

MIRA MESA RALPHS CENTER

SIGN PROGRAM

9400 - 9490 MIRA MESA BLVD

SAN DIEGO, CA 92126

ZONE INFORMATION (CC 1-3)

MESA SHOPPING CENTER - EAST, LLC

8294 MIRA MESA BLVD, SAN DIEGO, CA 92126

PARCEL, 1-5 OF PM 16392 AND PARCEL, 6, 7, 11 OF PM 12628

APN 318-110- 58,59,63,67,68,69,70,71

PLANNED DEVELOPMENT PERMIT NO. 762087

AMENDMENT TO PLANNED COMMERCIAL DEVELOPMENT PERMIT NO. 85-0500

APPROVED NOVEMBER 18, 2010



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J. MESA CENTER EAST SIGN PROGRAM, PDP NO. 762087, AMENDMENT TO PCD NO. 85-0500	

SIGN DEVIATIONS

THE PROJECT IS REQUESTING A DEVIATION TO SIGN AREA REGULATIONS CONTAINED IN SAN DIEGO MUNICIPAL CODE SECTION 142.1240(c), TABLE 142-12H, AND SECTION 142.1240(d)(3)(A) TO PERMIT ONE GROUND SIGN ALONG MIRA MESA BOULEVARD WITH A MAXIMUM SIGN AREA OF 240 SQUARE FEET.

THE PROJECT IS REQUESTING A DEVIATION TO SIGN AREA REGULATIONS CONTAINED IN SAN DIEGO MUNICIPAL CODE SECTION 142.1240(d)(3)(A) TO PERMIT ONE GROUND SIGN ALONG WESTVIEW PARKWAY WITH A MAXIMUM SIGN AREA OF 150 SQUARE FEET.

PROJECT DESCRIPTION

THESE CRITERIA IS IN ADDITION TO THE EXISTING MESA CENTER EAST SIGN PROGRAM PCD 85-0500.

GENERAL CRITERIA

1. UNLESS APPROVED BY THE CITY OF SAN DIEGO ALL SIGNS SHALL BE CONSTRUCTED OUTSIDE THE ROW. NO PART OF ANY SIGN SHALL ENCROACH INTO THE ROW.
2. UNLESS APPROVED BY THE CITY OF SAN DIEGO, NO SIGNS OVER 20' SHALL BE CONSTRUCTED WITHIN 100' OF RESIDENTIALLY ZONED PROPERTY.
3. UNLESS APPROVED BY THE CITY OF SAN DIEGO, NO NEW OR RELOCATED SIGNS SHALL BE WITHIN A VISIBILITY AREA.

PROHIBITED SIGNS

- 1: TEMPORARY SIGNS, WINDOW SIGNS, PLACARDS, FLAGS, PENNANTS, AND BANNERS OF ANY TYPE SHALL BE PROHIBITED, EXCEPT AS OTHERWISE APPROVED BY THE PROPERTY MANAGER AND THE CITY OF SAN DIEGO.
- 2: NO ANIMATED, FLASHING, AUDIBLE, OFF PREMISES VEHICLE SIGNS ARE ALLOWED.
- 3: NO EXPOSED RACEWAYS, CROSS-OVERS, CONDUITS, NEON TUBE CONNECTORS, AND TRANSFORMERS ARE ALLOWED.

SIGN CONSTRUCTION

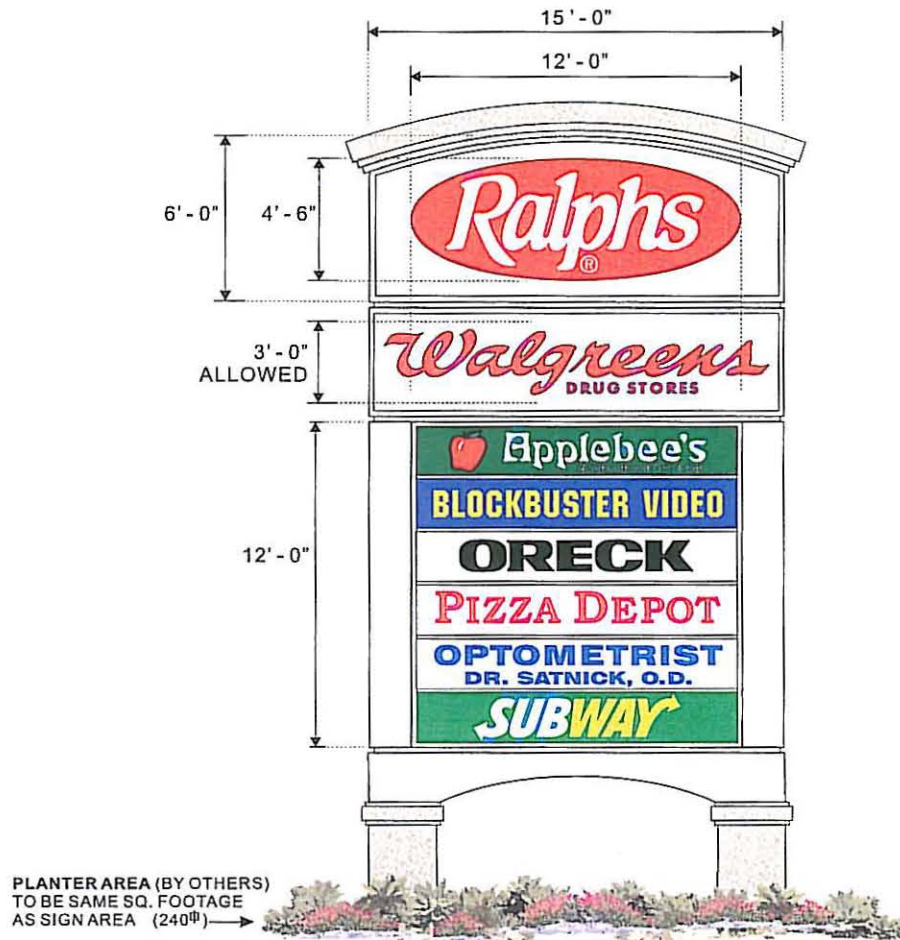
- 1: ALL SIGNS AND THEIR INSTALLATION SHALL COMPLY WITH ALL APPLICABLE CITY BUILDING AND ELECTRICAL CODES, AND BEAR A UL LABEL.
- 2: TENANT'S SIGN CONTRACTOR SHALL COMPLETELY INSTALL AND CONNECT THE SIGN DISPLAY AND PRIMARY WIRING AT THE SIGN LOCATION PER THE PROPERTY MANAGER'S APPROVAL. SIGNS ARE TO BE CONNECTED TO THE J-BOX PROVIDED BY THE PROPERTY OWNER, WHICH IS CONNECTED AND CONTROLLED AT THE PROPERTY OWNER'S HOUSE PANEL; FOR UNIFORM CONTROL OF ILLUMINATION, UNLESS OTHERWISE DIRECTED BY THE PROPERTY MANAGER.
- 3: ALL PENETRATIONS OF THE BUILDING SURFACE SHALL BE SEALED WATERTIGHT. COLOR AND FINISH SHALL MATCH THE ADJACENT BUILDING SURFACE, SUBJECT TO THE PROPERTY MANAGER'S APPROVAL.
- 4: ALL SIGNS SHALL BE KEPT IN GOOD CONDITION, BE LEGIBLE, ADEQUATELY REPAIRED, MAINTAINED, AND PAINTED BY THE TENANT THEREOF AT ALL TIMES, ALL REPAIRS SHALL BE AT LEAST EQUAL IN QUALITY AND DESIGN TO THE ORIGINAL SIGNS. THE STANDARDS FOR MAINTENANCE AND REPAIR OF SIGNS SHALL BE THAT WHICH WILL ASSURE THE HIGHEST VISUAL QUALITY. SIGNS NOT PROPERLY MAINTAINED MAY BE A BATED PURSUANT TO THE CITY OF SAN DIEGO'S CODES.
- 5: ALL EXTERIOR SIGNS SHALL BE SECURED BY CONCEALED FASTENERS, STAINLESS STEEL NICKEL, OR CADMIUM PLATED.
- 6: PLASTIC SURFACES ARE TO BE ROHM & HAAS 3/16 INCH PLEXIGLAS AS MANUFACTURE FOR OUTDOOR ADVERTISING.
- 7: INTERNAL ILLUMINATION IS TO BE 30 MILLI-AMP NEON INSTALLATION LABELED IN ACCORDANCE WITH THE "NATIONAL BOARD OF FIRE UNDERWRITERS SPECIFICATIONS." NO OTHER LABELS OR IDENTIFICATION WILL BE PERMITTED ON THE EXPOSED SURFACES OF THE SIGN EXCEPT THOSE REQUIRED BY LOCAL ORDINANCES.
- 8: ALL SHEET METAL RETURNS SHALL BE 24 GAUGE, MINIMUM, PAINTED WITH ONE COAT OF PRIMER AND TWO COATS ENAMEL FINISH PAINT, COLOR AS REVIEWED AND APPROVED BY THE PROPERTY MANAGER.

PERMANENT SIGN CRITERIA

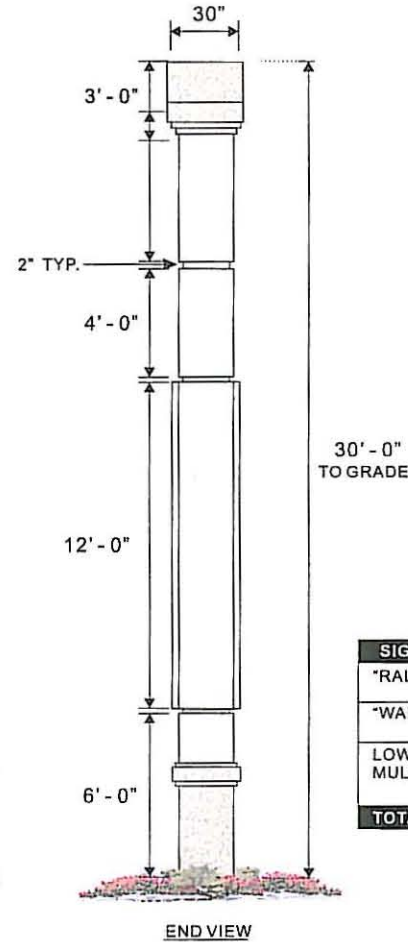
EXCEPT AS AMENDED PER THIS SIGN PROGRAM, ALL SIGNAGE TO CONFORM TO THE EXISTING MESA CENTER EAST SIGN PROGRAM PCD 85-0500.

EXHIBIT 1 (A)

SIGN TYPE "A"



SIGN ELEVATION SCALE 3/16" = 1'-0"



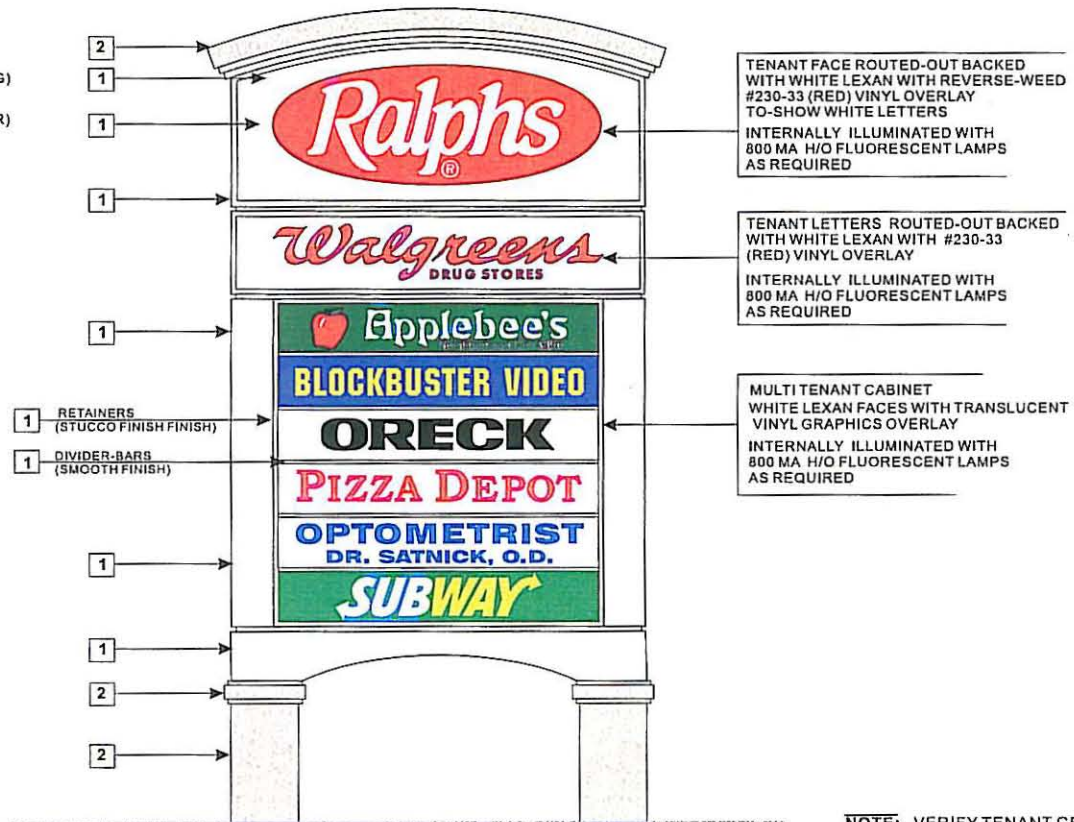
END VIEW

EXHIBIT 1 (B)

SIGN TYPE "A"

COLOR GUIDE

- 1 STUCCO FINISH
PAINTED FRAZEE #CL 2651 W (BUNTING)
- 2 STUCCO FINISH
PAINTED FRAZEE #CL 2654 M (EQUATOR)

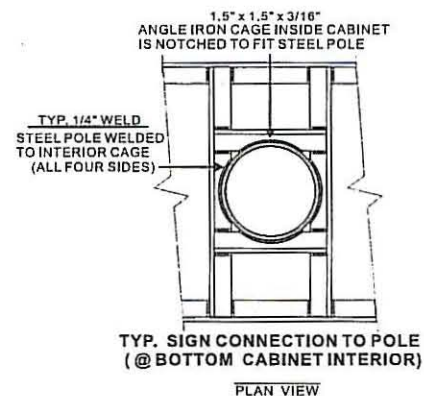
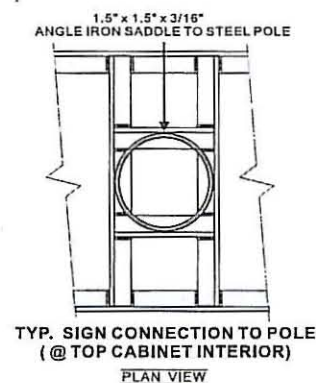
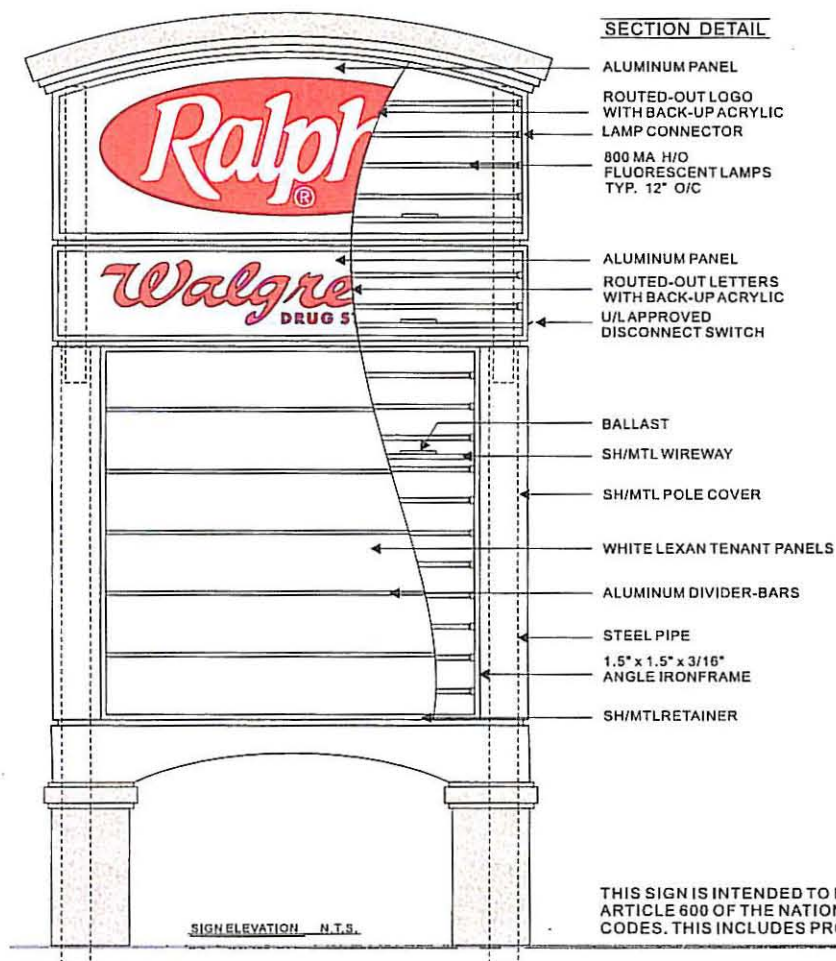


SIGN ELEVATION SCALE 3/16" = 1'-0"

NOTE: VERIFY TENANT GRAPHICS
(GRAPHICS SHOWN NOT FOR PRODUCTION)

EXHIBIT 1 (C)

SIGN TYPE "A"



THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND / OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.

EXHIBIT 2 (A)

SIGN TYPE "B"

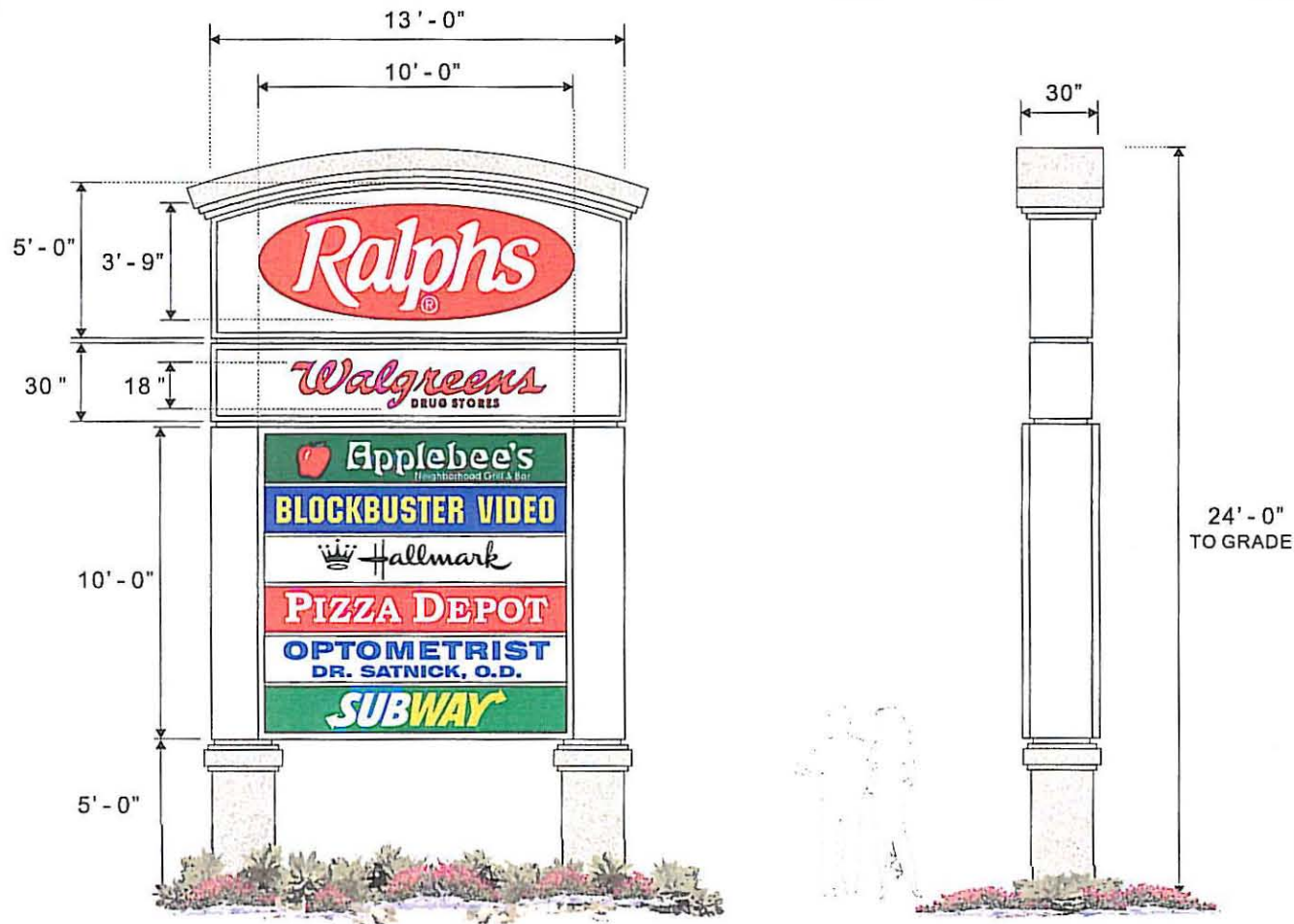
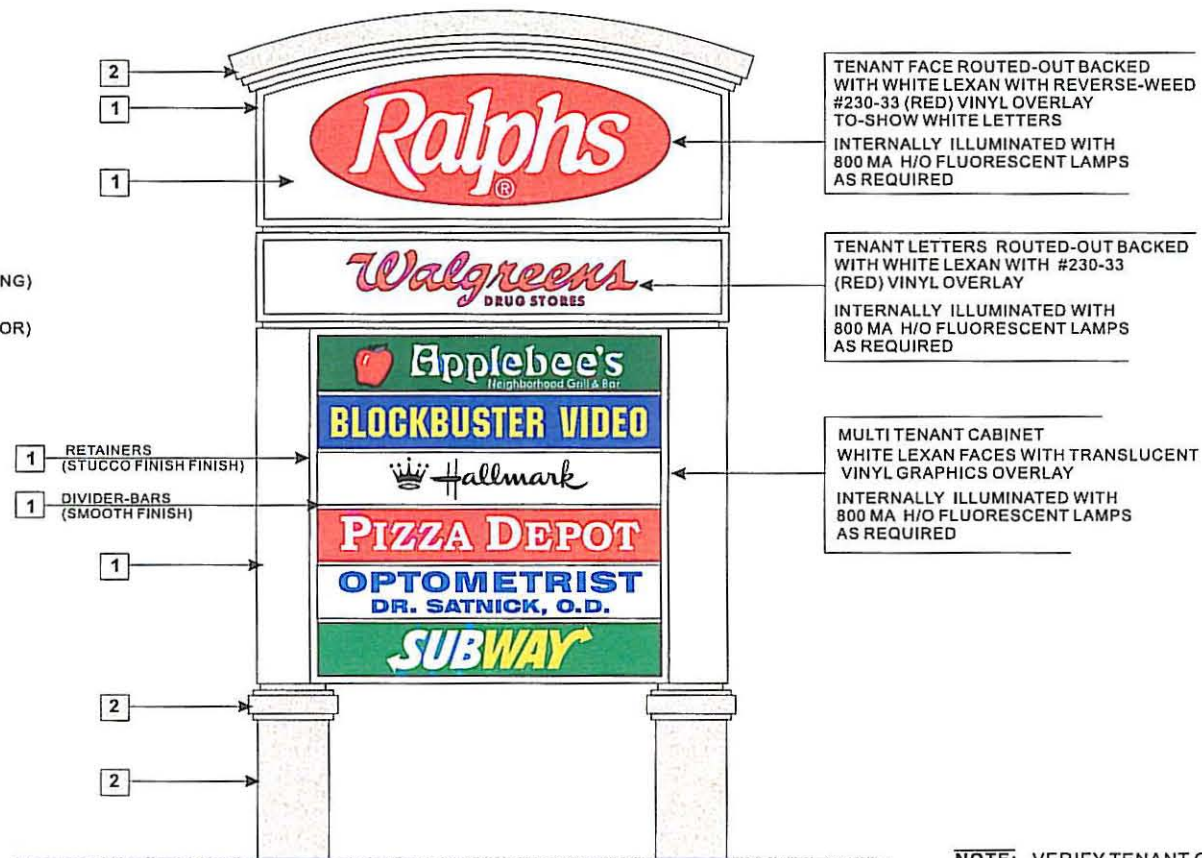


EXHIBIT 2 (B)

SIGN TYPE "B"

COLOR GUIDE

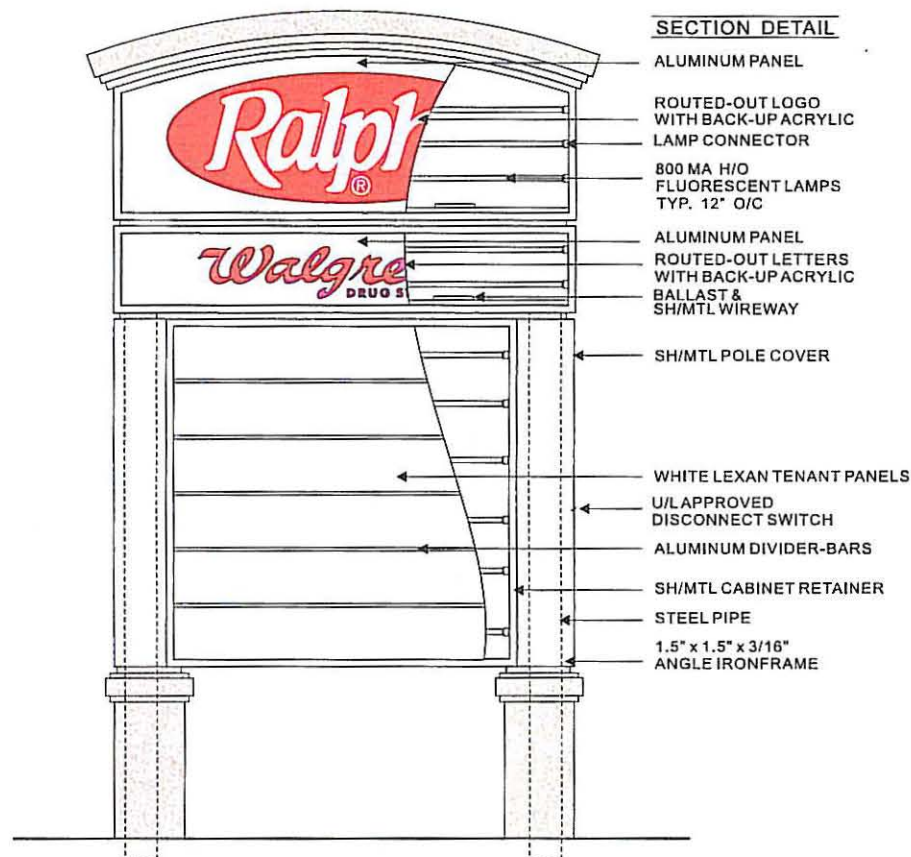
- 1 STUCCO FINISH
PAINTED FRAZEE #CL 2651 W (BUNTING)
- 2 STUCCO FINISH
PAINTED FRAZEE #CL 2654 M (EQUATOR)



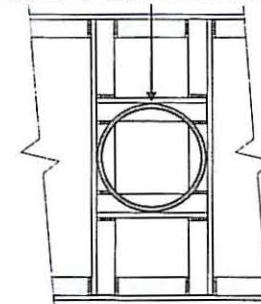
NOTE: VERIFY TENANT GRAPHICS
(GRAPHICS SHOWN NOT FOR PRODUCTION)

EXHIBIT 2 (C)

SIGN TYPE "B"



1.5" x 1.5" x 3/16"
ANGLE IRON SADDLE TO STEEL POLE

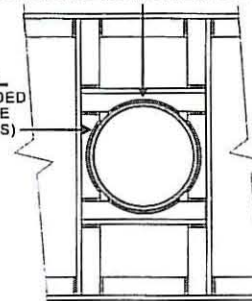


TYP. SIGN CONNECTION TO POLE
(@ TOP CABINET INTERIOR)

PLAN VIEW

1.5" x 1.5" x 3/16"
ANGLE IRON CAGE INSIDE CABINET
IS NOTCHED TO FIT STEEL POLE

TYP. 1/4" WELD
STEEL POLE WELDED
TO INTERIOR CAGE
(ALL FOUR SIDES)

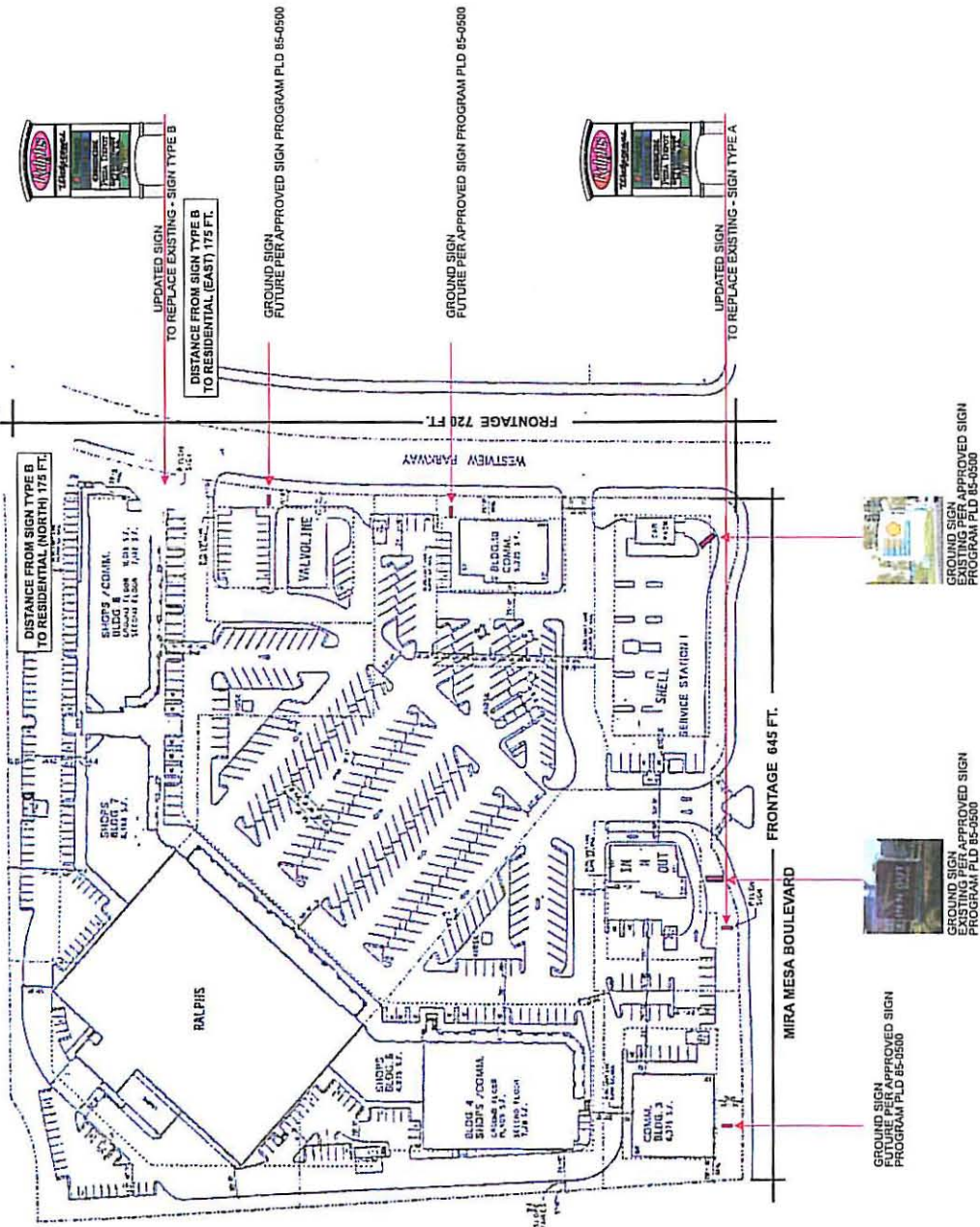


TYP. SIGN CONNECTION TO POLE
(@ BOTTOM CABINET INTERIOR)

PLAN VIEW

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND / OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.

SITE PLAN



MESA CENTER EAST
SIGN PROGRAM

Planned Development Permit No. 762087
Amendment to Planned Commercial Development
Permit No. 85-0500

November 18, 2010

MESA EAST SHOPPING CENTERMESA EAST SHOPPING CENTER

Signage facing the public right-of-way and located on the Mesa Shopping Center East shall conform to the general guidelines and restrictions outlined herein and to the criteria specified for individual sign types. Where no criteria are defined, the current provisions of the City Wide Sign Regulations shall apply. Signs that fall outside the parameters of these criteria and the City-Wide sign Regulations may be approved by the Planning Director if such signs are deemed to be tasteful, well-balanced, and contribute to the success of the Center.

The objectives of the sign program are:

- . To establish signage as a design element that contributes a sense of place to the Mesa Center East.
- . To provide signage that adequately identifies Mesa Center East tenants
- . To create a balance between commercial and aesthetic interests
- . To provide standards of acceptability for signs in order to facilitate the review and approval process

MESA CENTER EAST

DEFINITIONSBUILDING SETBACK

That area of a building site between the property line and the area where habitable structures and required parking are generally built, as designated in the Zoning Ordinance.

Fascia Sign

A building wall sign located above pedestrian level, with the sign face parallel to the fascia.

Letter Height

Letter height shall be determined by measuring the normal capital letter of a type font exclusive of swashes, ascenders, and descenders.

Logo

An image composed of a collection of symbols, figures, design elements, and letters which together form a distinct and unique identifying mark.

Major Tenant

A tenant of a site or building who occupies from 20,000 square feet of leased floor space.

Mid-Size Tenant

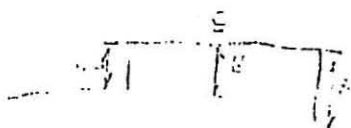
A tenant of a site or building who occupies from 3,500 to 20,000 square feet of leased floor space.

Minor Tenant

A Tenant of a site or building who occupies less than 3,500 square feet of leased floor space.

Maximum Average Height (Monument Signs)

Maximum average height and width of sign face area for monument signs on level ground shall be no greater than 6 feet high and 8 feet wide. In no case shall the overall height of a monument sign on sloped ground as measured from the highest extremity to ground level immediately beneath that point, be more than two feet greater than the maximum average height.



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Monument Sign

A ground sign forming a continuous mass including the sign face, base and its connection to the earth.

Pad Tenant

A user who occupies a freestanding building on the street perimeter of the project.

Sign Face Area

The area of a sign, including margins, potentially available for display of copy and graphics. The area of monument signs and signs on garden walls shall be computed by drawing a line around each graphic element and/or line of copy and calculating the area contained within the line.

Wall Sign

Any sign affixed to the elevation of a building wall, or letters, figures or signs affixed to a freestanding garden or retaining wall.

MESA CENTER EAST

PROHIBITED SIGN TYPES

The following sign types shall be prohibited at the Mesa Center East.

- . Signs on mansard roofs and equipment screens
- . Rooftop signs and signs projecting above roof lines or parapets
- . Rotating and flashing signs
- . Pole signs and other signs with exposed structural supports not intended as a design element, except for code-required signs
- . Temporary wall signs, pennants, banners, flags, inflatable displays or sandwich boards (Note: Temporary grand opening signs shall be allowed in accordance with current provisions of City-Wide Sign Regulations. These criteria shall not prevent granting of a temporary special permit or otherwise permitting signs advertising or pertaining to any civic, charitable or special event of general public interest that takes place within the City when it can be found that such signs will not be materially detrimental to the public welfare, interest or safety, nor injurious to adjacent property.)
- . Pre-manufactured signs, such as franchise signs, that have not been modified to meet the criteria
- . Signs on vehicles except for the following:
 - The driving, operation and movement of vehicles displaying political campaign advertisements for candidates for public office and ballot measures.
 - The identification of a business enterprise upon a vehicle used primarily for the purpose of and in the usual business of the owner for transporting or servicing goods or persons for commercial or other business purposes, provided that the identification is painted on or otherwise affixed so as not to project from the usual profile of the vehicle.
 - A single isolated movement of a sign or sign equipment or materials from one place to another within the City.

MESA CENTER EAST

GENERAL SIGN DESIGN GUIDELINES

1. Signs shall be designed as a family of signs, with selected elements such as materials, colors, form, typestyle, or layout remaining consistent throughout. Colors shall be restricted to choices provided by the Landlord so that signs will be compatible with building background colors. Use of established corporate colors, where they vary from the criteria, shall be allowed with landlord review and written approval.
2. Permanent monument signs shall not exceed 6 feet in maximum average height and 8 feet in maximum sign face area width as defined on Page 2.
3. Signs and typography shall fit comfortably into designated architectural spaces, leaving sufficient margins and negative space on all sides. Wall signs shall appear balanced and in scale within the context of the sign space and the building as a whole. Thickness, height, and color of sign lettering shall be visually balanced and in proportion to other sign on the building.
4. Finish surfaces of all pedestrian-oriented signs (i.e., signs less than 8 feet in height above ground shall be metal, wood, tile, acrylic, or paint and signs shall be front illuminated. Automobile-oriented wall signs (i.e., wall signs oriented to parking lots or public rights-of-way) may contain acrylic for the transmission of light.
5. Monument signs may be placed in building setbacks. Where monument signs are placed in setback areas, signs shall be positioned so that safe sight distances are maintained at entrances to the public right-of-way.
6. Signs illuminated with neon and fluorescent shall be in accordance with industry standards. No exposed raceways or conduits shall be allowed.
7. Dimensional letters and plaques shall be affixed without visible means of attachment, unless attachments make an intentional statement.

MESA CENTER EAST

8. Signage that incorporates logos, business identity, and/or designates the type of business (e.g., Men's Store, Jewelry, Flowers, etc.) shall be encouraged.
9. All sign fabrication work shall be of excellent quality and identical in workmanship to other signs of the same type. All logo images and typestyles shall be accurately reproduced. The Architect and Landlord reserve the right to reject any fabrication work deemed to be below standard.
10. Signs identifying minor and mid-size tenants may be placed on awnings and architectural projections. Awning signs shall be allowed in lieu of fascia signs on horizontal bands.

MESA CENTER EAST

PERMANENT SIGN CRITERIA

Address Numbers

- A. Center Identification Entry Sign (PYLON SIGNS ON SITE PLAN)
Center Entry Signs shall be allowed at primary entrances to the Center as indicated on Exhibit 1. Materials shall be as specified. Sign A. (MIRA MESA BLVD) shall not exceed 30 feet in height and 15 feet in maximum sign face area width. Sign face area shall not exceed 240 square feet. Sign will be illuminated. Sign B. (WEST VIEW SITE) shall not exceed 24 feet in height, 13 feet in width. Sign face area not to exceed 150 sq. ft. Sign A and Sign B shall conform to the design standards provided within the "Amendment to Planned Commercial Development Permit No. 85-0500" (Planned Development Permit No. 762087), approved November 18, 2010.
- B. Major Tenant Identification Wall Sign
Signs shall consist of individual letters and logos in the tenant's typestyle and colors. One major identification wall sign shall be allowed per major tenant. Wall signs may be internally illuminated and shall conform to the following criteria:
- 100 square feet maximum sign face area
 - 8 feet maximum sign face height
 - internally illuminated backgrounds shall be acceptable

MESA CENTER EAST

C. Pad Tenant Identification Signage

Each pad tenant shall be allowed three wall signs and one monument sign.

Wall Signs (E1) shall consist of internally-illuminated channel letters in the tenant's typestyle and colors or cabinet type signs for logos. Signage shall conform to the following criteria:

- . 40 square feet maximum sign face area per sign
- . 24 inches maximum letter height
- . 36 inches maximum logo height
- . height of lettering and logos not to exceed 60% of the height of the field on which it is placed.
- . logos may be up to 48" high when used without separate dimensional lettering
- . matte finishes

D. Minor and Mid-Size Tenant Identification Fascia Sign (on horizontal bands)

Signs shall consist of individual letters and logos in the tenant's typestyle. Illuminated Channel letter are required. One lighted identification fascia sign shall be allowed per tenant building frontage. Signs shall conform to the following criteria:

- . 40 square feet maximum sign face area per sign
- . 24 inch maximum capital letter height
- . 30 inch maximum logo height
- . sign width not to exceed 70% of storefront width
- . letter colors to comply with Center standards; logo colors may vary

MONUMENT SIGNS shall be double-faced with matte-finished dimensional lettering and graphics in tenant's typestyle and colors. Letters and logos to be lighted. Signs shall conform to the following criteria:

- . 40 square feet maximum sign face area
- . 5 feet maximum average height and 8' maximum sign face area width
- . on a 2' high concrete base
- . logos may be up to 36" high when used without separate dimensional lettering

MESA CENTER EAST

E. Mid-Size Tenant Identification Wall Sign (on open fields)

Signs shall consist of internally illuminated channel letters and logos in the tenant's typestyle. Each mid-size tenant shall be allowed one sign per building frontage, not to exceed a maximum of two signs per tenant. Signs shall conform to the following criteria:

- . 60 square feet maximum sign face area per sign
- . height of lettering and logos not to exceed 70% of the width nor 70% of the height of the field on which it is placed
- . letter colors to comply with Center standards; logo colors may vary
- . 24 inch maximum letter height
- . signs to be a minimum of eight feet above ground level
- . 36" inch maximum logo height

MESA CENTER EAST

F. Minor and Mid-Size Tenant Identification hanging Sign
(Pedestrian Oriented)

Each minor and mid-size tenant shall be allowed one single-faced or double-faced hanging sign per building entrance. Signs may be placed under canopies or near doorways. The following criteria shall apply:

- . 10 square feet maximum sign face area
- . colors to comply with Center standards
- . front lighting only

G. SECONDARY SITE SIGNS

In addition to the Center and tenant identification signage outlined herein, secondary site signs oriented to the interior of the project shall be allowed as necessary to provide information, direction, and identification. These signs, which must be approved by the Architect and the Landlord, include:

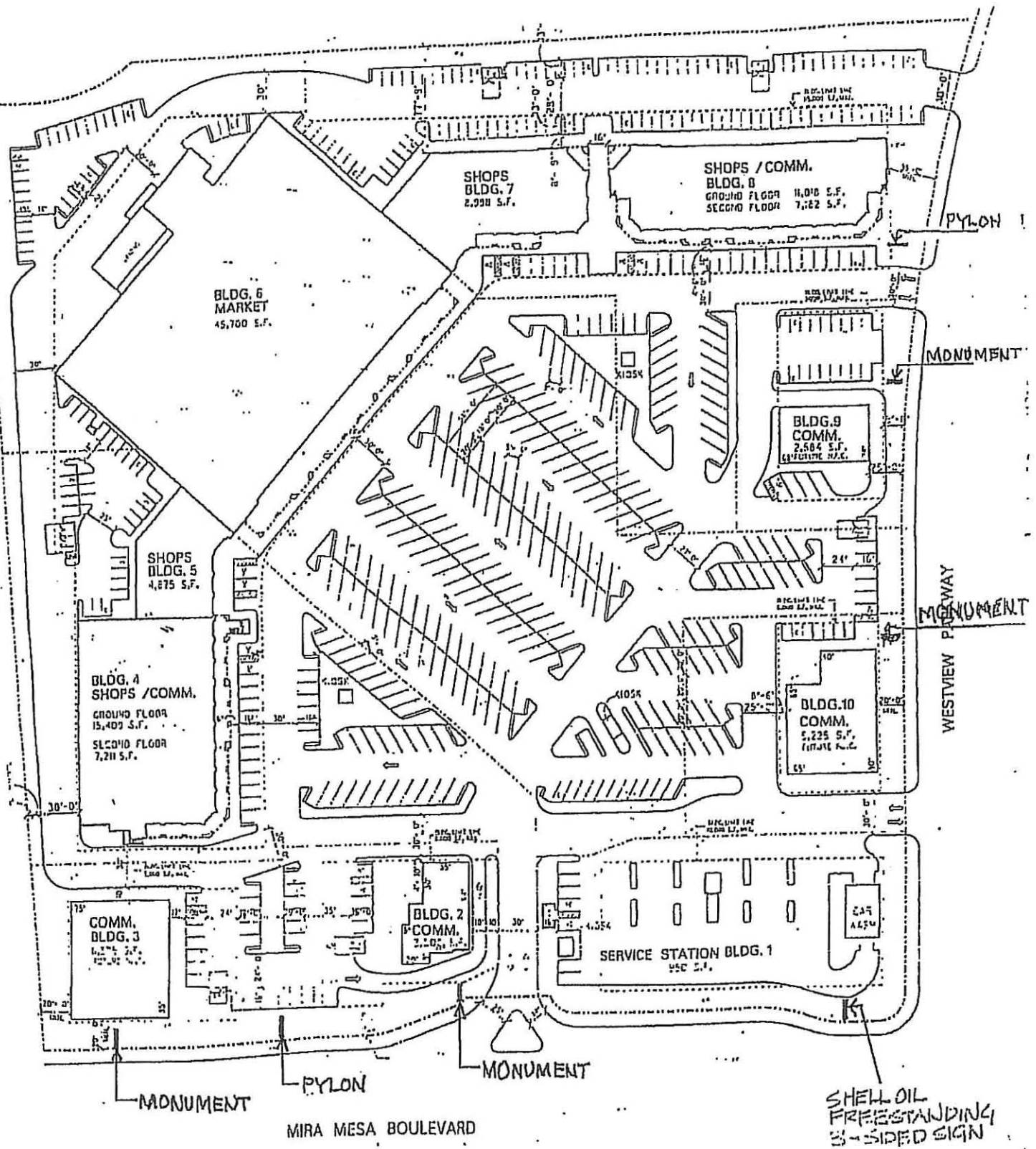
- . address signage
- . entrance signs
- . directory maps and listings
- . directional signs, both pedestrian and automobile-oriented
- . restaurant menuboards
- . informational signs, such as identification for public restrooms
- . parking and traffic control signs.

MESA CENTER EAST

APPROVALS FOR TENANT SIGNAGE

Shop drawings for all signs shall be submitted to the owner's architect for review and approval prior to construction. Drawings shall include exact sizes, locations, placement on building elevations, copy layouts, materials, colors, lighting and construction details. No sign plans shall be submitted to local authorities for approval without first obtaining the owners approval.

Only those sign types provided for in the Sign Plan and specifically approved in writing by the owner shall be allowed. The Landlord may, at his sole discretion and at the tenant's expense, correct, replace, or remove any sign that is installed without written approval and/or that is deemed not to be in conformance with the Sign Plan.



NOTICE OF EXEMPTION

ATTACHMENT 8

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

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

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

PROJECT NO.: 214225

PROJECT TITLE: MIRA MESA RALPHS CENTER

PROJECT LOCATION-SPECIFIC: 9400 MIRA MESA BOULEVARD, SAN DIEGO, CA 92126

PROJECT LOCATION-CITY/COUNTY: SAN DIEGO/SAN DIEGO

DESCRIPTION OF NATURE AND PURPOSE OF THE PROJECT: **PLANNED DEVELOPMENT PERMIT TO AMEND PCD 85-0500 FOR SIGN DEVIATIONS FOR AN EXISTING COMMERCIAL CENTER AT 9400 MIRA MESA BOULEVARD IN THE CC-1-3 ZONE WITHIN THE MIRA MESA COMMUNITY PLAN, FAA PART 77, AIRPORT INFLUENCE AREA, AND COUNCIL DISTRICT 5.**

NAME OF PUBLIC AGENCY APPROVING PROJECT: CITY OF SAN DIEGO

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT: **DAVID ORNELAS, T&B PLANNING INC, 144 WEST "D" STREET, STE 12, ENCINITAS, CA 92024, PHONE (760) 452-2300.**

EXEMPT STATUS: (CHECK ONE)

- ☐ MINISTERIAL (SEC. 21080(b)(1); 15268);
☐ DECLARED EMERGENCY (SEC. 21080(b)(3); 15269(a));
☐ EMERGENCY PROJECT (SEC. 21080(b)(4); 15269(b)(c))
☒ CATEGORICAL EXEMPTION: SECTION 15311(A) – ACCESSORY STRUCTURES

REASONS WHY PROJECT IS EXEMPT: **THE PROPOSED ACTIVITY IS EXEMPT FROM CEQA PURSUANT TO SECTION 15311(A) – WHICH ALLOWS FOR PLACEMENT OF MINOR STRUCTURES ACCESSORY TO EXISTING COMMERCIAL FACILITIES, INCLUDING BUT NOT LIMITED TO ON-PREMISE SIGNS. THE NEW SIGNS WOULD REPRESENT A NEGLIGIBLE EXPANSION OF USE. NO SIGNIFICANT ENVIRONMENTAL IMPACTS WERE IDENTIFIED FOR THE PROPOSED PROJECT. FINALLY, NONE OF THE EXCEPTIONS DESCRIBED IN CEQA GUIDELINES SECTION 15300.2 APPLY.**

LEAD AGENCY CONTACT PERSON: HOLLY SMIT-KICKLIGHTER

TELEPHONE: (619) 446-5378

IF FILED BY APPLICANT:

1. ATTACH CERTIFIED DOCUMENT OF EXEMPTION FINDING.
2. HAS A NOTICE OF EXEMPTION BEEN FILED BY THE PUBLIC AGENCY APPROVING THE PROJECT?
(X) YES () NO

IT IS HEREBY CERTIFIED THAT THE CITY OF SAN DIEGO HAS DETERMINED THE ABOVE ACTIVITY TO BE EXEMPT FROM CEQA


SIGNATURE/TITLESeptember 10, 2010
DATE

CHECK ONE:

- ☒ SIGNED BY LEAD AGENCY
☐ SIGNED BY APPLICANT

DATE RECEIVED FOR FILING WITH COUNTY CLERK OR OPR:



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

Mira Mesa Ralphs Center

Project No. For City Use Only

214225

Project Address:

8294 Mira Mesa Blvd, San Diego, CA 92126

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:	Project No. (For City Use Only)
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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. 95-3102346
☐ 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): Mesa Shopping Center East, LLC <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee Street Address: 8294 Mira MEsa Blvd City/State/Zip: San Diego, CA 92126 Phone No: Fax No: 858 271-4682 858 271-5161 Name of Corporate Officer/Partner (type or print): Brett Feuerstein Title (type or print): Partner Signature : Date: <u>5/31/10</u> <hr/> Corporate/Partnership Name (type or print): <input type="checkbox"/> Owner <input type="checkbox"/> 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: <hr/> Corporate/Partnership Name (type or print): <input type="checkbox"/> Owner <input type="checkbox"/> 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): Mesa Shopping Center East, LLC <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee Street Address: 8294 Mira Mesa Blvd City/State/Zip: San Diego, CA 92126 Phone No: Fax No: 858 271-4682 858 271-5161 Name of Corporate Officer/Partner (type or print): Elliot Feuerstein Title (type or print): Partner Signature : Date: <u>5-31-10</u> <hr/> Corporate/Partnership Name (type or print): <input type="checkbox"/> Owner <input type="checkbox"/> 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: <hr/> Corporate/Partnership Name (type or print): <input type="checkbox"/> Owner <input type="checkbox"/> 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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PROJECT DATA SHEET

PROJECT NAME:	Mira Mesa Ralphs Center	
PROJECT DESCRIPTION:	Amendment to an existing commercial development's sign program with deviations.	
COMMUNITY PLAN AREA:	Mira Mesa	
DISCRETIONARY ACTIONS:	Planned Development Permit	
COMMUNITY PLAN LAND USE DESIGNATION:	Community Commercial	
<u>ZONING INFORMATION:</u> ZONE: Commercial-Community (CC-1-3) HEIGHT LIMIT: 45 maximum height limit LOT SIZE: Min. 5,000 s.f. FLOOR AREA RATIO: Max. 0.75 SETBACKS: Min. Side 10 ft Min. Rear 10 ft PARKING: 805 parking spaces required		
<u>ADJACENT PROPERTIES:</u>	LAND USE DESIGNATION & ZONE	EXISTING LAND USE
NORTH:	Low-Med Density (10-15 du/ac); RM-1-1	Multi-Family Residential
SOUTH:	Commercial-Community CC-1-3	Commercial
EAST:	Commercial-Community CC-1-3	Commercial
WEST:	Commercial-Community CC-1-3	Commercial
DEVIATIONS OR VARIANCES REQUESTED:	Deviations to SDMC sec. 142.1240(c) for max. sign area for ground signs and SDMC sec. 142.1240(d)(3)(A) for a 50 % reduction to ground sign area when more than one sign is located on the same street frontage.	
COMMUNITY PLANNING GROUP RECOMMENDATION:	On Sept. 20, 2010, the Mira Mesa Community Planning Group voted unanimously to recommend approval of the proposed project.	

DEVELOPMENT SERVICES
Project Chronology
Mira Mesa Ralphs Center - PTS# 214225

Date	Action	Description	City Review Time	Applicant Response
07/13/10	First Submittal	Project Deemed Complete		
08/27/10	First Assessment Letter		46 days	
09/10/10	CEQA Exemption			
09/13/10	Second Submittal			17 days
10/4/10	Second Review Complete		21 days	
10/8/10	Issues Complete			4 days
11/18/10	PC Hearing		40 days	
TOTAL STAFF TIME			246 days	
TOTAL APPLICANT TIME				21 days
TOTAL PROJECT RUNNING TIME		From Deemed Complete to Planning Commission	14 months and 12 days	