

BACKGROUND

The 6.78 -acre project site is currently developed with a 167,672 square foot office building, a 13,213 square foot restaurant, and the existing vacant 8,320 square foot restaurant building (prior El Torito restaurant) proposed for demolition. The property is located at 8910 Villa La Jolla Drive, on the southeast corner of Villa La Jolla Drive and Villa Norte, in the CO-1-2 Zone, Coastal Height Limitation Overlay Zone, Community Plan Implementation Overlay Zone (CPIOZ - Type A), Parking Impact Overlay Zone (Campus Impact Area), and the University Community Plan Area. (Attachments 1-3).

A Site Development Permit (SDP) is required for development with the Community Plan Implementation Overlay Zone (CPIOZ - Type A) that does not comply with the development intensity standards in the University Community Plan. The project varies from the Development Intensity section of the community plan.

DISCUSSION

The proposed project would demolish the existing 8,320 square foot vacant restaurant building (prior El Torito restaurant) and construct a two-story, 14,750 square foot medical office building. The existing structures on the premise that include a 167,672 square foot office building and a 13,213 square foot restaurant will remain on the 6.78 -acre project site. Once the proposed building is constructed, the 6.78 -acre site would contain a total of 195,635 square feet of office/restaurant uses. At the time when the original buildings were constructed, they were built consistent with the underlying zone.

The 6.78 -acre site current contains a total of 696 parking spaces, including 14 accessible spaces. Once the proposed building is constructed, the site will contain a total of 721 parking spaces, including 14 accessible spaces and 56 dedicated carpool spaces. Additionally, the site will provide 14 motorcycle spaces, 14 bicycle spaces and 2 loading areas, as reflected in Condition Number 33 of the permit (Attachment 6).

The project site is located within subarea 71 (La Jolla Professional Center) as identified in Table 3 of the Development Intensity Element in the University Community Plan. Subarea 71 is assigned a specific development intensity of 168,382 square feet of office/bank use and 21,533 square feet of restaurant use. This allocation is based upon the trip generation rates of the assigned uses in terms of Average Daily Trips (ADT's). The proposed demolition of 8,320 square feet of restaurant use and development of 14,750 square feet of additional office use would result in a net decrease of approximately 82 ADT's for the site. The project has been determined to be consistent with the land use and development intensity assigned to subarea 71 based upon the overall mix of uses that would exist on-site and no net increase in ADT's for subarea 71.

The proposed medical office building will contain five (5) office spaces within the first floor, along with a lobby area adjacent to the front door, an elevator and bathrooms. The second floor will contain five (5) office spaces, an elevator and bathrooms. The exterior of the building will consist of concrete panel, aluminum panel, grey aluminum and glass. The proposed building will keep in character with the existing structures on the project site.

Environmental Analysis:

A Mitigated Negative Declaration No. 313148 has been prepared for the project in accordance with the State of California Environmental Quality Act (CEQA) Guidelines. Implementation of the Mitigation, Monitoring and Reporting Program (MMRP) would reduce impacts to a level below significance in the following category: Circulation/Transportation. The following mitigation measures are included in Mitigated Negative Declaration No. 313148 and summarized here.

Circulation/Transportation

Specific mitigation measures would be implemented which would require a fair-share contribution of 2.6 percent of the total cost of widening the eastbound approach of Villa La Jolla Drive / La Jolla Village Drive intersection to construct a second right-turn lane on the eastbound approach while maintaining the right-turn overlap phase.

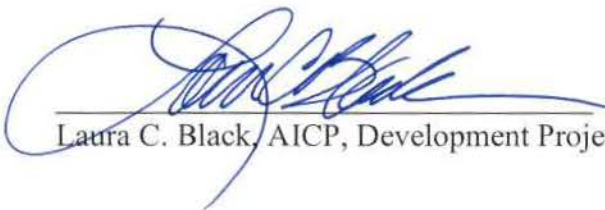
CONCLUSION

Staff has reviewed the application for the Site Development Permit and determined the project is consistent with the University Community Plan and the City of San Diego Land Development Code. Staff recommends that the Hearing Officer approve the requested permit.

ALTERNATIVES

1. Approve Site Development Permit No. 1099918, with modifications.
2. Deny Site Development Permit No. 1099918, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,



Laura C. Black, AICP, Development Project Manager

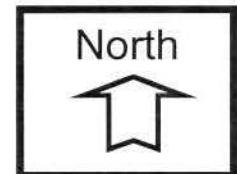
Attachments:

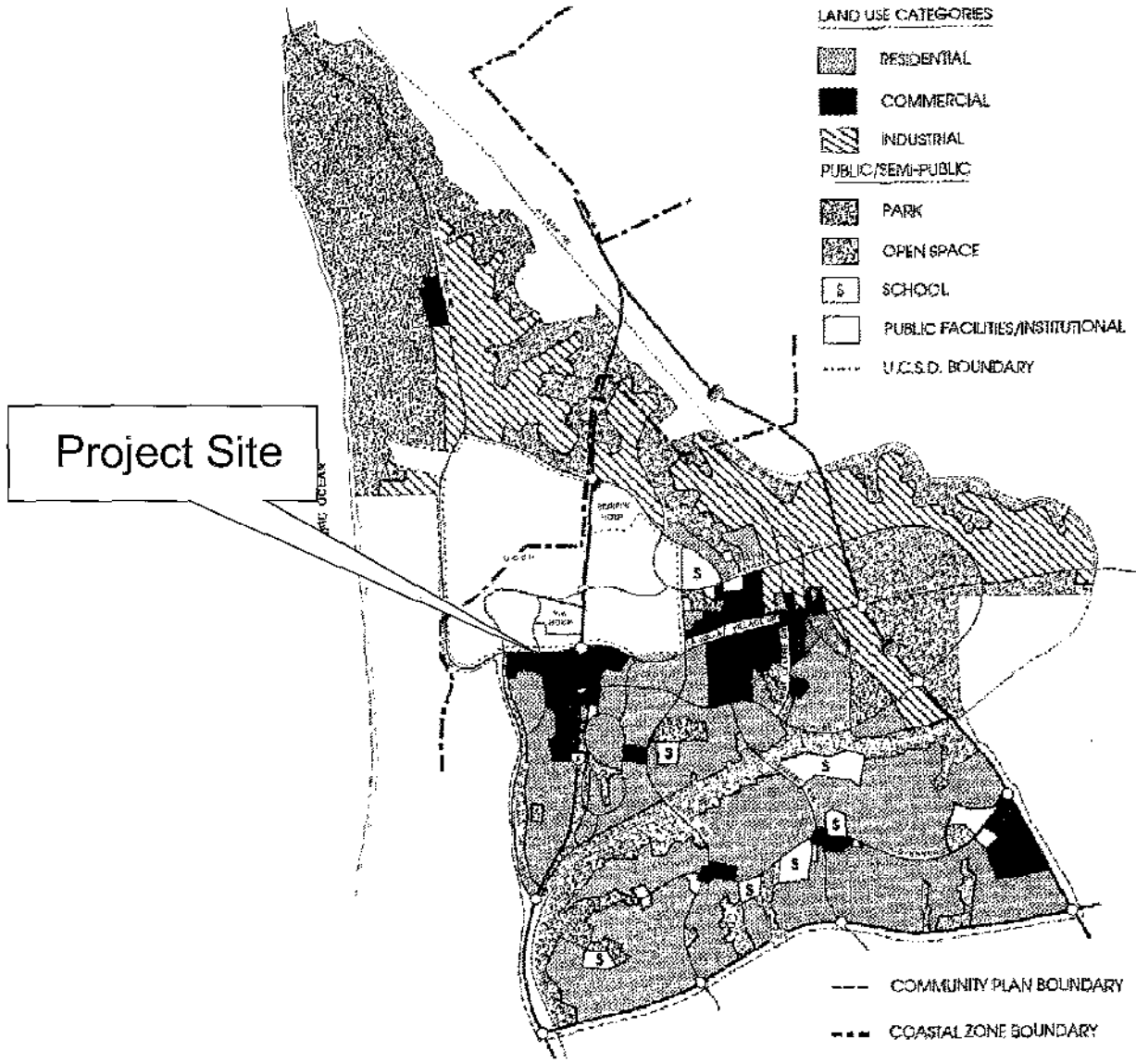
1. Aerial Photograph
2. Community Plan Land Use Map
3. Project Location Map
4. Project Data Sheet
5. Draft Permit Resolution with Findings
6. Draft Permit with Conditions
7. Draft Environmental Resolution with MMRP
8. Project Site Plans
9. Community Planning Group Recommendation
10. Ownership Disclosure Statement
11. Project Chronology
12. Notice of Public Hearing



Aerial Photo

LJVPC MEDICAL OFFICE BUILDING – 8910 VILLA LA JOLLA DRIVE
PROJECT NO. 313148

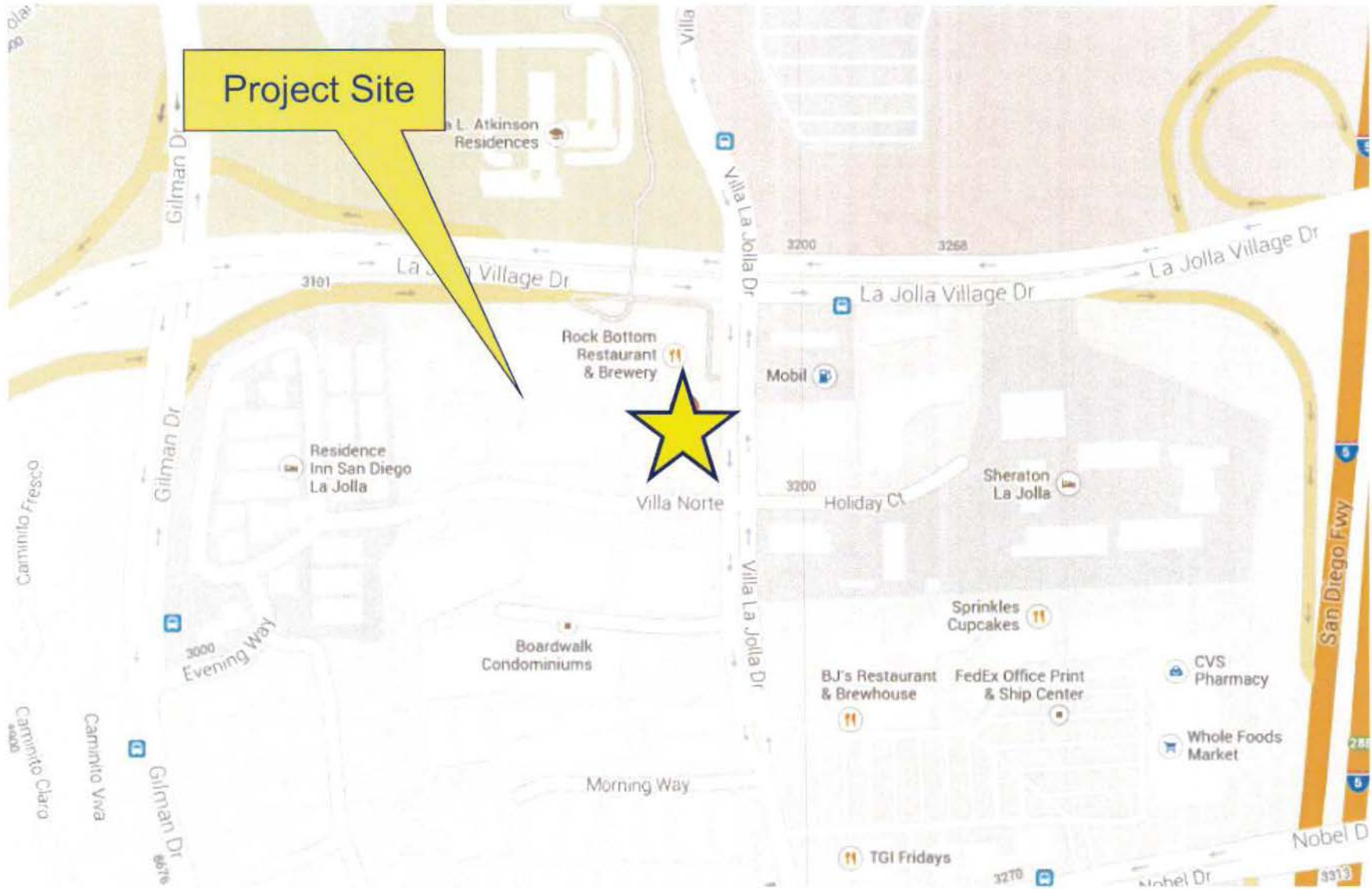




Land Use Map

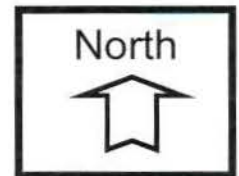
**LJVPC MEDICAL OFFICE BUILDINGS – 8910 VILLA LA JOLLA DRIVE
 PROJECT NO. 313148**





Location Map

LJVPC MEDICAL OFFICE BUILDING – 8910 VILLA LA JOLLA DRIVE
PROJECT NO. 313148



PROJECT DATA SHEET

PROJECT NAME:	LJVPC Medical Office Building	
PROJECT DESCRIPTION:	Demolish the existing vacant 8,320 square foot restaurant building and construct a two-story, 14,750 square foot medical office building.	
COMMUNITY PLAN AREA:	University	
DISCRETIONARY ACTIONS:	Site Development Permit	
COMMUNITY PLAN LAND USE DESIGNATION:	Commercial	
ZONING INFORMATION:		
<p>ZONE: CO-1-2 (Commercial-Office Zone that allows for a mix of office and residential uses that serve as an employment center)</p> <p>HEIGHT LIMIT: 60-foot maximum height limit</p> <p>LOT SIZE: 6.78 acre site</p> <p>FRONT SETBACK: 10 foot minimum required</p> <p>SIDE SETBACK: 10 foot minimum required</p> <p>REAR SETBACK: 10 foot minimum required</p> <p>PARKING: 721 parking spaces required / 721 parking spaces provided</p>		
<u>ADJACENT PROPERTIES:</u>	LAND USE DESIGNATION & ZONE	EXISTING LAND USE
NORTH:	School (UCSD); RS-1-14	UCSD Campus
SOUTH:	Residential; RM-3-9	Multi-Family Residential
EAST:	Commercial; CC-1-3 and CO-1-2	Commercial
WEST:	Commercial; CO-1-2	Commercial (Residence Inn Hotel)
DEVIATIONS OR VARIANCES REQUESTED:	None requested	
COMMUNITY PLANNING GROUP RECOMMENDATION:	On May 13, 2014, the University Community Planning Group voted 13-1 to recommend approval of the project with no conditions.	

HEARING OFFICER
RESOLUTION NO. HO-XXXX
SITE DEVELOPMENT PERMIT NO. 1099918
LJVPC MEDICAL OFFICE BUILDING - PROJECT NO. 313148 [MMRP]

WHEREAS, La Jolla Village Professional Center Association, Robert Goodman, Owner/Permittee, filed an application with the City of San Diego for a permit to demolish an existing vacant, 8,320 square foot restaurant and construct a 2-story, 14,750 square foot medical office building (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 1099918 on portions of a 6.78-acre site;

WHEREAS, the project site is located at 8910 Villa La Jolla Drive, southeast corner of Villa La Jolla Drive and Villa Norte, in the CO-1-2 Zone, Coastal Height Limitation Overlay Zone, Community Plan Implementation Overlay Zone (CPIOZ - Type A), Parking Impact Overlay Zone (Campus Impact Area), and within the University Community Plan Area;

WHEREAS, the project site is legally described as Parcel 1 of Parcel Map No. 6810, filed in the Office of County Recorder of San Diego County, January 25, 1978, being a division of Parcels 3 and 4 of Map No. 5323;

WHEREAS, on August 20, 2014, the Hearing Officer of the City of San Diego considered Site Development Permit No. 1099918 pursuant to the Land Development Code of the City of San Diego;

BE IT RESOLVED by the Hearing Officer of the City of San Diego as follows:

That the Hearing Officer adopts the following written Findings, dated August 20, 2014.

FINDINGS:

A. Findings for all Site Development Permits

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

The University Community Plan (UCP) designates the project site for commercial uses and the proposed project is consistent with this land use designation. The proposed project varies from the Development Intensity section of the University Community Plan, the Community Plan states "The basis for regulating the intensity of development is the finite traffic capacity of the projected circulation system". The entire project would be 195,635 square feet once the medical office building is constructed, when the UCP allows for a total of 189,935 square feet of development. The project site is located within subarea 71 (La Jolla Professional Center) as identified in Table 3 of the Development Intensity Element in the University Community Plan. Subarea 71 is assigned a specific development intensity of 168,382 square feet of office/bank use and 21,533 square feet of restaurant use. This allocation is based upon the trip generation rates of the assigned uses in terms of Average Daily Trips (ADT's). The proposed demolition of 8,320 square feet of restaurant use and development of 14,750 square feet of additional office use would result in a net decrease of approximately 82 ADT's for the site. The project has been determined

to be consistent with the land use and development intensity assigned to subarea 71 based upon the overall mix of uses that would exist on-site and no net increase in ADT's for subarea 71.

Based on the trip generation data within the University Community Plan and the site specific analysis provided in the "Focused Traffic Impact Analysis Report", prepared by RBF Consulting, the proposed development will generate fewer trips than the existing building to be demolished, that has the prior use as a restaurant. Therefore, the proposed project will not adversely affect the University Community Plan.

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

The project proposes to demolish an existing vacant, 8,320 square foot restaurant and construct a 2-story, 14,750 square foot medical office building. The proposed project will connect all necessary sewer and water facilities to serve the occupants of the development. The project will incorporate construction Best Management Practices (BMP) necessary to comply with Chapter 14 Article 2, Division 1 of the San Diego Municipal Code. The project will prepare and implement a Water Pollution Control Plan in accordance with the guidelines in Appendix E of the City's Storm Water Standards. The project will enter into a Maintenance Agreement for ongoing permanent BMP maintenance. The project will comply with all requirements of State Water Resources Control Board (SWRCB) Order No. 2009-0009-DWQ and Amended by Order No. 2010-0014-DWQ and the Municipal Storm Water Permit, Order No. R9-2007-0001 (NPDES General Permit No. CAS0108758), Waste Discharge Requirements for Discharges of Storm Water Runoff Associated with Construction Activity. All Uniform Building, Fire, Plumbing, Electrical, Mechanical Code requirements will be met with the proposed project. Therefore, the proposed project will not be detrimental to the public health, safety and welfare.

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

The project proposes to demolish an existing vacant, 8,320 square foot restaurant and construct a 2-story, 14,750 square foot medical office building. The proposed project complies with the relevant regulations of the Land Development Code. Conditions of approval require the continued compliance with all relevant regulations of the City of San Diego effective for this site and incorporated into Site Development Permit No. 1099918. The proposed project conforms to the overall policies and regulations of the City of San Diego and represents a desirable project for the site and the University Community Plan area.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Hearing Officer, Site Development Permit No. 1099918 is hereby GRANTED by the Hearing Officer to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit No. 1099918, a copy of which is attached hereto and made a part hereof.

Laura C. Black, AICP
Development Project Manager, Development Services

Adopted on: August 20, 2014
Job Order No. 24003570

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

WHEN RECORDED MAIL TO
PROJECT MANAGEMENT
PERMIT CLERK
MAIL STATION 501

SPACE ABOVE THIS LINE FOR RECORDER'S USE

INTERNAL ORDER NUMBER: 24003570

SITE DEVELOPMENT PERMIT NO. 1099918
LJVPC MEDICAL OFFICE BUILDING - PROJECT NO. 313148 [MMRP]
HEARING OFFICER

This Site Development Permit No. 1099918 is granted by the Hearing Officer of the City of San Diego to La Jolla Village Professional Center Associates, a California limited partnership, Owner/Permittee, pursuant to San Diego Municipal Code [SDMC] section 126.0504. The 6.78 - acre site is located at 8910 Villa La Jolla Drive, southeast corner of Villa La Jolla Drive and Villa Norte, in the CO-1-2 Zone, Coastal Height Limitation Overlay Zone, Community Plan Implementation Overlay Zone (CPIOZ - Type A), Parking Impact Overlay Zone (Campus Impact Area), and the University Community Plan Area. The project site is legally described as: Parcel 1 of Parcel Map No. 6810, filed in the Office of County Recorder of San Diego County, January 25, 1978, being a division of Parcels 3 and 4 of Map No. 5323.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to demolish an existing vacant, 8,320 square foot restaurant and the construction of a 2-story, 14,750 square foot medical office building, described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated August 20, 2014, on file in the Development Services Department.

The project shall include:

- a. Demolition of the existing, vacant 8,320 square foot restaurant building;
- b. Construction of a new 2-story, 14,750 square foot medical office building;
- c. Retaining the existing structures on the premise that include a 167,672 square foot office building and a 13,213 square foot restaurant;
- d. Landscaping (planting, irrigation and landscape related improvements);

- e. Off-street parking;
- f. Incorporation of sustainable building techniques sufficient to achieve Leadership in Energy and Environmental Design (LEED) Silver Certification; and
- g. 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 September 4, 2017.
2. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
 - a. The Owner/Permittee sign and return the Permit to the Development Services Department; and
 - b. The Permit is recorded in the Office of the San Diego County Recorder.
3. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.
4. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.
5. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
6. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).

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

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

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

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

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

ENVIRONMENTAL/MITIGATION REQUIREMENTS:

11. 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.

12. The mitigation measures specified in the MMRP and outlined in Mitigated Negative Declaration No. 313148, shall be noted on the construction plans and specifications under the heading ENVIRONMENTAL MITIGATION REQUIREMENTS.

13. The Owner/Permittee shall comply with the MMRP as specified in Mitigated Negative Declaration No. 313148, 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:

Circulation/Transportation

ENGINEERING REQUIREMENTS:

14. Prior to the issuance of any building permit, Owner/Permittee shall assure by permit and bond the replacement of the existing driveway with a 25-foot wide City standard driveway, on Villa Norte, per Standard Drawing SDG-159, satisfactory to the City Engineer.

15. Prior to the issuance of any building permit, Owner/Permittee shall grant a pedestrian easement for the sidewalk transition adjacent to the driveway on Villa La Jolla Drive, satisfactory to the City Engineer.

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

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

18. Prior to the issuance of any construction permit, the Owner/Permittee shall submit a Water Pollution Control Plan (WPCP). The WPCP shall be prepared in accordance with the guidelines in Appendix E of the City's Storm Water Standards.

19. The drainage system for this project shall be private and will be subject to approval by the City Engineer.

20. Prior to the issuance of any building permits, Owner/Permittee shall obtain a bonded grading permit for the grading proposed for this project. All grading shall conform to

requirements in accordance with the City of San Diego Municipal Code in a manner satisfactory to the City Engineer.

21. Prior to the issuance of any building permit, Owner/Permittee shall assure by permit and bond the installation of new sidewalk within the proposed pedestrian easement, behind the existing driveway on Villa La Jolla Drive, satisfactory to the City Engineer.

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

LANDSCAPE REQUIREMENTS:

23. Prior to issuance of any construction permit for grading, construction documents for the revegetation and hydroseeding of all disturbed land shall be submitted in accordance with the Landscape Standards and to the satisfaction of the Development Services Department. All plans shall be in substantial conformance to this permit (including Environmental conditions) and Exhibit 'A,' on file in the Office of the Development Services Department.

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

25. Prior to issuance of any building permit, complete landscape and irrigation construction documents consistent with the Landscape Standards shall be submitted to the Development Services Department for approval. The construction documents shall be in substantial conformance with Exhibit 'A,' Landscape Development Plan, on file in the Office of the Development Services Department. Construction plans shall provide a 40 square foot area around each tree which is unencumbered by hardscape and utilities as set forth under LDC 142.0403(b)(5).

26. The Owner/Permittee shall be responsible for the maintenance of all landscape improvements shown on the approved plans, including in the right-of-way, consistent with the Landscape Standards unless long-term maintenance of said landscaping will be the responsibility of a Landscape Maintenance District or other approved entity.

27. All required landscape shall be maintained in a disease, weed and litter free condition at all times. Severe pruning or "topping" of trees is not permitted unless specifically noted in this Permit.

28. If any required landscape (including existing or new plantings, hardscape, landscape features, etc.) indicated on the approved construction document plans is damaged or removed during demolition or construction, it shall be repaired and/or replaced in kind and equivalent size

per the approved documents to the satisfaction of the Development Services Department within 30 days of damage or Certificate of Occupancy.

PLANNING/DESIGN REQUIREMENTS:

29. 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.

30. Incorporation of sustainable building techniques sufficient to achieve Leadership in Energy and Environmental Design (LEED) Silver Certification.

31. All signs associated with this development shall be consistent with City-wide sign regulations.

32. 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:

33. No fewer than 721 off-street parking spaces shall be permanently maintained within the approximate location shown on Exhibit "A", including 14 disabled accessible (2 van accessible), 14 motorcycle, 14 bicycle and two loading areas. Further, 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 Director of Development Services.

34. Prior to the issuance of the first building permit, Owner/Permittee shall provide a fair-share contribution of 2.6% of the total cost of widening eastbound approach of Villa La Jolla Drive/La Jolla Village Drive intersection to construct a second right-turn lane on the eastbound approach while maintaining right-turn overlap phase, satisfactory to the City Engineer.

PUBLIC UTILITIES DEPARTMENT REQUIREMENTS:

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

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

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

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

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

40. Prior to the issuance of any building permit, Owner/Permittee shall assure, by permit and bond, to remove (kill) at the main any existing unused water service.

INFORMATION ONLY:

- The issuance of this discretionary use permit alone does not allow the immediate commencement or continued operation of the proposed use on site. The operation allowed by this discretionary use permit may only begin or recommence after all conditions listed on this permit are fully completed and all required ministerial permits have been issued and received final inspection.
- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this Permit, may protest the imposition within ninety days of the approval of this development permit by filing a written protest with the City Clerk pursuant to California Government Code-section 66020.
- This development may be subject to impact fees at the time of construction permit issuance.
- The 6.78 -acre site is located at 8910 Villa La Jolla Drive within subarea 71 (La Jolla Professional Center) as identified in Table 3 of the Development Intensity Element in the University Community Plan. Subarea 71 is assigned a specific development intensity of 168,382 square feet of office/bank use and 21,533 square feet of restaurant use. This allocation is based upon the trip generation rates of the assigned uses in terms of Average Daily Trips (ADT's). The proposed demolition of 8,320 square feet of restaurant use and development of 15,000 square feet of additional office use would result in a net decrease of approximately 82 ADT's for the site. The project has been determined to be consistent with the land use and development intensity assigned to subarea 71 based upon the overall mix of uses that would exist on-site and no net increase in ADT's for subarea 71.

APPROVED by the Hearing Officer of the City of San Diego on August 20, 2014, and approved Resolution No. HO-XXXX.

Site Development Permit No. 1099918
Date of Approval: August 20, 2014

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES
DEPARTMENT

Laura C. Black, AICP
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.**

**La Jolla Village Professional Center
Associates, a California limited
partnership,
Owner/Permittee**

By _____
Robert Goodman
General Partner

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

RESOLUTION NUMBER HO-XXXX

LJVPC MEDICAL OFFICE BUILDING - PROJECT NO. 313148 [MMRP]

ADOPTED on August 20, 2014

WHEREAS, on May 7, 2013, La Jolla Village Professional Center Associates, submitted an application to Development Services Department for a Site Development Permit for the LJVPC Medical Office Building (Project); and

WHEREAS, the matter was set for a public hearing to be conducted by the Hearing Officer of the City of San Diego; and

WHEREAS, the issue was heard by the Hearing Officer on August 20, 2014; and

WHEREAS, the Hearing Officer considered the issues discussed in Mitigated Negative Declaration No. 313148 (Declaration) prepared for this Project; NOW THEREFORE,

BE IT RESOLVED, by the Hearing Officer that it is certified that the Declaration has been completed in compliance 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.), that the Declaration reflects the independent judgment of the City of San Diego as Lead Agency and that the information contained in said Declaration, together with any comments received during the public review process, has been reviewed and considered by the Hearing Officer in connection with the approval of the Project.

BE IT FURTHER RESOLVED, that the Hearing Officer finds on the basis of the entire record that project revisions now mitigate potentially significant effects on the environment previously identified in the Initial Study, that there is no substantial evidence that the Project will

have a significant effect on the environment, and therefore, that said Declaration is hereby adopted.

BE IT FURTHER RESOLVED, that pursuant to CEQA Section 21081.6, the Hearing Officer hereby adopts the Mitigation Monitoring and Reporting Program, or alterations to implement the changes to the Project as required by this Hearing Officer in order to mitigate or avoid significant effects on the environment, which is attached hereto as Exhibit A.

BE IT FURTHER RESOLVED, that the Declaration and other documents constituting the record of proceedings upon which the approval is based are available to the public at the office of the Development Services Department, 1222 First Avenue, San Diego, CA 92101.

BE IT FURTHER RESOLVED, 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.

By: _____
Laura C. Black, AICP
Development Project Manager

ATTACHMENT: Exhibit A, Mitigation Monitoring and Reporting Program

EXHIBIT A**MITIGATION MONITORING AND REPORTING PROGRAM
LJVPC MEDICAL OFFICE BUILDING - PROJECT NO. 313148
SITE DEVELOPMENT PERMIT**

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 Mitigated Negative Declaration No. 313148 shall be made conditions of Site Development Permit as may be further described below.

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

1. Prior to the issuance of a Notice To Proceed (NTP) for a subdivision, or 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/standtemp.shtml>
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 consultants: Not applicable.

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 t is also required to call **RE and MMC at 858-627-3360**

2. **MMRP COMPLIANCE:** This Project, Project Tracking System (PTS) Number 313148 and/or Environmental Document Number 313148, 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: **Not Applicable**

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 will be performed. When necessary for clarification, a detailed methodology of how the work will 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
Bond Release	Request for Bond Release Letter	Final MMRP Inspections Prior to Bond Release Letter

C. SPECIFIC MMRP ISSUE AREA CONDITIONS/REQUIREMENTS

CIRCULATION / TRANSPORTATION

In order to avoid significant transportation impacts the following mitigation measures shall be implemented by the project applicant. Compliance with the mitigation measures shall be the responsibility of the applicant:

Prior to the issuance of the first building permit, the Owner/Permittee shall provide a fair-share contribution of 2.6 percent of the total cost of widening the eastbound approach of Villa La Jolla Drive / La Jolla Village Drive intersection to construct

a second right-turn lane on the eastbound approach while maintaining the right-turn overlap phase, satisfactory to the City Engineer.

The above mitigation monitoring and reporting program will require additional fees and/or deposits to be collected prior to the issuance of building permits, certificates of occupancy and/or final maps to ensure the successful completion of the monitoring program.

LA JOLLA VILLAGE PROFESSIONAL CENTER

Gensler

Architect
225 Broadway
Suite 1600
San Diego CA 92101
Telephone: 619.557.2500
Facsimile: 619.557.2520

LJVPC MEDICAL OFFICES

8910 VILLA LA JOLLA DR.
SAN DIEGO, CA 92037

SDP - SUSTAINABLE
BUILDING EXPEDITED
PROGRAM - 04/16/2014



OWNER / PROPERTY MGR.

LA JOLLA VILLAGE PROFESSIONAL CENTER
 8950 VILLA LA JOLLA DR.
 SUITE B107
 LA JOLLA, CA 92037
 PHONE: 858-450-1595
 FAX: 858-587-8263
 CONTACT: PELE WYLDE (AGENT/MGR)

ARCHITECT

GENSLER
 225 BROADWAY
 SUITE 1600
 SAN DIEGO, CA 92101
 PHONE: 619-557-2500
 FAX: 619-557-2520
 CONTACT: DARREL FULLBRIGHT

CIVIL

RBF CONSULTING
 9755 CLAIREMONT MESA BLVD.
 SUITE 100
 SAN DIEGO, CA 92124
 PHONE: 858-614-5000
 FAX: 858-614-5001
 CONTACT: BRIAN OLIVER

LANDSCAPE

MW PELTZ + ASSOCIATES
 143 S. CEDROS AVE
 SUITE B-104
 SOLANA BEACH, CA 92075
 PHONE: 858-481-0888
 FAX: 858-481-6808
 CONTACT: MICHAEL PELTZ

PROJECT TEAM

SDP# 1-14

PROJECT ADDRESS:

8910 VILLA LA JOLLA DR.
 SAN DIEGO, CA 92037

APN: 344-250-04

LEGAL DESCRIPTION

PARCEL 1 OF PARCEL MAP NO. 8810, FILED IN THE OFFICE OF COUNTY RECORDER OF SAN DIEGO COUNTY, JANUARY 25, 1978, BEING A DIVISION OF PARCELS 3 AND 4 OF MAP NO. 5323, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF FILED IN THE OFFICE OF COUNTY RECORDER OF SAN DIEGO COUNTY.

ZONING CLASSIFICATION

CO-1-2
 UNIVERSITY COMMUNITY PLAN AREA
 COMMUNITY PLAN IMPLEMENTATION OVERLAY "TYPE A"
 COASTAL HEIGHT ZONE
 PARKING IMPACT ZONE (CAMPUS)

SETBACKS

FRONT = 10'
 STREET SIDE = 10'
 SIDE = OUTSIDE OF LIMIT OF WORK
 REAR = OUTSIDE OF LIMIT OF WORK

ADDRESS INFO

SCALE: 1/4" = 1'-0"

DRAWING INDEX

Sheet Number	Sheet Name	SDP Issued 02.13.13	Issued 05.07.13	Issued 07.25.13	Issued 10.24.13	Issued 03.27.14
R00.00	CIVIL					
R00.02	PROJECT INFO / INDEX					
R00.03	DEVELOPMENT INFO					
R00.04	PARKING EXHIBIT					
C1.0	EXISTING CONDITIONS/TOPOGRAPHIC MAP					
C2.0	SCHEMATIC GRADING PLAN					
L1.0	LANDSCAPE PLAN					
A00.00	SITE PLAN					
A02.01	FLOOR PLAN					
A02.02	ROOF PLAN					
A09.01	EXTERIOR ELEVATION					
A09.02	EXTERIOR ELEVATION					
A03.03	SITE SECTIONS					
A03.04	SITE SECTIONS					

DEVELOPMENT SUMMARY

OVERALL SITE (APN 344-250-04)	6,783 ACRES
SITE WITHIN LIMIT OF WORK	24,556 SF
(E) OFFICE BLDG. TO REMAIN	167,672 SF
(E) RESTAURANT TO REMAIN	13,213 SF
(E) RESTAURANT TO BE DEMO'D	(8,320 SF)
(N) 2-STORY MED. OFFICE BLDG.	14,750 SF
TOTAL = 195,635 SF	
NET SF = +6,430 SF	
CO-1-2 ALLOWABLE FAR: 1.5	443,200 SF
UNIVERSITY COMMUNITY PLAN DEVELOPMENT INTENSITY TABLE	189,916 SF
5,719 SF OVER COMMUNITY PLAN DEV. INTENSITY TABLE	

ACCORDING TO SDMC SECTION 132.1402 (TABLE 132-14B), PROPOSED DEVELOPMENT THAT DOES NOT COMPLY WITH THE DEVELOPMENT STANDARDS OR CRITERIA IN THE APPLICABLE COMMUNITY PLAN, SHALL REQUIRE A SITE DEVELOPMENT PERMIT PROCESS 3. SINCE THE PROPOSED PROJECT WOULD VARY FROM THE DEVELOPMENT INTENSITY SPECIFIED IN THE LAND USE AND DEVELOPMENT TABLE OF THE UNIVERSITY COMMUNITY PLAN (PAGE 167, TABLE 3), A SITE DEVELOPMENT PERMIT IS REQUIRED.

PROPOSED 2-STORY MED. OFFIC. BLDG.

BUILDING OCCUPANCY PER CBC = B
 CONSTRUCTION TYPE (CBC) = TYPE V-B,
 FULLY SPRINKLERED

PARKING RATIOS PER SDMC TABLES 142-05F, 142-05G & 142-10B

	MIN. PARKING RATIO	ADA PARKING MIN.	CARPOOL MIN.	BICYCLE MIN.	REQ. LOADING	
(E) OFFICE: 167,672 SF	@ 3.3/1000:	553	@ 0.3/1000:	50	@ 0.03/1000: 5 WITH LOCKER	2
(E) RESTAURANT: 13,213 SF	@ 15.0/1000:	198	NOT REQ.	@ 0.1/1000:	2	1
(N) MED. OFFICE: 14,750 SF	@ 4.0/1000:	59	@ 0.4/1000:	6	@ 0.03/1000:	2
TOTAL:		810	2% of 810 = 16 14 STAIRCASE, 2 VAN	56	14	3

OVERALL SITE PARKING TABULATION

	(E) SURFACE	(N) SURFACE	ACCESSIBLE	TOTAL	PARKING RATIO	MOTORCYCLE	BICYCLE LOADING
EXISTING	882	-	14	896	3.7/1000		
PROPOSED	671	36	14	721*	3.7/1000	14	14

*INCLUDING 58 CARPOOL STALLS

THE PROPOSED PROJECT IS PROVIDING 37 DEDICATED PARKING STALLS FOR THE USERS OF THE PROPOSED MEDICAL OFFICE BUILDING. THE SAN DIEGO MUNICIPAL CODE REQUIRES (AT A RATE OF 4 SPACES/1000 SF) A MINIMUM REQUIREMENT OF 60 SPACES. TO ENSURE THE AVAILABILITY OF THE REMAINING 23 SPACES, THE PARKING OCCUPANCY STUDY CONDUCTED BY RBF CONSULTING ON THURSDAY, MAY 16, 2013 WAS PERFORMED AND SHOWS THAT THE AVAILABILITY EXISTS. TABLE 1* FROM THE PARKING OCCUPANCY SURVEY IS BELOW AND EXHIBITS MORE THAN SUFFICIENT PARKING AVAILABILITY TO COMPENSATE FOR THE REMAINING 23 SPACES FOR THE PROPOSED MEDICAL OFFICE BUILDING WHILE STILL MEETING THE PARKING DEMANDS OF EXISTING DEVELOPMENT.

Table 1
 Parking Occupancy Survey
 Existing La Jolla Professional Center Uses

Parking Type	Parking Supply	11:00 AM - 12:00 PM		12:00 PM - 1:00 PM		1:00 PM - 2:00 PM		
		Occupied Spaces	Parking Utilization (%)	Occupied Spaces	Parking Utilization (%)	Occupied Spaces	Parking Utilization (%)	
Restaurant parking	General	62	13	21.0%	40	63.7%	48	76.5%
	Disabled	6	0	0.0%	3	41.7%	3	41.7%
	Sub-Total	68	13	19.1%	42	61.0%	50	72.5%
Office parking	General	620	421	67.8%	414	66.8%	430	70.7%
	Disabled	6	3	37.5%	3	62.5%	3	62.5%
	Sub-Total	626	424	67.4%	417	66.7%	433	70.0%
Total Parking	694	437	62.7%	401	66.2%	483	70.9%	

It is our pleasure to present to you the Site Development Permit package for the development of a 14,750 square foot LEED Silver medical office building located at 8910 Villa La Jolla Dr in La Jolla, California.

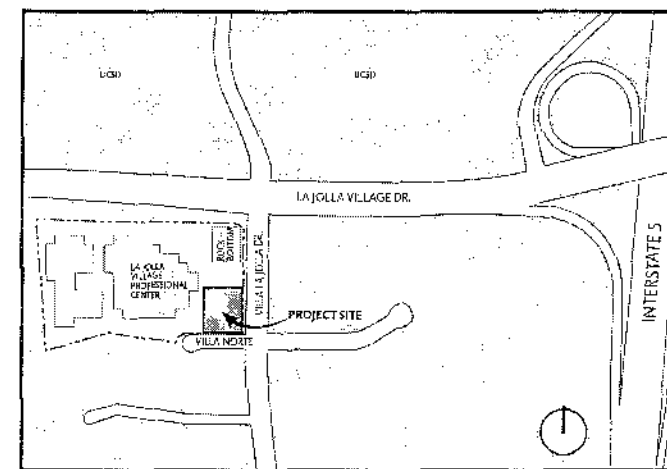
The proposed medical office building design is empathetic to the existing 167,672 SF office building's aesthetic to create an overall campus feel. It is our goal that the proposed medical office building acts as a "gateway" onto the campus and offers a clear campus identity when approaching the Villa La Jolla Drive entry.

The overall project site (APN: 344-250-04) totals 6.783 acres (295,467 SF), has a base zone classification of CO-1-2, and is located within the University Community Plan district. Currently the site contains a 167,672 square foot office building, "Rock Bottom" restaurant totaling 13,213 square feet, and a vacant restaurant (formerly "El Torito") totaling 8,320 square feet (copies of original building permits are attached to verify (E) SF). The project consists of the demolition of the existing 8,320 square foot vacant restaurant ("existing restaurant") and the construction of a 2-story 14,750 square foot medical office building resulting in a net increase of 6,430 square feet.

According to Table 131-05D of the San Diego Municipal Code, the base zone of CO-1-2 has a maximum allowable FAR of 1.5. The current gross floor area ("GSF") on our site falls significantly below this maximum value, however we are aware of other Development Intensity regulations that are part of the University Community Plan. Table 3, "Land Use and Development Intensity", of the University Community Plan states that the allowable land use and intensity for our site is 168,383 SF - Office/Back and 21,593 SF Restaurant totaling 189,916 SF. The existing development on site totals 189,205 GSF leaving 711 SF of additional development intensity.

The "Development Intensity Element" beginning on page 161 of the University Community Plan outlines the parameters that were used to establish guidelines for intensity of development. The introduction of this section states, "The basis for regulating the intensity of development is the finite traffic capacity of the projected circulation system". We have conducted trip generation calculations comparing 8,320 square feet of restaurant and 14,750 square feet of medical office. The trip generation values that were used for our calculations were obtained from the San Diego Municipal Land Development Code's Trip Generation manual and from the "Revised Recommended Weekday Trip Generation Rates Summary" located in the Appendix of the University Community Plan. Calculations utilizing both sets of data exhibit lower trip generation for 14,750 square feet of medical office compared to the existing 8,320 square foot restaurant (exhibit attached). Additional parking will also be provided to accommodate the GSF increase. The amount of additional spaces to be provided is calculated based on "Offices - Medical, dental, & health practitioners" of Table 142-05F of the San Diego Municipal Code.

The proposed project will reduce traffic to our site and lead the community with environmentally responsible building practices with our goal of LEED Silver Certification. We believe that the proposed project will be a proud addition and add significant value to the community.



VICINITY MAP
 SCALE: 1/2" = 1'-0"

LA JOLLA VILLAGE PROFESSIONAL CENTER

8950 VILLA LA JOLLA DRIVE, SUITE B107
 LA JOLLA, CA 92037

Gensler

225 Broadway
 Suite 1600
 San Diego, CA 92101
 Tel: 619.557.2500
 Fax: 619.557.2520

Issue	Date	Issue Description	By	Check
1		SDP - SUSTAINABLE BUILDING EXPEDITED PROGRAM - 1ST FULL SUBMITTAL - 03/20/14	Zachary Packer	
2		SDP - SUSTAINABLE BUILDING EXPEDITED PROGRAM - 1ST FULL SUBMITTAL - 03/20/14		
3		SDP - SUSTAINABLE BUILDING EXPEDITED PROGRAM - 2ND SUBMITTAL - 07/03/13		
4		SDP - SUSTAINABLE BUILDING EXPEDITED PROGRAM - 3RD SUBMITTAL - 10/24/13		
5		SDP - SUSTAINABLE BUILDING EXPEDITED PROGRAM - 4TH SUBMITTAL - 02/27/14		

Scale: As Indicated

Project Name: LVPC MEDICAL OFFICES

Project Number: 14-00000000

Description: PROJECT INFO / INDEX

Scale: As Indicated

G00.02

© 2013, Gensler

LA JOLLA VILLAGE
PROFESSIONAL
CENTER

3955 N. LA JOLLA DRIVE, SUITE B-07
LA JOLLA, CA 92037

Gensler

225 Broadway
Suite 1600
San Diego, CA 92101
Tel: 619.597.2300
Fax: 619.597.2520



NOT TO SCALE

DEVELOPMENT SUMMARY

OVERALL SITE (APN 344-250-04)	6.783 ACRES
SITE WITHIN LIMIT OF WORK	24,556 SF
(E) BLDG. A: (E) OFFICE BLDG. TO REMAIN YEAR OF CONSTRUCTION: 1978	167,672 SF
(E) BLDG. B: (E) RESTAURANT TO REMAIN YEAR OF CONSTRUCTION: 1978	13,213 SF
(E) BLDG. C: (E) RESTAURANT TO BE DEMO'D YEAR OF CONSTRUCTION: 1979	(8,320 SF)
(N) 2-STORY MED. OFFICE BLDG.	14,750 SF
TOTAL = 195,635 SF	
NET SF = +6,430 SF	
CO-1-2 ALLOWABLE FAR: 1.5	443,200 SF
UNIVERSITY COMMUNITY PLAN DEVELOPMENT INTENSITY TABLE	189,916 SF
5,719 SF OVER COMMUNITY PLAN DEV. INTENSITY TABLE	

LEGEND

- APN 344-250-04 PROPERTY LINE
- PROJECT SITE / LIMIT OF WORK
- EASEMENT (OUTSIDE OF PROPERTY) FOR THE PURPOSES OF VEHICULAR AND PEDESTRIAN ACCESS AND VEHICULAR PARKING

ACCORDING TO SDMC SECTION 132.1402 (TABLE 132-14B), PROPOSED DEVELOPMENT THAT DOES NOT COMPLY WITH THE DEVELOPMENT STANDARDS OR CRITERIA IN THE APPLICABLE COMMUNITY PLAN, SHALL REQUIRE A SITE DEVELOPMENT PERMIT PROCESS 3. SINCE THE PROPOSED PROJECT WOULD VARY FROM THE DEVELOPMENT INTENSITY SPECIFIED IN THE LAND USE AND DEVELOPMENT TABLE OF THE UNIVERSITY COMMUNITY PLAN (PAGE 167, TABLE 3), A SITE DEVELOPMENT PERMIT IS REQUIRED.

Issue	Date & Issue Description	By	Check
1	SDP - SUSTAINABLE BUILDING EXPECTED SUBMITTAL - 03/20/14	Debbie/Checker	
2	SDP - SUSTAINABLE BUILDING EXPECTED PROGRAM - 1ST FULL SUBMITTAL - 06/27/15		
3	SDP - SUSTAINABLE BUILDING EXPECTED PROGRAM - 2ND SUBMITTAL - 07/21/15		
4	SDP - SUSTAINABLE BUILDING EXPECTED PROGRAM - 3RD SUBMITTAL - 10/24/15		
5	SDP - SUSTAINABLE BUILDING EXPECTED PROGRAM - 4TH SUBMITTAL - 02/17/16		

Seal/Signature

Project Name
LJVPCC MEDICAL OFFICES

Project Number
Project Number

Description
DEVELOPMENT INFO

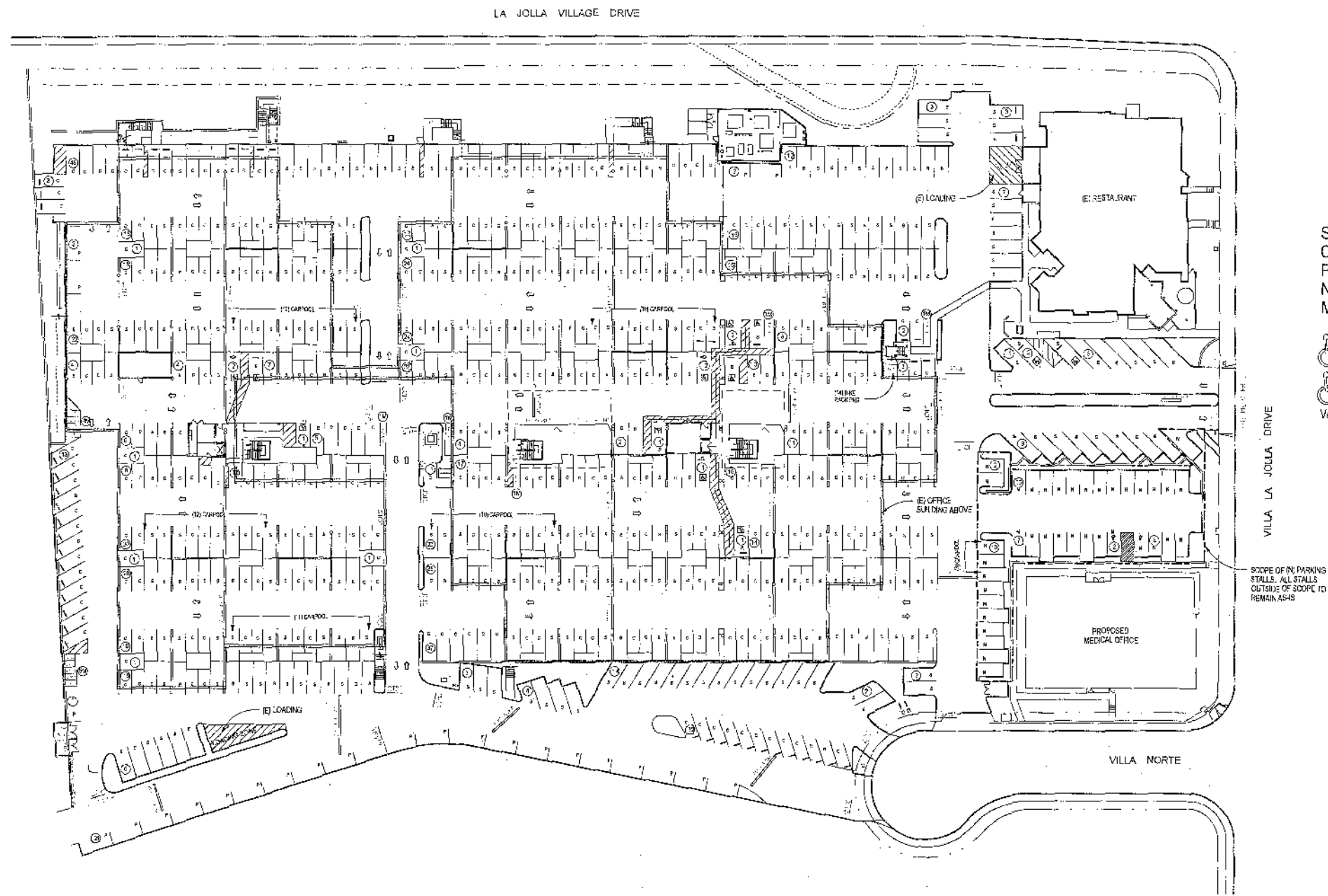
Scale
As Indicated

G00.03

LA JOLLA VILLAGE PROFESSIONAL CENTER

225 Broadway
 Suite 1500
 San Diego, CA 92101
 Tel: 619.537.2505
 Fax: 619.537.2520

Gensler



S = (E) STANDARD
 C = (E) COMPACT
 P = (E) PARALEL
 N = (N) STANDARD
 M = MOTORCYCLE

ACCESSIBLE
 VAN ACCESSIBLE
 VAN

SCOPE OF (N) PARKING STALLS. ALL STALLS OUTSIDE OF SCOPE TO REMAIN AS-IS

Issue	Date & Issue Description	By	Check
1	SDP - SUSTAINABLE BUILDING EXPEDITED SUBMITTAL - 03/27/14	Designer	Checker
2	SDP - SUSTAINABLE BUILDING EXPEDITED PROGRAM - 4/31/14		

PARKING EXHIBIT
 SCALE: N.T.S.

1

OVERALL SITE PARKING TABULATION

	(E) SURFACE	(N) SURFACE	ACCESSIBLE	TOTAL	PARKING RATIO	MOTORCYCLE	BICYCLE	LOADING
EXISTING	662	-	14	696	3.7/1000			
PROPOSED	671	36	14	721*	3.7/1000	14	14	2

*INCLUDES 56 CARPOOL STALLS
 - 2% OF TOTAL PKG.

Sheet Space

Project Name
 LAJPC MEDICAL OFFICE

Project Number
 Project Number

Description
 PARKING EXHIBIT

Scale
 1" = 30'-0"

G00.04

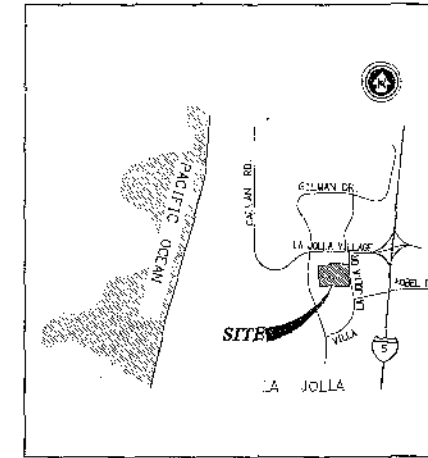
LA JOLLA VILLAGE
PROFESSIONAL
CENTER
6890 VILLA LA JOLLA DRIVE, SUITE 6107
LA JOLLA, CA 92037

225 Broadway
Suite 1600
San Diego, CA 92101
Tel: 619.557.2500
Fax: 619.557.2520

Gensler

RBF
CONSULTING

PLANNING & DESIGN & CONSTRUCTION
3705 GARDENWAY, SUITE 200, SAN DIEGO, CA 92103
TEL: 619.594.8254 FAX: 619.594.8255 WWW.RBF.COM



VICINITY MAP
NOT TO SCALE

LEGEND

- EXISTING CONTOUR
- EXISTING WATER
- EXISTING FIRE HYDRANT
- EXISTING GATE VALVE
- EXISTING STORM DRAIN CO.
- EXISTING STORM DRAIN
- EXISTING SEWER
- EXISTING STREET LIGHT
- EXISTING CURB
- PROPERTY LINE
- EXISTING RECLAIMED WATER

SOURCE OF TOPOGRAPHY:

TOPOGRAPHIC SURVEY PERFORMED BY RBF CONSULTING FIELD CREW ON DECEMBER 20, 2012.

REFERENCE DRAWINGS:

- 16955-1-D, 16955-4-D, 16955-5-D, 16955-9-D, 16955-12-D,
- 16955-15-D, 16955-26-D, 17031-D, 13375-2-D,
- 17149-1-D, 17149-2-D

SITE ADDRESS:

6810 VILLA LA JOLLA DRIVE
LA JOLLA, CA 92037

BENCHMARK:

ELEVATIONS SHOWN HEREON ARE IN TERMS OF THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD29), BASED LOCALLY UPON THE FOLLOWING BENCHMARK AS PUBLISHED BY THE CITY OF SAN DIEGO VERTICAL CONTROL, SBEP AT THE INTERSECTION OF LA JOLLA VILLAGE DRIVE & VILA LA JOLLA DRIVE.

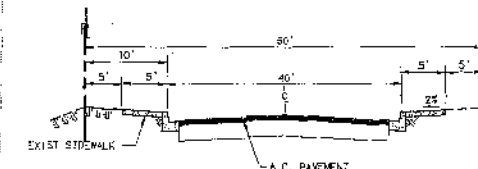
ELEVATION: 262.59 DATUM: M.S.L.

ASSESSORS PARCEL NUMBER:

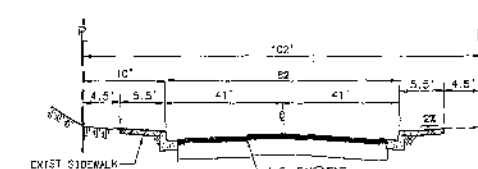
344-250-04

LEGAL DESCRIPTION:

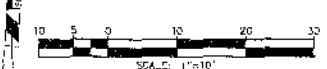
PARCEL 1 OF PARCEL MAP NO. 6812



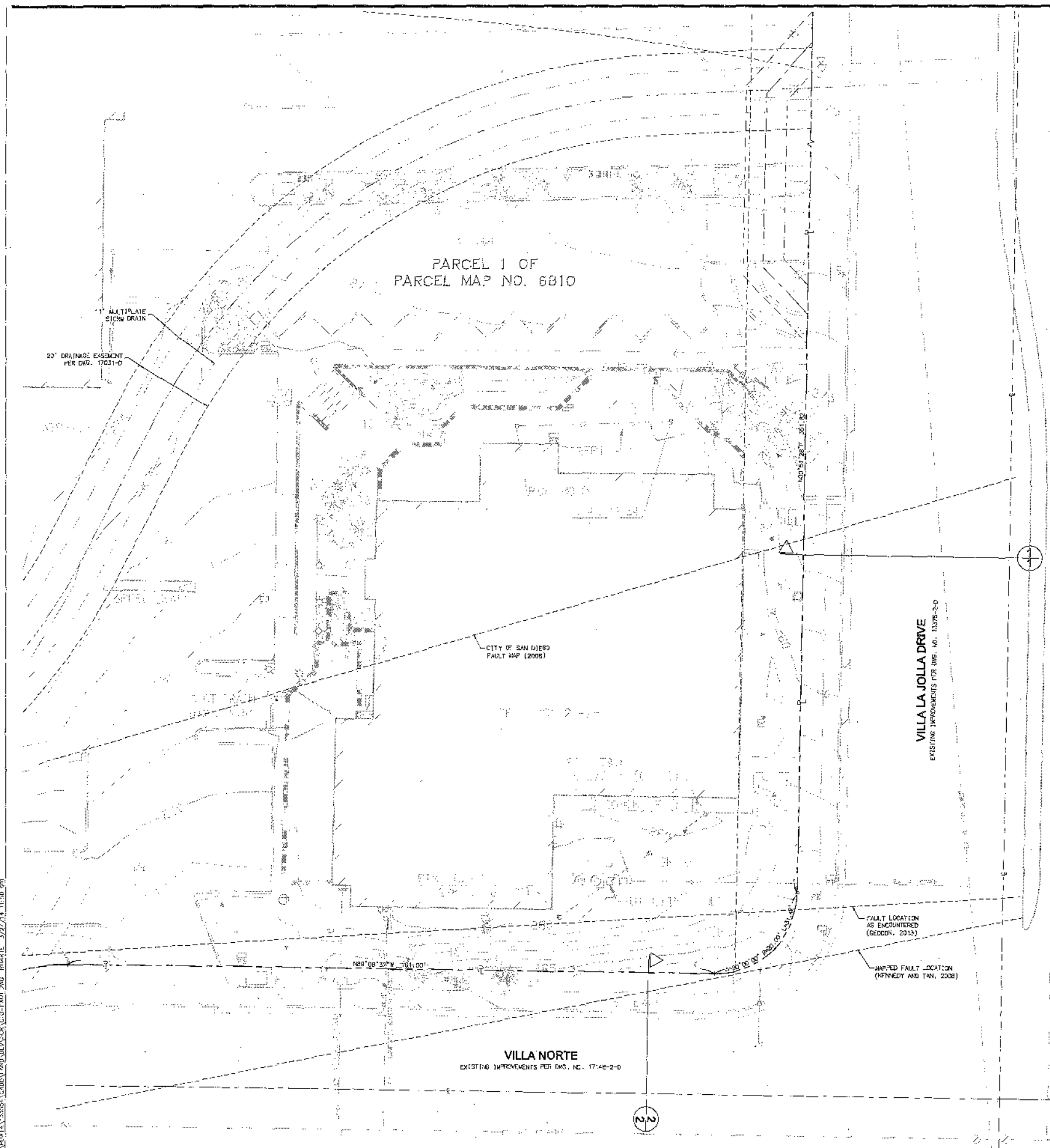
2 TYP. SECTION VILLA NORTE
N.T.S.



1 TYP. SECTION VILLA LA JOLLA DRIVE
N.T.S.



ENGINEER OF WORK
Brian K. O'Neil
BRIAN K. O'NEIL, R.C.E., 25045 DATE
EXP. 3/31/16



Issue	Date & Issue Description	By	Check
1	SDP - SUSTAINABLE BUILDING EXPEDITED SUBMITTAL - 07/05/2013		
2	SDP - SUSTAINABLE BUILDING EXPEDITED PROGRAM - 1ST FULL SUBMITTAL - 08/07/13		
3	SDP - SUSTAINABLE BUILDING EXPEDITED PROGRAM - 2ND SUBMITTAL - 09/26/13		
4	SDP - SUSTAINABLE BUILDING EXPEDITED PROGRAM - 3RD SUBMITTAL - 11/22/13		
5	SDP - SUSTAINABLE BUILDING EXPEDITED PROGRAM - 4TH SUBMITTAL - 03/04/14		

(Seal) Signature

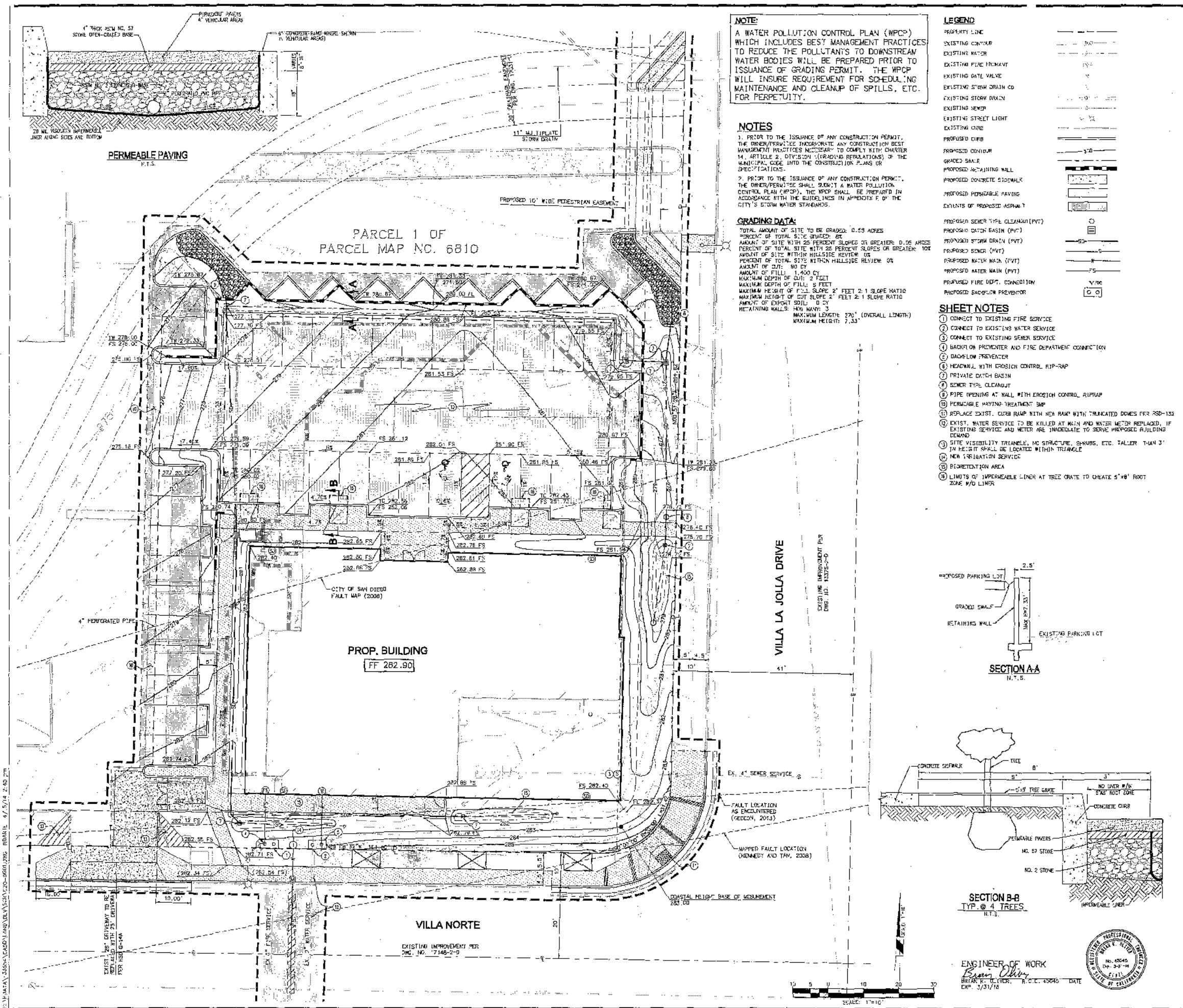
Project Name
LVPC MEDICAL OFFICES

Project Number

Description

Scale
As Indicated

C1.0 EXISTING
CONDITIONS/
TOPOGRAPHIC MAP



NOTE:
A WATER POLLUTION CONTROL PLAN (WPCP) WHICH INCLUDES BEST MANAGEMENT PRACTICES TO REDUCE THE POLLUTANTS TO DOWNSTREAM WATER BODIES WILL BE PREPARED PRIOR TO ISSUANCE OF GRADING PERMIT. THE WPCP WILL INSURE REQUIREMENT FOR SCHEDULING MAINTENANCE AND CLEANUP OF SPILLS, ETC. FOR PERPETUITY.

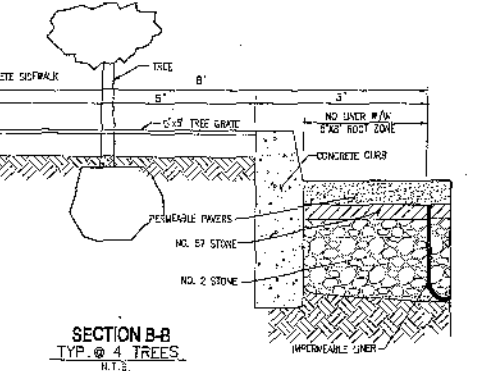
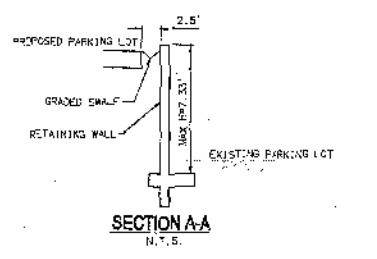
NOTES
1. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITTEE INCORPORATE ANY CONSTRUCTION BEST MANAGEMENT PRACTICES NECESSARY TO COMPLY WITH CHAPTER 14, ARTICLE 2, DIVISION 1 (GRADING REGULATIONS) OF THE MUNICIPAL CODE INTO THE CONSTRUCTION PLANS OR SPECIFICATIONS.
2. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITTEE SHALL SUBMIT A WATER POLLUTION CONTROL PLAN (WPCP). THE WPCP SHALL BE PREPARED IN ACCORDANCE WITH THE GUIDELINES IN APPENDIX F OF THE CITY'S SEWAGE WATER STANDARDS.

GRADING DATA:
TOTAL AMOUNT OF SITE TO BE GRADED: 0.59 ACRES
PERCENT OF TOTAL SITE GRADED: 86
AMOUNT OF SITE WITH 2% PERCENT SLOPES OR GREATER: 0.05 ACRES
PERCENT OF TOTAL SITE WITH 2% PERCENT SLOPES OR GREATER: 10%
AMOUNT OF SITE WITHIN HILLSIDE REVIEW OR PERCENT OF TOTAL SITE WITHIN HILLSIDE REVIEW: 0%
AMOUNT OF CUT: 80 CY
AMOUNT OF FILL: 1,400 CY
MAXIMUM DEPTH OF CUT: 2 FEET
MAXIMUM DEPTH OF FILL: 5 FEET
MAXIMUM HEIGHT OF CUT SLOPE 2:1 SLOPE RATIO
MAXIMUM HEIGHT OF CUT SLOPE 2:1 SLOPE RATIO
AMOUNT OF EXPOSED SOIL: 0 CY
RETAINING WALLS: 400 M.L.T. 3
MAXIMUM LENGTH 270' (OVERALL LENGTH)
MAXIMUM HEIGHT: 7.33'

LEGEND

PROPERTY LINE	---
EXISTING CONTOUR	---
EXISTING WATER	---
EXISTING FIRE MAIN	---
EXISTING GATE VALVE	---
EXISTING STORM DRAIN CO.	---
EXISTING STORM DRAIN	---
EXISTING SEWER	---
EXISTING STREET LIGHT	---
EXISTING CURB	---
PROPOSED CURB	---
PROPOSED CONTOUR	---
GRADED SHALE	---
PROPOSED RETAINING WALL	---
PROPOSED CONCRETE SIDEWALK	---
PROPOSED PERMEABLE PAVING	---
EXTENTS OF PROPOSED ASPHALT	---
PROPOSED SEWER TYPE CLEANOUT (PVC)	---
PROPOSED DITCH BASIN (PVC)	---
PROPOSED STORM DRAIN (PVC)	---
PROPOSED SEWER (PVC)	---
PROPOSED WATER MAIN (PVC)	---
PROPOSED WATER MAIN (PVC)	---
PROPOSED FIRE DEPT. CONNECTION	---
PROPOSED BACKFLOW PREVENTOR	---

- SHEET NOTES**
- CONNECT TO EXISTING FIRE SERVICE
 - CONNECT TO EXISTING WATER SERVICE
 - CONNECT TO EXISTING SEWER SERVICE
 - BACKFLOW PREVENTOR AND FIRE DEPARTMENT CONNECTION
 - BACKFLOW PREVENTOR
 - HEADWALL WITH EROSION CONTROL RIP-RAP
 - PRIVATE DITCH BASIN
 - SEWER TYPE CLEANOUT
 - PIPE OPENING AT WALL WITH EROSION CONTROL RIP-RAP
 - PERMEABLE PAVING TREATMENT SWP
 - REPLACE EXIST. CURB RAMP WITH NEW RAMP WITH TRUNCATED DOMES PER ASD-132
 - EXIST. WATER SERVICE TO BE KILLED AT MAIN AND WATER METER REPLACED, IF EXISTING SERVICE AND METER ARE IMMEDIATE TO SERVE PROPOSED BUILDING DEMAND
 - SITE VISIBILITY TRIANGLE, NO STRUCTURE, SHRUBS, ETC. TALLER THAN 3' IN HEIGHT SHALL BE LOCATED WITHIN TRIANGLE
 - NEW IRRIGATION SERVICE
 - PROTECTION AREA
 - LIMITS OF IMPERMEABLE LINER AT TREE GRATE TO CREATE 5'x8' ROOT ZONE W/O LINER



LA JOLLA VILLAGE PROFESSIONAL CENTER
8882 VILLA LA JOLLA DRIVE, SUITE 100
LA JOLLA, CA 92037

225 Broadway
Suite 1600
San Diego, CA 92101
Tel: 619.557.2500
Fax: 619.557.2520

Gensler

RBF CONSULTING
PLANNING & DESIGN & CONSTRUCTION
9750 OLA WOODHURST MESA BLVD., SUITE 130
SAN DIEGO, CALIFORNIA 92126-2594
TEL: 619.414.8000 FAX: 619.414.8001 WWW.RBF.COM

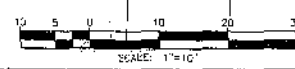
Issue	Date & Issue Description	By	Check
1	SDP - SUSTAINABLE BUILDING EXPEDITED SUBMITTAL - 07/20/13		
2	SOP - SUSTAINABLE BUILDING EXPEDITED PROGRAM - 1ST FULL SUBMITTAL - 05/03/13		
3	SDP - SUSTAINABLE BUILDING EXPEDITED PROGRAM - 2ND SUBMITTAL - 07/23/13		
4	SOP - SUSTAINABLE BUILDING EXPEDITED PROGRAM - 3RD SUBMITTAL - 10/22/13		
5	SDP - SUSTAINABLE BUILDING EXPEDITED PROGRAM - 4TH SUBMITTAL - 02/26/14		

Scale: AS SHOWN

C2.0 SCHEMATIC GRADING PLAN

02011 Gensler

ENGINEER OF WORK
Brian Oliver
BRIAN K. OLIVER, R.C.E. 45045 DATE 3/31/18



LA JOLLA VILLAGE
PROFESSIONAL
CENTER

8800 VILLA LA JOLLA DRIVE, SUITE 100
LA JOLLA, CA 92037

Gensler

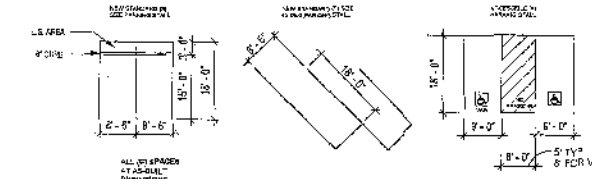
225 Broadway
Suite 1000
San Diego, CA 92101
Tel: 619.557.2500
Fax: 619.557.2520

PARKING SUMMARY (WITH INCLINE OF WORK)

	EXISTING (E)	PROPOSED
(E) SURFACE	11	0
(N) SURFACE	-	36
ACCESSIBLE	2	2
TOTAL	13	38

NET PARKING = +25 SPACES

PROPOSED PARKING DIM.



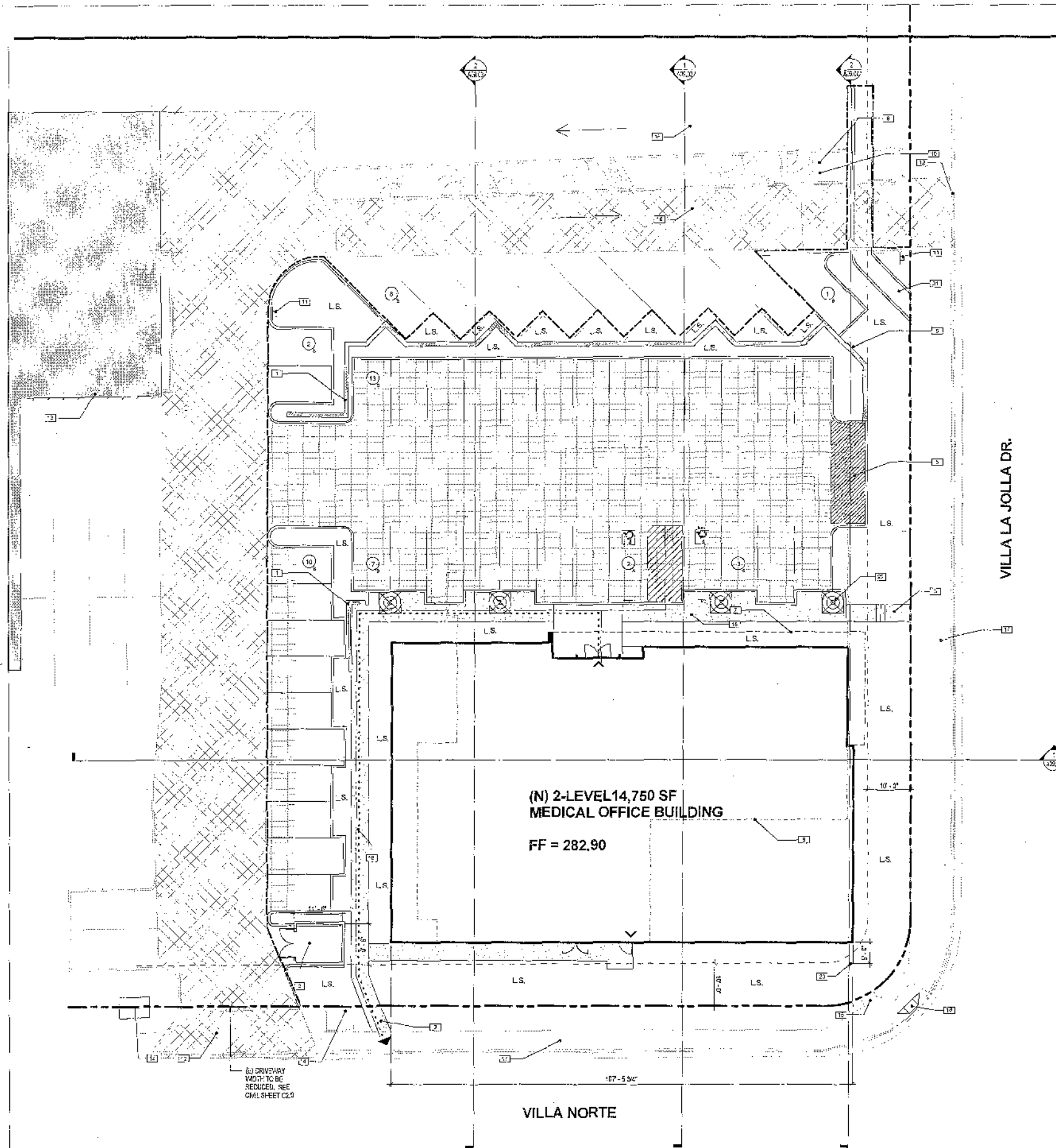
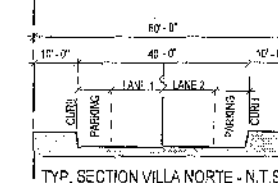
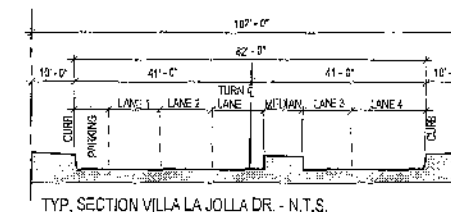
LEGEND

- PROPERTY LINE
- - - SETBACK
- - - LIMIT OF WORK
- ← PATH OF TRAVEL
- - - ACCESSIBLE PATH
- [Hatched Box] PERMEABLE PAVING
- [Hatched Box] (E) FIRELANE
- [Symbol] INTERNATIONAL SYMBOL OF ACCESSIBILITY
- [Symbol] ACCESSIBLE PARKING SIGN
- L.S. LANDSCAPE AREA
- [Symbol] NUMBER OF SEATING OR TYPE DESIGN OF SEATING
- [Symbol] BUILDING EXIT

Geologic Hazard Category 12, 32 & 52

KEYNOTES

- [1] 1/4" RETAINING WALL PER DWG.
- [2] 1/4" TRASH ENCLOSURE
- [3] 1/4" SITE ACCESS
- [4] 1/4" STEPS TO SIDEWALK
- [5] 1/4" TURNING AND AREA
- [6] 1/4" MOVEMENT SIGN ON FACE OF WALL
- [7] 1/4" DRILLING CANOPY OVERHANG
- [8] 1/4" CURB LINE OF (E) BUILDING TO BE RELOCATED
- [9] 1/4" LANDSCAPE ISLAND
- [10] 1/4" ADDRESS SIGN
- [11] 1/4" 6" TOP SIGN
- [12] 1/4" CURB CUT
- [13] 1/4" ONE-WAY BUILDING TO REMAIN
- [14] 1/4" ELECTRIC VAULT
- [15] 1/4" TRAFFIC LIGHT
- [16] 1/4" ONE-WAY DRIVE ANGLE
- [17] 1/4" SIGNWALK TO BE REPAIRED SEE SHEETS C20, L10
- [18] 1/4" WALKWAY
- [19] 1/4" 6" (1/4") CURB RAMP WITH TRANSPORTED JOINTS TO REPLACE (E) BUILDING PER CITY LANDSCAPE MEASUREMENT
- [20] 1/4" ACCESSIBLE PATH
- [21] 1/4" (1/4) RATE PER LANDSCAPE '10'



SITE PLAN
SCALE: 1" = 10'-0"

Issue	Date & Issue Description	By	Check
1	SDP - SUSTAINABLE BUILDING EXPEDITED SUBMITTAL - 08/27/14		
2	SDP - SUSTAINABLE BUILDING EXPEDITED PROGRAM - 1ST SUBMITTAL - 09/17/14		
3	SDP - SUSTAINABLE BUILDING EXPEDITED PROGRAM - 2ND SUBMITTAL - 07/02/15		
4	SDP - SUSTAINABLE BUILDING EXPEDITED PROGRAM - 3RD SUBMITTAL - 10/24/15		
5	SDP - SUSTAINABLE BUILDING EXPEDITED PROGRAM - 4TH SUBMITTAL - 02/17/16		

Soil/Signature

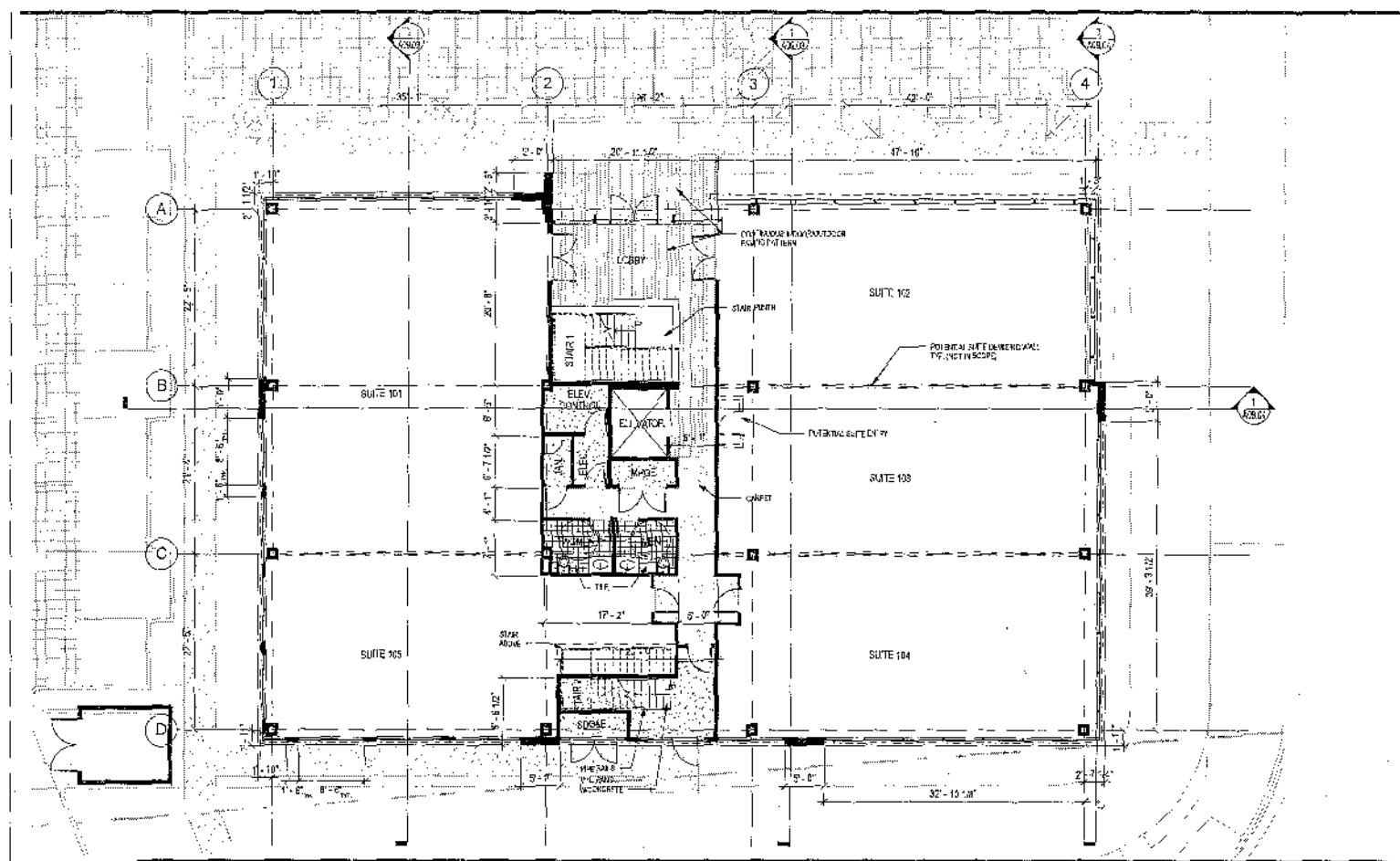
Project Name
LAMP MEDICAL OFFICES

Project Number
Project Number

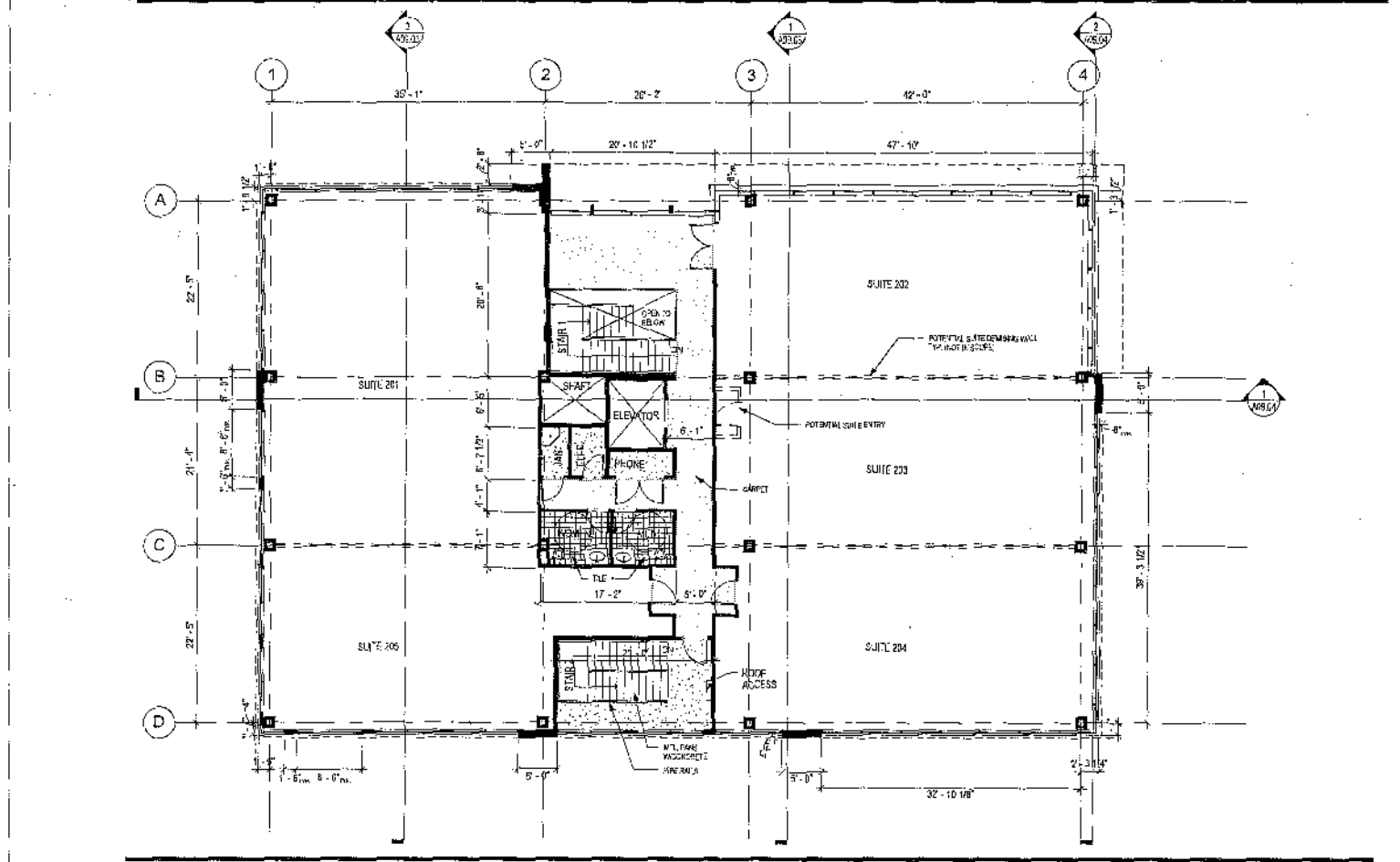
Description
SITE PLAN

Scale
As Indicated

A00.50



CONSTRUCTION PLAN LEVEL 1
SCALE: 1/8" = 1'-0"



CONSTRUCTION PLAN LEVEL 2
SCALE: 1/8" = 1'-0"

Key: Visible Keynote Text

LA JOLLA VILLAGE
PROFESSIONAL
CENTER
355 VILLAJOLLA DRIVE, SUITE B107
LA JOLLA, CA 92037

Gensler
225 Broadway
Suite 1600
San Diego, CA 92101
Tel: 619.557.2500
Fax: 619.551.5300

Issue	Date & Issue Description	By	Check
1	SDP - SUSTAINABLE BUILDING EXPEDITED SUBMITTAL - 05/27/2014		Design Checker
2	SDP - SUSTAINABLE BUILDING EXPEDITED PROGRAM - 1ST FULL SUBMITTAL - 05/27/14		
3	SDP - SUSTAINABLE BUILDING EXPEDITED PROGRAM - 2ND SUBMITTAL - 06/03/14		
4	SDP - SUSTAINABLE BUILDING EXPEDITED PROGRAM - 3RD SUBMITTAL - 10/20/14		
5	SDP - SUSTAINABLE BUILDING EXPEDITED PROGRAM - 4TH SUBMITTAL - 02/27/14		

Signature _____

Project Name
LIVVO MEDICAL OFFICES

Project Number
Project Number

Description
FLOOR PLAN

Scale
1/8" = 1'-0"

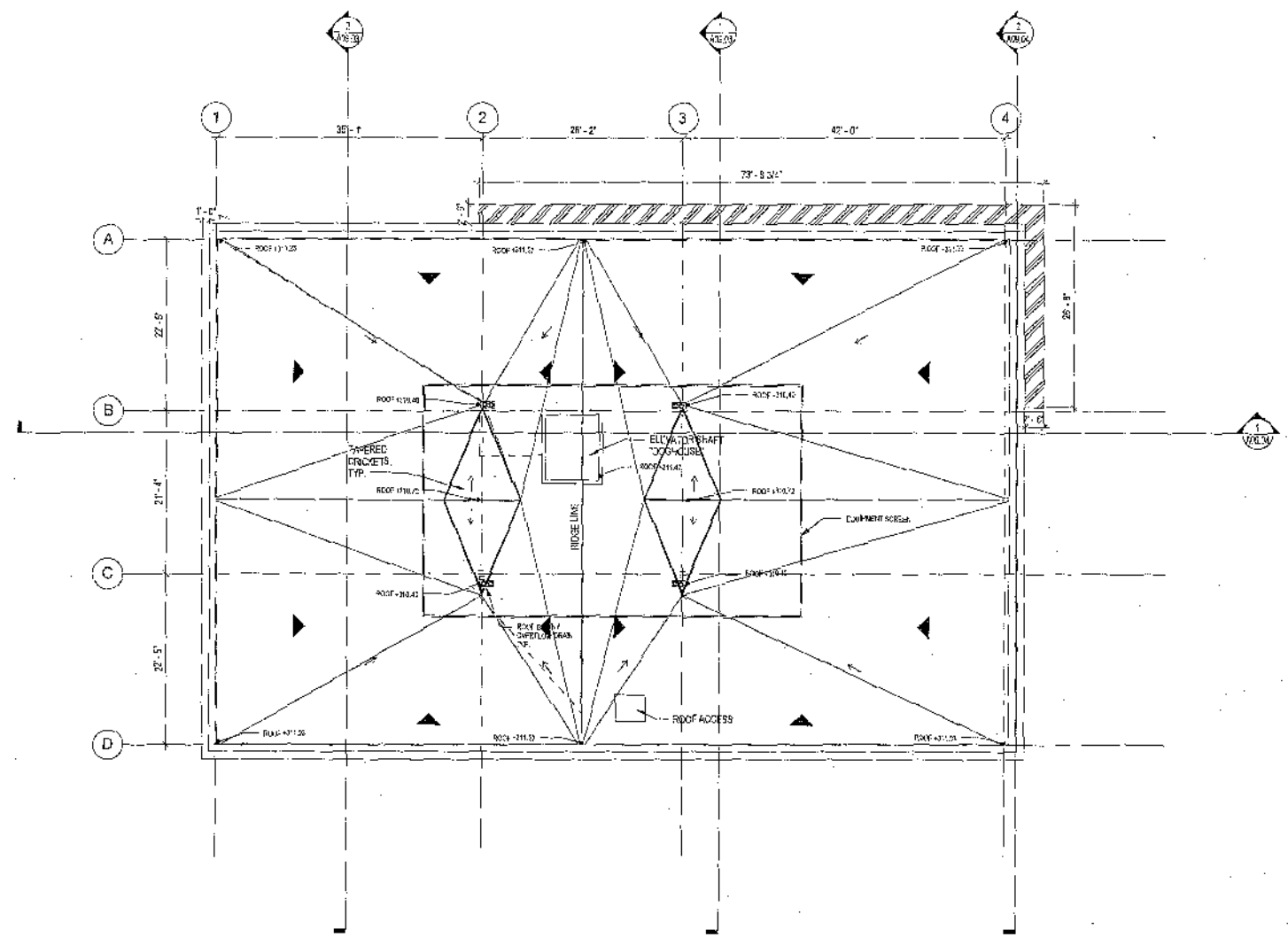
A02.01

© 2014 Gensler

LA JOLLA VILLAGE
 PROFESSIONAL
 CENTER
 8550 VILLA LA JOLLA DRIVE, SUITE 0107
 LA JOLLA, CA 92037

225 Broadway
 Suite 1600
 San Diego, CA 92101
 Tel: 619.557.2500
 Fax: 619.551.2520

Gensler



ROOF PLAN
 SCALE: 1/8" = 1'-0"

1

Issue	Date & Issue Description	By	Check
1	SDP - SUSTAINABLE BUILDING EXERCISED SUBMITTAL - 03/27/04	Designer	Custer
2	SDP - SUSTAINABLE BUILDING EXERCISED PROGRAM - 1ST FULL SUBMITTAL - 06/07/04		
3	SDP - SUSTAINABLE BUILDING EXERCISED PROGRAM - 2ND SUBMITTAL - 07/07/04		
4	SDP - SUSTAINABLE BUILDING EXERCISED PROGRAM - 3RD SUBMITTAL - 10/24/04		
5	SDP - SUSTAINABLE BUILDING EXERCISED PROGRAM - 4TH SUBMITTAL - 02/24/05		

 Signature

Project Name
 LVA/C MEDICAL OFFICES

Project Number
 Project Number

Description
 ROOF PLAN

Scale
 1/8" = 1'-0"

A02.02

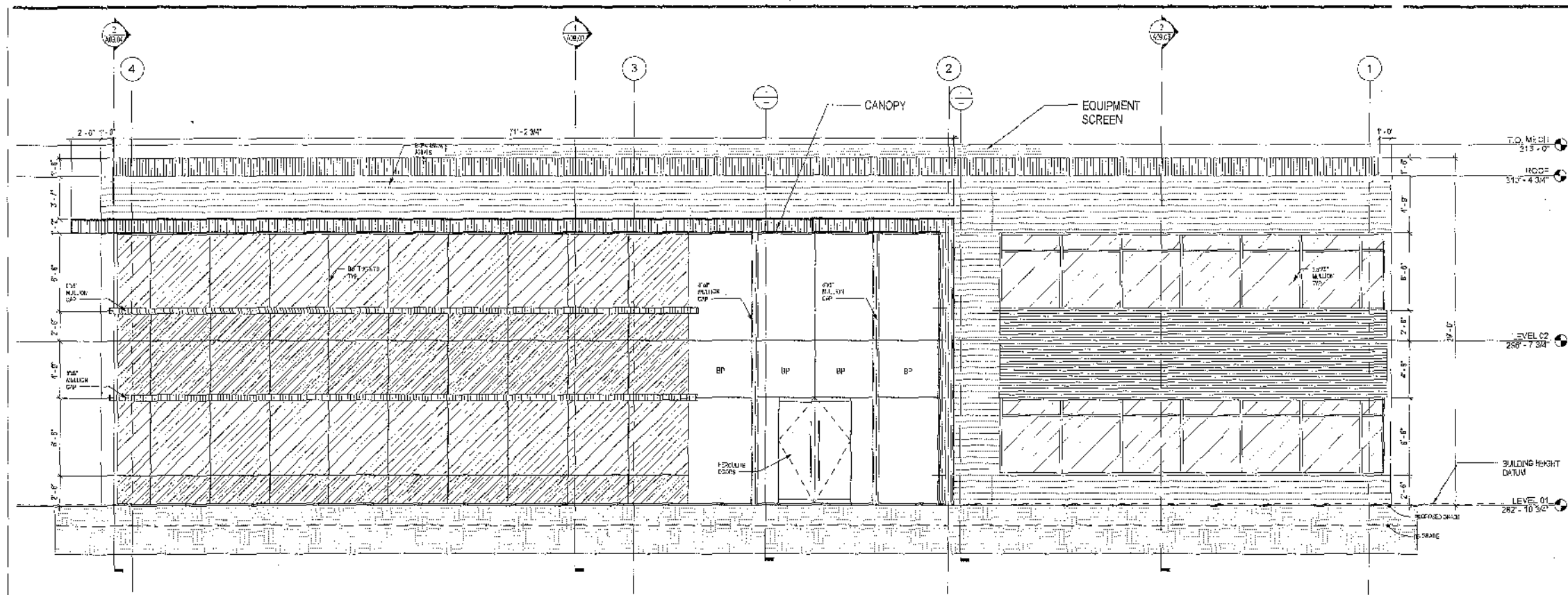


LA JOLLA VILLAGE
PROFESSIONAL
CENTER

8850 VILLA LA JOLLA DRIVE, SUITE 6107
LA JOLLA, CALIFORNIA

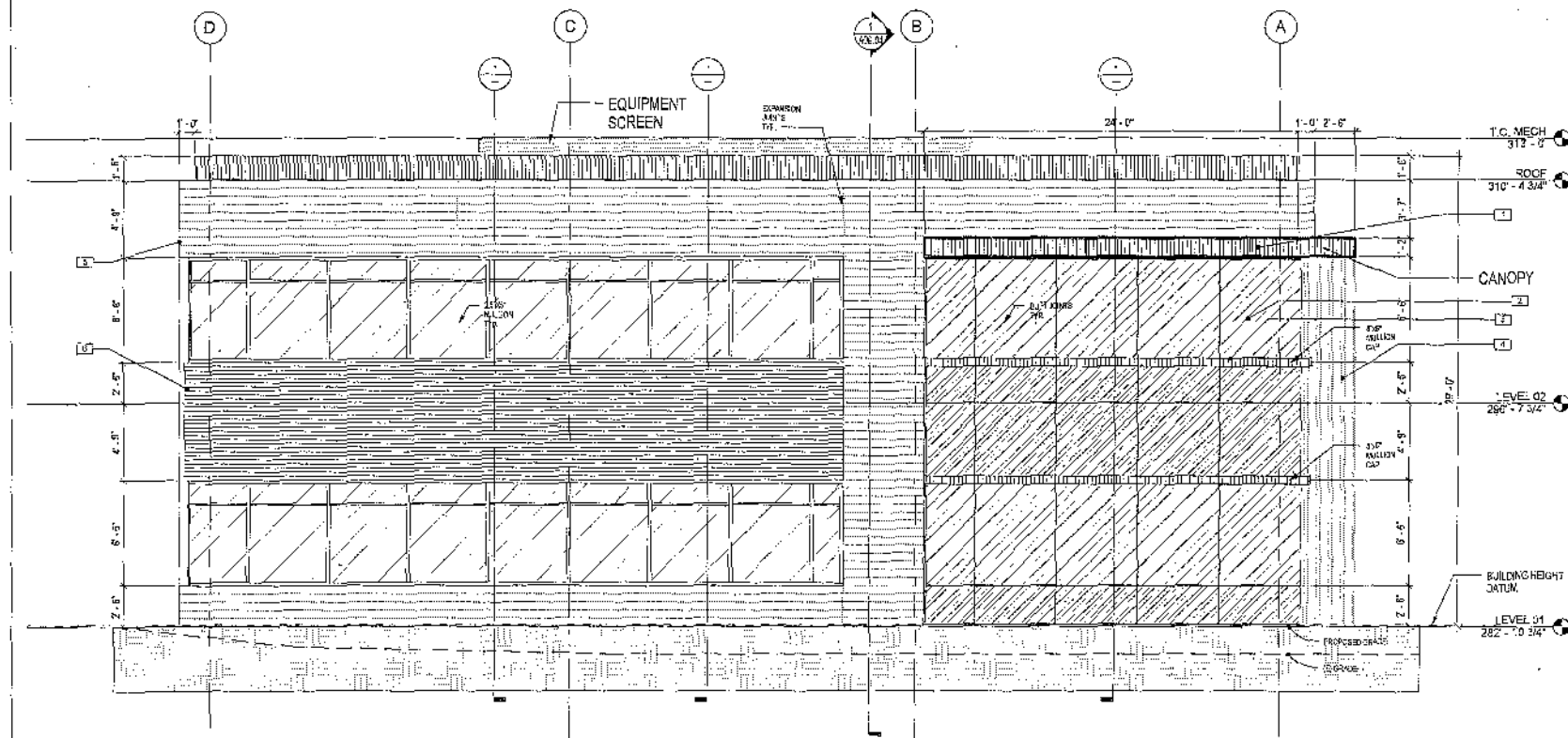
Gensler

225 Broadway
Suite 1600
San Diego, CA 92101
Tel: 619.557.2300
Fax: 619.557.2501



NORTH EXTERIOR ELEVATION
SCALE: 1/4" = 1'-0"

1



EAST EXTERIOR ELEVATION
SCALE: 1/4" = 1'-0"

2

- CONCRETE PANEL, HARDIEPLANK, OR SIMILAR AESTHETIC MATERIAL
- ALUMINUM PANEL
- GREY ALUMINUM
- GLASS TYPE 1
- STARFIRE GLASS
- STARFIRE GLASS W/BACKPAN
- GLASS TYPE 1 - SPANDREL
- GLASS TYPE 2
- OFFSETTING PLANES PER SDVC 131.0554

ELEVATIONS
SCALE: 1/4" = 1'-0"

Issue	Date & Issue Description	By	Check
1	SUP - SUSTAINABLE BUILDING EXPEDITED SUBMITTAL - 03/20/2014	Designer	Checker
2	SOP - SUSTAINABLE BUILDING EXPEDITED PROGRAM - 1ST FULL SUBMITTAL - 06/07/13		
3	SJP - SUSTAINABLE BUILDING EXPEDITED PROGRAM - 2ND SUBMITTAL - 07/29/13		
4	SUP - SUSTAINABLE BUILDING EXPEDITED PROGRAM - 3RD SUBMITTAL - 10/22/13		
5	SDE - SUSTAINABLE BUILDING EXPEDITED PROGRAM - 4TH SUBMITTAL - 02/17/14		

Scale/Signature

Project Name
LIVFC MEDICAL OFFICES

Project Number
Project Number

Description
EXTERIOR ELEVATION

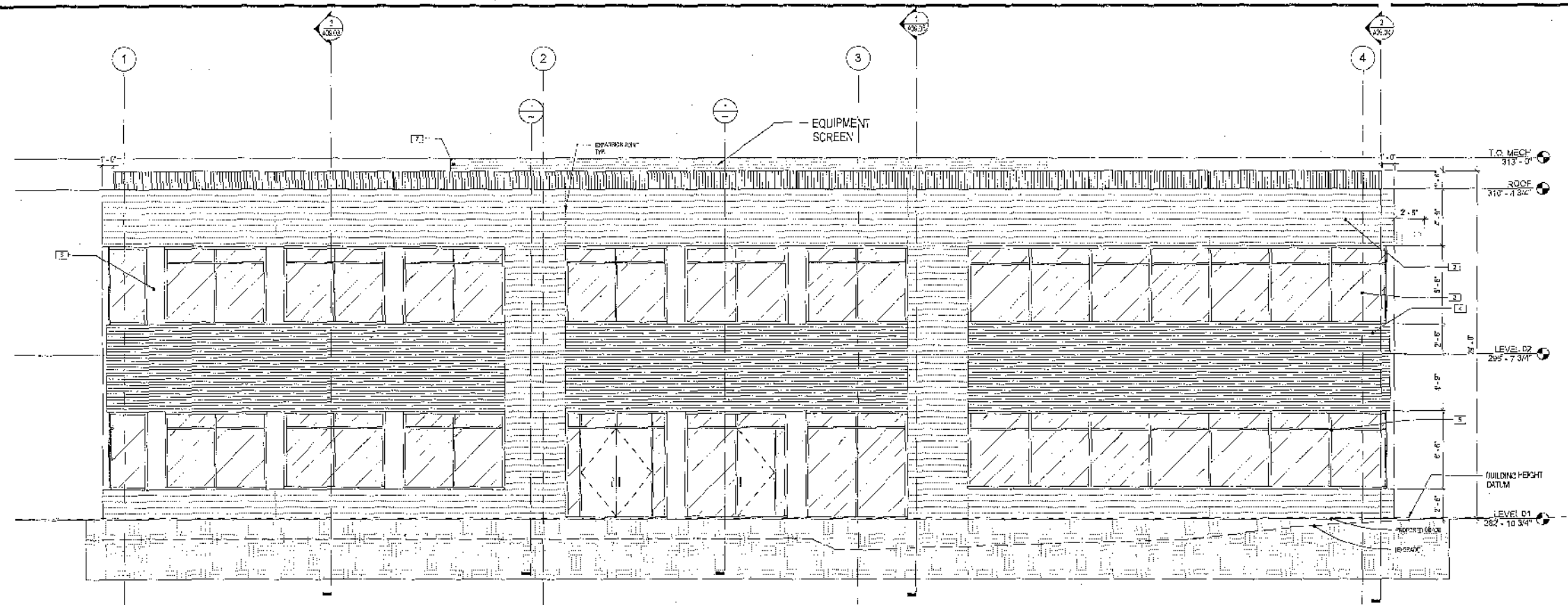
Scale
As Indicated

A09.01

© 2015 Gensler

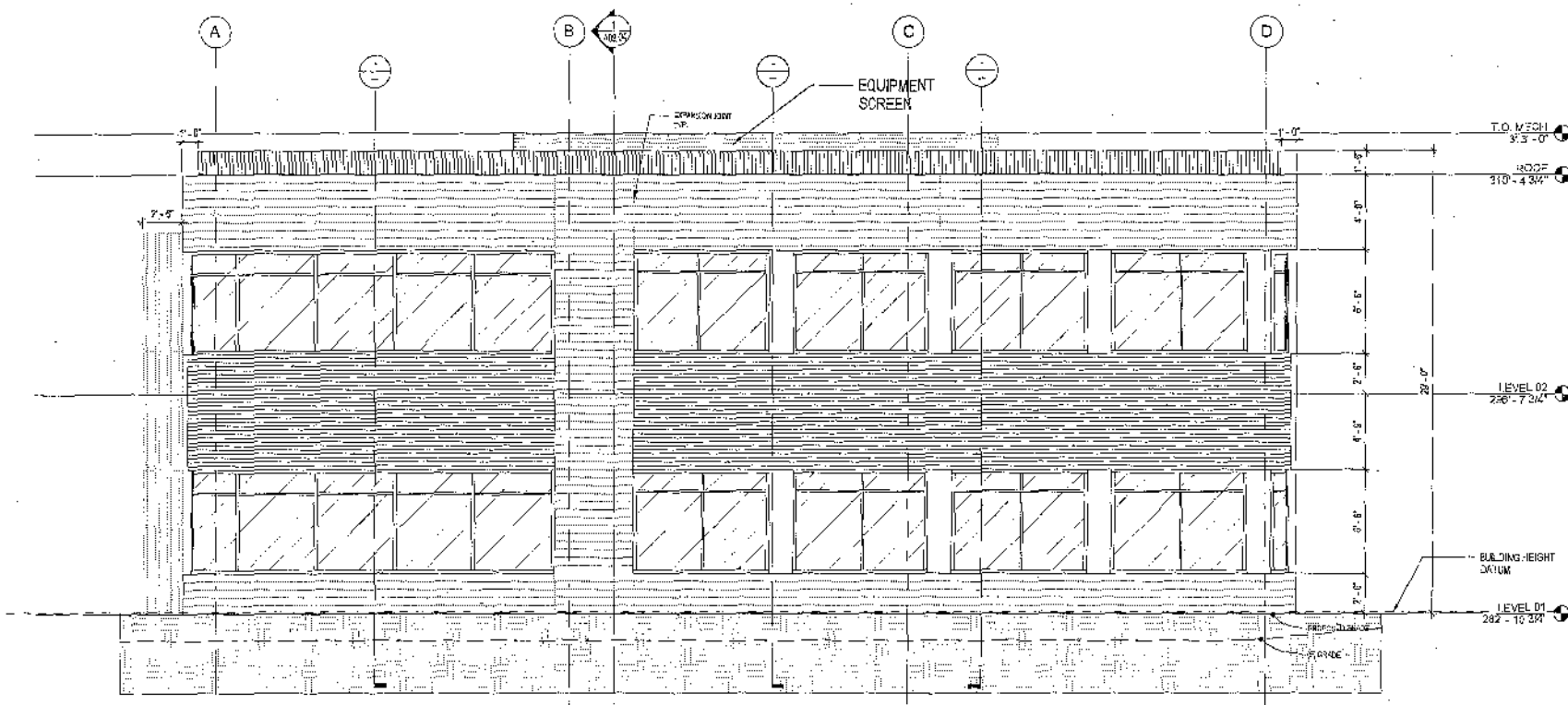
LA JOLLA VILLAGE
PROFESSIONAL
CENTER
8920 W. LA JOLLA DRIVE, SUITE B101
LA JOLLA, CA 92037

Gensler
325 Broadway
Suite 1600
San Diego, CA 92101
Tel: 619.557.2500
Fax: 619.557.5520






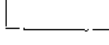
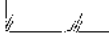
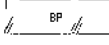
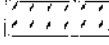

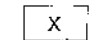
SOUTH EXTERIOR ELEVATION
SCALE: 1/4" = 1'-0"

1



WEST EXTERIOR ELEVATION
SCALE: 1/4" = 1'-0"

2

-  CONCRETE PANEL, FARDIEPLANK, OR SIMILAR AESTHETIC MATERIAL
-  ALUMINUM PANEL
-  GREY ALUMINUM
-  GLASS TYPE 1
-  STARFIRE GLASS
-  STARFIRE GLASS W/BACKPAN
-  GLASS TYPE 1 - SPANDREL
-  GLASS TYPE 2
-  OFFSETTING PLANES PER SDMC 131.0554

ELEVATIONS
SCALE: 1/4" = 1'-0"

Issue	Date & Issue Description	By	Check
1	SDP - SUSTAINABLE BUILDING EXPEDITED SUBMITTAL - 02/27/14	Debra/Chandler	
2	SDP - SUSTAINABLE BUILDING EXPEDITED PROGRAM - 1ST FULL SUBMITTAL - 05/01/14		
3	SDP - SUSTAINABLE BUILDING EXPEDITED PROGRAM - 2ND SUBMITTAL - 07/02/14		
4	SDP - SUSTAINABLE BUILDING EXPEDITED PROGRAM - 3RD SUBMITTAL - 10/01/14		
5	SDP - SUSTAINABLE BUILDING EXPEDITED PROGRAM - 4TH SUBMITTAL - 12/14		

Project Name
LAMP MEDICAL OFFICES

Project Number
170014

Description
EXTERIOR ELEVATION

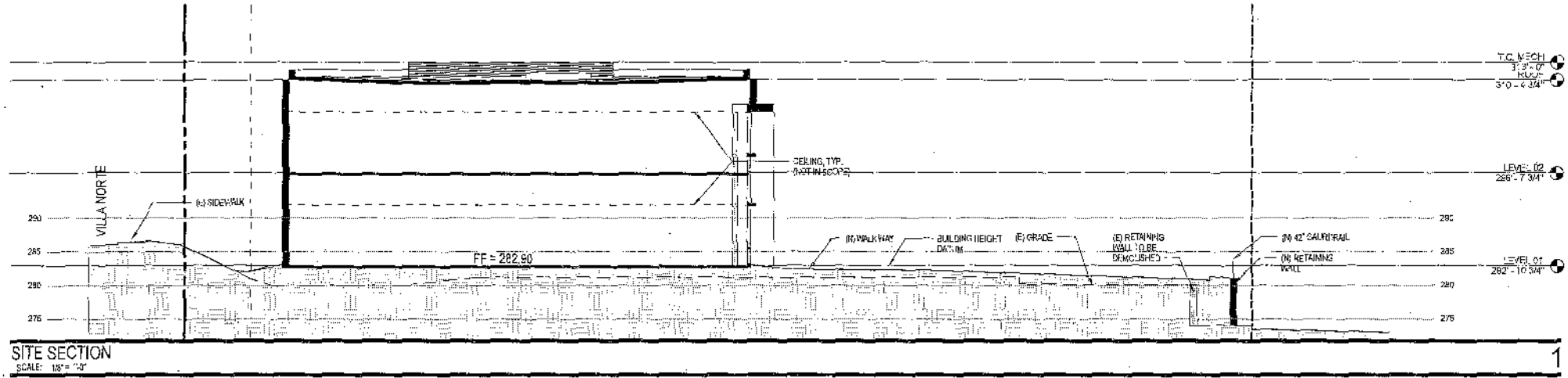
Scale
As Indicated

A09.02

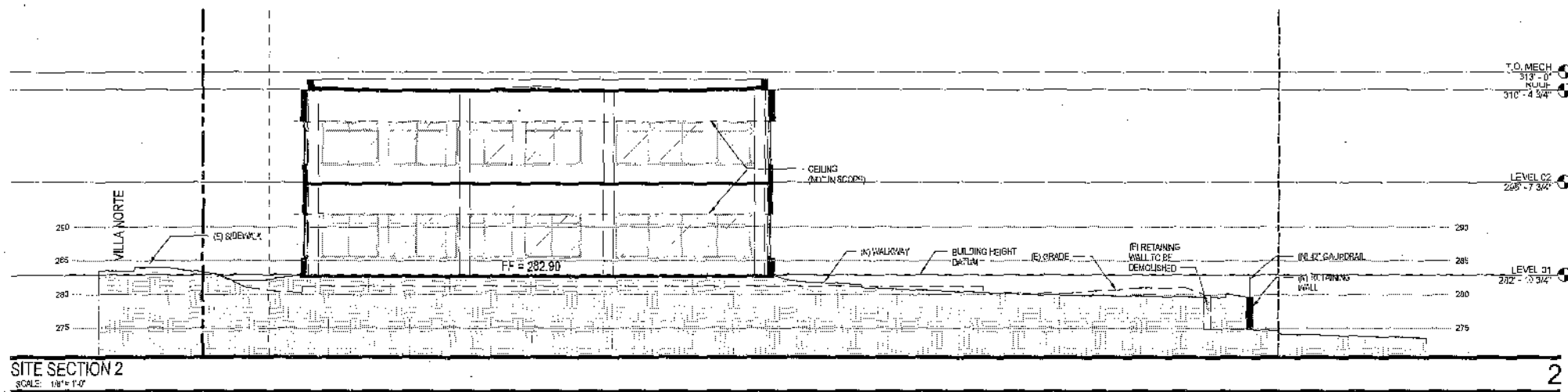
LA JOLLA VILLAGE
PROFESSIONAL
CENTER
8850 VILLA LA JOLLA DRIVE, SUITE 2107
LA JOLLA, CA 92037

233 Broadway
Suite 1000
San Diego, CA 92101
Tel: 619-557-2500
Fax: 619-557-2520

Gensler



SITE SECTION
SCALE: 1/8" = 1'-0"



SITE SECTION 2
SCALE: 1/8" = 1'-0"

- PROPERTY LINE
- SETBACK
- LIMIT OF WORK

SITE SECTIONS
SCALE: 3/8" = 1'-0"

Issue	Date & Issue Description	By	Check
1	SDP - SUSTAINABLE BUILDING EXPEDITED SUBMITTAL - 03/27/14	Designer/Checker	
2	SDP - SUSTAINABLE BUILDING EXPEDITED PROGRAM - 1ST FULL SUBMITTAL - 05/07/13		
3	SDP - SUSTAINABLE BUILDING EXPEDITED PROGRAM - 2ND SUBMITTAL - 01/09/13		
4	SDP - SUSTAINABLE BUILDING EXPEDITED PROGRAM - 3RD SUBMITTAL - 10/01/12		
5	SDP - SUSTAINABLE BUILDING EXPEDITED PROGRAM - 4TH SUBMITTAL - 02/01/14		

Project Name
LVPC MEDICAL OFFICES

Project Number
Project Number

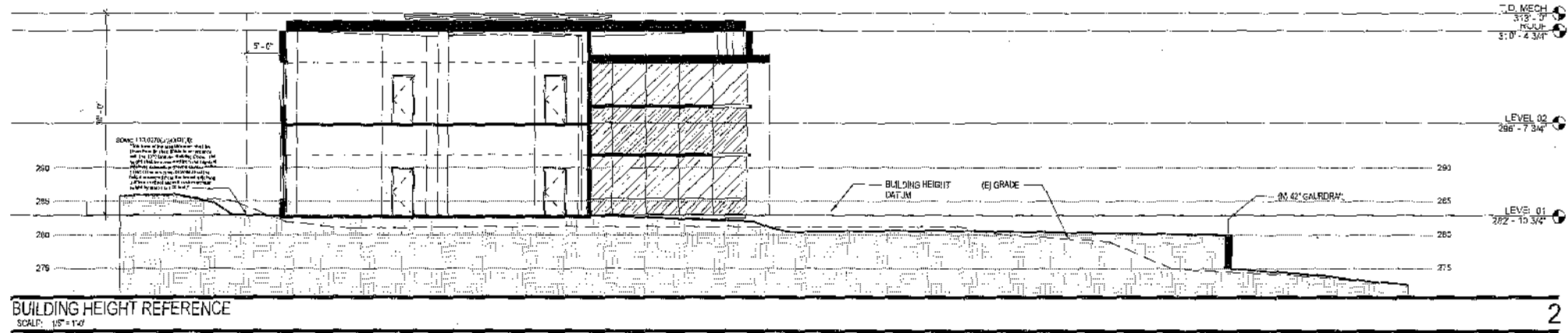
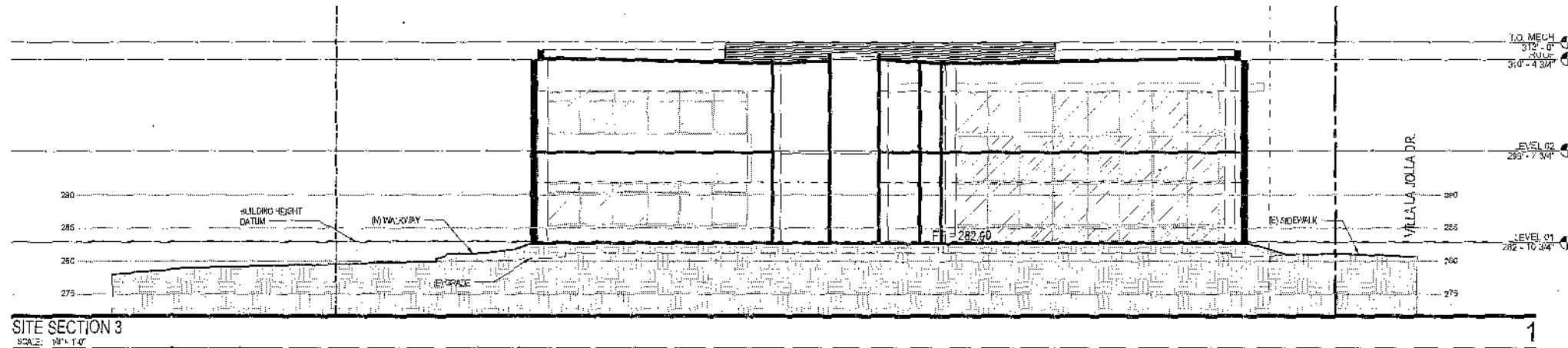
Description
SITE SECTIONS

Scale
As Indicated

A09.03

LA JOLLA VILLAGE
PROFESSIONAL
CENTER
8850 VILLA LA JOLLA DRIVE, SUITE B107
LA JOLLA, CA 92037

Gensler
225 Broadway
Suite 1600
San Diego, CA 92101
Tel: 619.557.2500
Fax: 619.447.3529



----- PROPERTY LINE
 - - - - - SETBACK
 - - - - - LIMIT OF WORK

SITE SECTIONS
SCALE: 1/8" = 1'-0"

Issue	Date & Issue Description	By	Check
1	SDP - SUSTAINABLE BUILDING EXPEDITED SUBMITTAL - 03/27/2014		Design Checker
2	SDP - SUSTAINABLE BUILDING EXPEDITED PROGRAM - 1ST FULL SUBMITTAL - 05/07/13		
3	SDP - SUSTAINABLE BUILDING EXPEDITED PROGRAM - 2ND SUBMITTAL - 01/03/13		
4	SDP - SUSTAINABLE BUILDING EXPEDITED PROGRAM - 3RD SUBMITTAL - 10/24/12		
5	SDP - SUSTAINABLE BUILDING EXPEDITED PROGRAM - 4TH SUBMITTAL - 02/14		

Best Signature

Project Name
LAVPC MEDICAL OFFICE'S

Project Number
Project Number

Description
SITE SECTIONS

Scale
As Indicated

A09.04



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

Community Planning
 Committee
 Distribution Form Part 2

Project Name: LJVPC Medical Office Building		Project Number: 313148	Distribution Date: 5/7/2013
Project Scope/Location: UNIVERSITY *SUSTAINABLE EXPEDITE PROGRAM* Site Development Permit (Process 3) to demolish an existing restaurant building and construct a 2-story, 14,750 square foot medical office building on a 6.783 acre site located at 8910 Villa La Jolla Drive, southeast corner of Villa La Jolla Drive & Villa Norte, in the CO-1-2 zone, CPIOZ-A, Coastal Height Limit Overlay, Parking Impact Overlay (Campus), within the University Community Plan.			
Applicant Name: Daniel Robinson, Gensler		Applicant Phone Number: 619.557.2558	
Project Manager: Laura C. Black, AICP	Phone Number: (619) 236-6327	Fax Number: (619) 321-3200	E-mail Address: lblack@sandiego.gov
Committee Recommendations (To be completed for Initial Review):			
<input checked="" type="checkbox"/> Vote to Approve	Members Yes 13	Members No 0	Members Abstain 1 <i>Chair doesn't vote</i>
<input type="checkbox"/> Vote to Approve With Conditions Listed Below	Members Yes	Members No	Members Abstain
<input type="checkbox"/> Vote to Approve With Non-Binding Recommendations Listed Below	Members Yes	Members No	Members Abstain
<input type="checkbox"/> Vote to Deny	Members Yes	Members No	Members Abstain
<input type="checkbox"/> No Action (Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)			<input type="checkbox"/> Continued
CONDITIONS:			
NAME: <i>Janay KRUGER</i>		TITLE: <i>Chair</i>	
SIGNATURE: <i>Janay Kruger</i>		DATE: <i>5/13/14</i>	
<i>Attach Additional Pages If Necessary.</i>		Please return to: Project Management Division City of San Diego Development Services Department 1222 First Avenue, MS 302 San Diego, CA 92101	
Printed on recycled paper. Visit our web site at www.sandiego.gov/development-services . Upon request, this information is available in alternative formats for persons with disabilities.			

UNIVERSITY COMMUNITY PLANNING GROUP
 Notice of Executive Committee Monthly Meeting
 University Town Center-Forum Hall
 6 P.M. May 13, 2014

- 6:00 1. Call the Meeting to Order - Janay Kruger, Chair
 2. Pledge of Allegiance followed by Moment of Silence
 3. Agenda: Call for additions/deletions: Adoption
 4. Approval of Minutes: April, 2014
 5. Announcements Chair Letters/meetings, CPC
- 6:10 6. UCSD Anu Delouri
 Campus Update
 Membership Report John Bassler
 Councilperson Sherri Lightner Mel Millstein
 Supervisor Dave Roberts Wesley Moore
 Senator Marty Block Allison Don
 Assemblywoman Toni Atkins To be announced
 52nd Congressman Scott Peters Hugo Carmona
 MCAS Miramar Juan Lias/ K. Camper
 Planning Department Dan Monroe
- 6:40 7. Public Comment: Non-Agenda Items 3 minutes per speaker
 Proposition B and C
- 6:45 8. Action Item: Nexus Esplanade Site Dev. Permit Amendment
 Alexandria
 Presenter: Michael D'Ambrosia Gensler AIA
- 7:15 9. Action Item: La Jolla Professional Medical Office (El Torito site)
 Site Development Permit
 Presenter: Daniel Robinson Gensler AIA
- 7:45 10. Action Item: University Village Seniors Willmark
 Tentative Map 14 lots
 Presenter: Shaun Schmidt Wilmmark Communities
- 8:00 11. Ad Hoc Committee Reports
 High Speed Rail Sam Greening
 Bicycle Safety/paths Peter Krysl/Andy Wiese
 Westfield Shopping Center Phase 2 Andy Wiese
 FBA/DIF Committec On hold for traffic report
- 8:10 12. Old Business/New Business

Trying to Confirm Trolley Station Design Workshop (UCSD and SANDAG),
Kilroy Project, Alexandria, The Children's Workshop/CUP., University Apts.,
East (27 apartments) , Alegria Homes

8:15 13. Adjourn

Next Meetings

June 10, 2014 Westfield
July 8, 2014
August, 2014 No Meeting



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: LJVPC Medical Office Building Project No. For City Use Only: 313148

Project Address:
8910 Villa La Jolla Drive, Suite B107, La Jolla, CA 92037

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: [Handwritten Signature] Date: 1/11/12

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: LJVPC Medical Office Building Project No. (For City Use Only) 313140

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):
La Jolla Village Professional Center Associates

Owner Tenant/Lessee


Street Address:
8950 Villa La Jolla Drive, Suite B107

City/State/Zip:
La Jolla CA 92037

Phone No: (858) 450-1595 Fax No: (858) 587-8263

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

Title (type or print):
President, JDT Consulting Group, a California corporation

Signature:  Date: 2/14/13
 Its: General Partner

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:

DEVELOPMENT SERVICES
Project Chronology
LJVPC Medical Office Building – Project No. 313148

Date	Action	Description	City Review Time (Working Days)	Applicant Response (Working Days)
05/07/2013	First Submittal	Project Deemed Complete		
06/03/2013	First Assessment Letter		17 days	
07/03/2013	Second Submittal			22 days
07/22/2013	Second Assessment Letter		12 days	
10/24/2013	Third Submittal			67 days
11/18/2013	Third Assessment Letter		16 days	
03/28/2014	Fourth Submittal			84 days
04/11/2014	Fourth Assessment Letter		9 days	
04/17/2014	Fifth Submittal			4 days
04/17/2014	Fifth Review Completed/ Reviews Complete		0 days	
06/27/2014	Environmental Determination –Draft MND-start of public review		49 days	
07/24/2014	Environmental Determination – Final MND date		18 days	
08/20/2014	Hearing Officer - Public Hearing		19 days	
TOTAL STAFF TIME		(Does not include City Holidays or City Furlough)	140 days	
TOTAL APPLICANT TIME		(Does not include City Holidays or City Furlough)		177 days
TOTAL PROJECT RUNNING TIME			317 days = 10.6 months	



THE CITY OF SAN DIEGO

DATE OF NOTICE: August 6, 2014

NOTICE OF PUBLIC HEARING

HEARING OFFICER

DEVELOPMENT SERVICES DEPARTMENT

DATE OF HEARING:	August 20, 2014
TIME OF HEARING:	8:30 A.M.
LOCATION OF HEARING:	Council Chambers, 12th Floor, City Administration Building, 202 C Street, San Diego, California 92101
PROJECT TYPE:	Site Development Permit, Mitigated Negative Declaration – Process Three
PROJECT NO:	<u>313148</u>
PROJECT NAME:	<u>LJVPC MEDICAL OFFICE BUILDING</u>
APPLICANT:	Daniel Robinson, Gensler
COMMUNITY PLAN AREA:	University
COUNCIL DISTRICT:	District One
CITY PROJECT MANAGER:	Laura C. Black, AICP, Development Project Manager
PHONE NUMBER/E-MAIL:	(619) 236-6327 / lblack@sandiego.gov

As a property owner, tenant, or person who has requested notice, please be advised that the Hearing Officer will hold a public hearing to approve, conditionally approve, or deny an application for the demolition of an existing vacant, 8,320 square foot restaurant and the construction of a new, 2-story, 14,750 square foot medical office building, on a 6.783 acre site that is developed with an existing 167,672 square foot office building, a 13,213 square foot restaurant and an 8,320 square foot restaurant (to be demolished). The total proposed Gross Floor Area (GFA) after demolition of the restaurant and construction of the medical office building will be 195,635 square feet for the entire premise of the 6.783 acre site. The project is located at 8910 Villa La Jolla Drive, southeast corner of Villa La Jolla Drive and Villa Norte within the CO-1-2 Zone, Coastal Height Limitation Overlay Zone, Community Plan Implementation Overlay Zone (CPIOZ Type A), Parking Impact Overlay Zone (Campus Impact Area), and the University Community Plan Area. The project shall be consistent with council policy 600-27 and 900-14. The project has a sustainability goal of Leadership in Energy and Environmental Design (LEED) Silver Certification. This application was filed on May 7, 2013.

The decision of the Hearing Officer is final unless appealed to the Planning Commission. In order to appeal the decision you must be present at the public hearing and file a speaker slip concerning the application or

must be made within 10 working days of the Hearing Officer's decision. Please do not e-mail appeals as they will not be accepted. See Information Bulletin 505 "Appeal Procedure", available at www.sandiego.gov/development-services or in person at the Development Services Department, located at 1222 First Avenue, 3rd Floor, San Diego, CA 92101

The decision made by the Planning Commission is the final decision by the City.

ATTACHMENT 12

If you wish to challenge the City's action on the above proceedings in court, you may be limited to addressing only those issues you or someone else have raised at the public hearing described in this notice, or written in correspondence to the City at or before the public hearing. If you have any questions after reviewing this notice, you can call the City Project Manager listed above.

This information will be made available in alternative formats upon request. To request an agenda in alternative format or to request a sign language or oral interpreter for the meeting, call Support Services at (619) 321-3208 at least five working days prior to the meeting to insure availability. Assistive Listening Devices (ALD's) are also available for the meeting upon request.

Internal Order Number: 24003570