



THE CITY OF SAN DIEGO

Report to the Planning Commission

DATE ISSUED: February 21, 2019 REPORT NO. PC-19-010

HEARING DATE: February 28, 2019

SUBJECT: KROC II AMENDMENT. Process Four Decision

PROJECT NUMBER: [552436](#)

REFERENCE: Ray and Joan Kroc Community Center Planned Commercial Development Permit/Resource Protection Ordinance Permit No. 99-0887 (Attachment 10).

OWNER/APPLICANT: The Salvation Army, a California Corporation

SUMMARY

Issues: Should the Planning Commission approve the removal of an existing on-grade multi-purpose sports field and the construction of a two-story recreation facility and an elevated sports deck structure over a one-story parking structure located at 6605-6845 University Avenue in the Eastern Area Community of the Mid-City Communities Plan area?

Staff Recommendations:

1. **Adopt** Addendum No. 552436 to Mitigated Negative Declaration No. 99-0887, and **Adopt** the Mitigation, Monitoring, and Reporting Program;
2. **Approve** Planned Development Permit No. 2021887; and
3. **Approve** Conditional Use Permit No. 2242418.

Community Planning Group Recommendation: On January 9, 2018, the Eastern Area Communities Planning Committee voted 5-4-0 to recommend approval of the project with no conditions (Attachment 13).

Environmental Review: Addendum No. 552436 to Mitigated Negative Declaration (MND) No. 99-0887 has been prepared for the project in accordance with State of California Environmental Quality Act (CEQA) 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 MND, 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 for Noise, Transportation/Circulation, and Historical Resources (Archaeological) would be

implemented with this project, which will reduce the potential impacts to below a level of significance.

Fiscal Impact Statement: No fiscal impact. All costs associated with the processing of the application are recovered through a deposit account funded by the applicant.

Housing Impact Statement: The Mid-City Communities Plan designates the 12.32-acre project site for Commercial and Mixed Use allowing residential density up to 29 dwelling units per acre with no minimum density and with a mixed-use bonus allowing for an increase in residential density up to 43 dwelling units per acre. The project proposes an expansion of an existing commercial recreational use. Therefore, the proposed project would be consistent with the Mid-City Communities Plan land use designation for the project site and would have no impact on the City's housing supply.

BACKGROUND

The property is comprised of a 12.32-acre site in the City of San Diego located south of University Avenue between Aragon Drive and 69th Street, and a 0.38-acre site in the City of La Mesa located at the southeast corner of Boulevard Drive and 69th Street. The 12.32-acre site is located 6605-6845 University Avenue in the CC-5-3 Zone of the Central Urbanized Planned District within the Eastern Area Community of the Mid-City Communities Plan area (Attachment 1 through 4). The project is also located in the Transit Area Overlay Zone, Transit Priority Area, the Airport Land Use Compatibility Overlay Zone for Montgomery Field Airport, and the Airport Influence Area (Review Area 2) for Montgomery Field Airport. The community plan designates this site for Commercial and Mixed-Use. The Commercial and Mixed-Use land use designation aims to provide a full range of commercial goods and services to serve the population and allows housing in a mixed-use setting with up to 29 dwelling units per acre, with no minimum density and with a mixed-use bonus allowing for an increase in residential density up to 43 dwelling units per acre.

On May 11, 2000, the Planning Commission of the City of San Diego approved the Ray and Joan Kroc Community Center under Planned Commercial Development (PCD) Permit/Resource Protection Ordinance (RPO) Permit No. 99-0887 (Attachment 10). The 165,440-square-foot recreational facility consists of four buildings, exterior facilities (pool and multi-purpose field), 378 required on-site parking spaces and the following uses:

- a. Performing Arts Center (600 seats) that will also serve as a worship center (Church);
- b. Education Center/Library;
- c. Multi-Purpose Room with kitchen facilities for banquets;
- d. Ice Skating Rink;
- e. Aquatic Center (three pools and one spa);
- f. Gymnasium;
- g. Multi-Purpose Field;
- h. Day Care Facility (110 children);
- i. Indoor Skateboard Park;
- j. Community Activity Room/Meeting Room; and
- k. Family Services Center.

The previously approved project included a Comprehensive Sign Plan (Attachment 11). On January 26, 2007, a Substantial Conformance Review was approved for addition of five new signs at the site that were found to be substantially in conformance with the Comprehensive Sign Plan under PCD/RPO Permit No. 99-0887. The approved Comprehensive Sign Plan describes six sign types used throughout the project. The five additional signs added one of the type of signs already used and two new types of signs in the form of Building Name Sign, Cabinet Wall Displays and Wall Signs.

The previously approved project included the realignment of the existing storm drain system traversing the project properties in the City of San Diego and La Mesa, which channeled an unnamed tributary of the Chollas Creek through the project site. During the review of the project in 2000, this tributary of Chollas Creek was considered a wetland by the City of San Diego, but it had been previously channelized and concrete lined and no longer represented a natural waterway. With approval of the RPO Permit No. 99-0887, the environmentally sensitive lands (ESL) no longer exist on the site since the existing storm drain system had been abandoned and relocated further north on the property, adjacent and parallel to University Avenue. The new storm drains incorporated permanent mechanical filtration devices to clean the storm water runoff from the site prior to discharge into the storm drain system, and included below grade box culverts designed to accommodate a 100-year storm event. Once the new storm drain system was constructed, on October 24, 2005, the City Council approved the vacation of the existing on-site drainage and sewer easements pursuant to City Council Resolution No. R-300961 (Attachment 12).

The site is not located within the boundaries of the City of San Diego's Multiple Species Conservation Program (MSCP) Subarea Plan or within a Multi-Habitat Planning Area (MHPA), and is located above the 100-year floodplain. The site currently does not contain ESL as defined in [San Diego Municipal Code \(SDMC\) Section 113.0103](#). Properties to the west, north, and east of the project site are developed with a mixture of commercial and residential uses. Properties to the south are developed with multiple and single-family structures. The single-family dwelling units situated immediately south of the site are located on a rise approximately 50 feet above the project site.

DISCUSSION

Project Description:

The project proposes the removal of the existing on-grade multi-purpose sports field and the construction of a two-story recreation facility and an elevated sports deck structure over a one-story parking structure. The first floor would include a 4,754-square-foot lobby area and play care area with an outdoor play yard, and a 45,712-square-foot parking garage containing 129 parking stalls. The second floor would include a 27,232-square-foot outdoor sports field, an 23,682-square-foot fitness center with three group exercise rooms, two office spaces, and storage rooms. To achieve the development, the project is requesting deviations to the development regulations for minimum exterior refuse and recyclable material storage areas, and building articulation requirements (see "Deviations" section below).

Hours of operation for the outdoor sports deck would be Monday through Friday 7:00 AM to 9:00 PM and Saturday through Sunday 8:00 AM to 9:00 PM, the existing gymnasium would be 5:00 AM to 9:00 PM, the new indoor wellness center would be 5:00 AM to 9:00 PM, the existing indoor ice arena

would be 5:30 AM to 10:00 PM, and the existing outdoor aquatics center would be 5:00 AM to 9:00 PM (see “Noise and Hours of Operation” section below). The hours of operation are amendments to the hours of operation outlined with PCD/RPO Permit No. 99-0887 and MND No. 99-0887.

Development of the project requires a Process Four Planned Development Permit (PDP) to amend PCD/RPO Permit No. 99-0887 for deviations to the development regulations; and a Process Three Conditional Use Permit for an assembly use that exceeds 300 people. A Site Development Permit (SDP) would not be required as part of the amendment to PCD/RPO Permit No. 99-0887, because the parcel no longer contains environmentally sensitive lands (ESL).

General Plan and Community Plan Analysis:

The project site is located within the Eastern Area Community of the Mid-City Communities Plan. The Community Plan envisions a high quality of life for its residents characterized by “First class schools, educational, and recreational facilities” as well as “Streets, businesses, and public gathering spaces that promote interaction among the residents of Mid-City and that will draw people from elsewhere to discover Mid-City.” The project proposes the expansion of an existing commercial recreational use through the construction of a recreation building with a rooftop sports field and parking structure below. The development would provide community-serving recreation opportunities as well as additional parking for the existing recreation facility.

The Community Plan’s land use element designates the project site as Commercial and Mixed Use. The Commercial and Mixed-Use land use designation aims to provide a full range of commercial goods and services to serve the population and allows housing in a mixed-use setting with up to 29 dwelling units per acre, with no minimum density and with a mixed-use bonus allowing for an increase in residential density up to 43 dwelling units per acre. The project proposes the expansion of an existing commercial use (recreation center) with a new recreation building with a rooftop sports field and parking below. The development would provide community serving commercial recreational uses that are consistent with the Community Plan land use designation.

The project site is located along University Avenue, a major commercial corridor that is identified by the Community Plan as a “hub of community commercial activity.” The proposed project would expand upon the existing recreation center in a manner consistent with the Community Plan’s goal “to restore and enhance the appearance and function of existing commercial development.”

The General Plan’s Recreation Element discusses the importance of “the many recreation facilities within the City that, while not under the control of the City of San Diego, provide a wide variety of recreation opportunities for the public that assist in meeting their recreation needs” and identifies The Salvation Army Corps Ray and Joan Kroc Community Center as an example of this type of facility, offering long-term investment and recreation for the surrounding community. The proposed project helps to achieve alternative methods of providing recreation facilities and furthers the Community Plan’s recommendation for Support Uses and Facilities to “enhance school and other public facilities to entice families to live in Mid-City.” The development would provide commercial recreation consistent with the Community Plan’s goal to foster the development of recreational centers that support the community’s population.

The proposed project is an efficient use of land compared to the existing at-grade sports field and is aligned with the General Plan's Urban Design Element policies to "encourage the use of underground or above-ground parking structures, rather than surface parking lots, to reduce the land area devoted to parking" and to "design safe, functional, and aesthetically pleasing parking structures." Additionally, the development would provide landscaping that would increase shade and screen views of parking, supporting the General Plan's Urban Design Element policy to "use trees and other landscape to provide shade, screening, and filtering of storm water runoff."

Project-Related Issues:

Noise and Hours of Operation- As part of the CUP, in accordance with [SDMC Section 141.0602\(c\)\(1\)](#), conditions to address hours of operation to minimize disturbance to neighboring development from noise and light may be imposed by the decision maker. The City of San Diego Noise Abatement and Control- Limits for Commercial Use, in accordance with [SDMC Section 59.5.0401](#), evaluates noise maximum levels from 7:00 AM to 7:00 PM as 65 decibels (dBA), 7:00 PM to 10:00 PM as 60 dBA, and 10:00 PM to 7:00 AM as 60 dBA.

A site-specific Noise Study was prepared for the project by LDN Consulting, Inc, dated February 22, 2018. Based on the analysis, the applicable noise limits, and on the land use categories, between the project site and the neighboring uses the levels are 57.5 dBA Leq between 7:00 AM and 7:00 PM, 52.5 dBA Leq between 7:00 PM and 10:00 PM, and 50 dBA Leq between 10:00 PM and 7:00 AM.

Furthermore, the project's operational noise was analyzed. Organized sporting events would be the loudest on-site noise source associated with the project. Noise levels at the property line as well as the boundary for residential zoning and the open space zoning were evaluated. Noise levels at the property line adjacent to the residential properties would be less than the noise level limits, ranging from 39 dBA to 28 dBA. Noise levels at the edge of the zone would also be less than the noise level limits, ranging from 44 dBA to 36dBA. The reduced noise levels at the property line were based on the design of the building buffering the outdoor sports deck to the west and south, and the existing two-story building the east, adjacent to the outdoor sports deck.

Hours of operation for the outdoor sports deck would be Monday through Friday 7:00 AM to 9:00 PM and Saturday through Sunday 8:00 AM to 9:00 PM, the existing gymnasium would be 5:00 AM to 9:00 PM, the new indoor wellness center would be 5:00 AM to 9:00 PM, the existing indoor ice arena would be 5:30 AM to 10:00 PM, and the existing outdoor aquatics center would be 5:00 AM to 9:00 PM. The hours of operation are amendments to the hours of operation for the existing facilities outlined in the PCD/RPO Permit No. 99-0887 and MND No. 99-0887. Therefore, based on the analysis, staff supports the proposed revised new hours of operation, which will provide for more flexibility for users to utilize the facilities before and after work.

Light and Glare- The project would comply with the outdoor lighting standards contained in [SDMC Section 142.0740](#) (Outdoor Lighting Regulations) that require all outdoor lighting be installed, shielded, and adjusted so that the light is directed in a manner that minimizes negative impacts from light pollution, including trespass, glare, and to control light from falling onto surrounding properties.

The project would comply with [SDMC Section 142.0730](#) (Glare Regulations) that require exterior materials utilized for proposed structures be limited to specific reflectivity ratings. The structures would consist of wood siding, wood shingles, adobe and concrete blocks, brick, stucco, concrete or natural stone.

Deviations- An applicant may request deviations from the applicable development regulations in accordance with [SDMC Section 126.0602\(b\)](#) pursuant to a Planned Development Permit decided in accordance with Process Four provided that the findings are made that the deviation is appropriate for the area and results in a more desirable project. The following Table 1 is a matrix of the proposed deviations, which is followed by the justifications for the deviations:

DEVIATIONS SUMMARY			
Table 1			
Deviation Description	Deviation from SDMC	Required	Proposed
Minimum Exterior Refuse and Recyclable Material Storage Areas	SDMC Section 142.0830 and Table 142.08C	384 square feet for the first 100,000 square feet and an additional 96 square feet for every 25,000 square feet of building area above 100,001.	Allow for a 9-percent reduction (74 square feet) of enclosure area.
Building Articulation	SDMC Section 131.0554 and Table 131-05E	Six planes and one additional plane for each 50 feet of building façade length over 100 feet	Allow for the proportions and surface area of six planes to be less than the percentage range required by the SDMC, as discussed below.

1. A deviation from [SDMC Section 142.0830](#) and [Table 142.08C](#) - Minimum Exterior Refuse and Recyclable Material Storage Areas for Non-Residential Development, to allow for a 9-percent reduction (74 square feet) of enclosure area for a total of 790 square feet, where a comprehensive total of 864 square feet would be required for entire community center.

Justification- The existing 165,440-square-foot community center is required to maintain total of 672 square feet of Refuse and Recyclable Materials Storage Area (RRMSA); however, the facility is currently being served by 790 square feet of RRMSA. As such, the existing facility is operating with 118 square feet of excess RRMSA. The proposed expansion requires an additional 192 square feet of RRMSA for a comprehensive total of 864 square feet for the community center. Since no additional RRMSA is being provided with the proposed expansion, the community center will be deficient 74 square feet of RRMSA. The existing 790 square feet of RRMSA represents approximately 91-percent of development regulation for the comprehensive community center, which includes the proposed expansion. The existing RRMSA exceeds the RRMSA needs of the tenant and would adequately serve the expanded recreational center. The requested deviation is minimal needed for the RRMSA without having to remove additional parking space and still be consistent with the anticipated

RRMSA needs and operations of the expanded community center.

2. A deviation from [SDMC Section 131.0554](#) and [Table 131-05F](#) - Building Articulation, to allow for the proportions and surface area of six planes to be less than the percentage range required by the SDMC.

Justification- SDMC Section 131.0554 requires new commercial development to be adequately articulated along facades fronting a public right-of-way. The purpose and intent of this regulation is to provide standards for attractive commercial development by reducing the amount of unarticulated building walls facing a public right-of-way. The proposed building façade has a length of approximately 315 feet and requires a minimum of nine off-setting planes, distributed between three-inch, eight-inch, three-foot, and five-foot planes. The surface area of each plane is required to be at least five-percent (for the three-inch and eight-inch planes) and at least 10-percent (for the three-foot and five-foot planes) but not more than 50-percent of the total area of the building façade. A total of 10 off-setting planes are provided along the proposed building façade; however, since the proportion of six planes in relation to the overall building façade do not fall within the percentage range required by the SDMC, a deviation is required.

The proposed expansion to an existing recreational community center will provide a balance of exterior surface material changes including painted concrete walls, masonry veneer, and transparent building elements. The proposed building facade will incorporate architectural enhancements to increase aesthetic appeal and compatibility with the existing recreational facility and the surrounding neighborhood. These include numerous off-setting planes, cornice elements, projecting roof eaves, and a prominent, recessed, arched entryway.

The portion of the proposed addition with the least amount of building articulation is along the single-story parking garage frontage, which is necessary to provide required off-street parking in an efficient linear fashion to serve the expanded recreational facility and reduce parking impacts on the surrounding neighborhood. In addition, an abundance of landscaping is proposed between the parking garage frontage and the adjacent public right-of-way, including ornamental shrubs and groundcovers, and vertical screening trees, in order to reduce the perceived lack of building articulation along the parking garage frontage as viewed from University Avenue.

Although the proposal will provide building articulation at less than the standard outlined in the SDMC for commercial development, the proposed expansion of an existing recreational facility will provide sufficient material and textural changes, architectural elements, and off-setting planes along the building façade that are appropriate for the proposed recreational expansion, architecturally consistent with the surrounding community center, and compatible with the surrounding neighborhood. For all of the reasons listed above, the deviation is appropriate and makes the project a more desirable project than strict compliance with the regulations.

Each of the requested deviations has been reviewed as they relate to the proposed design of the project, the property configuration and the surrounding development. The development would provide community serving commercial recreational uses that are consistent with the community plan land use designation and the deviations are appropriate since they will assist in providing a more efficient utilization of the site, and provides additional recreational facilities for the community. Other than the requested deviations, the project meets all applicable regulations and

policy documents, and is consistent with the recommended land use, design guidelines, and development standards in effect for this site per the SDMC.

Airport Land Use Compatibility- The project site is located within the Airport Land Use Compatibility Overlay Zone for Montgomery Field and the Airport Influence Area for Montgomery Field (Review Area 2), as depicted in the adopted 2014 Airport Land Use Compatibility Plan (ALUCP). The project is not located in a Safety Zone as depicted in the ALUCP. The use and density are consistent with the ALUCP; therefore, a consistency determination by the San Diego County Regional Airport Authority is not required.

Conclusion:

With the approval of the requested deviations, 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 the Mid-City Communities Plan, SDMC, and the General Plan. The proposed removal of the existing on-grade multi-purpose sports field and the construction of a new recreation building and an elevated sports deck structure over a one-story parking structure provides a more efficient utilization of the site and provides additional recreational facilities for the community.

ALTERNATIVES

1. Adopt Addendum No. 552436 to Mitigated Negative Declaration No. 99-0887, and Adopt the Mitigation, Monitoring, and Reporting Program; and Approve Planned Development Permit No. 2021887 and Conditional Use Permit No. 2242418, with modifications.
2. Do Not Adopt Addendum No. 552436 to Mitigated Negative Declaration No. 99-0887, and Do Not Adopt the Mitigation, Monitoring, and Reporting Program; and Deny Planned Development Permit No. 2021887 and Conditional Use Permit No. 2242418, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,

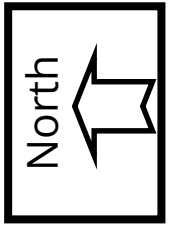
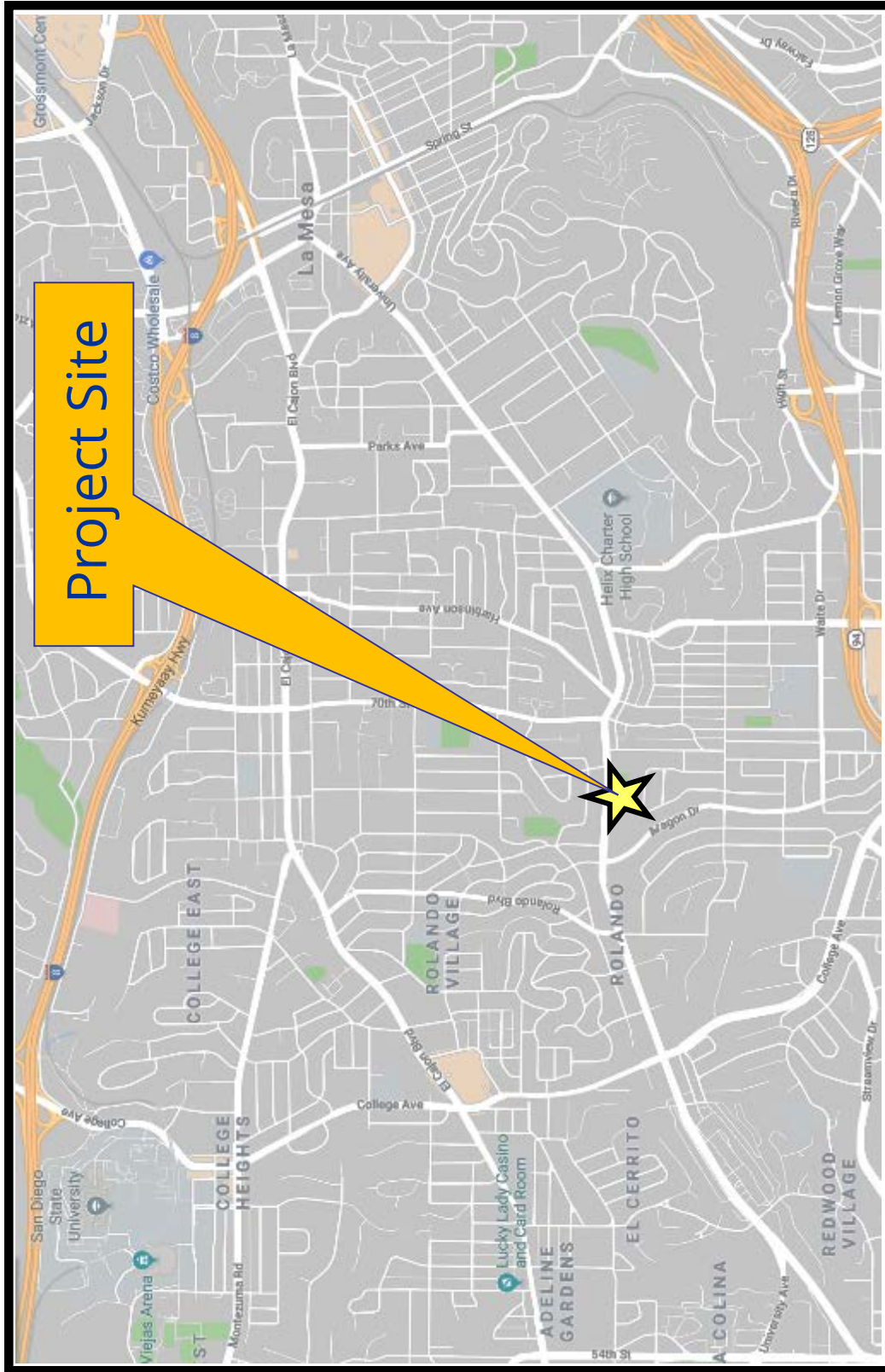

Patricia J. Fitzgerald
Assistant Deputy Director
Development Services Department
Jeffrey A. Peterson
Development Project Manager
Development Services Department

FITZGERALD/JAP

Attachments:

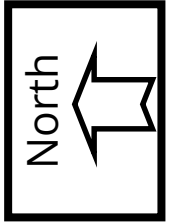
1. Project Location Map
2. Aerial Photograph
3. Zoning Map

4. Community Plan Land Use Map
5. Site Photographic Survey
6. Project Data Sheet
7. Draft Permit Resolution with Findings
8. Draft Permit with Conditions
9. Environmental Resolution
10. Copy of Recorded (existing) Permit No. 99-0887
11. Comprehensive Sign Plan Exhibit A
12. Drainage and Sewer Easement Abandonment, Resolution No. R-300961
13. Community Planning Group Recommendation
14. Ownership Disclosure Statement
15. Project Plans



Location Map
Kroc II Amendment-Project 552439
6605-6845 University Avenue

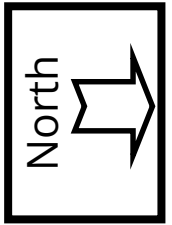




Aerial Photograph

Kroc II Amendment-Project 552439
6605-6845 University Avenue

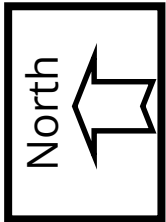
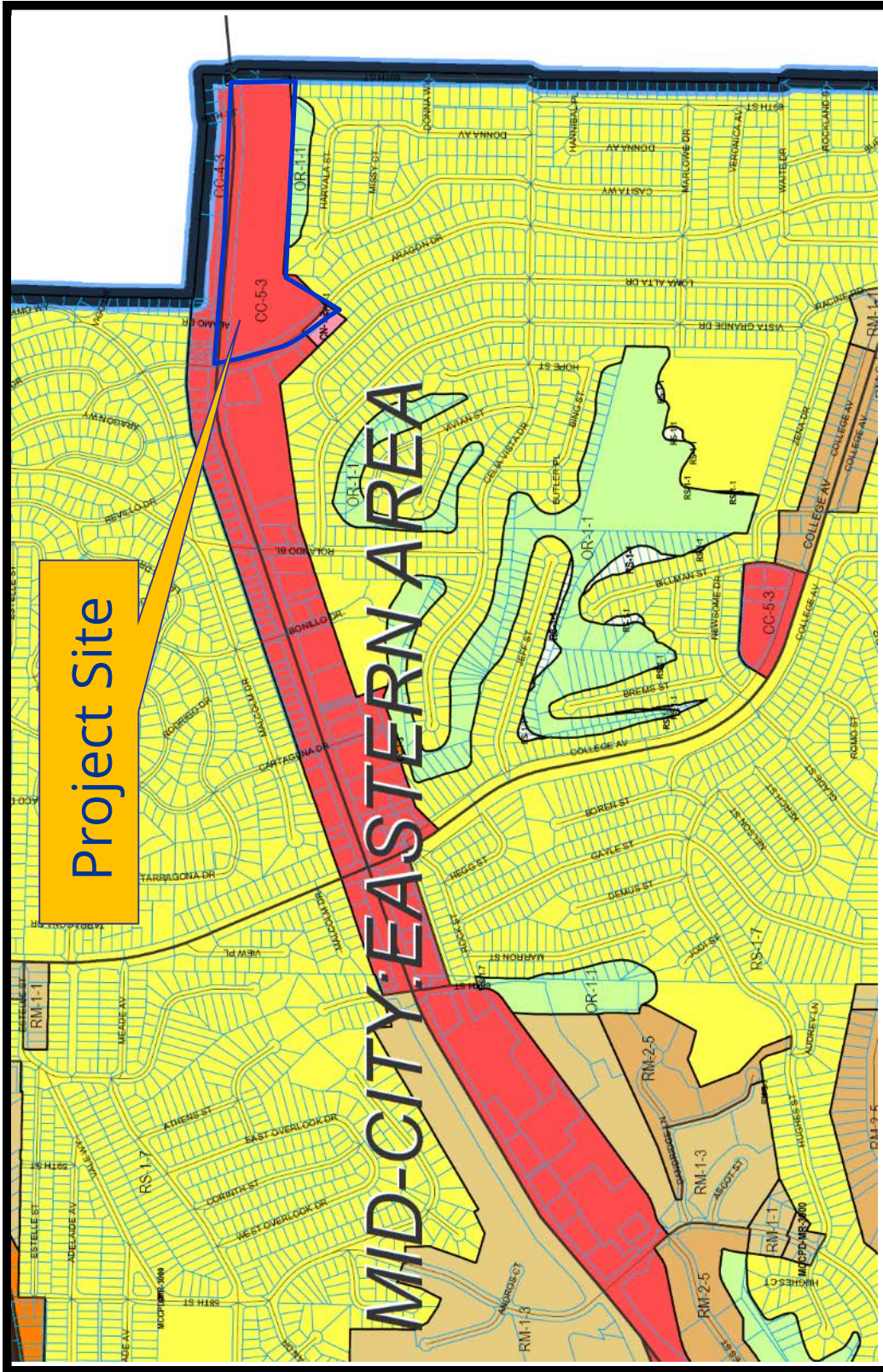




Aerial Photograph (Birds Eye View)

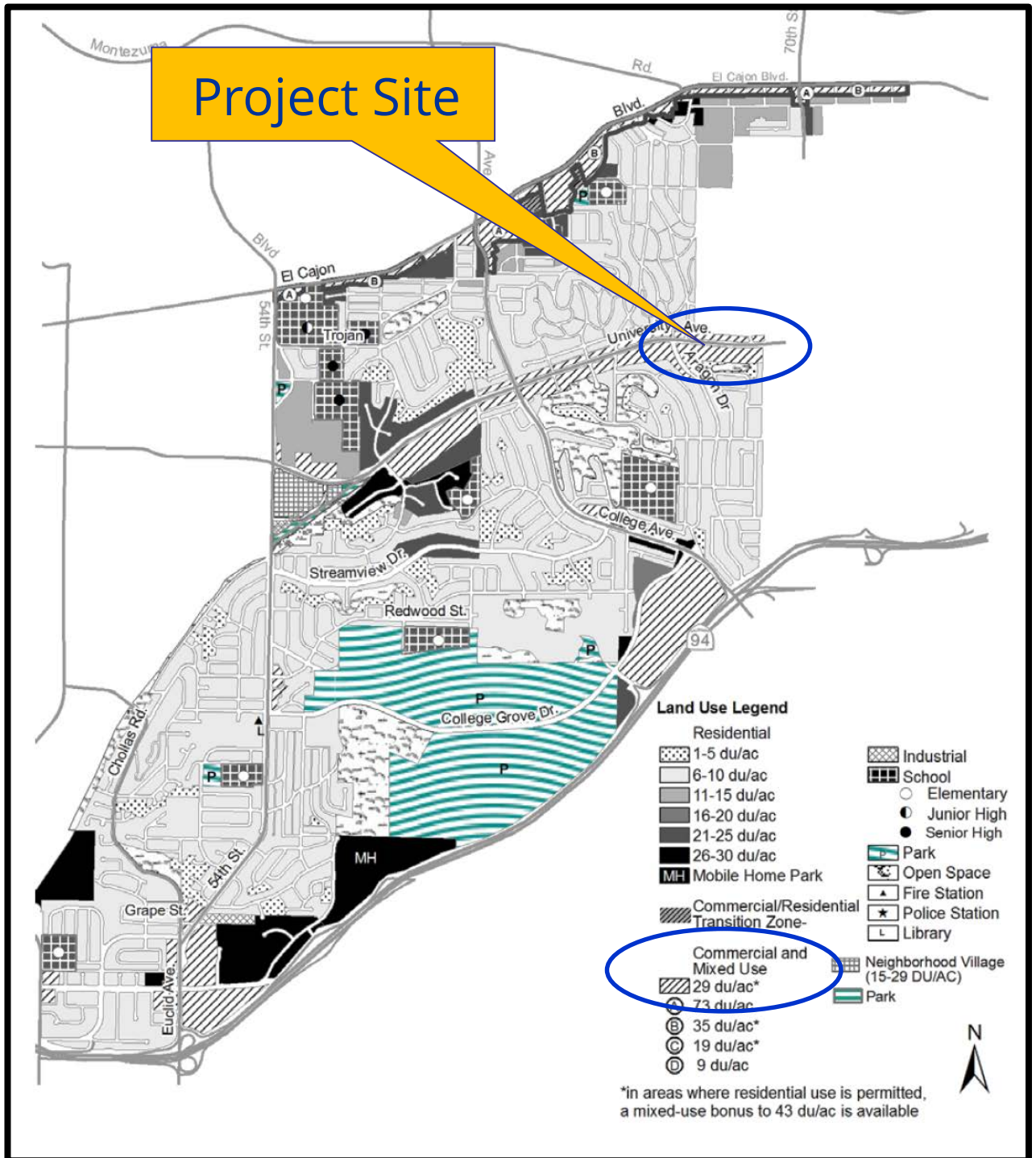
Kroc II Amendment-Project 552439
6605-6845 University Avenue





Zoning Map (CC-5-3)
Kroc II Amendment-Project 552439
6605-6845 University Avenue





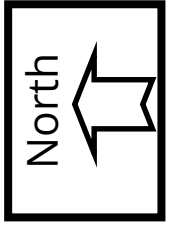
Community Land Use Map: Eastern Area

Kroc II Amendment-Project 552439

6605-6845 University Avenue

North





Site Photographic Survey - Key Map

Kroc II Amendment-Project 552439
6605-6845 University Avenue



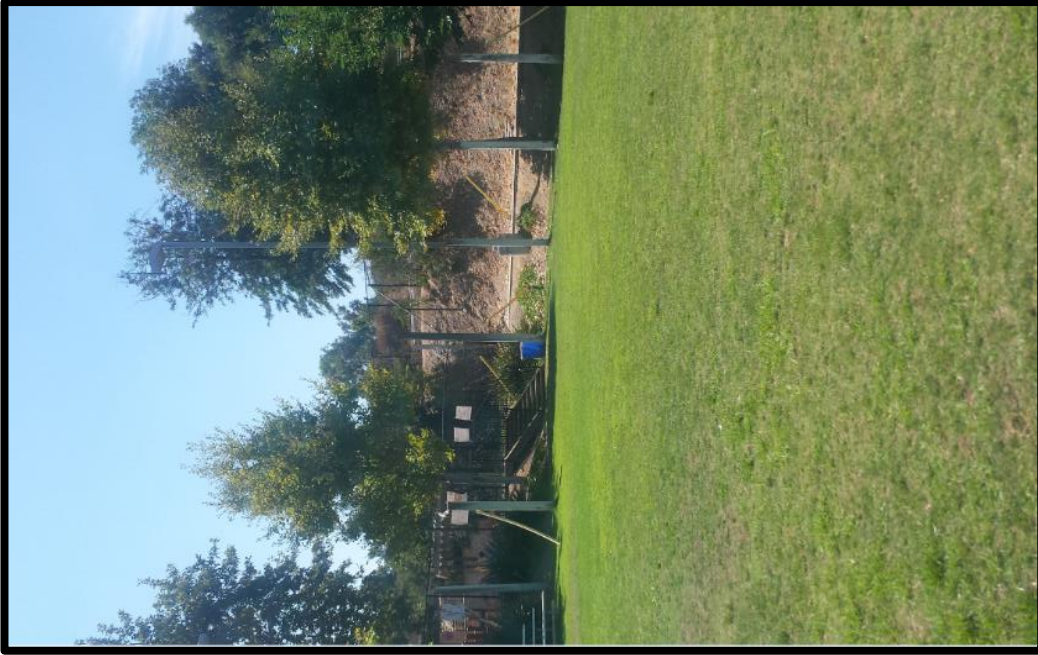


Photo 1

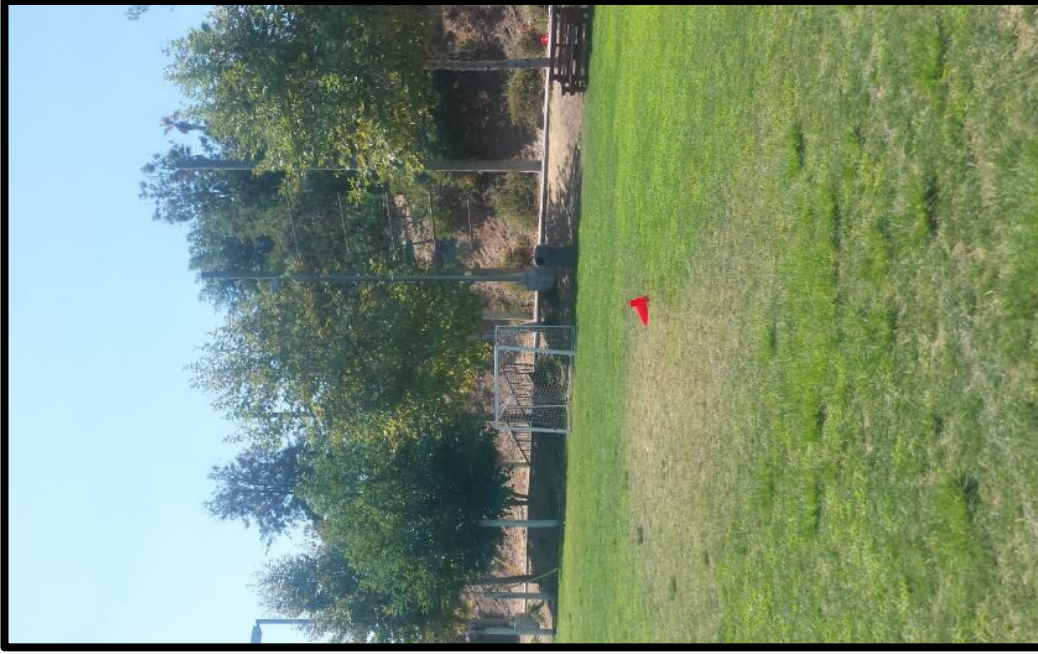


Photo 2

Site Photographic Survey

Kroc II Amendment-Project 552439
6605-6845 University Avenue





Photo 3



Photo 4

Site Photographic Survey

Kroc II Amendment-Project 552439
6605-6845 University Avenue





Photo 5

Site Photographic Survey

Kroc II Amendment-Project 552439

6605-6845 University Avenue



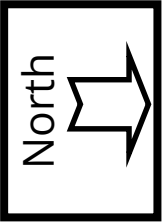
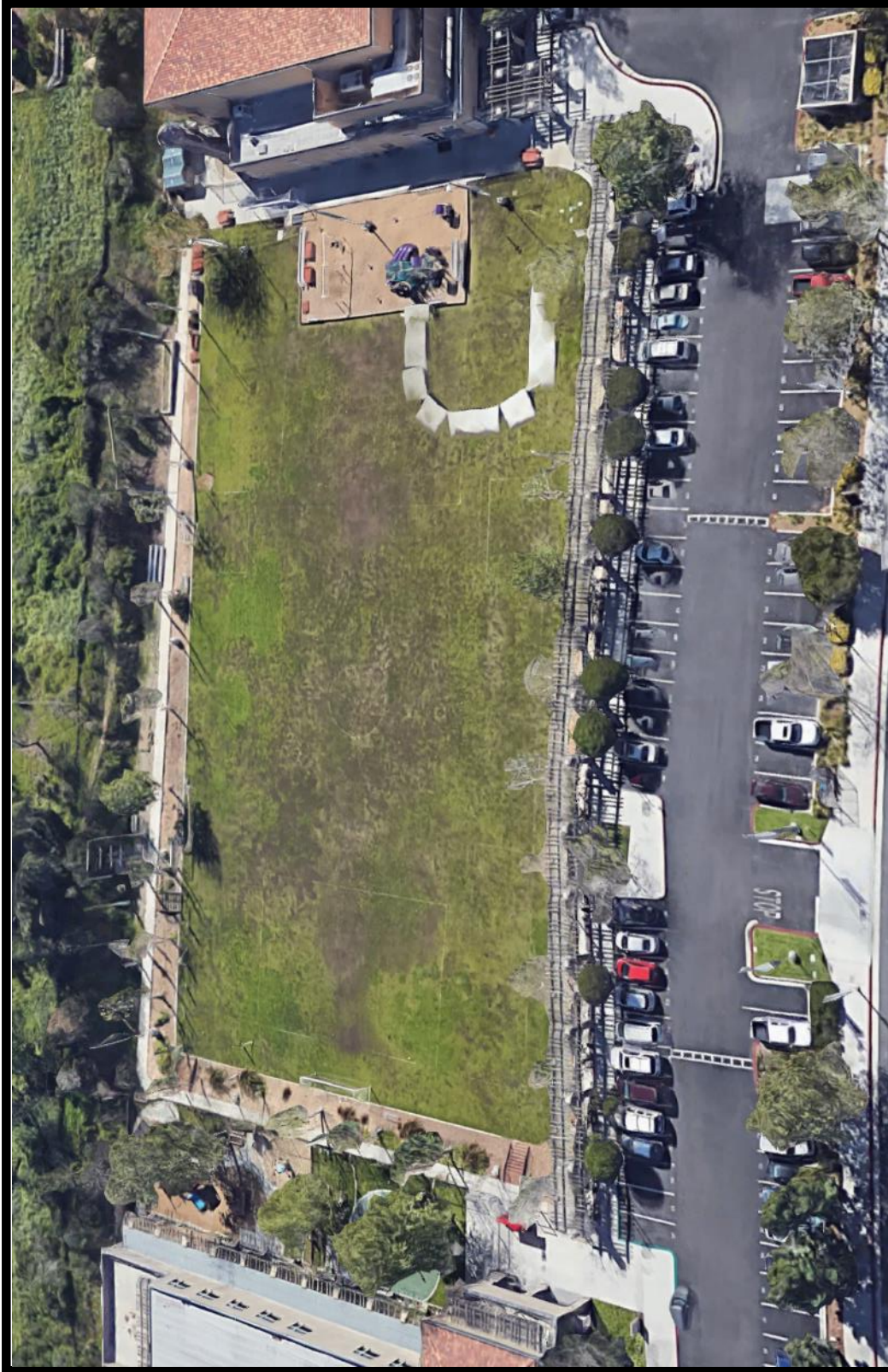


Photo 6

Site Photographic Survey

Kroc II Amendment-Project 552439
6605-6845 University Avenue





Site Photographic Survey – Birds Eye View

Kroc II Amendment-Project 552439
6605-6845 University Avenue



PROJECT DATA SHEET		
PROJECT NAME:	Kroc II Amendment –Project No. 552436	
PROJECT DESCRIPTION:	Removal of an existing on-grade multi-purpose sports field and the construction of two-story, 73,409-square-foot recreation building and an elevated sports deck structure over a one-story parking structure located at 6605-6845 University Avenue.	
COMMUNITY PLAN AREA:	Eastern Area Community of the Mid-City Communities	
DISCRETIONARY ACTIONS:	Planned Development Permit and Conditional Use Permit	
COMMUNITY PLAN LAND USE DESIGNATION:	Commercial and Mixed-Use	
<p style="text-align: center;"><u>ZONING INFORMATION:</u></p> <p> ZONE: CC-5-3 Zone (Central Urbanized Planned District) HEIGHT LIMIT: 30 Feet LOT SIZE: 2,500 Square-Foot (Minimum) FLOOR AREA RATIO: 1.00 Maximum FRONT SETBACK: 10 Feet (SDMC Section 131.0543(a)) SIDE SETBACK: 10 Feet/0 Feet (SDMC Section 131.0543(b)) STREETSIDE SETBACK: 10 Feet (SDMC Section 131.0543(a)) REAR SETBACK: 10 Feet/0 Feet PARKING: 503 Parking Spaces (Includes 17 Surplus Parking Spaces) </p>		
ADJACENT PROPERTIES:	LAND USE DESIGNATION & ZONE	EXISTING LAND USE
NORTH:	Commercial and Mixed-Use, CC-4-3 Zone	Commercial/Retail
SOUTH:	Open Space and Residential, RS-1-7	Open Space and Single-Family Residential
EAST:	City of La Mesa	Commercial/Retail and Residential
WEST:	Commercial and Mixed-Use, CC-5-3 Zone and CN-1-2	Commercial/Retail
DEVIATIONS:	Deviations for minimum exterior refuse and recyclable material storage areas, and the offsetting plans.	
COMMUNITY PLANNING GROUP RECOMMENDATION:	On January 9, 2018, the Eastern Area Communities Planning Committee voted 5-4-0 to recommend approval of the project with no conditions.	

PLANNING COMMISSION
RESOLUTION NO. _____
PLANNED DEVELOPMENT PERMIT NO. 2021887
CONDITIONAL USE PERMIT NO. 2242418
KROC II AMENDMENT - PROJECT NO. 552436 [MMRP]
AMENDMENT TO PLANNED COMMERCIAL DEVELOPMENT PERMIT/
RESOURCE PROTECTION ORDINANCE PERMIT NO. 99-0887

WHEREAS, THE SALVATION ARMY, a California Corporation, Owner and Permittee, filed an application with the City of San Diego for a permit for the removal of an existing on-grade multi-purpose sports field and the construction of a two-story recreation facility and an elevated sports deck structure over a one-story parking structure (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit Nos. 2021887 and 2242418), on portions of a 12.32-acre site; and

WHEREAS, the project site is located at 6605-6845 University Avenue in the CC-5-3 Zone of the Central Urbanized Planned District within the Eastern Area Community of the Mid-City Communities Plan area. The project is also located in the Transit Area Overlay Zone, Transit Priority Area, the Airport Land Use Compatibility Overlay Zone for Montgomery Field Airport, and the Airport Influence Area (Review Area 2) for Montgomery Field Airport; and

WHEREAS, the project site is legally described as: Parcel 1 of Parcel Map No. 13069, in the City of San Diego, County of San Diego, State of California, filed in the Office of the County of San Diego, December 23, 1983; and

WHEREAS, on February 28, 2019, the Planning Commission of the City of San Diego considered Planned Development Permit No. 2021887 and Conditional Use Permit No. 2242418 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, that it adopts the following findings with respect to Planned Development Permit No. 2021887 and Conditional Use Permit No. 2242418:

A. PLANNED DEVELOPMENT PERMIT [SDMC Section 126.0604]

1. Findings for all Planned Development Permits:

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

The 12.32-acre site is located 6605-6845 University Avenue in the CC-5-3 Zone of the Central Urbanized Planned District within the Eastern Area Community of the Mid-City Communities Plan area. The project is also located in the Transit Area Overlay Zone, Transit Priority Area, the Airport Land Use Compatibility Overlay Zone for Montgomery Field Airport, and the Airport Influence Area (Review Area 2) for Montgomery Field Airport. On May 11, 2000, the Planning Commission of the City of San Diego approved the Ray and Joan Kroc Community Center under Planned Commercial Development (PCD) Permit/Resource Protection Ordinance (RPO) Permit No. 99-0887. The 165,440-square-foot recreational facility consists of four buildings, exterior facilities (pool and multi-purpose field), 378 required on-site parking spaces and the following uses:

- a. Performing Arts Center (600 seats) that will also serve as a worship center (Church);
- b. Education Center/Library;
- c. Multi-Purpose Room with kitchen facilities for banquets;
- d. Ice Skating Rink;
- e. Aquatic Center (three pools and one spa);
- f. Gymnasium;
- g. Multi-Purpose Field;
- h. Day Care Facility (110 children);
- i. Indoor Skateboard Park;
- j. Community Activity Room/Meeting Room; and
- k. Family Services Center.

The project proposes the removal of the existing on-grade multi-purpose sports field and the construction of a two-story recreation facility and an elevated sports deck structure over a one-story parking structure. The first floor would include a 4,754-square-foot lobby area and play care area with an outdoor play yard, and a 45,712-square-foot parking garage containing 129 parking stalls. The second floor would include a 27,232-square-foot outdoor sports field, an 23,682-square-foot fitness center with three group exercise rooms, two office spaces, and storage rooms. To achieve the development, the project is requesting deviations to the development

regulations for minimum exterior refuse and recyclable material storage areas, and building articulation requirements.

The Community Plan envisions a high quality of life for its residents characterized by “First class schools, educational, and recreational facilities” as well as “Streets, businesses, and public gathering spaces that promote interaction among the residents of Mid-City and that will draw people from elsewhere to discover Mid-City.” The project proposes the expansion of an existing commercial recreational use through the construction of a recreation building with a rooftop sports field and parking structure below. The development would provide community-serving recreation opportunities as well as additional parking for the existing recreation facility.

The Community Plan’s land use element designates the project site as Commercial and Mixed Use. The Commercial and Mixed-Use land use designation aims to provide a full range of commercial goods and services to serve the population and allows housing in a mixed-use setting with up to 29 dwelling units per acre, with no minimum density and with a mixed-use bonus allowing for an increase in residential density up to 43 dwelling units per acre. The project proposes the expansion of an existing commercial use (recreation center) with a new recreation building with a rooftop sports field and parking below. The development would provide community serving commercial recreational uses that are consistent with the Community Plan land use designation. Therefore, for these reasons, the development would not adversely affect the applicable land use plan.

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

The project proposes the removal of the existing on-grade multi-purpose sports field and the construction of a two-story recreation facility and an elevated sports deck structure over a one-story parking structure. The first floor would include a 4,754-square-foot lobby area and play care area with an outdoor play yard, and a 45,712-square-foot parking garage containing 129 parking stalls. The second floor would include a 27,232-square-foot outdoor sports field, an 23,682-square-foot fitness center with three group exercise rooms, two office spaces, and storage rooms. To achieve the development, the project is requesting deviations to the development regulations for minimum exterior refuse and recyclable material storage areas, and building articulation requirements.

Addendum No. 552436 to Mitigated Negative Declaration (MND) No. 99-0887 has been prepared for the project in accordance with State of California Environmental Quality Act (CEQA) 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 MND, 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 Noise, Transportation/Circulation, and Historical

Resources (Archaeological) would be implemented with this project, which will reduce the potential impacts to below a level of significance.

The permit for the 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 within the permit have been determined as necessary to avoid adverse impacts upon the health, safety and general welfare of persons residing or working in the surrounding area. The project will comply with the development conditions in effect for the subject property as described in Planned Development Permit (PDP) No. 2021887 and Conditional Use Permit (CUP) No. 2242418, and other regulations and guidelines pertaining to the subject property per the SDMC for the project site. Prior to issuance of any building permits for the proposed development, the plans will be reviewed for compliance with all Building, Electrical, Mechanical, Plumbing and Fire Code requirements, and the owner/ permittee will be required to obtain a grading and public improvement permit. Therefore, the proposed development would 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 the removal of the existing on-grade multi-purpose sports field and the construction of a two-story recreation facility and an elevated sports deck structure over a one-story parking structure. An applicant may request deviations from the applicable development regulations in accordance with Land Development Code (LDC) Section 126.0602(b) pursuant to a PDP decided in accordance with Process Four provided that the findings are made and the deviation results in a more desirable project. The following is an outline of the proposed deviations, which is followed by the justifications for the deviations:

1. A deviation from LDC Section 142.0830 and Table 142.08C - Minimum Exterior Refuse and Recyclable Material Storage Areas for Non-Residential Development, to allow for a 9-percent reduction (74 square feet) of enclosure area for a total of 790 square feet, where a comprehensive total of 864 square feet would be required for entire community center.

The existing 165,440-square-foot community center is required to maintain total of 672 square feet of Refuse and Recyclable Materials Storage Area (RRMSA); however, the facility is currently being served by 790 square feet of RRMSA. As such, the existing facility is operating with 118 square feet of excess RRMSA. The proposed expansion requires an additional 192 square feet of RRMSA for a comprehensive total of 864 square feet for the community center. Since no additional RRMSA is

being provided with the proposed expansion, the community center will be deficient 74 square feet of RRMSA. The existing 790 square feet of RRMSA represents approximately 91-percent of development regulation for the comprehensive community center, which includes the proposed expansion. The existing RRMSA exceeds the RRMSA needs of the tenant and would adequately serve the expanded recreational center. The requested deviation is minimal needed for the RRMSA without having to remove additional parking space and still be consistent with the anticipated RRMSA needs and operations of the expanded community center.

2. A deviation from LDC Section 131.0554 and Table 131-05F -Building Articulation, to allow for the proportions and surface area of six planes to be less than the percentage range required by the SDMC.

LDC Section 131.0554 requires new commercial development to be adequately articulated along facades fronting a public right-of-way. The purpose and intent of this regulation is to provide standards for attractive commercial development by reducing the amount of unarticulated building walls facing a public right-of-way. The proposed building façade has a length of approximately 315 feet and requires a minimum of nine off-setting planes, distributed between three-inch, eight-inch, three-foot, and five-foot planes. The surface area of each plane is required to be at least five-percent (for the three-inch and eight-inch planes) and at least 10-percent (for the three-foot and five-foot planes) but not more than 50-percent of the total area of the building façade. A total of 10 off-setting planes are provided along the proposed building façade; however, since the proportion of six planes in relation to the overall building façade do not fall within the percentage range required by the SDMC, a deviation is required.

The proposed expansion to an existing recreational community center will provide a balance of exterior surface material changes including painted concrete walls, masonry veneer, and transparent building elements. The proposed building facade will incorporate architectural enhancements to increase aesthetic appeal and compatibility with the existing recreational facility and the surrounding neighborhood. These include numerous off-setting planes, cornice elements, projecting roof eaves, and a prominent, recessed, arched entryway.

The portion of the proposed addition with the least amount of building articulation is along the single-story parking garage frontage, which is necessary to provide required off-street parking in an efficient linear fashion to serve the expanded recreational facility and reduce parking impacts on the surrounding neighborhood. In addition, an abundance of landscaping is proposed between the parking garage frontage and the adjacent public right-of-way, including ornamental shrubs and groundcovers, and vertical screening trees, in order to reduce the perceived lack of building articulation along the parking garage frontage as viewed from University Avenue.

Although the proposal will provide building articulation at less than the standard outlined in the LDC for commercial development, the proposed expansion of an

existing recreational facility will provide sufficient material and textural changes, architectural elements, and off-setting planes along the building façade that are appropriate for the proposed recreational expansion, architecturally consistent with the surrounding community center, and compatible with the surrounding neighborhood. For all of the reasons listed above, the deviation is appropriate and makes the project a more desirable project than strict compliance with the regulations.

Each of the requested deviations has been reviewed as they relate to the proposed design of the project, the property configuration and the surrounding development. The development would provide community serving commercial recreational uses that are consistent with the community plan land use designation and the deviations are appropriate since they will assist in providing a more efficient utilization of the site, and provides additional recreational facilities for the community.

As part of the CUP, in accordance with LDC Section 141.0602(c)(1), conditions to address hours of operation to minimize disturbance to neighboring development from noise and light may be imposed by the decision maker. The City of San Diego Noise Abatement and Control- Limits for Commercial Use, in accordance with SDMC Section 59.5.0401, evaluates noise maximum levels from 7:00 AM to 7:00 PM as 65 decibels (dBA), 7:00 PM to 10:00 PM as 60 dBA, and 10:00 PM to 7:00 AM as 60 dBA.

A site-specific Noise Study was prepared for the project by LDN Consulting, Inc, dated February 22, 2018. Based on the analysis, the applicable noise limits, and on the land use categories, between the project site and the neighboring uses the levels are 57.5 dBA Leq between 7:00 AM and 7:00 PM, 52.5 dBA Leq between 7:00 PM and 10:00 PM, and 50 dBA Leq between 10:00 PM and 7:00 AM.

Furthermore, the projects operational noise was analyzed. Organized sporting events would be the loudest on-site noise source associated with the project. Noise levels at the property line as well as the boundary for residential zoning and the open space zoning were evaluated. Noise levels at the property line adjacent to the residential properties would be less than the noise level limits, ranging from 39 dBA to 28 dBA. Noise levels at the edge of the zone would also be less than the noise level limits, ranging from 44 dBA to 36dBA. The reduced noise levels at the property line were based on the design of the building buffering the outdoor sports deck to the west and south, and the existing two-story building the east, adjacent to the outdoor sports deck.

Hours of operation for the outdoor sports deck would be Monday through Friday 7:00 AM to 9:00 PM and Saturday through Sunday 8:00 AM to 9:00 PM, the existing gymnasium would be 5:00 AM to 9:00 PM, the new indoor wellness center would be 5:00 AM to 9:00 PM, the existing indoor ice arena would be 5:30 AM to 10:00 PM, and the existing outdoor aquatics center would be 5:00 AM to 9:00 PM. The hours of operation are amendments to the hours of operation for the existing facilities outlined in the PCD/RPO Permit No. 99-0887 and MND No. 99-0887. The revised

hours of operation will provide for more flexibility for users to utilize the facilities before and after work.

The project would comply with the outdoor lighting standards contained in LDC Section 142.0740, that require all outdoor lighting be installed, shielded, and adjusted so that the light is directed in a manner that minimizes negative impacts from light pollution, including trespass, glare, and to control light from falling onto surrounding properties. In addition, the project would comply with LDC Section 142.0730, that require exterior materials utilized for proposed structures be limited to specific reflectivity ratings. The structures would consist of wood siding, wood shingles, adobe and concrete blocks, brick, stucco, concrete or natural stone. Other than the requested deviations, the project meets all applicable regulations and policy documents, and is consistent with the recommended land use, design guidelines, and development standards in effect for this site per the LDC.

B. CONDITIONAL USE PERMIT [SDMC Section 126.0305]

1. Findings for all Conditional Use Permits:

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

As outlined in PDP Finding (A)(1)(a) listed above, the project is consistent with the goals, objectives, and proposals of the Central Urbanized Planned District, the Mid-City Communities Plan and the General Plan. Therefore, the proposed development will not adversely affect the applicable land use plan.

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

As outlined in PDP Finding (A)(1)(b) listed above, the permit for the project includes various conditions and referenced exhibits of approval relevant to achieving project compliance with the applicable regulations of the SDMC in effect for this project. Such conditions within the permit have been determined as necessary to avoid adverse impacts upon the health, safety and general welfare of persons residing or working in the surrounding area.

c. The proposed development will comply with the regulations of the Land Development Code including any allowable deviations pursuant to the Land Development Code.

As outlined in PDP Findings (A)(1)(c) listed above, the project includes deviations to the minimum exterior refuse and recyclable material storage areas, and building articulation. Each of the requested deviations has been reviewed as they relate to the proposed design of the project, the property configuration and the surrounding development. The development would provide community serving commercial recreational uses that are consistent with the community plan land use designation and the deviations are appropriate since they will assist in providing a more efficient

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

d. The proposed use is appropriate at the proposed location.

The project site is already developed with the Ray and Joan Kroc Community Center, a 165,440-square-foot recreational facility. The project proposes the removal of the existing on-grade multi-purpose sports field and the construction of a two-story recreation facility and an elevated sports deck structure over a one-story parking structure. As outlined in PDP Finding (A)(1)(a) listed above, the development would provide community serving commercial recreational uses that are consistent with the community plan land use designation. Therefore, the proposed use is appropriate at the proposed location.

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. 2021887 and Conditional Use Permit No. 2242418 is hereby GRANTED by the Planning Commission to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit Nos. 2021887 and 2242418, a copy of which is attached hereto and made a part hereof.

Jeffrey A. Peterson
Development Project Manager
Development Services

Adopted on: February 28, 2019

Internal Order No. 24007306

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: 24007306

SPACE ABOVE THIS LINE FOR RECORDER'S USE

PLANNED DEVELOPMENT PERMIT NO. 2021887

CONDITIONAL USE PERMIT NO. 2242418

KROC II AMENDMENT - PROJECT NO. 552436 [MMRP]

AMENDMENT TO PLANNED COMMERCIAL DEVELOPMENT PERMIT/

RESOURCE PROTECTION ORDINANCE PERMIT NO. 99-0887

PLANNING COMMISSION

This Planned Development Permit No. 2021887 and Conditional Use Permit No. 2242418, amendment to Planned Commercial Development Permit/Resource Protection Ordinance Permit No. 99-0887, is granted by the Planning Commission of the City of San Diego to THE SALVATION ARMY, a California Corporation, Owner and Permittee, pursuant to San Diego Municipal Code [SDMC] Sections 126.0604 and 126.0305. The 12.32-acre site is located at 6605-6845 University Avenue in the CC-5-3 Zone of the Central Urbanized Planned District within the Eastern Area Community of the Mid-City Communities Plan area. The project is also located in the Transit Area Overlay Zone, Transit Priority Area, the Airport Land Use Compatibility Overlay Zone for Montgomery Field Airport, and the Airport Influence Area (Review Area 2) for Montgomery Field Airport. The project site is legally described as: Parcel 1 of Parcel Map No. 13069, in the City of San Diego, County of San Diego, State of California, filed in the Office of the County of San Diego, December 23, 1983.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee for the removal of an existing on-grade multi-purpose sports field and the construction of two-story recreation facility and an elevated sports deck structure over a one-story parking structure; described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated February 28, 2019, on file in the Development Services Department.

The project shall include:

- a. The removal of the existing on-grade multi-purpose sports field and the construction of a two-story recreation facility and an elevated sports deck structure over a one-story parking structure. The first floor would include a 4,754-square-foot lobby area and play care area with an outdoor play yard, and a 45,712-square-foot parking garage containing 129 parking stalls. The second floor would include a 27,232-square-foot outdoor sports field,

an 23,682-square-foot fitness center with three group exercise rooms, two office spaces, and storage rooms;

- b. Hours of operation for the outdoor sports deck would be Monday through Friday 7:00 AM to 9:00 PM and Saturday through Sunday 8:00 AM to 9:00 PM, the existing gymnasium would be 5:00 AM to 9:00 PM, the new indoor wellness center would be 5:00 AM to 9:00 PM, the existing indoor ice arena would be 5:30 AM to 10:00 PM, and the existing outdoor aquatics center would be 5:00 AM to 9:00 PM. The hours of operation are amendments to the hours of operation to the existing facilities outlined in the Planned Commercial Development Permit/Resource Protection Ordinance Permit No. 99-0887 and Mitigated Negative Declaration No. 99-0887
- c. Deviations to the SDMC
 - i. A deviation from SDMC Section 142.0830 and Table 142.08C - Minimum Exterior Refuse and Recyclable Material Storage Areas for Non-Residential Development, to allow for a 9-percent reduction (74 square feet) of enclosure area for a total of 790 square feet, where a comprehensive total of 864 square feet would be required for entire community center;
 - ii. A deviation from SDMC Section 131.0554 and Table 131-05F - Building Articulation, to allow for the proportions and surface area of six planes to be less than the percentage range required by the SDMC.
- d. Landscaping (planting, irrigation and landscape related improvements);
- e. Off-street parking; and
- f. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act [CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

STANDARD REQUIREMENTS:

- 1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36-month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by March 14, 2022.
- 2. This Conditional Use Permit [CUP] and corresponding use does not contain an expiration date.

3. 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.

4. 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.

5. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.

6. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.

7. 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.).

8. The Owner/Permittee shall secure all necessary building permits. The Owner/Permittee is informed that to secure these permits, substantial building modifications and site improvements may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.

9. 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.

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

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

discretionary body shall have the absolute right to approve, disapprove, or modify the proposed permit and the condition(s) contained therein.

11. 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.

12. Planned Commercial Development Permit/Resource Protection Ordinance Permit No. 99-0887 and Comprehensive Sign Plan shall remain in force and effect, except as amended by 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 No. 552436 to Mitigated Negative Declaration No. 99-0887, 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 No. 552436 to Mitigated Negative Declaration No. 99-0887, 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:

Noise

Transportation/Circulation

Historical Resources (Archaeological)

CLIMATE ACTION PLAN REQUIREMENTS:

16. Owner/Permittee shall comply with the Climate Action Plan (CAP) Consistency Checklist stamped as Exhibit "A." Prior to issuance of any construction permit, all CAP strategies shall be noted within the first three (3) sheets of the construction plans under the heading "Climate Action Plan Requirements" and shall be enforced and implemented to the satisfaction of the Development Services Department.

ENGINEERING REQUIREMENTS:

17. The project proposes to export 3600 cubic yards of material from the project site. All excavated material listed to be exported, shall be exported to a legal disposal site in accordance with the Standard Specifications for Public Works Construction (the "Green Book"), 2015 edition and Regional Supplement Amendments adopted by Regional Standards Committee.

18. Prior to the issuance of any building permits, the Owner/Permittee shall obtain a bonded grading permit for the grading proposed for this project. All grading shall conform to the requirements of the City of San Diego Municipal Code, to the satisfaction of the City Engineer.

19. The drainage system proposed for this development, as shown on the site plan, is private and subject to approval by the City Engineer.

20. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, to remove existing driveways on 69th Street and University Avenue (Eastern driveway) and replacing them with Standard driveways per current City Standards, to the satisfaction of the City Engineer.

21. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, to reconstruct existing curb ramp at the southwest corner of University Avenue and Aragon Drive, with current City Standard curb ramp, to the satisfaction of the City Engineer.

22. Prior to the issuance of any building permits, the Owner/Permittee shall obtain an Encroachment Maintenance Removal Agreement, from the City Engineer, for private drainage pipe within general utility easement.

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

24. Prior to the issuance of any construction permit, 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.

25. 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.

26. Prior to issuance of a grading or a construction permit, a copy of the Notice of Intent (NOI) with a valid Waste Discharge ID number (WDID#) 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. 2009-0009DWQ and a copy shall be submitted to the City.

LANDSCAPE REQUIREMENTS:

27. Prior to issuance of any grading permit, the Owner/Permittee shall submit complete construction documents for the revegetation and hydro-seeding 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.

28. Prior to issuance of any building permit (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 §142.0403(b)(5).

29. In the event that a foundation only 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.'

30. 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 another entity approved by the Development Services Department. 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.

31. 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:

32. 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.

33. All signs associated with this development shall be consistent with sign criteria established by Planned Commercial Development Permit/Resource Protection Ordinance Permit No. 99-0887, Comprehensive Sign Plan under Permit No. 99-0887 approved on May 11, 2000, and/or the Substantial Conformance Review approved on January 26, 2007 (Project No. 120684) or City-wide sign regulations.

34. 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

35. All 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 by the appropriate City decision maker in accordance with the SDMC.

PUBLIC UTILITIES DEPARTMENT REQUIREMENTS:

36. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the design and construction of new water and sewer service(s) outside of any driveway or drive aisle and the abandonment of any existing unused water and sewer services within the right-of-way adjacent to the project site, in a manner satisfactory to the Public Utilities Director and the City Engineer.

37. Prior to the issuance of any building permits, the Owner/Permittee shall apply for a plumbing permit for the installation of appropriate private back flow prevention device(s) [BFPs], on each water service (domestic, fire and irrigation), 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.

38. 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.

39. The Owner/Permittee shall design and construct all proposed public water and sewer facilities in accordance with established criteria in the current edition of the City of San Diego Water and Sewer Facility Design Guidelines and City regulations, standards and practices.

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 February 28, 2019 and Resolution No. _____.

ATTACHMENT 8

Permit Type/PTS Approval No.: PDP No. 2021887

CUP No. 2242418

Date of Approval: February 28, 2019

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Jeffrey A. Peterson
Development Project Manager

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

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

THE SALVATION ARMY,
a California Corporation, Owner and Permittee
Owner/Permittee

By _____

Print NAME:
TITLE

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

PLANNING COMMISSION RESOLUTION NO. _____
ADOPTED ON FEBRUARY 28, 2019

A RESOLUTION ADOPTING ADDENDUM NO. 552436 TO MITIGATED NEGATIVE DECLARATION (MND) NO. 99-0887, AND ADOPTING THE MITIGATION, MONITORING, AND REPORTING PROGRAM; KROC II AMENDMENT – PROJECT NO. 552436

WHEREAS, on September 13, 1999, The Salvation Army, a California Corporation, submitted an application to Development Services Department for a Planned Commercial Development Permit and Resource Protection Ordinance Permit for the Ray and Joan Kroc Community Center (Project); and

WHEREAS, on May 11, 2000, the Planning Commission adopted Resolution No. 2958-PC, adopting Mitigated Negative Declaration No. 99-0887, 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 October 10, 2017, The Salvation Army, a California Corporation, 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 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 final Mitigated Negative Declaration No.99-0887 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 Mitigated Negative Declaration 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 Mitigated Negative Declaration or that any significant effects previously examined will be substantially more severe than shown in the Mitigated Negative Declaration.
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 Mitigated Negative Declaration No. 99-0887 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 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 by:

Jeffrey A. Peterson
Development Project Manager
Development Services

Adopted on: February 28, 2019

Internal Order No. 24007306

EXHIBIT A

MITIGATION MONITORING AND REPORTING PROGRAM

PLANNED DEVELOPMENT PERMIT NO. 2021887 AND CONDITIONAL USE PERMIT NO. 2242418
PROJECT NO. 552436

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 Mitigated Negative Declaration No. 99-0887 shall be made conditions of the Planned Development Permit No. 2021887 and Conditional Use Permit No. 2242418 as may be further described below.

A. GENERAL REQUIREMENTS – PART I Plan Check Phase (prior to permit issuance)

1. Prior to the issuance of any construction permits, such as Demolition, Grading or Building, or beginning any construction-related activity on-site, the Development Services Department (DSD) Director's Environmental Designee (ED) shall review and approve all Construction Documents (CD), (plans, specification, details, etc.) to ensure the MMRP requirements are incorporated into the design.

2. In addition, the ED shall verify that the MMRP Conditions/Notes that apply ONLY to the construction phases of this project are included VERBATIM, under the heading, "**ENVIRONMENTAL/MITIGATION REQUIREMENTS.**"

3. These notes must be shown within the first three (3) sheets of the construction documents in the format specified for engineering construction document templates as shown on the City website:
<http://www.sandiego.gov/development-services/industry/information/standtemp>

4. The **TITLE INDEX SHEET** must also show on which pages the "Environmental/Mitigation Requirements" notes are provided.

5. **SURETY AND COST RECOVERY** – The Development Services Director or City Manager may require appropriate surety instruments or bonds from private Permit Holders to ensure the long-term performance or implementation of required mitigation measures or programs. The City is authorized to recover its cost to offset the salary, overhead, and expenses for City personnel and programs to monitor qualifying projects.

B. GENERAL REQUIREMENTS PART II – Post Plan Check (After permit issuance/Prior to start of construction)

1. **PRE-CONSTRUCTION MEETING IS REQUIRED TEN (10) WORKING DAYS PRIOR TO BEGINNING ANY WORK ON THIS PROJECT.** The PERMIT HOLDER/OWNER is responsible to arrange and perform this meeting by contacting the CITY RESIDENT

ENGINEER (RE) of the Field Engineering Division and City staff from MITIGATION MONITORING COORDINATION (MMC). Attendees must also include the Permit holder's Representative(s), Job Site Superintendent, and the following consultant:

Qualified Acoustician

Note: Failure of all responsible Permit Holder's representatives and consultants to attend shall require an additional meeting with all parties present.

CONTACT INFORMATION:

- a) The PRIMARY POINT OF CONTACT is the **RE** at the **Field Engineering Division – 858-627-3200**
- b) For Clarification of ENVIRONMENTAL REQUIREMENTS, applicant is also required to call **RE and MMC at 858-627-3360**

2. **MMRP COMPLIANCE:** This Project, Project Tracking System (PTS) Number 552436 and/or Environmental Document Number 552436, shall conform to the mitigation requirements contained in the associated Environmental Document and implemented to the satisfaction of the DSD's Environmental Designee (MMC) and the City Engineer (RE). The requirements may not be reduced or changed but may be annotated (i.e., to explain when and how compliance is being met and location of verifying proof, etc.). Additional clarifying information may also be added to other relevant plan sheets and/or specifications as appropriate (i.e., specific locations, times of monitoring, methodology, etc.).

Note: Permit Holder's Representatives must alert RE and MMC if there are any discrepancies in the plans or notes, or any changes due to field conditions. All conflicts must be approved by RE and MMC BEFORE the work is performed.

3. **OTHER AGENCY REQUIREMENTS:** Evidence of compliance with all other agency requirements or permits shall be submitted to the RE and MMC for review and acceptance prior to the beginning of work or within one week of the Permit Holder obtaining documentation of those permits or requirements. Evidence shall include copies of permits, letters of resolution, or other documentation issued by the responsible agency.

4. **MONITORING EXHIBITS:** All consultants are required to submit, to RE and MMC, a monitoring exhibit on a 11x17 reduction of the appropriate construction plan, such as site plan, grading, landscape, etc., marked to clearly show the specific areas including the **LIMIT OF WORK**, scope of that discipline's work, and notes indicating when in the construction schedule that work would be performed. When necessary for clarification, a detailed methodology of how the work would be performed shall be included.

Note: Surety and Cost Recovery – When deemed necessary by the Development Services Director or City Manager, additional surety instruments or bonds from

the private Permit Holder may be required to ensure the long-term performance or implementation of required mitigation measures or programs. The City is authorized to recover its cost to offset the salary, overhead, and expenses for City personnel and programs to monitor qualifying projects.

5. **OTHER SUBMITTALS AND INSPECTIONS:** The Permit Holder/Owner's representative shall submit all required documentation, verification letters, and requests for all associated inspections to the RE and MMC for approval per the following schedule:

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
Noise	Acoustical Reports	Noise Mitigation Features Inspection
Bond Release	Request for Bond Release Letter	Final MMRP Inspections Prior to Bond Release Letter

C. SPECIFIC MMRP ISSUE AREA CONDITIONS/REQUIREMENTS

NOISE

1. Prior to issuance of the first building permit, the applicant shall incorporate sound attenuation measures as described in the report Acoustical Analysis Report for The Salvation Anny Ray and Joan Kroc Community Center, San Diego, CA, Dudek & Associates, Inc, March 2000:
 - a. Construction plans shall be reviewed by the City Manager to determine that the noise mitigation measures have been incorporated into the plans. During construction, the City Manager shall verify compliance with the mitigation measures.
 - b. No bullhorns, megaphones, or public address system shall be used between the hours of 7:00 p.m. and 7:00 a.m. at any outdoor facility.
 - c. The public address system shall comply with the City's Noise Ordinance (Municipal Code§ 59.5.0404) and shall not exceed a maximum noise level of 50dB at the adjacent homes. The public address system shall be designed so as not to exceed 50 dB at full amplification.



2000-0361201

DOC 2000-0361201

JUL 10, 2000 9:44 AM

RECORDING REQUESTED BY
CITY OF SAN DIEGO
PLANNING & DEVELOPMENT REVIEW
DEPARTMENT

WHEN RECORDED MAIL TO
PERMIT INTAKE
MAIL STATION 501

1698

OFFICIAL RECORDS
SAN DIEGO COUNTY RECORDER'S OFFICE
GREGORY J. SMITH, COUNTY RECORDER
FEES: 55.00

SPACE ABOVE THIS LINE FOR RECORDER'S USE

PLANNED COMMERCIAL DEVELOPMENT PERMIT/
RESOURCE PROTECTION ORDINANCE PERMIT NO. 99-0887(MMRP)
RAY AND JOAN KROC COMMUNITY CENTER

PLANNING COMMISSION

This Permit is granted by the Planning Commission of the City of San Diego to THE SALVATION ARMY, Owner/ Permittee pursuant to the Municipal Code of the City of San Diego. The 12.3 acre site is located at 6611 University Avenue in the CA Zone (Area Shopping Center) of the Mid City Eastern Area Community Planning Area. The project site is legally described as Parcel 1 of Parcel Map No. 13069.

Subject to the terms and conditions set forth in this permit, permission is granted to Owner/Permittee to construct an approximately 165,440 square-foot community center described as, and identified by size, dimension, quantity, type and location on the approved Exhibits "A", dated May 11, 2000 on file in the Office of Planning and Development Review Department. The facility shall include the following:

- a. Performing Arts Center (600 seats) that will also serve as a worship center (Church)
- b. Education Center/ Library;
- c. Multi-Purpose Room with kitchen facilities for banquets;
- d. Ice Skating Rink;
- e. Aquatic Center (three pools and one spa);
- f. Gymnasium;
- g. Multi-Purpose Recreational Field;
- h. Day Care Facility (110 children);
- i. Indoor Skateboard Park;
- j. Community Activity Room / Meeting Room and;

ORIGINAL

1699

- k. Family Services Center;
 - l. Comprehensive Sign Plan;
 - m. Landscaping (planting, irrigation and landscape related improvements);
 - n. Off-street parking; and
 - o. Accessory improvements determined by the City Manager to be consistent with the land use and development standards in effect for this site per the adopted Community Plan, California Environmental Quality Act guidelines, public and private improvement requirements of the City Engineer, the underlying zone(s), conditions of this permit, and any other applicable regulations of the Municipal Code in effect for this site.
1. Construction, grading or demolition must commence and be pursued in a diligent manner within 36 months after the effective date of final approval by the City, following all appeals. Failure to utilize the permit within 36 months will automatically void the permit unless an Extension of Time has been granted. Any such Extension of Time must meet all the Municipal Code requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker.
 2. No permit for the construction, occupancy or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this permit be conducted on the premises until:
 - a. The Permittee signs and returns the Permit to the Planning and Development Review Department; and
 - b. The Permit is recorded in the office of the San Diego County Recorder.
 3. Unless this permit has been revoked by the City of San Diego the property included by reference within this permit shall be used only for the purposes and under the terms and conditions set forth in this permit unless otherwise authorized by the City Manager.
 4. This permit is a covenant running with the subject property and shall be binding upon the Permittee and any successor or successors, and the interests of any successor shall be subject to each and every condition set out in this permit and all referenced documents.
 5. The utilization and continued use of this permit shall be subject to the regulations of this and any other applicable governmental agencies.
 6. Issuance of this permit by the City of San Diego does not authorize the applicant for said permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Federal Endangered Species Act of 1973 and any amendments thereto (16 U.S.C. Section 1531 et seq.)
 7. The Owner/Permittee shall secure all necessary building permits. The applicant is informed that to secure these permits, substantial modifications to the building and/or site

ORIGINAL

1700

improvements to comply with applicable building, fire, mechanical and plumbing codes and State law requiring access for disabled people may be required.

8. Before issuance of any building or grading permits, complete grading and working drawings shall be submitted to the City Manager for approval. Plans shall be in substantial conformity to Exhibit "A," dated May 11, 2000, on file in the Office of the Planning and Development Review Department. No change, modifications or alterations shall be made unless appropriate applications or amendment of this permit shall have been granted.

9. All of the conditions contained in this Permit have been considered and have been determined to be necessary in order to make the findings required for this discretionary permit. It is the intent of the City that the holder of this Permit be required to comply with each and every condition in order to be afforded special rights which the holder of the Permit is obtaining as a result of this Permit. It is the intent of the City that the Owner of the property which is the subject of this Permit either utilize the property for any use allowed under the zoning and other restrictions which apply to the property or, in the alternative, that the Owner of the property be allowed the special and extraordinary rights conveyed by this Permit, but only if the Owner complies with all the conditions of the Permit.

In the event that any condition of this Permit, on a legal challenge by the Owner/Permittee of this Permit, is found or held by a court of competent jurisdiction to be invalid, unenforceable or unreasonable, this Permit shall be void. However, in such an event, the Owner/Permittee shall have the right, by paying applicable processing fees, to bring a request for a new Permit without the "invalid" condition(s) back to the discretionary body which approved the Permit for a determination by that body as to whether all of the findings necessary for the issuance of the 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.

ENVIRONMENTAL/MITIGATION REQUIREMENTS:

10. The applicant shall comply with the Mitigation, Monitoring, and Reporting Program (MMRP) as specified in Mitigated Negative Declaration, LDR No. 99-0887, satisfactory to the City Manager and the City Engineer. Prior to issuance of the first grading permit, all mitigation measures as specifically outlined in the MMRP shall be implemented for the following issue areas: historical resources (archaeological). Prior to issuance of the first building permit, all mitigation measures as specifically outlined in the MMRP shall be implemented for the following issue areas: noise, and transportation/circulation.

11. This mitigation monitoring and reporting program will require an additional \$1,000.00 deposit to be collected prior to the issuance of the first grading and/or building permit to ensure the successful completion of the monitoring program.

12. No bullhorns, megaphones, or public address system shall be used between the hours of 7:00 p.m. and 7:00 a.m. at any outdoor facility.

13. The recreation field, hard court facility, rock climbing area, and challenge course shall not be used between the hours of dusk and 7:00 a.m. and any outdoor activity must be in conformance with the Citywide Noise Ordinance.

Attachment 4

ORIGINAL

1701

TRANSPORTATION REQUIREMENTS:

14. Prior to the issuance of any building permits the applicant shall assure by permit and bond to the satisfactory of the City Engineer the installation of a raised median on University Avenue, along the project frontage, connecting the two existing median segments located east of Alamo Drive and west of 68th Street, with an opening at the main project entrance.
15. Prior to the issuance of any building permits the applicant shall assure by permit and bond to the satisfactory of the City Engineer the installation of a traffic signal at University Avenue and the project's main entrance intersection, with a 250 foot long westbound left turn lane pocket and 120 foot long transition. The main entrance should be designed with one 20 foot inbound lane, 10 foot median, one 10 foot left turn outbound lane, and one 20 foot left/right turn outbound lane.
16. Prior to the issuance of any building permits the applicant shall assure by permit and bond to the satisfactory of the City Engineer a fair share contribution of 7.8% of total cost of project T-2 of the Mid-City Public Facilities Financing Plan for the provision of an additional eastbound left-turn lane at the El Cajon/ 70th Street intersection as recommended in the Mid-City Community Plan.
17. No fewer than 378 parking spaces shall be maintained on the property at all times in the approximate locations shown on Exhibit "A". Parking spaces shall comply at all times with Division 8 of the Municipal Code and shall not be converted for any other use.

ENGINEERING REQUIREMENTS:

18. For 69th Street, the existing structure/metering station, not being used, shall be removed satisfactory to the City of La Mesa Engineer.
19. For Boulevard Drive, design and install curb & gutter and sidewalk and one HPS ornamental street light (located at the entrance to the proposed parking lot) satisfactory to the City of La Mesa Engineer.
20. For Boulevard Drive, the existing curb inlets shall be removed and replaced and connected to the new storm drain box culvert. The new pipe is to be a minimum of 18" RCP. The existing CMP drain shall be removed or abandoned in-place with a slurry backfill all satisfactory to the City of La Mesa Engineer.
21. For Boulevard Drive, install a minimum of one inch of asphalt concrete overlay will be applied for the entire width satisfactory to the City of La Mesa Engineer.
22. For Boulevard Drive, The City of La Mesa will maintain that portion of the box culvert which will be in the City right-of-way. Access structures shall be installed at the City right-of-way. This will serve as access for maintenance by the City of La Mesa personnel and also identify the limits for the City's maintenance responsibility.
23. The contractor shall obtain all Business Licenses, pay all fees (as mandated by the City Council of the City of La Mesa), obtain all traffic control permits and encroachment permits for

ORIGINAL

1702

work in the limits of the City of La Mesa prior to commencement of any work. The developer shall contact Don Plamer at (619) 667-1154 for details all satisfactory to the City of La Mesa Engineer.

ALL OF THE ABOVE ENGINEERING CONDITIONS MUST BE COMPLIED WITH SATISFACTORY TO THE CITY OF LA MESA BEFORE THE CITY OF SAN DIEGO WILL ISSUE ANY CONSTRUCTION PERMITS. THE APPLICANT SHALL PROVIDE A SIGNATURE BLOCK ON THE IMPROVEMENT PLANS FOR THE CITY OF LA MESA.

24. Prior to issuance of any building permits, the applicant shall enter into an encroachment removal agreement, for three overhead pedestrian bridges which connect the Performing Arts Building to the Education Building and which are located over the proposed courtyard and new 30 foot-wide storm drain easement, satisfactory to the City Engineer. These pedestrian bridges shall have sufficient height and clearance to maintain and repair the storm drain system. The City of San Diego Storm Drain Maintenance Section shall be part of the review and approval process of the Encroachment Removal Agreement.

25. Prior to the issuance of any building permits, the applicant shall dedicate an additional 2 feet on University Avenue adjacent to this site, thus providing a 10 foot curb-to-property line distance satisfactory to the City Engineer.

26. Prior to the issuance of any building permits, the applicant shall process an easement abandonment for all non-utilized sewer and storm drain easements satisfactory to the City Engineer. Note the easement abandonment process requires City Council Action. These easements shall be abandoned at the fair market value as determined by the Real Estate Assets Department.

27. Prior to the issuance of any building permits, the applicant shall obtain a bonded grading permit from the City Engineer (referred to as an "engineering permit") for the grading proposed for this project. All grading shall conform to requirements in accordance with Sections 62.0401 - 62.0423 of the City of San Diego Municipal Code in a manner satisfactory to the City Engineer.

28. Prior to the issuance of any grading or building permit the applicant shall enter into a bonded landscape maintenance agreement, agreeing to maintain all landscaping, and appurtenances, within the City right-of-way adjacent to and within this development, until such time a landscape maintenance district or other such mechanism is established and assumes maintenance responsibility, satisfactory to the City Engineer.

29. The drainage system proposed for this development, is subject to approval by the City Engineer. The no longer utilized drainage culvert undercrossings to 69th Street and Aragon Drive shall be abandoned in a manner acceptable to the City Engineer.

30. Development of this project shall comply with all requirements of State Water Resources Control Board (SWRCB) Order No. 92-08-DWQ (NPDES General Permit No. CAS000002), Waste Discharge Requirements for Discharges of Storm Water Runoff Associated With Construction Activity. In accordance with said permit, a Storm Water Pollution Prevention Plan (SWPPP) and a Monitoring Program Plan shall be developed and implemented concurrently with the commencement of grading activities, and a complete and accurate Notice of Intent (NOI) shall be filed with the SWRCB. A copy of the acknowledgment from the SWRCB that an

ORIGINAL

1703

NOI has been received for this project shall be filed with the City of San Diego when received; further, a copy of the completed NOI from the SWRCB showing the permit number for this project shall be filed with the City of San Diego when received.

In addition, the owner(s) and subsequent owner(s) of any portion of the property covered by this grading permit and by SWRCB Order No. 92-08-DWQ, and any subsequent amendments thereto, shall comply with special provisions as set forth in Section C.7 of SWRCB Order No. 92-08-DWQ.

Comprehensive permanent post-construction Best Management Practices (BMPs) shall be incorporated into the construction plans and/or into the Covenants, Conditions and Restrictions (CC&Rs) to reduce the amount of pollutants and sediments discharged into the storm drain system. All such BMPs shall be privately maintained satisfactory to the City Engineer.

31. Prior to the issuance of any building permits the applicant shall assure by permit and bond the following improvements, satisfactory to the City Engineer.

- a. Close all non-utilized driveways and replace with full height curb, gutter and sidewalk.
- b. Replace the existing curb, adjacent to the site, with City standard full height curb and gutter and sidewalk.
- c. The construction of the driveways on University Ave., Argon Dr., and 69th St.
- d. Replace all damaged sidewalk adjacent to the site.
- e. The construction of pedestrian ramps on the SEC of University Avenue and Argon Dr. and on the SWC of University Avenue and 69th St.

32. Prior to building occupancy, the applicant shall conform to Section 62.0203 of the Municipal Code, "Public Improvement Subject to Desuetude or Damage." If repair or replacement of such public improvements is required, the owner shall obtain the required permits for work in the public right-of-way, satisfactory to the permit-issuing authority.

METROPOLITAN TRANSIT DEVELOPMENT BOARD

33. Prior to construction of the proposed two bus shelters on University Avenue the shelters shall be approved by the Metropolitan Transit Development Board (MTDB) and shall conform with MTDB's Design Guidelines for Bus Shelters. The shelters shall conform with the latest Memorandum of Understanding for the Administration of a Transit Shelter and Bus Bench Program between the City and MTDB.

PLANNING/DESIGN REQUIREMENTS:

34. No fewer than 378 off-street parking spaces shall be maintained on the property at all times in the approximate locations shown on the approved Exhibits "A," dated May 11, 2000, on file in the Office of Planning and Development Review Department. Parking spaces shall

ORIGINAL

1704

comply at all times with Division 8 of the Municipal Code and shall not be converted for any other use unless otherwise authorized by the City Manager.

35. There shall be compliance with the regulations of the underlying zone(s) unless a deviation or variance to a specific regulation(s) is approved or granted as condition of approval of this permit. Where there is a conflict between a condition (including exhibits) of this permit and a regulation of the underlying zone, the regulation shall prevail unless the condition provides for a deviation or variance from the regulations. Where a condition (including exhibits) of this permit establishes a provision which is more restrictive than the corresponding regulation of the underlying zone, then the condition shall prevail.

36. The height(s) of the building(s) or structure(s) shall not exceed those heights set forth in the conditions and the exhibits (including, but not limited to, elevations and cross sections) or the maximum permitted building height of the underlying zone, whichever is lower, unless a deviation or variance to the height limit has been granted as a specific condition of this permit.

37. A topographical survey conforming to the provisions of the Municipal Code 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 regulations of the underlying zone. The cost of any such survey shall be borne by the permittee.

38. Any future requested amendment to this permit shall be reviewed for compliance with the regulations of the underlying zone(s) which are in effect on the date of the submittal of the requested amendment.

39. No building additions, including patio covers, shall be permitted unless approved by the Planning and Development Review Department Director. Patio covers may be permitted only if they are consistent with the architecture of the dwelling unit.

40. All signage associated with this development shall be consistent with sign criteria established by an approved Comprehensive sign plan (Exhibit "A," dated May 11, 2000 on file in the Office of the Planning and Development Review Department);

41. Sign Types 4 and 5 shall not be placed on the roof of any building or project above any eave, parapet or top cornice line.

42. Sign Type 6 (automatic changing sign) may display a changing message within the copy area of the sign which remains constant for a minimum of five minutes with a total blackout between message changes. Such messages shall not travel or appear to travel, either vertically or horizontally or in any other direction or manner.

43. The automatic changing sign (Sign Type 6) copy area shall be reduced in light intensity at night by means of an automatic intensity control which shall be incorporated into the sign.

44. All signs shall have a consistent color palette and use consistent letter type styles throughout the complex.

45. All private outdoor lighting shall be shaded and adjusted to fall on the same premises where such lights are located.

ORIGINAL

1705

46. The use of textured or enhanced paving shall meet applicable City standards as to location, noise and friction values.
47. The subject property and associated common areas on site shall be maintained in a neat and orderly fashion at all times.
48. All uses, except storage and loading, shall be conducted entirely within an enclosed building. Outdoor storage of merchandise, material and equipment is permitted in any required interior side or rear yard, provided the storage area is completely enclosed by walls, fences or a combination thereof. Walls or fences shall be solid and not less than six feet in height and, provided further, that no merchandise, material or equipment stored not higher than any adjacent wall.
49. No mechanical equipment, tank, duct, elevator enclosure, cooling tower or mechanical ventilator or air conditioner shall be erected, constructed, converted, established, altered, or enlarged on the roof of any building, unless all such equipment and appurtenances are contained within a completely enclosed structure whose top and sides may include grillwork, louvers and latticework.
50. Prior to the issuance of building permits, construction documents shall fully illustrate compliance with the Citywide Storage Standards for Trash and Recyclable Materials to the satisfaction of the City Manager. All exterior storage enclosures for trash and recyclable materials shall be located in a manner that is convenient and accessible to all occupants of and service providers to the project, in substantial conformance with the conceptual site plan marked "Exhibit A".

WATER AND SEWER REQUIREMENTS:

51. This project will be served by an on-site private water system including private fire hydrants.
52. The developer shall install fire hydrants at locations satisfactory to the Fire Department and the City Engineer.
53. No parking stalls shall be located over any public sewer manholes on-site.
54. Prior to the issuance of any building or grading permits, the developer shall assure, by permit and bond, the relocation of the existing Chollas Valley Trunk Sewer traversing the northwesterly portion of the site, in a manner satisfactory to the Metropolitan Wastewater Department Director and the City Engineer.
55. Prior to the issuance of any building or grading permits, the developer shall assure, by permit and bond, the protection of and accessibility to the existing Chollas Valley Trunk Sewer traversing the site, in a manner satisfactory to the Metropolitan Wastewater Department Director and the City Engineer.
56. Prior to the issuance of any building or grading permits, the developer shall process an easement exchange for all sewer easements traversing the site in a manner satisfactory to the

ORIGINAL

1706

Metropolitan Wastewater Department Director and the City Engineer. Easements shall be a minimum of 20-feet-wide.

57. Prior to the issuance of any building or grading permits, the developer shall grant appropriate sewer easements for vehicular access to every sewer manhole, minimum 20-feet-wide fully paved, in a manner satisfactory to the Metropolitan Wastewater Department Director and the City Engineer.

58. The developer agrees to design and construct all proposed public water and sewer facilities, including associated easements, in accordance with established criteria in the most current editions of the City of San Diego Water and Sewer Design Guides. All existing facilities and easements traversing the project site must conform to current standards. All proposed public water and sewer systems that do not meet the current standards shall be redesigned.

59. Because there are on-site public sewer facilities behind gates, the Wastewater Collection Division shall have keyed access, a minimum of 12-feet-wide gates, satisfactory to the Metropolitan Wastewater Department Director. The City will not be held responsible for any issues that may arise relative to the availability of keys.

LANDSCAPE REQUIREMENTS:

60. Prior to issuance of any building permits for structure, complete landscape construction documents, including plans, details and specifications (including a permanent automatic irrigation system unless otherwise approved), shall be submitted to the City Manager for approval. The construction documents shall be in substantial conformance with Exhibit 'A', Landscape Concept Plan, dated May 11, 2000, on file in Planning and Development Review. No change, modification or alteration shall be made unless appropriate application or amendment of this Permit shall have been granted.

61. Prior to issuance of any Certificate of Occupancy it shall be the responsibility of the Permittee to install all required landscape and obtain all required landscape inspections and to obtain a No Fee Street Tree Permit for the installation, establishment and on-going maintenance of all street trees and medians. Copies of these approved documents must be submitted to the City Manager.

62. The five street trees shown on Exhibit "A" dated May 11, 2000, located near the southeast corner of University Avenue and Aragon Drive are proposed to be planted in sidewalk cutouts. Unattached unit pavers or tree grates shall be installed around the trees within the dimension of the cutouts and shown on the construction plans prior to the issuance of construction permits for structures (including shell).

63. All required landscape shall be maintained in a disease, weed and litter free condition at all times and shall not be modified or altered unless this Permit has been amended. Modification such as severe pruning or "topping" of trees is not permitted unless specifically noted in this Permit. The Permittee, or subsequent Owner shall be responsible for maintaining all street trees and landscape improvements consistent with the standards of the Landscape Technical Manual.

64. If any required landscape (including existing or new plantings, hardscape, landscape features, etc.) indicated on the approved plans is damaged or removed during demolition or

ORIGINAL

1707

construction, it shall be repaired and/or replaced in kind and equivalent size per the approved plans within 30 days of completion of construction by the Permittee. The replacement size of plant material after three years shall be the equivalent size of that plant at the time of removal (the largest size commercially available and/or an increased number) to the satisfaction of the City Manager.

65. The timely erosion control, including planting and seeding of all slopes and pads is considered to be in the public interest. Graded pad areas shall be hydroseeded with a non-invasive non-irrigated hydroseed mix in the event that construction of building(s) does(do) not occur within 60 days following grading.

APPROVED by the Planning Commission of the City of San Diego on May 11, 2000.

INFORMATION ONLY

"Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this development permit/tentative map, may protest the imposition within 90 days of the approval of this development permit/tentative map by filing a written protest with the City Clerk pursuant to California Government Code 66020."

ORIGINAL

LEGAL REVIEW

DATE 5/17/02 INITIAL js

1708
ALL-PURPOSE CERTIFICATE

Type/Number of Document PCD/RPO 99-0887
Date of Approval May 11, 2000

STATE OF CALIFORNIA
COUNTY OF SAN DIEGO

Linda J. Marabian
Linda J. Marabian, Development Project Manager

On May 11, 2000 before me, BETH ANN CARROLL (Notary Public), personally appeared LINDA J. MARABIAN, Development Project Manager of the Planning and Development Review Department of the City of San Diego, personally known to me to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal

Signature

Beth Ann Carroll
Beth Ann Carroll



ALL-PURPOSE CERTIFICATE

OWNER(S)/PERMITTEE(S) SIGNATURE/NOTARIZATION:

THE UNDERSIGNED OWNER(S)/PERMITTEE(S), BY EXECUTION THEREOF, AGREES TO EACH AND EVERY CONDITION OF THIS PERMIT AND PROMISES TO PERFORM EACH AND EVERY OBLIGATION OF OWNER(S)/PERMITTEE(S) THEREUNDER.

Signed Evelyn J. Hunter The Salvation Army TREASURER Signed Ralph E. Hood Ass't Secretary
Typed Name EVELYN J. HUNTER Typed Name RALPH E. HOOD

STATE OF California
COUNTY OF Los Angeles

On May 17, 2000 before me, Brenda J. Vilen (Name of Notary Public) personally appeared Evelyn J. Hunter and Ralph E. Hood, personally known to me (~~or proved to me on the basis of satisfactory evidence~~) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature

Brenda J. Vilen



ORIGINAL

1709

PLANNING COMMISSION
RESOLUTION NO. 2958- PC (MMRP)
PLANNED COMMERCIAL DEVELOPMENT PERMIT/
RESOURCE PROTECTION ORDINANCE PERMIT NO. 99-0887
RAY AND JOAN KROC COMMUNITY CENTER

WHEREAS, RAY AND JOAN KROC COMMUNITY CENTER, Owner/Permittee, filed an application with the City of San Diego for a permit to construct a recreational community center including a performing arts center, education center, ice skating rink, aquatic center, gymnasium, playing field, day care facility, indoor skateboard park, and a family services center (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 99-0887, on portions of a 12.32 acre lot and;

WHEREAS, the project site is located at 6611 University Avenue in the CA Zone of the Mid-City Community Plan area and;

WHEREAS, the project site is legally described as Parcel 1 of Parcel Map No. 13069, and;

WHEREAS, on May 11, 2000, the Planning Commission of the City of San Diego considered Planned Commercial Development Permit/ Resource Protection Ordinance Permit No. 99-0887 pursuant to the Municipal 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 May 11, 2000.

FINDINGS:

PLANNED COMMERCIAL DEVELOPMENT PERMIT

A. THE PROPOSED USE WILL FULFILL A COMMUNITY NEED AND WILL NOT ADVERSELY AFFECT THE CITY'S PROGRESS GUIDE AND GENERAL PLAN OR THE ADOPTED COMMUNITY PLAN.

The Mid-City Community Plan, adopted on August 4, 1998, states that, "Similar to the envisioned Cultural Center Complex, consideration should be given to educational, recreational, spiritual, and/or entertainment uses for the large site at the southeast corner of University Avenue and Aragon Drive." The proposed project fulfills this recommendation by making use of an \$80 million pledge from a private donor to construct and maintain a community center to serve people in and around San Diego's Mid-City area. The uses proposed for the center are all permitted in the underlying CA zone except the Child Care Center and the theater, which are allowed

ORIGINAL

1710

under a Planned Commercial Development Permit. The proposed uses fulfill the educational, recreational, spiritual and entertainment uses called for in the Mid-City Community Plan and so are compatible with and will not adversely affect the City of San Diego Progress Guide and General Plan.

B. THE PROPOSED USE WILL NOT BE DETRIMENTAL TO THE HEALTH, SAFETY AND GENERAL WELFARE OF PERSONS RESIDING OR WORKING IN THE AREA AND WILL NOT ADVERSELY AFFECT OTHER PROPERTIES IN THE VICINITY.

An environmental document has been prepared to determine mitigations required to minimize the impacts to the surrounding area. The Final Mitigated Negative Declaration has determined that the mitigations imposed on this project would reduce the impacts to a level below significance.

In order to mitigate noise impacts associated with the uses and activity on the site, a roof deck sound barrier would be constructed along the south side of the aquatic center above the grandstand seats and the hours of operation for the recreation field, hard court facility, rock climbing area, and challenge course would be restricted to 7:00 a.m. to 7:00 p.m. Additionally, no bullhorns, megaphones, or public address system shall be used between the hours of 7:00 p.m. and 7:00 a.m.

A traffic study was prepared for the project which studied the vehicular impacts to the surrounding area. Mitigations such as the installation of a traffic signal at the projects main entrance on University Avenue along with the construction of a raised median along the fronting property on University Avenue are required to improve the flow of traffic in the area.

A shared parking analysis was conducted for the site which determined a parking requirement of 399 parking spaces for the project. The project provides 378 on site parking spaces. This will result in shortage of 21 parking spaces. The City supports the deviation to the required parking spaces due to the fact that approximately 30 spaces will be created along the project frontage by removing portions of existing red curbing on the south side of University Avenue. These spaces will be available for use by those attending the Community Center and should not impact parking in the neighboring area. Therefore, the proposed parking deviation will not adversely affect other properties in the vicinity.

ORIGINAL

1711

C. THE PROPOSED USE WILL FULLY COMPLY WITH THE RELEVANT REGULATIONS OF THE MUNICIPAL CODE IN EFFECT FOR THIS SITE.

The proposed community center will comply with all the development regulations of the CA Zone except that the project proposes to provide only 378 on-site parking spaces where 399 on-site parking spaces are required (as mentioned above) and the project proposes a 9 foot high retaining wall with an attached canopy within the interior side yard setback area on the southern edge of the project site.

A 10 foot interior side yard setback is only required where the site abuts residentially zoned property. There is a grade difference between the project site and where the residential development occurs. The residential uses occur at the top of a slope at approximately 100 foot horizontal distance and at a 50 foot vertical distance from the project site. The retaining wall would be set back 4 feet from the property line. The canopy would extend at an approximately 15 degree angle from the top of the retaining wall over an outdoor seating area for the swimming pool. The canopy would act as a sound barrier to minimize potential noise impacts to the adjacent residential use. The proposed project design would meet the intent of the setback regulation to create an adequate buffer between the proposed uses at the center and the residential uses on the adjacent sites.

The project includes a comprehensive sign plan which identifies the type and size of signs proposed on the subject site. The Municipal Code limits Type 3 signs, which are directional ground signs, to a maximum of 12 square-feet in area. The project proposes a total of 16 square-feet in area. However, given the size of this site, the nature of the uses, and recognizing that the signs will all be uniform in appearance, this deviation is not excessive and will not negatively impact the area or intent of the sign ordinance.

RESOURCE PROTECTION ORDINANCE

A. THE PROPOSED DEVELOPMENT WILL NOT ADVERSELY AFFECT THE CITY OF SAN DIEGO'S PROGRESS GUIDE AND GENERAL PLAN.

The proposed development of the Ray & Joan Kroc Community Center will not adversely affect the City of San Diego's Progress Guide and General Plan because the project is consistent with the Mid-City Community Plan for the area. The Mid-City Community Plan, adopted on August 4, 1998, states that, "Similar to the envisioned Cultural Center Complex, consideration should be given to educational, recreational, spiritual, and/or entertainment uses for the large site at the southeast corner of University Avenue and Aragon Drive." The proposed project fulfills this recommendation by making use of an \$80 million pledge from a private donor to construct and maintain a community center to serve people in and around San

1712

Diego's Mid-City area. The uses proposed for the center are all permitted in the underlying CA zone except the Child Care Center and the theater, which are allowed under a Planned Commercial Development Permit. The proposed uses fulfill the educational, recreational, spiritual and entertainment uses called for in the Mid-City Community Plan and so are compatible with and will not adversely affect the City of San Diego Progress Guide and General Plan.

B. THE PROPOSED DEVELOPMENT WILL CONFORM TO THE COMMUNITY PLAN FOR THE AREA AND ANY OTHER APPLICABLE PLANS, POLICIES AND ORDINANCES.

The proposed development of the Ray & Joan Kroc Community Center conforms with the Mid-City Community Plan. The center will comply with all the development regulations of the CA Zone except that the project proposes to provide only 378 on-site parking spaces where 399 on-site parking spaces are required (as mentioned above) and the project proposes a 9 foot high retaining wall with an attached canopy within the interior side yard setback area on the southern edge of the project site.

The required 399 parking spaces is a result of a shared parking analysis that was conducted for the site. The project proposes a shortage of 21 parking spaces. This deviation is supported by the fact that approximately 30 new parking spaces will be created along the project frontage by removing portions of existing red curbing on the south side of University Avenue. These spaces will be available for use by those attending the Community Center and should not impact parking in the neighboring area.

A 10 foot interior side yard setback is only required where the site abuts residentially zoned property. There is a grade difference between the project site and where the residential development occurs. The residential uses occur at the top of a slope at approximately 100 foot horizontal distance and at a 50 foot vertical distance from the project site. The retaining wall would be set back 4 feet from the property line. The canopy would extend at an approximately 15 degree angle from the top of the retaining wall over an outdoor seating area for the swimming pool. The canopy would act as a sound barrier to minimize potential noise impacts to the adjacent residential use. The proposed project design would meet the intent of the setback regulation to create an adequate buffer between the proposed uses at the center and the residential uses on the adjacent sites.

The project includes a comprehensive sign plan which identifies the type and size of signs proposed on the subject site. The Municipal Code limits Type 3 signs, which are directional ground signs, to a maximum of 12 square-feet in area. The project proposes a total of 16 square-feet in area. However, given the size of this site, the

1713

nature of the uses, and recognizing that the signs will all be uniform in appearance, this deviation is not excessive and will not negatively impact the area or intent of the sign ordinance.

C. THE PROPOSED DEVELOPMENT WILL BE SITED, DESIGNED, CONSTRUCTED AND MAINTAINED TO MINIMIZE, IF NOT PRECLUDE, ADVERSE IMPACTS ON ENVIRONMENTALLY SENSITIVE LANDS.

The proposed development of the Ray & Joan Kroc Community Center has been designed to realign the existing storm drain system which channels an unnamed tributary of the Chollas Creek through the project site. The tributary of Chollas Creek is considered a wetland by the City of San Diego but it has been previously channelized and concrete lined and no longer represents a natural waterway. The proposed rerouting of the drainage to the north end of the project site will not have adverse impacts on environmentally sensitive lands since they no longer exist on the site.

D. THE PROPOSED DEVELOPMENT WILL BE SITED AND DESIGNED TO PREVENT ADVERSE IMPACTS ON ANY ENVIRONMENTALLY SENSITIVE LANDS AND RESOURCES LOCATED IN ADJACENT PARKS AND PUBLIC OPEN-SPACE AREAS AND WILL PROVIDE ADEQUATE BUFFER AREAS TO PROTECT SUCH RESOURCES.

The project site is not located adjacent to any parks or public open-space area and so there are no environmentally sensitive lands or resources to protect and no buffer areas are required.

E. THE PROPOSED DEVELOPMENT WILL MINIMIZE THE ALTERATIONS OF NATURAL LANDFORMS AND WILL NOT RESULT IN UNDUE RISKS FROM GEOLOGICAL AND EROSIONAL FORCES AND/OR FLOOD AND FIRE HAZARDS.

The proposed development of the Ray & Joan Kroc Community Center is proposed to be constructed in an area that has been previously graded and so will not be altering natural landforms. The project proposes to realign the existing storm drain system which channels an unnamed tributary of the Chollas Creek through the project site, but this tributary has been previously channelized and concrete lined and no longer represents a natural waterway. The natural landform of the site was previously altered with the channelization of the creek and no additional alteration of natural landforms is proposed. The project will incorporate a drainage system and is not encroaching in or impacting any severe slopes or areas subject to flooding.

ORIGINAL

1714

F. FEASIBLE MEASURES, AS DEFINED IN THIS SECTION, TO PROTECT AND PRESERVE THE SPECIAL CHARACTER OR THE SPECIAL HISTORICAL, ARCHITECTURAL, ARCHAEOLOGICAL OR CULTURAL VALUE OF THE AFFECTED SIGNIFICANT PREHISTORIC OR HISTORIC SITE OR RESOURCE HAVE BEEN PROVIDED BY THE APPLICANT.

There are no known historic or prehistoric resources located on the project site, however, there is potential for discovery of archaeological resources during construction. The Mitigation Monitoring and Reporting Program requires on site monitoring by a qualified archaeologist during the grading phase of the project and, if cultural resources are discovered, recovery, recording and evaluation of the cultural material would take place before grading would continue. By following the Mitigation, Monitoring and Reporting Program, potential archaeological or historical resources would be protected and preserved.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Planning Commission, Planned Commercial Development Permit/ Resource Protection Ordinance Permit No. 99-0887 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. 99-0887, a copy of which is attached hereto and made a part hereof.



Linda J. Marabian
Development Project Manager

Adopted on: May 11, 2000

ORIGINAL

PLANNER/PERMIT CLERK CHECK SHEET

Date: 5/25/00 Project Manager: L. MARABIAN Job Type & Order No. PCD/RPO 99-0887

Project Manager, please complete Steps 1 through 4:

1. THIS CASE WAS APPROVED BY:

Hearing Officer (H.O.)	_____	Date	_____
Planning Commission (P.C.)	<u>✓</u>	Date	<u>5/11/00</u>
City Council (C.C.)	_____	Date	_____


2. AMOUNT IN ACCOUNT: \$689.07 AS OF: 7/3/00

(Project Manager: If account is in deficit or has less than \$900.00 notify applicant of the amount needed to final the project, NO EXCEPTIONS).

3. PLEASE PUT ON TOP OF PROJECT FOLDER(S) WITH RUBBER BAND AND GIVE TO YOUR SENIOR PLANNER:

- A. Planner/Permit Clerk Check Sheet
- B. Permit
- C. Permit Resolution (1) Obtain H.O. Reso Number from Hearing Officer Secretary (2) Obtain PC Reso Number from Planning Commission Secretary (3) Obtain CC Reso Number from City Clerk.
- D. Signature Page
- E. Account Closeout Request

4. CDP NOTICE OF FINAL ACTION (Coastal Development Permit Only)

DATE RECEIVED: 7/3/00 

PERMIT CLERK STEPS:

_____	STEP 1.	Permittee Notary/Signature page has been mailed/picked up on	<u>7/3/00</u>
<u>✓</u>	STEP 2.	Permit/Reso(s) has been forwarded to County Recorder	<u>7/3/00</u>
<u>✓</u>	STEP 3.	Final Distribution has been done on	<u>8/1/00</u>
	Recording Date	<u>7/10/00</u>	Number <u>2000-0361201</u>

COMPREHENSIVE SIGN PROGRAM

THE SALVATION ARMY
RAY & JOAN KROC COMMUNITY CENTER

RECEIVED

MAR 16 2000

PROJECT MANAGEMENT DIVISION

March 16, 2000

Project Address:
6805 University Avenue
San Diego, California 92115

Table of Contents

Introduction (1 page)

Graphics Schedule (4 pages)

Drawings (6 pages)

SP - Sign Location Plan (1 page)

EXHIBIT "A"

MAY 11, 2000

PROJECT MANAGEMENT DIVISION

GRAPHIC DESIGN
CORPORATE IDENTITY
ARCHITECTURAL SIGNAGE
PACKAGE DESIGN

WEBPAGE DESIGN
INTERIOR DESIGN
SPACE PLANNING
FURNITURE DESIGN

4579 MAPLE AVE, SUITE 2
LA MESA, CALIFORNIA 91941
619 697-0120, FAX 619 697-3249
E-MAIL: designpt@flash.net

DESIGNPOINT

Attachment

The intent for the exterior signs for The Salvation Army - Ray and Joan Kroc Community Center is to integrate them into the architectural theme of the project. This will be accomplished in the signs by using similar architectural detailing, integrating the signs into the architecture itself, and by the use of similar architectural materials and finishes.

In our understanding, the signs shown on these drawings comply with the City sign regulations for size, number, type and location with the exception of Sign Types 3 and 6. Sign Type 3 is an on site directional (not located at an entrance) and is sixteen square feet in size. Sign Type 6 is an electronic readerboard. It is our understanding that approval for a readerboard requires a Comprehensive Sign Program.

At this time a final selection colors and materials has not been determined. However, it is the intent to select, where possible, colors and materials directly from the architectural palette. There has been an attempt to make all signs as *vandal proof* as possible and some deviation from the architect's palette may occur to meet this criteria. Additionally, the final font(s) has not been determined. It is anticipated that it will be a more condensed font due to the length of messages that are required for the project, particularly on the vehicular directional signs.

There are six types of exterior signs for this project. Each is described here verbally and a drawing of each is found following in this package.

Sign Type 1 These are the project *monument signs*. The intent is to integrate them directly into landscaping walls currently on the project. There is two parts to these signs. The first is a metal panel with the words "Ray & Joan Kroc Community Center" routed completely through the panel. This panel will be finished to match and integrate into the finish/materials of the wall. During the day a viewer will see through the routed letters to the second aspect of this sign, a recessed panel. At night the panel will be illuminated by a concealed light source. On the panel, at the bottom, will be the Salvation Army shield and the words "The Salvation Army".

Sign Type 2 These signs we have entitled "Primary Vehicular Directionals". In the sign code these are referred to as "Directional Signs". They consist of a twelve square foot porcelainized enamelled metal panel with text. This panel is offset from a concrete base. The concrete base is intended to match the concrete or aggregate of the project. These will be illuminated from the ground.

Sign Type 3 These signs are identical to Sign Type 2 with the exception of size. They are located within the project site and are required because of the extreme length of the project (1/3 mile) to direct the public to their final destinations. The square footage of the porcelainized panel is sixteen square feet.

Sign Type 4 These signs are individual letters recessed into the buildings (halo, illuminated) that quickly identify the buildings and areas of the project for both the fire department and the public.

We consider these to fall under *Wall Signs* in the sign code.

Sign Type 5 These are signs to identify the function of each of the buildings or areas of the project. The location of these signs has not been finalized. They will be either located on the face of the buildings as close to the main entrance as possible (halo lit letters) and/or mounted on the architectural trellis that is throughout the project and again be as close to main entrances as possible. Where mounted on the trellis, a concealed light source will illuminate the letters at night. The trellis location may be our only option for the athletic field as there is no building at this area. We feel it is important to identify each building and areas not only for the public but for safety considerations. If someone were hurt on the athletic field, in addition to Sign Type 4, this would be the simplest way for emergency personnel to be directed to the areas within the project. We consider these signs to fall into the category of *Wall Signs* in the code. We believe they will not be larger than an eighteen inch high letter and will be appropriately scaled to their final location and within the sign code.

Sign Type 6 This sign is a type of monument sign that is important to the project to identify primarily the programs at the Performing Arts Center. However, it is anticipated because of the wide variety of activities at the Center that other activities such as athletic events occurring on the site may also be *announced* through the use of this sign.

Sign#	Qty.	Location Plan	Description	Detail Sheet	Size	Text	Remarks
1-1	1	SP	Monument Sign	1	17'-0" x 3'-0"	Ray & Joan Kroc Community Center The Salvation Army	Located at main entrances on landscape wall Includes Salvation Army Logo, See Dwg. #1
1-2	1	SP	Monument Sign	1(Sim.)	17'-0" x 3'-0"	Ray & Joan Kroc Community Center The Salvation Army	Located at main entrances on landscape wall Includes Salvation Army Logo, See Dwg. #1
1-3	1	SP	Monument Sign	1(Sim.)	17'-0" x 3'-0"	Ray & Joan Kroc Community Center The Salvation Army	69th & University on landscape wall Includes Salvation Army Logo, See Dwg. #1
1-4	1	SP	Monument Sign	1(Sim.)	17'-0" x 3'-0"	Ray & Joan Kroc Community Center The Salvation Army	Aragon & University on landscape wall Includes Salvation Army Logo, See Dwg. #1
1-5	1	SP	Monument Sign	1(Sim.)	17'-0" x 3'-0"	A Place of Worship and Service The Salvation Army	Located on landscape wall @ turn around Includes Salvation Army Logo, See Dwg. #1
2-1	1	SP	Primary Vehicular Directional	2(SIM.)	3'-0" x 4'-0"	Building G → Child Care Community Room Family Services Administrative Offices	Entrance, Approx. 68th St.
2-2	1	SP	Primary Vehicular Directional	2(Sim.)	3'-0" x 4'-0"	Building G → Family Services	Entrance off 69th Street
2-3	1	SP	Primary Vehicular Directional	2(Sim.)	3'-0" x 4'-0"	Parking/Performing Arts →	Parking entrance/Aragon
2-4	1	SP	Primary Vehicular Directional	2(Sim.)	3'-0" x 4'-0"	Parking/Performing Arts →	Parking entrance/Aragon
2-5	1	SP	Primary Vehicular Directional	2(Sim.)	3'-0" x 4'-0"	Right Turn Only →	Approx. 68th St.
2-6	1	SP	Primary Vehicular Directional	2(Sim.)	3'-0" x 4'-0"	One Way →	Median, Approx. 68th St, Possibly a Municipal Sign

Sign#	Qty.	Location Plan	Detail Sheet	Description	Size	Text	Remarks
2-7	1	SP	2 (Sim.)	Primary Vehicular Directional	3'-0" x 4'-0"	Service Entrance Only	Entrance/Aragon
3-1	1	SP	3	On Site Vehicular Directionals	3'-0" x 5'-4"	Building G → Day Care Center Family Services Office Administration	
						Building D ↑ Check-in for: Gymnasium Ice Rink Aquatic Center Recreation Field Skateboard Park	
						Building A → Library Education Center	
						Building B → Performing Arts Center Performing Arts Parking	
3-2	1	SP	3 (Sim.)	On Site Vehicular Directionals	3'-0" x 5'-4"	Information Check-in for: Recreation/Athletics Ice Rink (graphic) Aquatic Center (graphic) Gymnasium (graphic) Recreation Field (graphic) Skateboard Park	In front of Tower Entrance D
3-3	1	SP	3 (Sim.)	On Site Vehicular Directionals	3'-0" x 5'-4"	Building A ↑ Corps Education Center Building B ↑ Performing Arts Center Additional Parking ←	Parking Median Adj / Ice Rink (west)

Sign#	Qty.	Location Plan	Detail Sheet	Description	Size	Text	Remarks
3-4	1	SP	3 (Sim.)	On Site Vehicular Directionals	3'-0" x 5'4"	Building D → Information Recreation/Athletics	Parking Median Adj./Ice Rink (west)
3-5	1	SP	3 (Sim.)	On Site Vehicular Directionals	3'-0" x 5'4"	Building G → Child Care Community Room Family services	Parking Median Adj./Ice Rink (east)
3-6	1	SP	3 (Sim.)	On Site Vehicular Directionals	3'-0" x 5'4"	Building G ↑ Child Care Community Room Family services	Parking Median Adj. to Gym & Rec. Field
3-7	1	SP	3 (Sim.)	On Site Vehicular Directionals	3'-0" x 5'4"	Community Center ↑ Building G ← Community Room Family Services	Parking Median Adj. to 68th St. Entrance
						Building D → Information	
						Building A → Corps Education Center	
						Building B → Performing Arts Center	

Sign#	Qty.	Location Plan	Detail Sheet	Description	Size	Text	Remarks
3-8	1	SP	3 (Sim.)	On Site Vehicular Directionals	3'-0" x 5'4"	Building D ← Recreation/Athletics	Parking median Adj. to main entrance
4-1	1	TBD	4	Building Identification Letter	4' x 4'	A Building A ↑ Corps Education Center	Located on Corps Building on North Face (location to be determined)
4-2	3	TBD	4	Building Identification Letter	4' x 4'	B	Located on Performing Arts Center (location to be determined)
4-3	1	TBD	4	Building Identification Letter	4' x 4'	C	Located on Ice Rink on North Face (location to be determined)
4-4	1	TBD	4	Building Identification Letter	4' x 4'	D	Located on Entrance Tower on North Face (location to be determined)
4-5	1	TBD	4	Building Identification Letter	4' x 4'	E	Located on Gymnasium on North Face (location to be determined)
4-6	1	TBD	4	Building Identification Letter	4' x 4'	F	Located on Athletic Field on North Face (location to be determined)
4-7	1	TBD	4	Building Identification Letter	4' x 4'	G	Located on Service Center Building on North Face (location to be determined)
5-1	1	TBD	5	Building Name	18" Letters	Salvation Army Corps Center	Located on Building or Trellis (location to be determined)
5-2	1	TBD	5	Building Name	18" Letters	Performing Arts Center	Located on Building or Trellis (location to be determined)
5-3	1	TBD	5	Building Name	18" Letters	Ice Rink	Located on Building or Trellis (location to be determined)
5-4	1	TBD	5	Building Name	18" Letters	Information	Located on Building or Trellis (location to be determined)
5-5	1	TBD	5	Building Name	18" Letters	Gymnasium	Located on Building or Trellis (location to be determined)
5-6	1	TBD	5	Building Name	18" Letters	Athletic Field	Located on Trellis (location to be determined)

Sign#	Qty.	Location Plan	Detail Sheet	Description	Size	Text	Remarks
5-7	1	TBD	5	Building Name	18" Letters	Community Services Center	Located on Building or Trellis (location to be determined)
6-1	1	SP	6	Electronic Readerboard	TBD (Approx. 5'-6" x 10'-0")	(Electronic Readerboard)	Adjacent to University Avenue north of Performing Arts Center

DESIGNPOINT

4579 MAPLE AVE #2
LA MESA, CA 91941
FAX 619.697.3249
619.697.0120

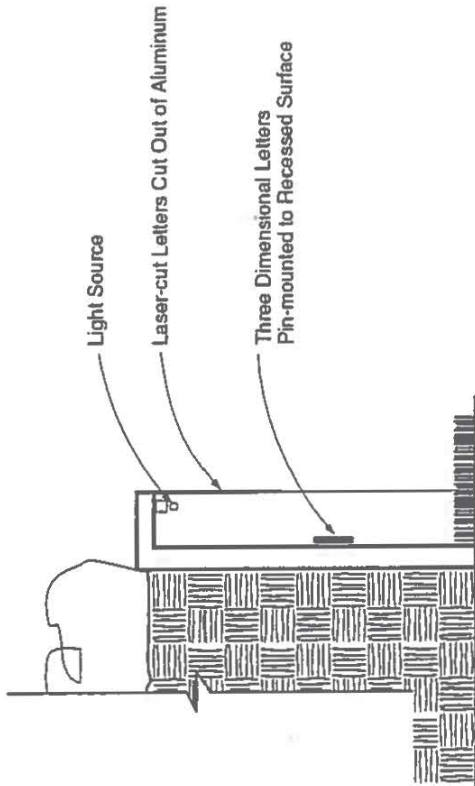
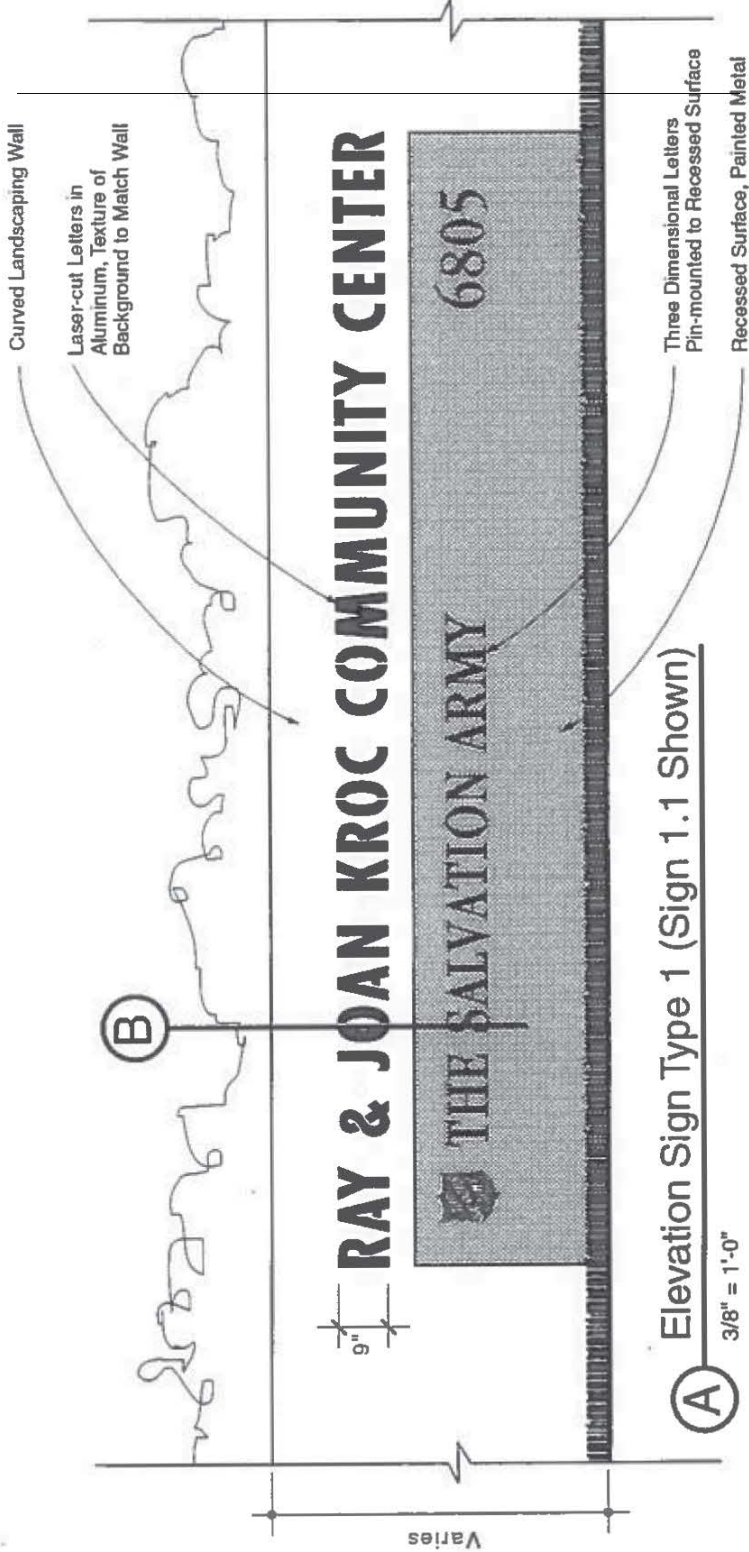
DATE
2-10-00
SCALE
3/8" = 1'-0"

SHEET TITLE
Sign Type 17

PROJECT
Ray & Jaon Kroc
Community Center

SHEET #

1



PROJECT
Ray & Jaon Kroc
Community Center

SHEET #

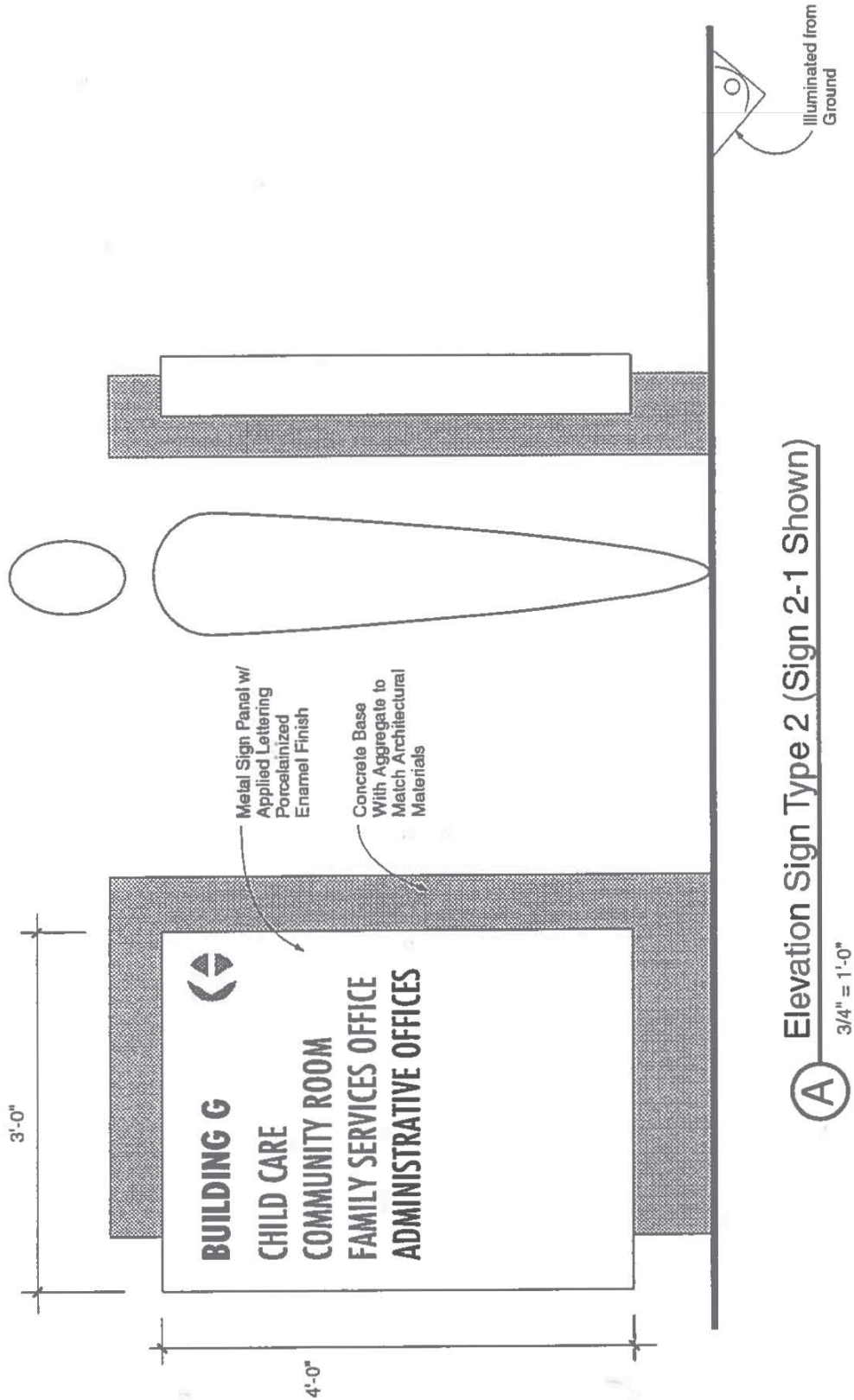
2

SHEET TITLE
Sign type 2

DATE
2-10-00
SCALE
3/4" = 1'-0"

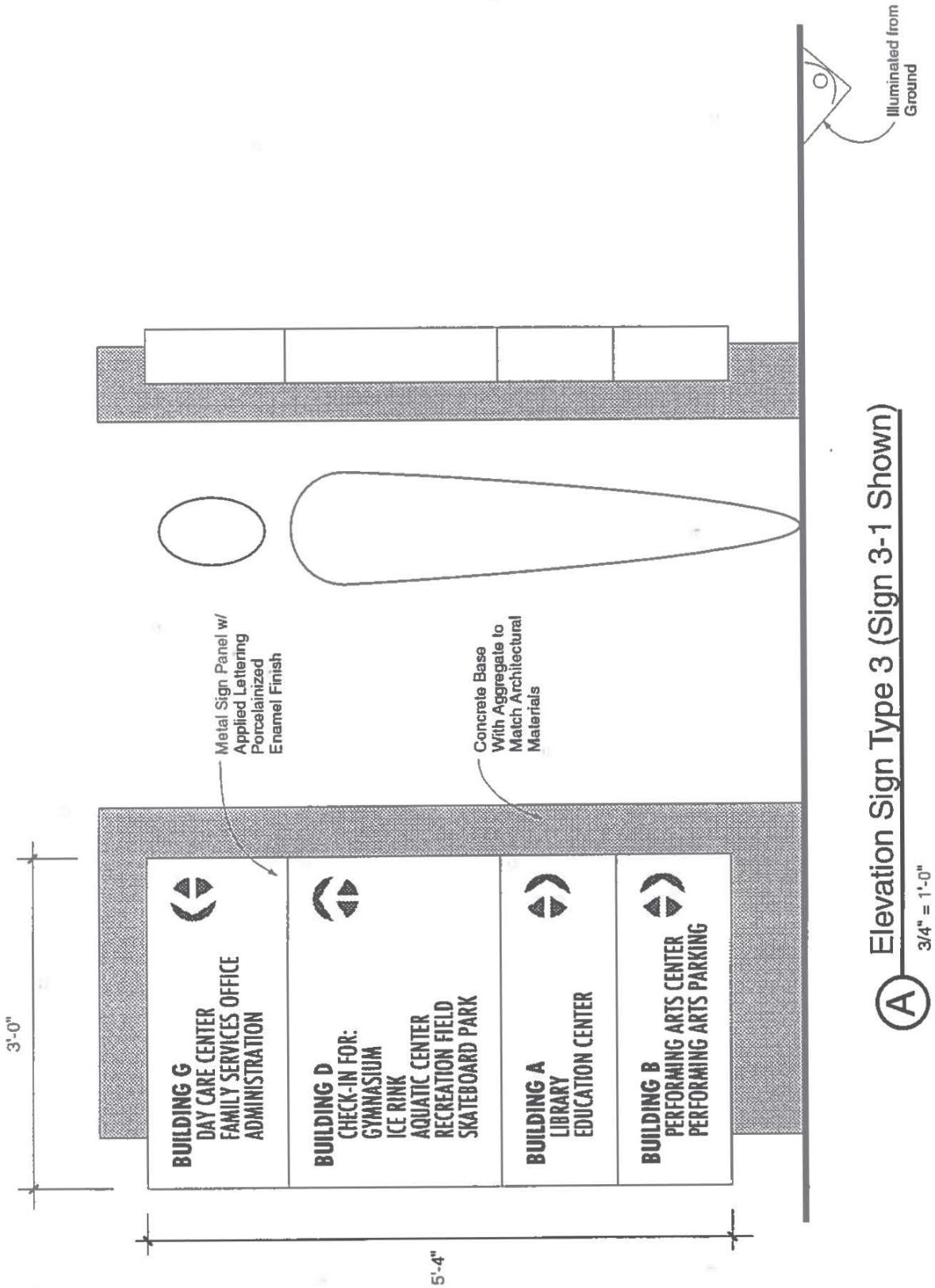
4579 MAPLE AVE #2
LA MESA, CA 91941
FAX 619 697 3249
619 697 0120

DESIGNPOINT



A Elevation Sign Type 2 (Sign 2-1 Shown)

3/4" = 1'-0"



Elevation Sign Type 3 (Sign 3-1 Shown)

A

3/4" = 1'-0"

DESIGNPOINT

4579 MAPLE AVE #2
LA MESA, CA 91941
FAX 619 697.3249
619.697.0120

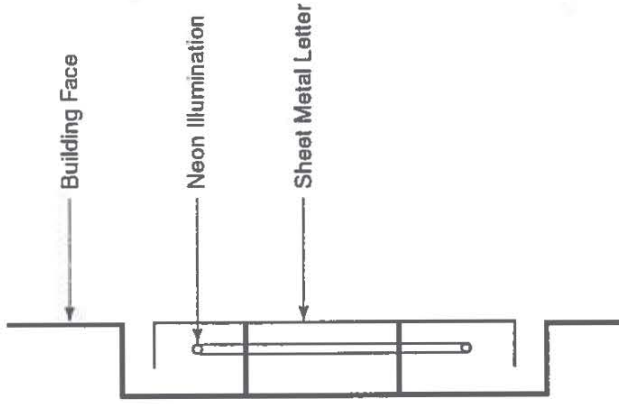
DATE
2-10-00
SCALE
3/4" = 1'-0"

SHEET TITLE
Sign Type 4

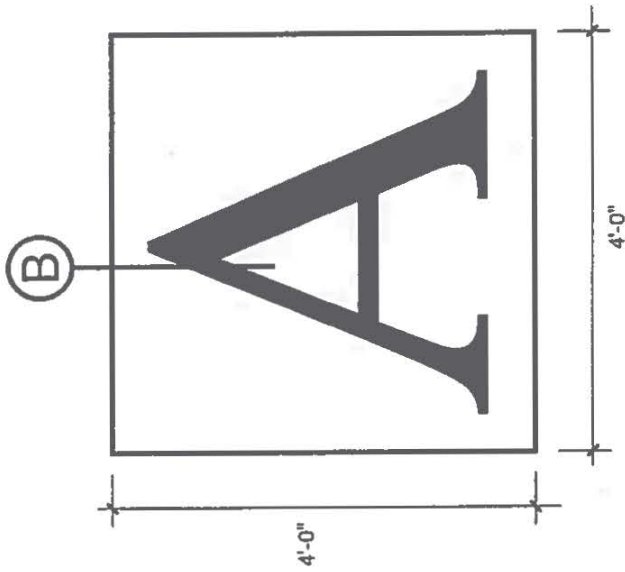
PROJECT
Ray & Jaon Kroc
Community Center

SHEET #

4



Section
B Not To Scale



Elevation Sign Type 4 - Building I.D.
A Not To Scale

SALVATION ARMY CORPS CENTER 18"

SIGN 5-1

PERFORMING ARTS CENTER

SIGN 5-2

ICE RINK

SIGN 5-3

INFORMATION

SIGN 5-4

GYMNASIUM

SIGN 5-5

ATHLETIC FIELD

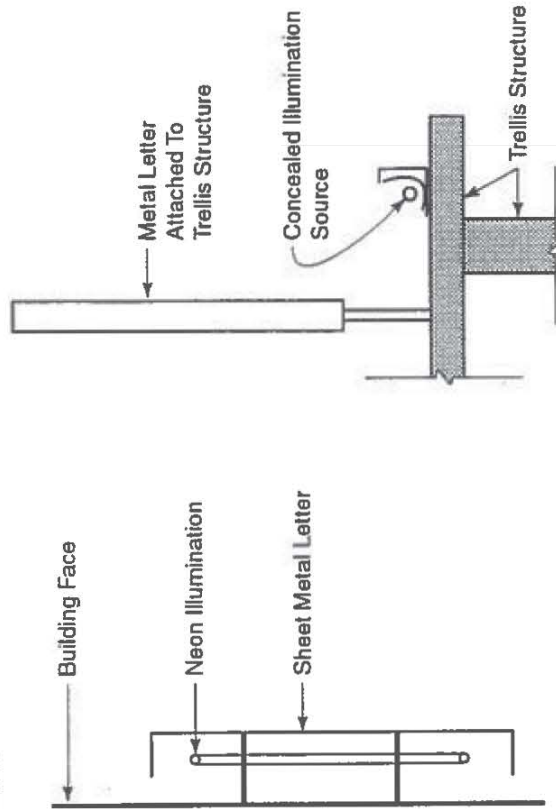
SIGN 5-6

COMMUNITY SERVICES CENTER

SIGN 5-7

Building Identification Signs, Sign Type 5

1/4" = 1'-0"



Attachment Details

Not to Scale

SHEET TITLE
Sign Type 5

DATE
2-10-00
SCALE
3/8" = 1'-0"
4579 MAPLE AVE #2
LA MESA, CA 91941
FAX 619 697 3249
619 697 0120

DESIGNPOINT

PROJECT
Ray & Jaon Kroc
Community Center
SHEET #
5

DESIGNPOINT

4579 MAPLE AVE. #2
LA MESA, CA 91941
FAX 619.697.3249
619.697.0120

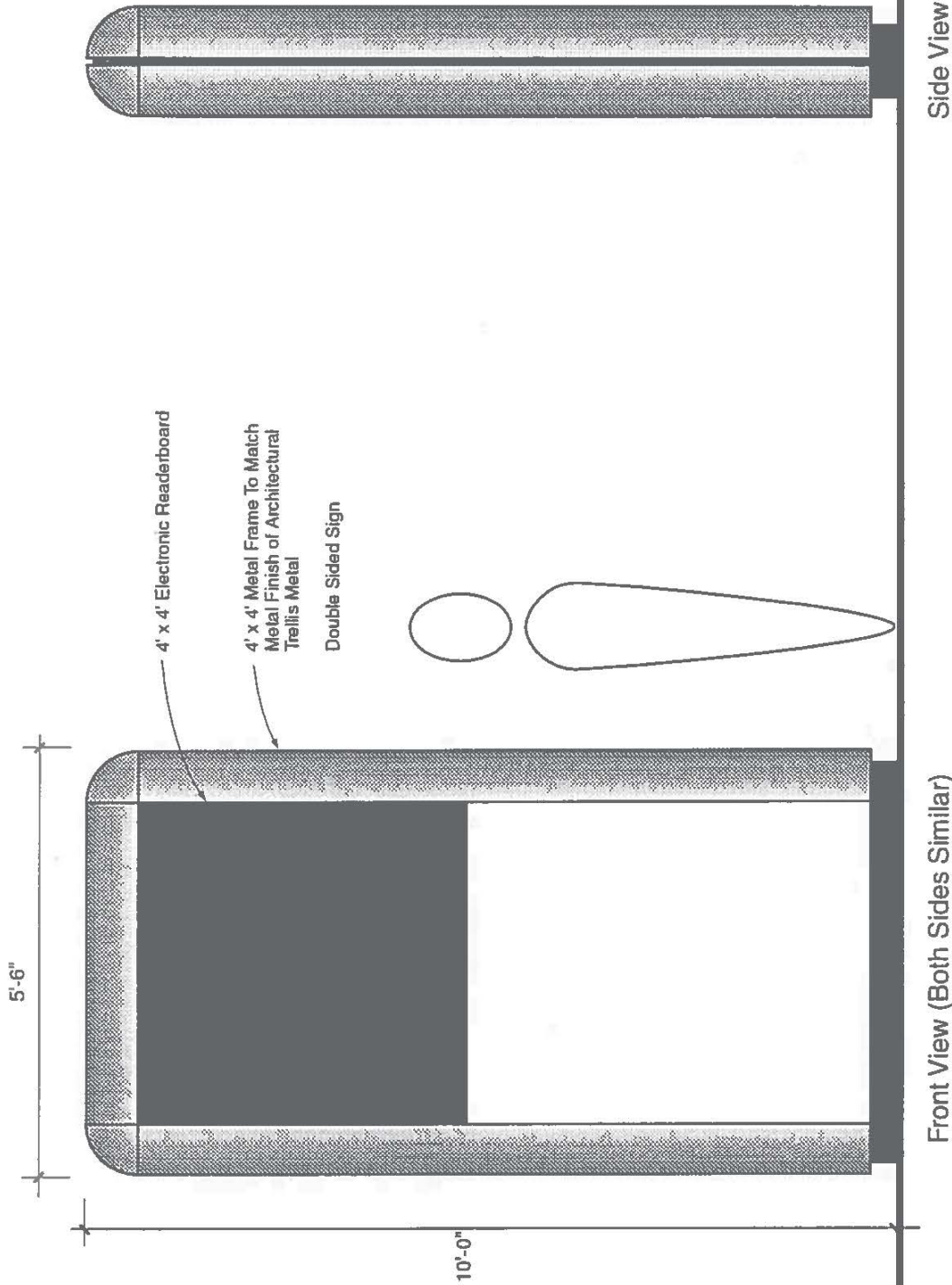
DATE 2-10-00
SCALE 3/8" = 1'-0"

SHEET TITLE Sign Type 6

PROJECT Ray & Jaon Kroc
Community Center

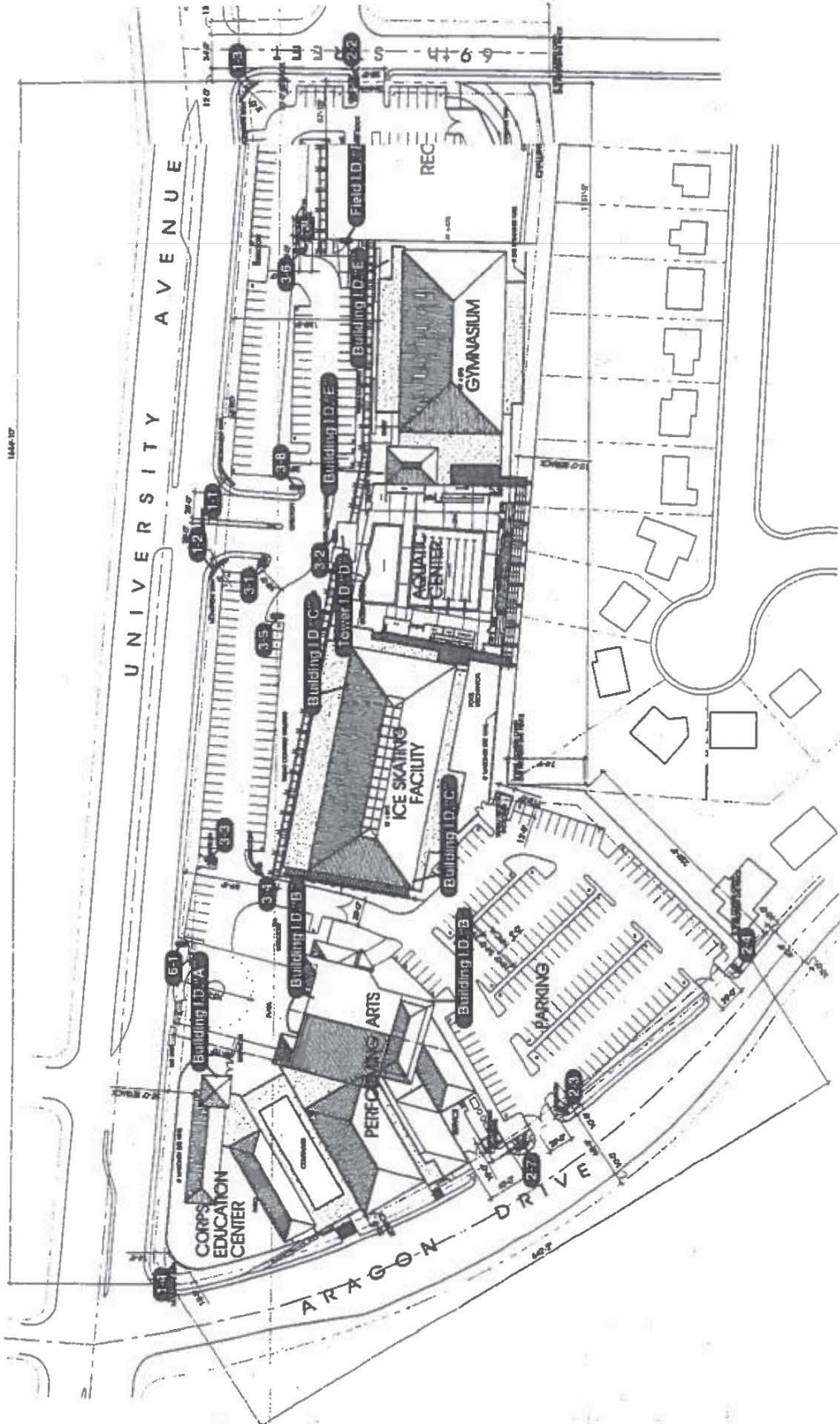
SHEET #

6



Readerboard Sign 6.1

1/2" = 1'-0"



8453 E LA MESA BLVD
LA MESA, CA 91941
FAX 619 297 3343
212 237 0000



REVISION

NO DATE

PROJECT
The Salvation Army
Ray & Joan Kroc
Community Center

SHEET TITLE

Site Plan

DATE

11/11/99

SHEET #

SP

COMPREHENSIVE SIGN PROGRAM

THE SALVATION ARMY
RAY & JOAN KROC COMMUNITY CENTER

March 16, 2000

Project Address:
6805 University Avenue
San Diego, California 92115

Table of Contents

Introduction (1 page)

Graphics Schedule (4 pages)

Drawings (6 pages)

SP - Sign Location Plan (1 page)

GRAPHIC DESIGN
CORPORATE IDENTITY
ARCHITECTURAL SIGNAGE
PACKAGE DESIGN

WEBPAGE DESIGN
INTERIOR DESIGN
SPACE PLANNING
FURNITURE DESIGN

4579 MAPLE AVE., SUITE 2
LA MESA, CALIFORNIA 91941
619 697-0120, FAX 619 697-3249
E-MAIL: designpt@net.net

DESIGNPOINT

Sign#	Qty.	Location	Detail Plan Sheet	Description	Size	Text	Remarks
1-1	1	SP	1	Monument Sign	17'-0" x 3'-0"	Ray & Joan Kroc Community Center The Salvation Army 6705	Located at main entrances on landscape wall Includes Salvation Army Logo, See Dwg. #1
1-2	1	SP	1(Sim.)	Monument Sign	17'-0" x 3'-0"	Ray & Joan Kroc Community Center The Salvation Army 6705	Located at main entrances on landscape wall Includes Salvation Army Logo, See Dwg. #1
1-3	1	SP	1(Sim.)	Monument Sign	17'-0" x 3'-0"	Ray & Joan Kroc Community Center The Salvation Army	69th & University on landscape wall Includes Salvation Army Logo, See Dwg. #1
1-4	1	SP	1(Sim.)	Monument Sign	17'-0" x 3'-0"	Ray & Joan Kroc Community Center The Salvation Army	Aragon & University on landscape wall Includes Salvation Army Logo, See Dwg. #1
1-5	1	SP	1(Sim.)	Monument Sign	17'-0" x 3'-0"	A Place of Worship and Service The Salvation Army	Located on landscape wall @ turn around Includes Salvation Army Logo, See Dwg. #1
2-1	1	SP	2(SIM.)	Primary Vehicular Directional	3'-0" x 4'-0"	Building G → Child Care Community Room Family Services Administrative Offices	Entrance, Approx. 68th St.
2-2	1	SP	2(Sim.)	Primary Vehicular Directional	3'-0" x 4'-0"	Building G → Family Services	Entrance off 69th Street
2-3	1	SP	2(Sim.)	Primary Vehicular Directional	3'-0" x 4'-0"	Parking/Performing Arts →	Parking entrance/Aragon
2-4	1	SP	2(Sim.)	Primary Vehicular Directional	3'-0" x 4'-0"	Parking/Performing Arts →	Parking entrance/Aragon
2-5	1	SP	2(Sim.)	Primary Vehicular Directional	3'-0" x 4'-0"	Right Turn Only →	Approx. 68th St.
2-6	1	SP	2(Sim.)	Primary Vehicular Directional	3'-0" x 4'-0"	One Way →	Median, Approx. 68th St. Possibly a Municipal Sign

Sign#	Qty.	Location Plan	Detail Sheet	Description	Size	Text	Remarks
3-4	1	SP	3 (Sim.)	On Site Vehicular Directionals	3'-0" x 5'4"	Building D → Information Recreation/Athletics Building G → Child Care Community Room Family services	Parking Median Adj./Ice Rink (west)
3-5	1	SP	3 (Sim.)	On Site Vehicular Directionals	3'-0" x 5'4"	Building D → Information Recreation/Athletics Building G ↑ Child Care Community Room Family services	Parking Median Adj./Ice Rink (east)
3-6	1	SP	3 (Sim.)	On Site Vehicular Directionals	3'-0" x 5'4"	Building G ↑ Community Center Community Room Family Services	Parking Median Adj. to Gym & Rec. Field
3-7	1	SP	3 (Sim.)	On Site Vehicular Directionals	3'-0" x 5'4"	Community Center ↑ Building G ← Community Room Family Services Building D → Information Building A → Corps Education Center Building B → Performing Arts Center	Parking Median Adj. to 68th St Entrance

Sign#	Qty.	Location Plan	Detail Sheet	Description	Size	Text	Remarks
5-7	1	TBD	5	Building Name	18" Letters	Community Services Center	Located on Building or Trellis (location to be determined)
6-1	1	SP	6	Electronic Readerboard	TBD (Approx. 5'-6" x 10'-0")	(Electronic Readerboard)	Adjacent to University Avenue north of Performing Arts Center

DESIGNPOINT

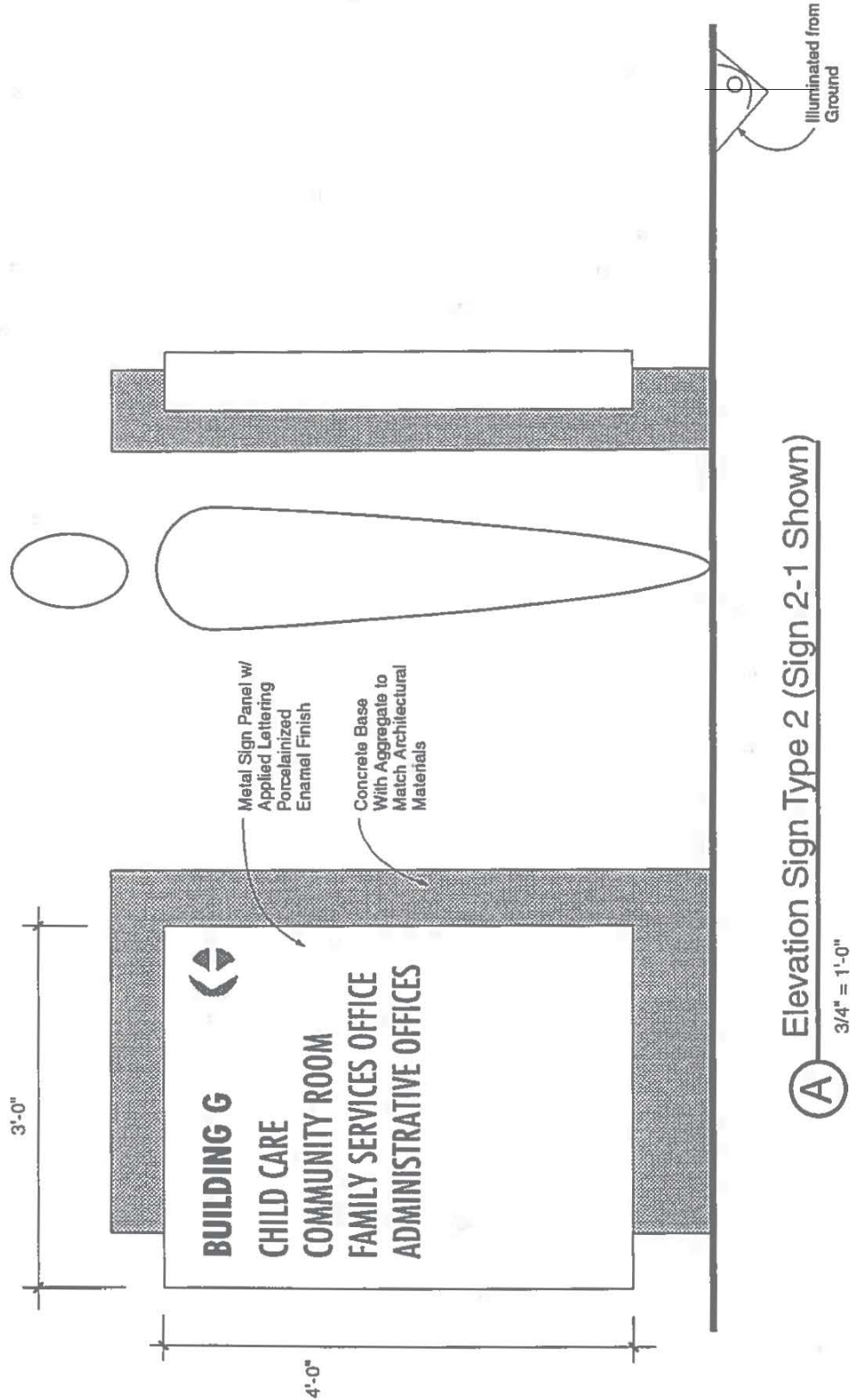
4579 MAPLE AVE. #2
LA MESA, CA 91941
FAX 619 697.3249
619 7120

DATE 2-10-00
SCALE 3/4" = 1'-0"

SHEET TITLE
Sign type 2

PROJECT
Ray & Jaon Kroc
Community Center

SHEET #
2



Elevation Sign Type 2 (Sign 2-1 Shown)

A

3/4" = 1'-0"

DESIGNPOINT

4579 MAPLE AVE. #2
LA MESA, CA 91941
FAX 619.697.3249
619.697.0120

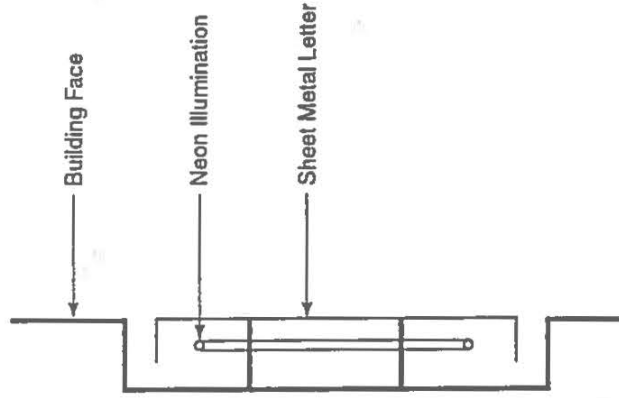
DATE
2-10-00
SCALE
3/4" = 1'-0"

SHEET TITLE
Sign Type 4

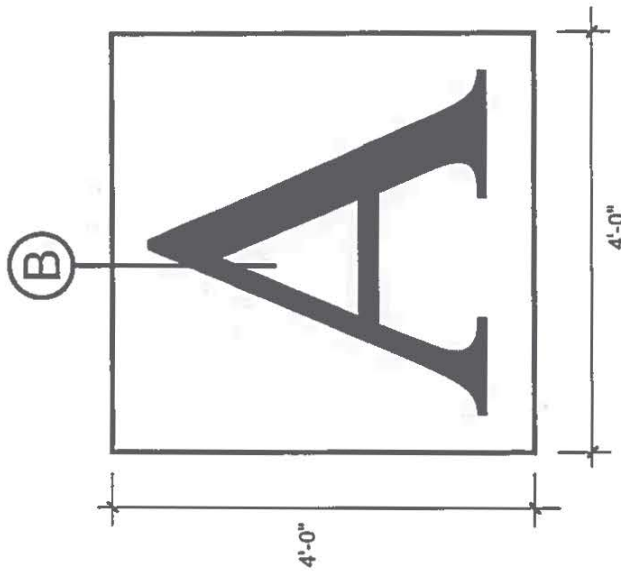
PROJECT
Ray & Jason Kroc
Community Center

SHEET #

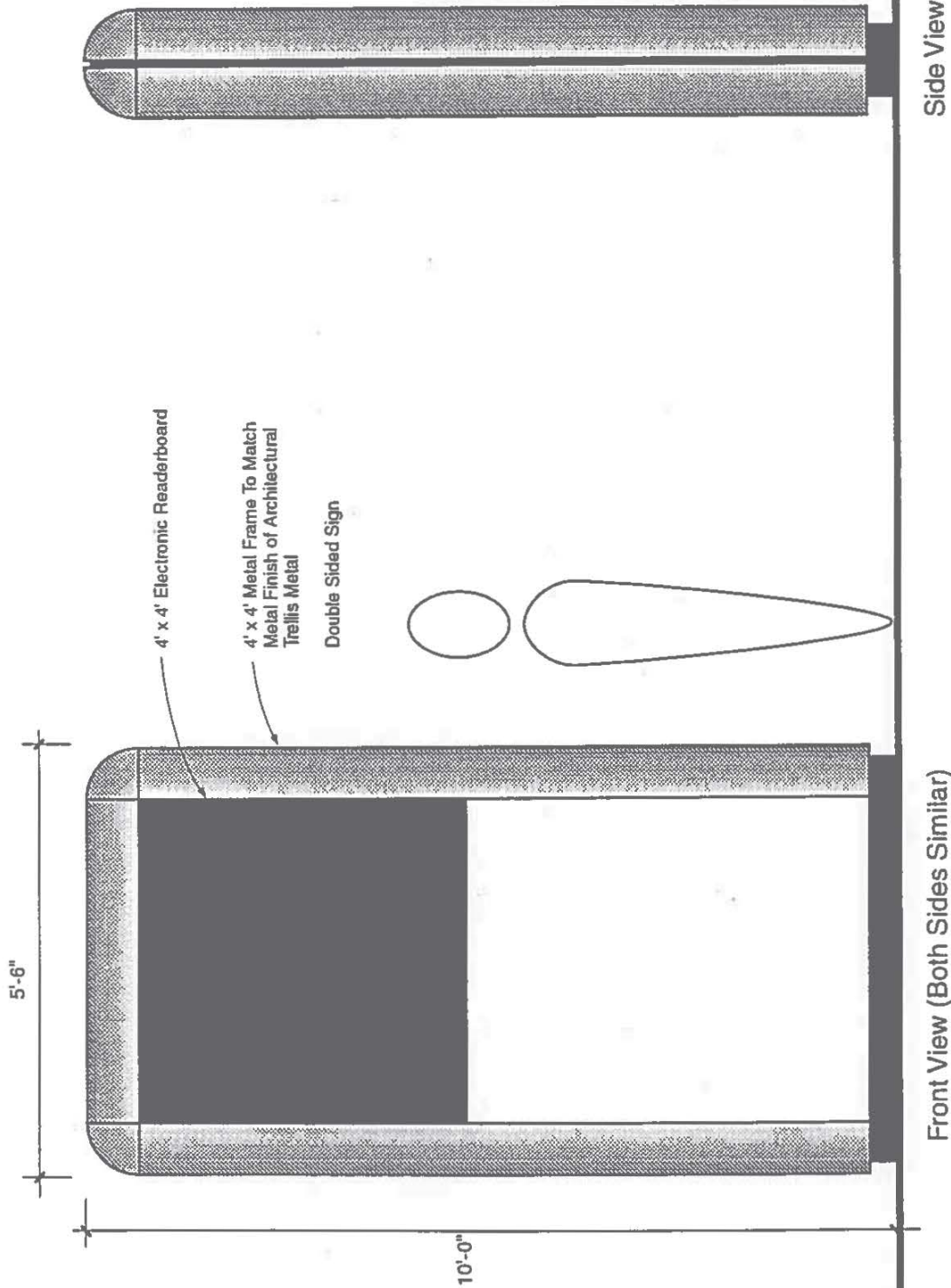
4



Section
B
Not To Scale



Elevation Sign Type 4 - Building I.D.
A
Not To Scale



(R-2006-315)

RESOLUTION NUMBER R- **300961**ADOPTED ON **OCT 24 2005**

WHEREAS, California Streets and Highway Code section 8333(c) provides for the summary vacation of public service easements by City Council where the easement to be vacated has been superceded by relocation and there are no other public facilities located within the easement; and

WHEREAS, the easement requested to be vacated was for the purpose of sewer and drainage facilities; and

WHEREAS, during the construction of a new structure, the sewer and drainage facilities were rerouted; and

WHEREAS, there are no other public facilities located within the easement; and

WHEREAS, the affected property owner has requested the vacation of a sewer easement to facilitate development of the site; and

WHEREAS, the City Council finds that:

(a) there is no present or prospective use for the public service easement system, for which it was originally acquired, or for any other public use of a like nature that can be anticipated in that the easements are not needed for public use; and

(b) the public will benefit from the vacation through improved utilization of land; and

(c) the vacation is not inconsistent with the General Plan or an approved Community Plan; and

(d) the public service easement system for which the easements were originally acquired will not be detrimentally affected by the vacation: NOW, THEREFORE,

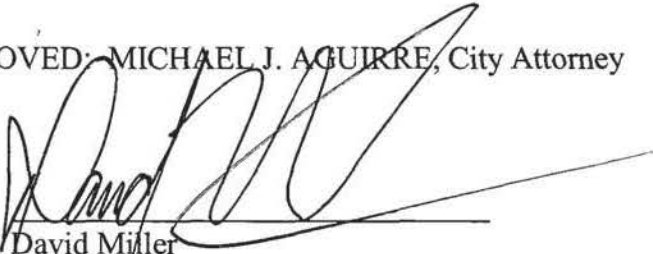
BE IT RESOLVED, by the Council of the City of San Diego, as follows:

1. That the easement vacation as more particularly described in the legal description marked as Exhibit "A" and as shown on Engineering Drawing No. 19433-B, marked as Exhibit "B" and on file in the office of the City Clerk as Document No. RR- 300961, which are by this reference incorporated herein and made a part hereof, are ordered vacated.

2. That the City Clerk shall cause a certified copy of this resolution, with attached exhibits attested by him under seal, to be recorded in the office of the County Recorder.

APPROVED: MICHAEL J. AGUIRRE, City Attorney

By


David Miller
Deputy City Attorney

DM:aml
09/21/05
Or.Dept: DSD
R- 2006-315
MMS #2511

EXHIBIT 'A'
LEGAL DESCRIPTION
EASEMENT ABANDONMENT

BEING PORTIONS OF PARCEL 1 OF PARCEL MAP NO. 13069, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL A

SEWER EASEMENT AS DEDICATED ON MAP NO. 4224 RECORDED JUNE 16, 1959.

PARCEL B

SEWER EASEMENT PER DEED RECORDED NOVEMBER 10, 1983 AS FILE NO. 83-409193.

PARCEL C

SEWER EASEMENT PER DEED RECORDED APRIL 21, 1976 AS FILE NO. 76-118808.

PARCEL D

SEWER EASEMENT PER DEED RECORDED FEBRUARY 18, 1952 IN BOOK 4374 PAGE 265.

PARCEL E

SEWER EASEMENT PER DEED RECORDED APRIL 5, 1966 AS FILE NO. 57108.

PARCEL F

DRAINAGE EASEMENT AS DEDICATED ON MAP NO. 4227 RECORDED JUNE 16, 1959.

PARCEL G

DRAINAGE EASEMENT PER DEED RECORDED NOVEMBER 10, 1983 AS FILE NO. 83-409194.



W.O. 991139
DWG. 19433-B
A NO. 01-635


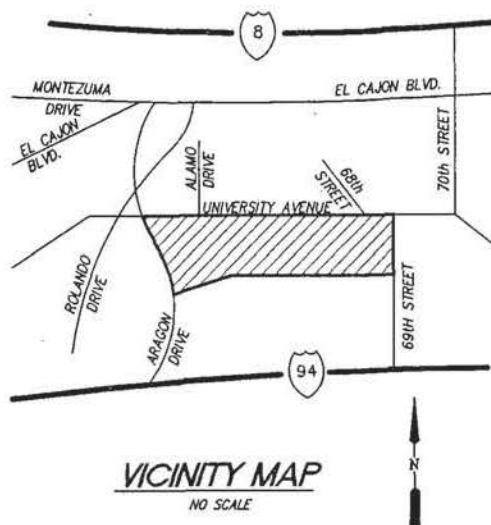
 1/04/02
REX S. PLUMMER DATE
L.S. 6641
EXPIRATION DATE 12/31/03

EXHIBIT 'B'**ASSESSOR'S PARCEL NO.'S**

474-130-16

REFERENCE DRAWINGSPARCEL MAP NO. 13069, MAP NO. 4227,
30265-D, 20815-D, 10903-B**LEGEND**INDICATES SEWER EASEMENTS ABANDONED
PARCELS; A, B, C, D, & E.
(SEE SHEETS 2 & 3)INDICATES DRAINAGE EASEMENTS ABANDONED
PARCELS; F & G.
(SEE SHEETS 3, 4 & 5)**VICINITY MAP**
NO SCALE

T:\ENGR\1410\MAPPING\01-22-01-ESMT\1410ESMT01R.DWG

**Project Design Consultants**
PLANNING ENGINEERING SURVEYING
701 "B" Street, Suite 800, San Diego, Ca. 92101
619-235-6471 FAX 234-0349REX S. PLUMMER L.S. 6641 DATE
MY REGISTRATION EXPIRES 12-31-03

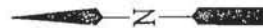
- IN PARCEL 1

**DRAINAGE & SEWER EASEMENTS ABANDONMENT OF PARCEL MAP
13069**

DESCRIPTION	BY	APPROVED	DATE	FILED	CITY OF SAN DIEGO, CALIFORNIA		W.O. NO. 991139
ORIGINAL	PDC				SHEET 1 OF 5 SHEETS		A NO. 01-635
	DT	V	2/27/02		FOR CITY ENGINEER		1854-6311
					DATE 2/28/02		CCS '83 COORDINATES
							214-1751
							LAMBERT COORDINATES
							19433-1-B

300961

EXHIBIT 'B'



SCALE: 1"=100'

VISTA LA MESA

UNIT NO. 2

MAP NO. 2113

69TH

STREET

 BENMAR
ADDITION
MAP NO. 4374

 68TH
STREET

 UNIVERSITY
PROFESSIONAL
CENTER
MAP NO. 8209

 DEDICATED PER
BK 2529, PG 311 O.R. (R.S. #1069)

UNIVERSITY AVENUE

 DEDICATED PER
MAP NO. 4227

 PORTION OF PARCEL 'A'
PORTION OF 10' WIDE
SEWER EASEMENT
PER MAP NO. 4227,
ABANDONED

PARCEL 'B'

 15.00' WIDE SEWER
EASEMENT PER DEED
RECORDED NOV. 10, 1983
AS FILE NO. 83-409193
CITY DWG NO. 20901-D,
ABANDONED.

 PORTION OF PARCEL 'A'
PORTION OF 10' WIDE
SEWER EASEMENT
PER MAP NO. 4227,
ABANDONED

PARCEL 1

P.M. NO. 13069

PARK VISTA

UNIT NO. 2

MAP NO. 2900

 PORTION OF PARCEL 'C'
10' WIDE SEWER EASEMENT
PER DEED RECORDED APRIL
21, 1976 AS FILE NO.
76-118808 O.R., ABANDONED

(SEE SHEET 3)

T: ENGR\1410\MAPPING\10-22-01-ESMT\1410ESMT02R.DWG


 Project Design Consultants
PLANNING ENGINEERING SURVEYING
701 "B" Street, Suite 800, San Diego, Ca. 92101
619-245-6471 FAX 234-0349

 REX S. PLUMMER L.S. 6641
MY REGISTRATION EXPIRES 12-31-03

 12/3/01
DATE

 DRAINAGE & SEWER EASEMENTS ABANDONMENT - IN PARCEL 1
OF PARCEL MAP 13069

DESCRIPTION	BY	APPROVED	DATE	FILED
ORIGINAL	PDC			

CITY OF SAN DIEGO, CALIFORNIA		W.O. 991139
SHEET 2 OF 5 SHEETS		A NO. 01-635
<i>LaHennes</i>	2/28/02	1854-6311
FOR CITY ENGINEER	DATE	CCS '83 COORDINATES
		214-1751
		LAMBERT COORDINATES
		19433-2-B

R. 300961

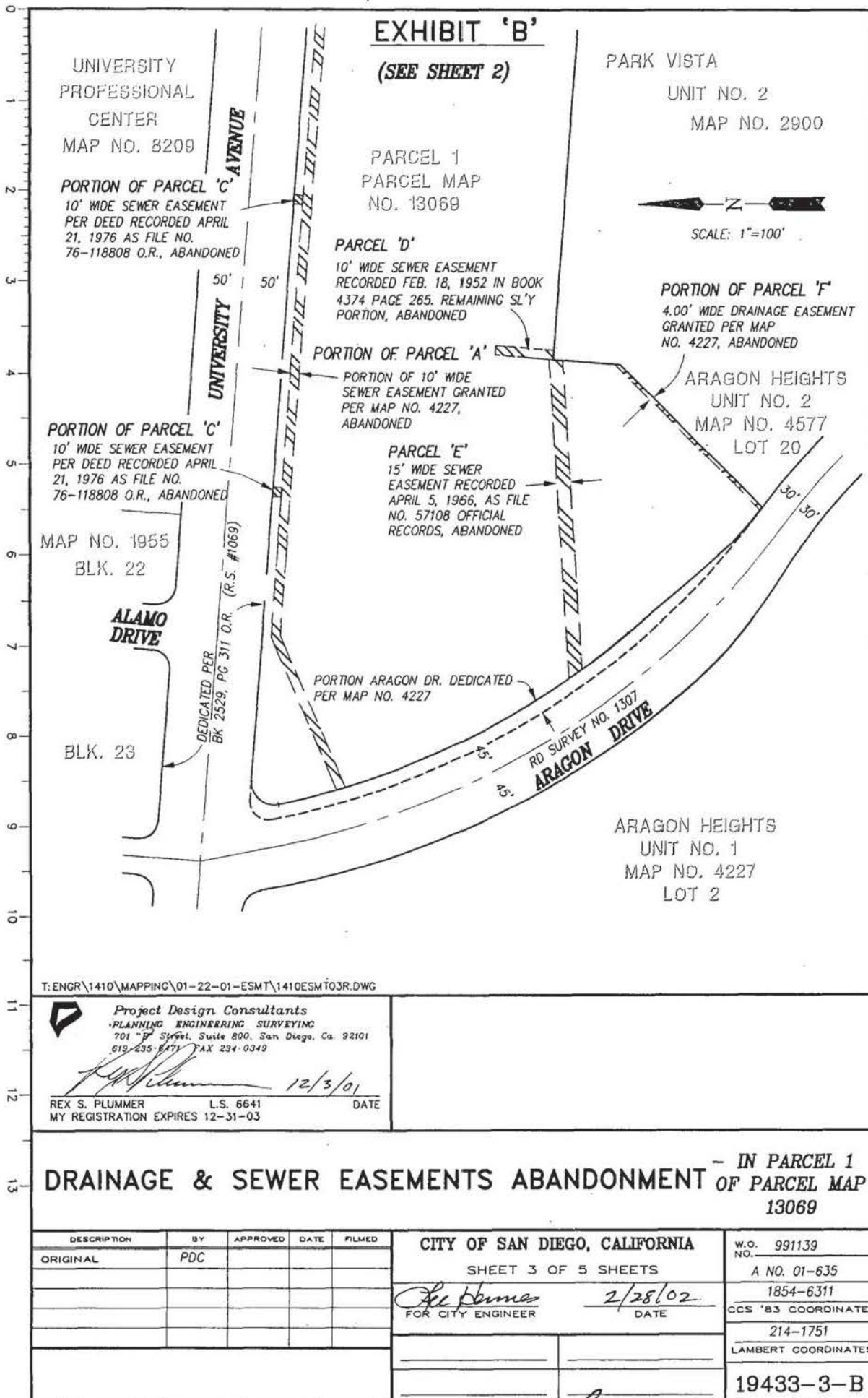


EXHIBIT 'B'

VISTA LA MESA

UNIT NO. 2

MAP NO. 2113

69TH STREET

BENMAR
ADDITION
MAP NO. 437468TH
STREETUNIVERSITY
AVENUEUNIVERSITY
PROFESSIONAL
CENTER
MAP NO. 8209DEDICATED PER
MAP NO. 4227PORTION OF PARCEL 'G'
5.00' WIDE DRAINAGE
EASEMENT PER DEED
RECORDED NOV. 10,
1983, AS FILE NO. 83-
409194 O.R. CITY DWG
NO. 20901-D, ABANDONEDPORTION OF PARCEL 'G'
10.00' WIDE DRAINAGE
EASEMENT PER DEED
RECORDED NOV. 10,
1983, AS FILE NO. 83-
409194 O.R. CITY DWG
NO. 20901-D, ABANDONED

PARCEL 1

P.M. NO. 13069

PORTION OF PARCEL 'F'
DRAINAGE EASEMENT
GRANTED PER MAP NO.
4227, ABANDONED

(SEE SHEET 5)

PARK VISTA

UNIT NO. 2

MAP NO. 2900

T:\ENGR\1410\MAPPING\01-22-01-ESMT\1410ESMT04R.DWG



Project Design Consultants

PLANNING ENGINEERING SURVEYING

791 "B" Street, Suite 800, San Diego, Ca. 92101

619-226-6971 FAX 234-0349

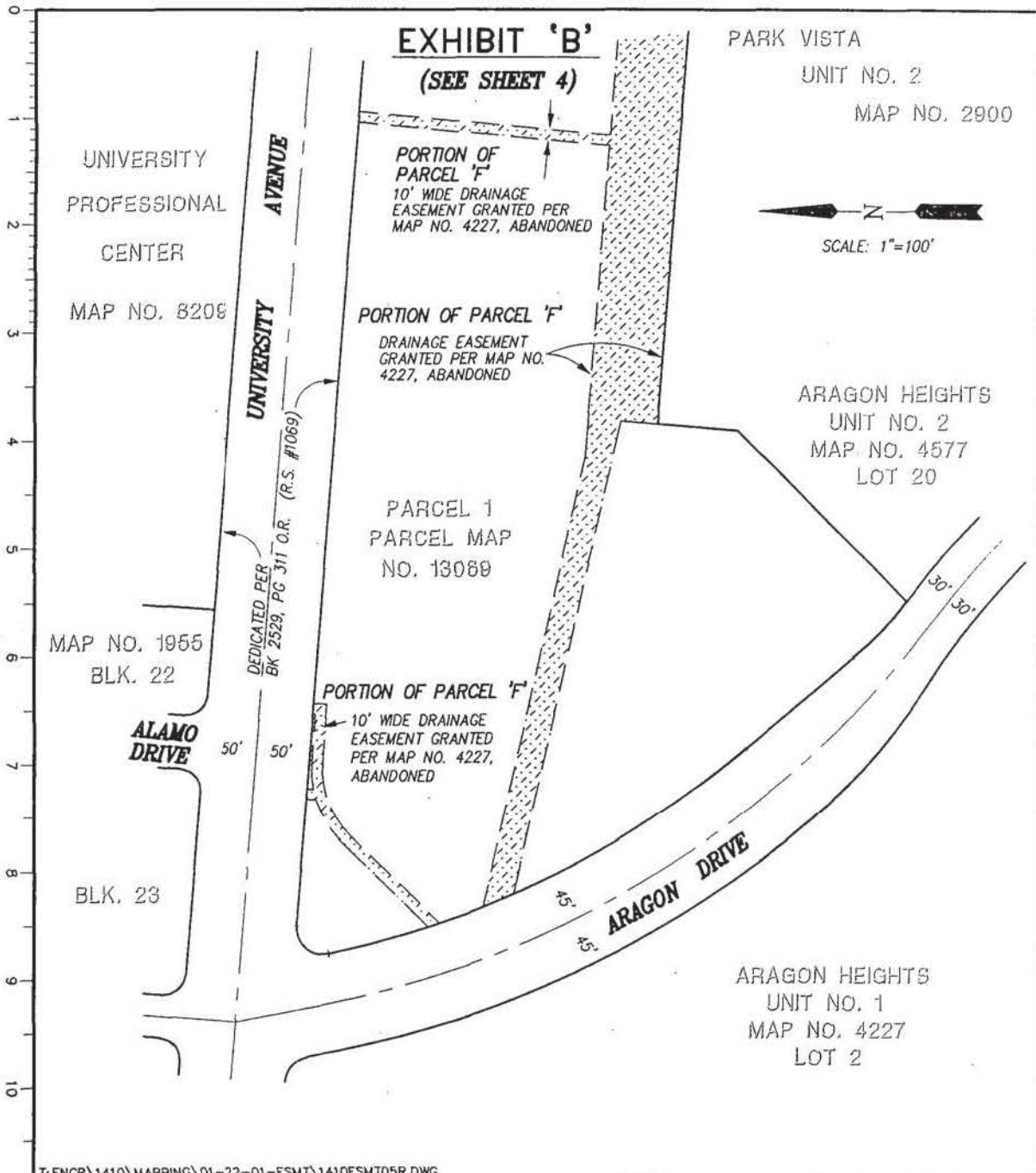
[Signature] 12/03/01
 REX S. PLUMMER L.S. 6641 DATE
 MY REGISTRATION EXPIRES 12-31-03

DRAINAGE & SEWER EASEMENTS ABANDONMENT - IN PARCEL 1 OF PARCEL MAP 13069

DESCRIPTION	BY	APPROVED	DATE	FILMED
ORIGINAL	PDC			

CITY OF SAN DIEGO, CALIFORNIA		W.O. NO. 991139
SHEET 4 OF 5 SHEETS		A NO. 01-635
<i>[Signature]</i> FOR CITY ENGINEER	2/28/02 DATE	1854-6311
		CCS '83 COORDINATES
		214-1751
		LAMBERT COORDINATES
		19433-4-B

R-300961



T:\ENGR\1410\MAPPING\01-22-01-ESMT\1410ESMT05R.DWG



Project Design Consultants
PLANNING ENGINEERING SURVEYING
701 "B" Street, Suite 800, San Diego, Ca. 92101
619-235-8471 FAX 234-0349

REX S. PLUMMER L.S. 6641
MY REGISTRATION EXPIRES 12-31-03

12/03/01

DATE

DRAINAGE & SEWER EASEMENTS ABANDONMENT - IN PARCEL 1 OF PARCEL MAP 13069

DESCRIPTION	BY	APPROVED	DATE	FILMED	CITY OF SAN DIEGO, CALIFORNIA	W.O. NO.
ORIGINAL	PDC				SHEET 5 OF 5 SHEETS	991139
					<i>R. Budenne</i> 2/28/02	A NO. 01-635
					FOR CITY ENGINEER DATE	1854-6311
						CCS '83 COORDINATES
						214-1751
						LAMBERT COORDINATES
						19433-5-B

R. 300961

Eastern Area Communities Planning Committee- General Meeting

Holy Spirit Catholic Church | 2725 55th St. San Diego, CA 92105 | Parish Hall 7pm

Tuesday January 9, 2018

Minutes**Board Members**

In Attendance: Tom Silva, Kristen Hurst, Daniele Laman, Harley Davis, Linda Godoy, Gawain Tomlinson, Lauren Kimmons, Kathryn Kern, Lynn Edwards **Absent:** Mario Ingrassci, Sidney Michael, Derryl Williams

- 1. Call to order at 7:03pm. Tom Silva, Chairperson, opens the meeting, takes roll.**
- 2. Chair's Welcome: Mr. Silva addresses agenda items & makes announcements**
 - a. Sewer Group 776A: request to change agenda order & hear item '6e' first
 - b. Tom Silva, chair, announces resignation from EACPC at end of meeting today per his email 1/9/18 to the EACPC.
 - c. EACPC meetings will need to change locations in coming months as current venue is booked.
 - i. New possible locations include Teen Challenge, 5450 Lea St and Blessed Sacrament Church, 4540 El Cerrito Dr.
 - ii. A representative from Teen Challenge offered their facility at no cost.
- 3. Non-Agenda Public Comment:**
 - a. Sonia Diaz, Oak Park Community Council (OPCC)
 - i. Announced 2018 will be a rebuilding year for OPCC, looking to fill Vice President and Secretary positions. Asking for community outreach and support for council in general and specific projects, including the new library/firehouse swap, neighborhood watch and more. Event: District 4 Candidates Forum Feb. 1 6:30p Oak Park Elementary Auditorium. Regular council meetings are 1st Thursday of the month at 6:30p at Oak Park Elementary Auditorium.
 - b. Andrew Johnson, El Cerrito, requests vote on alternative process to acquire stop signs
 - i. Agenda is amended to include item and vote at end of regularly scheduled items.
 - c. Herlindo Salinas, Teen Challenge, invites EACPC to hold meetings at their facility
- 4. Modifications to the Agenda:**
 - a. Lauren Kimmons moves to hear item '6e' first and remaining items follow in order, motion passes unanimously
 - b. Lynn Edwards moves to add item '6f' 58th & Meade N/S Stop Signs from Andrew Johnson, El Cerrito, motion passes unanimously
- 5. Council Representative Reports**
 - a. Keryna Johnson, District 9, City Council Georgette Gomez:
 - i. Gomez announces her appointment to: Environment and Public Safety & Liveable Neighborhoods committees
 - ii. El Cerrito News: Crosswalks along El Cajon Blvd. are being studied for enhanced pedestrian crossings: 'HAWK' High-intensity Activated crosswalk beacons
 - iii. Rolando News: Clay Park will institute timed parking to deter long-term parking and help with trash/litter from illegally parked vehicles. Gomez's office has been working behind the scenes with the mayor's office and other city departments to repair Rolando 'cat walks' or shortcuts through the neighborhood that have been in disrepair.
 - iv. Johnson will be taking a new position in Gomez's office and will no longer be the EACPC representative, she will be replaced by Christopher Vallejo.
 - b. Jannell Jackson, District 79, CA State Assembly Shirley Weber:
 - i. Weber has Teacher Tenure Bill up for vote

Eastern Area Communities Planning Committee- General Meeting

Holy Spirit Catholic Church | 2725 55th St. San Diego, CA 92105 | Parish Hall 7pm

Tuesday January 9, 2018

Minutes

- ii. Weber to serve on Public Safety Budgeting (chair), Elections & Redistricting committees
- iii. Gov. Brown announcement 1/10/18 kicks off budget season, for questions, contact Jannell Jackson. Final budget will be up for vote June 2018.
- iv. Deadlines: 1/15: Covered CA by Feb 1; 1/31: Covered CA by Mar 1, last day to pass 2-yr bills CA Assembly; 2/16- last day to introduce new bills CA Assembly.
- c. Absent Representatives: Elizabeth Dixon, City Planning Representative; Eric Young II, Mayor's Office; Mathew Gordon, District 4 City Council.

6. Developments Projects for Review & Approval [Action Items]

- a. Redwood Village Water Main Project (Project No. 551564): Harley Davis moves to grant approval, motion carries with unanimous support
- b. Kroc II Amendment (Project No. 552436): board questions about noise & light pollution into neighborhood, focused negative doc has been completed but was not available at meeting. Danielle Laman moves to table vote until focused negative doc or cycles letter can be presented, motion fails 3-5. Linda Godoy moves to support project with no conditions at this time. Vote is tied 4-4; Tom Silva decides in favor, motion passes, 5-4.
- c. 4560 College Avenue Office Building (Project No. 561662): Harley Davis moves to approve request to resume previously conforming use with prior conforming parking as stated in permit request. Motion carries with 7-1 in favor.
- d. Easement Vacation for GJ 788 (Project No. 574677): Note- project number may be incorrect, there was confusion at the meeting because no supporting documents were labeled with this project number, project requests vacating sewer lines in Rolando Park along Veronica & Marlowe Drives. Kathryn Kern moves to approve project, motion passes 7-0 with both Danielle Laman and chair, Tom Silva abstaining.
- e. Smart & Final Sign Permit (project No. PTS 556517): Project description changed to include 'Fresh Farm Produce' and 'Fresh Meat' signs on building. 'Extra' has already been installed prior to this meeting. Harley Davis moves to support sign program, motion passes unanimously.
- f. 58th & Meade North/South Stop Signs: Andrew Johnson, El Cerrito, requests alternative process approval to install 2 stop signs on the N/S intersection of 58th St at Meade Ave. 2 traffic studies have been completed and excessive speed has been documented but intersection has not had sufficient accidents to qualify for stop signs through the standard process. Johnson has garnered substantial community support with 70 signatures and the approval of El Cerrito Community Council. Danielle Laman moves to support the alternative process to install stop signs as requested. Motion passes unanimously.

7. EACPC Sub-Committee Reports

- a. Daniele Laman: Parks & Rec: Community Events- Park & Rec Board meets 3rd Thursday 2pm at Balboa Park Club: \$150,000 budget to be spent, ideas welcome. Clay Park: improvements are going in: dog park, succulent garden; Colina Park Council Mtg & Elections, open seat: vice chair 1/17/18 6:30pm Colina Rec Ctr; Chollas Lake Park: Glorias Mesa Tot Lot: stem walls are being installed, Friday's Gate: Nature play center is being installed, Little League: new board, expect changes, Caroling at the Lake was a success, Rec Council at Chollas Lake meets 4th Tuesday at 6pm.
- 8. **Treasurer's Report**: Current balance: \$65.53, no change from Dec2017.
- 9. **Creation of Election Subcommittee**: Mario Ingrassi, Linda Godoy, Lauren Kimmons appointed.

Eastern Area Communities Planning Committee- General Meeting

Holy Spirit Catholic Church | 2725 55th St. San Diego, CA 92105 | Parish Hall 7pm

Tuesday January 9, 2018

Minutes

10. **Review, Correction & Approval of Minutes:** Danielle Laman moves to approve Nov2017 minutes, passes unanimously.

11. **Meeting Adjourned at 8:48pm.**



THE CITY OF SAN DIEGO

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

Ownership Disclosure Statement

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

Project Title

Kroc II

Project No. For City Use Only

552436

Project Address:

6845 University Avenue, San Diego, CA 92115

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

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

Additional pages attached ☐ Yes ☐ No

Name of Individual (type or print):

☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature :

Date:

Name of Individual (type or print):

☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature :

Date:

Name of Individual (type or print):

☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature :

Date:

Name of Individual (type or print):

☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature :

Date:

Project Title: Kroc II (Re: Legal Status: Please note The Salvation Army is a nonprofit religious corp)	Project No. (For City Use Only) <div style="font-size: 1.5em; font-weight: bold;">552436</div>
---	--

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

Legal Status (please check):

☒ Corporation
 ☐ Limited Liability -or-
 ☐ General) What State? _____ Corporate Identification No. _____
☐ Partnership

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

Corporate/Partnership Name (type or print):
 The Salvation Army, a California nonprofit religious corp

☒ Owner ☐ Tenant/Lessee

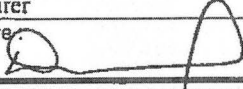
Street Address:
 180 E Ocean Blvd.

City/State/Zip:
 Long Beach, CA 90802

Phone No: 562-491-8775 **Fax No:** 562-491-8875

Name of Corporate Officer/Partner (type or print):
 Douglas Tollerud

Title (type or print):
 Treasurer

Signature:  **Date:** August 17, 2017

Corporate/Partnership Name (type or print):

☐ Owner ☐ Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: **Fax No:**

Name of Corporate Officer/Partner (type or print):

Title (type or print):

Signature : **Date:**

Corporate/Partnership Name (type or print):

☐ Owner ☐ Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: **Fax No:**

Name of Corporate Officer/Partner (type or print):

Title (type or print):

Signature : **Date:**

Corporate/Partnership Name (type or print):

☐ Owner ☐ Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: **Fax No:**

Name of Corporate Officer/Partner (type or print):

Title (type or print):

Signature : **Date:**

Corporate/Partnership Name (type or print):

☐ Owner ☐ Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: **Fax No:**

Name of Corporate Officer/Partner (type or print):

Title (type or print):

Signature : **Date:**

Corporate/Partnership Name (type or print):

☐ Owner ☐ Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: **Fax No:**

Name of Corporate Officer/Partner (type or print):

Title (type or print):

Signature : **Date:**



State of California Secretary of State

N

Statement of Information

(Domestic Nonprofit, Credit Union and General Cooperative Corporations)

Filing Fee: \$20.00. If this is an amendment, see instructions.

IMPORTANT – READ INSTRUCTIONS BEFORE COMPLETING THIS FORM

1. CORPORATE NAME

2. CALIFORNIA CORPORATE NUMBER

This Space for Filing Use Only

Complete Principal Office Address (Do not abbreviate the name of the city. Item 3 cannot be a P.O. Box.)

3. STREET ADDRESS OF PRINCIPAL OFFICE IN CALIFORNIA, IF ANY CITY STATE ZIP CODE

4. MAILING ADDRESS OF THE CORPORATION CITY STATE ZIP CODE

Names and Complete Addresses of the Following Officers (The corporation must list these three officers. A comparable title for the specific officer may be added; however, the preprinted titles on this form must not be altered.)

5. CHIEF EXECUTIVE OFFICER/ ADDRESS CITY STATE ZIP CODE

6. SECRETARY ADDRESS CITY STATE ZIP CODE

7. CHIEF FINANCIAL OFFICER/ ADDRESS CITY STATE ZIP CODE

Agent for Service of Process If the agent is an individual, the agent must reside in California and Item 9 must be completed with a California street address, a P.O. Box address is not acceptable. If the agent is another corporation, the agent must have on file with the California Secretary of State a certificate pursuant to California Corporations Code section 1505 and Item 9 must be left blank.

8. NAME OF AGENT FOR SERVICE OF PROCESS [Note: The person designated as the corporation's agent MUST have agreed to act in that capacity prior to the designation.]

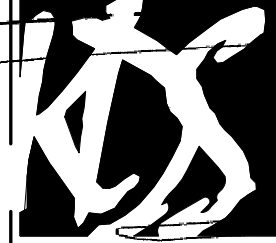
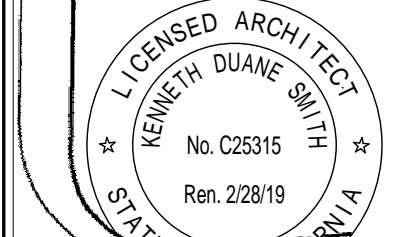
9. STREET ADDRESS OF AGENT FOR SERVICE OF PROCESS IN CALIFORNIA, IF AN INDIVIDUAL CITY STATE ZIP CODE

Common Interest Developments

10. ☐ Check here if the corporation is an association formed to manage a common interest development under the Davis-Stirling Common Interest Development Act, (California Civil Code section 4000, et seq.) or under the Commercial and Industrial Common Interest Development Act, (California Civil Code section 6500, et seq.). The corporation must file a Statement by Common Interest Development Association (Form SI-CID) as required by California Civil Code sections 5405(a) and 6760(a). Please see instructions on the reverse side of this form.

11. THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT.

DATE TYPE/PRINT NAME OF PERSON COMPLETING FORM TITLE SIGNATURE

KENNETH D. SMITH
ARCHITECT
& ASSOCIATES, INC.500 FESLER ST., SUITE 102
EL CAJON - CA - 92020
PH / 619 444 2182
Fax / 619 442 2699DATE: 05.08.2017
JOB NO: 15024
DRAWN BY: ASM
CHECKED BY: ASMRevision Schedule
Date DescriptionORIGINAL PREPARATION DATE:
7/8/17REVISION DATE(S):
2/15/18project: Salvation Army Kroc Center
Sports & Wellness Center
San Diego, CA

DD-1

SHEET: 1 of 13

SITE LEGEND

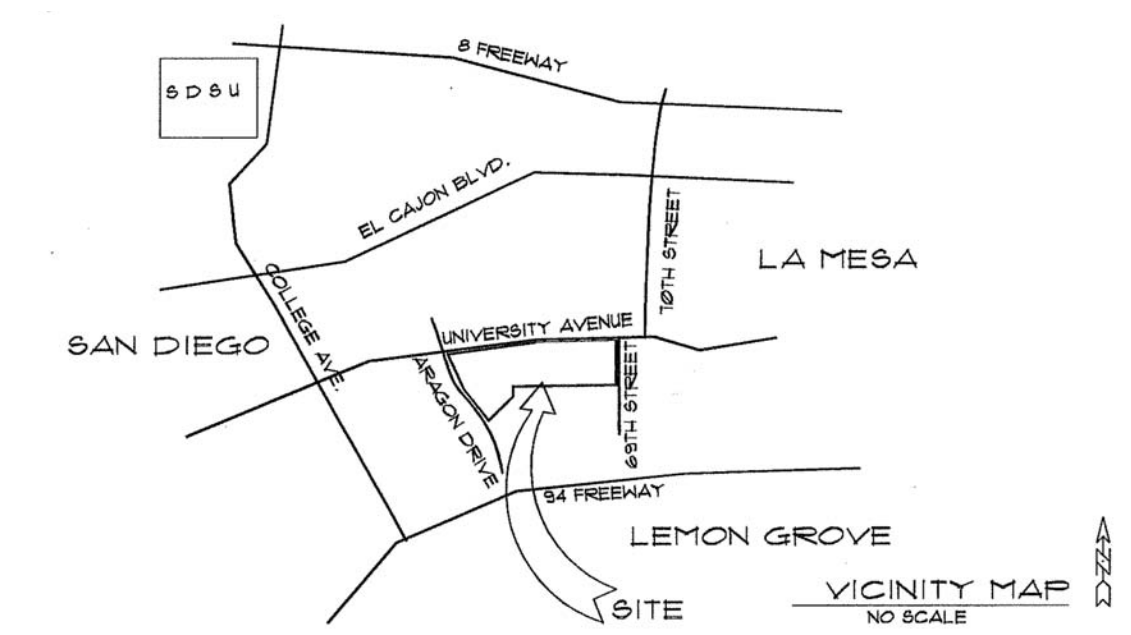
- W — W — EXISTING WATER SERVICE LINE
- S — S — EXISTING SEWER SERVICE LATERAL
- F — F — EXISTING FIRE (WATER) SERVICE LINE
- I — I — EXISTING IRRIGATION (WATER) SERVICE LINE
- E — E — EXISTING ELECTRICAL SERVICE LINE
- G — G — EXISTING GAS SERVICE LINE
- — — EXISTING FIRE HYDRANT
- — — EXISTING POLE MOUNTED LIGHT STANDARD
- — — PROPOSED POLE MOUNTED LIGHT STANDARD
- — — POST INDICATOR VALVE
- — — FIRE DEPARTMENT POINT OF CONNECTION
- — — REDUCED PRESSURE DETECTION ASSEMBLY (RPDA) or DOUBLE CHECK VALVE ASSEMBLY (DCVA) PER JURISDICTION
- ① — NUMBER OF PARKING
- △ — HANDICAP PARKING SYMBOL

ACCESSIBLE PATH OF TRAVEL

NEW PATH OF TRAVEL (P.O.T.) AS INDICATED IS A BARRIER FREE ACCESS ROUTE WITHOUT ANY ABRUPT VERTICAL CHANGES EXCEEDING 1/2" BEVELED AT 1:2 MAXIMUM SLOPE, EXCEPT THAT LEVEL CHANGES DO NOT EXCEED 1/4" VERTICAL AND IS AT LEAST 48" WIDE. SURFACE IS SLIP RESISTANT, STABLE, FIRM AND SMOOTH. CROSS-SLOPE DOES NOT EXCEED 2% AND SLOPE IN DIRECTION OF TRAVEL IS LESS THAN 5% UNLESS OTHERWISE INDICATED. P.O.T. SHALL BE MAINTAINED FREE OF OVERHANGING OBSTRUCTIONS TO 80" MINIMUM (11338.8.2) AND PROTRUDING OBJECTS GREATER THAN 4" PROJECTION FROM A WALL AND ABOVE 27" AND LESS THAN 80" (11338.8.6).

NOTES

- A GRADING PERMIT IS REQUIRED FOR THIS PROJECT
- FIRE HYDRANTS ARE TO COMPLY WITH THE CITY'S ENGINEERING DEPARTMENT STANDARDS AND SPECIFICATIONS FOR ON-SITE FIRE HYDRANTS.
- ALL CURBING WHICH OUTLINES THE ACCESS ROADWAY SHALL BE PAINTED RED, WHITE, 4" HIGH LETTERING READING "NO PARKING - FIRE LANE" SHALL BE STENCILED EVERY 30'-0" ON THE RED CURB. IF NO CURB IS PRESENT, AN 8" WIDE RED STRIPE SHALL BE PAINTED ON THE PAVEMENT. THIS 8" STRIPE SHALL BE MARKED WITH 4" HIGH WHITE LETTERING EXACTLY AS IF IT WERE A CURB.
- BACKFLOW PROTECTION OF WATER CONNECTION TO FIRE PROTECTION SYSTEMS SHALL BE PROVIDED PER UPC, SECT. 603.5.15.
- PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITTEE SHALL ENTER INTO A MAINTENANCE AGREEMENT FOR THE ONGOING PERMANENT BMP MAINTENANCE, SATISFACTORY TO THE CITY ENGINEER.
- PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITTEE SHALL INCORPORATE ARTICLE 2, DIVISION 1 (GRADING REGULATIONS) OF THE SAN DIEGO MUNICIPAL CODE, INTO THE CONSTRUCTION PLANS OR SPECIFICATIONS.



DIRECTORY

OWNER:

THE SALVATION ARMY
180 E. OCEAN BLVD. - LEGAL DEPT
LONG BEACH, CA 90802
Tel: (562)491-8775
Fax: (562)491-8775
CONTACT: VICTOR DOUGHTY

ARCHITECT:

KENNETH D. SMITH ARCHITECT & ASSOCIATES, INC.
500 FESLER STREET, SUITE 102
EL CAJON, CA 92020
Tel: (619) 444-2182 x
CONTACT: KEN SMITH

CIVIL ENGINEER:

REC-CONSULTANTS.COM
2442 SECOND AVENUE
SAN DIEGO, CA 92101
(619) 232-9000

LANDSCAPE:

HOWARD ASSOCIATES
2422 SECOND AVENUE
SAN DIEGO, CA 92101
Tel: (619) 715-8990
CONTACT: JULIE HOWARD

SOILS ENGINEER:

GEOCON INCORPORATED
6960 FLANDERS DRIVE
SAN DIEGO, CA 92121-2974
TEL: 658.558.6900

ACOUSTIC ENGINEER:

JEREMY LOUDEN, PRINCIPAL
LDN CONSULTING, INC.
PHONE: 760-473-1253
2428 CHISCOLM TRAIL
MURRIETA, CA 92562

TRAFFIC ENGINEER:

LOS ENGINEERING, INC.
11022 EL CAMINO REAL, SUITE 100
SAN DIEGO, CA 92130
619.890.1253 PHONE

SITE INFORMATION

SITE AREA: 536,659 SF 12.32 ACRES
PROPOSED BUILDING COVERAGE: 50,467 SF 9.4 %
EXISTING BUILDING COVERAGE: 155,765 SF 28.02 %

TYPE OF DEVELOPMENT: RECREATION

DEVELOPMENT SUMMARY

- PLANNED DEVELOPMENT PERMIT
- CONSTRUCT A TYPE II-B BUILDING AND ALL SITE IMPROVEMENTS PER THESE PLANS AND SPECIFICATIONS. USES ARE AS FOLLOWS:
 - LOBBY/PLAY CARE
 - COVERED PARKING
 - FITNESS CENTER
 - SPORTS DECK.

PARKING TABULATION

ON-SITE PARKING SHOWN ON SCR-12-11-2000: 384 SPACES

NEW WELLNESS CENTER PARKING

FITNESS AREAS: 23,007 S.F. AT 5 SPACE/1,000 S.F.: 115 SPACES
PLAY CARE CENTER: 1854 S.F. AT 1 SPACE PER STAFF: 4
TOTAL: 119
15% REDUCTION FOR TRANSIT OVERLAY: <17 SPACES
TOTAL PARKING REQ'D FOR NEW BUILDING: 102 SPACES
TOTAL PARKING REQUIRED: 102 SPACES
TOTAL PARKING PROVIDED: 486 SPACES
SURPLUS: 17 SPACES

TOTAL PARKING PROVIDED

ACTUAL ON-SITE PARKING: 378 SPACES
PROPOSED PARKING STRUCTURE: 129 SPACES
PARKING DELETED AT STRUCTURE ENTRANCE: <4 SPACES
TOTAL PARKING PROVIDED: 503 SPACES
SURPLUS: 17 SPACES

EXISTING OFF-SITE (STREET) PARKING SHOWN ON SCR-12-11-2000: 50 SPACES
REQUIRED PARKING SPACES PER PCD 99-0887: 378 SPACES
PARKING SPACES PROVIDED PER SCR-12-11-2000: 384 SPACES

NOTE: ROOFTOP SOCCER FIELD IS SATISFIED BY EXISTING PARKING APPROVED IN P.C.D. PERMIT 99-0887
NOTE: THE ROOFTOP SOCCER FIELD SHALL NOT EXCEED THE SIZE OF THE EXISTING RECREATION FIELD

10 SHORT TERM BICYCLE SPACES PROPOSED (5 BICYCLE SPACES REQUIRED)
1 LONG TERM BICYCLE STORAGE PROPOSED
5 ACCESSIBLE SPACES, INCLUDING 1 VAN ACCESSIBLE SPACE PROPOSED (5 ACCESSIBLE, INCLUDING 1 VAN, REQUIRED)
3 MOTORCYCLE SPACES PROPOSED (2 MOTORCYCLE SPACES REQUIRED)
11 CLEAN AIR/ VAN POOL/ EV SPACES PROPOSED (11 CLEAN AIR/ VAN POOL/ EV SPACES REQUIRED)

SQUARE FOOTAGE

Name	Area
01 FIRST FLOOR	
LOBBY / PLAY CARE	4,754 SF
PARKING	45,712 SF
01 FIRST FLOOR	50,467 SF
02 SECOND FLOOR	
FITNESS CENTER	23,007 SF
PHANTOM FLOOR	675 SF
SPORTS ROOF DECK	27,232 SF
02 SECOND FLOOR	50,913 SF
Grand total	101,380 SF

FLOOR AREA RATIO (FAR)

BUILDING	GFA
PROPOSED WELLNESS & SPORTS CTR	
FIRST FLOOR	50467
SECOND FLOOR & SPORTS DECK	50913
EXISTING BLDG #1 PERFORMING ARTS	
FIRST FLOOR	35268
SECOND FLOOR	15378
EXISTING BLDG #2 ICE RINK	
FIRST FLOOR	36130
SECOND FLOOR	0
EXISTING BLDG #3 GYMNASIUM	
FIRST FLOOR	26339
SECOND FLOOR	5547
EXISTING BLDG #4 FAMILY ENHANCE	
FIRST FLOOR	28527
SECOND FLOOR	7911
EXISTING BLDG #5 ENTRY TOWER	
FIRST FLOOR	256
SECOND FLOOR	0
TOTAL GFA	256736
LOT AREA	536659
FLOOR AREA RATIO (FAR)	0.478
(.75 ALLOWED)	

LEGAL DESCRIPTION

PARCEL 1 OF PARCEL MAP NO. 13069, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA FILED IN THE OFFICE OF THE COUNTY RECORDER, DECEMBER 23, 1983.

SAID LAND WAS FORMERLY KNOWN AS:

LOTS 1 AND 3 OF ARAGON HEIGHTS UNIT NO. 1, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE MAP THEREOF NO. 4227, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JUNE 16, 1959.

APN: 474-130-1600
ADDRESS: 6845, 6753, 6737 & 6611 UNIVERSITY AVE.
USE: RECREATION
ZONE: CC-5-3

OVERLAY DISTRICTS: COUNCIL DISTRICT 4
TRANSIT AREA OVERLAY (TAOZ)
TRANSIT PRIORITY AREA (TPA)
GEOLOGIC HAZARD CATEGORY 33
MONTGOMERY FIELD - AIRPORT LAND USE
COMPATIBILITY OVERLAY (ALUCOZ)
MONTGOMERY FIELD - AIRPORT INFLUENCE AREA (AIA)

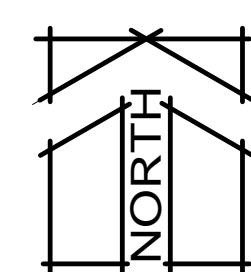
SCHOOL DISTRICT: SDUSD
COMMUNITY PLAN: MID-CITY: EASTERN AREA

YEAR BUILT: ALL BUILDINGS CONSTRUCTED 2001.
NO STRUCTURES TO BE REMOVED.

PROPOSED DEVELOPMENT REGULATION DEVIATIONS

- Minimum Exterior Refuse and Recyclable Material Storage Areas. (SDMC Table 142-08C), EXISTING APPROX. 790.5 S.F., REQUIRED 1,056 S.F.
- Offsetting Planes requirement (SDMC 1519.0303(D)(1))
- Hours of Operation (SDMC 141.0602c(2))

HOURS OF OPERATION	
FACILITY	PROPOSED HOURS OF OPERATION
AQUATICS	5:00 AM - 9:00 PM
CHALLENGE COURSE	7:00 AM - 7:00 PM
CLIMBING TOWER	7:00 AM - 7:00 PM
GYMNASIUM	5:00 AM - 9:00 PM
ICE ARENA	5:30 AM - 10:00 PM
NEW RECREATION SPORTS DECK	7:00 AM - 9:00 PM
NEW SPORTS & WELLNESS	5:00 AM - 9:00 PM
REMAINDER OF CENTER	7:00 AM - 9:00 PM

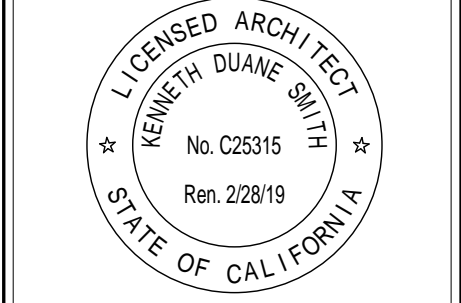
OVERALL
SITE PLAN

1" = 50'-0"

- SHEET INDEX**
- DD-1 OVERALL SITE PLAN
 - DD-2 SITE PLAN
 - DD-3 FIRST FLOOR PLAN
 - DD-4 SECOND FLOOR PLAN
 - DD-5 ROOF
 - DD-6 ELEVATIONS
 - DD-6.1 OFFSETTING PLANES EXHIBIT
 - DD-6.2 CAMPUS WIDE ELEVATION
 - DD-7 SECTION
 - DD-8 PERSPECTIVES
 - DD-9 PERSPECTIVES
 - DD-10 PHOTOS AND KEY
 - DD-11 FIRE LANES EXISTING OVERALL VIEW
 - DD-12 ARENA LIGHTING

- C-1 GRADING AND IMPROVEMENT PLAN
- C-2 SITE PLAN
- C-3 GRADING AND STORM DRAIN PLAN
- C-4 UTILITY PLAN
- C-5 IMPROVEMENT PLAN
- C-6 POST-CONSTRUCTION BMP PLAN
- C-7 POST-CONSTRUCTION BMP PLAN

- LDP-1 LANDSCAPE DEVELOPMENT PLAN
- LDP-2 LANDSCAPE DEVELOPMENT PLAN

KENNETH D. SMITH
ARCHITECT
& ASSOCIATES, INC.500 FESLER ST., SUITE 102
EL CAJON, CA - 92020
PH / 619 444 2182
Fax / 619 442 2699DATE: 05.08.2017
JOB NO: 15024
DRAWN BY: ASM
CHECKED BY: ASMRevision Schedule
Date DescriptionORIGINAL PREPARATION DATE:
7/8/17REVISION DATE(S):
2/15/18project: Salvation Army Kroc Center
Sports & Wellness Center
San Diego, CA

DD-2

SHEET: 2 of 13

ON-SITE PARKING SHOWN ON SCR-12-11-2000: 384 SPACES

NEW WELLNESS CENTER PARKING

FITNESS AREAS: 23007 S.F. AT 5 SPACE/1,000 S.F.: 115 SPACES
PLAY CARE CENTER: 1854 S.F. AT 1 SPACE PER STAFF: 4
TOTAL: 119
15% REDUCTION FOR TRANSIT OVERLAY: <17 SPACES
TOTAL PARKING REQ'D FOR NEW BUILDING: 102 SPACES
TOTAL PARKING PROVIDED: 102 SPACES
SURPLUS: 486 SPACES

TOTAL PARKING PROVIDED

ACTUAL ON-SITE PARKING: 378 SPACES
PROPOSED PARKING STRUCTURE: 378 SPACES
PARKING DELETED AT STRUCTURE ENTRANCE: 486 SPACES
TOTAL PARKING PROVIDED: 503 SPACES
SURPLUS: 17 SPACESEXISTING OFF-SITE (STREET) PARKING SHOWN ON SCR-12-11-2000: 50 SPACES
REQUIRED PARKING SPACES PER PCD 99-0887: 378 SPACES
PARKING SPACES PROVIDED PER SCR-12-11-2000: 384 SPACESNOTE: ROOFTOP SOCCER FIELD IS SATISFIED BY EXISTING PARKING APPROVED IN P.C.D. PERMIT 99-0887
NOTE: THE ROOFTOP SOCCER FIELD SHALL NOT EXCEED THE SIZE OF THE EXISTING RECREATION FIELD10 SHORT TERM BICYCLE SPACES PROPOSED (5 BICYCLE SPACES REQUIRED)
1 LONG TERM BICYCLE STORAGE PROPOSED
5 ACCESSIBLE SPACES, INCLUDING 1 VAN ACCESSIBLE SPACE PROPOSED (5 ACCESSIBLE, INCLUDING 1 VAN, REQUIRED)
3 MOTORCYCLE SPACES PROPOSED (2 MOTORCYCLE SPACES REQUIRED)
11 CLEAN AIR/ VAN POOL/ EV SPACES PROPOSED (11 CLEAN AIR/ VAN POOL/ EV SPACES REQUIRED)

SITE LEGEND

- W W - EXISTING WATER SERVICE LINE
- S S - EXISTING SEWER SERVICE LATERAL
- F F - EXISTING FIRE (WATER) SERVICE LINE
- I I - EXISTING IRRIGATION (WATER) SERVICE LINE
- E E - EXISTING ELECTRICAL SERVICE LINE
- G G - EXISTING GAS SERVICE LINE
- - EXISTING FIRE HYDRANT
- - PROPOSED POLE MOUNTED LIGHT STANDARD
- 1 - NUMBER OF PARKING
- ♿ - HANDICAP PARKING SYMBOL

ACCESSIBLE PATH OF TRAVEL

..... NEW PATH OF TRAVEL (P.O.T.) AS INDICATED IS A BARRIER FREE ACCESS ROUTE WITHOUT ANY ABRUPT VERTICAL CHANGES EXCEEDING 1/2" BEVELED AT 1:2 MAXIMUM SLOPE, EXCEPT THAT LEVEL CHANGES DO NOT EXCEED 1/4" VERTICAL AND IS AT LEAST 48" WIDE. SURFACE IS SLIP RESISTANT, STABLE, FIRM, AND SMOOTH. CROSS-SLOPE DOES NOT EXCEED 2% AND SLOPE IN DIRECTION OF TRAVEL IS LESS THAN 5% UNLESS OTHERWISE INDICATED. P.O.T. SHALL BE MAINTAINED FREE OF OVERHANGING OBSTRUCTIONS TO 80" MINIMUM (1133B.8.2) AND PROTRUDING OBJECTS GREATER THAN 4" PROJECTION FROM A WALL AND ABOVE 27" AND LESS THAN 80" (1133B.8.6).

NOTES

- YARDS USED FOR AREA INCREASES SHALL BE PERMANENTLY MAINTAINED.
- THIS PROJECT SHALL COMPLY WITH THE 2016 EDITION OF THE CALIFORNIA BUILDING CODE (CBC), THE 2016 CALIFORNIA ELECTRICAL CODE (CEC), THE 2013 CALIFORNIA MECHANICAL CODE (CMC), THE 2016 CALIFORNIA PLUMBING CODE (CPC), THE 2016 CALIFORNIA FIRE CODE (CFC), IN ADDITION TO ALL THEIR RESPECTIVE 2013 CALIFORNIA AMENDMENTS, AND THE CURRENT EDITION OF THE CALIFORNIA ENERGY EFFICIENCY STANDARDS.
- NO HAZARDOUS MATERIALS SHALL BE STORED AND/OR USED IN THIS BUILDING IN EXCESS OF THE QUANTITIES LISTED IN CBC TABLES 307.1 (1) AND 307.1 (2).
- ALL PROPERTY LINES, EASEMENTS, STREET AND EXISTING AND PROPOSED STRUCTURES ARE SHOWN ON THIS SITE PLAN.
- A GRADING PERMIT IS REQUIRED FOR THIS PROJECT.
- FIRE HYDRANTS ARE TO COMPLY WITH THE CITY'S ENGINEERING DEPARTMENT STANDARDS AND SPECIFICATIONS FOR ON-SITE FIRE HYDRANTS.
- ALL CURBING WHICH OUTLINES THE ACCESS ROADWAY SHALL BE PAINTED RED, WHITE, 4" HIGH LETTERING READING "NO PARKING - FIRE LANE" SHALL BE STENCILED EVERY 30'-0" ON THE RED CURB. IF NO CURB IS PRESENT, AN 8" WIDE RED STRIPE SHALL BE PAINTED ON THE PAVEMENT. THIS 8" STRIPE SHALL BE MARKED WITH 4" HIGH WHITE LETTERING EXACTLY AS IF IT WERE A CURB.
- BACKFLOW PROTECTION OF WATER CONNECTION TO FIRE PROTECTION SYSTEMS SHALL BE PROVIDED PER UPC, SECT. 603.5.15.

SITE INFORMATION

SITE AREA: 536,659 SF 12.32 ACRES
PROPOSED BUILDING COVERAGE: 50,469 SF 9.4 %
EXISTING BUILDING COVERAGE: 155,765 SF 29.02 %

TYPE OF DEVELOPMENT: RECREATION

OWNER

THE SALVATION ARMY
180 E. OCEAN BLVD. - LEGAL DEPT
LONG BEACH, CA 90802
Tel: (562) 491-8775
Fax: (562) 591-8875
CONTACT: VICTOR DOUGHTY

EXISTING DEVELOPMENT PERMITS

P.C.D. PERMIT 99-0887

ACCESSIBLE ROUTES:

FOR ACCESSIBLE ROUTES, SEE THIS PLAN & OVERALL SITE PLAN

EXISTING BUILDINGS AND ADJACENT USES:

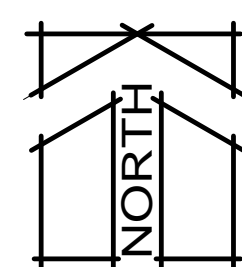
FOR ADJACENT USES SEE OVERALL SITE PLAN

BUILDING ADDRESSES:

ADDRESSES SHALL BE VISIBLE AND LEGIBLE FROM THE ROAD OR STREET FRONTING THE PROPERTY PER FHPS POLICY P-006 (UFC 901.4.4)

LANDSCAPE SQUARE FOOTAGE

PLANTING AREA: 5,820

SITE
PLAN

1" = 20'-0"

SEE DD-1 FOR P.O.T.
CONTINUATIONEXISTING ADMIN
BUILDING

PROPOSED PARKING GARAGE

GEOLOGIC HAZARD CATEGORY

CATEGORIES 32 AND 53

CONSTRUCTION TYPE

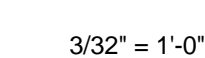
TYPE II-B

OCCUPANCY

PARKING GARAGE: S-2
PLAY CARE: E
FITNESS CENTER: A3

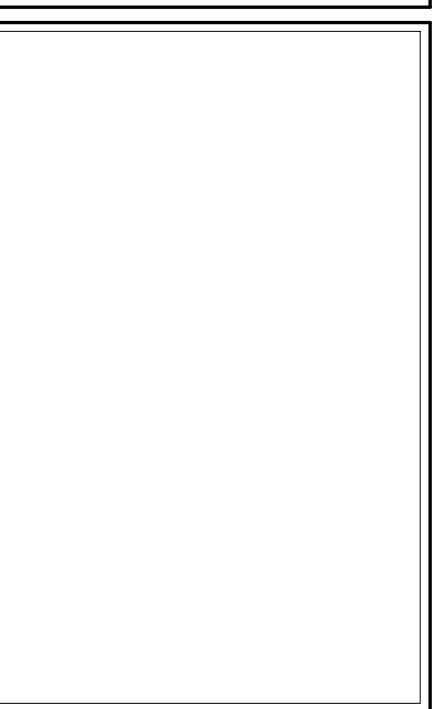
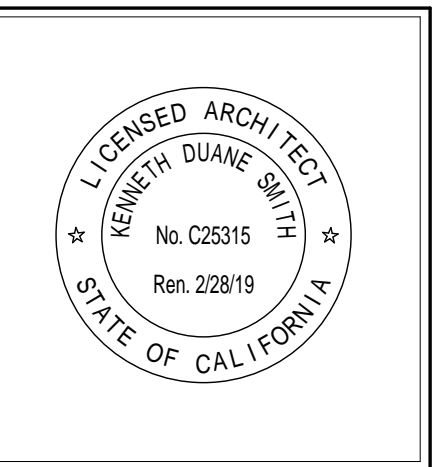
SQUARE FOOTAGE

Name	Area
01 FIRST FLOOR	
LOBBY / PLAY CARE	4,754 SF
PARKING	45,712 SF
01 FIRST FLOOR	50,467 SF
02 SECOND FLOOR	
FITNESS CENTER	23,007 SF
PHANTOM FLOOR	675 SF
SPORTS ROOF DECK	27,232 SF
02 SECOND FLOOR	50,913 SF
Grand total	101,380 SF



KENNETH D. SMITH
ARCHITECT
& ASSOCIATES, INC.

500 FESLER ST., SUITE 102
EL CAJON - CA - 92020
PH / 619 444 2182
Fax / 619 442 2699



DATE: 05.08.2017
JOB NO: 15024
DRAWN BY: ASM
CHECKED BY: ASM

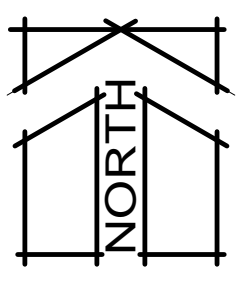
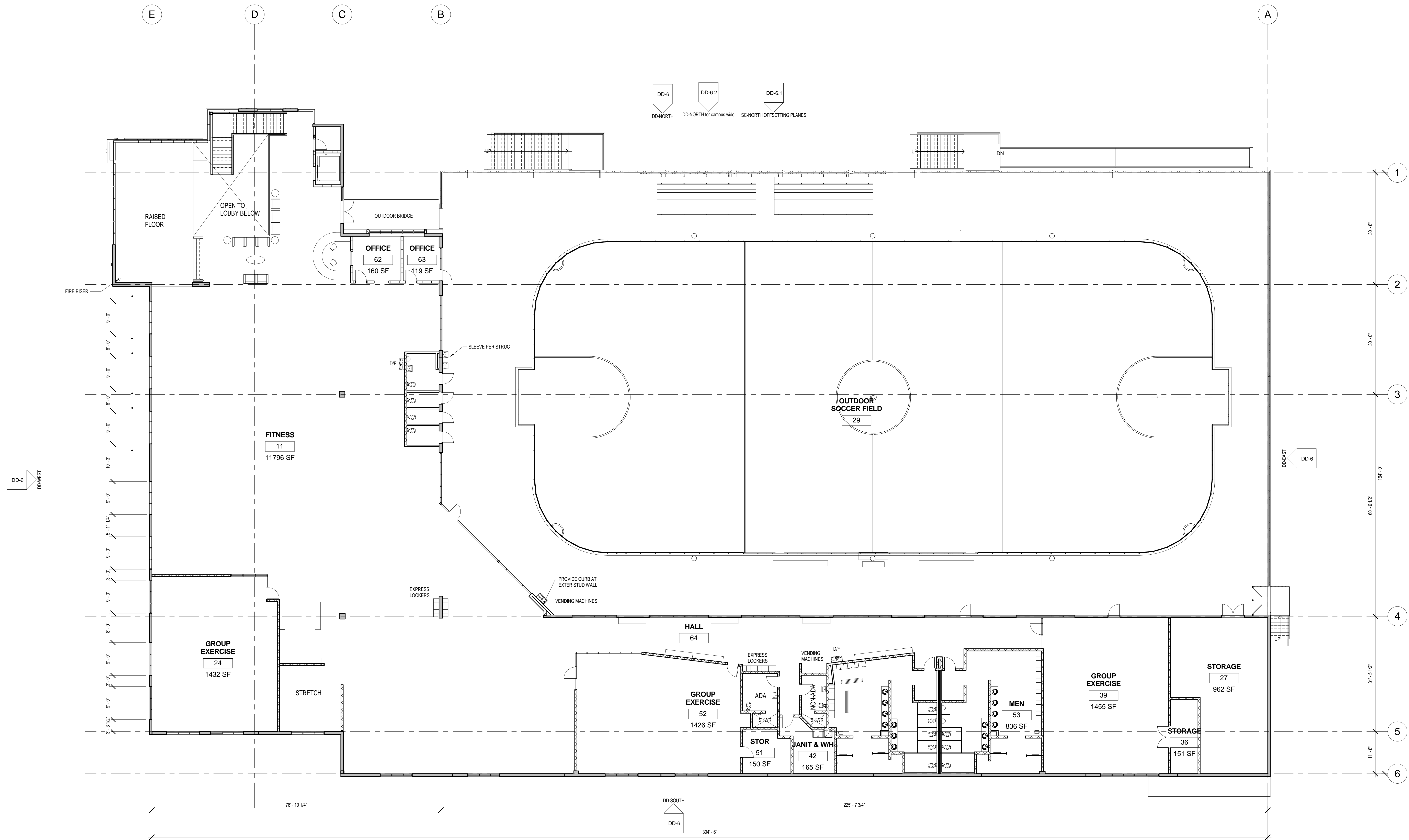
Revision Schedule		
#	Date	Description

ORIGINAL PREPARATION DATE:
7/8/17
REVISION DATE(S):
2/15/18

project: Salvation Army Kroc Center
Sports & Wellness Center
San Diego, CA

DD-4
SHEET: 4 of 13

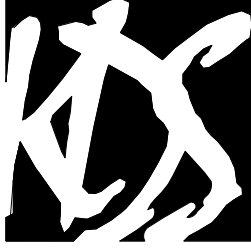
D:\REV\LOCAL\15024_Kroc5_CENTRAL_120_71.amorose@dsdarch.com.rvt
11/5/2017 1:50:41 AM



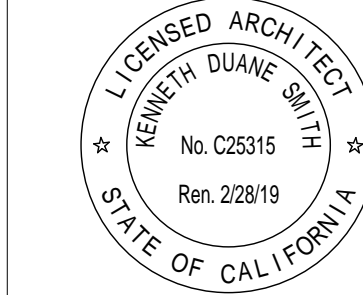
SECOND
FLOOR
PLAN

3/32" = 1'-0"

KENNETH D. SMITH
ARCHITECT
& ASSOCIATES, INC.



500 FESLER ST., SUITE 102
EL CAJON - CA - 92020
PH / 619 444 2182
Fax / 619 442 2699



DATE: 05.08.2017
JOB NO: 15024
DRAWN BY: Author
CHECKED BY: Checker

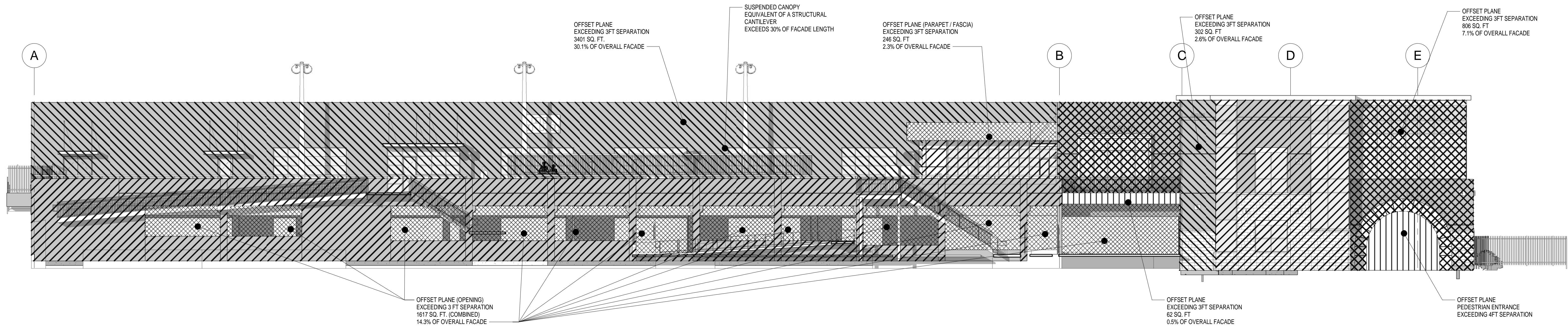
Revision Schedule		
#	Date	Description

ORIGINAL PREPARATION DATE:
7/8/17

REVISION DATE(S):
2/15/18

project: Salvation Army Kroc Center
Sports & Wellness Center
San Diego, CA

DD-6.1
SHEET: 7 of 13



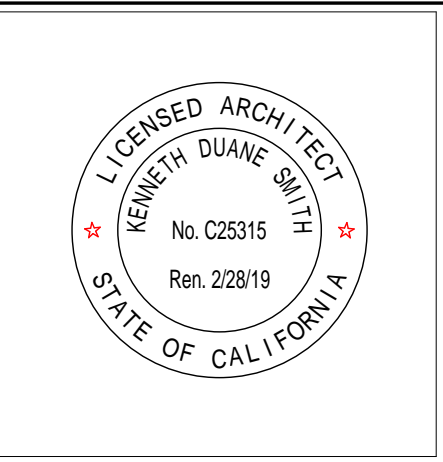
OFFSETTING PLANES EXHIBIT NORTH

3/32" = 1'-0"

KENNETH D. SMITH
ARCHITECT
& ASSOCIATES, INC.



500 FESLER ST., SUITE 102
EL CAJON - CA - 92020
PH / 619 444 2182
Fax / 619 442 2699



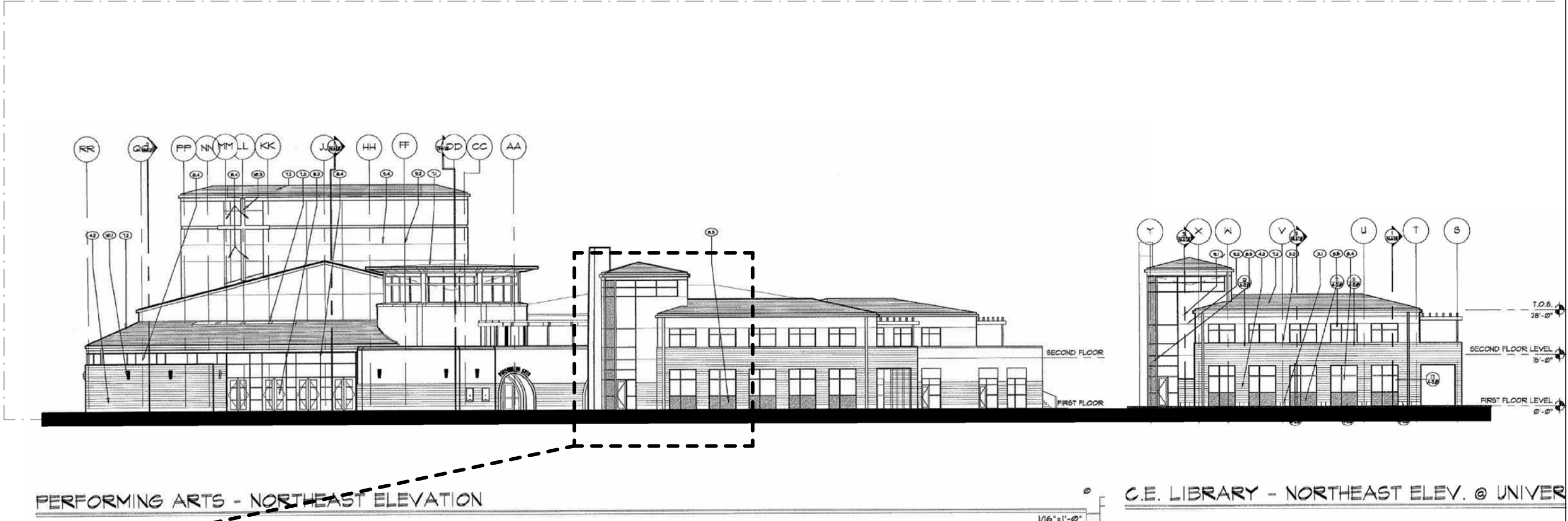
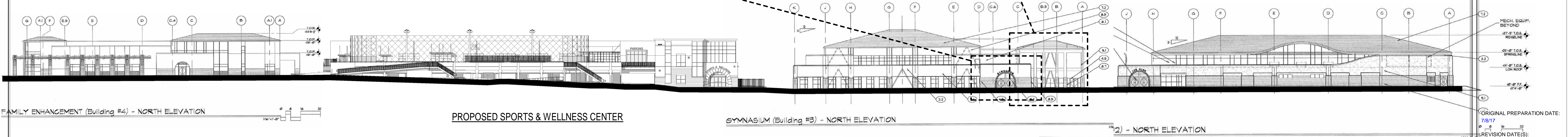
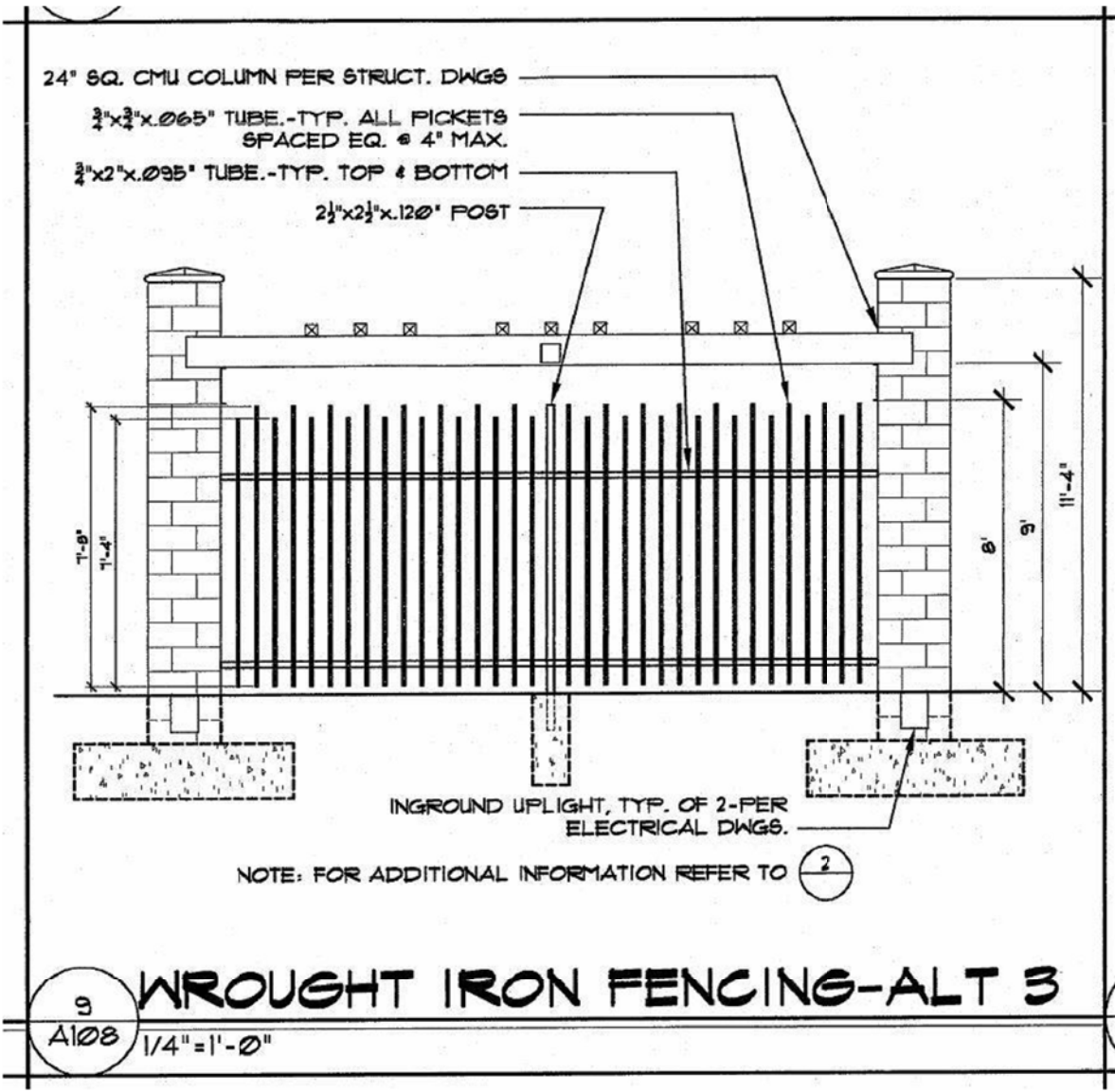
DATE: 05.08.2017
JOB NO: 15024
DRAWN BY: Author
CHECKED BY: Checker

Revision Schedule		
#	Date	Description

ORIGINAL PREPARATION DATE:
7/8/17
REVISION DATE(S):
2/15/18

project: Salvation Army Kroc Center
Sports & Wellness Center
San Diego, CA

DD-6.2
SHEET: 8 of 13



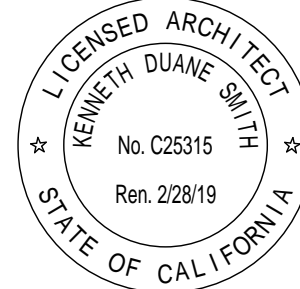
CAMPUS
WIDE
ELEVATION

1" = 30'-0"

KENNETH D. SMITH
ARCHITECT
& ASSOCIATES, INC.



500 FESLER ST., SUITE 102
EL CAJON - CA - 92020
PH / 619 444 2182
Fax / 619 442 2699



DATE: 05.08.2017
JOB NO: 15024
DRAWN BY: ASM
CHECKED BY: ASM

Revision Schedule

#	Date	Description

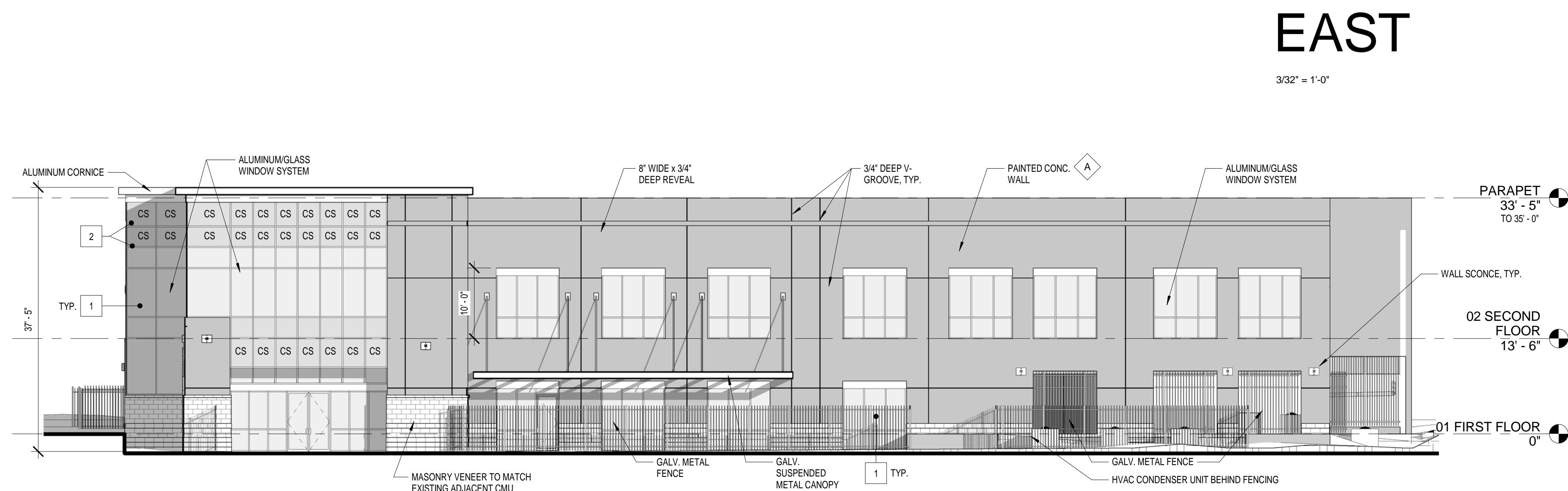
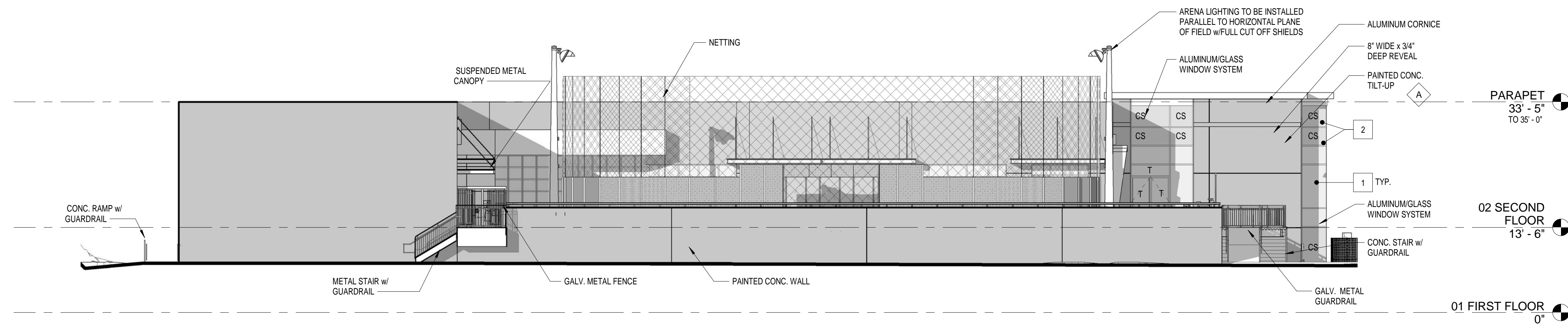
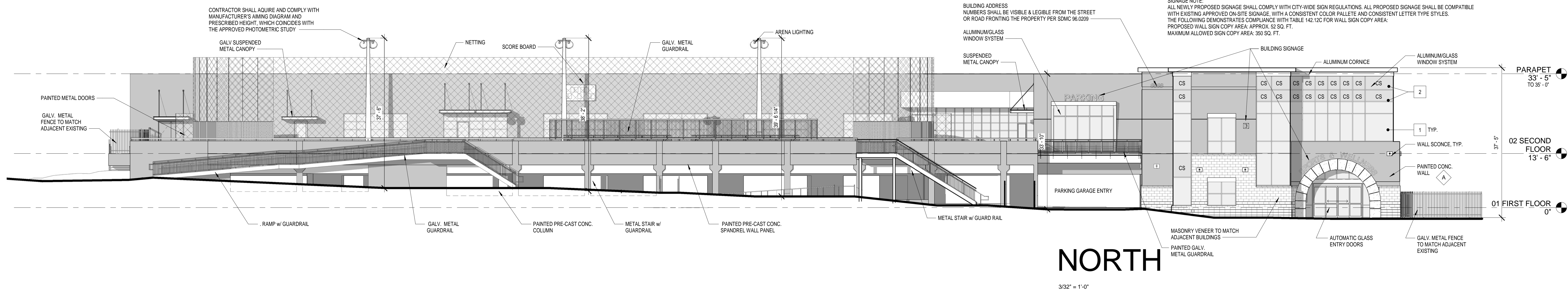
ORIGINAL PREPARATION DATE:
7/8/17

REVISION DATE(S):
2/15/18

project: Salvation Army Kroc Center
Sports & Wellness Center
San Diego, CA

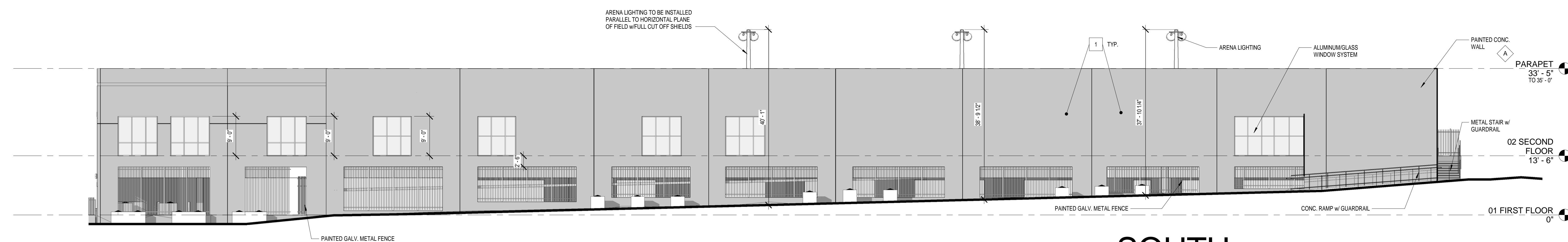
DD-6

SHEET: 6 of 13



WEST

3/32" = 1'-0"



SOUTH

3/32" = 1'-0"

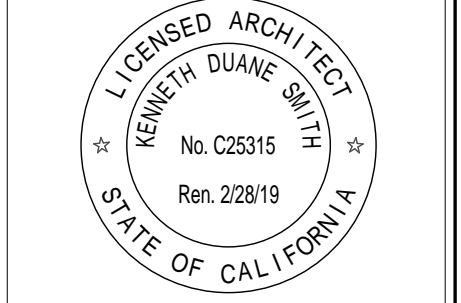
EXTERIOR ELEVATIONS

SCALE: 3/32" = 1'-0"

KENNETH D. SMITH
ARCHITECT
& ASSOCIATES, INC.



500 FESLER ST., SUITE 102
EL CAJON - CA - 92020
PH / 619 444 2182
Fax / 619 442 2699



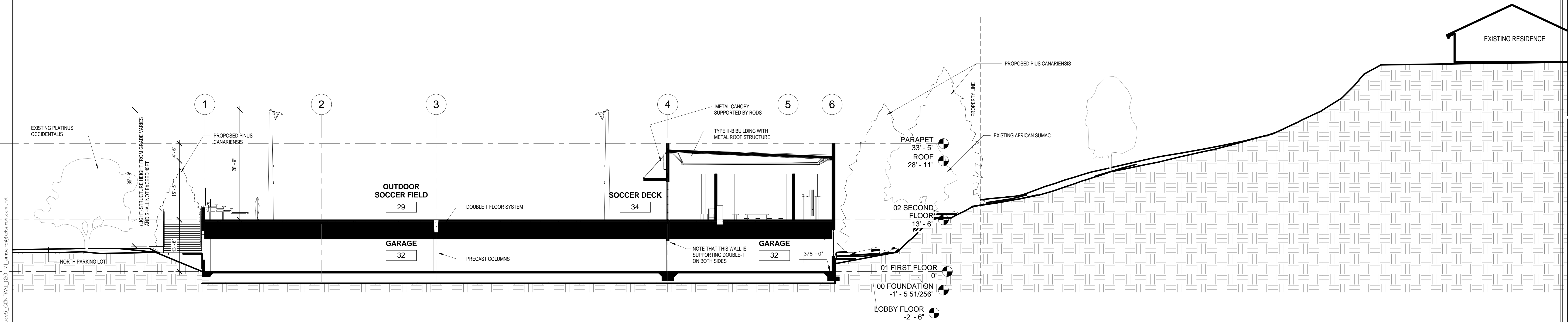
DATE: 05.08.2017
JOB NO: 15024
DRAWN BY: ASM
CHECKED BY: ASM

Revision Schedule		
#	Date	Description

ORIGINAL PREPARATION DATE:
7/8/17
REVISION DATE(S):
2/15/18

project: Salvation Army Kroc Center
Sports & Wellness Center
San Diego, CA

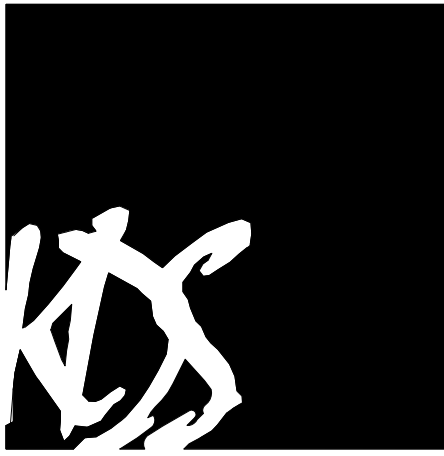
DD-7
SHEET: 9 of 13



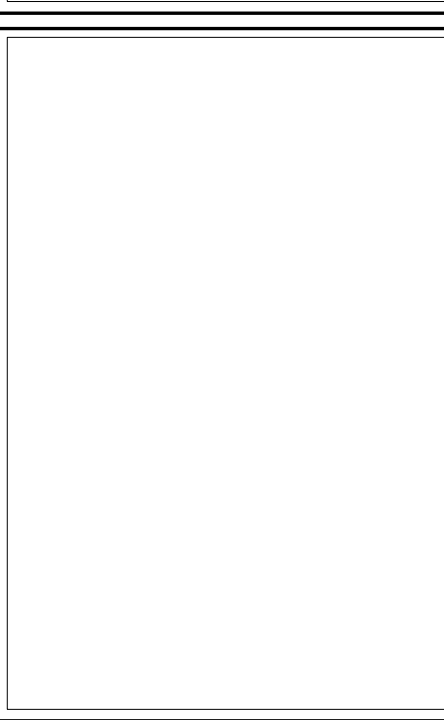
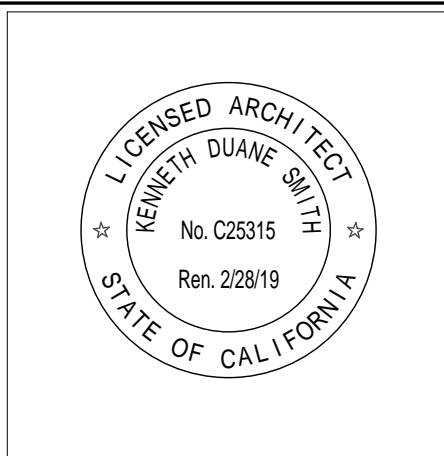
Section 1
DD-7
3/32" = 1'-0"

D:\REV\LOCAL\15024_Kroc\5_CENTRAL_20_71.amc@kdsai.com.rvt
9/17/2016 1:53:13 AM

KENNETH D. SMITH
ARCHITECT
& ASSOCIATES, INC.



500 FESLER ST., SUITE 102
EL CAJON - CA - 92020
PH / 619 444 2182
Fax / 619 442 2699



DATE: 05.08.2017
JOB NO: 15024
DRAWN BY: ASM
CHECKED BY: ASM

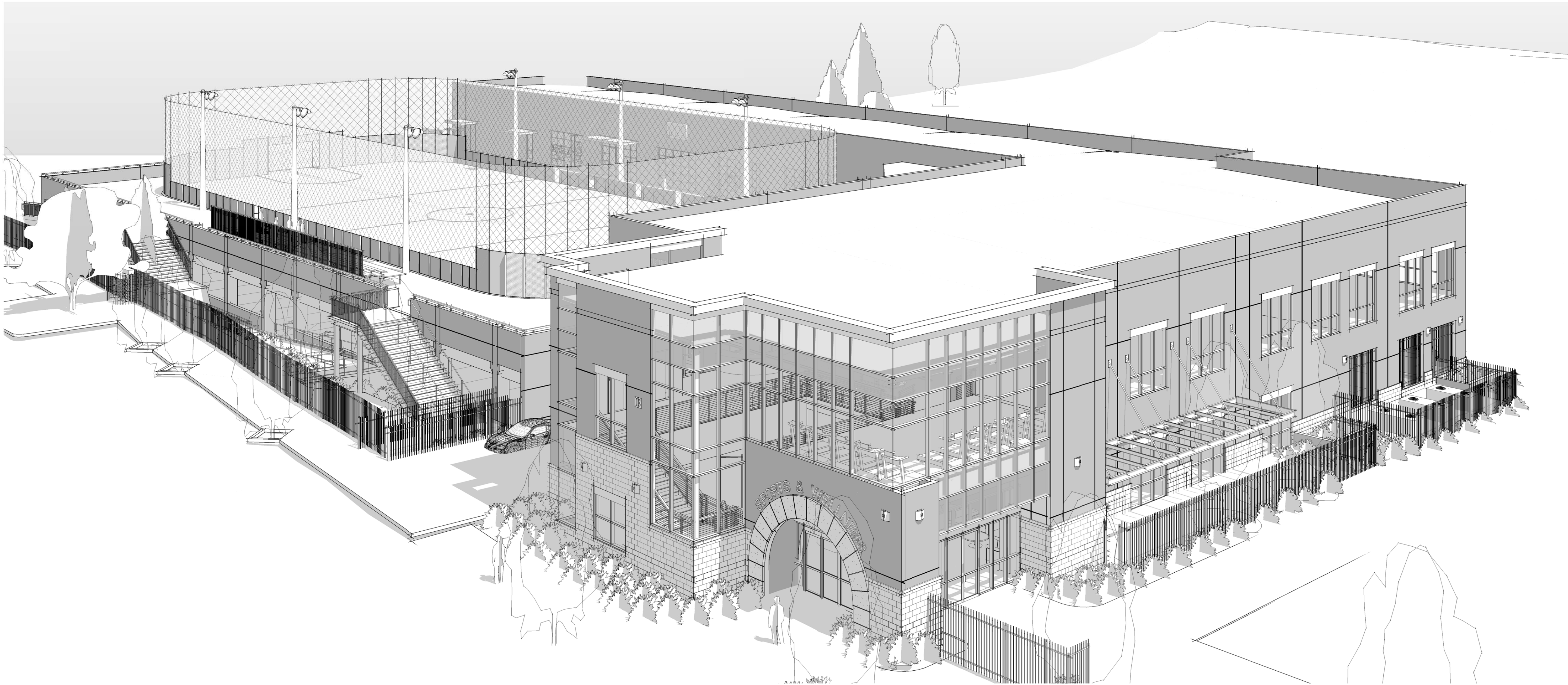
Revision Schedule

#	Date	Description
---	------	-------------

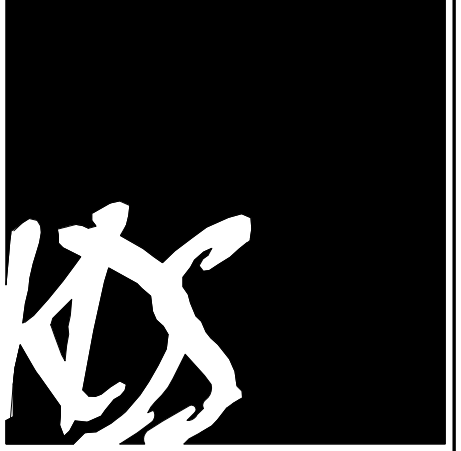
ORIGINAL PREPARATION DATE:
7/8/17
REVISION DATE(S):
2/15/18

project: Salvation Army Kroc Center
Sports & Wellness Center
San Diego, CA

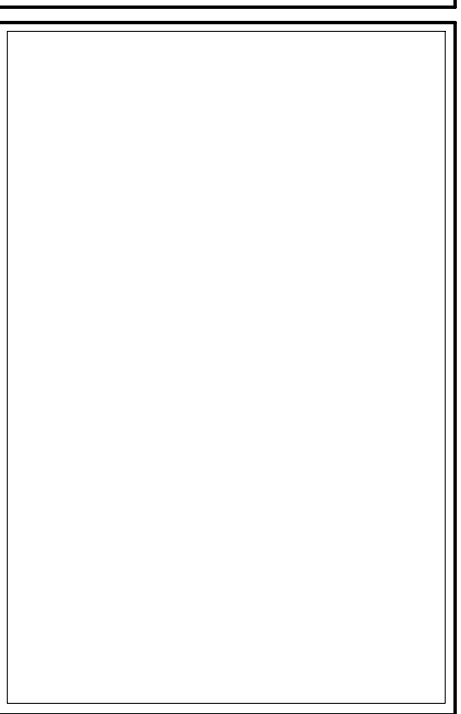
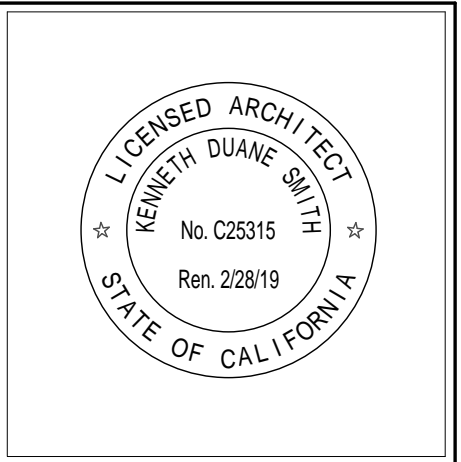
DD-8
SHEET: 10 of 13



KENNETH D. SMITH
ARCHITECT
& ASSOCIATES, INC.



500 FESLER ST., SUITE 102
EL CAJON - CA - 92020
PH / 619 444 2182
Fax / 619 442 2699



DATE: 05.08.2017
JOB NO: 15024
DRAWN BY: ASM
CHECKED BY: ASM

Revision Schedule

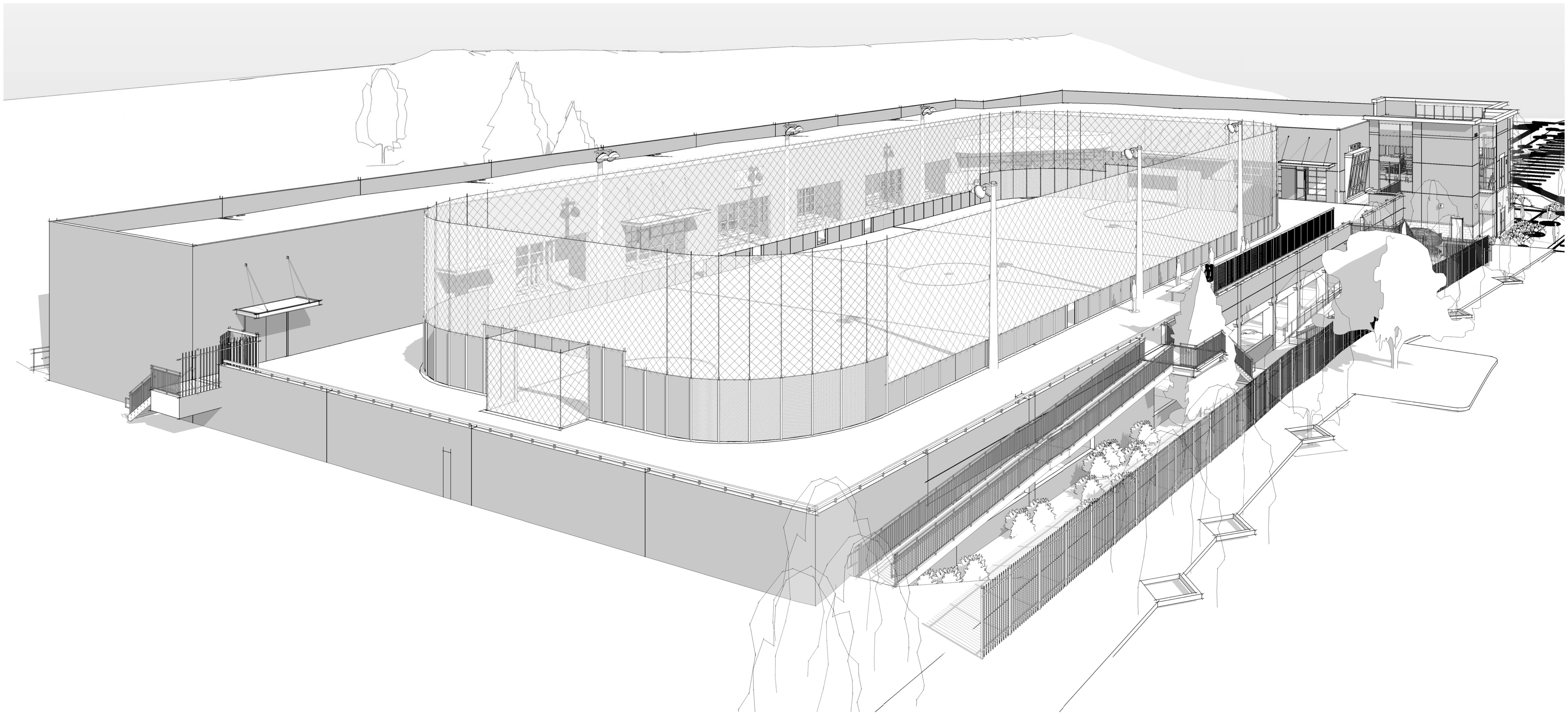
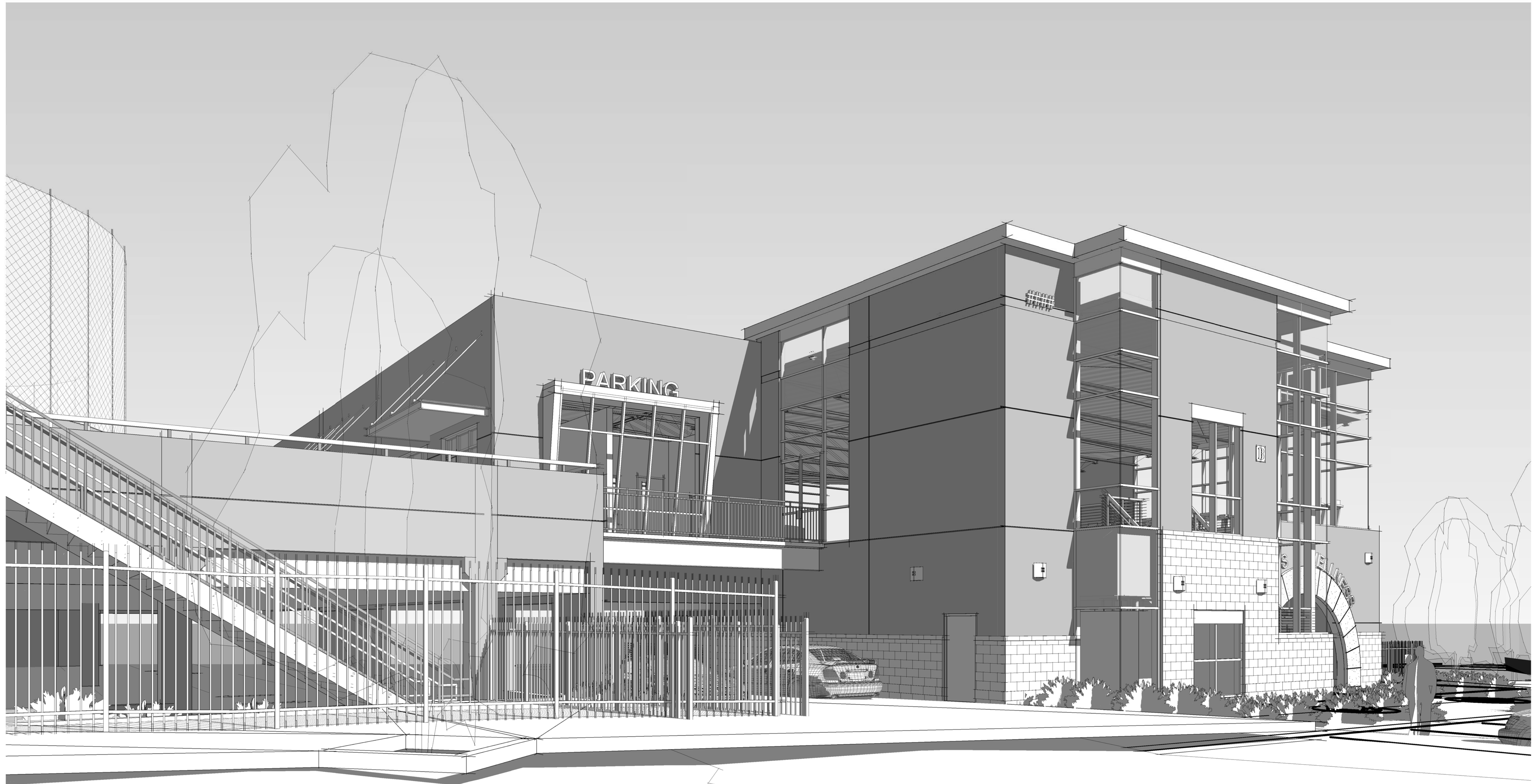
#	Date	Description
---	------	-------------

ORIGINAL PREPARATION DATE:
7/8/17

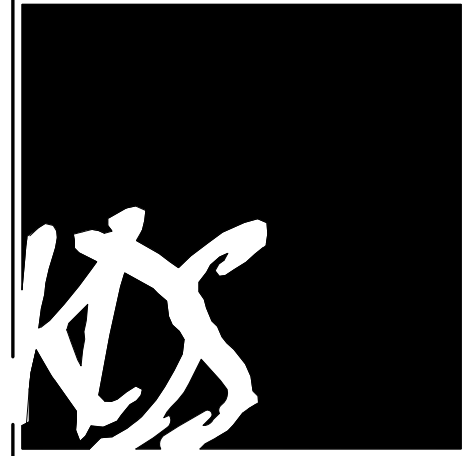
REVISION DATE(S):
2/15/18

project: Salvation Army Kroc Center
Sports & Wellness Center
San Diego, CA

DD-9
SHEET: 11 of 13



KENNETH D. SMITH
ARCHITECT
& ASSOCIATES, INC.



500 FESLER ST. SUITE 102
EL CAJON - CA - 92020
PH / 619 444 2182
Fax / 619 442 2699



PHOTO 6



PHOTO 5



PHOTO 4



PHOTO 3



PHOTO 2



PHOTO 1



DATE: 05.08.2017
JOB NO: 15024
DRAWN BY: ASM
CHECKED BY: ASM

Revision Schedule		
#	Date	Description

ORIGINAL PREPARATION DATE:
7/9/17

REVISION DATE(S):
2/15/18

project: Salvation Army Kroc Center
Sports & Wellness Center
San Diego, CA

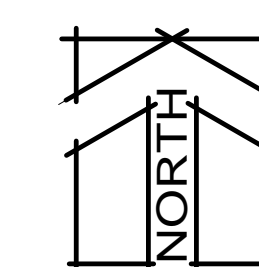


PHOTO KEY

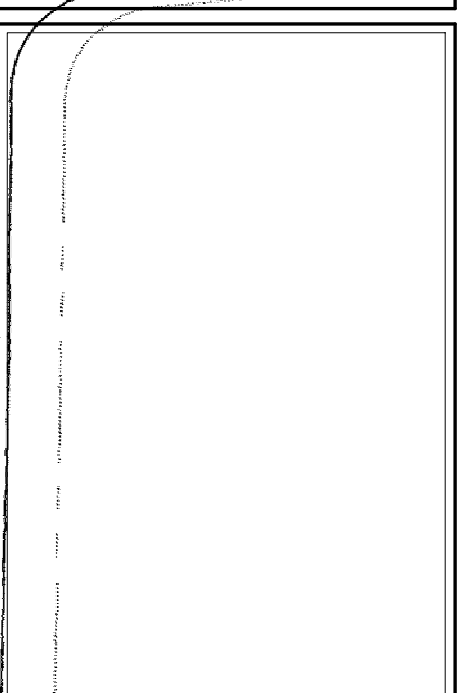
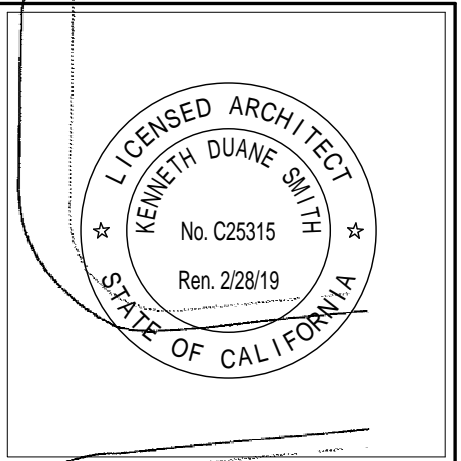
$$12' = 1'-0"$$

DD-10

KENNETH D. SMITH
ARCHITECT
& ASSOCIATES, INC.



301 BRYAN ST., SUITE 102
EL CAJON, CA - 92020
PH / 619.444.2182
Fax / 619.442.2699



DATE: 05/08/2017
JOB NO: 15024
DRAWN BY: ASM
CHECKED BY: ASM

Revision Schedule

#	Date	Description
---	------	-------------

1 | Date 1 | Revision 1 |

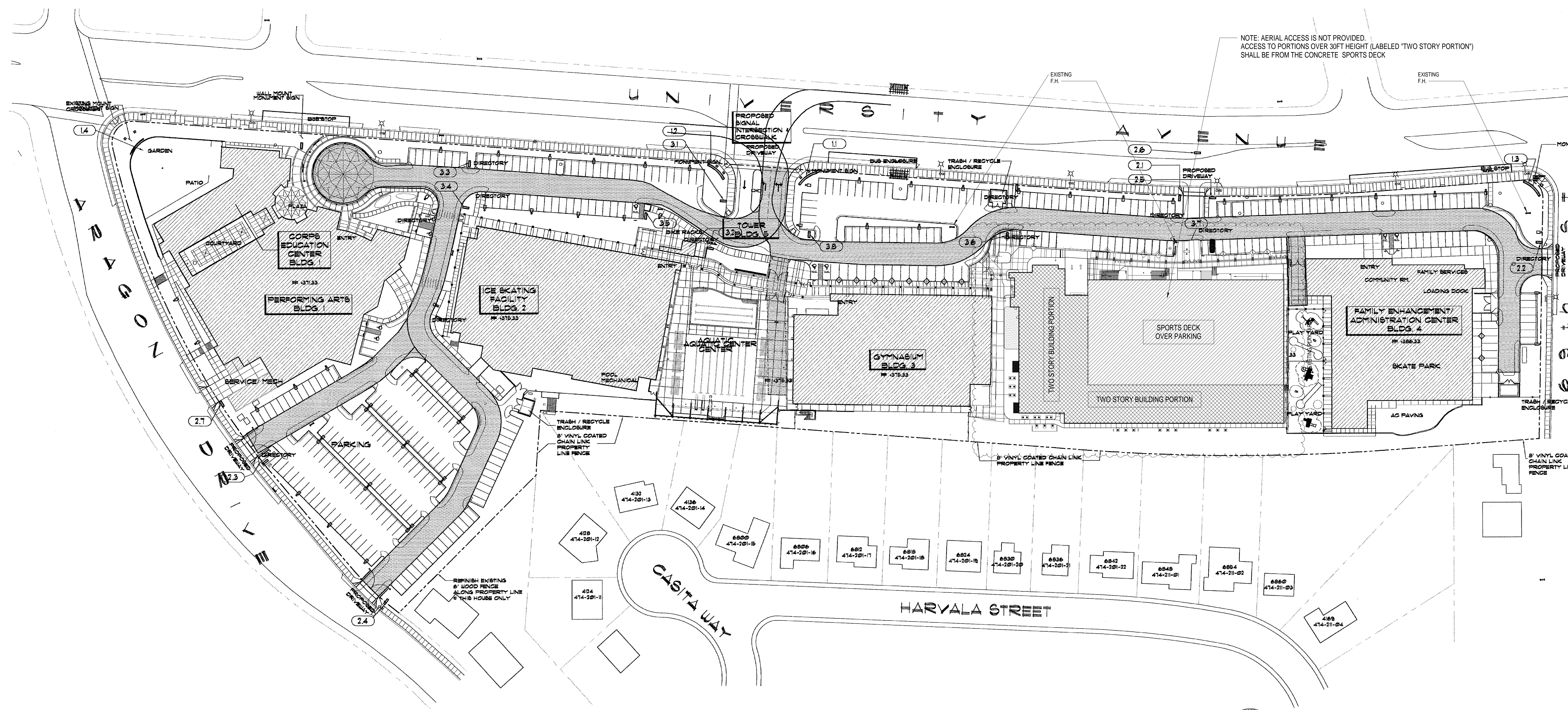
ORIGINAL PREPARATION DATE:
7/8/17

REVISION DATE(S):
2/15/18

project: Salvation Army Kroc Center
Sports & Wellness Center
San Diego, CA

DD-11

SHEET: 13 of 13

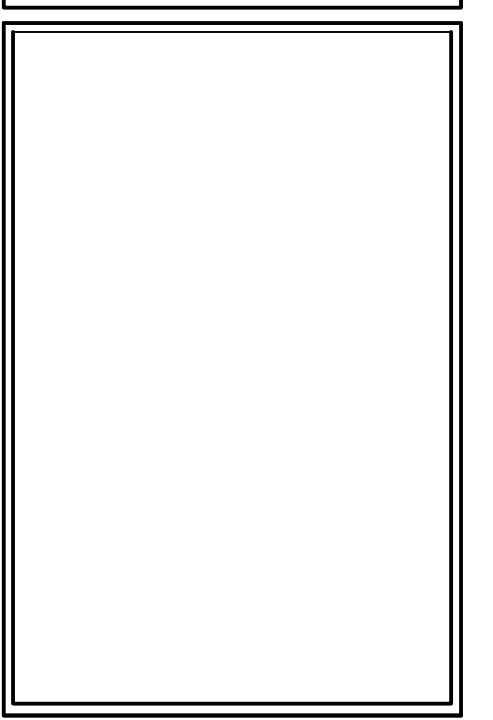
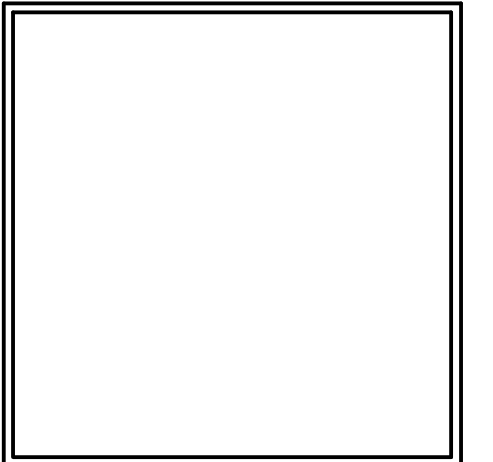


SITE PLAN -FIRE TRUCK ACCESS

SEE SHEET DD-2 FOR HOSE PULLS AND OTHER FIRE ACCESS RELATED INFO.

KENNETH D. SMITH
ARCHITECT
& ASSOCIATES, INC.

500 FESLER ST. SUITE 102
EL CAJON - CA - 92020
PH / 619 444 2182
Fax / 619 442 2699



DATE: 08-23-2017
JOB NO: 15024
DRAWN BY: RJD
CHECKED BY: Checker

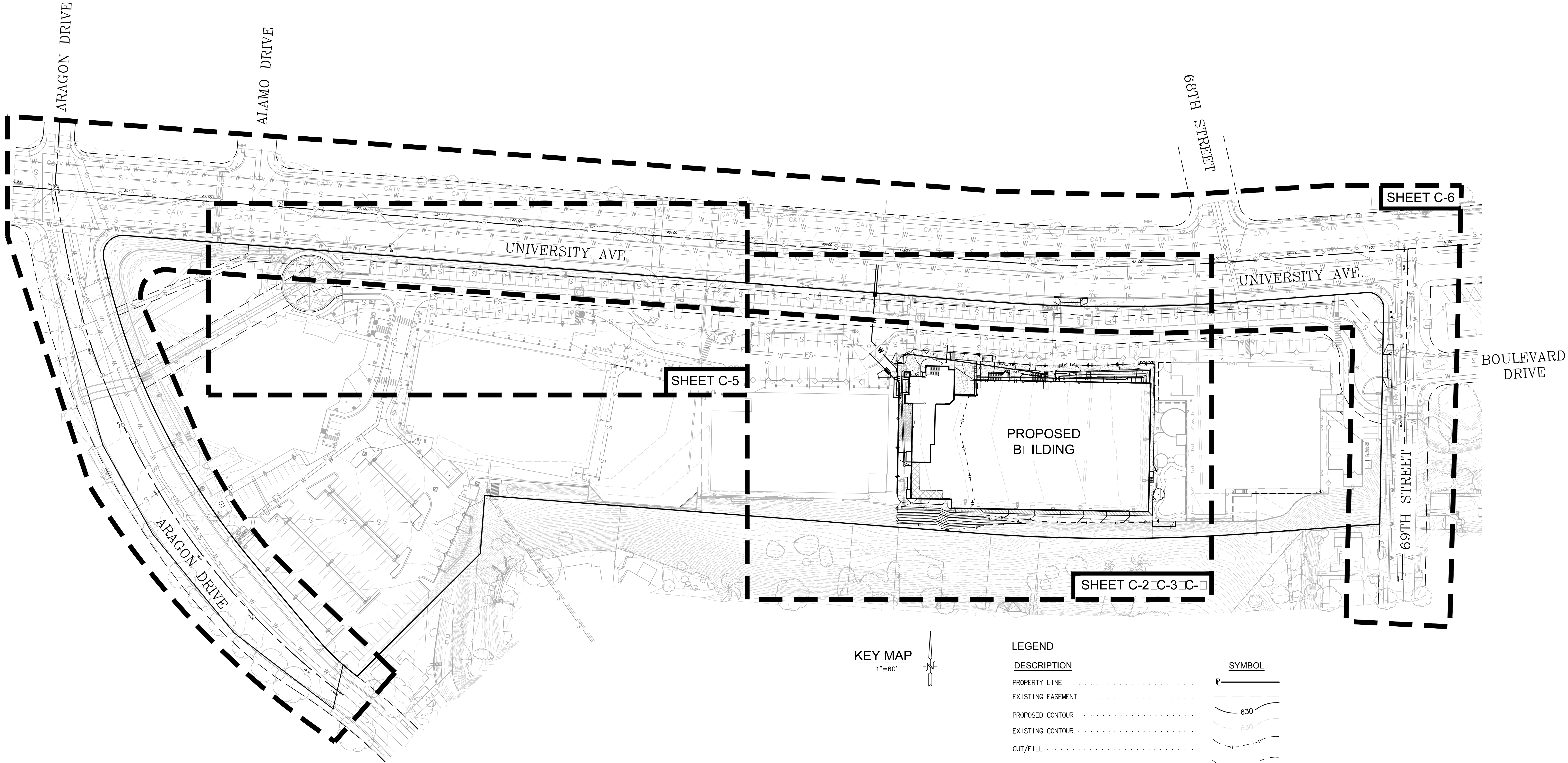
Revision Schedule		
#	Date	Description

ORIGINAL PREPARATION DATE: 7/8/17		
REVISION DATE(S):		

project: Salvation Army Kroc Center
Sports & Wellness Center
San Diego, CA

C-1
SHEET: of

GRADING AND IMPROVEMENT PLAN



GENERAL NOTES:

- 1. PRIOR TO ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITEE SHALL ENTER INTO A MAINTENANCE AGREEMENT FOR THE ONGOING PERMANENT BMP MAINTENANCE, SATISFACTORY TO THE CITY ENGINEER
- 2. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITEE SHALL INCORPORATE ANY CONSTRUCTION BEST MANAGEMENT PRACTICES NECESSARY TO COMPLY WITH CHAPTER 14, ARTICLE 2, DIVISION 1 (GRADING REGULATIONS) OF THE SAN DIEGO MUNICIPAL CODE, INTO THE CONSTRUCTION PLANS OR SPECIFICATIONS.

SHEET INDEX:

SHEET C-1	TITLE SHEET
SHEET C-2	SITE PLAN
SHEET C-3	PRELIMINARY GRADING PLAN
SHEET C-4	UTILITY PLAN
SHEET C-5	UTILITY PLAN
SHEET C-6	PUBLIC IMPROVEMENT PLAN
SHEET C-7	EXISTING PVT DRIVEWAYS TO REMAIN
SHEET C-8	EXISTING PVT DRIVEWAYS AND CURB RAMP TO BE REMOVED AND REPLACED
SHEET C-9 TO C-10	POST-CONSTRUCTION BMP PLAN

KEY MAP
1"=60'

LEGEND

DESCRIPTION	SYMBOL
PROPERTY LINE	E
EXISTING EASEMENT	
PROPOSED CONTOUR	630
EXISTING CONTOUR	630
CUT/FILL	
DAYLIGHT	
EXISTING SEWER	S
DIRECTION OF FLOW	
EXISTING SPOT ELEVATION	(386.13) FS
PROPOSED SPOT ELEVATION	386.13 FS
PROPOSED CONCRETE SIDEWALK	
PROPOSED DECOMPOSED GRANITE (PVT)	
PROPOSED PERMEABLE CONCRETE	
RAISED PLANTER BOX (FILTERRA UNIT)	
DRAINAGE VAULT	
MODULAR WETLAND	
PROPOSED DRIVEWAY (SDG-133)	
EX. 20' CANOPY TREE WELL	



DIAL TOLL FREE
1-800-422-4133
AT LEAST TWO DAYS
BEFORE YOU DIG

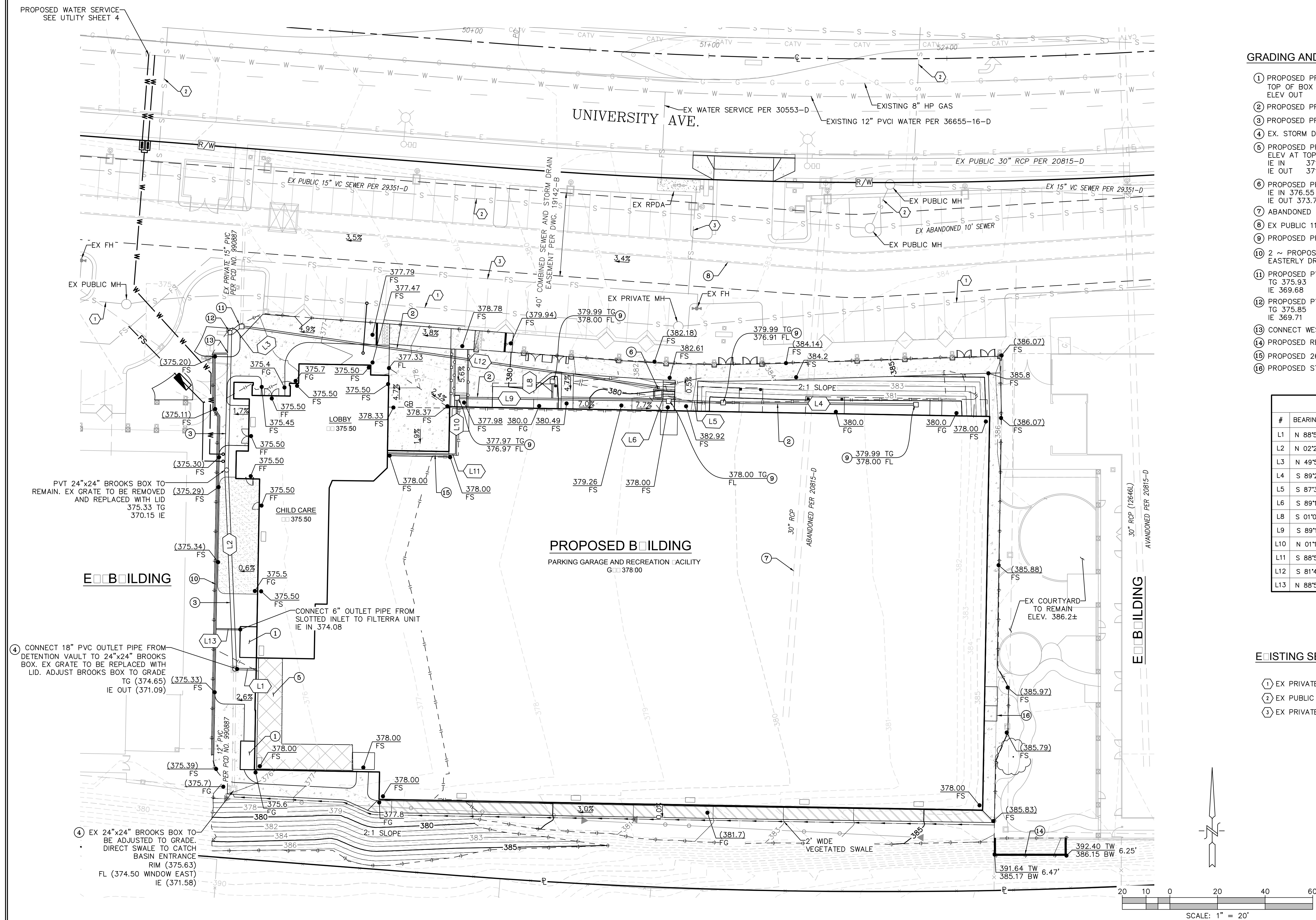


UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

VICINITY MAP	OWNER INFORMATION	CONTACT INFORMATION	PARCEL INFORMATION	PROJECT INFORMATION		
	NAME: THE SALVATION ARMY ADDRESS: 6845 UNIVERSITY AVENUE CITY: SAN DIEGO STATE: CALIFORNIA ZIP: 92115 PHONE: (619) 269-1410 FAX: (619) 287-2236 CONTACT: KEVIN FORREY	NAME: THE SALVATION ARMY ADDRESS: 6845 UNIVERSITY AVENUE CITY: SAN DIEGO STATE: CALIFORNIA ZIP: 92115 PHONE: (619) 269-1410 FAX: (619) 287-2236 CONTACT: KEVIN FORREY	APN: 474-130-16 SITE ADDRESS: 6845 UNIVERSITY AVE. SAN DIEGO, CALIFORNIA	EXISTING: RECREATIONAL PARK PROPOSED: DISTURBED AREA: 1.35 GROSS ACRES PROPOSED BUILDING AREA: 48,995 SF GROUND FLOOR PROPOSED LANDSCAPE AREA: 4,370 SF PROPOSED PAVING AREA: 34,931 SF TYPE OF DEVELOPMENT: COMMERCIAL	EARTHWORK EXCAVATION: 3,900 C.Y. FILL: 300 C.Y. EXPORT: 3,600 C.Y. LEGAL DESCRIPTION: PARCEL 1 OF PARCEL MAP NO. 13069, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE RECORDER OF SAN DIEGO COUNTY, DECEMBER 23, 1983	 Civil Engineering-Environmental Land Surveying 2442 Second Avenue San Diego, CA 92101 (619)232-9200 (619)232-9210 Fax
	I CERTIFY THAT I HAVE READ ALL ZONING REGULATIONS AND BEST MANAGEMENT PRACTICES (BMPs) NOTES AND THAT I AM THE DESIGNER OF THE PROPOSED PROJECT: JONATHAN R. RYDEEN DATE					

2442 Second Avenue
San Diego, CA 92101
(619)232-9200 (619)232-9210 Fax

GRADING AND STORM DRAIN PLAN

KENNETH D. SMITH
ARCHITECT
& ASSOCIATES, INC.500 FESLER ST., SUITE 102
EL CAJON, CA 92020
PH / 619 444 2182
Fax / 619 442 2699

GRADING AND STORM DRAIN NOTES:

- ① PROPOSED PRIVATE FILTERRA PLANTER BOX. SEE POST-CONSTRUCTION BMP SHEET C-9 TO C-10 FOR DETAILS
TOP OF BOX (IE IN) 375.50
ELEV OUT 371.75
- ② PROPOSED PRIVATE 8" PVC SD PIPE
- ③ PROPOSED PRIVATE 16" PVC SD PIPE
- ④ EX. STORM DRAIN INLETS TO REMAIN AND ADJUSTED TO GRADE
- ⑤ PROPOSED PRIVATE 800 SQ FT SUBTERRANEAN DRAINAGE VAULT SEE POST-CONSTRUCTION BMP SHEET C-9 TO C-10 FOR DETAILS
ELEV AT TOP OF BOX 374.0
IE IN 371.25
IE OUT 371.14
- ⑥ PROPOSED PRIVATE 4'x4' MODULAR WETLAND UNIT. SEE POST-CONSTRUCTION BMP SHEET C-9 TO C-10 FOR DETAILS
IE IN 376.55
IE OUT 373.72
- ⑦ ABANDONED 30" ACP STORM DRAIN TO BE FIELD VERIFIED AND REMOVED UNDER BUILDING IF CONFLICTS WITH OTHER UTILITIES ARE FOUND.
- ⑧ EX PUBLIC 11'x7' CONCRETE CULVERT TO REMAIN
- ⑨ PROPOSED PRIVATE AREA DRAIN
- ⑩ 2 ~ PROPOSED 170' (LENGTH) SIDE-BY-SIDE SLOTTED DRAIN INLET. WESTERLY DRAIN INLET TO DRAIN TO THE NORTH.
EASTERLY DRAIN INLET TO DRAIN TO FILTERRA UNIT
- ⑪ PROPOSED PVT 24"x24" BROOKS BOX
TG 375.93
IE 369.68
- ⑫ PROPOSED PVT 24"x24" BROOKS BOX
TG 375.85
IE 369.71
- ⑬ CONNECT WESTERLY SLOTTED DRAIN TO STORM DRAIN
- ⑭ PROPOSED RETAINING WALL PER SEPARATE PERMIT. SEE LANDSCAPE PLAN FOR SCREENING DETAILS
- ⑮ PROPOSED 26' (LENGTH) SLOTTED DRAIN INLET
- ⑯ PROPOSED STAIRCASE PER ARCHITECTURAL PLANS

STORM DRAIN DATA TABLE				
#	BEARING/DELTA	RADIUS	LENGTH	NOTES
L1	N 88°58'23" W		8.04'	8" PVC
L2	N 02°24'03" W		81.21'	16" PVC
L3	N 49°52'55" E		3.83'	16" PVC
L4	S 89°23'01" E		79.02'	8" PVC
L5	S 87°33'25" E		20.85'	8" PVC
L6	S 89°18'34" E		3.45'	8" PVC
L8	S 01°06'20" W		6.42'	8" PVC
L9	S 89°18'19" E		83.44'	8" PVC
L10	N 01°10'25" E		22.83'	8" PVC
L11	S 88°58'27" E		3.00'	8" PVC
L12	S 81°42'42" E		175.90'	8" PVC
L13	N 88°58'18" W		10.17'	8" PVC
				6" PVC

EXISTING SEWER AND WATER NOTES:

- ① EX PRIVATE 8" SEWER & MANHOLE PER AS-BUILT 99-0887
- ② EX PUBLIC 15" SEWER & MANHOLE PER CITY DRAWING 29351-D
- ③ EX PRIVATE 8" FIRE SERVICE SERVICE PER AS-BUILT 99-0887

DIAL TOLL FREE
1-800-422-4133
AT LEAST TWO DAYS
BEFORE YOU DIG

UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

PROJECT INFORMATION

EXISTING:
RECREATIONAL PARK

PROPOSED:
DISTURBED AREA: 1.35 GROSS ACRES
PROPOSED BUILDING AREA: 48,995 SF GROUND FLOOR
PROPOSED LANDSCAPE AREA: 4,370 SF
PROPOSED PAVING AREA: 34,931 SF
TYPE OF DEVELOPMENT: COMMERCIAL

EARTHWORK

EXCAVATION: 3,910 C.Y.
FILL: 310 C.Y.
EXPORT: 3,600 C.Y.

LEGAL DESCRIPTION:

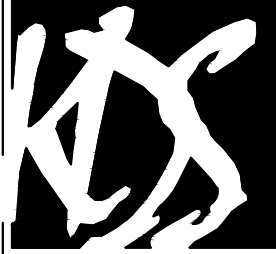
PARCEL 1 OF PARCEL MAP NO. 13069, IN THE CITY OF SAN DIEGO,
COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE
OF THE RECORDER OF SAN DIEGO COUNTY, DECEMBER 23, 1983

Civil Engineering-Environmental
Land Surveying2442 Second Avenue
San Diego, CA 92101
(619)232-9200 (619)232-9210 Fax

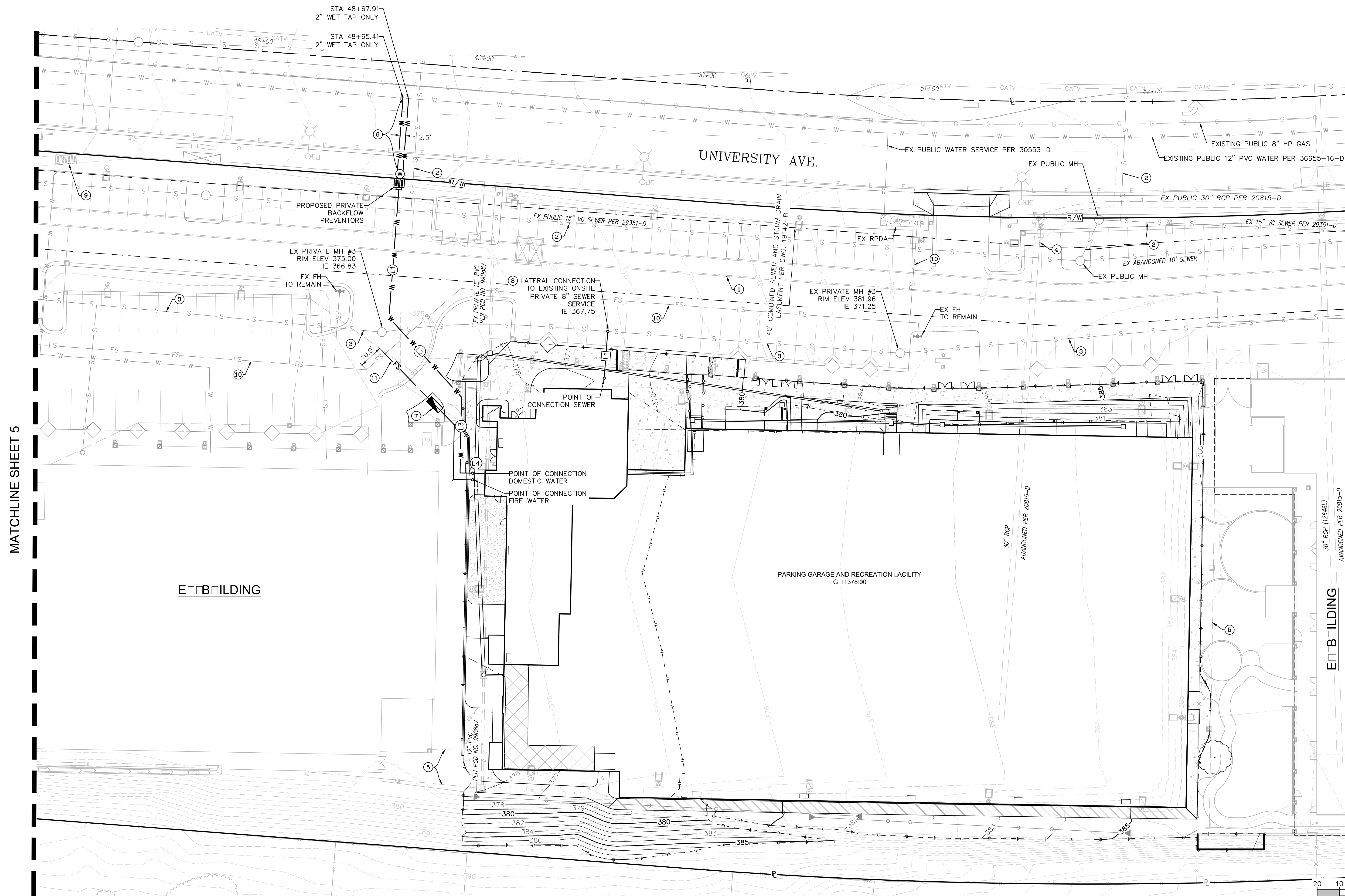
project: Salvation Army Kroc Center
Sports & Wellness Center
San Diego, CA

C-3

SHEET: of

KENNETH D. SMITH
ARCHITECT
& ASSOCIATES, INC.500 FESLER ST. SUITE 102
EL CAJON - CA - 92020
PH / 619 444 2182
Fax / 619 442 2699

TILITY PLAN



IRE WATER DATA TABLE (PRIVATE)				
#	BEARING/DELTA	RADIUS	LENGTH	NOTES
L1	S 44°20'23" E		28.74'	6" PVC
L2	S 44°20'23" E		8.82'	6" PVC
L3	S 01°01'33" W		24.52'	6" PVC
L4	S 88°58'27" E		8.70'	6" PVC

SEWER DATA TABLE (PRIVATE)				
#	BEARING/DELTA	RADIUS	LENGTH	NOTES
L1	S 04°22'27" W		21.00'	6" PVC

WATER DATA TABLE (PRIVATE)				
#	BEARING/DELTA	RADIUS	LENGTH	NOTES
L1	S 04°22'27" W		58.36'	3" PVC
L2	S 42°18'05" E		48.14'	3" PVC
L3	S 01°01'33" W		33.95'	3" PVC
L4	S 88°58'27" E		5.70'	3" PVC

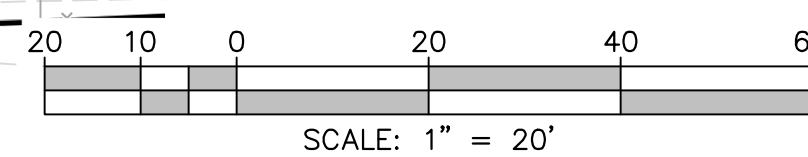
NOTES:

- ① EX PUBLIC 11'x17' RCB PER CITY DRAWING 30265-D
- ② EX PUBLIC 15" SEWER & MANHOLE PER CITY DRAWING 29351-D
- ③ EX PRIVATE 8" SEWER & MANHOLE PER AS-BUILT 99-0887
- ④ EX PUBLIC STORM DRAIN SYSTEM PER CITY DRAWING 30265-D
- ⑤ EX PRIVATE STORM DRAIN SYSTEM PER AS-BUILT 99-0887
- ⑥ PROPOSED 2~2" WATER SERVICE WITH 2~2" MANIFOLD WATER METERS AND BACKFLOW PREVENTORS PER SDW-114
- ⑦ PROPOSED PRIVATE FDC/PIV
- ⑧ PROPOSED PRIVATE SEWER CLEANOUT
- ⑨ EX IRRIGATION SERVICE PER AS-BUILT 99-0887
- ⑩ EX PRIVATE 8" FIRE SERVICE SERVICE PER AS-BUILT 99-0887
- ⑪ PROPOSED PRIVATE 8" FIRE SERVICE SERVICE

WATER & SEWER DEMAND NOTES:

TOTAL WATER DEMAND: 948.5 GPM
TOTAL SEWER FLOW GENERATION: 948.5 GPM

WATER METER DATA CARD (FIXTURE COUNT) = 98.5 GPM
FIRE SPRINKLERS FOR PARKING AREA = 500 GPM
FIRE SPRINKLERS FOR FITNESS BUILDING = 350 GPM



DIAL TOLL FREE
1-800-422-4133
AT LEAST TWO DAYS
BEFORE YOU DIG

UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA



Civil Engineering-Environmental
Land Surveying

2442 Second Avenue
San Diego, CA 92101
(619)232-9200 (619)232-9210 Fax

MATCHLINE SHEET 5

BUILDING

PARKING GARAGE AND RECREATION FACILITY
G 378.00

BUILDING

C-

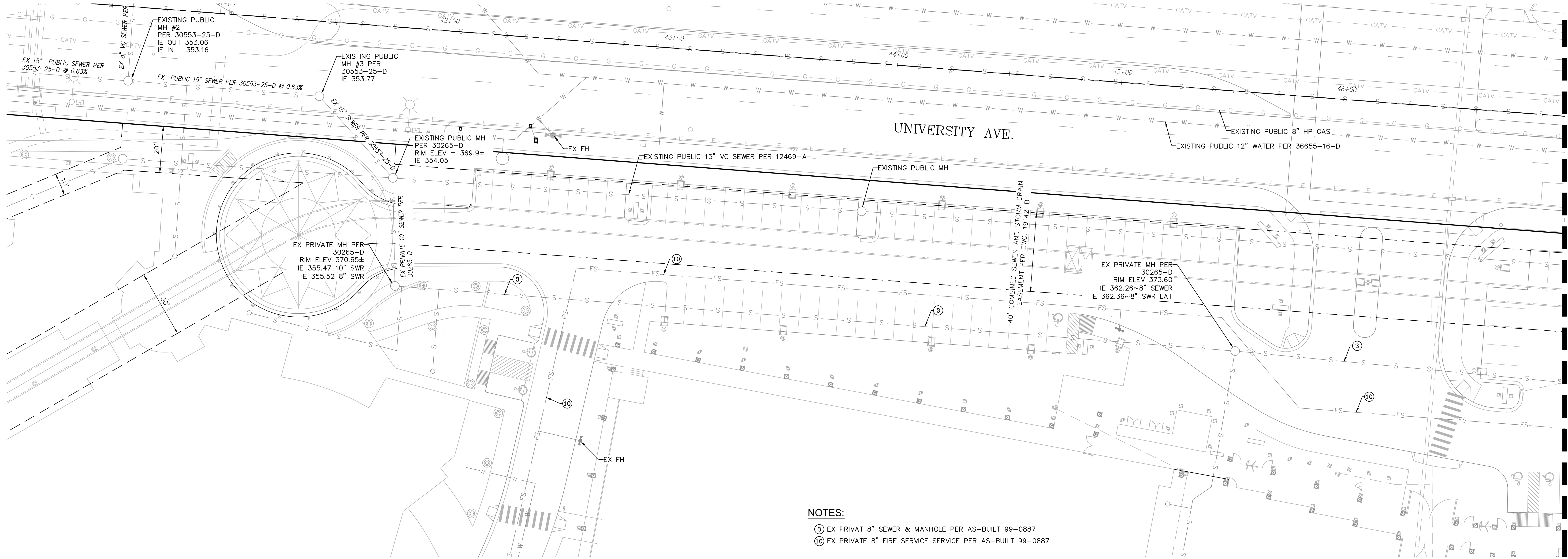
SHEET: of

KENNETH D. SMITH
ARCHITECT
& ASSOCIATES, INC.

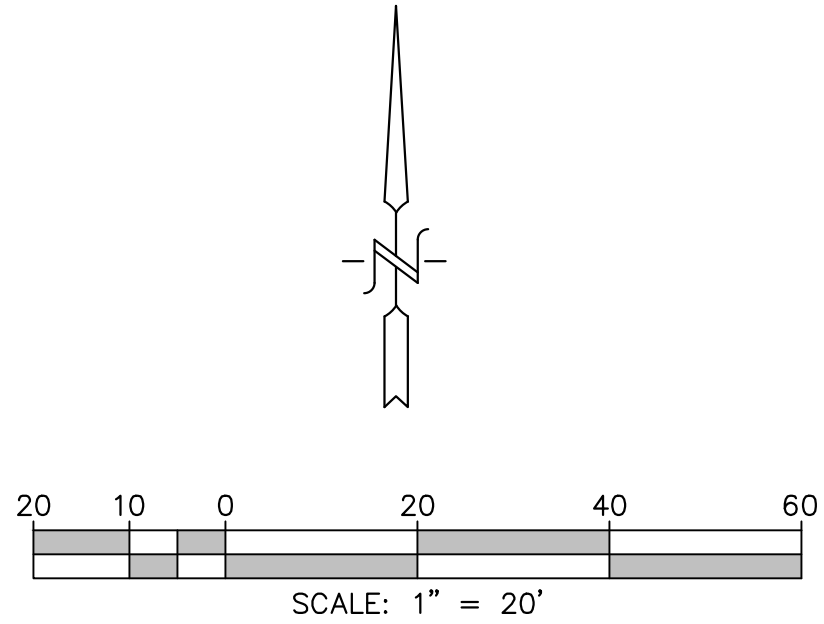


500 FESLER ST. SUITE 102
EL CAJON - CA - 92020
PH / 619 444 2182
Fax / 619 442 2699

TILITY PLAN



- NOTES:
- ③ EX PRIVAT 8" SEWER & MANHOLE PER AS-BUILT 99-0887
 - ⑩ EX PRIVATE 8" FIRE SERVICE SERVICE PER AS-BUILT 99-0887



DIAL TOLL FREE
1-800-422-4133
AT LEAST TWO DAYS
BEFORE YOU DIG

UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA



Civil Engineering-Environmental
Land Surveying
2442 Second Avenue
San Diego, CA 92101
(619)232-9200 (619)232-9210 Fax

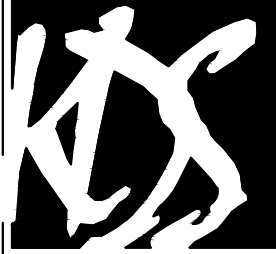
DATE: 08-23-2017
JOB NO: 15024
DRAWN BY: RJD
CHECKED BY: Checker

Revision Schedule		
#	Date	Description

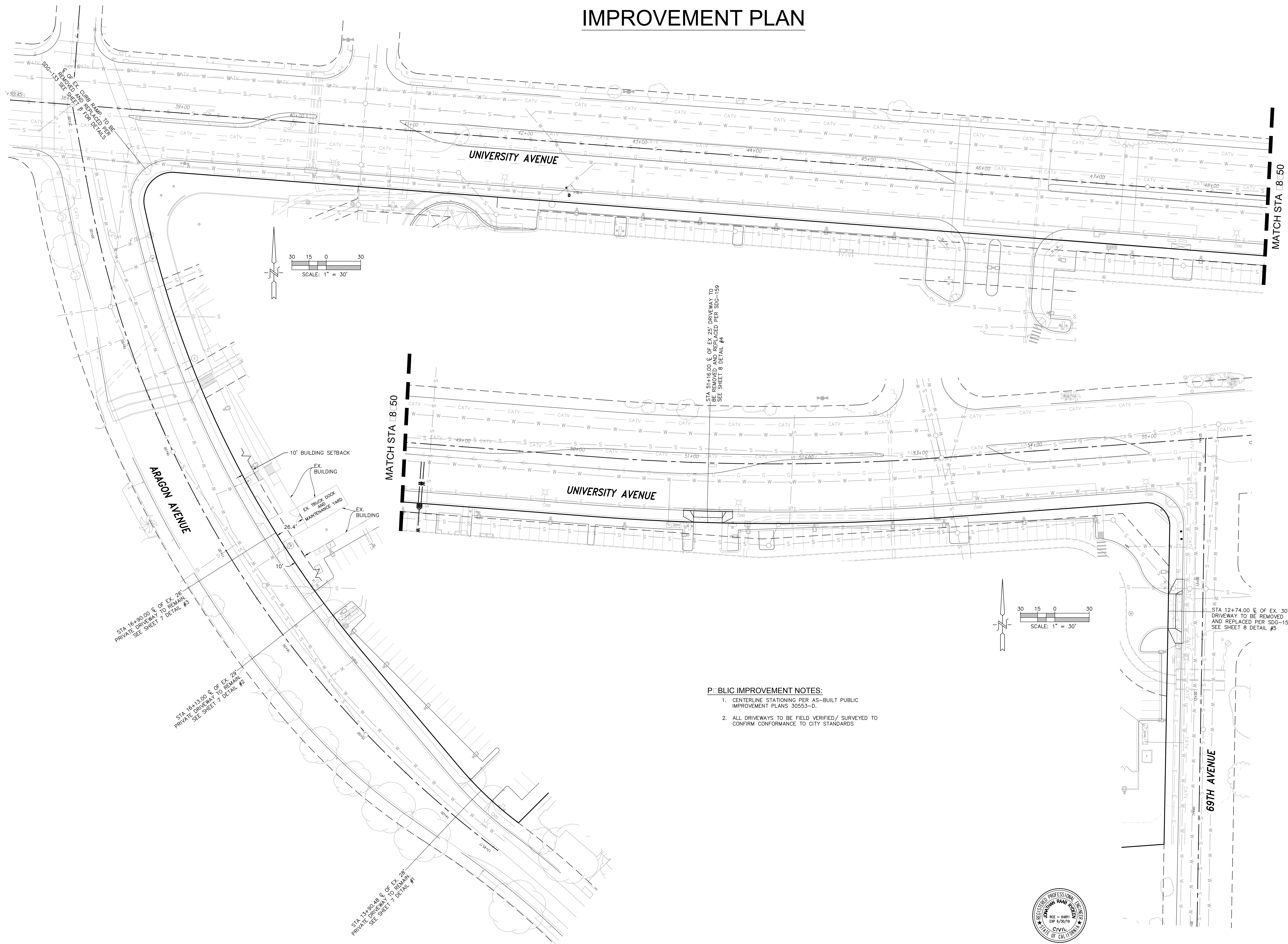
ORIGINAL PREPERATION DATE:
7/8/17
REVISION DATE(S):

project: Salvation Army Kroc Center
Sports & Wellness Center
San Die CA

C-5
SHEET: of

KENNETH D. SMITH
ARCHITECT
& ASSOCIATES, INC.500 FESLER ST., SUITE 102
EL CAJON - CA - 92020
PH / 619 444 2182
Fax / 619 442 2699

IMPROVEMENT PLAN

DATE: 08-23-2017
JOB NO: 15024
DRAWN BY: RJD
CHECKED BY: Checker

Revision Schedule

Date Description

ORIGINAL PREPARATION DATE:
7/8/17

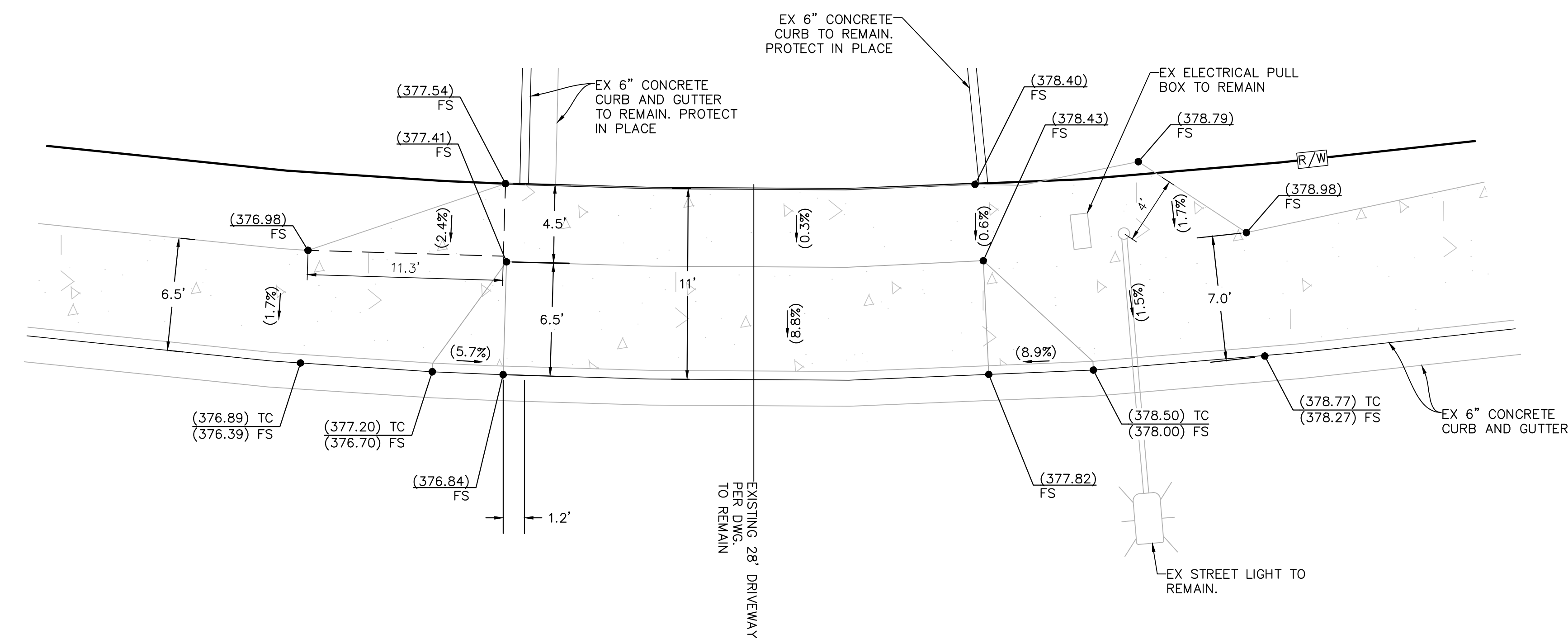
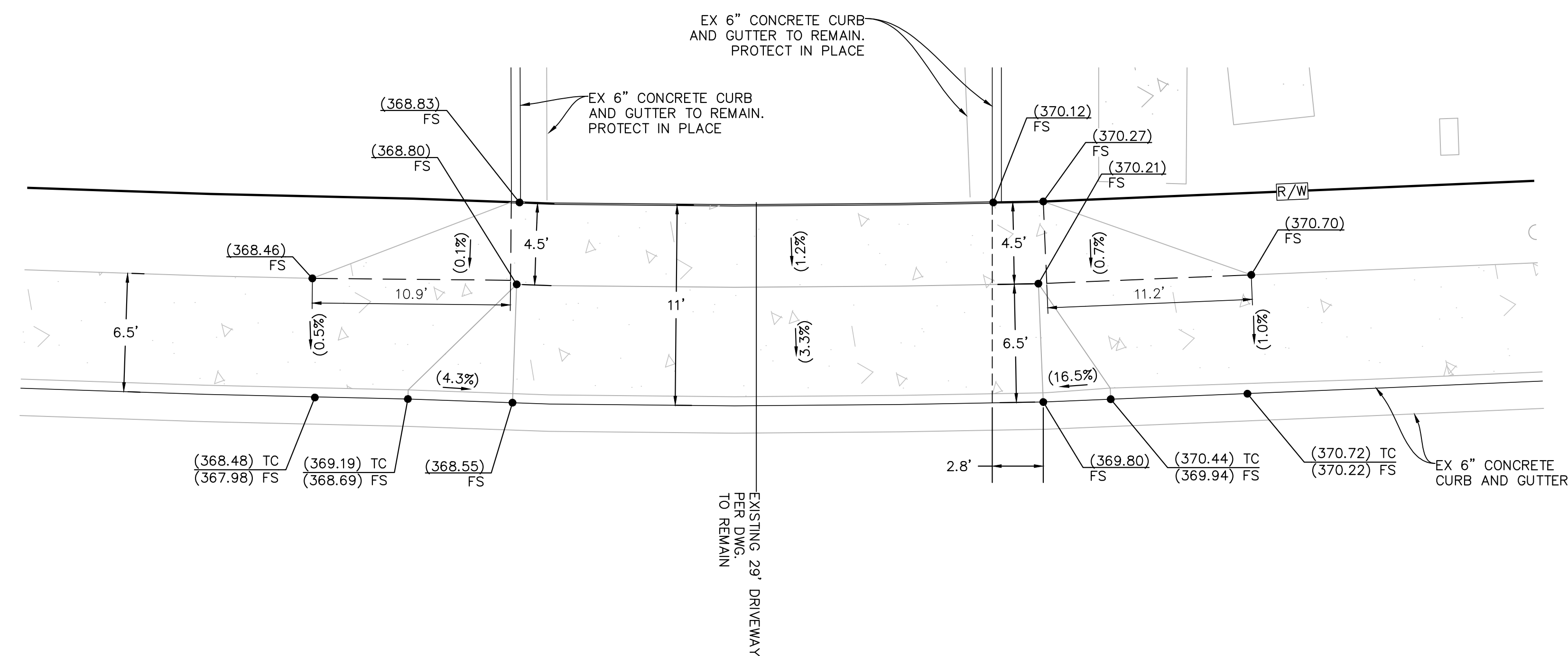
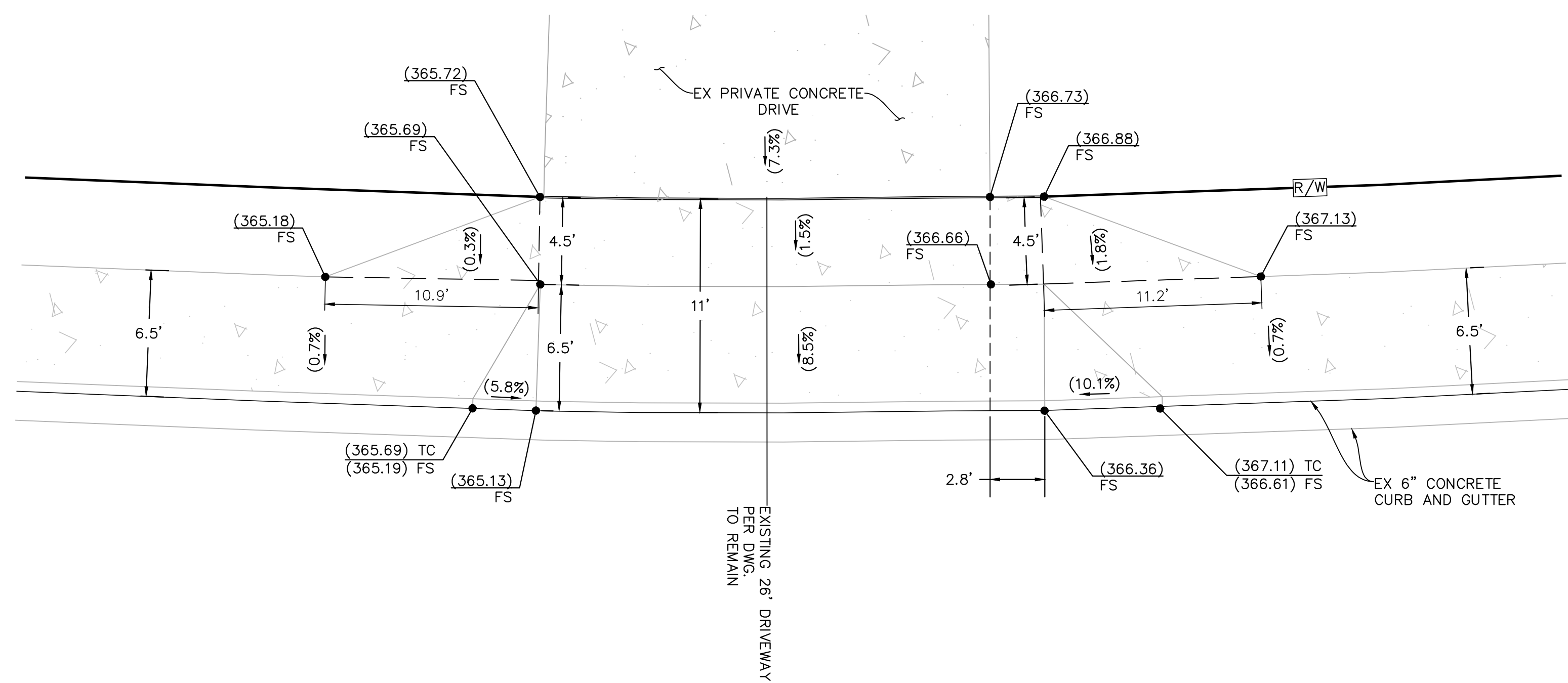
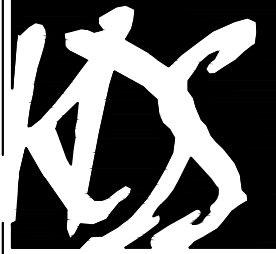
REVISION DATE(S):

project: Salvation Army Kroc Center
Sports & Wellness Center
San Diego, CA

C-6

SHEET: of

EXISTING PRIVATE DRIVEWAYS TO REMAIN PROTECT IN PLACE

EXISTING DRIVEWAY #1 DETAIL
SCALE: 1" = 5'EXISTING DRIVEWAY #2 DETAIL
SCALE: 1" = 5'EXISTING DRIVEWAY #3 DETAIL
SCALE: 1" = 5'KENNETH D. SMITH
ARCHITECT
& ASSOCIATES, INC.500 FESLER ST., SUITE 102
EL CAJON - CA - 92020
PH / 619 444 2182
Fax / 619 442 2699DATE: 08-23-2017
JOB NO: 15024
DRAWN BY: RJD
CHECKED BY: Checker

Revision Schedule

#	Date	Description
---	------	-------------

ORIGINAL PREPARATION DATE:
7/8/17

REVISION DATE(S):

project: Salvation Army Kroc Center
Sports & Wellness Center
San Diego, CA

C-7

SHEET: 01

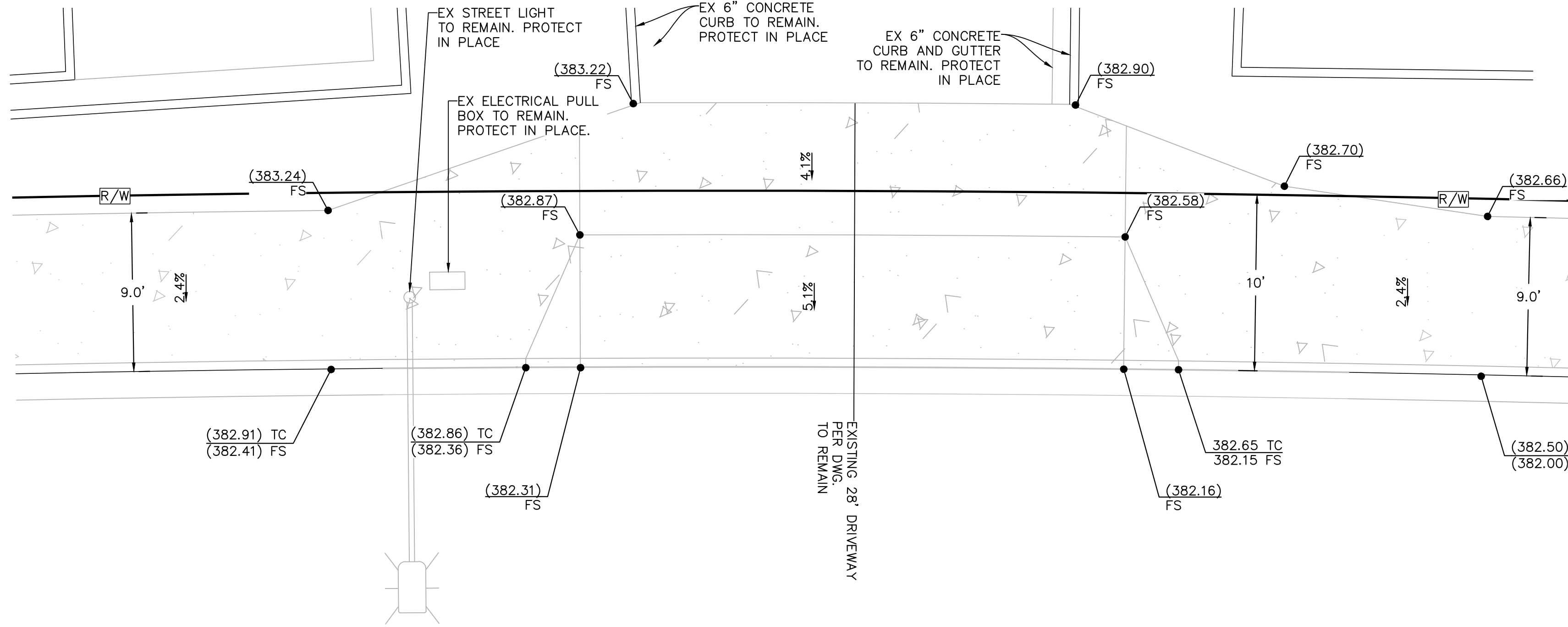


EXISTING PRIVATE DRIVEWAYS / PUBLIC CURB RAMP TO BE REMOVED AND REPLACED

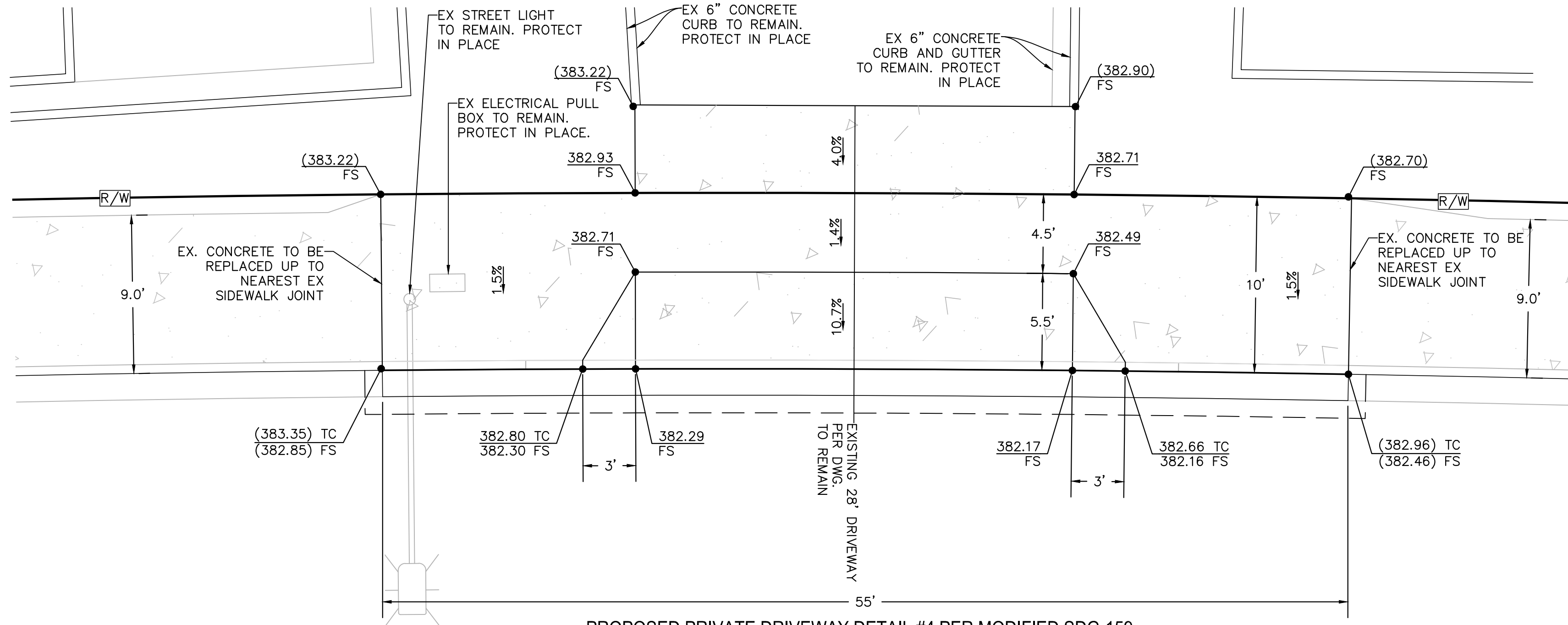
KENNETH D. SMITH
ARCHITECT
& ASSOCIATES, INC.



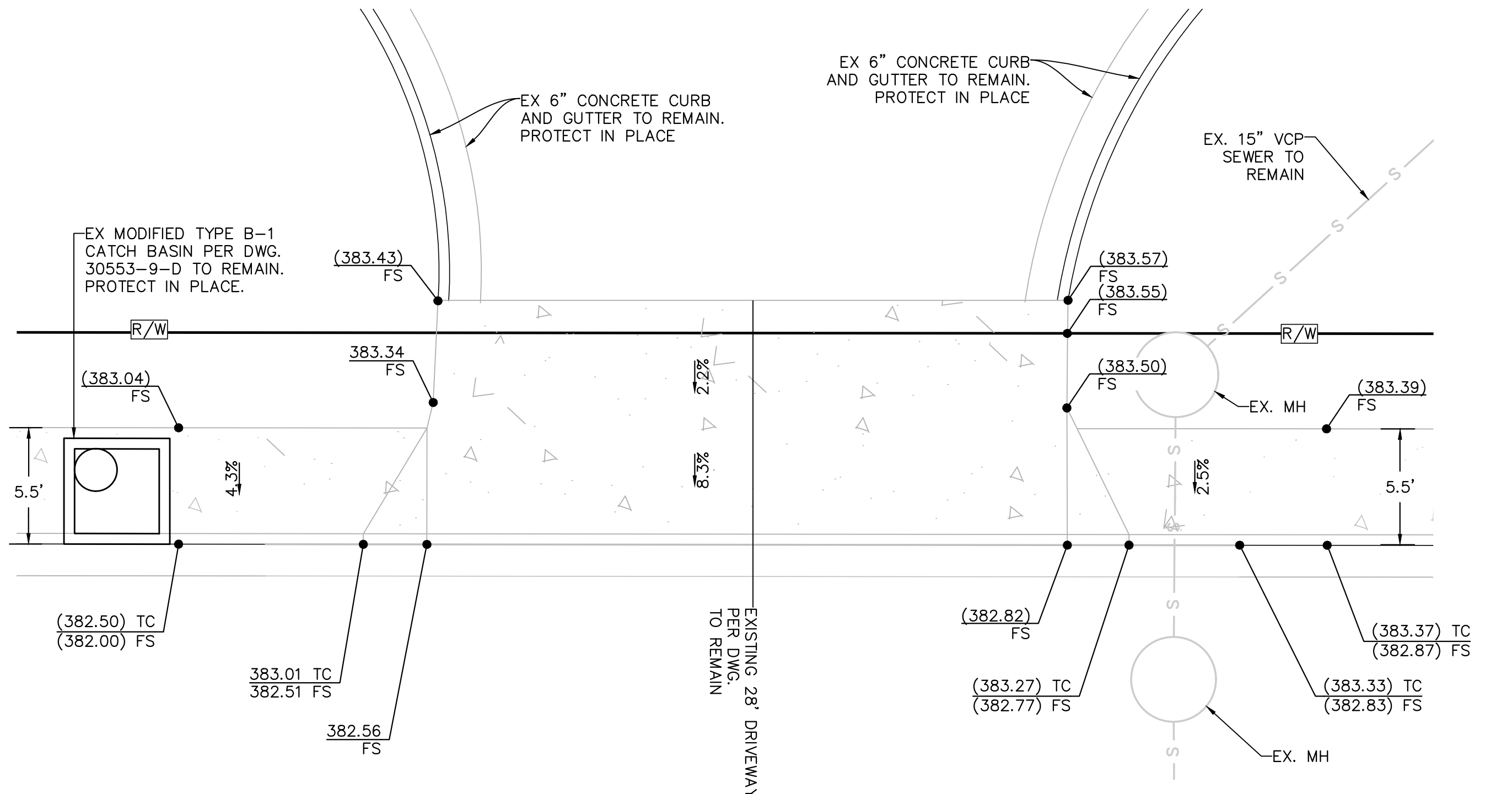
500 FESLER ST. SUITE 102
EL CAJON - CA - 92020
PH / 619 444 2182
Fax / 619 442 2699



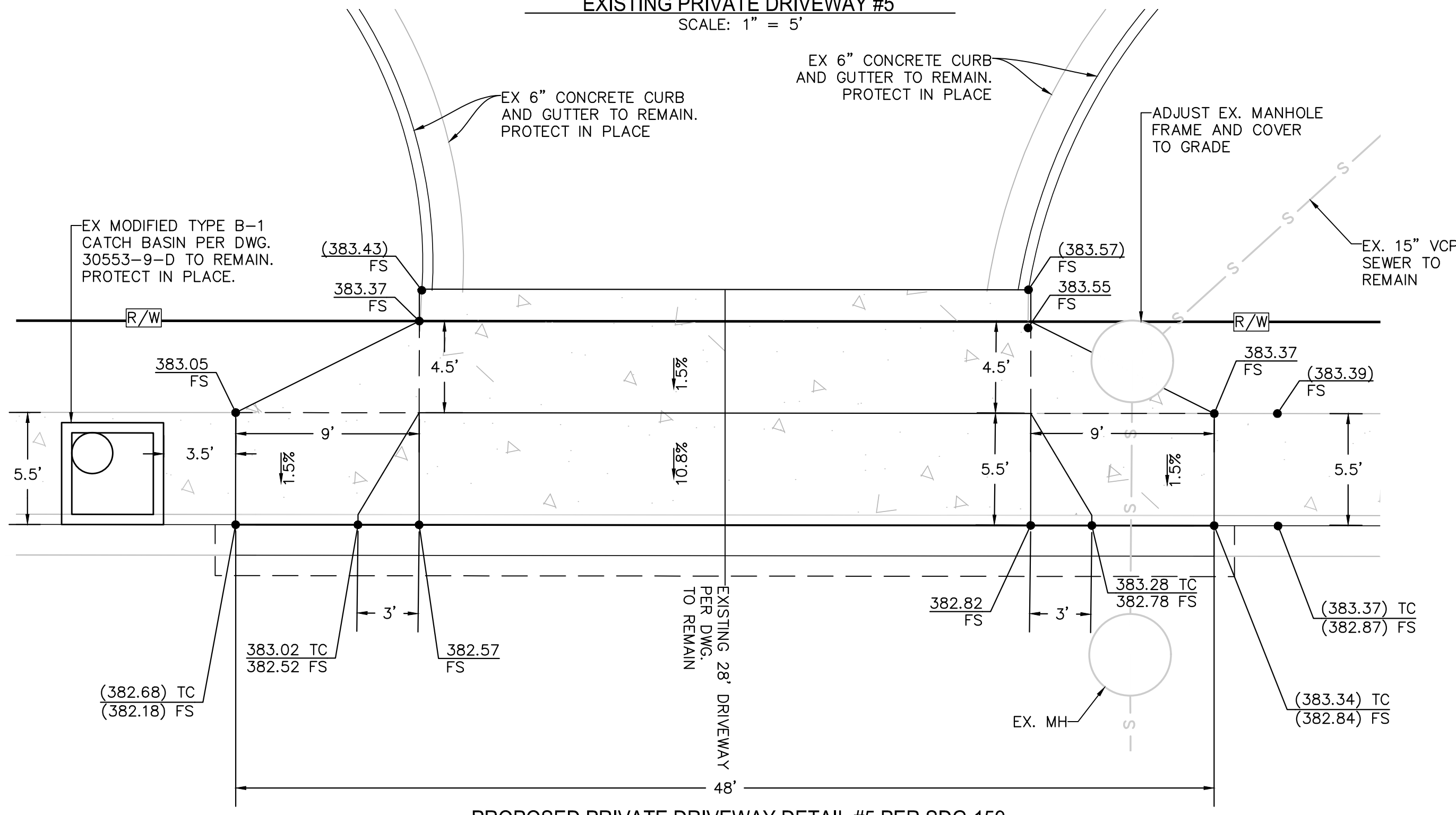
EXISTING PRIVATE DRIVEWAY #4
SCALE: 1" = 5'



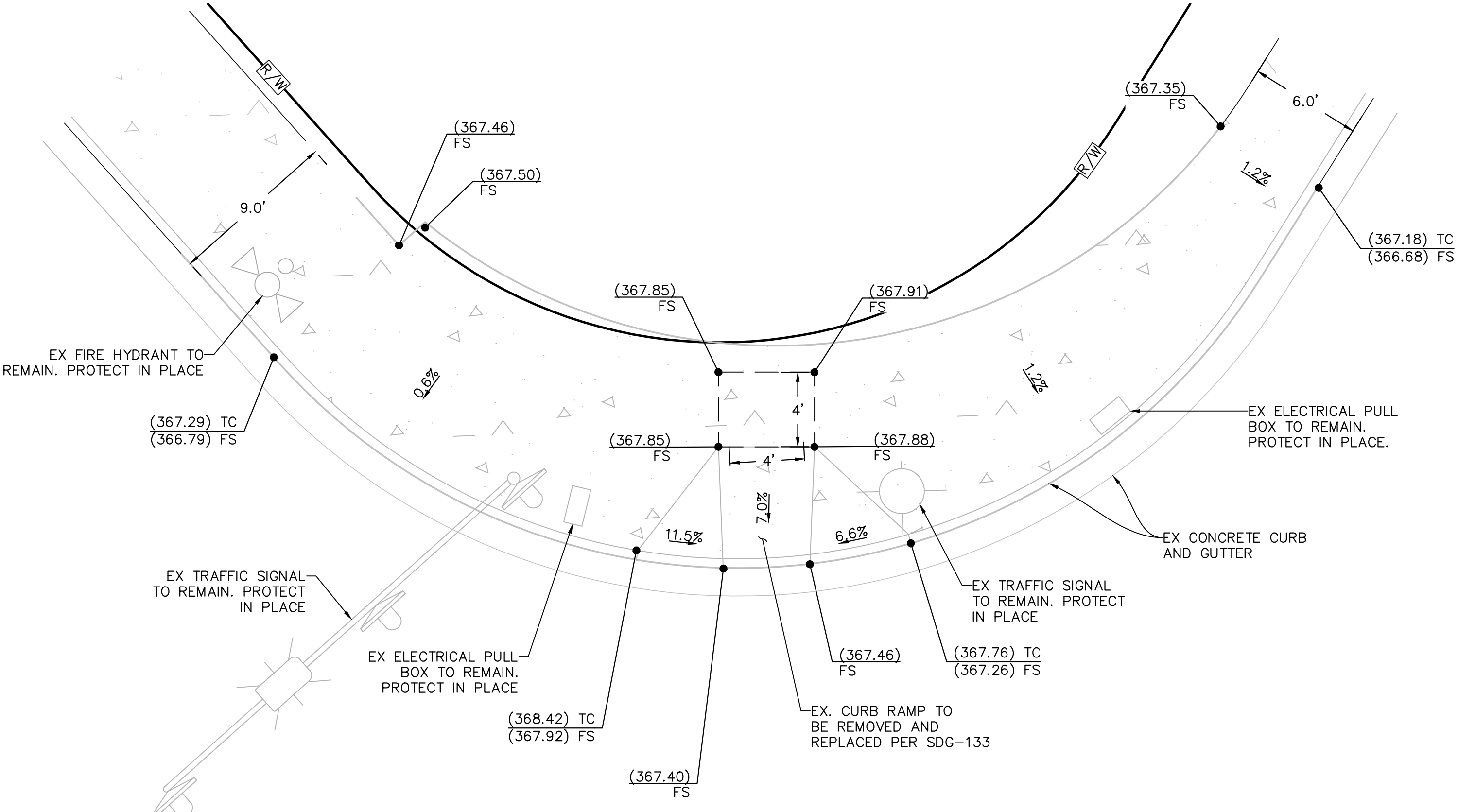
PROPOSED PRIVATE DRIVEWAY DETAIL #4 PER MODIFIED SDG-159
SCALE: 1" = 5'



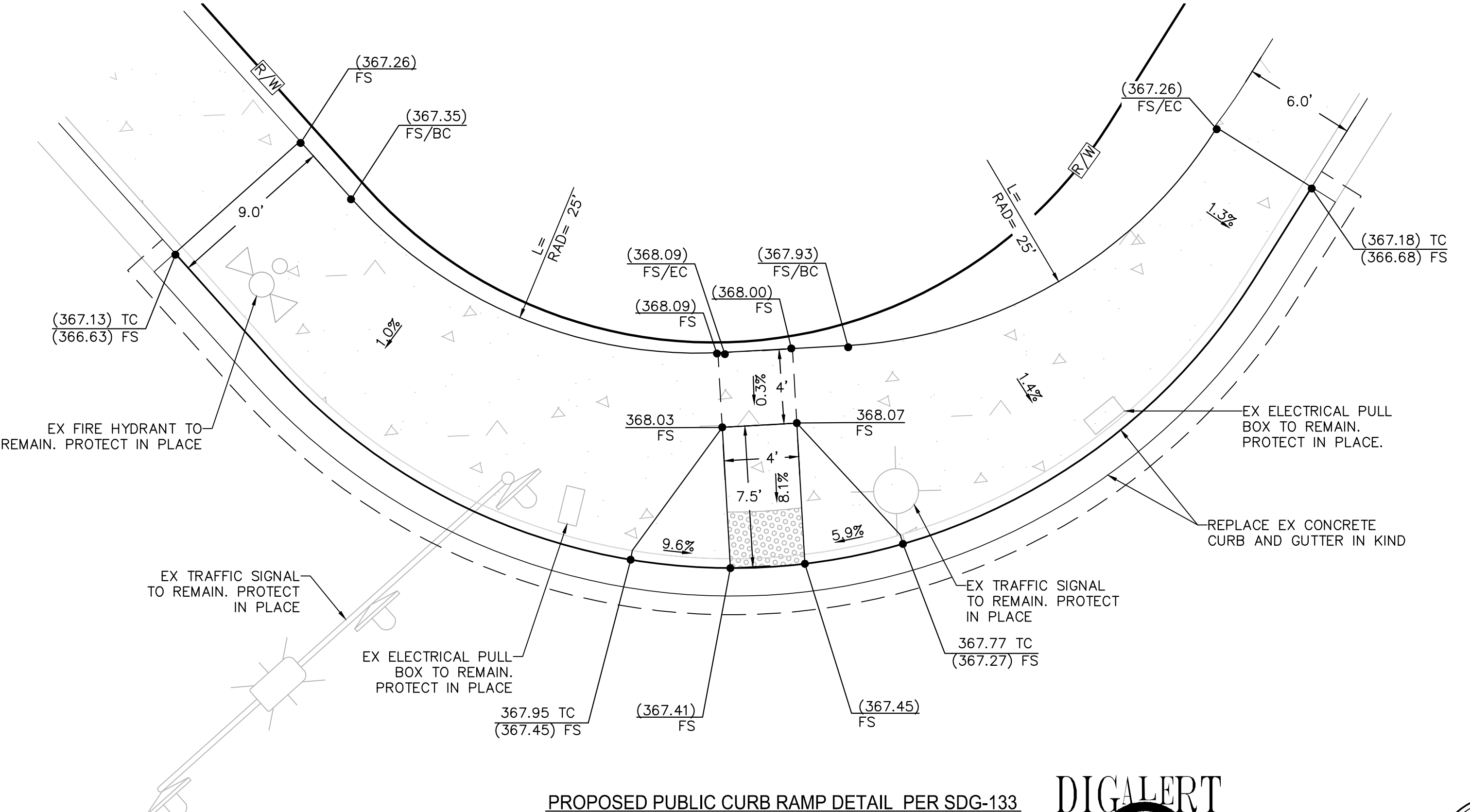
EXISTING PRIVATE DRIVEWAY #5
SCALE: 1" = 5'



PROPOSED PRIVATE DRIVEWAY DETAIL #5 PER SDG-159
SCALE: 1" = 5'



EXISTING CURB RAMP DETAIL
SCALE: 1" = 5'



PROPOSED PUBLIC CURB RAMP DETAIL PER SDG-133
SCALE: 1" = 5'



DIAL TOLL FREE
1-800-422-4133
AT LEAST TWO DAYS
BEFORE YOU DIG



UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

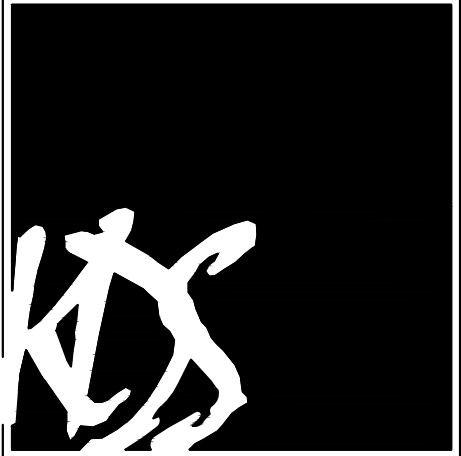
project: Salvation Army Kroc Center
Sports & Wellness Center
San Diego, CA

C-8

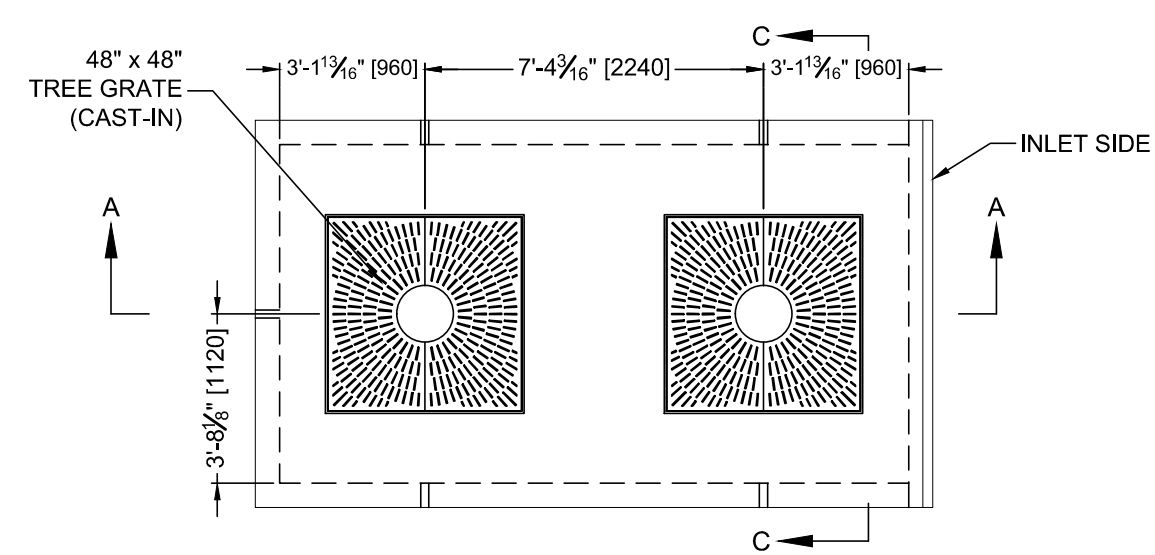
SHEET: 01

POST-CONSTRUCTION BMP PLAN

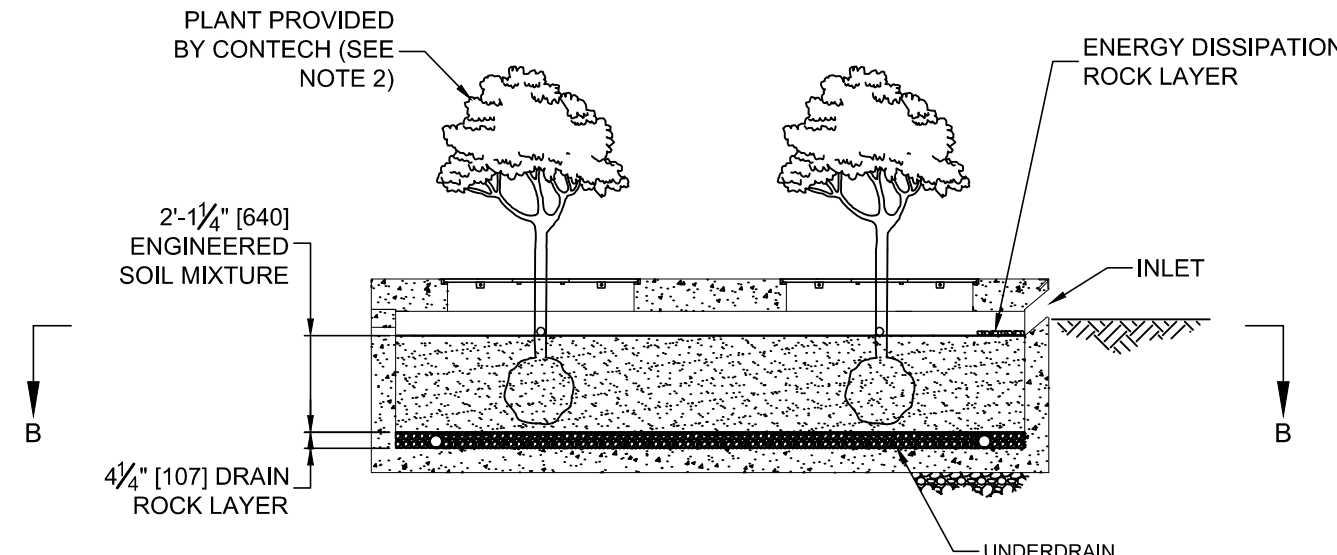
KENNETH D. SMITH
ARCHITECT
& ASSOCIATES, INC.



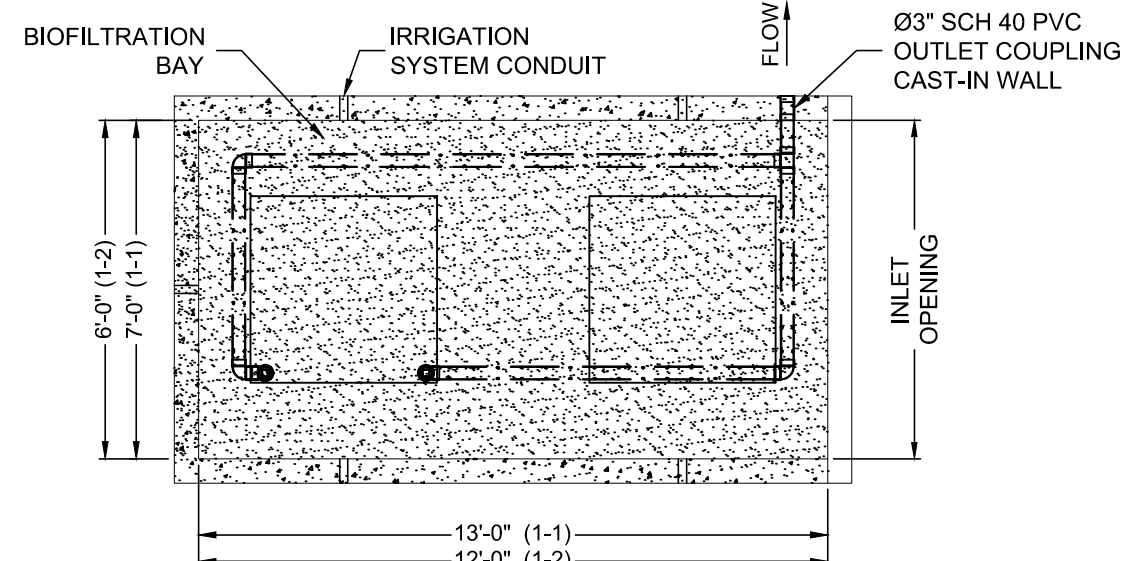
500 FESLER ST. SUITE 102
EL CAJON - CA - 92020
PH / 619 444 2182
Fax / 619 442 2699



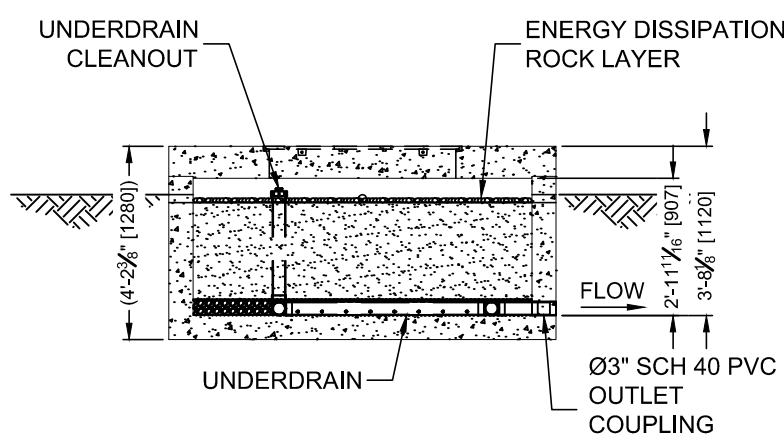
PLAN VIEW



SECTION A-A

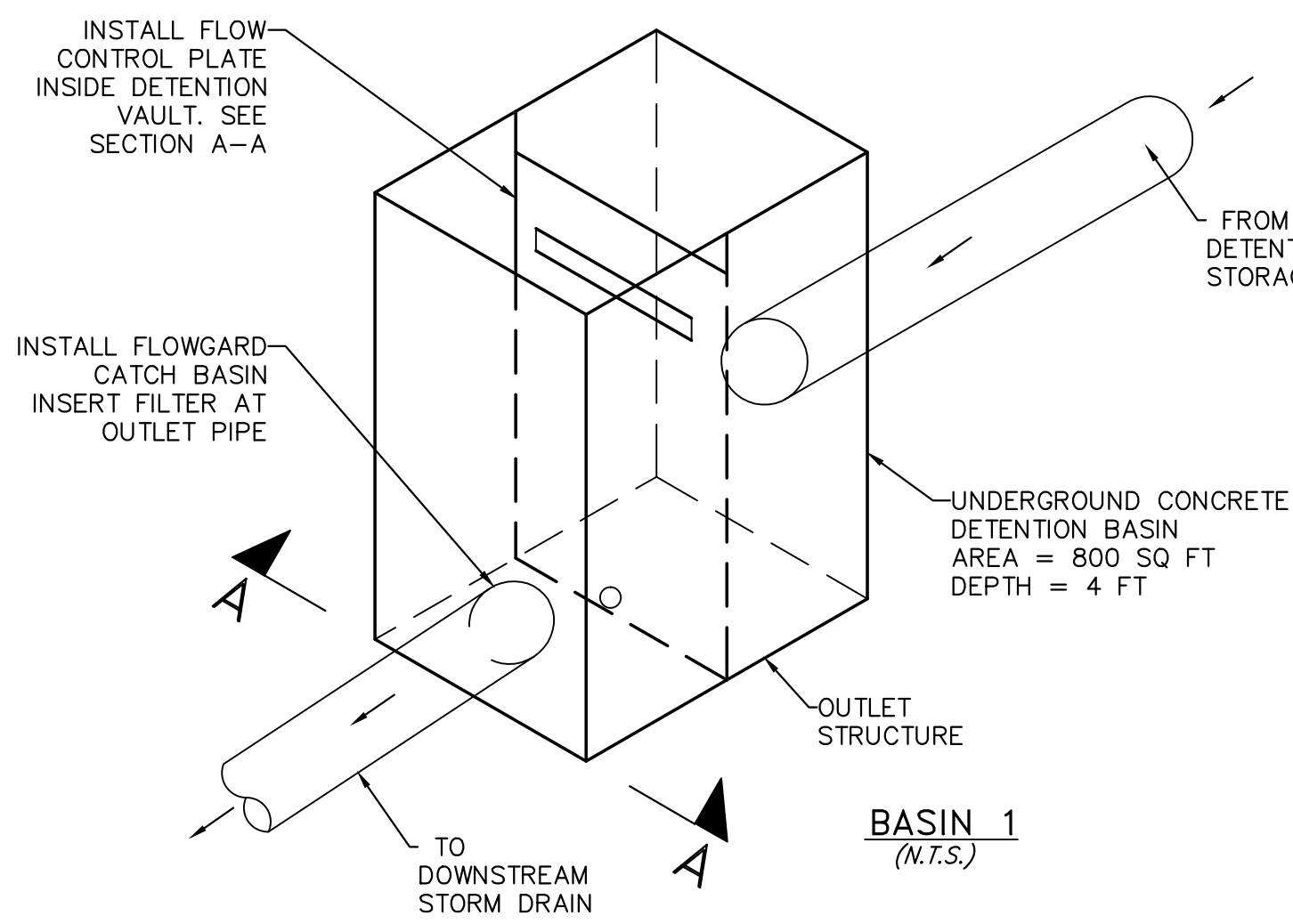


SECTION B-B

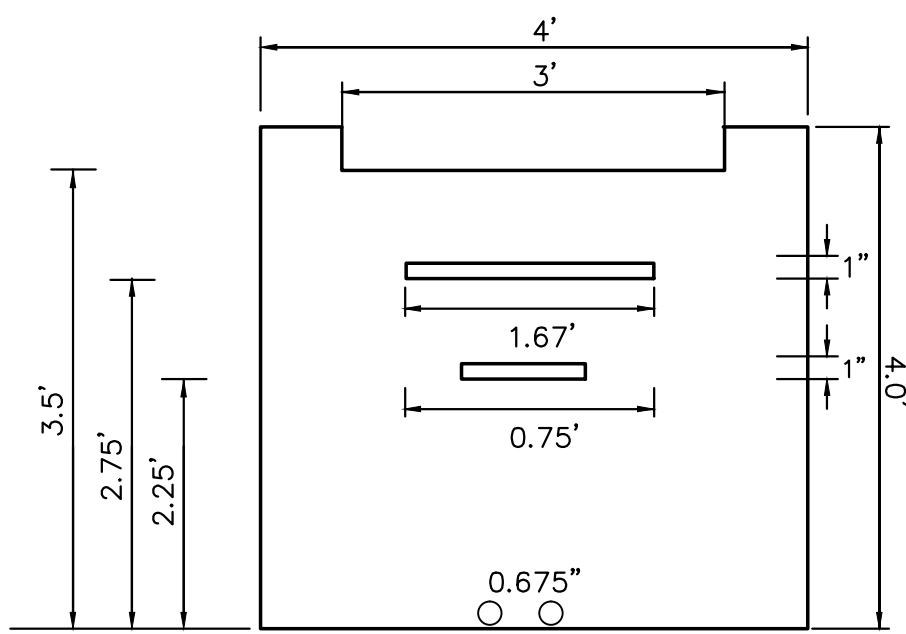


SECTION C-C

ILTERRA TIBP DETAIL
NTS



DETENTION VAULT DETAIL
NTS



SECTION A-A
(N.T.S.)

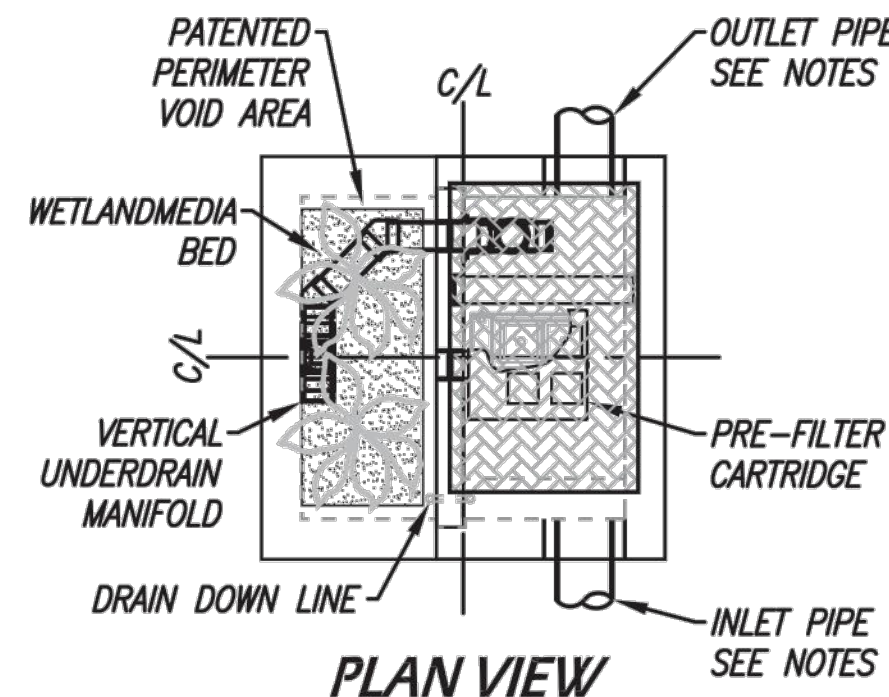
SITE SPECIFIC DATA			
PROJECT NAME			
PROJECT LOCATION			
STRUCTURE ID			
TREATMENT REQUIRED			
VOLUME BASED (CF)		FLOW BASED (CFS)	
TREATMENT HGL AVAILABLE (FT)			
PEAK BYPASS REQUIRED (CFS) – IF APPLICABLE			
PIPE DATA	I.E.	MATERIAL	DIAMETER
INLET PIPE 1			
INLET PIPE 2			
OUTLET PIPE			
	PRETREATMENT	BIOFILTRATION	DISCHARGE
RIM ELEVATION			
SURFACE LOAD	PARKWAY	OPEN PLANTER	PARKWAY
FRAME & COVER	24" x 42"	N/A	N/A
WETLANDMEDIA VOLUME (CY)			0.83
WETLANDMEDIA DELIVERY METHOD			TBD
ORIFICE SIZE (DIA. INCHES)			#1.03"
MAXIMUM PICK WEIGHT (LBS)			9000
NOTES:			

INSTALLATION NOTES

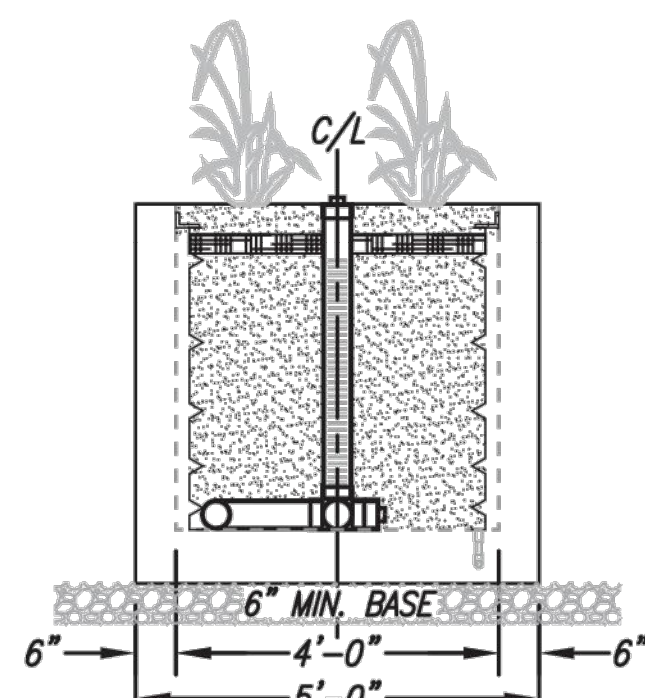
- CONTRACTOR TO PROVIDE ALL LABOR, EQUIPMENT, MATERIALS AND INCIDENTALS REQUIRED TO OFFLOAD AND INSTALL THE SYSTEM AND APPURTENANCES IN ACCORDANCE WITH THIS DRAWING AND THE MANUFACTURERS SPECIFICATIONS, UNLESS OTHERWISE STATED IN MANUFACTURERS CONTRACT.
- UNIT MUST BE INSTALLED ON LEVEL BASE. MANUFACTURER RECOMMENDS A MINIMUM 6" LEVEL ROCK BASE UNLESS SPECIFIED BY THE PROJECT ENGINEER. CONTRACTOR IS RESPONSIBLE TO VERIFY PROJECT ENGINEERS RECOMMENDED BASE SPECIFICATIONS.
- ALL PIPES MUST BE FLUSH WITH INSIDE SURFACE OF CONCRETE. (PIPES CANNOT INTRUDE BEYOND FLUSH). INVERT OF OUTFLOW PIPE MUST BE FLUSH WITH DISCHARGE CHAMBER FLOOR. ALL GAPS AROUND PIPES SHALL BE SEALED WATER TIGHT WITH A NON-SHRINK GROUT PER MANUFACTURERS STANDARD CONNECTION DETAIL AND SHALL MEET OR EXCEED REGIONAL PIPE CONNECTION STANDARDS.
- CONTRACTOR TO SUPPLY AND INSTALL ALL EXTERNAL CONNECTING PIPES.
- CONTRACTOR RESPONSIBLE FOR INSTALLATION OF ALL RISERS, MANHOLES, AND HATCHES. CONTRACTOR TO GROUT ALL MANHOLES AND HATCHES TO MATCH FINISHED SURFACE UNLESS SPECIFIED OTHERWISE.
- DRIP OR SPRAY IRRIGATION REQUIRED ON ALL UNITS WITH VEGETATION.

GENERAL NOTES

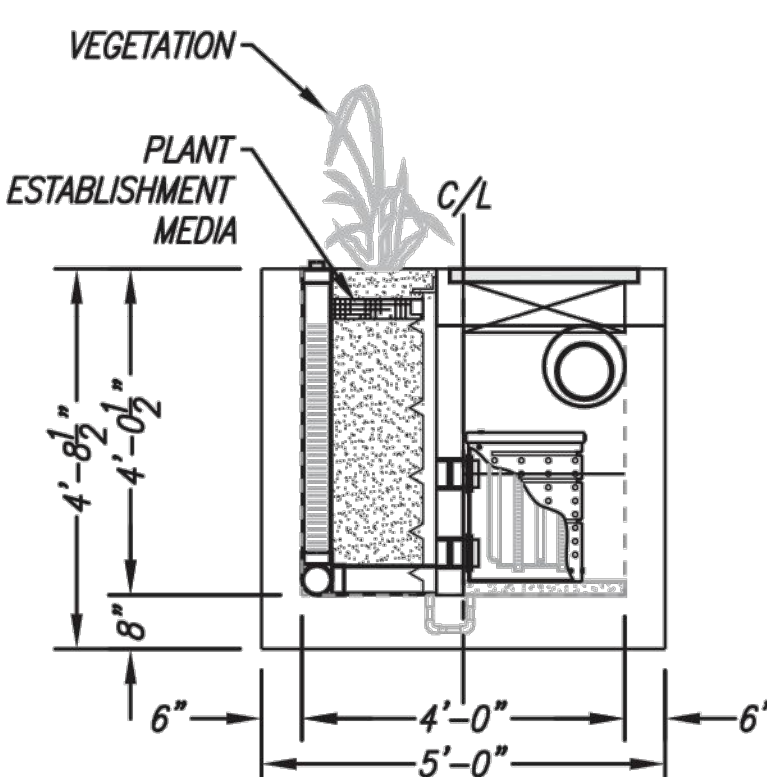
- MANUFACTURER TO PROVIDE ALL MATERIALS UNLESS OTHERWISE NOTED.
- ALL DIMENSIONS, ELEVATIONS, SPECIFICATIONS AND CAPACITIES ARE SUBJECT TO CHANGE. FOR PROJECT SPECIFIC DRAWINGS DETAILING EXACT DIMENSIONS, WEIGHTS AND ACCESSORIES PLEASE CONTACT MANUFACTURER.



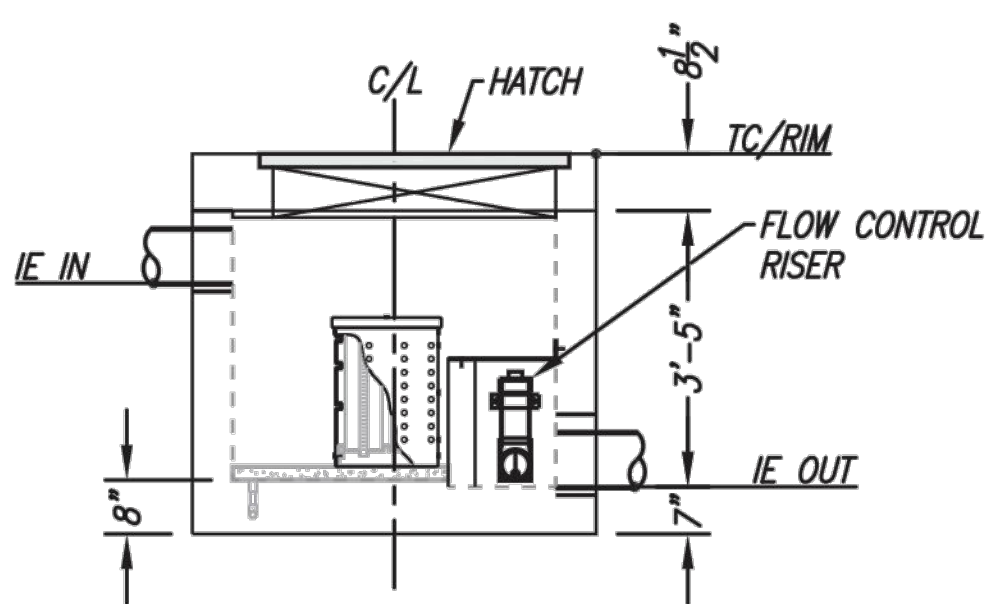
PLAN VIEW



LEFT END VIEW
BIOFILTRATION



ELEVATION VIEW



RIGHT END VIEW
PRETREATMENT/DISCHARGE

MODULAR WETLAND DETAIL
NTS

TREATMENT FLOW (CFS)	0.052
OPERATING HEAD (FT)	3.4
PRETREATMENT LOADING RATE (GPM/SF)	TBD
WETLAND MEDIA LOADING RATE (GPM/SF)	1.0

MWS-L-4-4-V
STORMWATER BIOFILTRATION SYSTEM
STANDARD DETAIL

THE PRODUCT DESCRIBED MAY BE PROTECTED BY ONE OR MORE OF THE FOLLOWING US PATENTS: 7,425,262; 7,470,362; 7,674,378; 8,303,616; RELATED FOREIGN PATENTS OR OTHER PATENTS PENDING.

PROPRIETARY AND CONFIDENTIAL:
THE INFORMATION CONTAINED IN THIS DRAWING IS THE SOLE PROPERTY OF MODULAR WETLANDS SYSTEMS. ANY REPRODUCTION IN PART OR AS A WHOLE WITHOUT THE WRITTEN PERMISSION OF MODULAR WETLANDS SYSTEMS IS PROHIBITED.

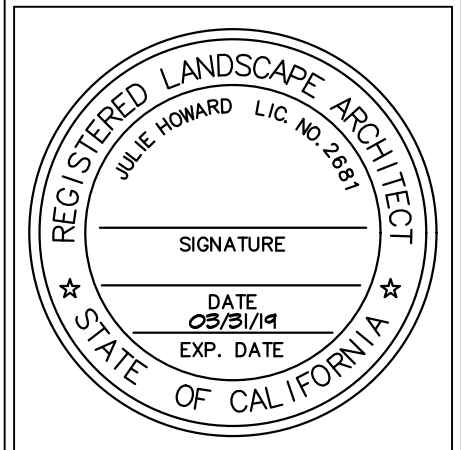


Civil Engineering • Environmental
Land Surveying
2442 Second Avenue
San Diego, CA 92101
(619)232-9200 (619)232-9210 Fax

project: Salvation Army Kroc Center
Sports & Wellness Center
San Diego CA

Landscape Concept Plan

HOWARD ASSOCIATES
landscape architecture
2442 Second Avenue
San Diego, CA 92101 (619) 718-9660



Landscape Development Plan

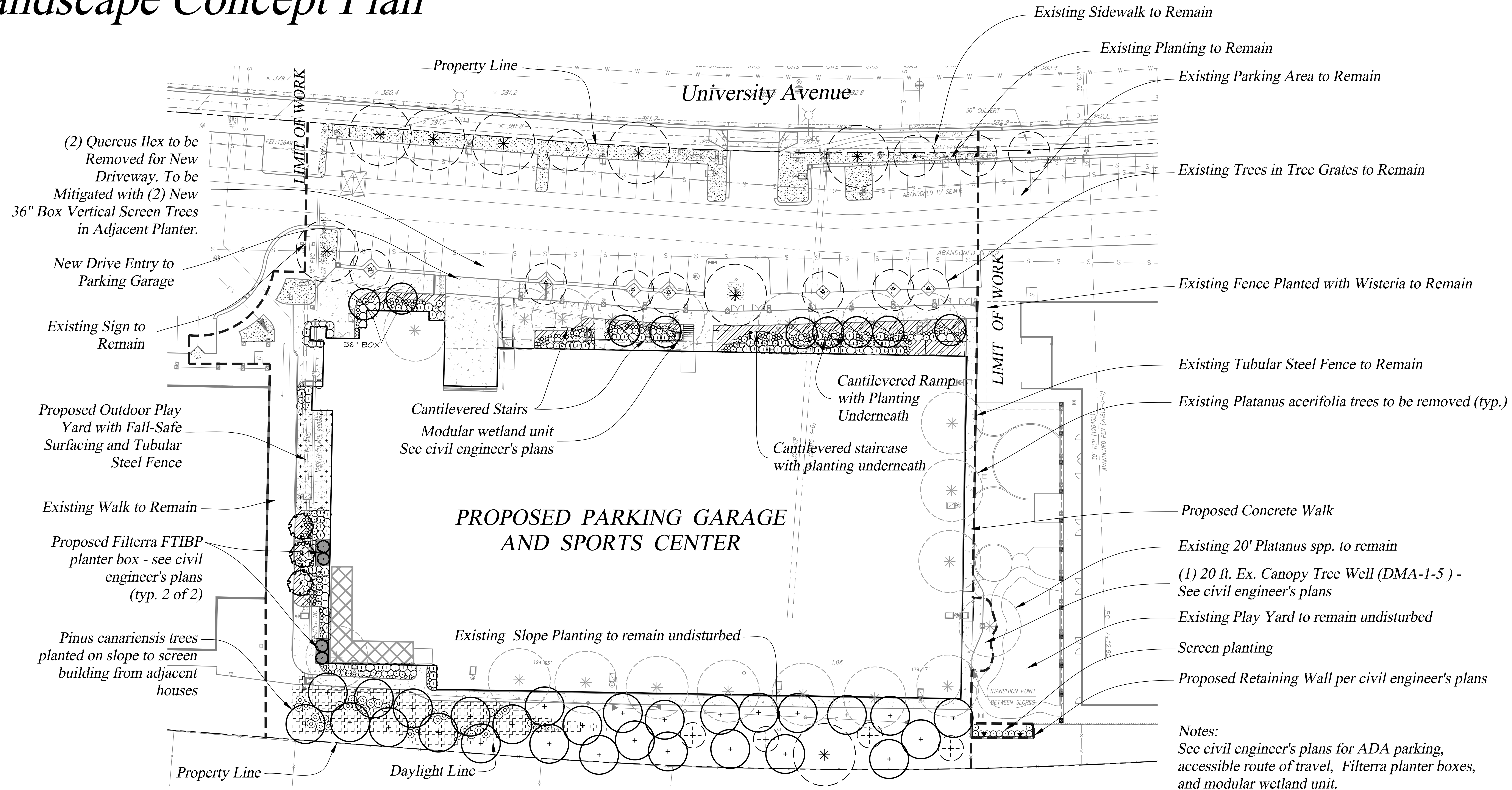
DATE: 09.17.2018
JOB NO:
DRAWN BY:
CHECKED BY:

Revision Schedule		
#	Date	Description

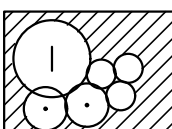
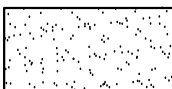
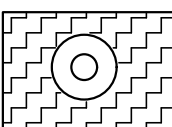
ORIGINAL PREPARATION DATE: 7/8/17
REVISION DATE(S):

project: Salvation Army Kroc Center
Sports & Wellness Center
San Diego, CA

LDP-1
SHEET: of



Plant Legend						
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	MATURE HT X WIDTH	ZONE 3 MUCOLS	APPROX. QTY
+	Vertical Accent Trees					
	BRACHYCHITON POPULNEUS	BOTTLE TREE	24" BOX	40' x 20'	L	28
	LOPHOSTEMON CONFERTUS	BRISBANE BOX		35' x 20'	M	
+	Vertical Screening Tree					
	HYMENOSPORUM FLAVUM	SWEETSHADE	24" BOX	30' x 15'	M	9
	PODOCARPUS HENKELII	HENKEL'S YELLOWWOOD	24" BOX	30' x 15'	M	
+	Small Accent Trees					
	CERCIS OCCIDENTALIS	WESTERN REDBUD	24" BOX	20' x 20'	L	3
+	Existing Trees to Remain					
	EXISTING QUERCUS ILEX (HOLLY OAK) TO REMAIN		MIN 8" CAL.	35' x 35'	L	8
+	Existing Trees to Remain					
	EXISTING PLATANUS OCCIDENTALIS (LONDON PLANE TREE)		MIN 8" CAL.	35' x 35'	M	9
+	Existing Trees to Remain					
	EXISTING PINUS CANARIENSIS (CANARY ISLAND PINE)		MIN 8" CAL.	40' x 25'	L	3
+	Existing Trees to Remain					
	EXISTING RHUS SPP. (AFRICAN SUMAC)		MIN 10' x 10' MULTI.	20' x 20'	L	6
+	Tree Mitigation					
	EX. PLATANUS ACERIFOLIA (LONDON PLANE TREE)	TO BE REMOVED				20
+	Planter Boxes					
	RHAPHIOLEPIS 'MAJESTIC BEAUTY'	INDIA HAWTHORNE	FILTERRA PLANTER BOX	10' x 8'	M	4
+	Planter Boxes					
	ERIOBOTRYA DEFLEXA	BRONZE LOQUAT	15 GAL STD.	10' x 8'	M	
+	Planter Boxes					
	LANTANA CAMERA	LANTANA	MODULAR WETLAND UNIT	6' x 4'	L	1
+	Planter Boxes					
	RHAPHIOLEPIS I. SPRINGTIME	INDIA HAWTHORN	5 GAL	5' x 4'	M	

Plant Legend							
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	THEME FUNCTION	ZONE 3 WUCOLS	MATURE HT X WIDTH	APPROX. QTY
Ornamental Shrubs and Ground Covers							
	MUHLENBERGIA RIGIDA	PURPLE MUHLY	1 GAL	GRASS ACCENT	L	2' x 2'	49
	PHORMIUM 'YELLOW WAVE'	NEW ZEALAND FLAX	5 GAL	LARGE ACCENT SHRUB	L	3' x 4'	50
	LAURUS N. 'SARATOGA'	BAY LAUREL	5 GAL	LARGE HEDGE SHRUB	L	12' x 6'	56
	PYRACANTHA K. 'SANTA CRUZ'	SANTA CRUZ PYRACANTHA	5 GAL	LOW GROWING ACCENT SHRUB	L	4' x 6'	56
	DIANELLA 'LITTLE REV.'	DIANELLA	1 GAL	GRASS ACCENT	L	18" x 18"	105
	SANSEVERIA T. 'GOLDEN HAHNII'	BIRDS NEST SANSEVERIA	12" O.C.	SPREADING GROUND COVER	L	8" x 12"	229
	EXISTING SHRUBS, GROUND COVER, AND TURF TO REMAIN						
							
Ornamental Vines							
▼	MACFADYENA UNGUIS-CATI	CAT'S CLAW VINE	5 GAL	VINE	L	10' x 10'	2
Slope Shrubs and Ground Covers							
	RHUS INTEGREFOLIA	LEMONADEBERRY	5 GAL	SCREENING SHRUB	L	10X8'	18
	HETEROMELES ARBUTIFOLIA	TOYON	5 GAL	SCREENING SHRUB	L	10X8'	20
	MYOPORUM 'PUTAH CREEK'	MYOPORUM	FLATS 12" O.C.	SPREADING GROUND COVER	L	6"x24"	--

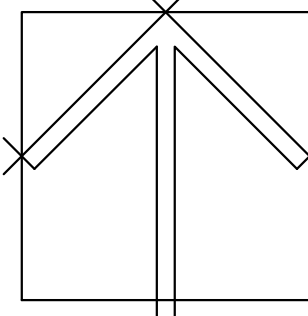
0

10'

20'

60'

Scale 1" = 20'

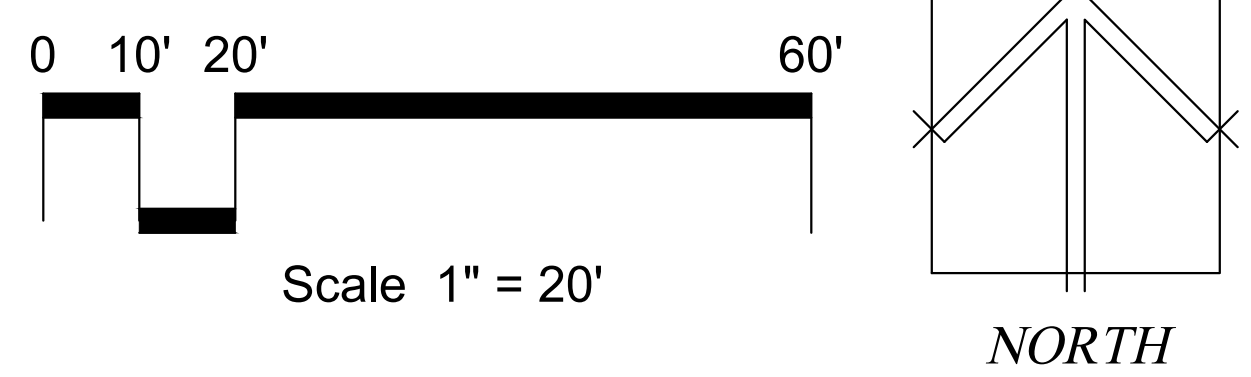


NORTH

Landscape Development Plan

Salvation Army Kroc Center

Sports & Wellness C



Landscape Development Plan
Salvation Army Kroc Center
Sports & Wellness Center



Landscape Development Plan

DATE: 09.17.2018
JOB NO:
DRAWN BY:
CHECKED BY:

Revision Schedule

#	Date	Description
---	------	-------------

ORIGINAL PREPARATION DATE: 7/8/17

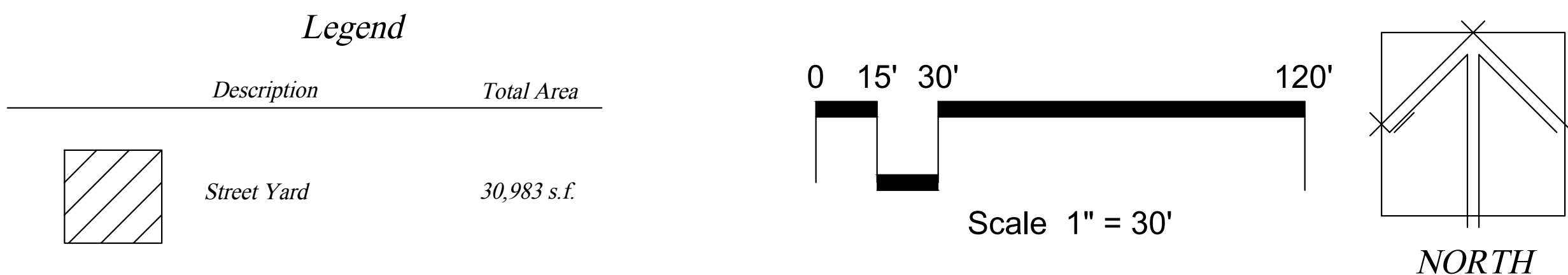
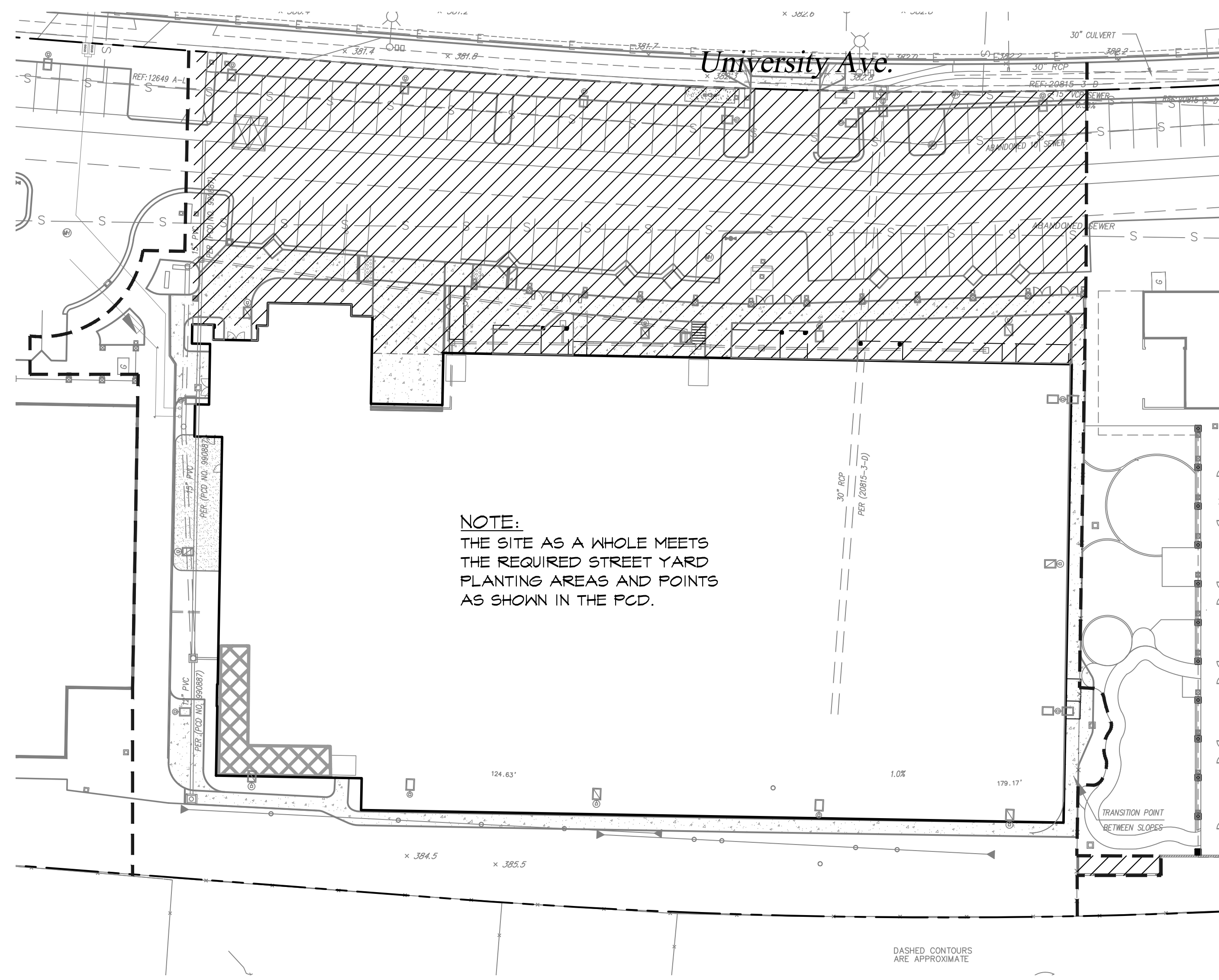
REVISION DATE(S):

project: Salvation Army Kroc Center
Sports & Wellness Center
San Diego, CA

LDP-2

SHEET: of

Landscape Ordinance Compliance Diagram



Landscape Calculations Worksheet					
Industrial Development in RM and C Zones					
Commercial Development in All Zones					
Provide the following information on the Landscape Plans. The Landscape Calculations determine the planting area and points required by the Landscape Regulations, Chapter 14, Article 2, Division 4 of the Land Development Code.					
STREET YARD					
Industrial and Commercial Development (except Auto Service Stations; see below):					
Planting Area Required [142.0404]		Planting Area Provided		Excess Area Provided	
Total Area	30,983 sq. ft. x 25%= 7,746 sq. ft.	5,820 sq. ft.	-1,926 sq. ft.		
Planting Points Required [142.0404]		Plant Points Provided - To be achieved with trees only		Excess Points Provided	
Total Area	30,983 sq. ft. x 0.05= 1,549 points	3,840 points	2,291 points		

LANDSCAPE CALCULATION NOTES:

1. THIS PROJECT IS A PROPOSED NEW BUILDING ADDED TO AN EXISTING SITE. THERE IS NO UNLANDSCAPED PERIMETER 'REMAINING YARD' AREA.
2. THE PARKING AREA IN FRONT OF THE PROPOSED BUILDING IS EXISTING WITH A MINIMUM OF (1) MATURE TREE WITHIN 30' OF EACH PARKING SPACE. THERE IS NO PROPOSED NEW 'VEHICULAR USE AREA'.
3. EXISTING, MATURE STREET TREES ALONG UNIVERSITY AVENUE ARE PLANTED AT A MAXIMUM OF 30' O.C. ALONG STREET FRONTAGE OF PROPOSED NEW BUILDING.

STANDARD LANDSCAPE NOTES

1. ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE STANDARDS OF THE CITY-WIDE LANDSCAPE REGULATIONS AND THE CITY OF SAN DIEGO LAND DEVELOPMENT MANUAL LANDSCAPE STANDARDS AND ALL OTHER LANDSCAPE RELATED CITY AND REGIONAL STANDARDS.
2. IRRIGATION: AN IRRIGATION SYSTEM SHALL BE PROVIDED AS REQUIRED FOR PROPER IRRIGATION, DEVELOPMENT AND MAINTENANCE OF THE VEGETATION. THE DESIGN OF THE SYSTEM SHALL PROVIDE ADEQUATE SUPPORT FOR THE VEGETATION SELECTED.
3. MAINTENANCE: ALL LANDSCAPE SHOWN ON THIS PLAN SHALL BE MAINTAINED BY THE BUSINESS OWNER. THE LANDSCAPE AREAS SHALL BE KEPT FREE OF LITTER AND DEBRIS AND ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION. DISEASED OR DEAD PLANT MATERIAL SHALL BE SATISFACTORILY TREATED OR REPLACED PER THE CONDITIONS OF THE PERMIT.
4. ALL PLANTED AREAS SHALL RECEIVE A MINIMUM 3" LAYER OF SHREDDED BARK MULCH.
5. ALL TREES WITHIN 5' OF PAVING SHALL RECEIVE BIO-BARRIER ROOT BARRIERS.

IRRIGATION NOTES

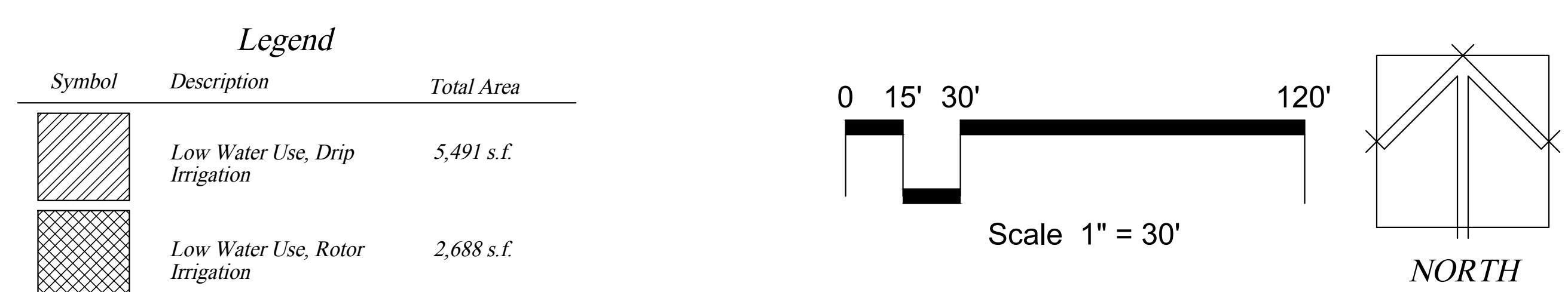
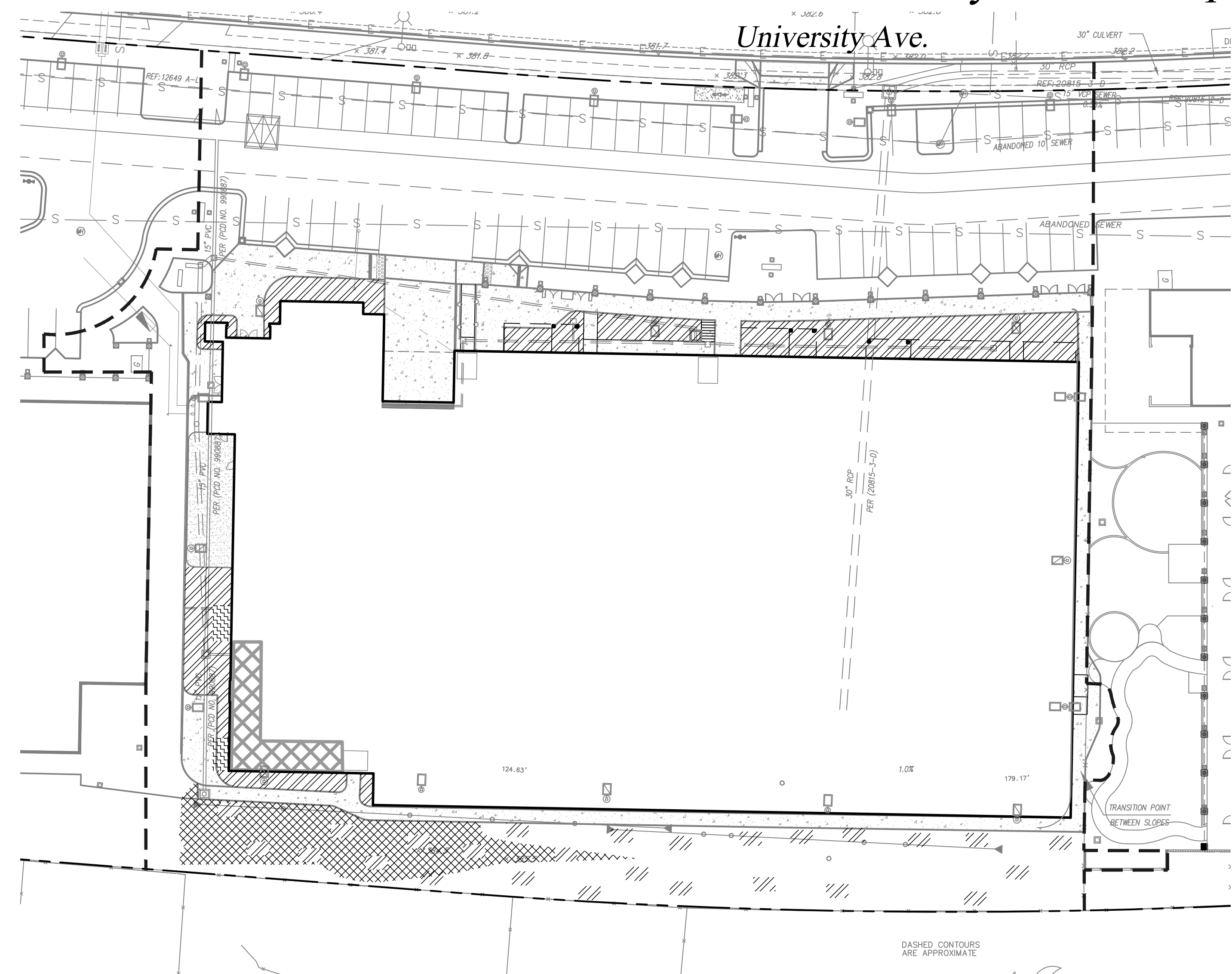
THE IRRIGATION SYSTEM WILL BE DESIGNED TO AFFORD OPTIMUM COVERAGE FOR THE SUPPORT OF PLANT GROWTH. THE COVERAGE WILL MEET THE WATER REQUIREMENTS FOR THE SELECTED PLANT MATERIAL AND WITHIN THE GIVEN PLANTING AREAS. THE DESIGN WILL TAKE INTO CONSIDERATION THE TYPE OF EXPOSURE THE SYSTEM WILL HAVE. THE IRRIGATION SYSTEM WILL BE DESIGNED WITH RESPECT TO WATER CONSERVATION. IRRIGATION HEADS SHALL BE CHOSEN FOR MAXIMUM COVERAGE WITH LOW-GALLONAGE AND PRECIPITATION QUALITIES. THE IRRIGATION SYSTEM SHALL BE A FULLY AUTOMATIC SYSTEM AND AS MAINTENANCE-FREE AS POSSIBLE. THE MATERIALS FOR THE SYSTEM WILL BE OF AN EXTREMELY DURABLE NATURE, AND WILL HAVE BEEN SELECTED FOR WEAR RESISTANCE AND LONG LIFE. THE OVERALL SYSTEM SHALL BE DESIGNED FOR EASE OF MAINTENANCE. ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE STANDARDS OF THE CITYWIDE LANDSCAPE REGULATIONS AND THE LANDSCAPE STANDARDS AND ALL OTHER LANDSCAPE RELATED CITY AND REGIONAL STANDARDS. ALL IRRIGATION SHALL UTILIZE EXISTING SEPARATE IRRIGATION WATER METER, AND SUBSURFACE DRIP IRRIGATION WITH A WEATHER - BASED AUTOMATIC IRRIGATION SMART CONTROLLER.

MINIMUM STREET TREE SEPARATION DISTANCE	
IMPROVEMENT	MINIMUM DISTANCE TO STREET TREE
TRAFFIC SIGNALS AND STOP SIGNS	20'
UNDERGROUND UTILITY LINES	5'
SEWER LINES	10'
ABOVEGROUND UTILITY STRUCTURES	10'
DRIVEWAY ENTRIES	10'
INTERSECTIONS	25'

TREE PROTECTION NOTES

1. A BRIGHT YELLOW OR ORANGE TEMPORARY FENCE WILL BE PLACED AROUND EXISTING TREES AT THE DRIP LINE.
2. STOCKPILING, TOPSOIL DISTURBANCE, VEHICLE USE, AND MATERIAL STORAGE OF ANY KIND IS PROHIBITED WITHIN THE DRIP LINE.
3. A TREE WATERING SCHEDULE WILL BE MAINTAINED AND DOCUMENTED DURING CONSTRUCTION.
4. ALL DAMAGED TREES WILL BE REPLACED WITH ONE OF EQUAL OR GREATER SIZE.

Hydrozone Map



Water Efficient Landscape Worksheet (For Proposed New Planting Areas)							
Reference Evapotranspiration (ET _a)	47	Project Type	Non-Residential	0.45			
Hydrozone # / Planting Description ^a	Plant Factor (PF)	Irrigation Method ^b	Irrigation Efficiency (IE) ^c	ETAF (PF/IE)	Landscape Area (Sq. Ft.)	ETAF x Area	Estimated Total Water Use (ETWU) ^d
Regular Landscape Areas							
1 - Low water use	0.3	Drip	0.81	0.37	5,491	2034	59,262
2 - Low water use	0.3	Overhead	0.75	0.40	2,688	1075	31,331
3 - Mod. water use	0.5	Drip	0.81	0.62	161	99	2,896
Totals					8,340	3208	93,489
Special Landscape Areas							
					0	0	0
Totals					0	0	0
						ETWU Total	93,489
						Maximum Allowed Water Allowance (MAWA) ^e	109,362

ETAF Calculations	
Regular Landscape Areas	
Total ETAF x Area	3208
Total Area	8340
Average ETAF	0.38

Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

All Landscape Areas	
Total ETAF x Area	3208
Total Area	8340
Average ETAF	0.38

Landscape Development Plan
Salvation Army Kroc Center
Sports & Wellness Center