 721 SF
 (Total 69 Units)

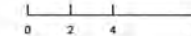


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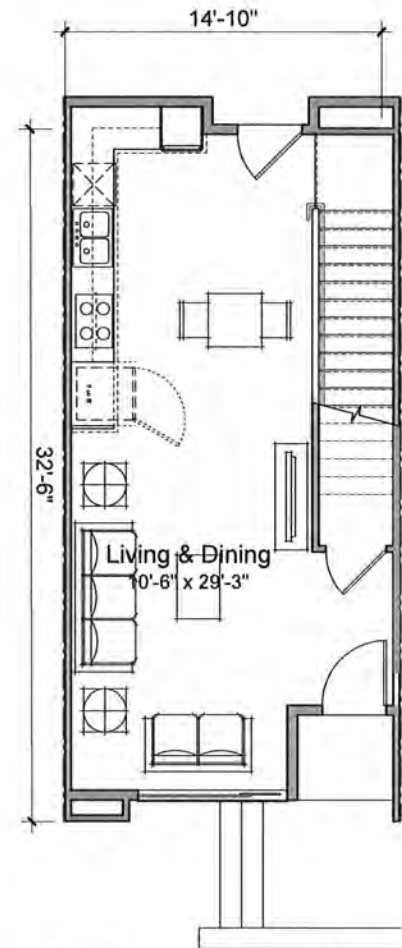


UNIT PLANS
 Sheet #19 of 27

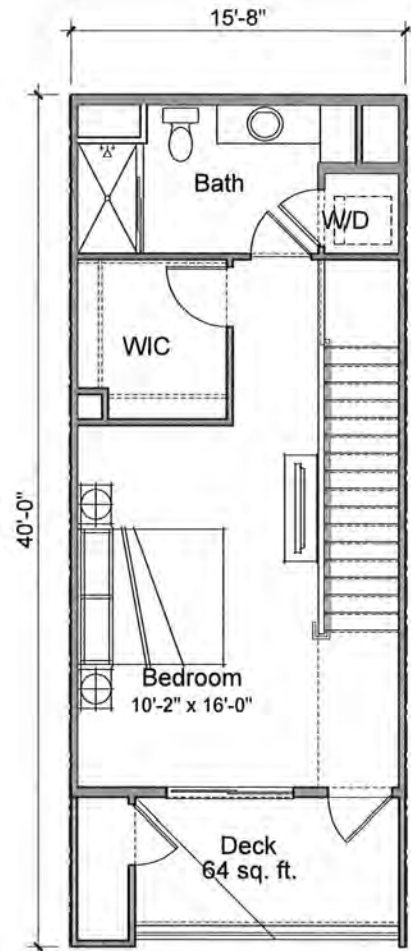


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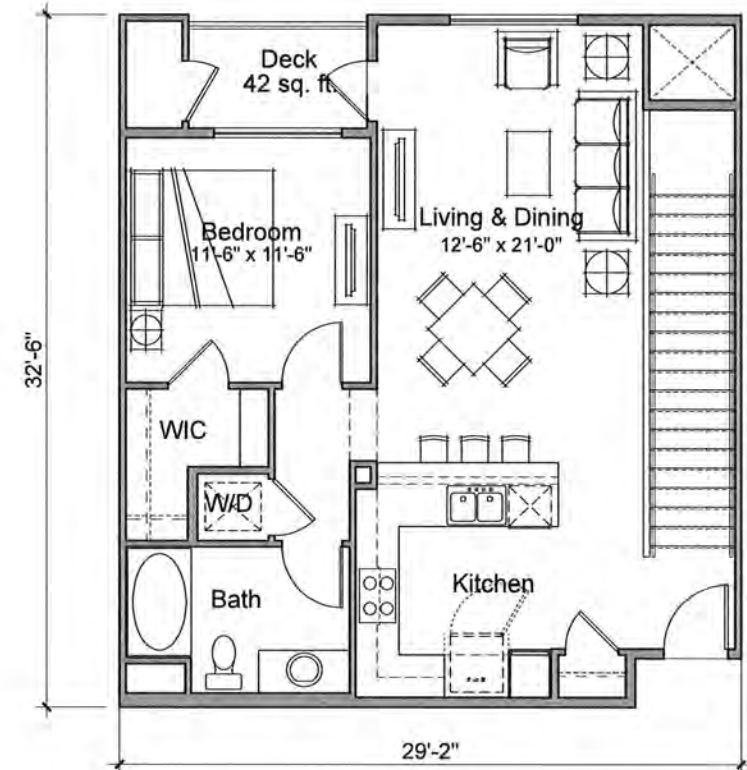
Plan 1-3 (Townhome)
 Loft / 1 Bathroom
 555 + 527 = 1082 SF
 (Total 9 Units)
First Floor Plan



Second Floor Plan



Plan 1-4
 1 Bedroom / 1 Bathroom
 879 SF
 (Total 16 Units)



Plan 2-4
 2 Bedroom / 1 Bathroom
 993 SF
 (Total 12 Units)



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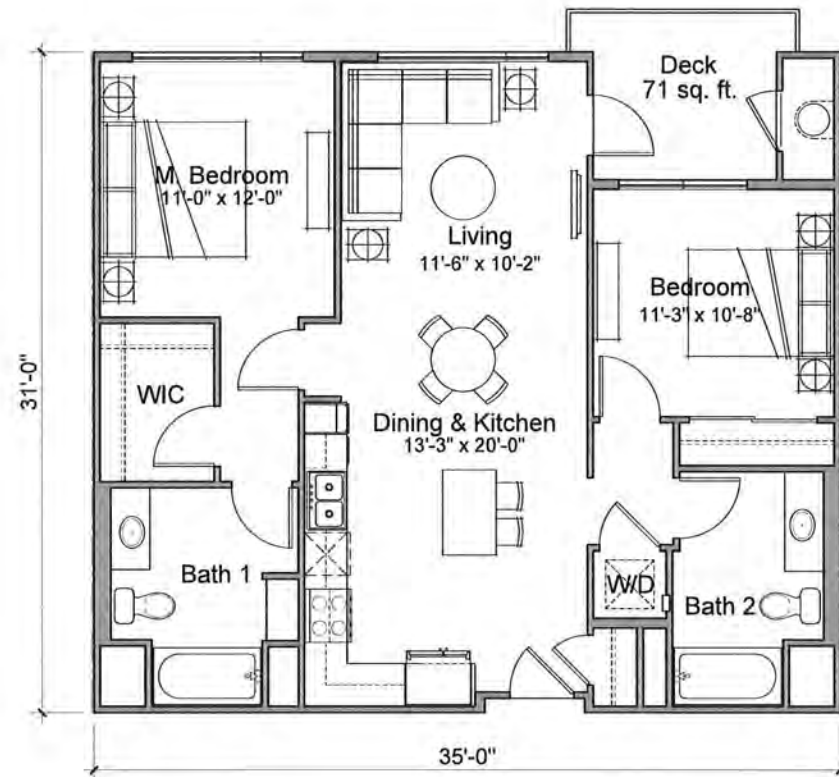
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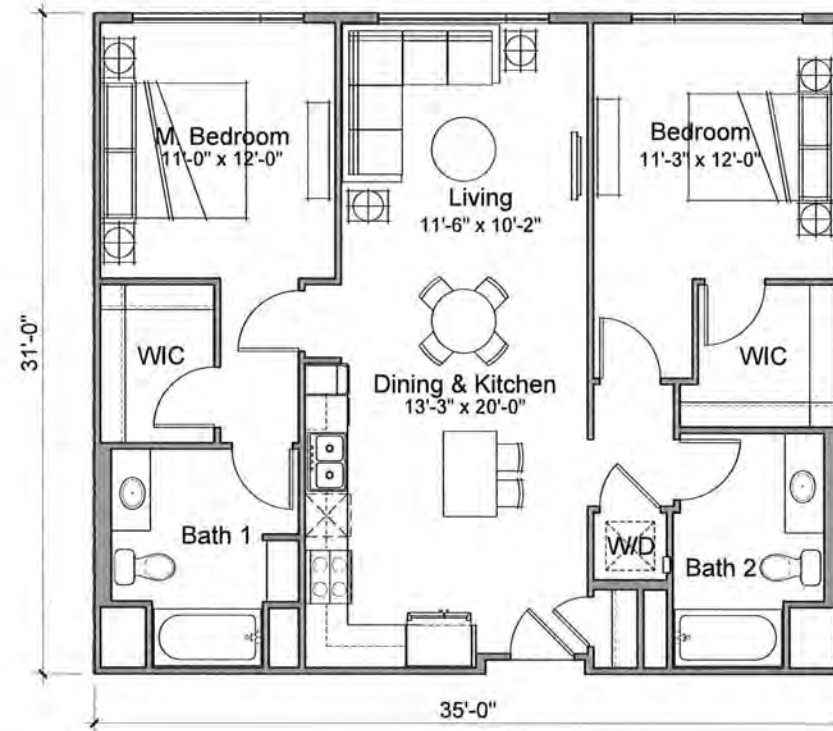
UNIT PLANS
 Sheet #20 of 27



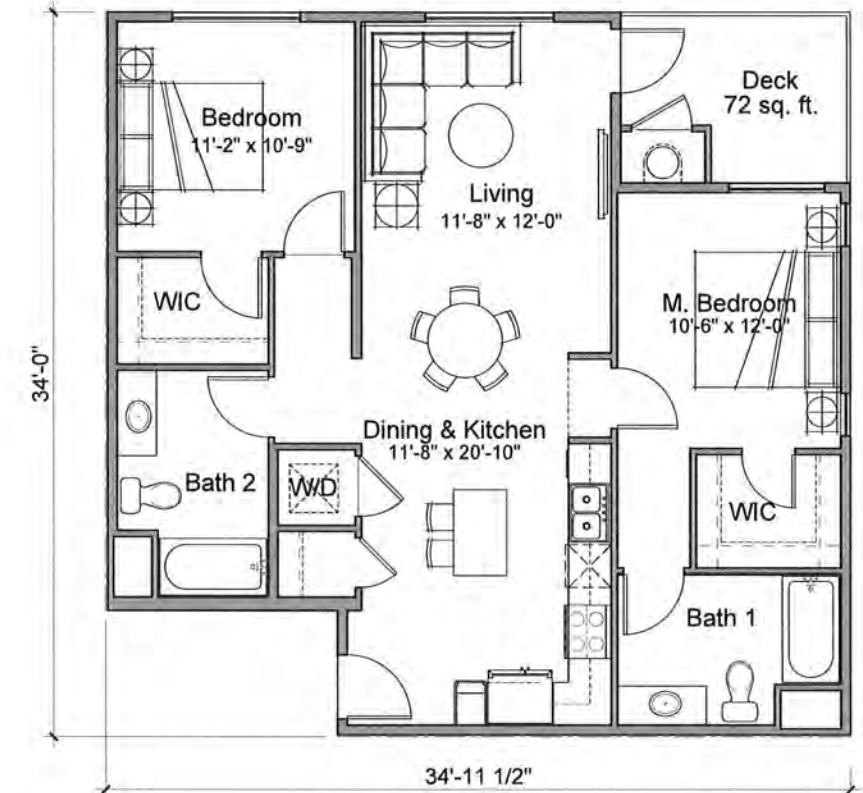
A5.1
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Plan 2-1
 2 Bedroom / 2 Bathroom
 1034 SF
 (Total 111 Units)



Plan 2-2
 2 Bedroom / 2 Bathroom
 1086 SF
 (Total 46 Units)



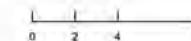
Plan 2-3
 2 Bedroom / 2 Bathroom
 1038 SF
 (Total 19 Units)



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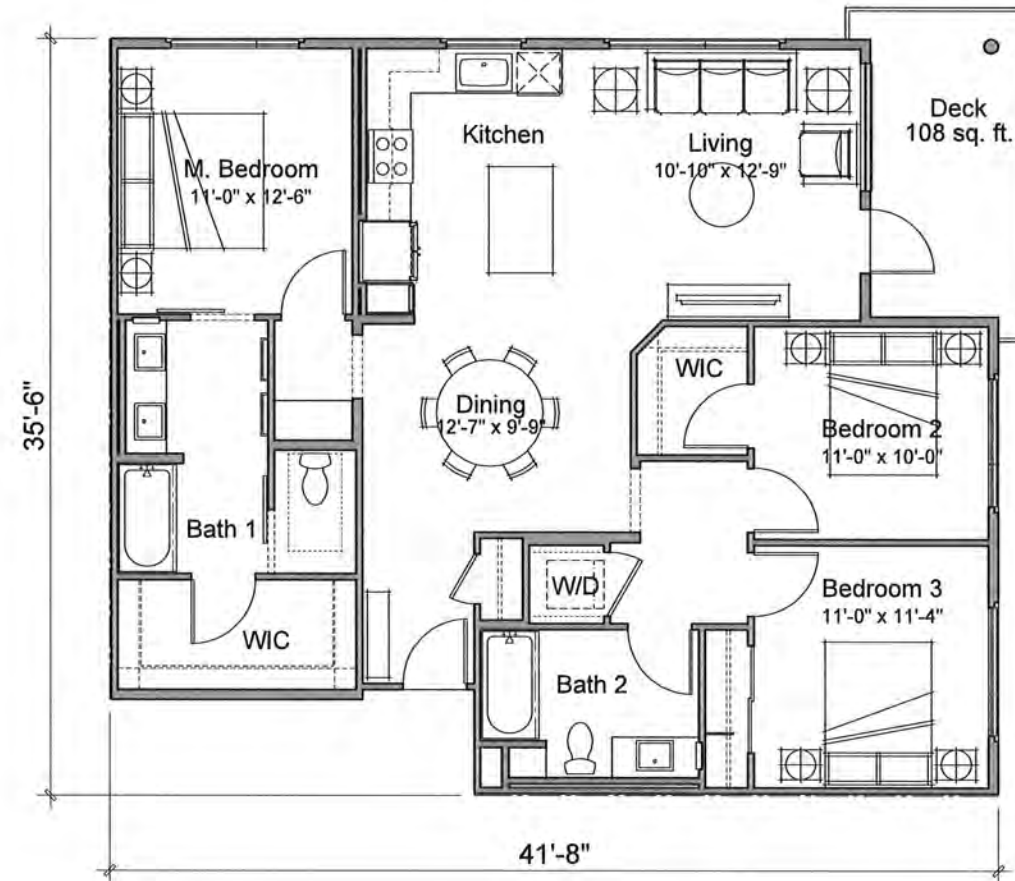
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UNIT PLANS
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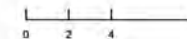
Plan 3-1
 3 Bedroom / 2 Bathroom
 1322 SF
 (Total 22 Units)



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UNIT PLANS
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SUNROAD CENTRUM LANE
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KEARNY VILLA RD.
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LIGHTWAVE AVE.
Sheet #25 of 27



A6.2

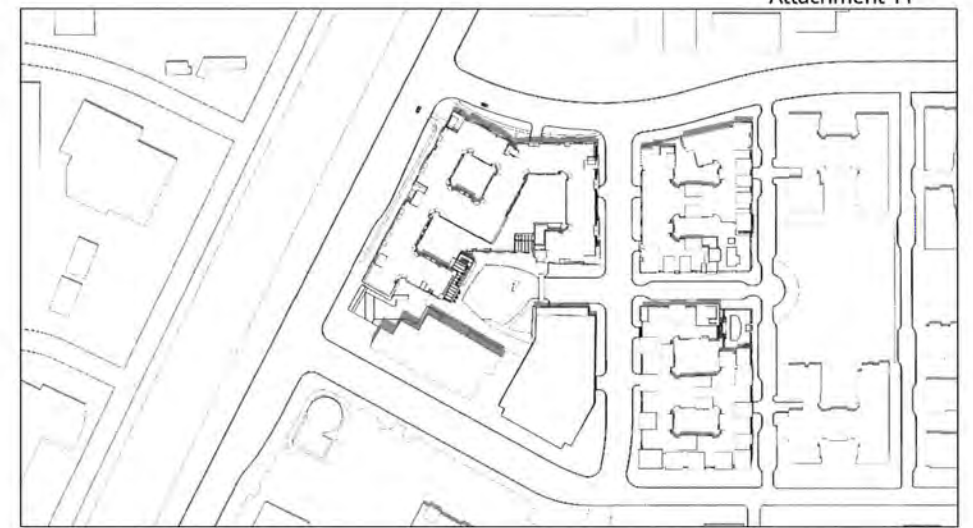
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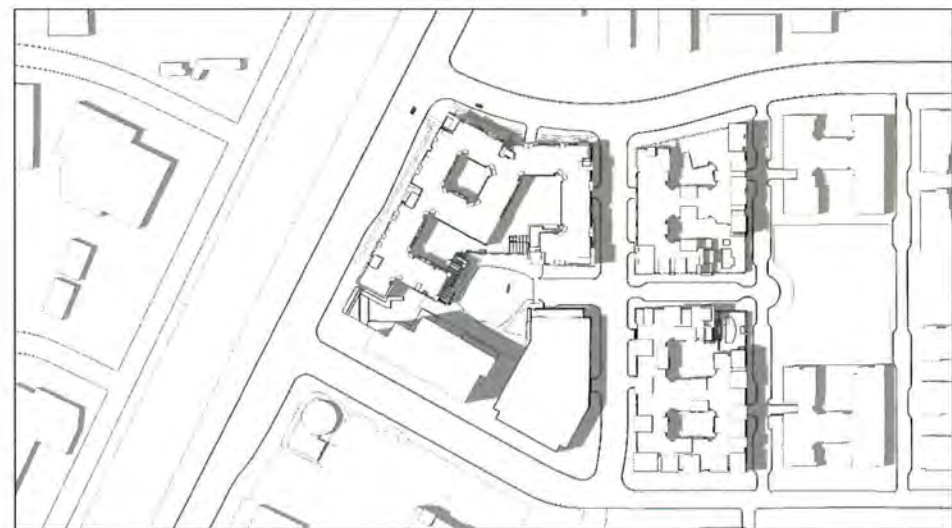
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12:00



14:00



16:00

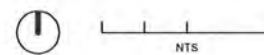
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Longitude: -117.141606 (117°08'29.81"W)



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SHADOW STUDY
SHEET #26 of 27



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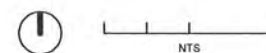


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SHADOW STUDY
SHEET #27 of 27



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DESIGN INTENT

The Landscape design for Sunroad's Centrum Phase Six creates a series of spaces for tenants and visitors to utilize and enjoy. The pedestrian courtyards and social nodes within the site provide space for interaction or relaxation. The North and West boundaries of the site include a jogging trail to connect to the existing trails in the adjacent residential project.

The planting design will include a diverse mixture of plant materials to provide a functional framework for the project. The site's surrounding conditions will be complimented by the landscape appropriate to commercial uses. The streetscape will be complementary to the architecture and will reintroduce existing tree species and incorporate design principles previously established along Kearny Villa Road and Lightwave Avenue.

Planting materials will provide ground plane to denote and accent vehicular and pedestrian zones. Materials will be utilized to give warm, enhanced pedestrian feel to the ground plane and will complement the various finishes of the architecture.

Overall, the landscape will be a unique complement to both the site and the surrounding community.

PLANTING NOTES

- 1. A wide variety of plant materials have been included as part of this legend. Not all plant material listed will be incorporated into final design. The actual plant materials incorporated into the final design shall not be limited to the plant materials listed. Water conservation requirements will be considered and met on the final plant selection and quantity.
2. All shrub areas shall receive a 3" thick layer of bark mulch.
3. Trees and plant material layout shall not impede fire rescue access to upper story exit windows in bedrooms.
4. Tree canopy at EVA to be kept outside of the EVA or maintained at 13'-6" clear at maturity.
5. Trees within sight line triangles to be reviewed for canopy height and tree trunk diameter by the Department of Public Works.
6. Due to construction conditions, existing plant material in the right of way will be removed and replaced in kind in the same location.
7. Any protected existing tree damaged during construction shall be replaced in kind with minimum 24" Box.
8. All landscape and irrigation shall conform to the standards of the City-Wide Landscape Regulation and the City of San Diego Land Development Manual Landscape Standards and all other landscape related City and Regional Standards.
9. A minimum root zone of 48" in area shall be provided for all trees. The minimum dimension for this area shall be 5 feet, per SDMC 142.0403(b)(5).
10. MINIMUM TREE SEPARATION DISTANCE:
Traffic signals/ Stop signs: 20 Feet
Underground utility lines: 5 Feet (10 Feet for Sewer)
Above ground utility structures: 10 Feet
Dweway Entrances: 10 Feet
Intersections (Intersecting Curb Lines of two streets): 25 Feet
11. Vegetation shall be selected and maintained in such a manner as to allow immediate access to all hydrants, valves, fire department connections, call stations, extinguishers, sprinkler risers, alarm control panels, rescue windows and other devices or areas used for firefighting purposes.

IRRIGATION NOTES

- 1. All planting areas to be irrigated according to plant type and environmental exposure.
2. All planting areas shall receive uniform irrigation coverage by means of an automatically controlled electrically activated underground piped irrigation system for water conservation and to minimize erosion. State of the art automatic controller with master valve capabilities and precipitation rate equipment shall be used.
3. Prior to planting, all irrigation components should be fully functional. All planting areas shall be thoroughly watered to a uniform depth of 6 inches immediately following planting.
4. A reduced pressure backflow preventer will be used to protect the source of the water from possible backflow contamination.
5. All pressurized mainline and lateral lines will be PVC installed below grade.
6. All proposed irrigation systems will use an approved rain sensor shutoff device (142.0403).
7. All irrigation systems shall be installed per local and regional standards. Irrigation zones will be separated by plant material water use requirements.
8. An automatic, electrically controlled irrigation system shall be provided as required by LDC 142.0403(c) for proper irrigation, development, and maintenance of the vegetation in healthy, disease-resistant condition. The design of the system shall provide adequate support for the vegetation selected.

MAINTENANCE NOTES

- 1. Maintenance: Owner shall be responsible for the long term maintenance of all landscape areas. Landscape and irrigation areas in the public right of way shall be maintained by Owner. The landscape areas shall be maintained free of debris and litter, and all plant material shall be maintained in healthy growing condition. Overgrown or dead plant material shall be satisfactorily treated or replaced per the conditions of permit.

LANDSCAPE SHEET INDEX

- L0.1 Legends & Notes
L0.2 Tree Diagram & Notes
L1.1 Landscape Conceptual Plan
L1.2 Landscape Conceptual Plan
L2.0 Landscape and Water Use Calculations

PERIMETER TREES table with columns: SYMBOL, BOTANICAL NAME, COMMON NAME, SIZE, HT/ SPREAD, FORM/ FUNCTION, QTY. Includes categories like Street Trees, AutoCourt Tree, Accent Tree, Architectural Edge, Palms, Bamboo, Existing Trees (Protect in Place), Existing Trees (Removed).

PERIMETER PLANTING (Plant Zone 23) table with columns: SYMBOL, BOTANICAL NAME, COMMON NAME, SIZE, HT/ SPREAD, FORM/ FUNCTION, QTY. Includes categories like Shrubs & Groundcovers (Dry Irrigation System), Low Shrubs, Mounding Grass.

*Plant List is conceptual and subject to change.

PODIUM TREES table with columns: SYMBOL, BOTANICAL NAME, COMMON NAME, SIZE, HT/ SPREAD, FORM/ FUNCTION, QTY. Categories include Accent Tree, Small Accent Tree, Foundation Tree, Palm/ Palm-Like.

PODIUM PLANTING (Plant Zone 23)

Shrubs & Groundcovers (Spray Irrigation System) table with columns: SYMBOL, BOTANICAL NAME, COMMON NAME, SIZE, HT/ SPREAD, FORM/ FUNCTION, QTY. Lists various shrub and groundcover species with their dimensions and quantities.

*Plant List is conceptual and subject to change.

KEY NOTE LEGEND

Table with columns: SYMBOL, DESCRIPTION. Lists symbols for existing concrete paving, enhanced pavers, concrete walk, stabilized decomposed granite, enhanced pavers, concrete paving, decking, decomposed granite, pool and spa, raised planters, banner wall, visibility triangles, existing monument sign.

KEY NOTE LEGEND (Cont.)

Table with columns: SYMBOL, DESCRIPTION. Lists symbols for auto court parking, amenity area, property line, existing stabilized decomposed granite, tree seat wall, tree grate, auto court planter, existing sculpture, street light, driveway entry raised planters, proposed street medium, fire hydrant, FDC, lot line.

ABBREVIATION LEGEND

Table with columns: SYMBOL, DESCRIPTION. Lists abbreviations for center line, equal, face of wall, finish grade, face of building, on-center, limit of work, planting area, property line, poured in place, typical, step indicator, align with parallel face.

UTILITY LEGEND

Table with columns: SYMBOL, DESCRIPTION. Lists utility symbols for fire hydrant, electrofuser, transformer, lights, backflow, water meter vault, pull box, man hole cover, utility box, dry utility box, catch basin.



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Wermers Properties 5120 Shoreham Place, #150 San Diego, CA 92122

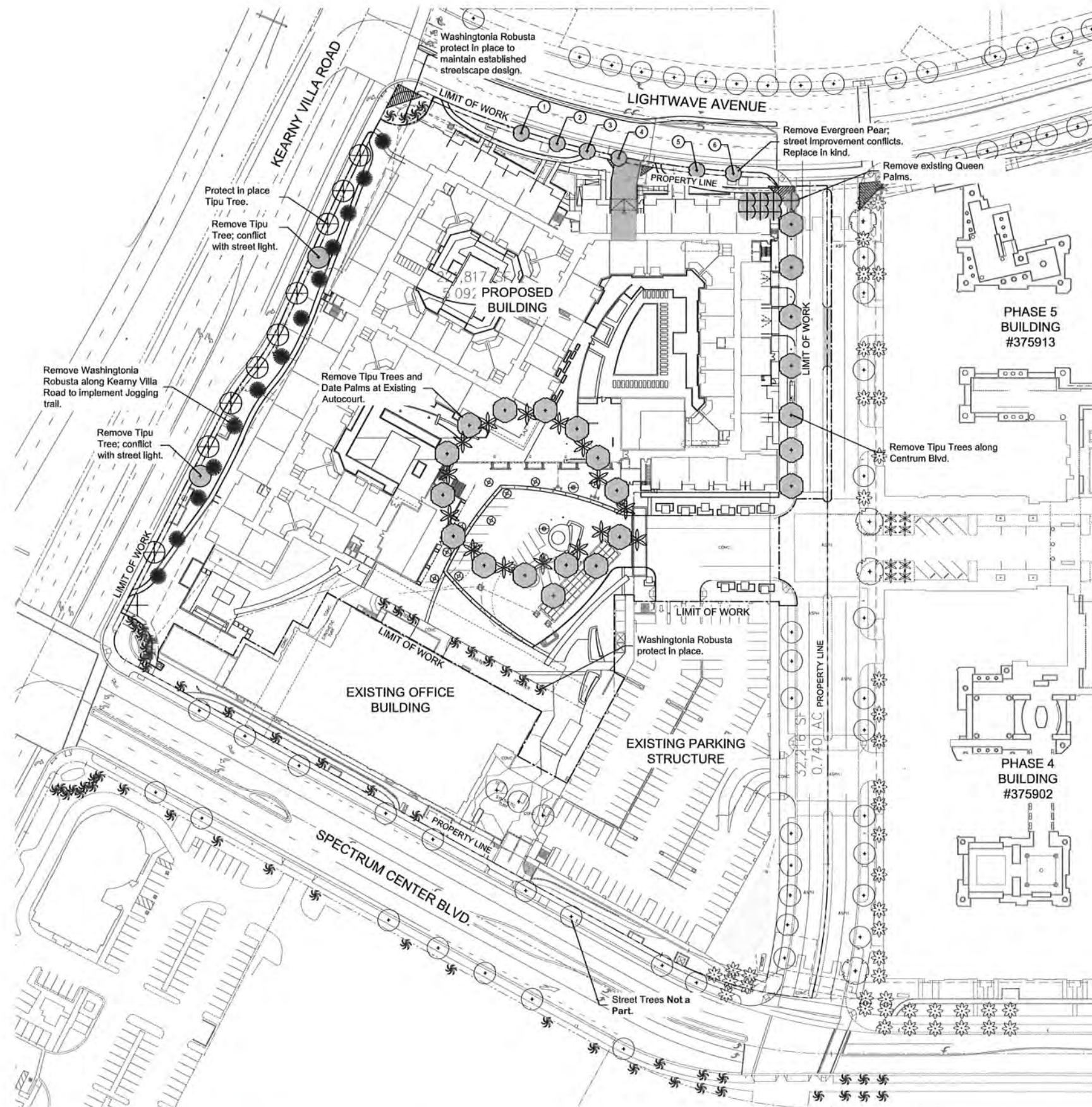
SUNROAD CENTRUM 6 SAN DIEGO, CA # 2017-0142

Legends & Notes June 27, 2018

L0.1



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Existing Trees (Protect in Place)				
	Washingtonia robusta	Mexican Fan Palm	Protect in place; should trees fall, replace with alternate species.	13
	Tipuana tipu	Tipu Tree	Protect in place.	10
Existing Trees (Removed)				
	Washingtonia robusta	Mexican Fan Palm	Removed per street improvement designs.	13
	Tipuana tipu *(Located within ROW)	Tipu Tree	Removed per street improvement designs.	2
	Tipuana tipu *(Located within Private Property)	Tipu Tree	Removed per new design layout.	22
	Pnyus kawakamii	Evergreen Pear	Removed per street improvement designs. Conflict with proposed utilities and driveway locations.	6
	Syagrus romanoffiana	Queen Palm	Removed per street improvement designs.	7
	Phoenix dactylopera	Date Palm	Removed per new design layout.	15

*Plant counts reflect trees located within the limit of work only.

Lightwave Street Tree Documentation:

Pnyus Kawakamii (Refer to Plan for Location)



① Street Tree # 1



② Street Tree # 2



③ Street Tree # 3



④ Street Tree # 4



⑤ Street Tree # 5



⑥ Street Tree # 6



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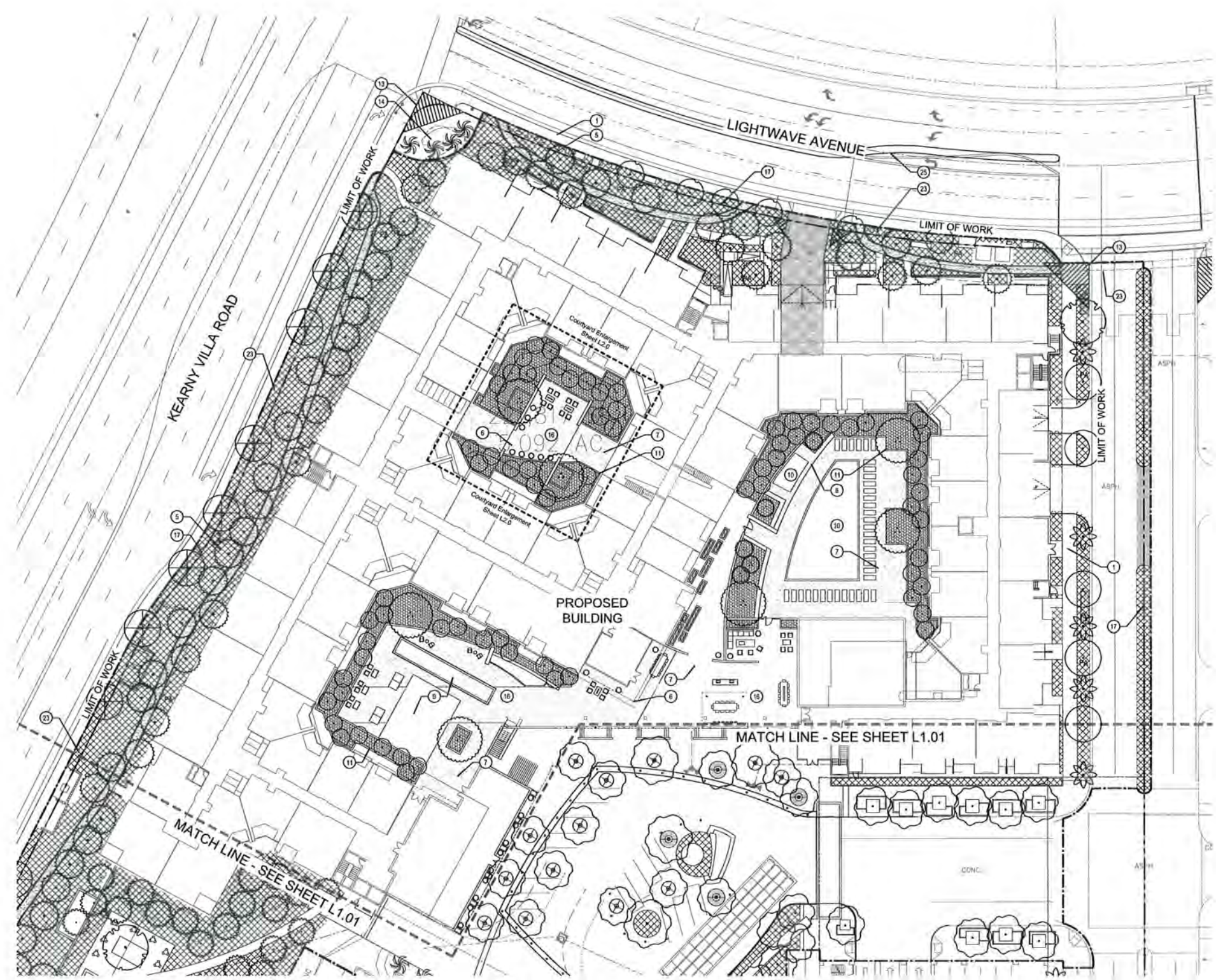
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SUNROAD CENTRUM 6
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Existing Tree Diagram
July 07, 2018

L0.2





PERIMETER TREES		
SYMBOL	BOTANICAL NAME	COMMON NAME
Street Trees		
	Tipuana tipu Koeleruteris species	Tipu Tree Koeleruteris species
	Pyrus kawakami (Hawaii Edging Tree)	Evergreen Pear
Auto Court Tree		
	Cinnamomum camphora Olea europaea Ginkgo biloba Ulmus parvifolia 'Altoe' Platanus acerifolia	Camphor Tree Olive Maids' Rite Chinese Evergreen Elm Sycamore
Accent Tree		
	Jacaranda mimosifolia Magnolia grandiflora Olea europaea X Chitalpa tashkentensis	Jacaranda Southern Magnolia Olive NCN
Architectural Edge		
	Koeleruteris paniculata Lepidostemon corvifolius Melaleuca quinquenervia Brachyolitea populinae	Golden Rain Tree Brittaniae Box Paperbark Tree Kurajong
	Artobus 'Maiana' Agonis flexuosa Cupressus sempervirens Lepidostemon corvifolius Pyrus kawakami	Maiana Artobus Australian Willow Myrtle Italian Cypress Brittaniae Box Evergreen Pear
Palms		
	Syagrus romanzoffiana Phoenix dactylifera	Queen Palm Date Palm
Bamboo		
	Bambusa multiplex Oxalaca acuminata 'Alicecomur'	Golden Goddess Bamboo Mexican Weeping Bamboo
Edging Trees (Protect in Place)		
	Washingtonia robusta Tipuana tipu	Mexican Fan Palm Tipu Tree
PERIMETER PLANTING (Plant Zone 23)		
Shrubs & Groundcovers (Drip Irrigation System)		
	Agapanthus africanus 'Albus' Grevillea 'Noelii' Ligustrum japonica 'Texanum' Ptilosipum lobata Rhipidolepis indica 'Clara' Rhipidolepis umbellata 'Mewa' Striptalis reginae Trachelospermum jasminoides Asplenium elatior Callistemon c. 'Little John' Carissa macrocarpa 'Batesoni' Lilopsis gigantea Lorspetalum c. 'Razzleberry' Phlodoendron x 'Xanadu' Raphidolepis indica 'Clara' Rosmarinus o. 'Huntington Carpet' Pennisetum spathulatum Cereus persea Cyperus pregracilis Juncea patens Lomandra 'Breeze Dwarf' Leymus Hissoides	White Lily of the Nile NCN Waxleaf Privet Dwarf Mock Orange Indian Hawthorn Dwarf 'Yocco Hawthorn Bird of Paradise Star Jasmine Cast Iron Plant Lemon Bottlebrush Carissa Lily Turf Razzleberry Loropetalum Xanadu Phlodoendron Indian Hawthorn Rosemary Slender Veldt Grass Sand Dune Sedge Slender Sedge California Gray Rush Dwarf Mat Rush Creeping Wild Rye
<p>All landscapes and irrigation shall conform to the standards of the City-Wide Landscape Regulation and the City of San Diego Land Development Manual Landscape Standards and all other landscape related City and Regional Standards. A minimum root zone of 40" in area shall be provided for all trees. The minimum dimension for this area shall be 5 feet, per SDC 142.0403(b)(5). MINIMUM TREE SEPARATION DISTANCE: Traffic signals/ Stop signs: 20 Feet Underground utility lines: 5 Feet (10 Feet for Sewer) Above ground utility lines: 10 Feet Driveway Entrances: 10 Feet Intersections (Intersecting Curb Lines of two streets): 25 Feet Maintenance: Owner shall be responsible for the long term maintenance of all landscape areas. Landscape and irrigation areas in the public right of way shall be maintained by Owner. The landscape areas shall be maintained free of debris and litter, and all plant material shall be maintained in healthy growing condition. Diseased or dead plant material shall be satisfactorily treated or replaced per the conditions of permit. An automatic, electrically controlled irrigation system shall be provided as required by LDC 142.0403(c) for proper irrigation, development, and maintenance of the vegetation in healthy, disease-resistant condition. The design of the system shall provide adequate support for the vegetation selected.</p>		

WATER USE LEGEND	
SYMBOL	DESCRIPTION
	Low to Moderate Water Use (45,369 sq ft)
	Moderate to High Water Use (9,819 sq ft)

PODIUM TREES		
SYMBOL	BOTANICAL NAME	COMMON NAME
Accent Tree		
	Cinnamomum camphora Olea europaea Jacaranda mimosifolia Ulmus parvifolia 'Altoe'	Camphor Tree Olive Jacaranda Chinese Evergreen Elm
Small Accent Tree		
	Jacaranda mimosifolia Magnolia grandiflora 'Little Gem' Lagerstromia indica Pyrus kawakami X Chitalpa tashkentensis	Jacaranda Southern Magnolia Cape Myrtle Carolina Laurel Cherry Chitalpa 'Pink Dawn'
Foundation Tree		
	Artobus 'Maiana' Agonis flexuosa Cupressus sempervirens Lepidostemon corvifolius Pyrus kawakami	Maiana Artobus Australian Willow Myrtle Italian Cypress Brittaniae Box Evergreen Pear
Palm/ Palm-Like		
	Syagrus romanzoffiana Phoenix dactylifera	Queen Palm Date Palm

PODIUM PLANTING (Plant Zone 23)		
Shrubs & Groundcovers (Spray Irrigation System)		
	Agave attenuata 'Nova' Agave 'Blue Glow' Grevillea 'Noelii' Ligustrum japonica 'Texanum' Rhapidolepis indica 'Clara' Striptalis reginae Trachelospermum asiaticum Trachelospermum jasminoides Carissa macrocarpa 'Tulle' Promimium 'Apricot Queen' Lorspetalum c. 'Razzleberry' Phlodoendron x 'Xanadu' Lauris Nobilis Alpinia zerumbet 'Valegata' Artobus unedo 'Compacta' Rhipidolepis indica 'Balerina' Nepenthes cordifolia Pennisetum setaceum Rosa 'Iceberg' Bougainvillea 'Do La La' Rosmarinus 'Huntington Carpet' Lilippe gigantea Pennisetum spathulatum Chromolaena latifolium Cereus persea Festuca o. glauca	Nova Foxtail Agave Blue Glow Agave NCN Waxleaf Privet Indian Hawthorn Bird of Paradise Star Jasmine Asian Star Jasmine Star Jasmine Tulle Cassia Apricot Queen New Zealand Fl Razzleberry Loropetalum Xanadu Phlodoendron Sweet Bay Valegated Shell Ginger Compact Strawberry Tree Dwarf India Hawthorn Sweet Fern Dwarf Mock Orange White Strub Rosa Bougainvillea Huntington Carpet Rosemary Lily Turf Slender Veldt Grass Small Cape Rush Berkeley Sedge NCN

KEY NOTE LEGEND		KEY NOTE LEGEND (Cont.)	
SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	Existing Concrete Paving		Auto Court Parking
	Enhanced Pavers - Auto Court		Amenity Area
	Concrete Paving (On Grade)		Property Line
	Concrete Walk		Existing Stabilized Decomposed Granite Jogging Path
	Stabilized Decomposed Granite Jogging Path		Tree Seat Wall
	Enhanced Pavers at Courtyards		Tree Grate
	Concrete Paving (On Podium)		Auto Court Planter
	Decking at Spa		Existing Sculpture (Relocated)
	Decomposed Granite/ Synthetic Turf		Street Light
	Pool and Spa		Driveway Entry Raised Planter (On Podium)
	Raised Planters (On Podium)		Proposed Street Medium
	Barrier Wall		Fire Hydrant (3' Clear Per CFC 507.5.5)
	Visibility Triangles		FDC
	Existing Monument Sign (Protect in Place)		Lot Line



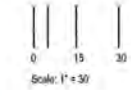
Sunroad Enterprises
4445 Eastgate Mall Suite 400
San Diego, CA 92121

Wermers Properties
5120 Shoreham Place, #150
San Diego, CA 92122

SUNROAD CENTRUM 6
SAN DIEGO, CA # 2017-0142

Landscape Plan
July 07, 2018

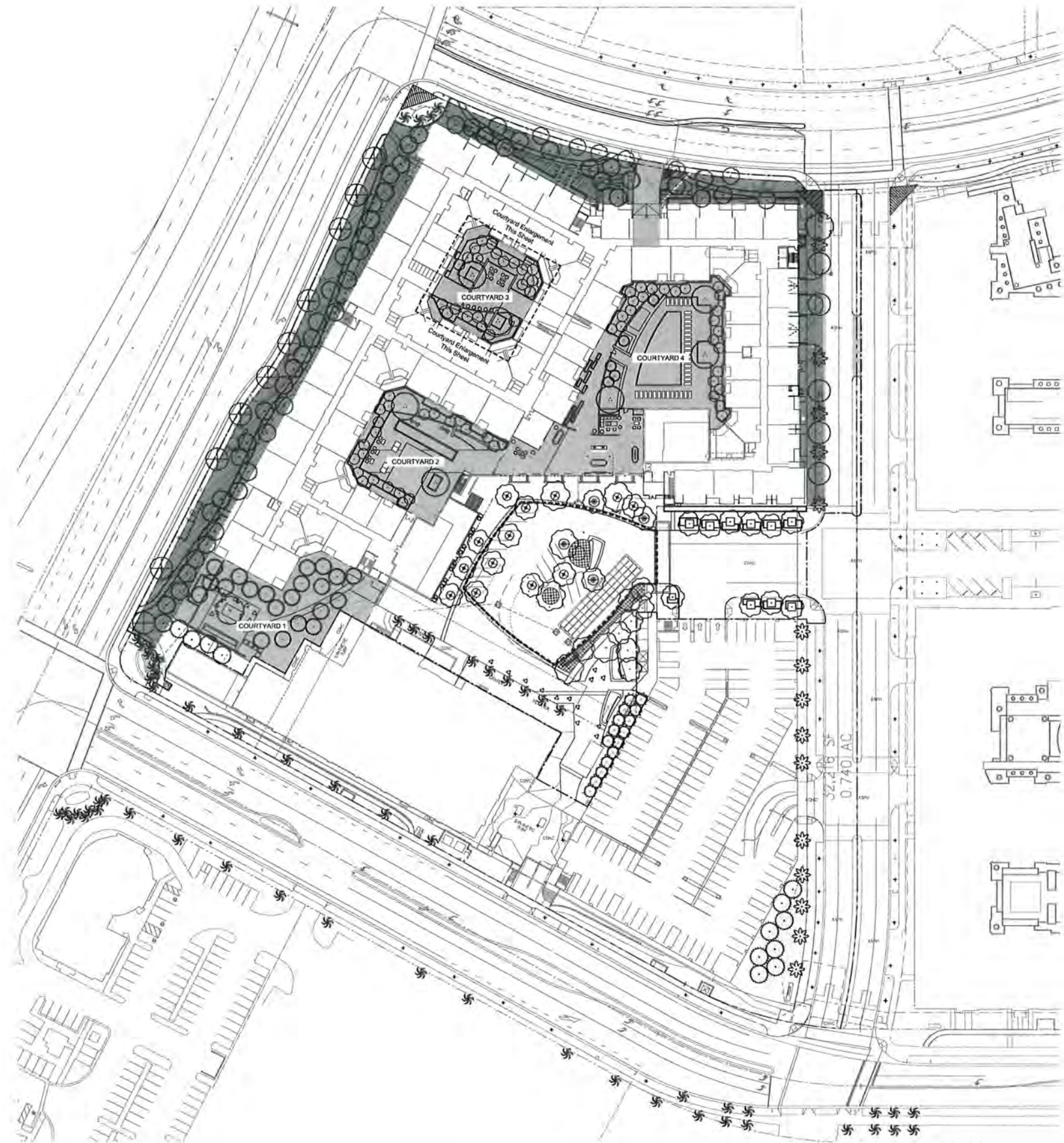
L1.2



landscape architecture | urban design | planning

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 844 East Ocean Street, 5th Floor | Pasadena, CA 91107 | F 626.795.3008 | F 626.795.2347
 www.eptdesign.com

Architecture + Planning
888.456.5849
ktgy.com



LANDSCAPE CALCULATION AREA DIAGRAM LEGEND

	Vehicular Use Area: 16,290 SF
	Vehicular Use Planting Area: 1,472 SF
	Street Yard Area: 30,940 SF
	Remaining Yard Area: 31,940 SF

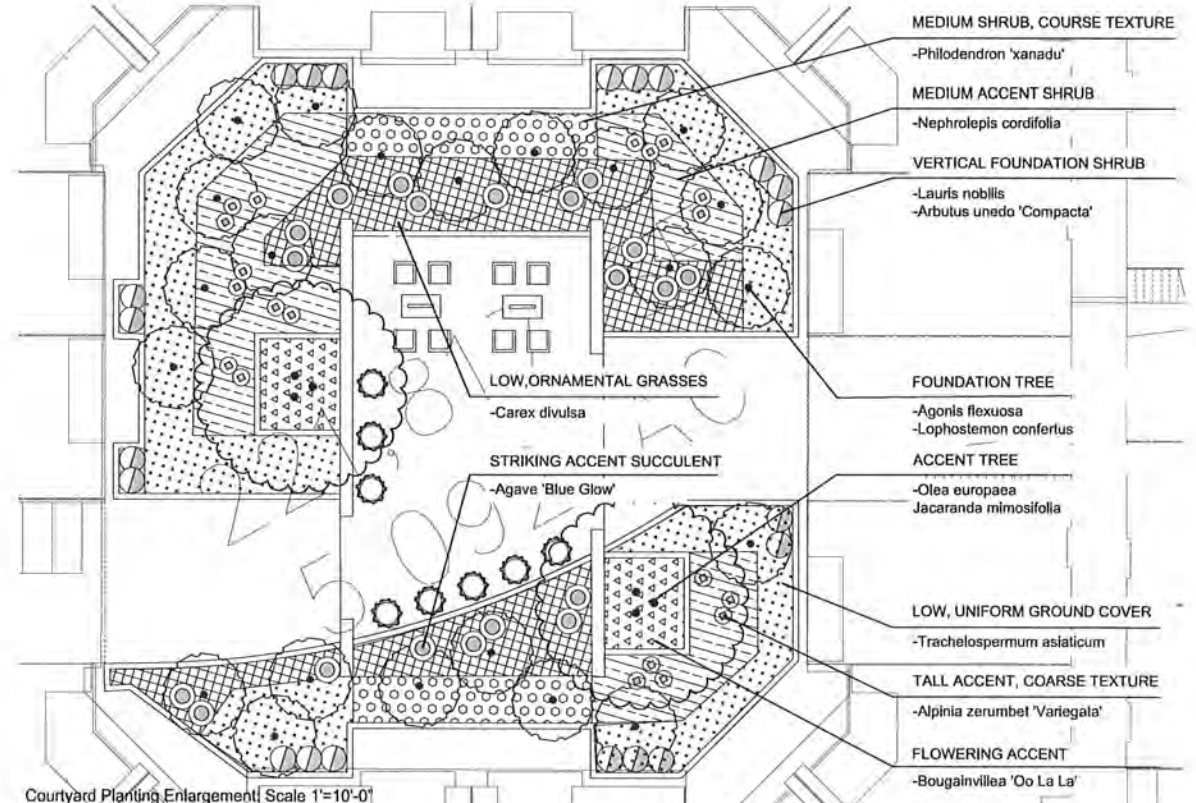
LANDSCAPE WATER USE CALCULATIONS

Description	MAWA	ETWU	Hydrozones	
			Moderate Water Use	Low Water Use
Total Landscape Area	55,198	Hydrozone Area SF	9,819	45,369
Special Landscape Area (SLA)	0	NA	NA	NA
Irrigation Efficiency (IE)	NA	Irrigation Efficiency (IE)	.81	.81
Reference Evapotranspiration (Eto)	48.40	Ref ET (Eto)	48.40	48.40
Plant Factor (PF)	NA	Plant Factor (PF)	.5	.2
Conversion Factor (In to Gal)	.62	Conversion Factor	.62	.62
Eto x IE (EIAF x Land Area) + ETAF(SLA)	889,443	Eto x IE (EIAF x AR)	-	-
Total Gallons per year	889,443		215,168	171,255

Note: See Landscape Plan for location of water use areas. *Total Usage: 386,433 Gallons/Year

LANDSCAPE CALCULATIONS

Vehicular Use Area Inside Street Yard (VUA): NA			Vehicular Use Area Outside Street Yard (VUA): Autocourt		
Total Area: 0 S.F. Planting Area Required: 0 S.F. Plant Points Required: 0 PTS.	Provided: 0 S.F. Provided: 0 PTS.	Excess Area Provided: 0 S.F. Excess Points Provided: 0 PTS.	Total Area: 16290 S.F. Planting Area Required: 489 S.F. Plant Points Required: 489 PTS.	Provided: 1,381 S.F. Provided: 2,184 PTS.	Excess Area Provided: 822 S.F. Excess Points Provided: 1,675 PTS.
<p>Notes: This development only includes below-grade parking garages.</p> <p>Street Yard:</p> <p>Total Area: 30,940 S.F. Planting Area Required: 15,470 S.F. Plant Points Required: 1,547 PTS.</p> <p>Provided: 22,700 S.F. Provided: 12,950 PTS.</p> <p>Excess Area Provided: 7,230 S.F. Excess Points Provided: 11,353 PTS.</p> <p>Total Points Achieved Through Trees: 1,040 • 24" Box Tree (52 x 20 PTS Each)</p> <p>Remaining Yard:</p> <p>Total Area: 48,312 S.F. Planting Area Required: 14,493 S.F. Plant Points Required: 2,415 PTS.</p> <p>Provided: 15,650 S.F. Provided: 11,090 PTS.</p> <p>Excess Area Provided: 1,197 S.F. Excess Points Provided: 9,565 PTS.</p> <p>Total Points Achieved Through Trees: 2,200 PTS. • Existing Non native Tree (2 x 100 PTS Each) • 24" Box Tree (94 x 20 PTS Each) • 36" Box Tree (7 x 50 PTS Each)</p> <p>Courtyard 1 Total Area: 11,600 S.F. Planting Area Required: 3,480 S.F. Plant Points Required: 348 PTS.</p> <p>Provided: 7,500 S.F. Provided: 4,800 PTS.</p> <p>Excess Area Provided: 4,020 S.F. Excess Points Provided: 4,220 PTS.</p> <p>Total Points Achieved Through Trees: 440 PTS. • 24" Box Tree (22 x 20 PTS Each)</p> <p>Courtyard 2 Total Area: 10,150 S.F. Planting Area Required: 3,045 S.F. Plant Points Required: 304.5 PTS.</p> <p>Provided: 2,333 S.F. Provided: 1,916 PTS.</p> <p>Excess Area Provided: -712 S.F. Excess Points Provided: 1,408.5 PTS.</p> <p>Total Points Achieved Through Trees: 560 PTS. • 24" Box Tree (23 x 20 PTS Each) • 36" Box Tree (2 x 50 PTS Each)</p> <p>Courtyard 3 Total Area: 6,982 S.F. Planting Area Required: 2,094 S.F. Plant Points Required: 349 PTS.</p> <p>Provided: 3,091 S.F. Provided: 2,338 PTS.</p> <p>Excess Area Provided: 997 S.F. Excess Points Provided: 1,989 PTS.</p> <p>Total Points Achieved Through Trees: 540 PTS. • 24" Box Tree (22 x 20 PTS Each) • 36" Box Tree (2 x 50 PTS Each)</p> <p>Courtyard 4 Total Area: 19,580 S.F. Planting Area Required: 5,850 S.F. Plant Points Required: 978 PTS.</p> <p>Provided: 3,743 S.F. Provided: 2,926 PTS.</p> <p>Excess Area Provided: -2,117 S.F. Excess Points Provided: -1,947 PTS.</p> <p>Total Points Achieved Through Trees: 750 • 24" Box Tree (30 x 20 PTS Each) • 36" Box Tree (3 x 50 PTS Each)</p>			<p>Total Points Achieved Through Trees: 1,450 • 36" Box Tree (29 x 50 PTS Each)</p> <p>Required Tree Canopy Coverage: 8,145 S.F. (50% Coverage) 22 Trees at 20" Diameter: 8,928 S.F. 7 Trees at 25" Diameter: 3,430 S.F. Total Tree Canopy Coverage: 10,338 (63% Coverage)</p>		



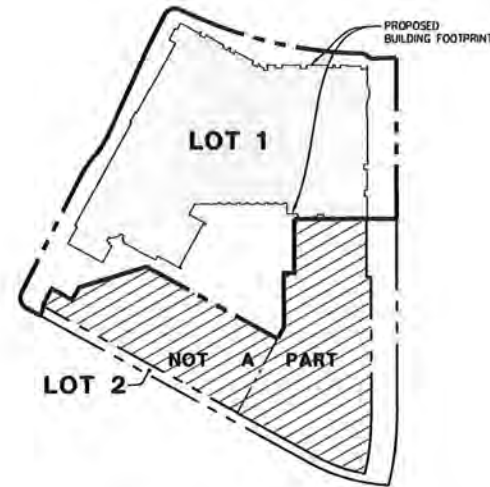
VESTING TENTATIVE MAP NO. 2003387 / PLANNED DEVELOPMENT PERMIT

SUNROAD CENTRUM 6

THIS IS A MAP OF A CONDOMINIUM PROJECT AS DEFINED IN SECTION 4125, OF THE CIVIL CODE OF THE STATE OF CALIFORNIA AND IS FILED PURSUANT TO THE SUBDIVISION MAP ACT. THE TOTAL NUMBER OF CONDOMINIUM UNITS IS 443, 442 RESIDENTIAL UNITS & 1 COMMERCIAL UNIT ON LOT 1.

DESCRIPTION	SYMBOL
PROJECT BOUNDARY	---
PROPOSED LOT LINE	---
EXISTING LOT/PARCEL LINE	---
RIGHT-OF-WAY	---
PROPERTY LINE	---
PROPOSED CONTOUR	410.25
PROPOSED SPOT ELEVATION	410.25
DIRECTION OF SURFACE RUNOFF	---
PROPOSED P.C.C. CURB AND GUTTER	---
PROPOSED P.C.C. CURB	---
PROPOSED CONCRETE SIDEWALK	---
PROPOSED AC PAVEMENT	---
PROPOSED CONC. PAVEMENT	---
PROPOSED ENHANCED DG	---
PROPOSED PRIVATE FIRE MAIN	FS
PROPOSED WATER SERVICE	W
PROPOSED FIRE HYDRANT	---
PROPOSED REDUCED PRESSURE DETECTOR ASSEMBLY	---
PROPOSED STORM DRAIN	SD
PROPOSED CURB INLET	---
PROPOSED CATCH BASIN/SDCO	---
PROPOSED SEWER LATERAL	S
PROPOSED SEWER CLEANOUT	S
EXISTING CONTOUR	400
EXISTING CURB & GUTTER	---
EXISTING CURB	---
EXISTING CONCRETE SIDEWALK	---
EXISTING STREET LIGHT	---
EXISTING SECURITY LIGHT	---
EXISTING FIRE HYDRANT	---
EXISTING CATCH BASIN/CURB INLET/C.O.	---
EXISTING STORM DRAIN	SD
EXISTING SEWER MAIN	S
EXISTING WATER MAIN	W
EXISTING WATER SERVICE	---
PLOTTED EASEMENT OR ENCUMBRANCE	X

EXISTING IMPROVEMENTS

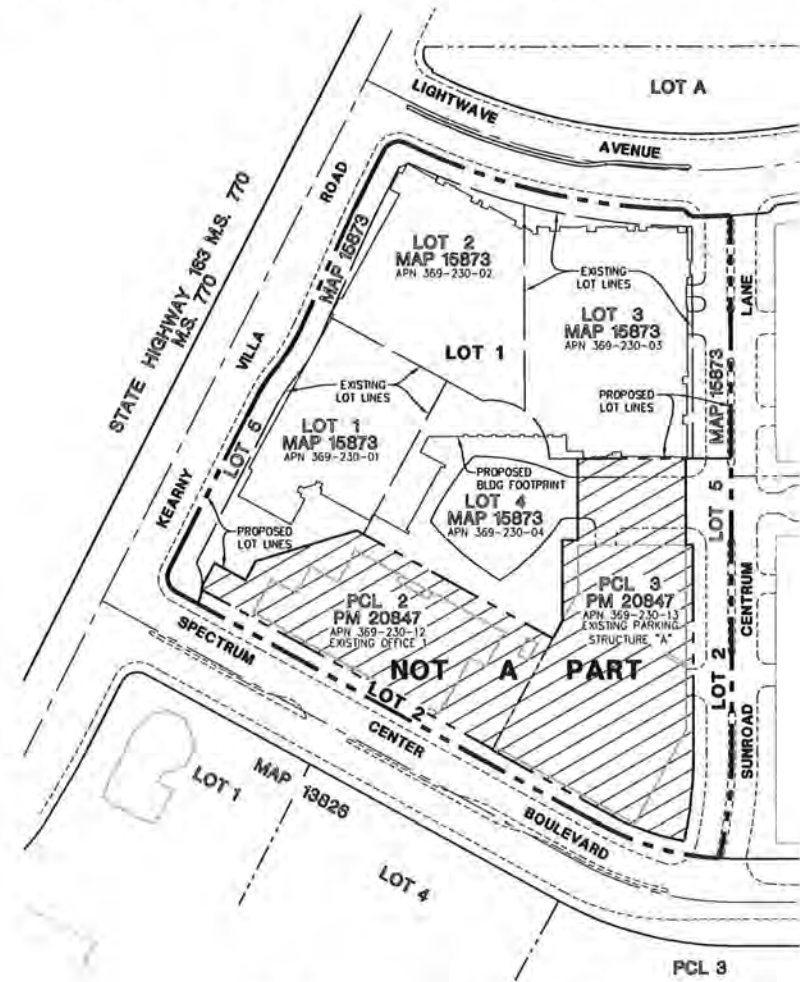


BUILDING = 132,899 SF = 59.91%
LOT AREA = 221,817 SF

LOT COVERAGE
SCALE: 1"=150'

PROPOSED LOT AREAS

LOT 1	221,817 SF	5.092 AC
LOT 2	32,216 SF	0.740 AC
TOTAL	254,033 SF	5.832 AC
BUILDING	132,899 SF	3.051 AC



EXISTING / PROPOSED LOT LINES
SCALE: 1"=100'

GENERAL NOTES

- ASSESSORS PARCEL NUMBERS: 369-230-01, 02, 03, 04 & 14
- TOTAL SITE AREA: 5.83 AC.
- NUMBER OF DEVELOPABLE LOTS: 2
- COMMON OWNERSHIP LOTS: LOT 1
LOT 1 - 442 RESIDENTIAL UNITS, 1 COMMERCIAL UNIT
- REMAINDER LOT(S): 0
- TOTAL NUMBER OF LOTS: EXISTING: 5 PROPOSED: 2
- EXISTING ZONING: CC-1-3
- PROPOSED ZONING: CC-1-3
- THE SITE DOES NOT LIE WITHIN THE HILLSIDE REVIEW OVERLAY ZONE.
- COMMUNITY PLAN AREA: THIS PROJECT LIES WITHIN THE KEARNY MESA COMMUNITY PLAN AND IS DESIGNATED FOR MIXED USE COMMERCIAL/RESIDENTIAL.
- AERIAL TOPOGRAPHY COMPILED BY PHOTO GEODESIC CORP., DATE OF PHOTOGRAPHY: 8/14/00, TOGETHER WITH GROUND SURVEY UPDATES BY SCE.
- THIS PROJECT WILL COMPLY WITH NPDES AND SWRCB ORDER NO. 2009-0009 REQUIREMENTS, POST CONSTRUCTION BEST MANAGEMENT PRACTICES (BMP'S) WILL BE IMPLEMENTED FOR THIS PROJECT.
- PROPOSED GRADING WILL BE IN CONFORMANCE WITH APPLICABLE REQUIREMENTS OF THE SAN DIEGO MUNICIPAL CODE CHAPTER 14, ARTICLE 2, DIVISION 1 (SECTIONS 62.0401-62.0423).
- THE DRAINAGE SYSTEM PROPOSED FOR THIS DEVELOPMENT IS PRIVATE AND WILL BE APPROVED BY THE CITY ENGINEER IN CONJUNCTION WITH THE STREET IMPROVEMENT AND GRADING PLAN REVIEW AND PERMITTING.
- PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE SUBDIVIDER SHALL ENTER INTO A MAINTENANCE AGREEMENT FOR THE ONGOING PERMANENT BMP MAINTENANCE.
- PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE SUBDIVIDER SHALL INCORPORATE ANY CONSTRUCTION BEST MANAGEMENT PRACTICES NECESSARY TO COMPLY WITH CHAPTER 14, ARTICLE 2, DIVISION 1 (GRADING REGULATIONS) OF THE SAN DIEGO MUNICIPAL CODE INTO THE CONSTRUCTION PLANS AND SPECIFICATIONS.
- FIRE HYDRANTS WILL BE INSTALLED PER REQUIREMENTS OF THE FIRE DEPARTMENT AND APPROVAL OF THE CITY ENGINEER.
- FIRE DEPARTMENT CONNECTIONS POST INDICATOR VALVES AND ALARM BELL TO BE LOCATED ON THE ADDRESS/ACCESS SIDE OF THE PROPOSED STRUCTURES PER UFC 1001.4.
- LOCATIONS OF FIRE HYDRANTS, POST INDICATOR VALVES, FIRE DEPT. CONNECTIONS AND FIRE LANES SHOWN HEREON ARE APPROXIMATE TO BE VERIFIED WITH SAN DIEGO FIRE DEPT.
- BUILDING AND ADDRESS NUMBERS WILL BE VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROJECT PER UFC 901.4.4 (FHPS POLICY P-00-6)
- PUBLIC WATER FACILITIES WILL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE CITY OF SAN DIEGO WATER FACILITY DESIGN GUIDELINES (LATEST EDITION), AND CITY REGULATIONS, STANDARDS AND PRACTICES.
- PUBLIC SEWER FACILITIES WILL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE CITY OF SAN DIEGO SEWER DESIGN GUIDELINES (LATEST EDITION), AND APPROVED TO THE SATISFACTION OF THE METROPOLITAN WASTEWATER DEPARTMENT DIRECTOR.
- GRADED/DISTURBED PAD AREAS SHALL BE HYDROSEEDING TO PREVENT EROSION, IN THE EVENT THAT CONSTRUCTION OF BUILDING(S) DOES NOT OCCUR WITHIN 30 DAYS OF GRADING.
- LANDSCAPE AND IRRIGATION SHALL CONFORM TO TO THE CITY OF SAN DIEGO LANDSCAPE ORDINANCE, CITY OF SAN DIEGO LAND DEVELOPMENT MANUAL'S LANDSCAPE STANDARDS AND ALL REGIONAL STANDARDS FOR LANDSCAPE INSTALLATION AND MAINTENANCE.
- IMPROVEMENTS SUCH AS DRIVEWAYS, UTILITIES, DRAINS AND WATER AND SEWER LATERALS SHALL BE DESIGNED SO AS NOT TO PROHIBIT THE PLACEMENT OF STREET TREES, ALL TO THE SATISFACTION OF THE CITY ENGINEER.
- PUBLIC IMPROVEMENTS (DRIVEWAY CUTS, UTILITY CONNECTIONS, ETC.) SHOWN HEREON WILL BE CONSTRUCTED PER CITY STANDARDS AND APPROVED BY THE CITY ENGINEER PRIOR TO THE ISSUANCE OF PERMITS.
- PUBLIC FACILITIES TO SERVE THE PROJECT (STREETS, SEWER, WATER, STORM DRAIN, AND FRANCHISE UTILITIES) EXIST ALONG THE PROJECTS PERIMETER.
- THERE ARE NO OVERHEAD ELECTRICAL LINES THAT EFFECT THIS PROJECT OR NEED TO BE RELOCATED OR UNDERGROUND.
- REFERENCE DRAWINGS: 10235-D, 11114-D, 14871-D, 24220-D, 29636-D, 29677-D, 29698-D, 29738-D, 30794-D, 30817-D, 33099-D, 34009-D, 34408-D, 35492-D

LEGAL DESCRIPTION

LOTS 1 THROUGH 5, INCLUSIVE, OF SUNROAD CENTRUM, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 15873 FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY JULY 10, 2012 OF OFFICIAL RECORDS.

BENCH MARK

BRASS PLUG IN TOP OF CURB INLET AT THE NE CORNER OF KEARNY VILLA ROAD AND BALBOA AVENUE.
ELEVATION: 414.797 M.S.L.

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS PROJECT IS A PORTION OF THE SOUTH LINE OF PCL 4, PARCEL MAP 20847, I.E. N 81°14'16" W.

COORDINATE INDEX

NAD 27 240-1725
NAD 83 1880-6285

UTILITIES

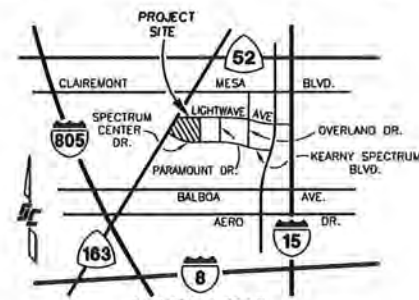
SEWER: CITY OF SAN DIEGO
WATER: CITY OF SAN DIEGO
CATV/FIBER OPTIC: COX COMMUNICATIONS/TIME WARNER SPECTRUM
GAS & ELECTRIC: SAN DIEGO GAS & ELECTRIC
TELEPHONE: AT&T

OWNER

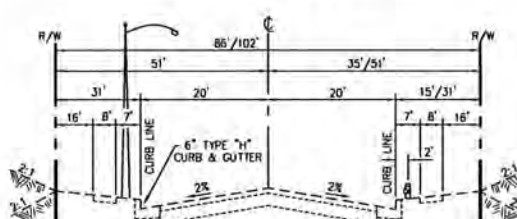
SUNROAD CENTRUM OFFICE LAND, L.P.
BY: SUNROAD GP, INC., A CALIFORNIA CORPORATION
ITS GENERAL PARTNER

DAN FELDMAN
PRESIDENT

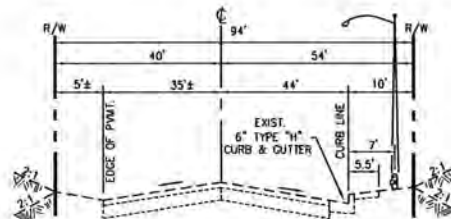
DATE



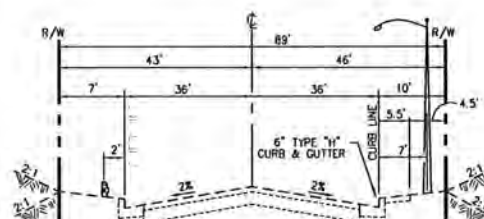
VICINITY MAP
NO SCALE



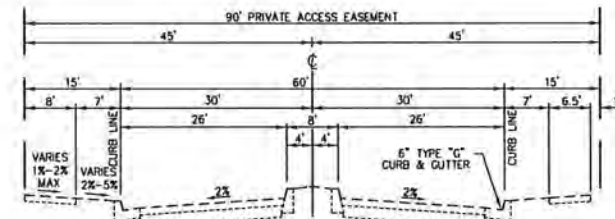
SPECTRUM CENTER BOULEVARD
EXISTING TYPICAL STREET SECTION
NO SCALE



KEARNY VILLA ROAD
TYPICAL STREET SECTION (EXISTING)
NO SCALE



LIGHTWAVE AVENUE
EXISTING TYPICAL STREET SECTION
NO SCALE



SUNROAD CENTRUM LANE (PRIVATE DWY)
EXISTING TYPICAL SECTION
NO SCALE



Sunroad Enterprises
4445 Eastgate Mall Suite 400
San Diego, CA 92121

SUNROAD CENTRUM 6
SAN DIEGO, CA

VESTING TENTATIVE MAP NO. 2003387
PLANNED DEVELOPMENT PERMIT NO. 2003388

AUGUST 1, 2017
REV. NOV. 16, 2017
REV. APRIL 18, 2018
REV. JUNE 27, 2018



VTM TITLE SHEET



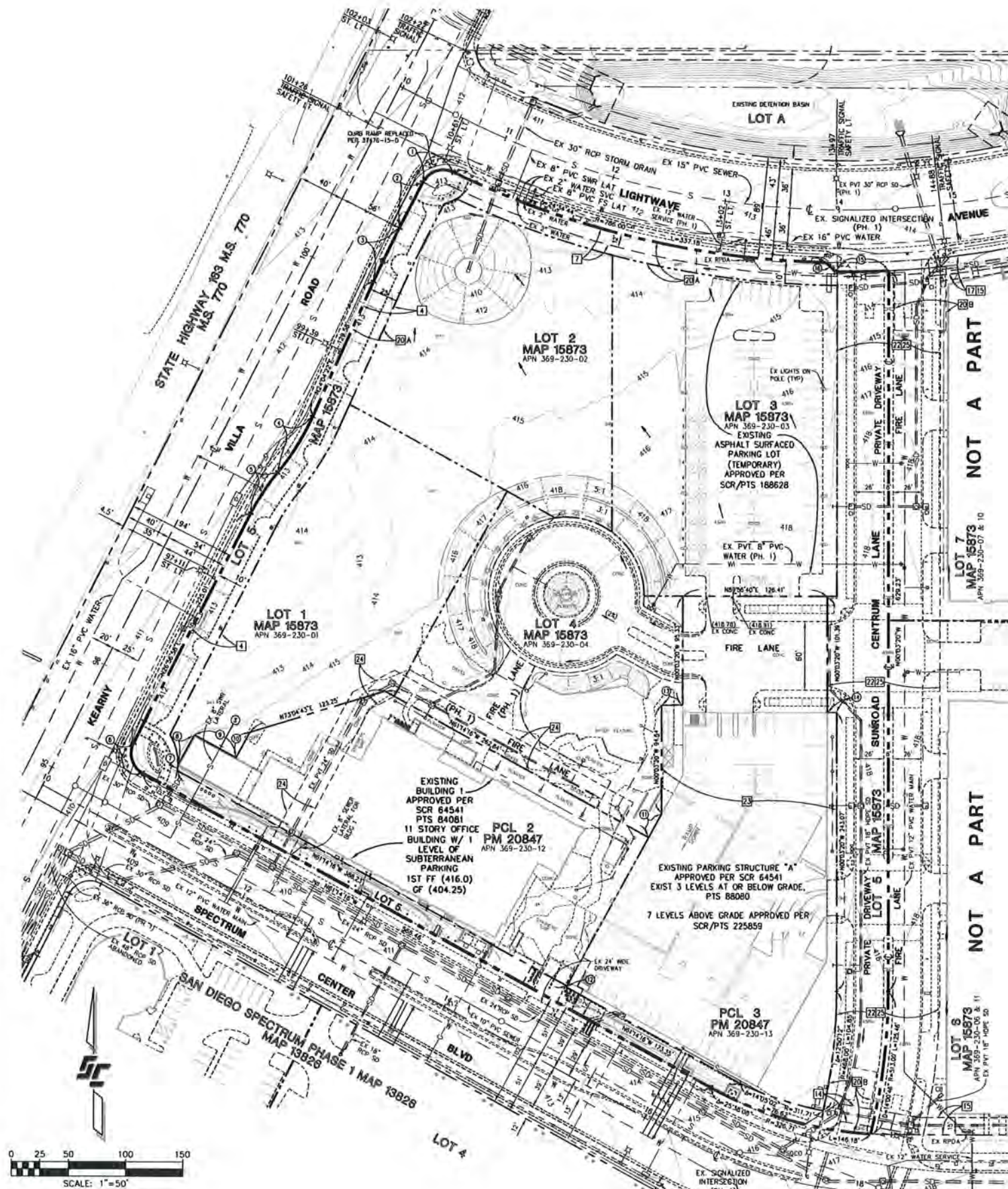
9645 G JESAPAKE DRIVE
SUITE 200
SAN DIEGO, CA 92123-1352
PHONE: 858 694 5660
FAX: 858 694 5561
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C1.0

EXISTING EASEMENTS

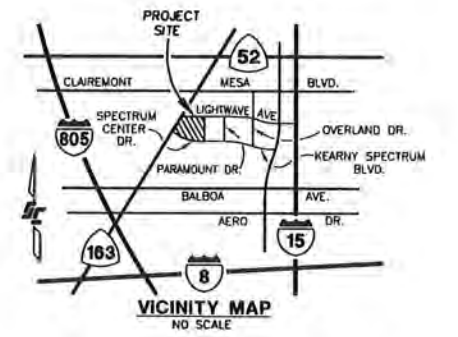
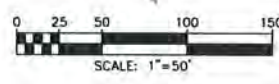
REFERENCES ARE MADE TO CHICAGO TITLE COMPANY PRELIMINARY REPORT (PR) ORDER NO. 00075708-983-502-CFL, DATED AS OF JULY 10, 2017 AT 7:30 A.M. THE FOLLOWING ARE EASEMENTS DISCLOSED IN SAID REPORT:

ITEM NO.	RECORD DOCUMENT	DESCRIPTION	REMARKS
4	DOC NO. 1999-0478005, O.R. REC. JULY 09, 1999	EASEMENT FOR LANDSCAPING, INGRESS AND EGRESS TO THE CITY OF SAN DIEGO.	PLOTTED
7	DOC NO. 2000-0035854, O.R. REC. JAN. 24, 2000	EASEMENT TO SDG&E FOR ELECTRIC AND COMMUNICATION FACILITIES, INGRESS AND EGRESS.	PLOTTED
8	DOC NO. 1999-0635988, O.R. REC. SEP. 16, 1999	VARIOUS EASEMENTS RESERVED FOR ACCESS, REPAIRS, MAINTENANCE, UTILITIES, GRADING, DRAINAGE, INGRESS AND EGRESS AND OTHER PURPOSES DESCRIBED IN SAID DECLARATION.	UNPLOTTABLE SEE DOC.
	DOC NO. 2000-0610298, O.R. REC. NOV. 9, 2000	DECLARATION OF ANNEXATION OF SAN DIEGO SPECTRUM	UNPLOTTABLE SEE DOC.
	DOC NO. 2002-0879555, O.R. REC. OCT. 10, 2002	FIRST AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR SAN DIEGO SPECTRUM	UNPLOTTABLE SEE DOC.
	DOC NO. 2003-0504222, O.R. REC. APR. 30, 2003	SUPPLEMENTAL DECLARATION OF SUNROAD CENTRUM AT SAN DIEGO SPECTRUM	UNPLOTTABLE SEE DOC.
9	DOC NO. 2000-0644412, O.R. REC. NOV. 28, 2000	EASEMENT FOR AND RIGHTS OF USE, MAINTENANCE, ENCROACHMENT, SUPPORT, REPAIR, AND ALL OTHER PURPOSES AS DESCRIBED IN DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR SAN DIEGO SPECTRUM RECORDED SEPTEMBER 16, 1999 AS DOCUMENT NO. 1999-0635988, O.R. AND PARCEL MAP NO. 18574.	UNPLOTTABLE SEE DOC.
11	DOC NO. 2006-0329340, O.R. REC. MAY 10, 2006	EASEMENT TO SDG&E FOR ELECTRIC AND COMMUNICATION FACILITIES, INGRESS AND EGRESS. THE EXACT LOCATION AND EXTENT OF SAID EASEMENT IS NOT DISCLOSED RECORD AND IS NOT PLOTTED HEREON.	UNPLOTTABLE SEE DOC.
13	DOC NO. 2006-0827801, O.R. REC. NOV. 21, 2006	EASEMENT TO SDG&E FOR METER ACCESS. THE EXACT LOCATION AND EXTENT OF SAID EASEMENT IS NOT DISCLOSED OF RECORD AND IS NOT PLOTTED HEREON.	UNPLOTTABLE SEE DOC.
14	DOC NO. 2008-0294151, O.R. REC. JUNE 2, 2008	GRANT OF PRIVATE DRAINAGE EASEMENT	PLOTTED
15	DOC NO. 2008-0294152, O.R. REC. JUNE 2, 2008	DECLARATION OF COVENANT FOR "PRIVATE DRAINAGE FACILITY AREA"	PLOTTED
17	DOC NO. 2010-0412237, O.R. REC. AUG. 11, 2010	RECIPROCAL DRAINAGE EASEMENT AND SHARED COST AGREEMENT	PLOTTED
20A	MAP NO. 15873 DOC NO. 2012-0399995, O.R. REC. JULY 10, 2012	(A) PEDESTRIAN ACCESS AND NON-MOTOR VEHICLE EASEMENT.	PLOTTED
20B		(B) ELECTRICAL FACILITIES EASEMENT AND INGRESS AND EGRESS TO THE CITY OF SAN DIEGO	PLOTTED
22	DOC NO. 2014-0077572, O.R. REC. FEB. 26, 2014	RECIPROCAL EASEMENT AGREEMENT FOR PRIVATE DRIVEWAY	PLOTTED
23	DOC NO. 2014-0077574, O.R. REC. FEB. 26, 2014	CONSTRUCTION ACCESS AND EASEMENT AGREEMENT: EASEMENT OVER AND THE RIGHT TO ENTER ONTO AND ACCESS THE CONSTRUCTION PROPERTY (PARCEL 3 OF PARCEL MAP NO. 20847)	PLOTTED
24	DOC NO. 2014-0320298, O.R. REC. JULY 29, 2014	STORM DRAIN SYSTEM EASEMENT RESERVED IN RECIPROCAL EASEMENT, MAINTENANCE, AND COST-SHARING AGREEMENT.	PLOTTED
		VARIOUS NON-EXCLUSIVE, IRREVOCABLE AND PERPETUAL EASEMENTS RESERVED IN RECIPROCAL EASEMENT, MAINTENANCE, AND COST-SHARING AGREEMENT FOR GENERAL MAINTENANCE, GENERAL ACCESS, EMERGENCY ACCESS, ENCROACHMENTS, COMMON AREA DOORS AND LOADING, UTILITIES, DRAINAGE AND GENERAL PARKING. SEE DOC. FOR ADDITIONAL DETAILS, CONDITIONS AND RESTRICTIONS.	UNPLOTTABLE SEE DOC.
25	DOC NO. 2015-0630577, O.R. REC. DEC. 8, 2015	EASEMENT TO SDG&E FOR ELECTRIC AND COMMUNICATION FACILITIES, INGRESS AND EGRESS. PORTION OF SAID EASEMENT IS DEPENDENT UPON PHYSICAL LOCATIONS OF FACILITIES AND IS NOT PLOTTED HEREON.	PLOTTED



BOUNDARY DATA

BEARING/Delta	RADIUS	LENGTH
1 88°47'27"	20.00'	30.96'
2 N26°37'28"E	--	44.85'
3 02°52'38"	1042.00'	52.33'
4 15°46'01"	210.00'	57.79'
5 12°53'28"	190.00'	42.75'
6 89°11'14"	20.00'	30.79'
7 5°57'03"	47.50'	4.93'
8 N28°45'44"E	--	30.19'
9 N61°14'16"W	--	41.22'
10 N28°45'44"E	--	25.20'
11 N28°45'14"E	--	23.45'
12 N28°45'14"E	--	1.02'
13 N89°56'40"E	--	18.36'
14 N89°56'40"E	--	8.31'
15 03°20'26"	794.00'	46.29'
16 N47°01'02"W	--	11.92'



Sunroad Enterprises
4445 Eastgate Mall Suite 400
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SUNROAD CENTRUM 6
SAN DIEGO, CA

VESTING TENTATIVE MAP NO. 2003387
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AUGUST 1, 2017
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REV. APRIL 18, 2018
REV. JUNE 27, 2018



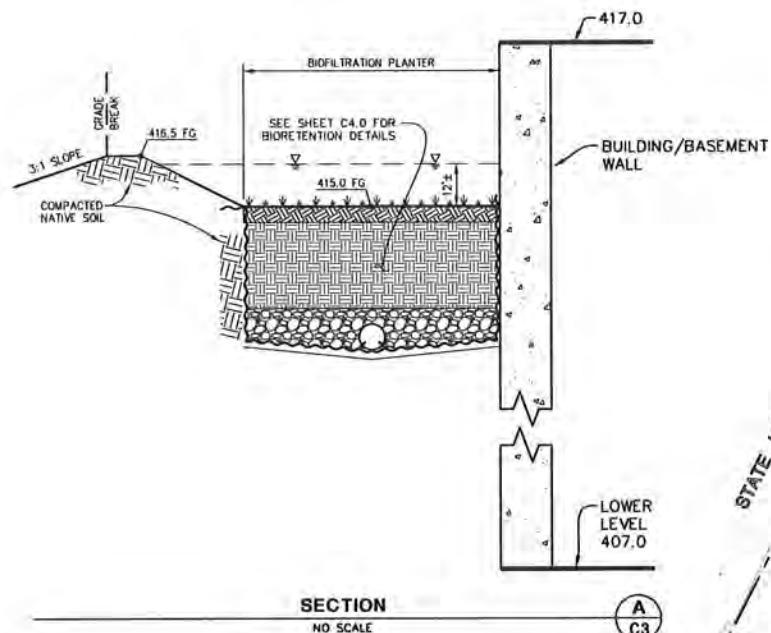
EXISTING CONDITIONS



1645 CHESAPEAKE DRIVE
SUITE 200
SAN DIEGO, CA 92123-1352

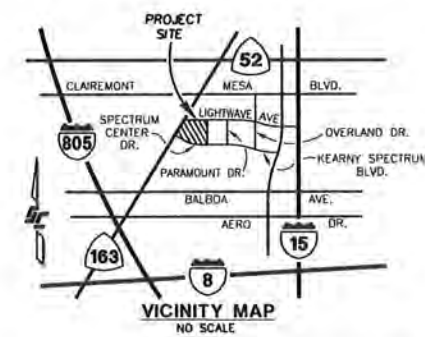
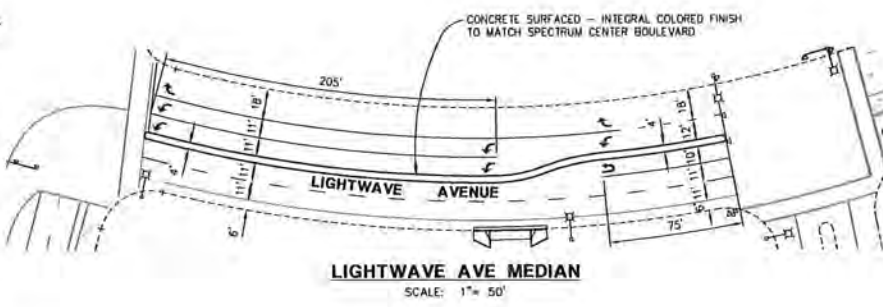
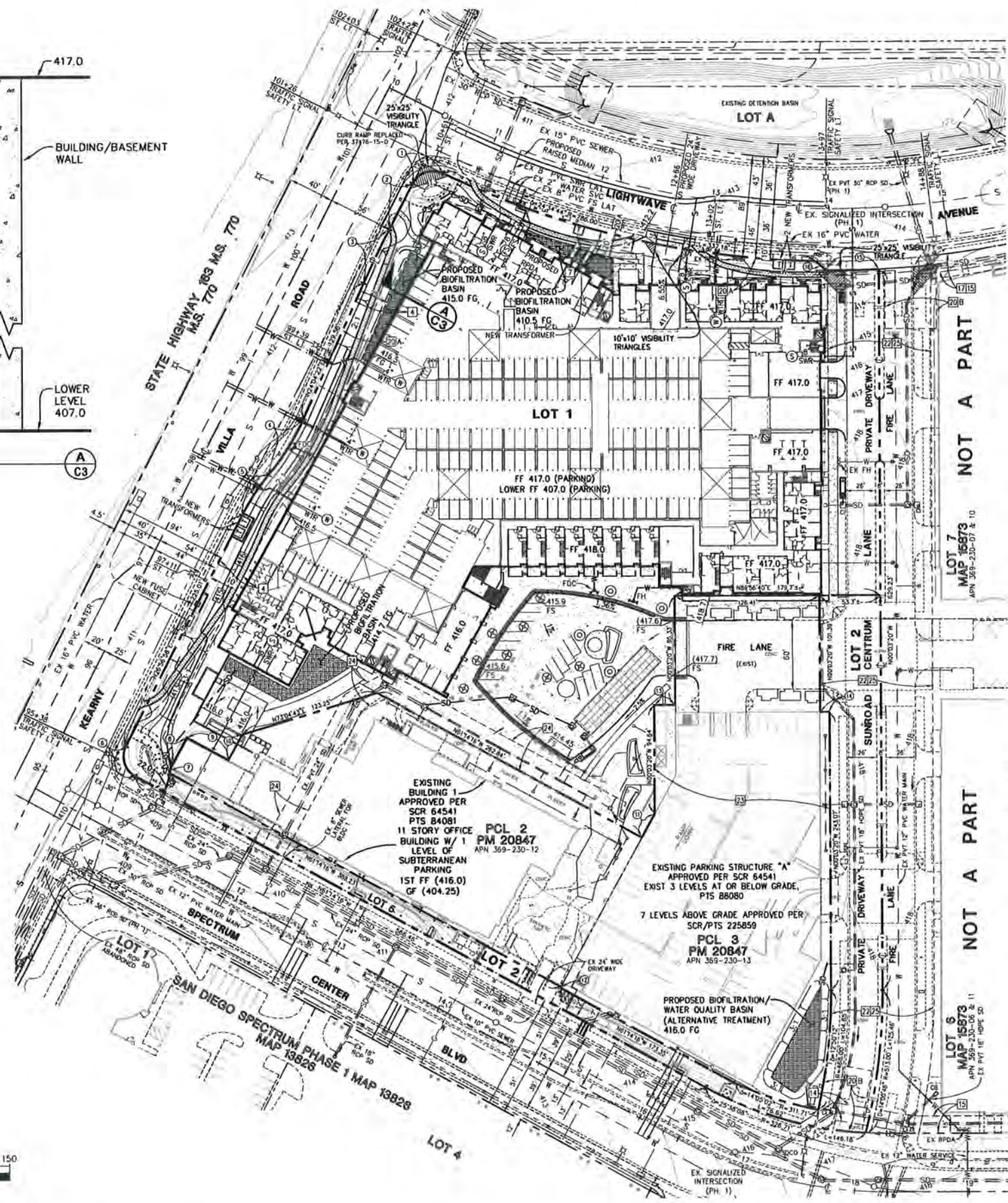
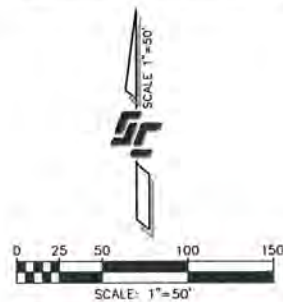
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BOUNDARY DATA

BEARING/Delta	RADIUS	LENGTH
1 88°47'27"	20.00'	30.99'
2 N26°57'28"E	--	44.85'
3 02°52'38"	1042.00'	52.33'
4 15°46'06"	210.00'	57.79'
5 12°53'28"	190.00'	42.75'
6 88°11'14"	20.00'	30.79'
7 5°57'51"	47.50'	4.94'
8 N28°45'44"E	--	30.18'
9 N61°14'16"W	--	41.22'
10 N28°45'44"E	--	25.20'
11 N28°45'14"E	--	23.45'
12 N28°45'14"E	--	1.02'
13 N89°56'40"E	--	18.36'
14 N89°56'40"E	--	8.31'
15 03°20'26"	794.00'	46.29'
16 N47°01'02"W	--	11.92'



GRADING TABULATION

TOTAL SITE AREA: 5.83 ACRES GROSS.
 TOTAL AMOUNT OF SITE TO BE GRADED: 4.85 ACRES.
 PERCENT OF TOTAL SITE GRADED = 83%.
 AMOUNT OF EXISTING SITE WITH NATURAL 25% SLOPES OR GREATER: 0 ACRES.
 PERCENT OF TOTAL EXISTING SITE WITH NATURAL 25% SLOPES OR GREATER = 0%.
 (SITE HAS BEEN PREVIOUSLY GRADED)
 AMOUNT OF SITE WITHIN HILLSIDE REVIEW: 0 ACRES.
 PERCENT OF TOTAL SITE WITHIN HILLSIDE REVIEW = 0%.
 AMOUNT OF CUT: 49,800 CUBIC YARDS±; MAXIMUM DEPTH OF CUT: 19 FEET± (SUBTERRANEAN GARAGE)
 AMOUNT OF FILL: 5,400 CUBIC YARDS±;
 MAXIMUM HEIGHT OF FILL SLOPES: 5'±
 MAXIMUM HEIGHT OF CUT SLOPES: N/A (NO CUT SLOPES)
 AMOUNT OF IMPORT/EXPORT SOIL: 44,400 CUBIC YARDS± (EXPORT)
 RETAINING WALLS: 175 LF, 6' MAX HT

NOTES:
 STREET LIGHTS AROUND PROJECT PERIMETER TO BE UPGRADED TO CURRENT CITY STANDARDS AND WILL INCLUDE FIXTURE TYPE UPGRADED TO LED TO CONFORM TO CURRENT REQUIREMENTS



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 4445 Eastgate Mall Suite 400
 San Diego, CA 92121

SUNROAD CENTRUM 6
 SAN DIEGO, CA

VESTING TENTATIVE MAP NO. 2003387
PLANNED DEVELOPMENT PERMIT NO. 2003388

AUGUST 18, 2017
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CONCEPT GRADING & UTILITY PLAN



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 CIVIL ENGINEERS • LAND SURVEYORS • LAND PLANNERS

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LEGEND

ITEM	SYMBOL	DETAIL
PROJECT BOUNDARY	---	
PROPERTY LINE	---	
DMA BOUNDARY	---	
DMA DESIGNATION AND AREA (AC)	1 0.52	
EXISTING STORM DRAIN	==	
PROPOSED STORM DRAIN	---	
DIRECTION OF FLOW ON GRADE (TYP.)	→	
IMPERVIOUS SURFACE (SIDEWALK, CONCRETE, BUILDING)	■	
PROPOSED BIOFILTRATION (WATER QUALITY AND HYDROMODIFICATION)	▨	A C4.0
PROPOSED STORMTECH CHAMBERS (HYDROMODIFICATION ONLY)	▩	B C4.0
PROPOSED PROPRIETARY BIOFILTRATION (WATER QUALITY ONLY)	▭	C C4.0

STORM WATER QUALITY NOTES / CONSTRUCTION BMP'S

1. THIS PROJECT SHALL COMPLY WITH ALL REQUIREMENTS OF THE STATE PERMIT, CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD, SAN DIEGO, ORDER NO. 2009-0009-DWO, NPDES NO. CAS000002, (AVAILABLE AT http://www.swrcb.ca.gov/water_issues/programs/stormwater/) AND THE CITY OF SAN DIEGO LAND DEVELOPMENT CODE (<http://www.sandiego.gov/development-services/industry/stormwater/>) AND THE CITY OF SAN DIEGO LAND DEVELOPMENT CODE (<http://www.sandiego.gov/development-services/industry/stormwater/>).

2. SUFFICIENT BMP'S MUST BE INSTALLED TO PREVENT SILT, MUD OR OTHER CONSTRUCTION DEBRIS FROM BEING TRACKED INTO THE ADJACENT STREET(S) OR STORM WATER CONVEYANCE SYSTEMS DUE TO CONSTRUCTION VEHICLES OR ANY OTHER CONSTRUCTION ACTIVITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEARING ANY SUCH DEBRIS THAT MAY BE IN THE STREET AT THE END OF EACH WORK DAY OR AFTER A STORM EVENT THAT CAUSES A BREACH IN THE INSTALLED CONSTRUCTION BMP'S.

3. ALL STOCKPILES OF UNCOMPACTED SOIL AND/OR BUILDING MATERIALS THAT ARE INTENDED TO BE LEFT UNPROTECTED FOR A PERIOD GREATER THAN SEVEN CALENDAR DAYS ARE TO BE PROVIDED WITH EROSION AND SEDIMENT CONTROLS. SUCH SOIL MUST BE PROTECTED EACH DAY WHEN THE PROBABILITY OF RAIN IS 40% OR GREATER.

4. A CONCRETE WASHOUT SHALL BE PROVIDED ON ALL PROJECTS WHICH PROPOSE THE CONSTRUCTION OF ANY CONCRETE IMPROVEMENTS WHICH ARE TO BE POURED IN PLACE ON SITE.

5. ALL EROSION/ SEDIMENT CONTROL DEVICES SHALL BE MAINTAINED IN WORKING ORDER AT ALL TIMES.

6. ALL SLOPES THAT ARE CREATED OR DISTURBED BY CONSTRUCTION ACTIVITY MUST BE PROTECTED AGAINST EROSION AND SEDIMENT TRANSPORT AT ALL TIMES.

7. THE STORAGE OF ALL CONSTRUCTION MATERIALS AND EQUIPMENT MUST BE PROTECTED AGAINST ANY POTENTIAL RELEASE OF POLLUTANTS INTO THE ENVIRONMENT.

PROJECT COVERAGE UNDER THE CONSTRUCTION GENERAL PERMIT

SUNROAD CENTRUM 6 PROPOSES GREATER THAN AN ACRE OF SOIL DISTURBANCE, AS SUCH, THE PROJECT WILL APPLY FOR COVERAGE UNDER STATE WATER RESOURCES CONTROL BOARD ORDER NO. 2009-0009-DWO, IN ACCORDANCE WITH THE CITY OF SAN DIEGO STORM WATER STANDARDS. A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) WILL BE PREPARED FOR THE PROJECT.

PRIORITY DEVELOPMENT DETERMINATION

SUNROAD CENTRUM 6 PROPOSES >1 ACRE OF RESIDENTIAL DEVELOPMENT, AS SUCH, AND PER THE STORM WATER REQUIREMENTS APPLICABILITY CHECKLIST ON THIS SHEET, THE PROJECT IS A PRIORITY DEVELOPMENT PROJECT.

PERMANENT POST-CONSTRUCTION BMP NOTES

AS A PRIORITY DEVELOPMENT PROJECT, POST-CONSTRUCTION TREATMENT CONTROL BMP'S ARE PROPOSED AT THE PROJECT. BIOFILTRATION, PROPRIETARY BIOFILTRATION, AND UNDERGROUND DETENTION WILL BE USED TO PROVIDE WATER QUALITY AND HYDROMODIFICATION MITIGATION FOR THE NEW IMPERVIOUS SURFACE AREA. FACILITIES ARE SIZED PER THE DCV CALCULATION CRITERIA IN THE STORM WATER STANDARDS MANUAL, SEE THE SWPPP FOR ADDITIONAL DETAIL.

HYDROMODIFICATION MITIGATION

AS A PRIORITY DEVELOPMENT PROJECT, SUNROAD CENTRUM 6 PROPOSES HYDROMODIFICATION BMP'S TO SATISFY THE MITIGATION CRITERIA REQUIRED IN THE CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD ORDER NO. R9-2013-0001, ITS SUBSEQUENT AMENDMENTS, AND THE CITY OF SAN DIEGO STORM WATER STANDARDS MANUAL. THE HYDROMODIFICATION MITIGATION CRITERIA APPLIES TO ALL PRIORITY DEVELOPMENT PROJECTS REGARDLESS OF SIZE, UNLESS QUALIFYING FOR AN EXEMPTION ALLOWED WITHIN THE APPROVED HMP.

BIOFILTRATION PLANTERS WILL BE USED TO PROVIDE WATER QUALITY AND HYDROMODIFICATION MITIGATION FOR THE NEW IMPERVIOUS SURFACE AREA. SIZING OF THE FACILITIES, FOR DESIGN FEASIBILITY PURPOSES, HAVE BEEN CALCULATED USING THE BMP SIZING SPREADSHEET, SEE THE SWPPP FOR ADDITIONAL DETAIL. IT IS ANTICIPATED THAT CONTINUOUS SIMULATION MODELING WILL BE USED AT FINAL ENGINEERING TO REDUCE SIZES AND PONDING DEPTHS OF FACILITIES.

STORM WATER QUALITY NOTES / CONSTRUCTION BMP'S

1. THIS PROJECT SHALL COMPLY WITH ALL REQUIREMENTS OF THE STATE PERMIT, CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD, SAN DIEGO, ORDER NO. 2009-0009-DWO, NPDES NO. CAS000002, (AVAILABLE AT http://www.swrcb.ca.gov/water_issues/programs/stormwater/) AND THE CITY OF SAN DIEGO LAND DEVELOPMENT CODE (<http://www.sandiego.gov/development-services/industry/stormwater/>) AND THE CITY OF SAN DIEGO LAND DEVELOPMENT CODE (<http://www.sandiego.gov/development-services/industry/stormwater/>).

2. SUFFICIENT BMP'S MUST BE INSTALLED TO PREVENT SILT, MUD OR OTHER CONSTRUCTION DEBRIS FROM BEING TRACKED INTO THE ADJACENT STREET(S) OR STORM WATER CONVEYANCE SYSTEMS DUE TO CONSTRUCTION VEHICLES OR ANY OTHER CONSTRUCTION ACTIVITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEARING ANY SUCH DEBRIS THAT MAY BE IN THE STREET AT THE END OF EACH WORK DAY OR AFTER A STORM EVENT THAT CAUSES A BREACH IN THE INSTALLED CONSTRUCTION BMP'S.

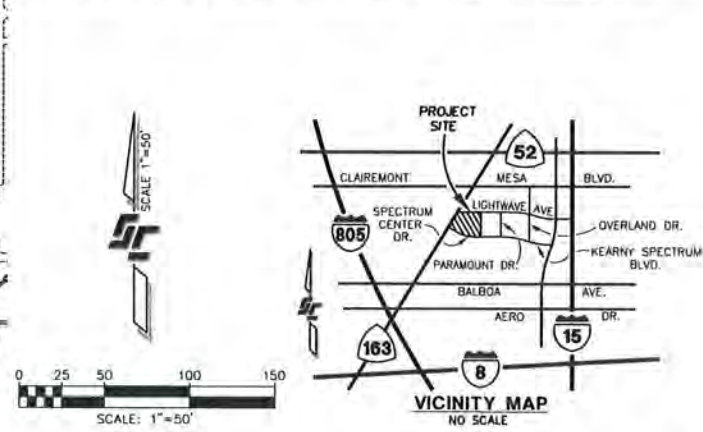
3. ALL STOCKPILES OF UNCOMPACTED SOIL AND/OR BUILDING MATERIALS THAT ARE INTENDED TO BE LEFT UNPROTECTED FOR A PERIOD GREATER THAN SEVEN CALENDAR DAYS ARE TO BE PROVIDED WITH EROSION AND SEDIMENT CONTROLS. SUCH SOIL MUST BE PROTECTED EACH DAY WHEN THE PROBABILITY OF RAIN IS 40% OR GREATER.

4. A CONCRETE WASHOUT SHALL BE PROVIDED ON ALL PROJECTS WHICH PROPOSE THE CONSTRUCTION OF ANY CONCRETE IMPROVEMENTS WHICH ARE TO BE POURED IN PLACE ON SITE.

5. ALL EROSION/ SEDIMENT CONTROL DEVICES SHALL BE MAINTAINED IN WORKING ORDER AT ALL TIMES.

6. ALL SLOPES THAT ARE CREATED OR DISTURBED BY CONSTRUCTION ACTIVITY MUST BE PROTECTED AGAINST EROSION AND SEDIMENT TRANSPORT AT ALL TIMES.

7. THE STORAGE OF ALL CONSTRUCTION MATERIALS AND EQUIPMENT MUST BE PROTECTED AGAINST ANY POTENTIAL RELEASE OF POLLUTANTS INTO THE ENVIRONMENT.



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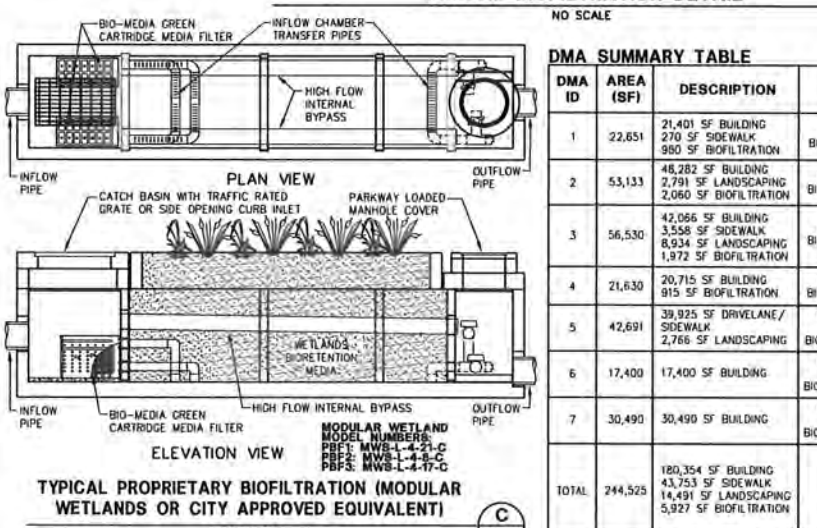
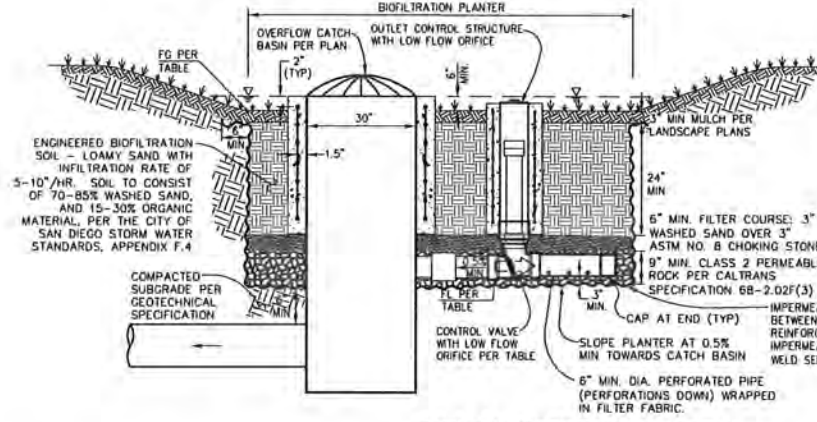
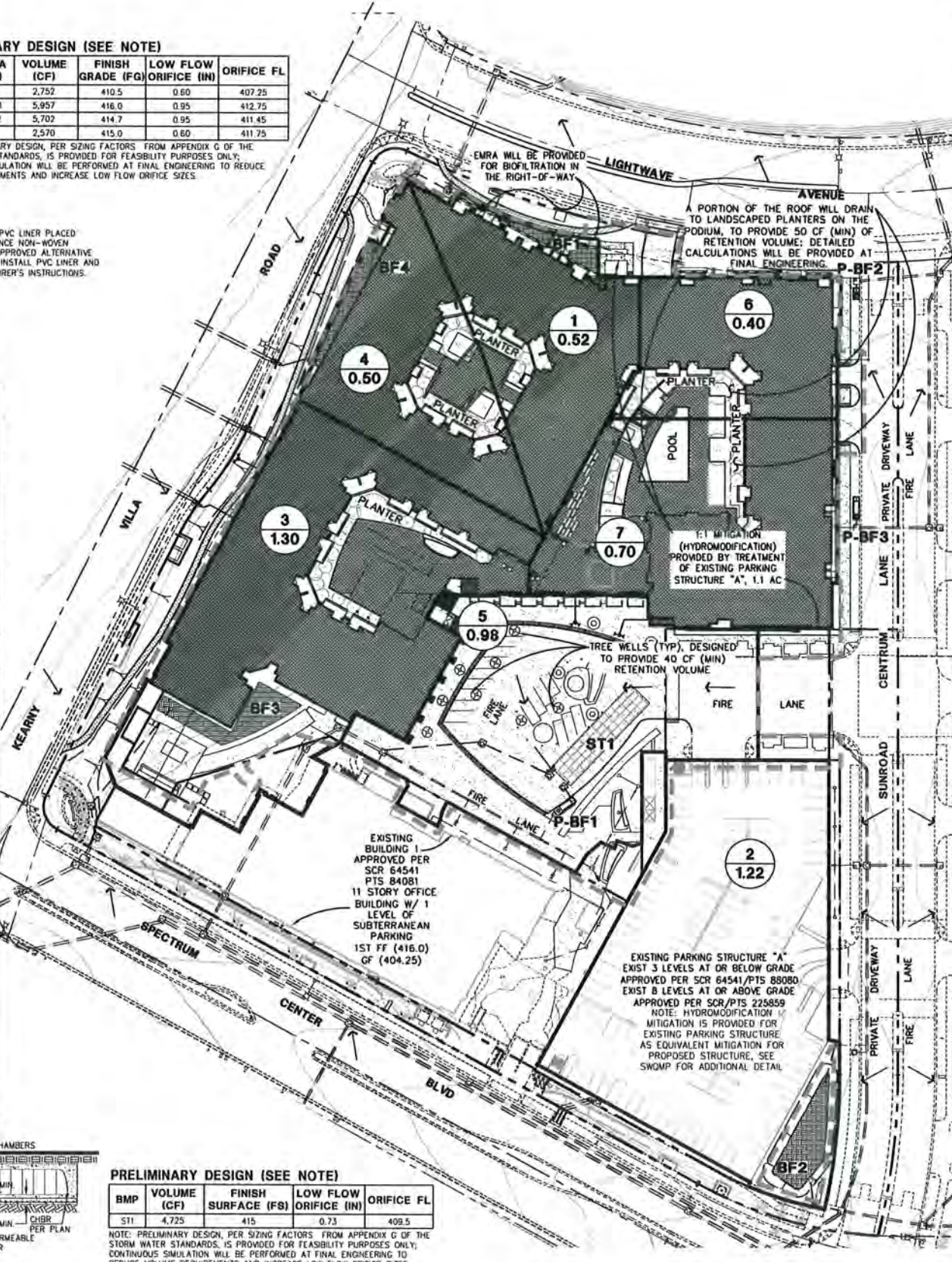
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PRELIMINARY DESIGN (SEE NOTE)

BMP	AREA (SF)	VOLUME (CF)	FINISH GRADE (FG)	LOW FLOW ORIFICE (IN)	ORIFICE FL
BF1	980	2,752	410.5	0.60	407.25
BF2	2,060	5,957	416.0	0.95	412.75
BF3	1,972	5,702	414.7	0.95	411.45
BF4	915	2,570	415.0	0.60	411.75

NOTE: PRELIMINARY DESIGN, PER SIZING FACTORS FROM APPENDIX G OF THE STORM WATER STANDARDS, IS PROVIDED FOR FEASIBILITY PURPOSES ONLY; CONTINUOUS SIMULATION WILL BE PERFORMED AT FINAL ENGINEERING TO REDUCE VOLUME REQUIREMENTS AND INCREASE LOW FLOW ORIFICE SIZES.



DMA SUMMARY TABLE

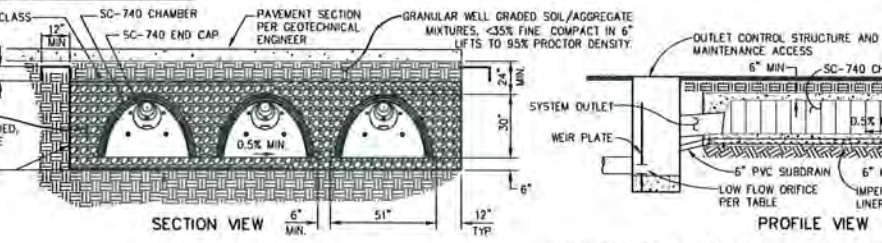
DMA ID	AREA (SF)	DESCRIPTION	TYPE
1	22,851	21,401 SF BUILDING 270 SF SIDEWALK 950 SF BIOFILTRATION	DRAINS TO BMP BIOFILTRATION BF-1
2	53,133	48,282 SF BUILDING 2,791 SF LANDSCAPING 2,060 SF BIOFILTRATION	DRAINS TO BMP BIOFILTRATION BF-2
3	56,530	42,066 SF BUILDING 3,558 SF SIDEWALK 8,934 SF LANDSCAPING 1,972 SF BIOFILTRATION	DRAINS TO BMP BIOFILTRATION BF-3
4	21,630	20,715 SF BUILDING 915 SF BIOFILTRATION	DRAINS TO BMP BIOFILTRATION BF-4
5	42,691	39,925 SF DRIVEWAY/ SIDEWALK 2,766 SF LANDSCAPING	DRAINS TO BMP PROPRIETARY BIOFILTRATION P-BF1
6	17,400	17,400 SF BUILDING	DRAINS TO BMP PROPRIETARY BIOFILTRATION P-BF2
7	30,490	30,490 SF BUILDING	DRAINS TO BMP PROPRIETARY BIOFILTRATION P-BF3
TOTAL	244,525	180,354 SF BUILDING 43,753 SF SIDEWALK 14,491 SF LANDSCAPING 5,927 SF BIOFILTRATION	

SITE DESIGN, SOURCE CONTROL AND POLLUTANT CONTROL BMP OPERATION & MAINTENANCE PROCEDURE

STORM WATER MANAGEMENT AND DISCHARGE CONTROL MAINTENANCE AGREEMENT APPROVAL NO.: TO BE DETERMINED AT FINAL ENGINEERING

O&M RESPONSIBLE PARTY DESIGNER: PROPERTY OWNER

BMP DESCRIPTION	INSPECTION FREQUENCY	MAINTENANCE FREQUENCY	MAINTENANCE METHOD	QUANTITY
SITE DESIGN ELEMENTS				
DESCRIPTION: BIOFILTRATION	MONTHLY	MONTHLY/ AS NEEDED	LANDSCAPE MAINT./ REMOVE TRASH EQUIPMENT: PRUNING SHEARS AND SHOVELS; NO SPECIAL EQUIPMENT THRESHOLD: REMOVE ALL SEDIMENT DEPOSITS AND DEBRIS	5,927 SF
SOURCE CONTROL ELEMENTS				
DESCRIPTION: SWEEPING	MONTHLY	MONTHLY/ AS NEEDED	SWEEP PAVED AREAS	43,753 SF PROPOSED PAVING
DESCRIPTION: LANDSCAPE MAINTENANCE	MONTHLY	MONTHLY/ AS NEEDED	PRUNING, WEEDING, CLEAN UP DEAD VEGETATION (MINIMIZE USE OF PESTICIDES AND FERTILIZERS)	14,491 SF PROPOSED LANDSCAPE
POLLUTANT CONTROL BMP(S)				
DESCRIPTION: BIOFILTRATION	MONTHLY	MONTHLY/ AS NEEDED	LANDSCAPE MAINT./ REMOVE TRASH (BIOFILTRATION) LANDSCAPE MAINT./ REMOVE TRASH & DEBRIS/ REPLACE FILTER CARTRIDGE (PROPRIETARY BIOFILTRATION) EQUIPMENT: PRUNING SHEARS, SHOVELS, VAC TRUCK TO REMOVE DEBRIS THRESHOLD: REMOVE ALL TRASH AND DEBRIS	5,927 SF 1 (MWS-1-4-21-C) 1 (MWS-1-4-8-C) 1 (MWS-1-4-17-C)
DESCRIPTION: PROPRIETARY BIOFILTRATION	6 MONTHS	6 MONTHS		
HMP FACILITY (IF SEPARATE)				
DESCRIPTION: UNDERGROUND DETENTION	TWICE/YEAR	AS NEEDED	NO REGULAR MAINTENANCE ANTICIPATED, WATER JET ISOLATOR ROW AS NEEDED EQUIPMENT: WATER JET AND VAC TRUCK THRESHOLD: 6" OF SEDIMENT IN ISOLATOR ROW (ISOLATOR ROW TO BE DESIGNED AT FINAL ENGINEERING)	1 (STORMTECH, OR SIMILAR)
HMP EXEMPT	NO			



PRELIMINARY DESIGN (SEE NOTE)

BMP	VOLUME (CF)	FINISH SURFACE (FS)	LOW FLOW ORIFICE (IN)	ORIFICE FL
ST1	4,725	415	0.73	409.5

NOTE: PRELIMINARY DESIGN, PER SIZING FACTORS FROM APPENDIX G OF THE STORM WATER STANDARDS, IS PROVIDED FOR FEASIBILITY PURPOSES ONLY; CONTINUOUS SIMULATION WILL BE PERFORMED AT FINAL ENGINEERING TO REDUCE VOLUME REQUIREMENTS AND INCREASE LOW FLOW ORIFICE SIZES.



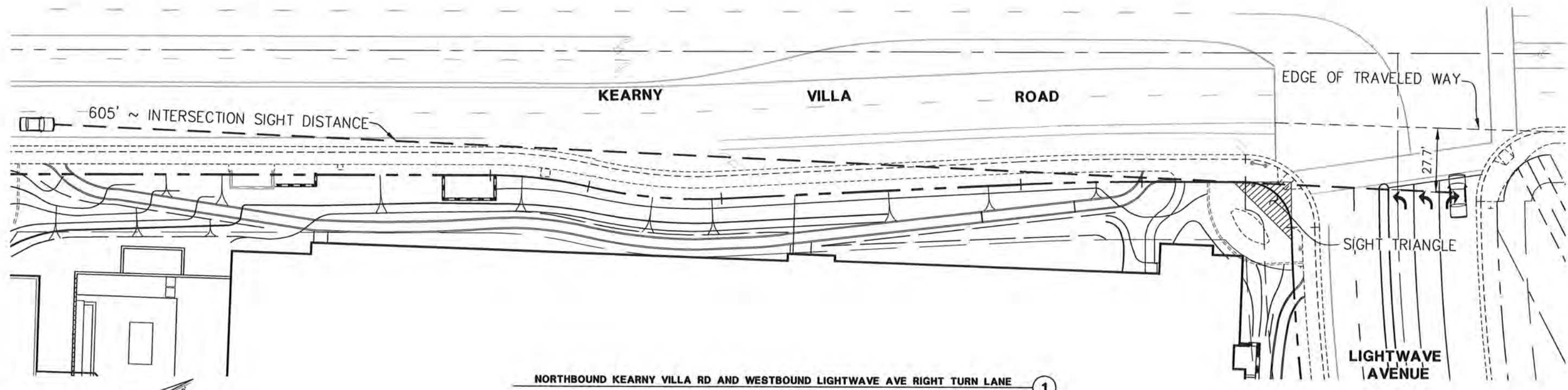
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SUNROAD CENTRUM 6
SAN DIEGO, CA

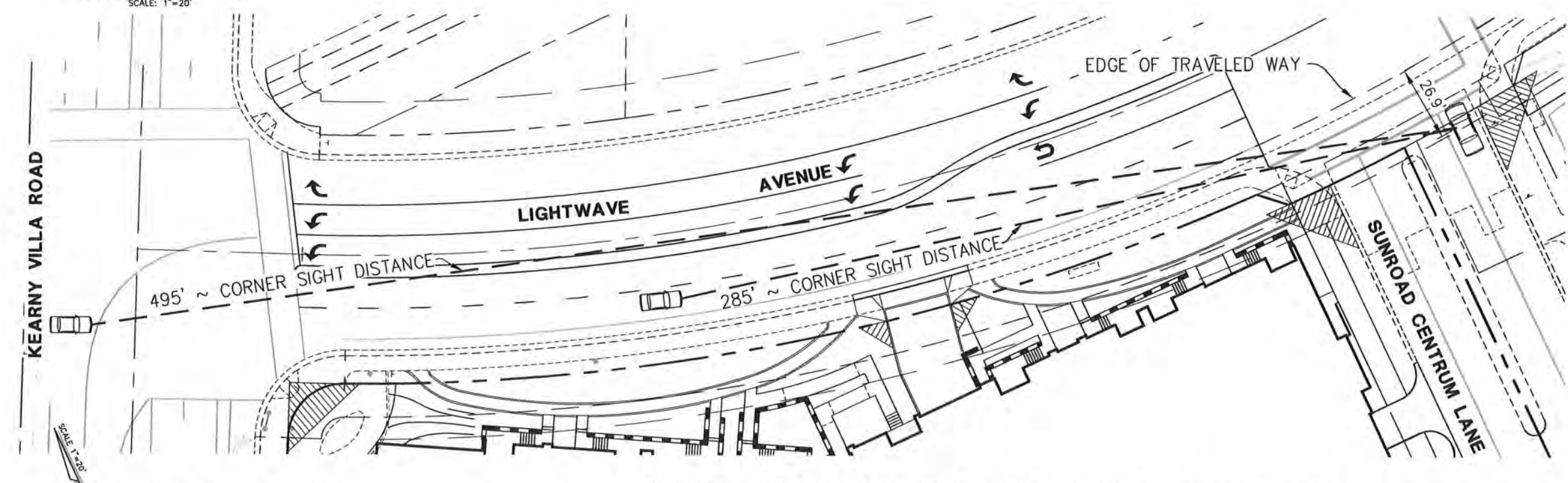
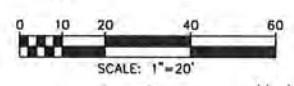
VESTING TENTATIVE MAP NO. 2003387
PLANNED DEVELOPMENT PERMIT NO. 2003388
AUGUST 18, 2017
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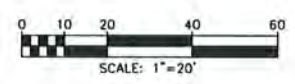
CONCEPT STORM WATER BMP



NORTHBOUND KEARNY VILLA RD AND WESTBOUND LIGHTWAVE AVE RIGHT TURN LANE ①

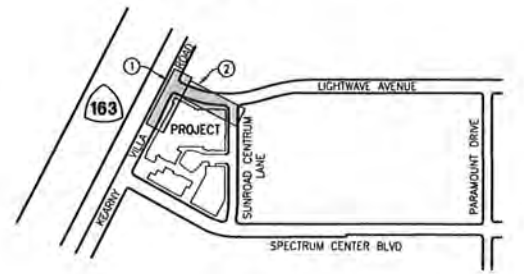


EASTBOUND LIGHTWAVE AVE AND NORTHBOUND SUNROAD CENTRUM LANE RIGHT TURN LANE ②



ROADWAY DESIGN CRITERIA CLASSIFICATION
 KEARNY VILLA ROAD: 4-LANE MAJOR
 LIGHTWAVE: 4-LANE URBAN COLLECTOR

- NOTES / CALCULATIONS**
- DESIGN SPEED PER CITY OF SAN DIEGO STREET DESIGN MANUAL:
 - LIGHTWAVE AVE: FOUR LANE URBAN COLLECTOR CLASSIFICATION = 35MPH
 - POSTED SPEED LIMIT: 45 MPH
 - KEARNY VILLA ROAD: FOUR LANE MAJOR CLASSIFICATION = 55MPH
 - POSTED SPEED LIMIT: 40 MPH
 - INTERSECTION SIGHT DISTANCE REQUIREMENTS PER CALTRANS STANDARDS.
 - ROAD GRADE CONSIDERATIONS: NO VERTICAL CURVE OBSTRUCTIONS EXIST WITHIN THE STUDY AREA.
 - SUPERELEVATION CONSIDERATIONS: NO SUPERELEVATED SECTIONS OCCUR WITHIN THE STUDY AREA.
 - CALCULATIONS:
 - Driver Eye Setback: [CALTRANS SECTION 405.1(2)(a)]
 - SETBACK = SHOULDER WIDTH PLUS 10.0 FT (15' MIN)
 - RTL ON LIGHTWAVE AVE: SETBACK BEHIND LIMIT BAR > 15'
 - RTL ON SUNROAD CENTRUM LANE: SETBACK BEHIND LIMIT BAR > 15'
- INTERSECTION DESIGN STANDARDS: [CALTRANS SECTION 405.1(2)(b)]**
- SIGNALIZED INTERSECTIONS = CORNER SIGHT DISTANCE
- CORNER SIGHT DISTANCE @ 35MPH = 285 FT
 CORNER SIGHT DISTANCE @ 45MPH = 495 FT
 CORNER SIGHT DISTANCE @ 55MPH = 605 FT
 (CALTRANS TABLE 405.1A)



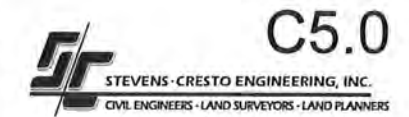
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SIGHT DISTANCE



9645 CHESAPEAKE DRIVE
 SUITE 200
 SAN DIEGO, CA 92123-1352

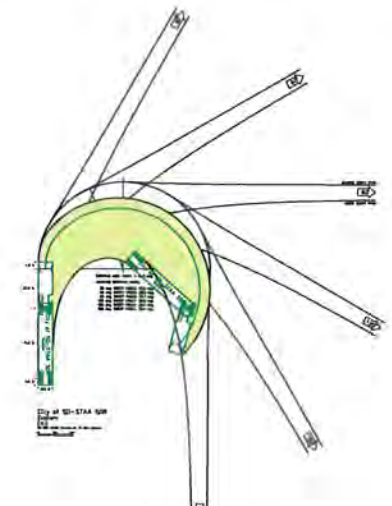
PHONE: 858.694.5660
 FAX: 858.694.5661
 www.sccengr.com

FIRE DEPARTMENT NOTES

1. REFER TO POLICY A-14-1 FOR ACCESS REQUIREMENTS: SANDEGO.GOV PUBLIC SAFETY, FIRE, SERVICES AND PROGRAMS, POLICES, FIRE ACCESS ROADWAYS
2. FIRE APPARATUS ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS AND SHALL BE SURFACED SO AS TO PROVIDE ALL WEATHER DRIVING CAPABILITIES. CFC 503.2.3
3. FIRE APPARATUS ACCESS ROADS AND WATER SUPPLIES FOR FIRE PROTECTION, SHALL BE INSTALLED AND MADE SERVICEABLE PRIOR TO AND DURING TIME OF CONSTRUCTION. CFC 501.4
4. DEAD-END FIRE APPARATUS ACCESS ROADS IN EXCESS OF 150 FEET IN LENGTH SHALL BE PROVIDED WITH AN APPROVED AREA FOR TURNING AROUND FIRE APPARATUS. CFC 503.2.5.ED
5. AS SHOWN.
6. PROVIDE BUILDING ADDRESS NUMBERS, VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY PER SAN DIEGO MUNICIPAL CODE SECTION §95.0209
7. WHEN ADJACENT TO BUILDINGS THAT ARE GREATER THAN 30 FEET IN HEIGHT ABOVE NATURAL GRADE, THE ACCESS ROADWAY SHALL HAVE A MINIMUM WIDTH OF 26 FEET. THE LOCATION SHALL BE 15-30 FEET FROM THE BUILDING AND SHALL BE POSITIONED PARALLEL TO ONE ENTIRE SIDE OF THE BUILDING. (LONGEST SIDE) SHOW DIMENSIONS ON THE FIRE ACCESS PLAN. SHOW LOCATION WHERE AERIAL ACCESS IS BEING OBTAINED. (SEE FPB POLICY A-14-1)
8. POST INDICATOR VALVES, FIRE DEPARTMENT CONNECTIONS AND ALARM BELL ARE TO BE LOCATED ON THE ADDRESS/ACCESS SIDE OF THE STRUCTURE.
9. CBC SEC. 3002.4A - GENERAL STRETCHER REQUIREMENTS - ALL BUILDINGS AND STRUCTURES WITH ONE OR MORE PASSENGER SERVICE ELEVATORS SHALL BE PROVIDED WITH NOT LESS THAN ONE MEDICAL EMERGENCY SERVICE ELEVATOR TO ALL LANDINGS MEETING THE PROVISIONS OF SECTION 3002.4A
10. FOR HYDRANTS REFER TO APPENDIX B CFC. (BASED ON FIRE FLOW AND TYPE OF CONSTRUCTION)
11. RADIUS FOR HYDRANTS TO ALL PORTIONS OF THE EXTERIOR OF THE BUILDING IS BASED ON TABLE C105.1 (APPENDIX C/CFC) FOR EXAMPLE: IF REQUIRED FIRE FLOW IS 1,750 GPM OR LESS, SPACING BETWEEN IS 500 FT. RADIUS IS 250 FEET TO REACH ALL PORTIONS OF THE EXTERIOR OF BLDG./BUILDINGS. (THIS IS HOW NUMBER OF HYDRANTS IS DETERMINED), CAN USE EXISTING HYDRANTS WITH REQUIRED RADIUS).
12. CFC 507.5.5 - CLEAR SPACE AROUND HYDRANTS - A 3 FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS, EXCEPT AS OTHERWISE REQUIRED OR APPROVED.
13. CFC 504.5.6 - PHYSICAL PROTECTION - IF ADDITIONAL HYDRANTS ARE REQUIRED AND WHERE FIRE HYDRANTS ARE SUBJECT TO IMPACT BY A MOTOR VEHICLE, GUARD POSTS OR OTHER APPROVED MEANS SHALL COMPLY WITH SECTION CFC 312.
14. CLEARLY DEFINE ALL RED CURB/NO PARKING SIGN AREAS. NOTE: THE REQUIRED WIDTH OF ACCESS ROADWAYS SHALL NOT BE OBSTRUCTED IN ANY MANNER, INCLUDING THE PARKING OF VEHICLES. WHERE NO SPACE IS PROVIDED FOR PARKING ALONG ACCESS ROADWAYS, THEY SHALL BE KEPT CLEAR BY THE POSTING OF SIGNS OR THE PAINTING OF CURBS PER POLICY A-14-1.
15. AN ILLUMINATED DIRECTORY, IN ACCORDANCE WITH FHPS POLICY 1-00-6 SHALL BE PROVIDED. SANDEGO.GOV, PUBLIC SAFETY, FIRE, SERVICES & PROGRAMS, POLICES, ILLUMINATED DIRECTORY.
16. CFC 504.3 - NEW BUILDING FOUR OR MORE STORES ABOVE GRADE PLANE, EXCEPT THOSE WITH A ROOF SLOPE GREATER THAN FOUR UNITS VERTICAL IN 12 UNITS HORIZONTAL SHALL BE PROVIDED WITH A STAIRWAY TO THE ROOF. SEE BUILDING PLANS.
17. EVERY BUILDING FOUR STORES OR MORE IN HEIGHT SHALL BE PROVIDED WITH NOT LESS THAN ONE STANDPIPE FOR USE DURING CONSTRUCTION INSTALLED IN ACCORDANCE WITH CFC 3313.1. STANDPIPE SHALL BE INSTALLED WHEN THE PROGRESS OF CONSTRUCTION IS NOT MORE THAN 40 FEET IN HEIGHT ABOVE THE LOWEST LEVEL OF FIRE DEPARTMENT ACCESS. CFC 3313.1
18. VEGETATION SHALL BE SELECTED AND MAINTAINED IN SUCH A MANNER AS TO ALLOW IMMEDIATE ACCESS TO ALL HYDRANTS, VALVES, FIRE DEPARTMENT CONNECTIONS, PULL STATIONS, EXTINGUISHERS, SPRINKLER RISERS, ALARM CONTROL PANELS, RESCUE WINDOWS, AND OTHER DEVICES OR AREAS USED FOR FIREFIGHTING PURPOSES. VEGETATION OR BUILDING FEATURES SHALL NOT OBSTRUCT ADDRESS NUMBERS OR INHIBIT THE FUNCTIONING OF ALARM BELLS, HORNS OR STROBES.
19. ALL BUILDINGS AND SITES UNDERGOING CONSTRUCTION, ALTERATION OR DEMOLITION SHALL COMPLY WITH THE REQUIREMENTS OF CHAPTER 33 OF THE CFC.



FIRE ACCESS / FIRE HYDRANT LOCATIONS



Sunroad Enterprises
4445 Eastgate Mall Suite 400
San Diego, CA 92121

SUNROAD CENTRUM 6
SAN DIEGO, CA

VESTING TENTATIVE MAP NO. 2003387
PLANNED DEVELOPMENT PERMIT NO. 2003388
AUGUST 1, 2017
REV. NOV. 16, 2017
REV. APRIL 18, 2018
REV. JUNE 27, 2018



FIRE ACCESS/
FIRE HYDRANT
LOCATIONS



9645 CHESAPEAKE DRIVE
SUITE 200
SAN DIEGO, CA 92123-1352
PHONE: 858.694.5660
FAX: 858.694.5661
www.sccengr.com

C6.0




THE CITY OF SAN DIEGO

City of San Diego
Development Services
1222 First Ave., MS-302
San Diego, CA 92101

Community Planning Committee Distribution Form Part 2

Project Name: Sunroad Centrum 6 - TM / PDP		Project Number: 565879	Distribution Date: 8/24/2017
Project Scope/Location: KEARNY MESA: (Process 4) Tentative Map and Planned Development Permit for the creation of 441 residential condominium units totaling 391,133 square-foot and the consolidation of 5 lots into 3 lots within PID 96-0165 for the Spectrum Project, located at 5185 Kearny Villa Road adjacent to Sunroad Centrum Lane. The 5.83-acre site is in the CC-1-3 zone of the Kearny Mesa Community Plan area. Council District 6.			
Applicant Name: Tom Story		Applicant Phone Number: (858) 229-5442	
Project Manager: Karen Bucey	Phone Number: (619) 446-5049	Fax Number: (619) 321-3200	E-mail Address: KBucey@sandiego.gov
Committee Recommendations (To be completed for Initial Review):			
<input checked="" type="checkbox"/> Vote to Approve	Members Yes 10	Members No 0	Members Abstain 0
<input type="checkbox"/> Vote to Approve With Conditions Listed Below	Members Yes	Members No	Members Abstain
<input type="checkbox"/> Vote to Approve With Non-Binding Recommendations Listed Below	Members Yes	Members No	Members Abstain
<input type="checkbox"/> Vote to Deny	Members Yes	Members No	Members Abstain
<input type="checkbox"/> No Action (Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)			<input type="checkbox"/> Continued
CONDITIONS:			
NAME: JEFFREY SAIEN		TITLE: CHAIR PG	
SIGNATURE:		DATE: 12-20-17	
<i>Attach Additional Pages If Necessary.</i>		Please return to: Project Management Division City of San Diego Development Services Department 1222 First Avenue, MS 302 San Diego, CA 92101	
Printed on recycled paper. Visit our web site at www.sandiego.gov/development-services . Upon request, this information is available in alternative formats for persons with disabilities.			


	City of San Diego Development Services 1222 First Ave., MS 302 San Diego, CA 92101 (619) 446-5000	<h1>Ownership Disclosure Statement</h1>	FORM
			<h1>DS-318</h1>
			October 2017


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: SUNROAD CENTRUM 6 **Project No. For City Use Only:** 565879
Project Address: 4890 SUNROAD CENTRUM LANE
SAN DIEGO, CA 92123

Specify Form of Ownership/Legal Status (please check):
 Corporation Limited Liability -or- General - What State? _____ Corporate Identification No. _____
 Partnership Individual

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter 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), applicant(s), and other financially interested persons of the above referenced property. A financially interested party includes any individual, firm, co-partnership, joint venture, association, social club, fraternal organization, corporation, estate, trust, receiver or syndicate with a financial interest in the application. If the applicant includes a corporation or partnership, include the names, titles, addresses of all individuals owning more than 10% of the shares. If a publicly-owned corporation, include the names, titles, and addresses of the corporate officers. (A separate page may be attached if necessary.) If any person is a nonprofit organization or a trust, list the names and addresses of **ANY** person serving as an officer or director of the nonprofit organization or as trustee or beneficiary of the nonprofit organization. A signature is required of at least one of the property owners. 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.

Property Owner
Name of Individual: SUNROAD CENTRUM OFFICE LAND, LP Owner Tenant/Lessee Successor Agency
Street Address: 4445 EASTGATE MALL, SUITE 200
City: SAN DIEGO State: CA Zip: 92121
Phone No.: 858-362-8500 Fax No.: 858-362-8448 Email: cbachmann@sunroadenterprises.com
Signature:  Date: 10/26/18
Additional pages Attached: Yes No

Applicant
Name of Individual: SUNROAD CENTRUM OFFICE LAND, LP Owner Tenant/Lessee Successor Agency
Street Address: 4445 EASTGATE MALL, SUITE 200
City: SAN DIEGO State: CA Zip: 92121
Phone No.: 858-362-8500 Fax No.: 858-362-8448 Email: cbachmann@sunroadenterprises.com
Signature:  Date: 10/26/18
Additional pages Attached: Yes No

Other Financially Interested Persons
Name of Individual: _____ Owner Tenant/Lessee Successor Agency
Street Address: _____
City: _____ State: _____ Zip: _____
Phone No.: _____ Fax No.: _____ Email: _____
Signature: _____ Date: _____
Additional pages Attached: Yes No