



THE CITY OF SAN DIEGO

## REPORT TO THE HEARING OFFICER

HEARING DATE: December 2, 2015

REPORT NO. HO-15-136

ATTENTION: Hearing Officer

SUBJECT: NBC VARIANCE  
PROJECT NUMBER - 418484

LOCATION: 9680 Granite Ridge Drive

APPLICANT: Duane Hagewood

### SUMMARY

Issue(s): Should the Hearing Officer approve a Variance for an overheight open fence within the front yard setback for an existing television broadcast facility located at 9680 Granite Ridge Drive within the Stonecrest Specific Plan of the Kearny Mesa Community Planning area?

Staff Recommendation(s) - APPROVE Variance No. 1592207.

Community Planning Group Recommendation - The applicant elected to not obtain a recommendation from the Kearny Mesa Community Planning Group.

Environmental Review: The project was determined to be exempt pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15301 (Existing Facilities) and Section 15303 (New Construction or Conversion of Small Structures). This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on November 10, 2015, and the opportunity to appeal that determination ended November 25, 2015.

### BACKGROUND

The 2.37-acre project site is zoned IL-2-1 within the Kearny Mesa Community Planning area. The property is also within the Stonecrest Specific Plan. The site is designated as Industrial. The site is developed with a television broadcasting facility which is an allowable use in the zone and consistent with the Community Plan and the Stonecrest Specific Plan. The property is governed by Planned Development Permit No. 88-0582 approved by the Planning Director (Process 3), which permitted the construction of office, retail and research and development use in 1988. Several Substantial Conformance Reviews (SCR) have been approved including SCR/Project

No. 402550 which allowed a reduction in parking spaces for the proposed television broadcasting use, an addition to the main entry, and modifications the parking structure and vehicular access areas.

## DISCUSSION

The project proposes to construct an 8-foot high open security fence around the perimeter of the site. A small segment of fence would encroach into the 20-foot front yard setback where a 6-foot high fence is permitted. Staff is in support of the Variance. There are special circumstances that apply to the land and the premise that are peculiar to the premises and which do not apply to other properties in the area.

The use of the premise as a television studio results in associated security concerns for employees, necessary equipment and for the parking areas. The facility operates 24 hours a day, 7 days a week and is one of six full power TV stations in San Diego. Information in the Record documents that the use of the property is unique in that widely recognizable anchors and reporters are exposed to unwanted public attention including threats and illegal actions, and interest from specific individuals seeking to convey a message to the public. The facility also maintains highly valuable equipment including satellite dishes and television news vans which are essential equipment to the operation of the facility. The proposed fence will allow for the protection of broadcasting equipment that is not only used for communication purposes, but also for the public safety. This equipment includes satellites that can broadcast emergency signals. The function of this equipment must be maintained 24 hours a day.

The property is an excessively large lot having 389 feet of frontage where the zone requires a minimum of 75 feet and 2.37 acres where a minimum lot size of 75,000 square feet is required. The property has one frontage and no alley access, restricting vehicular access to Granite Ridge Drive. The siting of the building and the location of surface parking spaces in front of the building are necessary for ingress and egress and for security purposes. Portions of the parking areas are within the front yard setback as allowed by the zone. As such, the proposed fence at the front yard setback cannot be relocated to comply with the regulations. These circumstances and the use of the premises warrant relief from the strict application of the fence regulations.

The minor increase in fence height is limited to a portion of the frontage along Granite Ridge Drive. Approximately 130 feet of the fence will encroach into the setback area (approximately 1/3 of the entire length of the frontage). The remainder of the fence complies with the regulations as they are either outside of setback areas, or, allowed within the interior side and rear yards. The Variance requested is the minimum necessary to allow reasonable use, in this instance, allowing the fence to be uniform throughout the site, and facilitate security and screening around the entire perimeter.

## Conclusion:

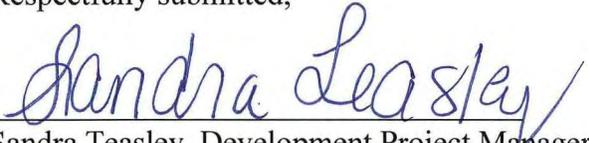
Staff has reviewed the proposed project and all issues identified through that review process have been resolved in conformance with adopted City Council policies and regulations of the Land

Development Code. Staff has provided draft findings to support approval of the project (Attachment 4). Staff recommends the Hearing Officer approve the project as proposed.

ALTERNATIVES:

1. Approve Variance No. 1592207 with modifications.
2. Deny Variance No. 1592207, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,

  
Sandra Teasley, Development Project Manager

Attachments:

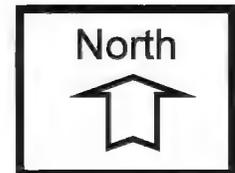
1. Aerial Photograph
2. Community Plan Land Use Map
3. Project Location Map
4. Draft Permit Resolution with Findings
5. Draft Permit with Conditions
6. Notice of Right to Appeal Environmental Exemption
7. Ownership Disclosure Statement
8. Project Plans

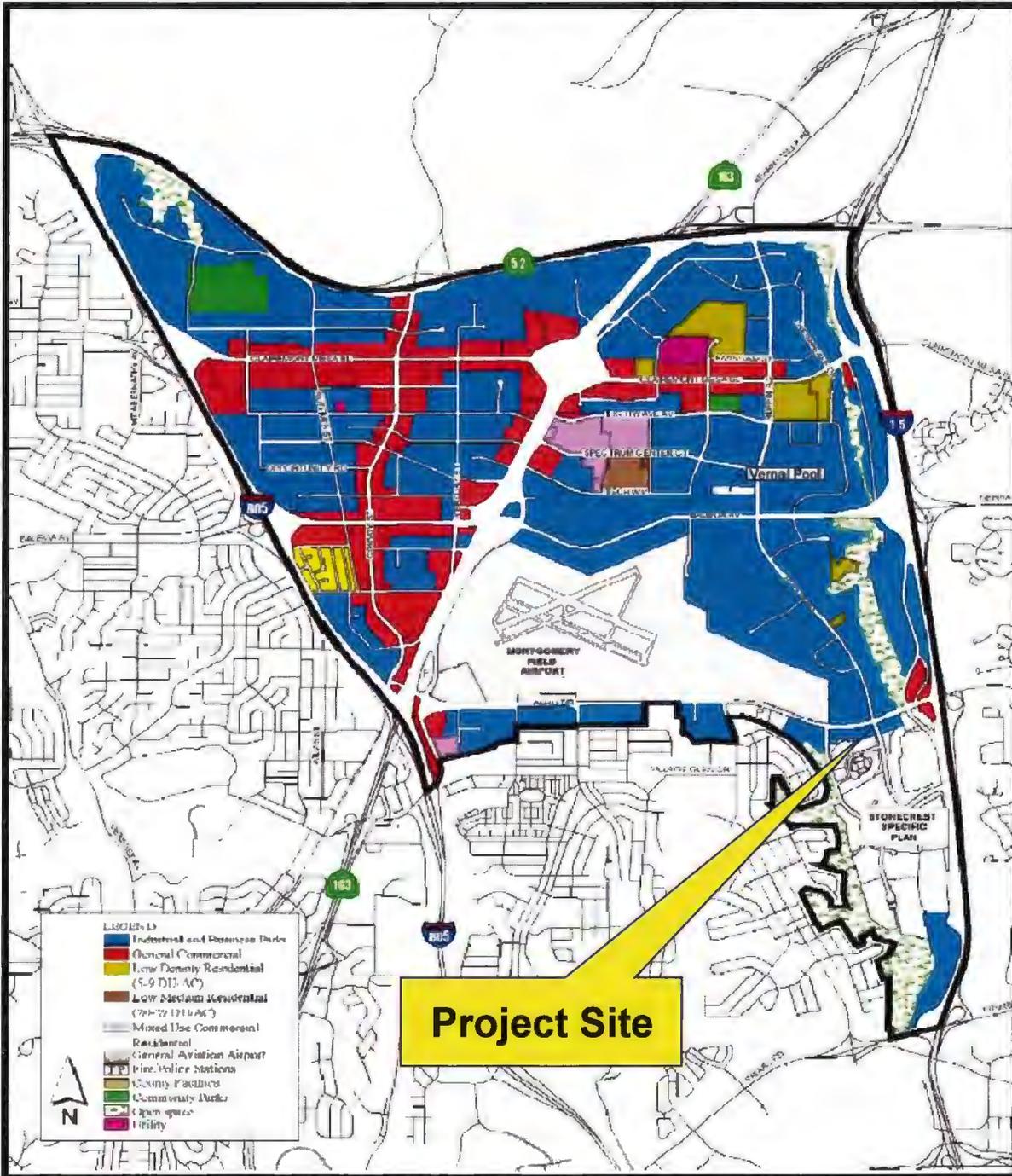


## **Kearney Mesa Community Aerial Photo**

**NBC FENCE VARIANCE - 9680 GRANITE RIDGE DRIVE**

**PROJECT NO. 418484**

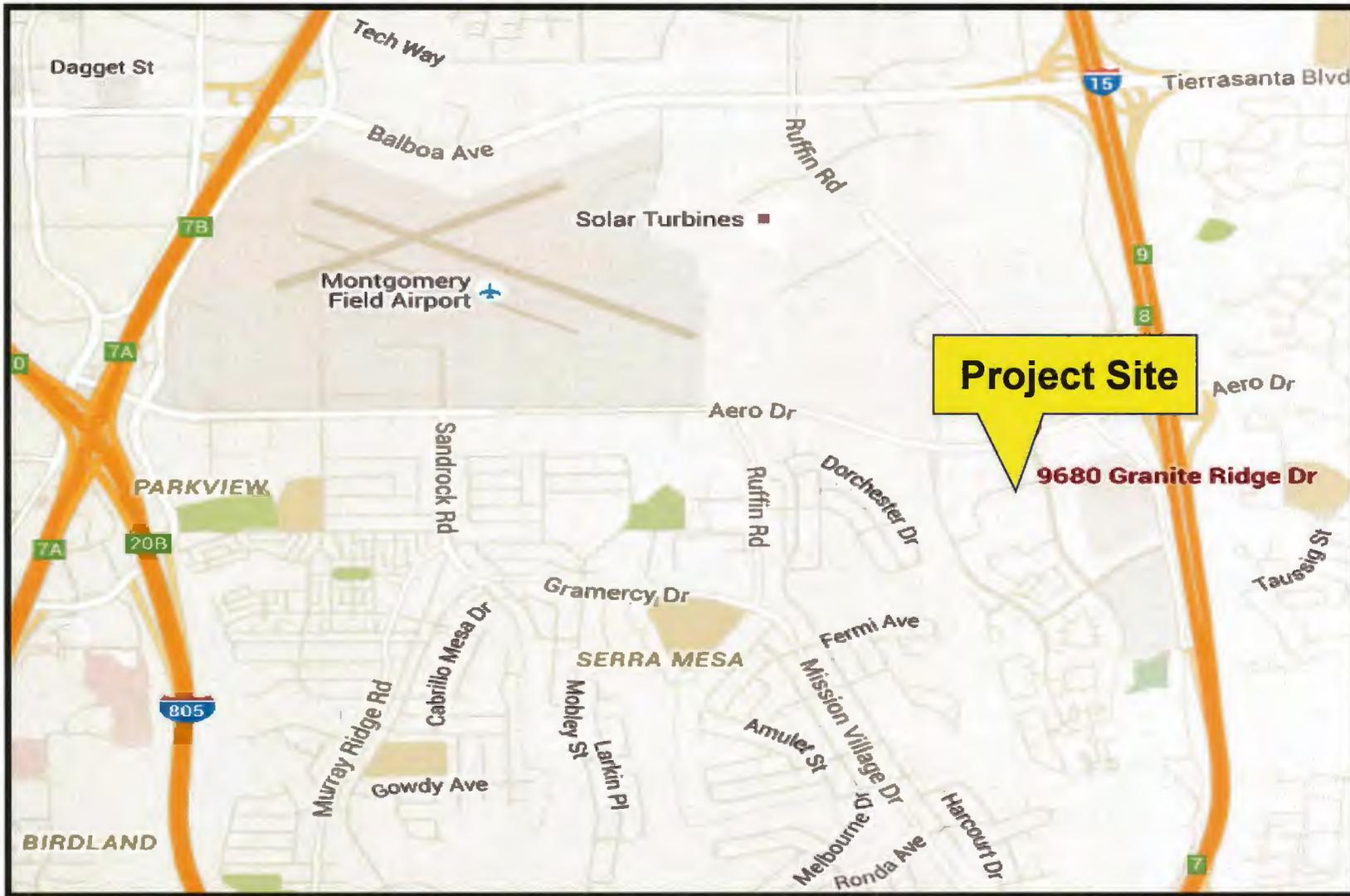




# Kearney Mesa Community Land Use Map

NBC FENCE VARIANCE - 9680 GRANITE RIDGE DRIVE  
PROJECT NO. 418484





## Location Map

NBC FENCE VARIANCE - 9680 GRANITE RIDGE DRIVE

PROJECT NO. 418484



HEARING OFFICER  
RESOLUTION NO.  
VARIANCE NO. 1592207  
**NBC FENCE VARIANCE - PROJECT NO. 418484**

WHEREAS, KNSD GRANITE RIDGE LLC, Owner/Permittee, filed an application with the City of San Diego for a variance to construct an 8-foot high open fence (steel fence with wire paneling) within a portion of the front yard setback on a lot developed with an existing television broadcast facility (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Variance No. 1592207), on portions of a 2.37-acre site

WHEREAS, the project site is located at 9680 Granite Ridge Drive in the IL-2-1 zone of the Kearny Mesa Community Plan;

WHEREAS, the project site is legally described as Parcel 3 of Parcel Map 16063;

WHEREAS, on December 2, 2015, the Hearing Officer of the City of San Diego considered Variance No. 1592207 pursuant to the Land Development Code of the City of San Diego;

WHEREAS, on November 10, 2015 the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code section 21000 et seq.) under CEQA Guidelines Section 15301 (Existing Facilities) and Section 15303 (New Construction or Conversion of Small Structures) and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520;

NOW, THEREFORE,

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

That the Hearing Officer adopts the following written Findings, dated December 2, 2015.

FINDINGS:

VARIANCE FINDINGS SECTION 126.0801

- 1. THERE ARE SPECIAL CIRCUMSTANCES OR CONDITIONS APPLYING TO THE LAND OR PREMISES FOR WHICH THE VARIANCE IS SOUGHT THAT ARE PECULIAR TO THE LAND OR PREMISES AND DO NOT APPLY GENERALLY TO THE LAND OR PREMISES IN THE NEIGHBORHOOD, AND THESE CONDITIONS HAVE NOT RESULTED FROM ANY ACT OF THE APPLICANT AFTER THE ADOPTION OF THE APPLICABLE ZONE REGULATIONS.**

The 2.37-acre site is developed with an existing television broadcasting facility and ancillary office use. The property is an excessively large lot having 389 feet of frontage where a minimum of 75 feet is required and 2.37 acres were a minimum lot size of 75,000 square feet is required in the IL-2-1 zone. The property has one frontage and no alley access, restricting vehicular access

to Granite Ridge Drive. The siting of the building and the location of surface parking spaces in front of the building are necessary for ingress and egress and for security purposes. Portions of the parking areas are within the front yard setback as allowed by the zone.

The project proposes to construct an 8-foot high open fence around the perimeter of the site for security purposes. A maximum 6-foot open fence is allowed within the front yard setback. Approximately 130 feet of the fence along the frontage will encroach within the setback along Granite Ridge Drive. The use of the premise as a television studio results in associated security concerns for employees, equipment and for the parking areas. The facility operates 24 hours a day, 7 days a week and is one of six full power TV stations in San Diego. Information in the Record documents that the use of the property is unique in that widely recognizable anchors and reporters are exposed to unwanted public attention including threats and illegal actions, and interest from specific individuals seeking to convey a message to the public. The current facility located in downtown San Diego has been exposed to criminal behavior on the part of the public including individuals attempting to obtain access to the facilities. The facility also maintains highly valuable equipment including satellite dishes and television news vans which are essential equipment to the operation of the facility. Therefore, there are special circumstances or conditions applying to the land or premises for which the variance is sought that are peculiar to the land or premises and do not apply generally to the land or premises in the neighborhood, and these conditions have not resulted from any act of the applicant after the adoption of the applicable zone regulations.

**2. THE CIRCUMSTANCES OR CONDITIONS ARE SUCH THAT THE STRICT APPLICATION OF THE REGULATIONS OF THE LAND DEVELOPMENT CODE WOULD DEPRIVE THE APPLICANT OF REASONABLE USE OF THE LAND OR PREMISES AND THE VARIANCE GRANTED BY THE CITY IS THE MINIMUM VARIANCE THAT WILL PERMIT THE REASONABLE USE OF THE LAND OR PREMISES.**

The site is developed with a television broadcast facility on a lot that is excessive in size per the minimum lot standards of the IL-2-1 zone. The use of the site results in inherent security concerns for the employees, equipment and parking areas. The proposed fence is located approximately 3-feet from the front property and adjacent to existing surface parking spaces. These circumstances and the use of the premises warrant relief from the strict application of the fence regulations.

The 8-foot high open fence at the proposed location will assist in deterring unwanted individuals from entering the facility and the parking areas and facilitate a higher level of security. A row of existing parking spaces are within the 20-foot front yard setback. The fence regulations contain a provision that allows a 6-foot to 9-foot open fence within the front yard setback provided the fence is placed farther from the front property line and, no portion of the fence may exceed the height established by a line drawn beginning at a point 6 feet above grade at the property line and ending at a point 9 feet above grade at the setback line. Due to the location of the fence beginning 3 feet from the front property line as a result of existing site improvements, as well as the encroachment of the parking spaces within the front setback, the proposed fence could not be designed to meet this provision. Additionally, the project proposes to construct an 8-foot high open fence along the entire perimeter of the site. Only 130 feet of the proposed fencing exceeds the allowable height limit by 2 feet, or, by 1 foot per the aforementioned provision. Compliance

with the regulations would require a small segment of the fence to be lowered 2 feet, resulting in potential reduced security at this location and a non-uniform perimeter fence.

The proposed fence will allow for the protection of broadcasting equipment that is not only used for communication purposes, but also for the public safety. This equipment includes satellites that can broadcast emergency signals. The function of this equipment must be maintained 24 hours a day.

Therefore, the circumstances or conditions are such that the strict application of the regulations of the Land Development Code would deprive the applicant of reasonable use of the land or premise and the variance granted by the City is the minimum variance that will permit the reasonable use of the land or premises.

**3. THE GRANTING OF THE VARIANCE WILL BE IN HARMONY WITH THE GENERAL PURPOSE AND INTENT OF THE REGULATIONS AND WILL NOT BE DETRIMENTAL TO THE PUBLIC HEALTH, SAFETY, OR WELFARE.**

The project proposes a Variance to allow An 8-foot high open fence within a portion of the front yard setback where 6 feet is allowed, on a lot developed with an existing television broadcast facility. The purpose and intent of the fence regulations is to maintain adequate visibility on private property and in public rights-of-way, to maintain the openness of front and street side yards, to protect the light and air to abutting properties, and to provide adequate screening by regulating the height, location, and design of fences and retaining walls. The proposed placement of the fence meets the purpose and intent of the regulations in that it will facilitate screening of the facility given the nature of the use. The fence will not restrict light and air to abutting properties given the existing setbacks and the minor increase in height and, would be located entirely within private property, outside of all visibility areas.

The proposed fence also meets the intent of the regulations in that a 9-foot high fence may be allowed within the front yard setback under certain provisions where the project proposes 8 feet. The majority of the fencing on the site complies with the fence regulations. Also reference Variance Finding No. 2.

Therefore, the granting of the variance will be in harmony with the general purpose and intent of the regulations and will not be detrimental to the public health, safety, or welfare.

**4. THE GRANTING OF THE VARIANCE WILL NOT ADVERSELY AFFECT THE APPLICABLE LAND USE PLAN. IF THE VARIANCE IS BEING SOUGHT IN CONJUNCTION WITH ANY PROPOSED COASTAL DEVELOPMENT, THE REQUIRED FINDING SHALL SPECIFY THAT GRANTING OF THE VARIANCE CONFORMS WITH, AND IS ADEQUATE TO CARRY OUT, THE PROVISIONS OF THE CERTIFIED LAND USE PLAN.**

The proposed project is located in the IL-2-1 zone of the Kearny Mesa Community Planning area. The property is also within the Stonecrest Specific Plan area. The site is designated as Industrial. The Land Development Code under the category of uses section, states that any use within the wholesale, distribution, storage, and industrial categories is considered an industrial use or industrial development. The existing television broadcast facility is an allowable use in the zone

ATTACHMENT 4

and consistent with the Community Plan and the Stonecrest Specific Plan. The Plans do not address deviations to the development regulations. The minor request to allow an overheight fence within the front yard setback will not adversely affect the land use plans. The property is not located within the Coastal Overlay Zone.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Hearing Officer, Variance No.1592207 is hereby GRANTED by the Hearing Officer to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Variance No. 1592207, a copy of which is attached hereto and made a part hereof.

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Sandra Teasley  
Development Project Manager  
Development Services

Adopted on: December 2, 2015

SAP No. 24005767

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

**WHEN RECORDED MAIL TO**  
CITY CLERK  
PROJECT MANAGEMENT  
PERMIT CLERK  
MAIL STATION 501

SPACE ABOVE THIS LINE FOR RECORDER'S USE

INTERNAL ORDER NUMBER: 24005767

**VARIANCE NO. 1592207**  
**NBC FENCE VARIANCE - PROJECT NO. 418484**  
**HEARING OFFICER**

This Variance is granted by the Hearing Officer of the City of San Diego to KNSD GRANITE RIDGE LLC Owner/Permittee, pursuant to San Diego Municipal Code [SDMC] section 142.0301. The 2.37-acre site is located at 9680 Granite Ridge Drive in the IL-2-1 zone of the Kearny Mesa Community Plan. The site is also within the Stonecrest Specific Plan. The project site is legally described as Parcel 3 of Parcel Map 16063;

Subject to the terms and conditions set forth in this Variance (Permit), permission is granted to Owner and Permittee to construct an 8-foot high open fence within the 20-foot front yard setback where a 6-foot high open fence is allowed (described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated December 2, 2015), on file in the Development Services Department.

The project shall include the construction of approximately 130 linear feet of 8-foot high open fencing within the 20-foot front yard setback where a 6-foot high open fence is permitted.

**STANDARD REQUIREMENTS:**

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36 month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by December 16, 2018.

2. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
  - a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
  - b. The Permit is recorded in the Office of the San Diego County Recorder.
3. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.
4. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.
5. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
6. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).
7. The Owner/Permittee shall secure all necessary building permits. The Owner/Permittee is informed that to secure these permits, substantial building modifications and site improvements may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.
8. Construction plans shall be in substantial conformity to Exhibit "A." Changes, modifications, or alterations to the construction plans are prohibited unless appropriate application(s) or amendment(s) to this Permit have been granted.
9. All of the conditions contained in this Permit have been considered and were determined-necessary to make the findings required for approval of this Permit. The Permit holder is required to comply with each and every condition in order to maintain the entitlements that are granted by this Permit.

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

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

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

**ENGINEERING:**

11. Prior to issuance of Certificate of Occupancy, applicant shall complete construction of Right of Way permit No. 1476719.

**INFORMATION ONLY:**

- The issuance of this discretionary use permit alone does not allow the immediate commencement or continued operation of the proposed use on site. The operation allowed by this discretionary use permit may only begin or recommence after all conditions listed on this permit are fully completed and all required ministerial permits have been issued and received final inspection.
- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this Permit, may protest the imposition within ninety days of the approval of this development permit by filing a written protest with the City Clerk pursuant to California Government Code-section 66020.
- This development may be subject to impact fees at the time of construction permit issuance.

APPROVED by the Hearing Officer of the City of San Diego on \_\_\_\_\_ and [Approved Resolution Number].

Permit Type/PTS Approval No.: Variance No. 1592207

Date of Approval: December 2, 2015

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

\_\_\_\_\_  
SANDRA TEASLEY  
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.

**KNSD GRANITE RIDGE LLC**  
Owner/Permittee

By \_\_\_\_\_  
NAME  
TITLE

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



THE CITY OF SAN DIEGO

Date of Notice: November 10, 2015

# NOTICE OF RIGHT TO APPEAL ENVIRONMENTAL DETERMINATION

DEVELOPMENT SERVICES DEPARTMENT

IO No. 24005767

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**PROJECT NAME/NUMBER:** NBC Fence Variance /418484

**COMMUNITY PLAN AREA:** Kearney Mesa Community Plan

**COUNCIL DISTRICT:** 7

**LOCATION:** The project is located at 9680 Granite Ridge Drive, San Diego, CA

**PROJECT DESCRIPTION:** A Variance for the construction of an 8-foot high perimeter fence surrounding an existing 50,220 square foot office/TV broadcasting building which was constructed in 1990. The steel fence would have a black powder coated finish that would be constructed along the perimeter of the project site. The 2.372 acre site is in the IL-2-1 zone within the Kearny Mesa Community Plan Area in Council District 7. The project site is currently located on a fully developed lot and does not contain sensitive resources.

**ENTITY CONSIDERING PROJECT APPROVAL:** City of San Diego Hearing Officer

**ENVIRONMENTAL DETERMINATION:** This project is categorically exempt from CEQA pursuant to State CEQA Guidelines, Section 15303 (New Construction).

**ENTITY MAKING ENVIRONMENTAL DETERMINATION:** City of San Diego Development Services Department

**STATEMENT SUPPORTING REASON FOR ENVIRONMENTAL DETERMINATION:**

The City of San Diego conducted an environmental review which determined that this project meets the categorical exemption criteria set forth in CEQA State Guidelines, Section 15303 (New Construction) which allows for the construction of fences. Additionally, the project site is located on a developed site and is devoid of sensitive resources and therefore the exceptions listed in CEQA section 15300.2 do not apply.

**PROJECT MANAGER:**  
**MAILING ADDRESS:**  
**PHONE NUMBER:**

Sandra Teasley  
1222 1<sup>st</sup> Avenue, San Diego, CA 92101  
(619) 446-5271

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On November 10, 2015 the City of San Diego made the above-referenced environmental determination pursuant to the California Environmental Quality Act (CEQA). This determination is appealable to the City Council. If you have any questions about this determination, contact the City Development Project Manager listed above.

Applications to appeal the CEQA determination made by staff (including the City Manager) to the City Council must be filed in the office of the City Clerk within 10 business days from the date of the posting of this Notice and therefore the appeal would end on November 25, 2015. The appeal application can be obtained from the City Clerk, 202 'C' Street, Second Floor, San Diego, CA 92101.

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



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

# Ownership Disclosure Statement

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

Project Title: ABC Fence Variance Project No. For City Use Only: 418484

Project Address:  
 9680 Granite Ridge Dr. San Diego, CA 92123

**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: NBC Fence Variance Project No. (For City Use Only) 418484

**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? DE Corporate Identification No. 05-0496692  
 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):  
Station Ventures Operations, LP/KNSD Granite Ridge LLC  
 Owner  Tenant/Lessee  
 Street Address:  
9680 Granite Ridge Drive  
 City/State/Zip:  
San Diego, CA 92123  
 Phone No: (619) 231-3939 Fax No:  
 Name of Corporate Officer/Partner (type or print):  
Richard Kelley  
 Title (type or print):  
President & General Manager  
 Signature: *Richard Kelley* Date: 3/21/15

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:  
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 Phone No: \_\_\_\_\_ Fax No:  
 Name of Corporate Officer/Partner (type or print):  
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 Title (type or print):  
 \_\_\_\_\_  
 Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Corporate/Partnership Name (type or print):  
 \_\_\_\_\_  
 Owner  Tenant/Lessee  
 Street Address:  
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 City/State/Zip:  
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 Phone No: \_\_\_\_\_ Fax No:  
 Name of Corporate Officer/Partner (type or print):  
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 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: \_\_\_\_\_

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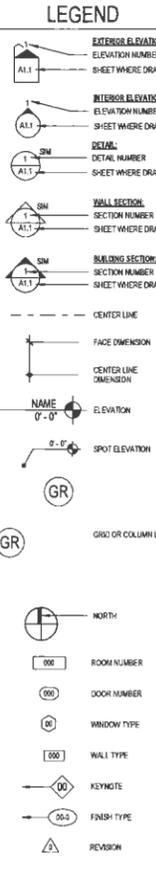
Fence Variance

NBC - RELOCATION  
9680 GRANITE RIDGE DR. SAN DIEGO, CA 92123

ARCHITECTURAL ABBREVIATIONS

Table of architectural abbreviations with columns for symbol, description, and material/finish.

ARCHITECTURAL LEGEND



PROJECT TITLE

Fence Variance  
NBC - 7 Relocation  
9680 GRANITE RIDGE DR.  
SAN DIEGO, CA 92123  
CITY SUBMITTAL  
04-03-2015

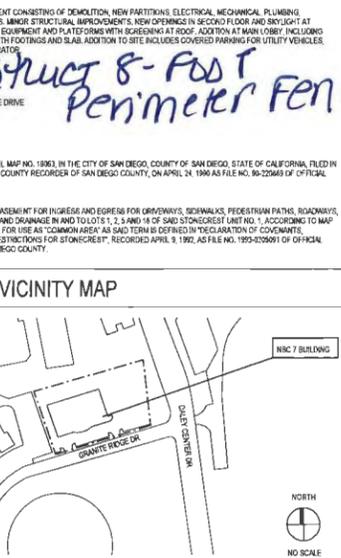
PROJECT TEAM

OWNER: NBC UNIVERSAL MEDIA, LLC  
ARCHITECT / INTERIOR: AMOCE CONSULTING INC.  
STRUCTURAL ENGINEER: HOPE AMARSON

PROJECT DATA

PROJECT DESCRIPTION: TENANT IMPROVEMENT CONSISTING OF DEMOLITION, NEW PARTITIONS, ELECTRICAL, MECHANICAL, PLUMBING, MILLWORK, FINISHES, MINOR STRUCTURAL IMPROVEMENTS, NEW OPENINGS IN SECOND FLOOR AND SLOUGHT AT ROOF, MECHANICAL EQUIPMENT AND PLATED CHIMNEY WITH SKEWERS AT ROOF, ADDITION TO MAIN LOBBY, INCLUDING GLASS WALLS, WITH FOOTINGS AND SLAB, ADDITION TO BE INCLUDES COVERED PARKING FOR UTILITY VEHICLES, EMERGENCY GENERATORS

VICINITY MAP



DRAWING LIST

Table listing drawing sheets: SHEET 01.01 SITE PLAN, SHEET 01.02 SITE FENCE PLAN, SHEET 01.03 NEIGHBORHOOD DEVELOPMENT PERMIT - FENCE.

PLAN CHECK NOTES

Table of plan check notes categorized by Fire Protection - Fire-Resistant Construction, Fire Protection - Fire Department Access, Fire Protection - Portable Fire Extinguishers, Fire Protection - Fire Alarm Systems, Fire Protection - Automatic Sprinkler Systems, and Means of Egress.

APPLICABLE CODES & STANDARDS

Table of applicable codes and standards including California Building Standards Administrative Code, California Building Code, California Fire Code, California Energy Code, California Green Building Standards Code, California Electrical Code, California Mechanical Code, California Plumbing Code, California Fire Alarm Code, California State Fire Marshal Regulations, and California State Fire Extinguishing Systems.

CODE ANALYSIS

Table of code analysis including Parking Tabulations, Development Summary, Building Planning, Loading / Refuse Regulations, Plumbing Fixture Summary, Occupancy, Fire-Resistive Requirements, Energy Conservation Standards (New Glazing), and Cool Roofs.

DEFERRED SUBMITTALS  
1. SUBMITTAL DOCUMENTS FOR DEFERRED SUBMITTAL ITEMS SHALL BE SUBMITTED TO THE ARCHITECT OR ENGINEER OF RECORD WITHIN THE TIME FRAME SPECIFIED IN THE NOTIFICATION AND FORWARDED TO THE BUILDING OFFICIAL WITH A NOTIFICATION INDICATING THAT THE DEFERRED SUBMITTAL DOCUMENTS HAVE BEEN REVIEWED AND THAT THEY HAVE BEEN FOUND TO BE IN GENERAL CONFORMANCE WITH THE DESIGN OF THE BUILDING.

REVISIONS  
REVISION 05  
REVISION 04  
REVISION 03  
REVISION 02  
REVISION 01  
ISSUES  
PROJECT NO: 2015-001  
FILE NAME: NBC PERMIT ARCHITECTURAL  
DRAWN BY: [Name]  
CHECKED BY: [Name]  
DATE: 4/3/2015 10:28 AM  
TITLE: NEIGHBORHOOD DEVELOPMENT PERMIT - FENCE  
DRAWING NO: .TO.0

|             |       |
|-------------|-------|
| REVISION 06 | _____ |
| REVISION 04 | _____ |
| REVISION 03 | _____ |
| REVISION 02 | _____ |
| REVISION 01 | _____ |
| ISSUES      | _____ |

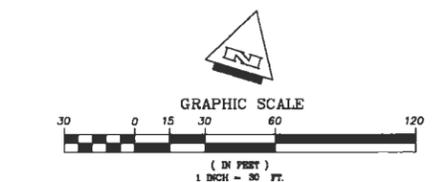
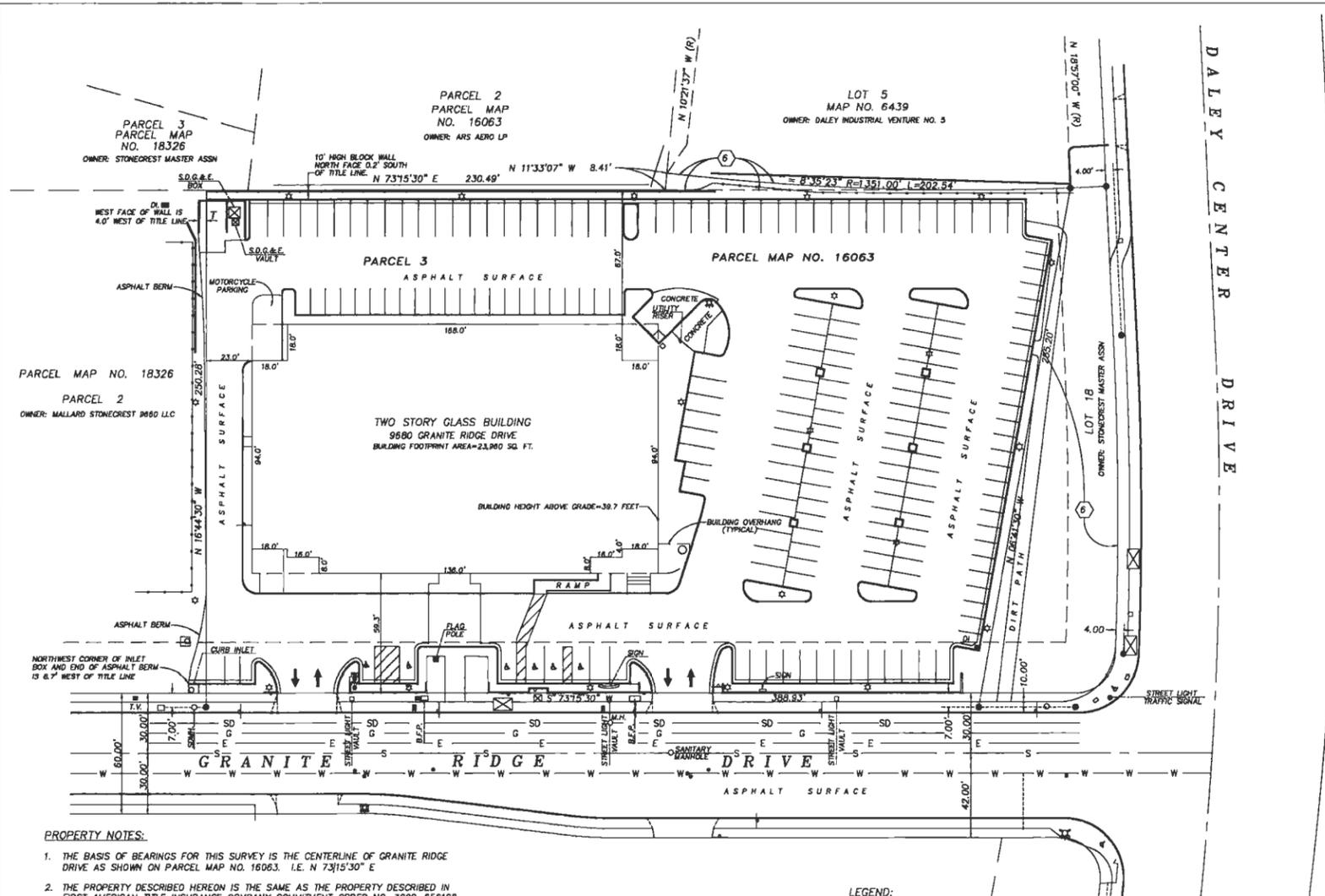
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| DRAWN BY   | Author                       |
| CHECKED BY | Checker                      |
| DATE       | 4/20/15 9:38:41 AM           |
| TITLE      |                              |

ALTA/ACSM LAND TITLE SURVEY

DRAWING NO

T0.2

SHEET \_\_\_\_\_ of \_\_\_\_\_



LEGAL DESCRIPTION:

PARCEL A:  
PARCEL 3 OF PARCEL MAP NO. 16063, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, ON APRIL 24, 1990 AS FILE NO. 90-220889 OF OFFICIAL RECORDS.

PARCEL B:  
A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS FOR DRIVEWAYS, SIDEWALKS, PEDESTRIAN PATHS, ROADWAYS, PARKING, UTILITIES AND DRAINAGE IN AND TO LOTS 1, 2, 5 AND 18 OF SAID STONECREST UNIT NO. 1, ACCORDING TO MAP THEREOF NO. 12453, FOR USE AS "COMMON AREA" AS SAID TERM IS DEFINED IN "DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR STONECREST", RECORDED APRIL 9, 1992, AS FILE NO. 1892-0205091 OF OFFICIAL RECORDS OF SAN DIEGO COUNTY.

NOTES REGARDING PRELIMINARY REPORT:

- THIS A.L.T.A./A.C.S.M. LAND TITLE SURVEY IS BASED ON THE DESCRIPTIONS FURNISHED IN FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT, COMMITMENT NO. 3020-856108, DATED AS OF FEBRUARY 18, 2014.
- ITEM NO. 5 OF SAID REPORT INDICATES THE PROPERTY IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "PLANNED DEVELOPMENT PERMIT NO. 88-0582", RECORDED FEBRUARY 17, 1989 AS INSTRUMENT NO. 89-085276 OF OFFICIAL RECORDS. ALSO, THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "AMENDED PLANNED DEVELOPMENT PERMIT NO. 88-0582" RECORDED NOVEMBER 1, 1993 AS INSTRUMENT NO. 1893-0732571 OF OFFICIAL RECORDS. AFFECTS PROPERTY BUT IS UNLOCATABLE.
  - ITEM NO. 6 OF SAID REPORT INDICATES THE PROPERTY IS SUBJECT TO A BUILDING RESTRICTED EASEMENT AS DELINEATED AND DESIGNATED ON MAP NO. 12453, RECORDED SEPTEMBER 13, 1989 AS INSTRUMENT NO. 1989-493951. AFFECTS PROPERTY AND IS PLOTTED HEREON.
  - ITEM NO. 7 OF SAID REPORT REFERS TO AN EASEMENT IN FAVOR OF SAN DIEGO GAS AND ELECTRIC COMPANY, RECORDED DECEMBER 5, 1989 AS FILE NO. 89-656571 OF OFFICIAL RECORDS. AFFECTS PROPERTY BUT THE EXACT LOCATION AND EXTENT OF SAID EASEMENT IS NOT DISCLOSED OF RECORD AND THEREFORE COULD NOT BE PLOTTED.
  - ITEM NO. 8 OF SAID REPORT INDICATES THE PROPERTY IS SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, ASSESSMENTS LIENS, CHARGES TERMS AND PROVISIONS IN THE DOCUMENT RECORDED APRIL 9, 1992 AS INSTRUMENT NO. 1892-0205091 OF OFFICIAL RECORDS; DOCUMENT(S) DECLARING MODIFICATIONS THEREOF RECORDED JUNE 5, 2000 AS INSTRUMENT NO. 2000-0294353, RECORDED MARCH 8, 2001 AS INSTRUMENT NO. 2001-0135272 AND RECORDED FEBRUARY 5, 2010 AS INSTRUMENT NO. 2010-0062070 ALL OF OFFICIAL RECORDS. AFFECTS PROPERTY BUT IS UNLOCATABLE.

PROPERTY NOTES:

- THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CENTERLINE OF GRANITE RIDGE DRIVE AS SHOWN ON PARCEL MAP NO. 16063. I.E. N 73°15'30" E
- THE PROPERTY DESCRIBED HEREON IS THE SAME AS THE PROPERTY DESCRIBED IN FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT ORDER NO. 3020-856108, WITH A COMMITMENT DATE OF FEBRUARY 18, 2014 AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID PRELIMINARY REPORT OR APPARENT FROM A PHYSICAL INSPECTION OF THE SITE OR OTHERWISE KNOWN TO BE HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT OF THE SUBJECT PROPERTY.
- THE NUMBER OF STRIPED PARKING SPACES WITHIN THE BOUNDARY OF THE PROPERTY IS 199 INCLUDING 6 HANDICAPPED PARKING SPACES.
- THE PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION 'X' (NON-SPECIAL FLOOD HAZARD AREA) BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) ON FLOOD INSURANCE RATE MAP NO. 06073C1636H, WITH A DATE OF IDENTIFICATION OF MAY 16, 2012, FOR COMMUNITY NO. 060295, IN SAN DIEGO COUNTY, STATE OF CALIFORNIA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH THE PROPERTY IS SITUATED.
- THE TOTAL AREA OF THE SUBJECT PROPERTY IS 103,333 SQUARE FEET / 2.372 ACRES.
- THERE IS NO EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITION.
- THERE ARE NO CHANGES IN STREET RIGHT OF WAY LINES, EITHER COMPLETED OR PROPOSED, AND AVAILABLE FROM THE CONTROLLING JURISDICTION. THERE IS NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
- THERE IS NO EVIDENCE OF SITE BEING USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
- THE SUBJECT PROPERTY IS WITHIN THE AIRPORT APPROACH OVERLAY ZONE; AIRPORT INFLUENCE AREA (AIA) AND THE FAA PART 77 NOTIFICATION AREA.

UTILITY STATEMENT:

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION, ATLAS MAPS AS MAY BE AVAILABLE FROM MUNICIPALITIES OR UTILITY COMPANIES, AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES STATE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

LEGEND:

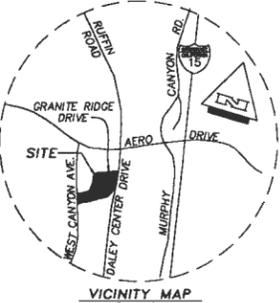
- INDICATES FOUND MONUMENTS AS SHOWN PARCEL MAP NO. 16063
- ⊕ INDICATES WATER METER
- ⊕ INDICATES FIRE HYDRANT
- ⊕ INDICATES GATE VALVE
- ⊕ INDICATES FIRE DEPARTMENT CONNECTION
- ⊕ INDICATES POST INDICATOR VALVE
- ⊕ INDICATES SIGN
- ⊕ INDICATES GAS ASSEMBLY
- ⊕ INDICATES HANDICAP RAMP ACCESS OR PARKING
- ⊕ INDICATES TRASH ENCLOSURE
- ⊕ INDICATES CHAIN LINK FENCE
- ⊕ INDICATES WALL
- ⊕ INDICATES LIGHT POLE
- ⊕ INDICATES TRAFFIC FLOW
- ⊕ INDICATES SEWER LINE
- ⊕ INDICATES WATER LINE
- ⊕ INDICATES STORM DRAIN LINE
- ⊕ INDICATES ELECTRIC LINE
- ⊕ INDICATES GAS LINE

PARKING REQUIREMENTS NOTE:

PARKING REQUIREMENT = 5 SPACES PER 1,000 SQUARE FEET; PROVIDED, HOWEVER, CERTAIN COMMERCIAL SERVICES USES (E.G., RADIO AND TELEVISION BROADCASTING) IN THE INDUSTRIAL ZONES REQUIRE 3.3 SPACES PER 1,000 SQUARE FEET.

ABBREVIATIONS

- |           |                            |
|-----------|----------------------------|
| T.B.      | TELEPHONE BOX OR RISER     |
| T.V.      | TELEPHONE VAULT            |
| T.M.H.    | TELEPHONE MANHOLE          |
| SD.M.H.   | STORM DRAIN MANHOLE        |
| B.F.P.    | BACK FLOW PREVENTER VALVE  |
| F.D.C.    | FIRE DEPARTMENT CONNECTION |
| P.I.V.    | POST INDICATOR VALVE       |
| T.S.V.    | TRAFFIC SIGNAL VAULT       |
| S.D.G.&E. | SAN DIEGO GAS & ELECTRIC   |
| ENC.      | ENCROACHED                 |
| R/W       | RIGHT OF WAY               |
| S.L.V.    | STREET LIGHT VAULT         |
| E.V.      | ELECTRIC VAULT             |
| DI        | DRAIN INLET                |



| CURRENT ZONING DATA                     |                           |
|---|---------------------------|
| DISTRICT:                               | IL-2-1 INDUSTRIAL - LIGHT |
| MINIMUM YARD REQUIREMENTS               |                           |
| MINIMUM FRONT:                          | 15'                       |
| STANDARD FRONT:                         | 20'                       |
| MINIMUM SIDE:                           | 10'                       |
| MINIMUM STREET SIDE:                    | 15'                       |
| STANDARD STREET SIDE:                   | 10'                       |
| MINIMUM REAR:                           | 0'                        |
| STANDARD REAR:                          | 15'                       |
| HEIGHT LIMITS = NONE                    |                           |
| MAX. FLOOR AREA RATIO = 2.0             |                           |
| PARKING REQ.=5 SPACES PER 1,000 SQ. FT. |                           |

A.L.T.A./A.C.S.M. LAND TITLE SURVEY

For the exclusive use of:  
**NBC UNIVERSAL**  
30 ROCKEFELLER PLAZA, ROOM 75-668N1  
NEW YORK, NY 10112

**San Diego Land Surveying & Engineering, Inc.**  
9685 Chesapeake Drive, Suite 445, San Diego, California 92123-1354  
Phone: (658) 565-8362 Fax: (658) 565-4354

Date: 03-27-2014 Revised: 04-03-2014 Revised:  
Scale: 1"=30' Drawn by: R.J.B. Sheet 1 of 1 Sheet  
Drawing: Granite Ridge Drive 9680 A.P.N. 421-400-09

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1301 third avenue san diego ca 92101  
phone 619.239.2353 | fax 619.238.6227

*Fence Relocation*

**NBC - T RELOCATION**

9680 GRANITE RIDGE DR. SAN  
DIEGO, CA 92123

|             |       |
|-------------|-------|
| REVISION 05 | _____ |
| REVISION 04 | _____ |
| REVISION 03 | _____ |
| REVISION 02 | _____ |
| REVISION 01 | _____ |

ISSUES \_\_\_\_\_

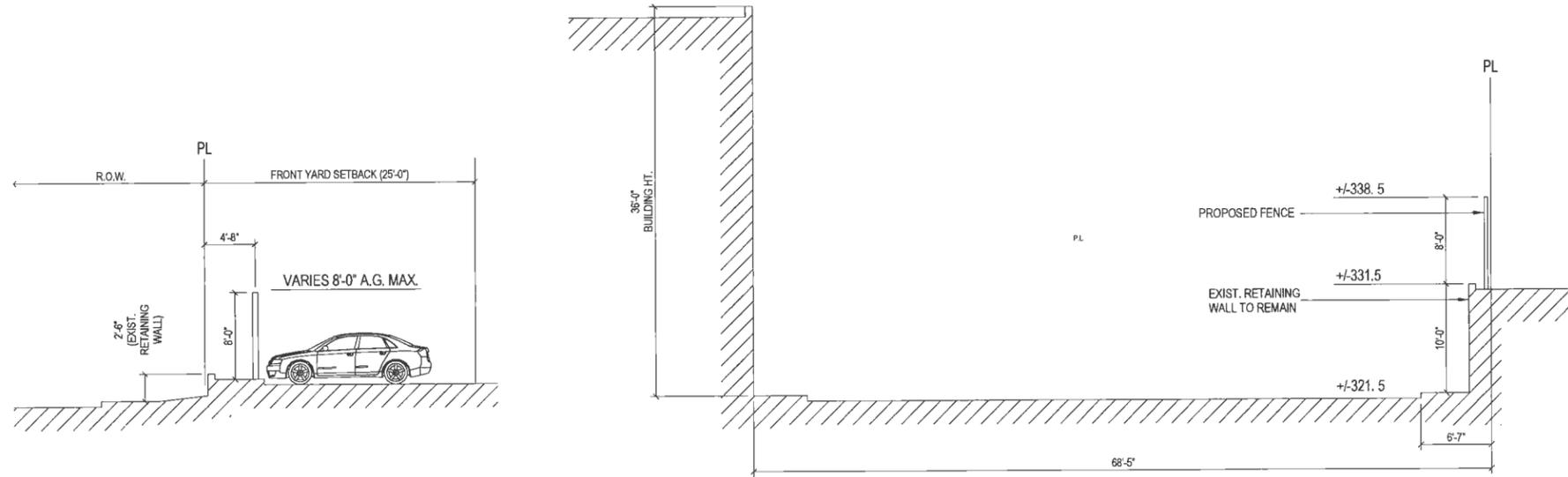
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| DRAWN BY   | Checked By                                   |
| Author     | Checker                                      |
| PLOT DATE  | 9/7/2015 2:37:51 PM                          |
| TITLE      |  |

**SITE FENCE PLAN**

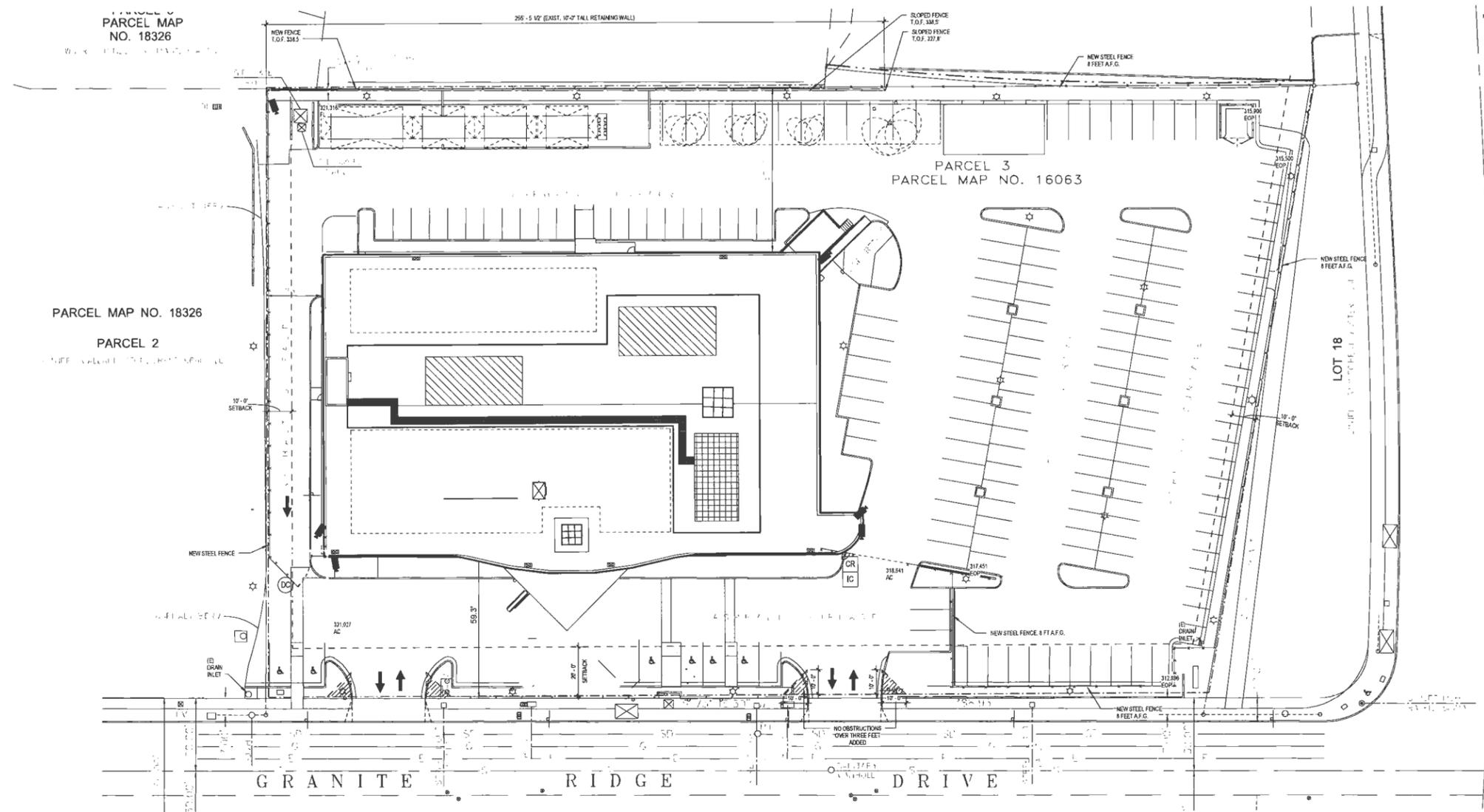
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**A1.02**

SHEET \_\_\_\_\_ of \_\_\_\_\_



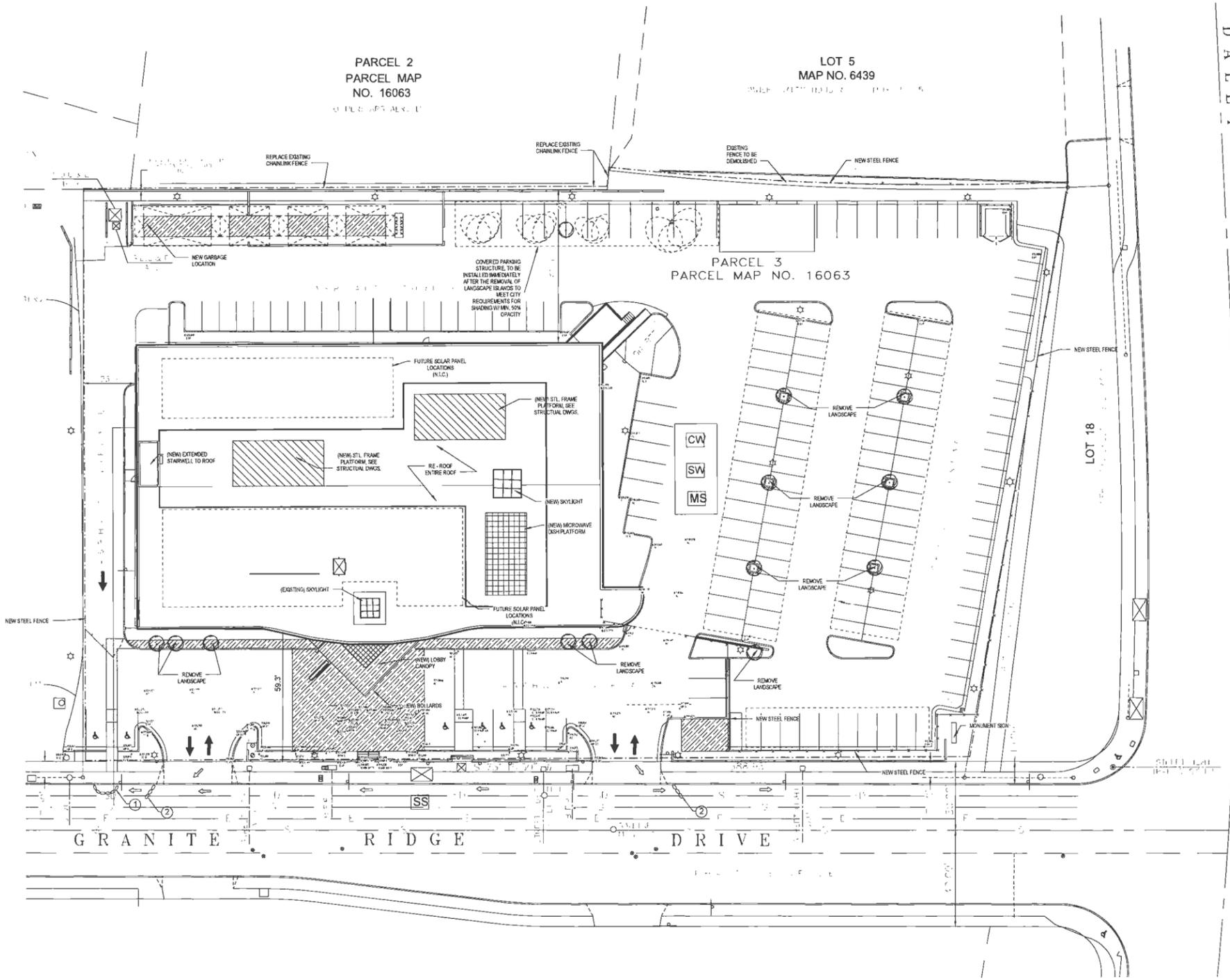
**2 WALL AND FENCE SECTION**  
SCALE: 3/16" = 1'-0"



**1 SITE FENCE PLAN - PROJECT NORTH**  
SCALE: 1" = 20'-0"

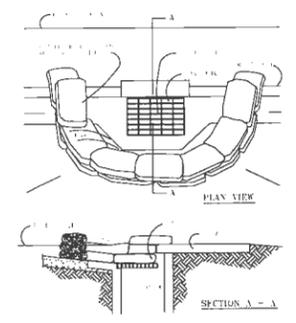
SCOPE OF WORK:  
1. FENCE - 8' TALL STEEL DESIGN MASTER FENCING SYSTEM CONTEMPORARY DOUBLE WIRE SECURITY FENCE POWDER COATED BLACK  
PANEL LENGTH: 8 FEET  
WIRE GAUGE: 14"  
WIRE SPACING: OPENING 1.96" x 2.87"  
POST DIM: 1.12" x 2.12" W/ REINFORCEMENT FLAT BAR DIM: 3/4" x 1/2"  
POST FOUNDATION: 2"  
\*ALL OTHER WORK SHOWN IS PER SEPARATE PERMIT

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**LEGEND**

- DIRECTION OF FLOW
- GRAVEL BAG BERM (PER CASQA DETAIL SE-6)
- CURB INLET SEDIMENT BARRIER (SEE DETAIL BELOW)
- CONCRETE WASHOUT AREA (PER CASQA DETAIL WM-6)
- SANITARY WASTE AREA (PER CASQA DETAIL WM-9)
- CONCRETE CURING (PER CASQA DETAIL NS-12)
- MATERIAL DELIVERY AND STORAGE (PER CASQA DETAIL WM-1)
- STREET SWEEPING (PER CASQA DETAIL SE-7)



- NOTES**
- PLACE CURB TYPE SEDIMENT BARRIERS ON GENTLY SLOPING STREET SEGMENTS WHERE WATER CAN POND AND ALLOW SEDIMENT TO SEPARATE FROM RUNOFF.
  - SANDBAGS, OF EITHER BURLAP OR WOVEN GEOTEXTILE FABRIC, ARE FILLED WITH GRAVEL, LAYERED AND PACKED TIGHTLY.
  - LEAVE ONE SANDBAG GAP IN THE TOP ROW TO PROVIDE A SPILLWAY FOR OVERFLOW.
  - INSPECT BARRIERS AND REMOVE SEDIMENT AFTER EACH STORM EVENT. SEDIMENT AND GRAVEL MUST BE REMOVED FROM THE TRAVELED WAY IMMEDIATELY.

**CURB INLET SEDIMENT BARRIERS**

**CONSTRUCTION NOTES**

- INSTALL GRAVEL BAGS PER INLET PROTECTION SEE DETAIL THIS SHEET
- INSTALL GRAVEL BAG BERMS PER CASQA DETAIL SE-6

**NOTES:**

- SIDEWALK AND STREET IMMEDIATELY ADJACENT TO CONSTRUCTION DRIVEWAY TO BE SWEEPED CLEAN OF SEDIMENT AND DEBRIS DAILY OR AS NECESSARY TO MINIMIZE SEDIMENT ENTERING PUBLIC STORM DRAIN SYSTEM.
- ANY DISTURBED AREAS SHALL BE TEMPORARILY STABILIZED USING STRAW MULCH ACCORDING TO CASQA DETAIL SS-6 UNTIL PERMANENT LANDSCAPE OR HARSHAPE IS COMPLETED.

1 LANDSCAPE & SOLAR PANEL SITE PLAN - PROJECT NORTH  
SCALE: 1" = 20'-0"

| DISTURBED LAND AREA |                                      | STORM WATER QUALITY NOTES - CONSTRUCTION BMPs |  |
|---------------------|--------------------------------------|---|--|
|                     | ADDED BUILDING FOOTPRINT             | = 286 S.F.                                    | THIS PROJECT SHALL COMPLY WITH ALL REQUIREMENTS OF THE STATE PERMIT: CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD, SAN DIEGO, ORDER NO. R9-2007-0001, NPDES, ( <a href="http://www.swrcb.ca.gov/watersources/programs/stormwater/construction.shtml">http://www.swrcb.ca.gov/watersources/programs/stormwater/construction.shtml</a> ) AND THE CITY OF SAN DIEGO LAND DEVELOPMENT CODE ( <a href="http://docs.sandiego.gov/municipalcode/municodechapter14ch124en02division02.pdf">http://docs.sandiego.gov/municipalcode/municodechapter14ch124en02division02.pdf</a> ) AND STORM WATER MANUAL ( <a href="http://www.sandiego.gov/development-sense/industry/stormwater.shtml">http://www.sandiego.gov/development-sense/industry/stormwater.shtml</a> )   |
|                     | REPLACED LANDSCAPE / HARSHAPE        | = 4,360 S.F.                                  |  |
| <b>TOTAL</b>        |                                      | <b>= 4,646</b>                                |  |
|                     | Number of Tree's Removed             | 7   | NOTES BELOW REPRESENT KEY MINIMUM REQUIREMENTS FOR CONSTRUCTION BMP's.<br><br>1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANUP OF ALL SILT AND MUD ON ADJACENT STREET(S), DUE TO CONSTRUCTION VEHICLES OR ANY OTHER CONSTRUCTION ACTIVITY. AT THE END OF EACH WORKDAY, OR AFTER A STORM EVENT THAT CAUSES A BREACH IN INSTALLED CONSTRUCTION BMP's WHICH MAY COMPROMISE STORM WATER QUALITY WITHIN ANY VEHICLES OR EQUIPMENT FROM TRACKING MUD OR SILT ONTO THE STREET.  |
|                     | Area of Solar Panels in Parking Lot: | 12,930 SQ. FT.                                |  |
|                     |                                      |   | 2. ALL STOCKPILES OF SOIL AND/OR BUILDING MATERIALS THAT ARE INTENDED TO BE LEFT FOR A PERIOD GREATER THAN SEVEN CALENDAR DAYS ARE TO COVERED. ALL REMOVABLE BMP DEVICES SHALL BE IN PLACE AT THE END OF EACH WORKING DAY WHEN FIVE DAY RAIN PROBABILITY FORECAST EXCEEDS 40%.<br><br>3. A CONCRETE WASHOUT SHALL BE PROVIDED ON ALL PROJECTS WHICH PROPOSE THE CONSTRUCTION OF ANY CONCRETE IMPROVEMENTS WHICH ARE TO BE POURED IN PLACE ON SITE.<br><br>4. THE CONTRACTOR SHALL RESTORE ALL EROSION/SEDIMENT CONTROL DEVICES TO WORKING ORDER AFTER EACH RUN-OFF PRODUCING RAINFALL OR AFTER ANY MATERIAL BREACH IN EFFECTIVENESS.<br><br>5. ALL SLOPES THAT ARE CREATED OR DISTURBED BY CONSTRUCTION ACTIVITY MUST BE PROTECTED AGAINST EROSION AND SEDIMENT TRANSPORT AT ALL TIMES.<br><br>6. THE STORAGE OF ALL CONSTRUCTION MATERIAL AND EQUIPMENT MUST BE PROTECTED AGAINST ANY POTENTIAL RELEASE OF POLLUTANTS INTO THE ENVIRONMENT. |

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**NBC-7 RELOCATION Fence Vanance**  
 9680 GRANITE RIDGE DR. SAN DIEGO, CA 92123

07-17-15 DELTA 3 ELEVATOR  
03-25-15 BUILDING DEPT. RESUBMITTAL ISSUES

PROJECT NO: 5500.00  
FILE NAME: 03-25-15 DELTA 3 ELEVATOR  
DRAWN BY: Author  
CHECKED BY: Checker  
PLOT DATE: 9/7/2015 4:12:12 PM  
TITLE:

**BMP PLAN**

DRAWING NO:

**A1.12**

