THE CITY OF SAN DIEGO

REPORT TO THE PLANNING COMMISSION

DATE ISSUED: **July 20, 2012** **REPORT NO. PC-12-057**

ATTENTION: **Planning Commission, Agenda of July 26, 2012**

SUBJECT: JACK-IN-THE BOX – UPAS – PROJECT NO. 213093
PROCESS FOUR

OWNER/
APPLICANT: John O. Thomas, Property Owner (Attachment 10)
Jack-in-the-Box, Inc., Applicant/Permittee (Attachment 10)

SUMMARY

Issue: Should the Planning Commission approve the request to demolish an existing restaurant and construct a new, approximately 2,178-square-foot Jack-in-the-Box restaurant?

Staff Recommendation:

1. **Certify** Negative Declaration No. 213093; and

2. **Approve** Planned Development Permit No. 758252.

Community Planning Group Recommendation: The North Park Planning Committee voted 13-0-0 to recommend denial of the proposed project on January 18, 2011 (Attachment 9).

Environmental Review: A Negative Declaration No. 213093 has been prepared for the project in accordance with State of California Environmental Quality Act (CEQA) guidelines.

Fiscal Impact Statement: None with this action; the costs of processing this project have been paid by the applicant through a deposit account.

Code Enforcement Impact: None with this action; there is no active Neighborhood Code Compliance case.

Housing Impact Statement: The Greater North Park Community Plan designates the proposed project site for Commercial with the ability to include residential development at a density of 15 to 30 dwelling units per net residential acre. The proposal to demolish

DIVERSITY

an existing fast food restaurant on a 0.29-acre site and construct a new fast food restaurant would result in the loss of a potential opportunity to develop 4 to 9 dwelling units as part of a mixed-use development at this location in the North Park community.

BACKGROUND

The Jack-in-the-Box – Upas project is located at the southwest corner of Upas and Dale Streets, within the Greater North Park Community Plan area (Attachment 3). The project site is currently designated for Commercial use in the Greater North Park Community Plan, and is currently zoned CN-1-2 (Attachment 2). The site is also located in the FAA Part 77 Notification Area. An alley abuts the property to the east. Commercial uses exist on the east side of the alley. The commercial strip of 30th Street ends at the northern boundary of this property, where it then takes a jog to the east before continuing south. Residential uses are located to the west of the property on the other side of Dale Street, as well as to the south. Although the property immediately adjacent to the south is residentially developed, it is also located within the CN-1-2 zone.

The site is improved with an existing Jack-in-the-Box drive-through restaurant currently in operation. The existing Jack-in-the Box restaurant was permitted in 1961, when the site was in the C zone. The C zone did not have restrictions on drive-throughs or hours of operation. The current operating hours are the same as those proposed, although the use did operate on a 24-hour basis several years ago. Current zoning requirements prohibit a drive-through on this site and further limit hours of operation from 6:00 a.m. to 12:00 midnight. The property maintains previously conforming rights for the drive-through and hours of operation and may maintain its current operations as outlined in the General Review Procedures for Previously Conforming Premises and Uses in SDMC Chapter 12, Article 7, Division 1. Per these requirements, limited maintenance, repair or alteration to the existing structure, which does not expand the existing structural envelope, would also be allowed by right.

Regardless, the applicant has elected to demolish the existing, previously-conforming facility and construct a new restaurant. Because the new facility proposes to continue the drive-through and hours of operation exceeding the current limitations, a Planned Development Permit is required. The project also includes deviations from other development regulations, all of which are included in the requested Planned Development Permit.

The project is a Process 4 Planning Commission decision, due to the request for the Planned Development Permit.

DISCUSSION

Project Description:

The project proposes the demolition of the existing 1,944-square-foot, drive-through restaurant, and the construction of a new, approximately 2,178-square-foot restaurant with deviations including: operation of a drive-through window, hours of operation, elimination of a pedestrian path of travel, reduced parking, off-setting planes, and landscape.

The project request includes a Planned Development Permit due to the following deviations from the underlying zone requirements and regulations:

1. A deviation to allow a drive-through restaurant to operate on this site where the CN-1-2 Zone does not allow drive-throughs (SDMC Section 131.0522, Table 131-05B footnote 4 does not permit drive-throughs);
2. A deviation to permit modified hours of operation: dining room shall be limited from 6:00 a.m. to 12:00 midnight daily, and drive-through shall be limited from 5:30 a.m. to 2:00 a.m. daily (SDMC Section 131.0522, Table 131-05B footnote 1 restricts hours from 6:00 a.m. to 12:00 midnight);
3. A deviation to provide 11 off-street parking spaces (including one accessible space), where 33 spaces are required (SDMC Section 142.0530, Table 142-05E);
4. A deviation to allow no pedestrian path from Dale Street to the building where one (1) pedestrian path from each property frontage on an improved public street is required (SDMC Section 131.0550(b)). Elimination of the pedestrian path from Dale Street allows design of the structure to focus pedestrian activity toward the north along Upas Street and away from the residential uses to the west;
5. A deviation to allow three (3) offsetting planes on the north elevation and five (5) on the west elevation where four (4) and six (6) offsetting planes are required, respectively (SDMC Section 131.554). The elevations will be constructed with a variety of materials, colors and architectural projections, creating visual interest; and
6. Deviations from the landscape regulations to allow 113 square feet of planting area to be provided for the Remaining Yard, where 400 square feet is required (SDMC Section 142.0404); and to allow the disabled-access parking space to be located 40 feet from a tree, where the VUA tree distribution regulations require one tree within 30 feet of each parking space (SDMC Section 142.0406).

The new restaurant building, landscaping, accessory improvements and enhancements are proposed in order to upgrade the existing facility. Among the enhancements are open seating provided along Upas Street to encourage pedestrian activity and to provide an enhanced streetscape, and the closure of the existing driveways along Upas Street to reduce potential vehicular and pedestrian conflict.

Pursuant to the Land Development Code, in order to maintain previously conforming rights to the drive-through and hours of operation, the existing structure may not be demolished. In order to provide the enhancements, however, the existing structure must be demolished. Therefore, the deviations allow the restaurant site to be upgraded and to provide the enhancements as discussed above, while maintaining current operations.
The proposed project would maintain the existing use and improve the site with perimeter landscaping and street trees. Additionally, the proposed project would remove the two existing driveways along its northern frontage in order to create a contiguous and level sidewalk along Upas Street and a more pedestrian-oriented environment. The drive-through lane would be reconfigured so that traffic would be directed to use the existing alley for egress.

The project will provide an 8-foot-high concrete wall at the south property line and will use visual order confirmation between 5:30 a.m. and 6:00 a.m. and between 10:00 p.m. and 2:00 a.m. at the drive-through order screen to reduce noise to adjacent residences. Improvements to the landscaping, architecture, ADA accessibility, site accessibility, traffic patterns, drive-through

stacking and the overall appearance of the site are also proposed. Specific conditions have been included with the permit to ameliorate the affects of this commercial use on the nearby residential development.

As part of this proposed project, the applicant has indicated they will voluntarily incorporate several sustainability features. The existing site has no water quality measures in place for storm water treatment; as part of this project bioswales and Bioclean filters will be installed to treat wastewater. "Coronado Stone" is specified for exterior finishes, which uses up to 20% recycled material. Exterior lighting will be controlled via time clock and photocells to reduce energy consumption. In addition, the exterior landscaping will use 30% less water than allowed by the City's water budget calculation, and landscape rain sensors will adjust the water schedule based on weather conditions.

Vehicular access to the site is currently provided via two closely spaced driveways on Upas Street and one driveway on Dale Street. The proposed project would require closure of both of the driveways on Upas Street. The driveway on Dale Street would be maintained, with an exit-only driveway being provided into the adjacent alley. This would allow for a reduction in conflicting movements, as well as improvements in the stacking operations within the drive-though, the ability to provide one additional parking space onsite, and an increase in landscaping and pedestrian-orientation along Upas Street. The existing restaurant provides 10 off-street parking spaces. The proposed facility would provide 11 off-street parking spaces, where 33 are required by the underlying zone. A traffic impact analysis was prepared for the project, which concluded that an adequate parking supply will be provided with the 11 spaces proposed for the project, and that no significant impacts would be generated based on the analysis of the study area intersection and street segments.

Community Plan Analysis:

The Greater North Park Community Plan designates the proposed project site for Commercial use with the ability to include residential development at a density of 15 to 30 dwelling units per net residential acre.

A proposal to demolish an existing fast food restaurant and construct a new fast food restaurant with drive-through would implement the existing land use designation. Although the existing CN-1-2 zone does not allow drive-throughs, the community plan does not specifically address prohibition of them.

The project would meet the recommendation in the Transportation Element for the installation and convenient location of bicycle facilities for both customers and employees by providing a bike rack next to the building's western elevation. Drought tolerant landscaping that would be included as part of the project and would provide screening for parking, the drive-through, and trash enclosure would implement the recommendations in the Conservation and the Urban Design Elements of the General Plan for incorporating sustainable landscape design.

Additionally, the proposed project would meet the objective in the Commercial Element of enhancing pedestrian activity in business districts by improving the pedestrian environment, through the incorporation of several pedestrian-oriented features along the project's frontage on Upas Street and Dale Street. The project would enhance the streetscape along Upas Street by

providing outdoor seating along the street, a trellis feature, an approximate 4-foot-wide landscape strip, low scale brick wall, street trees, and pedestrian entries from the street. Also, pedestrian access ramps would be added along Upas Street and the two existing driveways would be removed. On Dale Street, the proposed project would enhance the streetscape with an approximate 7-foot-wide landscape strip that would buffer and screen the sidewalk from parking and street trees in the existing parkway strip. Additionally, the corner of Dale Street and Upas Street would be enhanced with broad canopy street trees and landscaping.

The project proposes a deviation to the zone to allow a drive-through. Although the Greater North Park Community Plan does not specifically address drive-through establishments, the project proposes to maintain the location of the drive-through to the rear of the restaurant. This location helps to maintain pedestrian orientation along Dale and Upas Streets. The project also proposes to include an 8-foot-high concrete wall and institute visual order confirmation between 5:30 a.m. and 6:00 a.m. and between 10:00 p.m. and 2:00 a.m. at the drive-through order screen to reduce noise to adjacent residences. The proposed project would not adversely impact the overall goals and objectives of the community plan and as proposed, would meet recommendations and objectives related to enhancing the pedestrian environment in commercial areas and promoting sustainable landscape design contained in the Commercial, Transportation, and Conservation Elements of the Greater North Park Community Plan and General Plan.

Environmental Analysis:

In accordance with State of California Environmental Quality Act (CEQA) guidelines, an Initial Study was prepared for the proposed project which confirmed either less than significant impacts or no impacts to environmental factors. As a result, a Negative Declaration has been prepared for the proposed project.

Project-Related Issues:

Community Participation:

Several letters and emails have been received both in opposition and in support of the proposed project since it was submitted. If requested by the parties, these communications have been attached to this report.

Community Planning Group:

The North Park Planning Committee voted 13-0-0 to recommend denial of the proposed Planned Development Permit for the proposed project. The minutes provided by the North Park Planning committee state their basis for denial is because "the project does not conform to the findings that must be made to allow such a permit as outlined in Municipal Code 126.0604 (a)" (Attachment 9).

Conclusion:

Staff has determined the proposed Jack-in-the-Box – Upas project, except for the proposed

deviations, complies with the applicable sections of the Municipal Code and adopted City Council policies. Staff has determined the required findings would support the recommendation to approve the proposed Planned Development Permit.

ALTERNATIVES

1. **Approve** Planned Development Permit No. 758252, **with modifications.**

2. **Deny** Planned Development Permit No. 758252, **if the findings required to approve the project cannot be affirmed.**

Respectfully submitted,

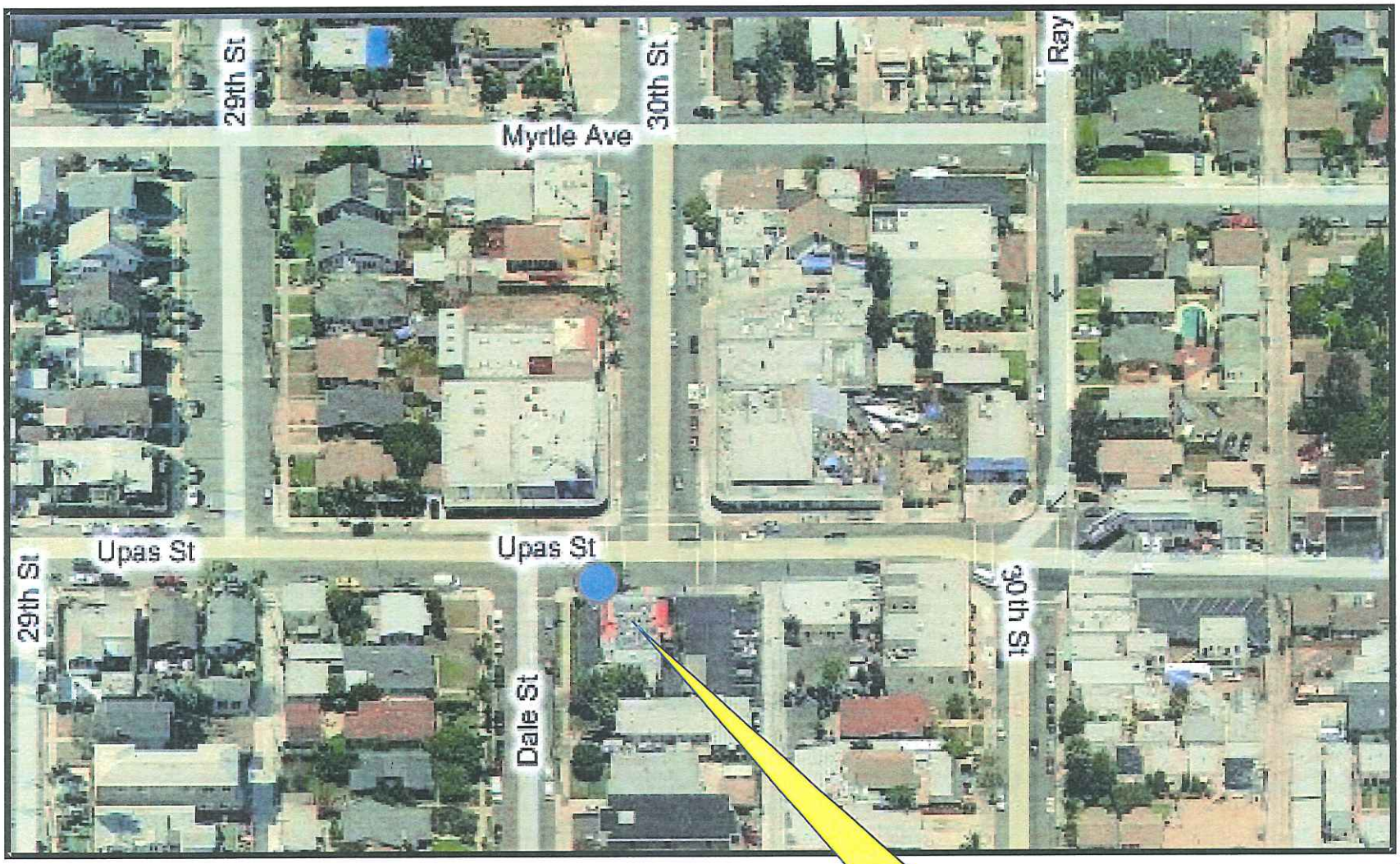
Mike Westlake
Program Manager
Development Services Department

Michelle Sokolowski, Project Manager
Development Services Department

WESTLAKE/MS

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
8. Project Plans
9. Community Planning Group Recommendation
10. Ownership Disclosure Statement
11. Project Chronology
12. Notice of Planning Commission Hearing
13. Photographic Survey
14. Communication Received

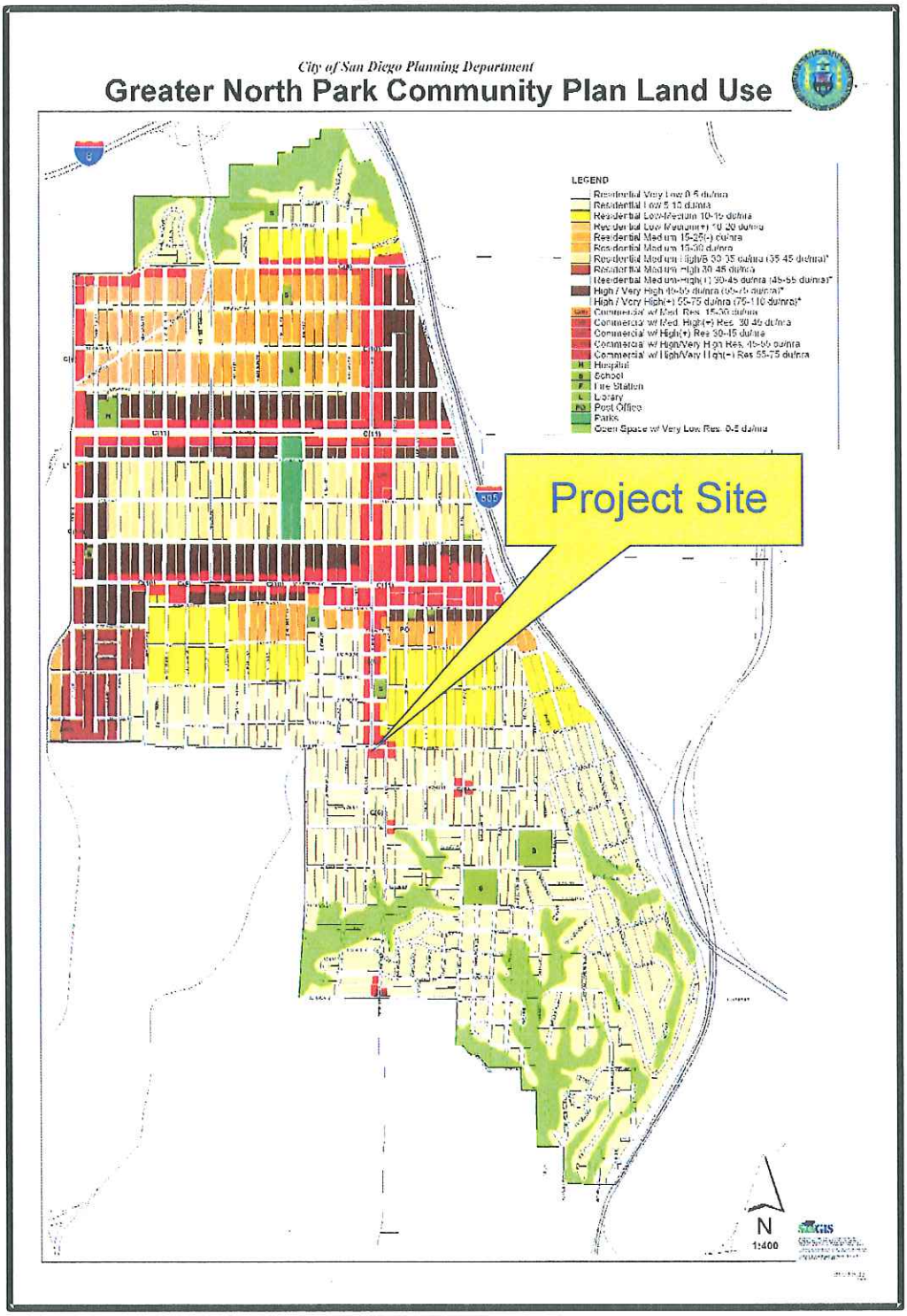


Aerial Photo

JACK-IN-THE-BOX – UPAS – 2959 UPAS STREET
PROJECT NO. 213093

ATTACHMENT 1

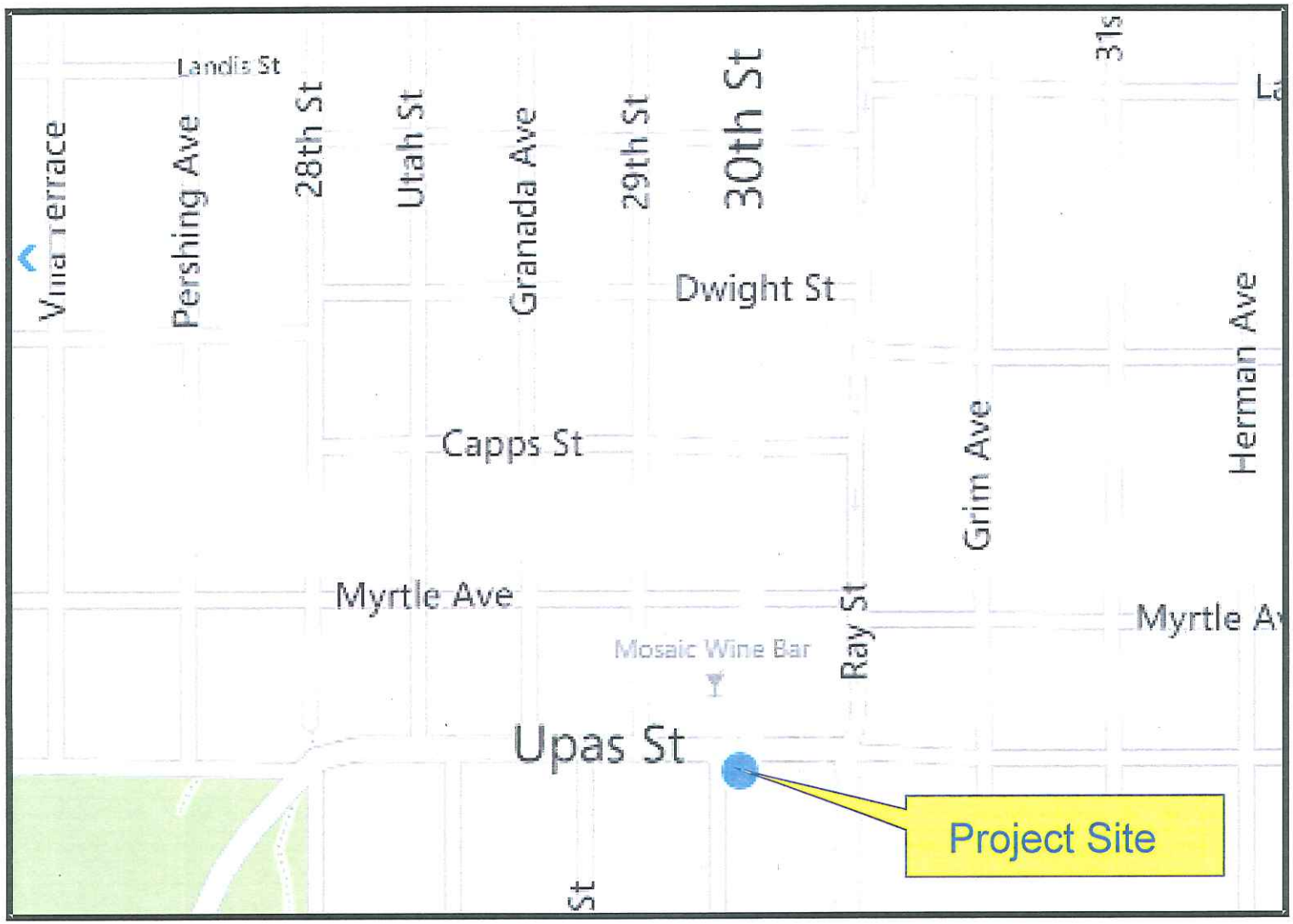
ATTACHMENT 2



Land Use Map

JACK-IN-THE-BOX - UPAS – 2959 UPAS STREET
PROJECT NO. 213093

North



Project Location Map

JACK-IN-THE-BOX – UPAS – 2959 UPAS STREET

PROJECT NO. 213093

North

ATTACHMENT 3

PROJECT DATA SHEET		
PROJECT NAME:	Jack-in-the-Box – Upas - Project No. 213093	
PROJECT DESCRIPTION:	Demolition of an existing restaurant and the construction of a new, approximately 2,178-square-foot restaurant on a 0.29-acre site	
COMMUNITY PLAN AREA:	Greater North Park	
DISCRETIONARY ACTIONS:	Planned Development Permit	
COMMUNITY PLAN LAND USE DESIGNATION:	Commercial	
ZONING INFORMATION: **ZONE:** CN-1-2 **HEIGHT LIMIT:** 30 feet **LOT SIZE:** 5,000 square-foot minimum lot size; 10 acre maximum **FLOOR AREA RATIO:** 1.0 maximum **FRONT SETBACK:** none required **SIDE SETBACK:** 0' or 10' **STREETSIDE SETBACK:** none required **REAR SETBACK:** 0' or 10' **PARKING:** 33 parking spaces required		
ADJACENT PROPERTIES:	**LAND USE DESIGNATION & ZONE**	**EXISTING LAND USE**
NORTH:	Commercial; CN-1-2	Retail and Restaurant/Bar
SOUTH:	Commercial; CN-1-2	Multi-Dwelling Residential
EAST:	Commercial; CN-1-2	Restaurant
WEST:	Low Density Residential (5-10 du/ac); RS-1-7	Single-Dwelling Residential
DEVIATIONS OR VARIANCES REQUESTED:	- Drive-through - Hours of operation before 6:00 am (5:30 proposed) and after 12:00 midnight (2:00 am proposed) - 11 parking spaces where 33 required - No pedestrian path from Dale Street to establishment - One less offsetting plane on each street facing elevation - Landscaping	
PLANNING GROUP RECOMMENDATION:	The North Park Planning Committee voted 13-0-0 to recommend denial of the proposed project on January 18, 2011.	

PLANNING COMMISSION
RESOLUTION NO. _____
PLANNED DEVELOPMENT PERMIT NO. 758252
JACK-IN-THE-BOX - UPAS - PROJECT NO. 213093

WHEREAS, JOHN O. THOMAS, AN INDIVIDUAL, Owner, and JACK-IN-THE-BOX, INC. A DELAWARE CORPORATION, Permittee, filed an application with the City of San Diego for a permit to demolish an existing restaurant and construct a new, approximately 2,178-square-foot restaurant with deviations including: operation of a drive-through window, hours of operation, elimination of a pedestrian path of travel, reduced parking, off-setting planes, and landscape (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 758252, on portions of a 0.29-acre site;

WHEREAS, the project site is located at 2959 Upas Street in the CN-1-2 Zone and the FAA Part 77 Notification Area, within the Greater North Park Community Plan area;

WHEREAS, the project site is legally described as Lots 1 and 2, Block 1, Lynhurst, Map No. 1262;

WHEREAS, on July 26, 2012, the Planning Commission of the City of San Diego considered Planned Development Permit No. 758252 pursuant to the Land Development Code of the City of San Diego;

WHEREAS, on May 10, 2012, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination (include rest of language as deemed appropriate);

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

That the Planning Commission adopts the following written Findings, dated July 26, 2012:

Planned Development Permit Findings - Section 126.0604

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

The proposed project includes the demolition of an existing drive-through restaurant and the construction of a new drive-through restaurant, with deviations. The Greater North Park Community Plan designates the proposed project site for Commercial use with the ability to include residential development at a density of 15 to 30 dwelling units per net residential acre. A proposal to demolish an existing fast food restaurant and construct a new fast food restaurant with drive-through would implement the existing land use designation. Although the existing CN-1-2 zone does not allow drive-throughs, the community plan does not specifically address prohibition of them.

The project would meet the recommendation in the Transportation Element for the installation and convenient location of bicycle facilities for both customers and employees

by providing a bike rack next to the building's western elevation. Drought tolerant landscaping that would be included as part of the project and would provide screening for parking, the drive-through, and trash enclosure would implement the recommendations in the Conservation and the Urban Design Elements of the General Plan for incorporating sustainable landscape design.

Additionally, the proposed project would meet the objective in the Commercial Element of enhancing pedestrian activity in business districts by improving the pedestrian environment, through the incorporation of several pedestrian-oriented features along the project's frontage on Upas Street and Dale Street. The project would enhance the streetscape along Upas Street by providing outdoor seating along the street, a trellis feature, an approximate 4-foot-wide landscape strip, low scale brick wall, street trees, and pedestrian entries from the street. Also, pedestrian access ramps would be added along Upas Street and the two existing driveways would be removed. On Dale Street, the proposed project would enhance the streetscape with an approximate 7-foot-wide landscape strip that would buffer and screen the sidewalk from parking and street trees in the existing parkway strip. Additionally, the corner of Dale Street and Upas Street would be enhanced with broad canopy street trees and landscaping.

The project proposes a deviation to the zone to allow a drive-through. Although the Greater North Park Community Plan does not specifically address drive-through establishments, the project proposes to maintain the location of the drive-through at the rear of the restaurant. This location helps to maintain pedestrian orientation along Dale and Upas Streets. The project also proposes to include an 8-foot-high concrete wall and institute visual order confirmation between 5:30 a.m. and 6:00 a.m. and between 10:00 p.m. and 2:00 a.m. at the drive-through order screen to reduce noise to adjacent residences. The proposed project would not adversely impact the overall goals and objectives of the community plan and as proposed, would meet recommendations and objectives related to enhancing the pedestrian environment in commercial areas and promoting sustainable landscape design contained in the Commercial, Transportation, and Conservation Elements of the Greater North Park Community Plan and General Plan.

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

The proposed project includes the demolition of an existing drive-through restaurant and the construction of a new drive-through restaurant, with deviations. Currently, the proposed project site contains an existing fast food restaurant with drive-through. The proposed project would maintain the existing use and improve the site with perimeter landscaping and street trees. Additionally, the proposed project would remove the two existing driveways along its northern frontage in order to create contiguous and level sidewalk along Upas Street and a more pedestrian-oriented environment. The drive-through lane would be reconfigured so that traffic would be redirected to use the existing alley for egress. Further, the project also proposes to include an 8-foot concrete wall and institute visual order confirmation between 5:30 a.m. and 6:00 a.m. and between 10:00 p.m. and 2:00 a.m. at the drive-through order screen to reduce noise to adjacent residences.

In accordance with State of California Environmental Quality Act (CEQA) guidelines, an Initial Study was prepared for the proposed project which confirmed either less than significant impacts or no impacts to environmental factors. As a result, a Negative Declaration has been prepared for the proposed project. The draft permit contains specific conditions addressing project compliance with the City's codes, policies, regulations and other regional, State and Federal regulations, as well as several operational constrains and development controls. Accordingly, the proposed development will not be detrimental to the public health, safety and welfare.

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

The proposed project includes the demolition of an existing drive-through restaurant and the construction of a new drive-through restaurant, with deviations. The project proposes to maintain current operation of an existing fast food restaurant, which includes operation of a drive-through and store hours of 6:00 a.m. to 12:00 midnight (dining room) and 5:30 a.m. to 2:00 a.m. (drive-through). The drive-through restaurant was permitted in 1961, when the site was in the C zone. The C zone did not have restrictions on drive-throughs or hours of operation. Current zoning requirements prohibit a drive-through restaurant on this site and further limit hours of operation to 6:00 a.m. – 12:00 midnight. The project maintains previously conforming rights for the drive-through and hours of operation and may maintain its current operations as outlined in the General Review Procedures for Previously Conforming Premises and Uses in SDMC Chapter 12, Article 7, Division 1. Per these requirements, limited maintenance, repair or alteration to the existing structure, which does not expand the existing structural envelope, would also be allowed by right.

A new restaurant building, landscaping, accessory improvements and enhancements are proposed in order to upgrade the existing facility. Among the enhancements are open seating provided along Upas Street to encourage pedestrian activity and to provide an enhanced streetscape, and the closure of the existing driveways along Upas Street to reduce potential vehicular and pedestrian conflict.

In order to maintain previously conforming rights to the drive-through and hours of operation, the existing structure may not be demolished. In order to provide the enhancements, however, the existing structure must be demolished. Therefore, the deviations allow the restaurant site to be upgraded and to provide the enhancements as discussed above, while maintaining current operations.

The project also proposes deviations from the offsetting planes requirement and does not provide the required pedestrian path from Dale Street to the establishment. The elevations will be constructed with a variety of materials, colors and architectural projections, creating

visual interest. Elimination of the pedestrian path from Dale Street allows design of the structure to focus pedestrian activity toward the north along Upas Street and away from the residential uses to the west.

In addition, the project will provide an 8-foot-high concrete wall at the south property line and will use visual order confirmation between 5:30 a.m. and 6:00 a.m. and between 10:00 p.m. and 2:00 a.m. at the drive-through order screen to reduce noise to adjacent residences. The inclusion of the drive-through in the project allows a reduction in square footage of the restaurant, which provides the ability to devote more of the site to landscaping, pedestrian orientation and parking; a walk-in only restaurant would require a larger facility to accommodate more customers. The ability to provide more landscaping and meet the pedestrian-orientation goals of the community plan, in addition to improving the architecture, ADA accessibility, site accessibility, traffic patterns, drive-through stacking and the overall appearance of the site will result in a more desirable project.

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

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Planning Commission, Planned Development Permit No. 758252 is hereby GRANTED by the Planning Commission to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit No. 758252, a copy of which is attached hereto and made a part hereof.

MICHELLE SOKOLOWSKI
Development Project Manager
Development Services
Adopted on:

Internal Order No. 24000960

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: 24000960

PLANNED DEVELOPMENT PERMIT NO. 758252
JACK-IN-THE-BOX - UPAS - PROJECT NO. 213093
PLANNING COMMISSION

DRAFT

This Planned Development Permit No. 758252 is granted by the Planning Commission of the City of San Diego to JOHN O. THOMAS, AN INDIVIDUAL, Owner, and JACK-IN-THE-BOX, INC., A DELAWARE CORPORATION, Permittee, pursuant to San Diego Municipal Code [SDMC] section 126.0602. The 0.29-acre site is located at 2959 Upas Street in the CN-1-2 Zone and the FAA Part 77 Notification Area, within the Greater North Park Community Plan. The project site is legally described as: Lots 1 and 2, Block 1, Lynhurst, Map No. 1262.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to demolish an existing restaurant and construct a new, approximately 2,178-square-foot restaurant with deviations including: operation of a drive-through window, hours of operation, elimination of a pedestrian path of travel, reduced parking, off-setting planes, and landscape, described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated July 26, 2012, on file in the Development Services Department.

The project shall include:

a. Demolition of an existing restaurant and construction of a new, approximately 2,178-square-foot restaurant with deviations including: operation of a drive-through window, hours of operation, elimination of a pedestrian path of travel, reduced parking, off-setting plans, and landscape;

b. Deviations from the development regulations to as further delineated in Condition 30:

a. To allow a drive-through restaurant to operate on this site where the CN-1-2 Zone does not allow drive-throughs;
b. To permit modified hours of operation as described in Conditions 36 and 37 of this permit;
c. To provide 11 off-street parking spaces (including one accessible space), where 33 spaces are required;
d. To allow no pedestrian path from Dale Street to the building where one (1) pedestrian path from each property frontage on an improved public street is required;
e. To allow three (3) offsetting planes on the north elevation and five (5) on the west elevation where four (4) and six (6) offsetting planes are required, respectively; and
f. Deviations from the landscape regulations to allow 113 square feet of planting area to be provided for the Remaining Yard, where 400 square feet is required (SDMC Section 142.0404) and to allow the disabled-access parking space to be located 40 feet from a tree, where the VUA tree distribution regulations require one tree within 30 feet of each parking space (SDMC Section 142.0406).

c. Landscaping (planting, irrigation and landscape related improvements);

d. Off-street parking; and

e. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act [CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the 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 July 26, 2015.

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" conditions(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.

AIRPORT REQUIREMENTS:

10. Prior to the issuance of any building permits, the Owner/Permittee shall provide a copy of the signed agreement [DS-503] and show certification on the building plans verifying that the structures do not require Federal Aviation Administration [FAA] notice for Determination of No

Hazard to Air Navigation, or provide an FAA Determination of No Hazard to Air Navigation as specified in Information Bulletin 520.

ENGINEERING REQUIREMENTS:

11. Prior to the issuance of any building permit, the Owner/Permittee shall assure by permit and bond the closure of the non-utilized driveway, on Upas Street, with City standard curb, gutter and sidewalk, satisfactory to the City Engineer.

12. Prior to the issuance of any building permit, the Owner/Permittee shall assure by permit and bond the replacement of the existing curb with City standard curb and gutter, along the project frontage on Upas Street and Dale Street, per Standard Drawings G-2 and SDG-100, satisfactory to the City Engineer.

13. Prior to the issuance of any building permit, the Owner/Permittee shall assure by permit and bond the replacement of the existing driveways with City standard driveways on Upas Street and on Dale Street, per Standard Drawing G-14B, G-16 and SDG-100, satisfactory to the City Engineer.

14. Prior to the issuance of any building permit, the Owner/Permittee shall dedicate an additional 2.5 foot alley, along the project site adjacent to the alley, to provide a minimum of 10-foot alley centerline to property line distance, satisfactory to the City Engineer.

15. Prior to the issuance of any building permit, the Owner/Permittee shall assure by permit and bond the replacement of the alley apron, at the alley entrance on Upas Street, satisfactory to the City Engineer.

16. Prior to the issuance of any building permit, the Owner/Permittee shall assure by permit and bond the replacement of the damaged portion of the alley, satisfactory to the City Engineer.

17. Prior to the issuance of any building permit, the Owner/Permittee shall assure by permit and bond the construction of City standard curb ramps, at the alley entrance on Upas Street, satisfactory to the City Engineer.

18. Prior to the issuance of any building permit, the Owner/Permittee shall assure by permit and bond the construction of the City standard curb ramps with truncated domes, adjacent to the project site on Upas Street and align with the existing curb ramps located on the opposite sides of Upas Street at the intersection with 30th Street, satisfactory to the City Engineer.

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

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

21. 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.

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

23. Prior to the issuance of any building permit, the Owner/Permittee shall assure by permit and bond the replacement of the existing driveway with City standard driveway on Dale Street, per Standard Drawing G-14B, G-16 and SDG-100, satisfactory to the City Engineer.

24. Prior to the issuance of any building permit, the Owner/Permittee shall assure by permit and bond the construction of City standard curb ramps with truncated domes, on both sides of the alley entrance on Upas Street, satisfactory to the City Engineer.

LANDSCAPE REQUIREMENTS:

25. Prior to issuance of any engineering permits for right-of-way improvements, complete landscape construction documents shall be submitted to the Development Services Department for approval. Improvement plans shall provide a minimum root zone of 40 square feet unencumbered by utilities for all trees. Driveways, utilities, drains, water and sewer laterals shall be designed so as not to prohibit the placement of street trees.

26. Prior to issuance of any construction permits, complete landscape and irrigation plans 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).

27. Prior to issuance of any Certificate of Occupancy, it shall be the responsibility of the Owner/Permittee to install all required landscape and obtain all required landscape inspections. A "No Fee" Street Tree Permit shall be obtained for the installation, establishment, and on-going maintenance of all street trees.

28. 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.

PLANNING/DESIGN REQUIREMENTS:

29. Owner/Permittee shall maintain a minimum of 11 off-street parking spaces (including one accessible space) on the property at all times in the approximate locations shown on the

approved Exhibit "A." 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 Development Services Department.

30. The following deviations are granted with this permit, as more fully described on Exhibit "A," dated July 26, 2012:

a. A deviation to allow a drive-through restaurant to operate on this site where the CN-1-2 Zone does not allow drive-throughs (SDMC Section 131.0522, Table 131-05B footnote 4);
b. A deviation to permit modified hours of operation as described in Conditions 33 and 34 of this permit (SDMC Section 131.0522, Table 131-05B footnote 1);
c. A deviation to provide 11 off-street parking spaces (including one accessible space), where 33 spaces are required (SDMC Section 142.0530, Table 142-05E);
d. A deviation to allow no pedestrian path from Dale Street to the building where one (1) pedestrian path from each property frontage on an improved public street is required (SDMC Section 131.0550(b));
e. A deviation to allow three (3) offsetting planes on the north elevation and five (5) on the west elevation where four (4) and six (6) offsetting planes are required, respectively (SDMC Section 131.554); and
f. Deviations from the landscape regulations to allow 113 square feet of planting area to be provided for the Remaining Yard, where 400 square feet is required (SDMC Section 142.0404) and to allow the disabled-access parking space to be located 40 feet from a tree, where the VUA tree distribution regulations require one tree within 30 feet of each parking space (SDMC Section 142.0406).

31. 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.

32. All lighting facing the residential neighborhood to the west and all lighting associated with the drive-through shall be reduced in intensity between the hours of 12:00 midnight and 6:00 a.m.

33. The drive-through shall utilize visual order confirmation at the order board between 5:30 am and 6:00 a.m. and between 10:00 p.m. and 2:00 a.m. The drive-through speaker system shall not be used between these hours.

34. An 8'-0" high wall shall be installed along the southern property line, as specified on Exhibit "A," per the noise plan analysis for the decibel levels to the property to the south.

35. Prior to final inspection of the building permit, the Owner/Permittee shall post two permanent signs, one near the entrance of the drive-through or menu board and one near the pick-up window, instructing patrons to dim their automobile's headlights, lower speaking

volumes and excessive noise, and to respect the residential neighbors. Construction drawings shall show the location of these signs and the proposed language, to the satisfaction of the Development Services Department.

36. All outdoor dining areas, parking area, and the remainder of the exterior of the property shall be kept free of litter at all times.

37. Hours of operation for the dining area shall be limited to 6:00 a.m. to 12:00 midnight daily.

38. Hours of operation for the drive-through shall be limited to 5:30 a.m. to 2:00 a.m. daily.

39. All signs associated with this development shall be consistent with sign criteria established by the City-wide sign regulations, and as supplemented by the approved Exhibit "A."

40. All private outdoor lighting shall be shaded and adjusted to fall on the same premises where such lights are located and in accordance with the applicable regulations in the SDMC, and as supplemented within the other conditions of this permit.

GEOLOGY REQUIREMENTS:

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

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

PUBLIC UTILITIES DEPARTMENT REQUIREMENTS:

43. All proposed public water facilities, including services and meters, must be designed and constructed in accordance with established criteria in the most current edition of the City of San Diego Water Facility Design Guidelines and City regulations, standards and practices pertaining thereto.

44. All proposed public sewer facilities are to be designed and constructed in accordance with established criteria in the most current City of San Diego sewer design guide.

45. 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.

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

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 Planning Commission of the City of San Diego on July 26, 2012, by Resolution No. _____.

DRAFT

Planned Development Permit No. 758252
Date of Approval: July 26, 2012

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

_____
MICHELLE SOKOLOWSKI
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.

JOHN O. THOMAS
Owner/Permittee

By _____
John O. Thomas

JACK-IN-THE BOX, INC.
Owner/Permittee

By _____
NAME:
TITLE:

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

ATTACHMENT 7

RESOLUTION NUMBER R-_____

ADOPTED ON _____

WHEREAS, on June 22, 2010, Jack-in-the-Box submitted an application to the Development Services Department for a Planned Development Permit; and

WHEREAS, the permit was considered by the PLANNING COMMISSION of the City of San Diego; and

WHEREAS, the issue was considered by the PLANNING COMMISSION of the City of San Diego on July 26, 2012; and

WHEREAS, the PLANNING COMMISSION of the City of San Diego considered the issues discussed in Negative Declaration No. 213093; NOW THEREFORE,

BE IT RESOLVED, by of the City of San Diego, that it is hereby certified that Negative Declaration No. 213093 has been completed in compliance with the California Environmental Quality Act of 1970 (California Public Resources Code Section 21000 et seq.) as amended, and the State guidelines thereto (California Administrative Code Section 15000 et seq.), that the report reflects the independent judgment of the City of San Diego as Lead Agency and that the information contained in said report, together with any comments received during the public review process, has been reviewed and considered by the PLANNING COMMISSION of the City of San Diego.

BE IT FURTHER RESOLVED that the PLANNING COMMISSION of the City of San Diego finds, based upon the Initial Study and any comments received, that there is no substantial evidence that the project will have a significant effect on the environment and therefore, that said Negative Declaration is hereby approved.

APPROVED: _____

By:_____
Michelle Sokolowski, Development Project Manager

ATTACHMENT 08

MK9A_SM2
2959 UPAS STREET
SAN DIEGO, CA

LEGEND & ABBREVIATIONS

ALSO REFER TO LEGEND & ABBREVIATIONS ON CIVIL, SITE, PLUMBING, MECHANICAL, ELECTRICAL & KITCHEN DRAWINGS.

INDICATES SHEARWALL LOCATIONS WHERE NO CONDUIT OR PIPING WILL BE PERMITTED TO PENETRATE SILL OR TOP PLATE. SEE PLANS FOR ADDITIONAL NOTES.

BATT INSULATION

RIGID INSULATION

GYPSUM BOARD

CERAMIC AND QUARRY TILE

PLYWOOD

CONCRETE

MASONRY

ASPHALTIC CONCRETE PAVING

EARTH GRADE

SAND BASE

KITCHEN 110 — ROOM NAME / ROOM NUMBER

128 — INTERIOR FINISHES

100 — ITEMS SUPPLIED BY OWNER

00 / AA — EXTERIOR MATERIAL / FINISH / EXTERIOR COLOR

1 / 4 A7.0 2 / 3 — INTERIOR ELEVATION

2 — DOOR SYMBOL

A — SHEARWALL / ANCHOR BOLT SYMBOL

1 — FOOTING SYMBOL

2 / A7.0 — DETAIL NUMBER / SHEET NUMBER

1 / S5.0 — WALL SECTION NUMBER / ELEV. NO. / SHEET NUMBER

1 / A6.0 — BLDG. SECTION NUMBER / SHEET NUMBER

1 — REVISION SYMBOL

ELEVATION/DATUM MARK

&	AND	P.C.	PLUMBING CONTRACTOR
@	AT	P. LAM	PLASTIC LAMINATE OR PARALLAM (BEAM)
A.B.	ANCHOR BOLT	PL	PLATE
A.C.	ASPHALTIC CONCRETE	P.	PROPERTY LINE
A.C.I.	AMERICAN CONCRETE INSTITUTE	PLYWD.	PLYWOOD
ACP	ACOUSTIC CEILING PANEL	PR.	PAIR
A.D.A.A.G.	AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES	PSF.	POUNDS PER SQ. FOOT
A.F.F.	ABOVE FINISH FLOOR	PSI.	POUNDS PER SQ. INCH
ALUM.	ALUMINUM		
A.P.A.	AMERICAN PLYWOOD ASSOCIATION		
A.Q.T.	ABRASIVE QUARRY TILE	Q.T.	QUARRY TILE
ARCH.	ARCHITECTURAL		
A.S.T.M.	AMERICAN SOCIETY FOR TESTING MATERIALS	RAD.OR (R)	RADIUS
BLK'G	BLOCKING	REINF.	REINFORCEMENT
B.N.	BOUNDARY NAIL		
BM.	BEAM	S.C.	SAW-CUT JOINT
B.O.J.	BOTTOM OF JOIST	SCHED.	SCHEDULE
BUR	BUILT UP ROOFING	SHT.	SHEET
BOTT. OR (B)	BOTTOM	SIM.	SIMILAR
		SM	SHEET METAL
C	CONDUIT	SMS	SHEET METAL SCREW
℄	CENTER LINE	SPEC.(S)	SPECIFICATION(S)
C.B.B.	CEMENTITIOUS BACKER BOARD	SQ.	SQUARE
C.J.	CONTROL JOINT (COLD JOINT)	SQ. IN.	SQUARE INCH
CLG.	CEILING	SQ. FT.	SQUARE FOOT
CLR.	CLEAR	STD.	STANDARD
C.M.U.	CONCRETE MASONRY UNIT	STL.	STEEL
COL.	COLUMN	STRUCT.	STRUCTURAL
CONC.	CONCRETE	SUSP.	SUSPENDED
CONN.	CONNECTION	SYM.	SYMMETRICAL
CONST.	CONSTRUCTION		
CONST. JT.	CONSTRUCTION JOINT	(T)	TOP
CONT.	CONTINUOUS	TEMP.	TEMPERED (TEMPERATURE)
CONTR.	CONTRACTOR	THK.	THICKNESS
COMP	COMPACTED (ION)	T & G	TONGUE & GROOVE
C.T.	CERAMIC TILE	T.N.	TOE NAIL
		T.O.B.	TOP OF BEAM
DBL.	DOUBLE	T.O.F.	TOP OF FOOTING
DEG. OR °	DEGREE	T.O.PL.	TOP OF PLATE
DIA. OR ϕ	DIAMETER	T.O.S.	TOP OF SLAB
DIAG.	DIAGONAL	T.O.W.	TOP OF WALL
DIM.	DIMENSION	TYP.	TYPICAL
DR.	DOOR		
DWG.(S)	DRAWING(S)	U.B.C.	UNIFORM BUILDING CODE
		U.O.N.	UNLESS OTHERWISE NOTED
EA.	EACH		
E.C.	ELECTRICAL CONTRACTOR	VERT. OR (V)	VERTICAL
E.F.	EACH FACE	V.W.C.	VINYL WALLCOVERING
EL.	ELEVATION		
E.N.	EDGE NAIL	W/	WITH
E.O.C.	EDGE OF COUNTER / EDGE OF EQUIPMENT	WD.	WOOD
EQ. OR =	EQUAL	W.G.B.	WATER RESISTANT GYPSUM BOARD
E.S.	EACH SIDE	WT.	WEIGHT
EXP.	EXPANSION	WWM.	WELDED WIRE MESH
F.D.	FLOOR DRAIN		
FDN.	FOUNDATION		
F.F.	FINISHED FLOOR		
F.G.	FLOAT GLASS		
FLR.	FLOOR		
FIN.	FINISH		
F.N.	FIELD NAIL		
F.O.B.	FACE OF BEAM		
F.O.J.	FACE OF JOIST		
F.O.M.	FACE OF MASONRY		
F.O.P.	FACE OF POST		
F.O.S.	FACE OF STUD		
F.R.P.	FIBERGLASS REINFORCED PANEL		
F.S.	FLOOR SINK		
FT.	FEET		
FTG.	FOOTING		
GA.	GAUGE (GAGE)		
G.B.	GYPSUM BOARD		
G.C.	GENERAL CONTRACTOR		
GALV.	GALVANIZED		
G.I.	GALVANIZED IRON		
GLB.	GLUE-LAMINATED BEAM		
H.D.	HUB DRAIN		
HDR.	HEADER		
HDW.	HARDWARE		
HGR.	HANGER		
HGT. OR (HT)	HEIGHT		
H.M.	HOLLOW METAL		
HORIZ. OR (H)	HORIZONTAL		
H.S.B.	HIGH STRENGTH BOLT		
IN.	INCH		
INFO.	INFORMATION		
INV.	INVERTED		
JT. OR (JNT.)	JOINT		
JIB OR (J.I.B.)	Jack in the Box Inc.		
JST.	JOIST		
L	ANGLE		
LB. OR (#)	POUNDS		
LG.	LONG		
MAT.	MATERIAL		
MAX.	MAXIMUM		
M.B.	MACHINE BOLT		
MEZZ.	MEZZANINE		
MIN.	MINIMUM		
MISC.	MISCELLANEOUS		
MPH	MILES PER HOUR		
M.P.S.	MODULAR PANELBOARD SYSTEM		
M.S.B.	MAIN SWITCH BOARD		
MTL.	METAL		
NO. OR (#)	NUMBER		
N.T.S.	NOT TO SCALE		
O.C.	ON CENTER		
O.F.C.I.	OWNER FURNISHED, CONTRACTOR INSTALLED		
O.H.	OPPOSITE HAND		
OPNG.	OPENING		

DEFERRED SUBMITTALS

THE FOLLOWING DOCUMENTS WILL BE SUBMITTED AT A FUTURE DATE:

PROJECT DESCRIPTION

THE PROPOSED PROJECT INCLUDES THE COMPLETE DEMOLITION OF EXISTING 1,944 SQUARE FOOT JACK IN THE BOX RESTAURANT WITH DRIVE THRU AND CONSTRUCTION OF A NEW 2,178 SQ.FT. JACK IN THE BOX RESTAURANT WITH DRIVE-THRU.

ON SITE WORK WILL INCLUDE LANDSCAPING, PAVING FOR THE DRIVE-THRU AND WALKWAYS, NEW TRASH ENCLOSURE, AND PARKING SPACES. THE BUILDING STYLE AND FINISHES HAVE BEEN CHOSEN TO MATCH THE SURROUNDING COMMERCIAL DISTRICT.

OFF SITE WORK TO INCLUDE NEW GUTTER SIDEWALK AND CURB AS DIRECTED BY CITY ENGINEER NEW RAMP FOR BOTH 30TH STREET CROSS WALKS.

PROPOSED USES/ACTIVITIES THAT WILL OCCUR INSIDE THE BUILDING ARE TYPICAL RESTAURANT/FAST FOOD DINING ACTIVITIES WHICH INCLUDE PREPARATION OF FOOD, TAKE-OUT/DRIVE-THRU TRANSACTIONS AND SEATED DINING.

PROPOSED USES/ACTIVITIES THAT WILL OCCUR OUTSIDE THE BUILDING INCLUDE A DRIVE-THRU LANE, CUSTOMER PARKING, PATIO SEATING, AND TRASH PICK-UP.

HOURS OF OPERATION WILL REMAIN THE SAME AS EXISTING, MONDAY-SUNDAY 6:00AM-MIDNIGHT FOR THE DINING ROOM, AND 5:30AM- 2:00AM OPERATION FOR THE DRIVE-THRU.

TOTAL NUMBER OF EMPLOYEES: ±45
TOTAL NUMBER OF EMPLOYEES ON LARGEST SHIFT: 8

DEVELOPMENT PERMIT INFORMATION:
PLANNED DEVELOPMENT PERMIT WITH DEVIATIONS FOR DRIVE-THRU AND REDUCED PARKING PEDESTRIAN PATH, BUILDING OFFSETS, LANDSCAPING AND DRIVE-THRU HOURS.

PLANNING NOTES

THE FOLLOWING ARE ARCHITECTURAL & SITE REVIEW CONDITIONS:

FAA NOTIFICATION

"I DO HEREBY CERTIFY THAT THE STRUCTURE(S) OR MODIFICATIONS TO EXISTING STRUCTURE(S) SHOWN ON THE PLANS DO NOT REQUIRE FEDERAL AVIATION ADMINISTRATION NOTIFICATION BECAUSE PER SECTION 77.15 (a) OF TITLE 14 OF THE CODE OF FEDERAL REGULATIONS CFR PART 77, NOTIFICATION IS NOT REQUIRED."

CONSULTANT INFORMATION

ARCHITECT:
PM DESIGN GROUP, INC.
ROY PEDRO, ARCHITECT
4470 YANKEE HILL RD., SUITE 100
ROCKLIN, CA 95677
PHONE: (916) 415-5358
rpedro@pmdginc.com

OWNER:
JACK IN THE BOX
MIKE HOGENBOOM, CONST. MANAGER
9330 BALBOA AVENUE
SAN DIEGO, CA 92123
PHONE: (916) 206-9024
mike.hogenboom@jackinthebox.com

CIVIL ENGINEER:
TLA ENGINEERING & PLANNING
PATRICK LONGTIN, CIVIL ENGINEER
1528 EUREKA ROAD, SUITE 100
ROSEVILLE, CA 95661
PHONE: (916) 786-0685
EMAIL: plongtin@tla-inc.com

LANDSCAPE:
MRLA
MAISHA RUTH, LANDSCAPE ARCHITECT
101 YULUPA CIRCLE
SANTA ROSA, CA 95405
PHONE: (707) 545-1294
maishala@att.net

SHEET INDEX

(TOTAL OF 14 SHEETS)

GENERAL			
1of14	TITLE SHEET		
2of14	ALTA SURVEY		
3of14	PRELIMINARY GRADING & DRAINAGE PLAN		
4of14	LANDSCAPE PLANTING PLAN		
5of14	LANDSCAPE CALCULATIONS		
6of14	DEMOLITION SITE PLAN		
7of14	SITE PLAN		
8of14	OVERALL FLOOR PLAN		
9of14	EXTERIOR ELEVATIONS		
10of14	EXTERIOR ELEVATIONS		
11of14	EXTERIOR ELEVATIONS		
12of14	ROOF PLAN		
13of14	SITE SECTIONS		
14of14	BUILDING SECTIONS		

SITE DEVIATIONS

THE FOLLOWING SITE DEVIATIONS LIST THE CURRENT SITE CONDITION AND THE PROPOSED SITE IMPROVEMENTS.

	EXISTING	NEW LAYOUT
PARKING	9 SPACES	11 SPACES
DRIVE-THRU STACKING	2 CARS	4 CARS
LANDSCAPE AREA	1056 SF	2785 SF
ELEVATION OFFSETS NORTH	1 OFFSET	3 OFFSETS
ELEVATION OFFSETS WEST	1 OFFSET	5 OFFSETS
DRIVE THRU	EXISTING	TO REMAIN
PATH OF TRAVEL	0	1
DINING ROOM HOURS	6:00AM-MDNIGHT	6:00AM-MDNIGHT
DRIVE-THRU HOURS	5:30AM-2:00AM	5:30AM-2:00AM

THE SITE CURRENTLY HAS NO PATH OF TRAVEL TO THE SIDEWALK. THE NEW LAYOUT WILL INCLUDE A PATH OF TRAVEL TO UPAS STREET. A SECOND PATH OF TRAVEL TO DALE STREET WOULD REQUIRE A REDUCTION IN THE AMOUNT OF SITE PARKING. SEE 4 OF 14 AND 5 OF 14 FOR LANDSCAPE DEVIATIONS.

VICINITY MAP

PROJECT INFORMATION

OWNER:	JACK IN THE BOX, INC.
BUILDING ADDRESS:	2959 UPAS STREET
LEGAL JURISDICTION:	SAN DIEGO, CA
APN NUMBER:	453-482-01
PLANNING ZONE:	CN-1-2
ZONE INFORMATION:	FAA PART 77
MUNICIPAL CODES:	2007 C.B.C., 2007 C.P.C., 2007 C.M.C., 2007 C.E.C., 2007 C.F.C, AND ALL APPLICABLE LOCAL AND STATE LAWS AND REGULATIONS
USE/OCCUPANCY:	A-2 / RESTAURANT
CONSTRUCTION TYPE:	V-B
EXISTING BUILDING AREA:	1,944 S.F. TO BE DEMOLISHED
PROPOSED BUILDING AREA:	2,178 S.F.
TOTAL SITE AREA:	12,770 S.F.
LANDSCAPE PROVIDED:	2,295 S.F.
FLOOR AREA RATIO:	PROPOSED .17 ALLOWED 1.0
SEATING:	18 SEATS (INDOOR) 14 SEATS (EXTERIOR)
YEAR BUILT:	1961
LEGAL DESCRIPTION:	LOTS 1 AND 2 IN BLOCK 1, OF LYNHURST, IN CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 1262, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, MAY 25, 1910.
PARKING REQUIRED:	15 SPACES PER 1000 SQ.FT. OF FLOOR AREA 15 (2,178/1000) = 33 SPACES
PARKING PROVIDED:	10 SPACES + 1 HANDICAP SPACE = 11 SPACES
HOURS OF OPERATION:	6:00 AM TO MIDNIGHT FOR DINING AREA 5:30 AM TO 2:00 AM FOR DRIVE-THRU

PM design group Architects
4470 Yankee Hill Rd. Suite 100
ROCKLIN CA 95677
Ph. (916) 415-5358
e-mail:
rpedro@pmdginc.com
Roy Pedro, Architect

DESIGN ARCHITECTURE ENGINEERING
9330 BALBOA AVENUE
SAN DIEGO, CA 92123
© 2007 Jack in the Box Inc.
These designs, drawings and specifications are the property of Jack in the Box Inc and shall not be copied or reproduced without its previous written consent.
These drawings attached are intended to assist the architect in preparing site-adapt construction documents provided that such use does not conflict with rules governing architects in the state where the work is to be performed. They will need to be modified to comply with all applicable codes and site-specific conditions.

DATES

RELEASE: NOV. 12, 2007
P.M. UPDATES: JAN. 5, 2010
SUBMITTAL DATE:
1: MAR. 29, 2010
2: SEPT. 6, 2011
3:
BID:
CONSTRUCTION:

REVISIONS

1 PLAN CHECK COMMENTS 10-14-11
2 PLAN REVISION 3-16-12

SITE INFORMATION

MK TYPE: 9A_SM2-OPT1
JIB #: 0023
ADDRESS:
2959 UPAS ST.
SAN DIEGO, CA

DRAWN BY:
PROJECT #: JIB10006
SCALE:

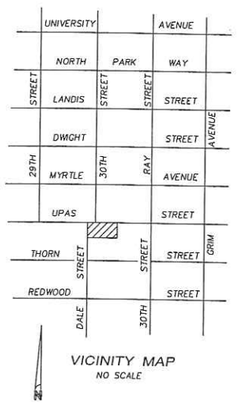
TITLE SHEET

1 of 14

SHEET 1 OF 1 SHEETS

JIB #23

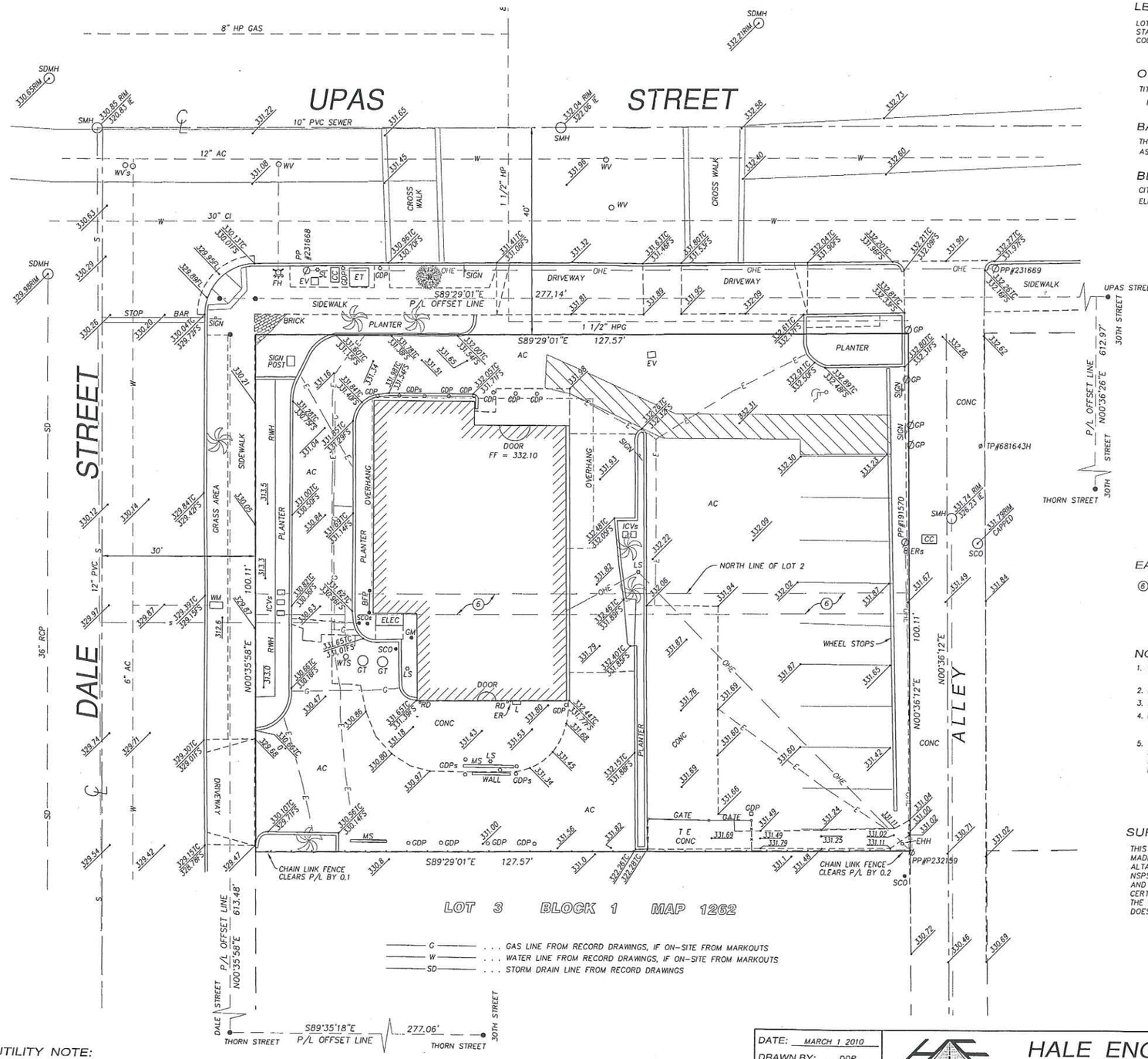
SCALE 1" = 10'



VICINITY MAP
NO SCALE

LEGEND:

AC PAVING	AC
CONCRETE PAVING	CONC
LIGHT STANDARD	LS
WATER METER	WM
WATER VALVE	WV
ELECTRIC TRANSFORMER	ET
ELECTRICAL VAULT	EV
ELECTRIC RISER	ER
ELECTRIC HANDHOLE	EHH
SEWER MANHOLE	SMH
SEWER CLEANOUT	SCO
STREET LIGHT	SL
STORM DRAIN MANHOLE	SDMH
POWER POLE	PP
GUY POLE	GP
IRRIGATION CONTROL VALVE	ICV
TOP OF CURB	TC
FINISH SURFACE	FS
FLOW LINE	FL
EXISTING GROUND	EG
ROOF DRAIN	RD
REDWOOD HEADER	RWH
FIRE HYDRANT	FH
TRAFFIC SIGNAL BOX	TSB
BACK FLOW PREVENTOR	BFP
GAS METER	GM
COX COMMUNICATIONS	CC
ELECTRICAL VAULT	EV
POWER POLE	PP
GUARD POST	GDP
OVERHEAD ELECTRICAL	OHE
GREASE TRAP	GT
WATER TEST STATION	WTS
LADDER TO ROOF	L
MENU SIGN	MS
TRTASH ENCLOSURE	TE
FOUND MONUMENT	●
PROPERTY LINE	———
SPOT ELEVATION	330.34
TREE	



LOT 3 BLOCK 1 MAP 1262

——— G ——— . . . GAS LINE FROM RECORD DRAWINGS, IF ON-SITE FROM MARKOUTS
——— W ——— . . . WATER LINE FROM RECORD DRAWINGS, IF ON-SITE FROM MARKOUTS
——— SD ——— . . . STORM DRAIN LINE FROM RECORD DRAWINGS

UTILITY NOTE:

THE LOCATIONS OF THE EXISTING UTILITIES HAVE BEEN DERIVED FROM SURFACE EVIDENCE, RECORD DRAWINGS AND INFORMATION PROVIDED BY THE UTILITY COMPANIES. HALE ENGINEERING ACCEPTS NO LIABILITY FOR THE EXISTENCE OR NONEXISTENCE OF UTILITIES. THE LOCATIONS MUST BE CONFIRMED PRIOR TO ANY EXCAVATION OR CONSTRUCTION.

LEGAL DESCRIPTION:

LOTS 1 AND 2 IN BLOCK 1, OF LYNHURST, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 1262, FILED IN THE OFFICE OF THE COUNTY RECORDER OD SAN DIEGO COUNTY, MAY 25, 1910.

OWNER:

TITLE TO SAID ESTATE OR INTEREST, VESTED IN:
FOODMAKER , INC. , A DELAWARE CORPORATION

BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY, IS THE NORTH LINE OF BLOCK 1, MAP 1262 AS SHOWN ON RECORD OF SURVEY NO. 9337 S 89°29'01" E

BENCHMARK:

CITY OF SAN DIEGO: SWBP AT 30TH STREET AND THORN STREET
ELEVATION = 326.084 (MEAN SEA LEVEL – NGVD 29 DATUM)

UTILITY COMPANIES:

SEWER:	CITY OF SAN DIEGO 9192 TOPAZ WAY SAN DIEGO , CA. 92123 858.292.6300
WATER:	CITY OF SAN DIEGO 800 'B' STREET SAN DIEGO , CA. 92101 619.515.3500
GAS / ELECTRIC:	SAN DIEGO GAS & ELECTRIC COMPANY 101 ASH STREET SAN DIEGO , CA. 92101 949.361.8000
TELEPHONE:	A. T. & T. SAN FRANCISCO , CA. 800.791.6661

EASEMENT NOTES:

(6) AN EASEMENT FOR LAYING AND MAINTAINING GAS PIPES AND INCIDENTAL PURPOSES IN FAVOR OF SAN DIEGO CONSOLIDATED GAS & ELECTRIC COMPANY
REC'D: MARCH 14, 1923, IN BOOK 930, PAGE 130, OF DEEDS

NOTES:

1. TITLE REPORT BY: FIRST AMERICAN TITLE INSURANCE COMPANY
ORDER NO. NCS-428452-SA1 DATED: FEBRUARY 9, 2010
2. A.P.N.: 453-482-01
3. ZONING: CN-1-2
4. FLOOD ZONE: ZONE X , FEMA CODE 161 FEMA PANEL 1882 F , DATED 6/19/1997
(AS OF THE DATE OF THIS SURVEY)
5. TITLE REPORT, SCHEDULE B, ITEM 5: GRANT DEED FROM SOUTHERN TITLE GUARANTY COMPANY TO SAN DIEGO CONSTRUCTION COMPANY SETS COVENANTS AND RESTRICTIONS PERTAINING TO THE USES FOR SAID PROPERTY REC'D: SEPTEMBER 5, 1913, IN DEED BOOK 627, PAGE 187

SURVEYOR'S CERTIFICATE:

THIS IS TO CERTIFY THAT THIS PLAT AND THE SURVEY ON WHICH IT IS BASED, WERE MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS", JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2005, AND PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, THE UNDERSIGNED, CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR, REGISTERED IN THE STATE OF CALIFORNIA, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.

DALE C. GROSS DATE
PLS 7632

DATE: MARCH 1 2010
DRAWN BY: DDR
PROJECT NO: 10005
SCALE: 1" = 10'

HALE ENGINEERING
CIVIL ENGINEERING ~ SURVEYING ~ LAND PLANNING
7910 CONVOY COURT
SAN DIEGO , CA. 92111
(858) 715-1420
(858) 715-1424 FAX

ALTA/ASCM LAND TITLE SURVEY
JACK IN THE BOX
23
2959 UPAS STREET
SAN DIEGO , CALIFORNIA

HALE ENGINEERING JOB NO. 10005

ATTACHMENT 08

LEGEND

0.00 (E) OR 0.00 (E)	EXISTING SPOT ELEVATIONS	BW	BACK OF WALK
0.00	PROPOSED ELEVATION	HP	HIGH POINT
	DIRECTION OF DRAINAGE FLOW	EX	EXISTING
	SAWCUT	FL	FLOW LINE
	PROPERTY LINE	FF	FINISHED FLOOR SLAB
	GRADE BREAK	FS	TOP OF FINISHED SURFACE
	NEW CONCRETE SIDEWALK	IE	INVERT ELEVATION
	NEW CONCRETE PAVEMENT	LIP	EDGE OF SWALE OR GUTTER
	NEW ASPHALT	TS	TOP OF SLAB
	WATER QUALITY TREATMENT AREA	GB	GRADE BREAK
		AC	ASPHALT PAVEMENT
		TC	TOP OF CURB
		CO	CLEAN-OUT
		CONC	CONCRETE SURFACE
		FG	FINISHED GRADE
		TW	TOP OF WALK
		CF	CURB FACE

KEY NOTES (0.00)

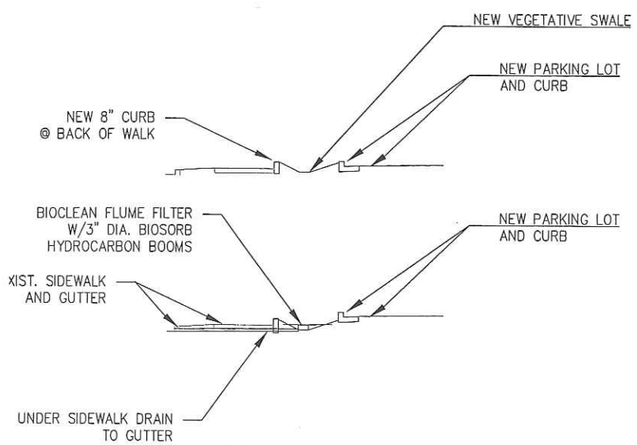
2.1 ASPHALT PAVEMENT
2.2 CONCRETE PAVEMENT
2.3 SIDEWALK/CURB UNDERDRAIN
2.4 CONCRETE CURB
2.5 CONCRETE VALLEY GUTTER
2.6 LANDSCAPE AREA
2.7 TRASH ENCLOSURE
2.8 CONCRETE SIDEWALK
2.9 ROOF DRAIN CONCRETE SWALE
2.10 LIMIT OF WORK / CONFORM
2.11 CONCRETE WHEEL STOP
2.12 WATER QUALITY TREATMENT AREA
2.13 SIGN
2.14 ACCESSIBLE PARKING SPACE. 2% MAX. CROSS-SLOPE
2.15 ACCESSIBLE RAMP, 8.33% MAX. SLOPE WITH A 2% MAXIMUM CROSS-SLOPE
2.16 PROVIDE 6" WIDE CURB OPENING FOR DRAINAGE
2.17 3" PERFORATED LANDSCAPE DRAIN PIPE
2.18 LANDSCAPE DRAIN INLET
2.19 RELOCATE OR UNDERGROUND UTILITY POLES, GYE POLES & GYE WIRES OUTSIDE ALLY RIGHT OF WAY PER UTILITY COMPANY'S GUIDELINES
2.20 ROOF DRAIN CONCRETE SWALE
2.21 TAPERED CONCRETE CURB
2.22 CURB WITH WEEP HOLES @ 8' O.C. (MIN)
2.23 REPLACE SIDEWALK AS DIRECTED BY CITY ENGINEER
2.24 REMOVE AND REPLACE DRIVEWAY TO CURRENT CITY STANDARDS, G-14B
2.25 BLOCK WALL
2.26 EXISTING SEWER SERVICE (4")
2.27 EXISTING WATER SERVICE (1 ½" -VERIFY)
2.28 EXISTING BACKFLOW PREVENTION DEVICE (LOCATED NEXT TO EXISTING BUILDING ALONG DALE ST.) SEE ALTA
2.29 PROPOSED ALLEY DEDICATION

Prior to the Issuance of any construction permit, the 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. (New Issue)

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. (New Issue)

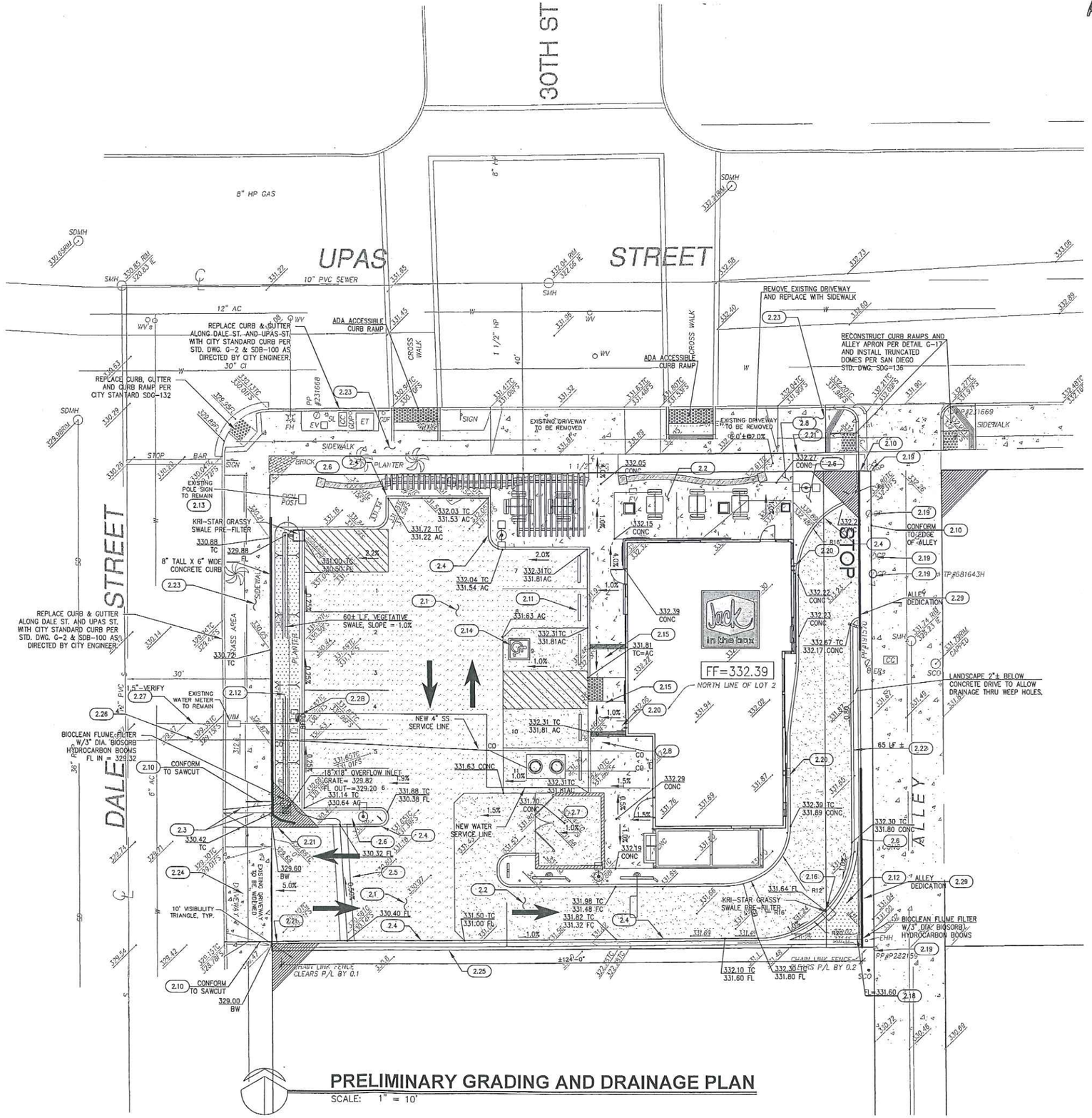
EARTHWORK
CUT = 515 CYD (EXISTIING GRADE TO SUB-GRADE) BASED UPON AN AVERAGE PAVING AND SLAB SECTION OF 1.00'
FILL = TO SUB-GRADE

MAXIMUM CUT =2.4'±
NOTE THAT DEEPER CUTS FOR UNDERGROUND UTILITIES MAY BE NECESSARY. TYPICAL UTILITY DEPTHS ARE 3.0 TO 5.0 FEET.



TYPICAL SWALE SECTIONS

NOT TO SCALE



PRELIMINARY GRADING AND DRAINAGE PLAN

SCALE: 1" = 10'

2012-02-16

DESIGN ■ ARCHITECTURE ■ ENGINEERING
9330 BALBOA AVENUE
SAN DIEGO, CA 92123

© 2007 Jack in the Box Inc.
These designs, drawings and specifications are the property of Jack in the Box Inc and shall not be copied or reproduced without its previous written consent.
These drawings attached are intended to assist the architect in preparing site-adapt construction documents provided that such use does not conflict with rules governing architects in the state where the work is to be performed. They will need to be modified to comply with all applicable codes and site-specific conditions.

DATES

RELEASE: NOV. 12, 2007
P.M. UPDATES: JAN. 5, 2010
SUBMITTAL DATE:
1: MAR. 29, 2010
2: SEPT. 6, 2011
3:
BID:
CONSTRUCTION:

REVISIONS

1 NOV. 12, 2010
2 Jan. 28, 2011

PM design group Architects
4470 Yankee Hill Rd. Suite 220.
ROCKLIN CA 95677
Ph. (916) 415-5358
e-mail:
rpedro@pmdginc.com
Roy Pedro, Architect

TLA ENGINEERING & PLANNING
1524 EUREKA ROAD, SUITE 100
ROSEVILLE, CA 95661
PHONE: (916) 786.0685

REGISTERED PROFESSIONAL ENGINEER PATRICK JOHN LOUGHTIN No. C52516 Exp. 12-31-08 CIVIL STATE OF CALIFORNIA

SITE INFORMATION

MK TYPE: 9A_SM1-OPT1
JIB #: 0023
ADDRESS:
2959 UPAS ST.
SAN DIEGO, CA

DRAWN BY: PL
PROJECT #: JIB10006
SCALE: 1"=10'-0"

PRELIMINARY GRADING AND DRAINAGE PLAN

3 of 14

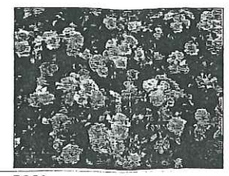
ATTACHMENT 08

1 EXISTING CONDITIONS - SEE PHOTOGRAPHIC SURVEY KEY MAP SHEET 5

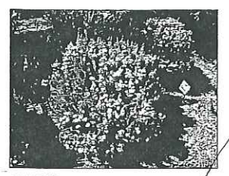
EXISTING TREES

1. QUEEN PALM 22' HT, 18' SPREAD
2. DECIDUOUS TREE, 17' HT, 9' SPREAD
3. QUEEN PALM 14' HT, 9' SPREAD
4. QUEEN PALM 14' HT, 9' SPREAD

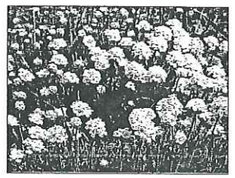
NANDINA



ROSA

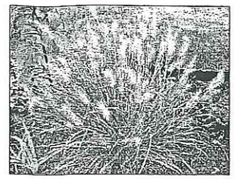


MYRTUS



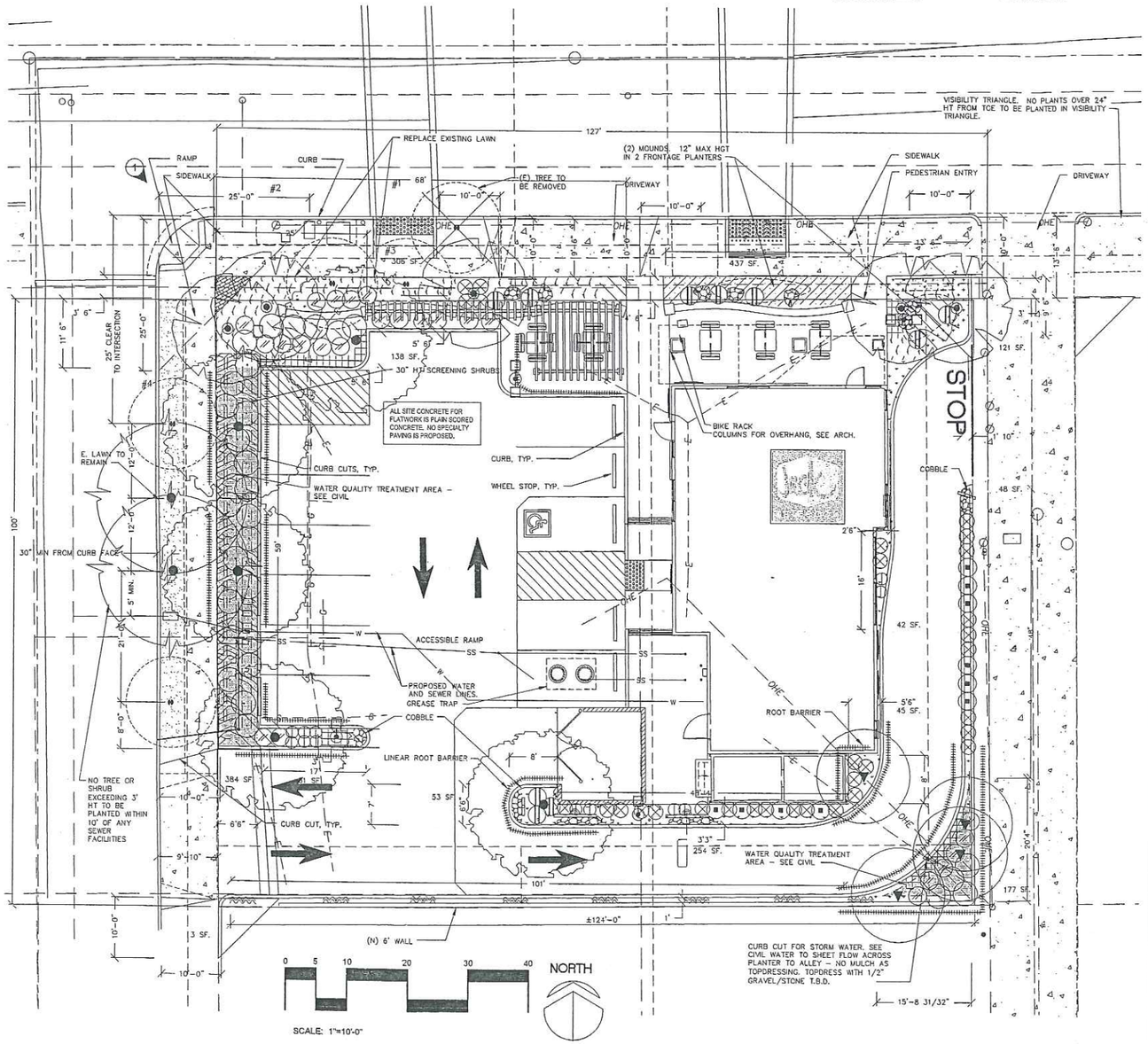
ARMERIA

BOUGAINVILLEA



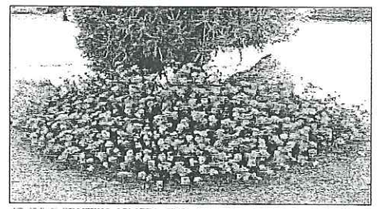
PENNISETUM

TRISTANIA



COLEONEMA

PHORMIUM



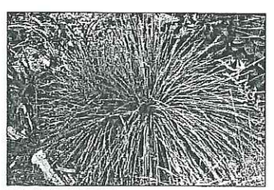
VERBENA

PLANTING LEGEND (MATRIX)

SYMBOL	SIZE	QTY.	MATURE HEIGHT	BOTANICAL NAME	POINTS PER TREE/SHR	WATER USE H, L, M HIGH, LOW, MEDIUM	COMMON NAME
★ TREES ON SITE	INSTALLED TREES MUST MEET CITY STDS FOR BRANCHING CLEARANCE						
	10' B/TH	4	40'	SYAGRUS ROMANZOFFIANUM	120	L	QUEEN PALM
	36" BOX	5	30'	KOELREUTERIA PANICULATA	250	L	GOLDEN RAIN TREE
	24" BOX	4	22'	PHOTINIA FRASERI STD	80	L	-
STREET TREES							
	-	1	*	EXISTING TREE TO REMOVE			
	-	4	*	EXISTING TREE TO REMAIN 1@10"=30, 1@12"=30.2@20"=60 EA.	165		
	24" BOX	2	25'	TRISTANIA LAURINA OR PER CITY **	40	L	ELEGANT BRISBANE
SHRUBS							
	5 GAL.	18	3'	PENNISETUM ALOPECUOIDES 'HAMELN'	36	L	
	5 GAL.	10	30"	PHORMIUM 'TERRA COTTA'	20	L	NEW ZEALAND FLAX
	5 GAL.	12	5'	MYRTUS COMMUNIS 'COMPACTA'	24	L	
	5 GAL.	13	3'	ERYSIMUM 'BOWLES MAUVE VARIEGATA'	26	L	VARIEGATED WALL FLOWER
	5 GAL.	10	12'	JUNIPERUS SCOPULARUM 'WICHITA BLUE'	30	L	BLUE COLUMNAR JUNIPER
	1 GAL.	12	24"	AGAPANTHUS 'STORM CLOUD'	12	L	LILY-OF-THE-NILE
	5 GAL.	30	4'	NANDINA DOMESTICA 'COMPACTA'	60	L	COMPACT HEAVENLY BAMBOO
VINES							
	5 GAL.	3	*	DISTICTUS BUCCINATORIA-TRELLIS		L	TRUMPET VINE
	5 GAL.	8	-	FICUS PUMILA		L	CREEPING FIG
GROUNDCOVERS / MASS PLANTINGS							
	-	40 S.F.	-	COBBLES 3" - 6" MIXED COLORS		-	-
	1 GAL. 18" O.C.	81 S.F.	12"	VERBENA TENUISECTA		L	MOSS VERBENA
	1 GAL. 12" O.C.	293 S.F.	16"	HYBRID DAYLILY 'STELLA DE ORO'		L	DAYLILY
	1 GAL. 24" O.C.	39 S.F.	30"	COLEONEMA 'SUNSET GOLD'		L	DWARF BREATH OF HEAVEN
	1 GAL. 12" O.C.	222 S.F.	12"	ARMERIA MARITIMA 'ALBA'		L	THIFT
	1 GAL 16" O.C.	210 S.F.	30"	FLOWER CARPET ROSE 'ELECTRIC BLANKET'		L	GROUNDCOVER ROSE
	SOD	384 S.F.	16"	NATIVE BIO SWALE MIX		L	VARIOUS NATIVE GRASSES
	1 GAL 24" O.C.	146 S.F.	16"	LANTANA 'WHITE LIGHTNING'		L	LANTANA
SITE FEATURES - TYPICAL							
		7		BOULDERS			
		2		MOUNDS			
		308 L.F.		ROOT BARRIER: INSTALL AT TREES (EXCEPT PALMS) PLANTED 5' OR LESS FROM CURBS, BUILDINGS, OR PAVEMENT. HOWARD WIRE CLOTH COMPANY, HAYWARD CA (510)887-8787 OR 24" LINEAR PLASTIC PANEL FROM DEEP ROOT OR EQUAL.			
		-		WATER QUALITY TREATMENT AREA - SEE CIVIL			

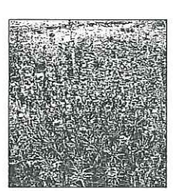
TOTAL LANDSCAPED AREA (PLANTING ONLY): 2285 S.F.
TOTAL LANDSCAPED AREA (INCLUDING HARDSCAPE PER SDMC 140-0405C1): 2785 S.F.

6

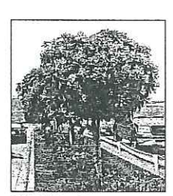


HELICTOTRICHON

KOELREUTERIA



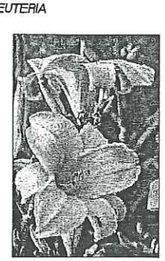
ERYSIMUM



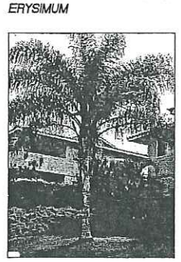
RHAPHIOLEPIS

JUNIPERUS

AGAPANTHUS



HEMEROCALLIS



SYAGRUS

PHOTINIA

DESIGN + ARCHITECTURE + ENGINEERING
9330 BALBOA AVENUE
SAN DIEGO, CA 92123

© 2007 Jack in the Box Inc.
These designs, drawings and specifications are the property of Jack in the Box Inc and shall not be copied or reproduced without its previous written consent.
These drawings submitted are intended to assist the architect in preparing site-adapt construction documents provided that such use does not conflict with rules governing architects in the state where the work is to be performed. They will need to be modified to comply with all applicable codes and site-specific conditions.

DATES

RELEASE:	NOV. 12, 2007
P.M. UPDATES:	JAN. 5, 2010
SUBMITTAL DATE:	
1:	MAR. 29, 2010
2:	AUG. 6, 2011
3:	
BID:	
CONSTRUCTION:	

REVISIONS

- 6 REVISED 5-23-12 PER CITY FOR REVISIONS
- 5 REVISED 2-5-12 PER CITY CYCLE ISSUES 1-4-12
- REVISED 10-28-11 PER CITY CYCLE ISSUES 10-14-11
- REVISED 9-6-11 PER CITY CYCLE ISSUES 4-4-11
- REVISED 1-25-11 PER CITY CYCLE ISSUES 12-20-10
- REVISED 11-12-10 PER CITY CYCLE ISSUES 8-20-10

MRLA
MAISHA RUTH LANDSCAPE ARCHITECT
101 YULUPA CIRCLE
SANTA ROSA, CALIFORNIA 95405
PHONE 707-494-9561 CA. LIC. NO. 2238

REGISTERED LANDSCAPE ARCHITECT MAISHA RUTH RAZEE LIC. NO. 2238 STATE OF CALIFORNIA

PM design group Architects
4470 Yankee Hill Rd. Suite 220.
ROCKLIN CA 95677
Ph. (916) 415-5358
e-mail:
rpedro@pmdginc.com
Roy Pedro, Architect

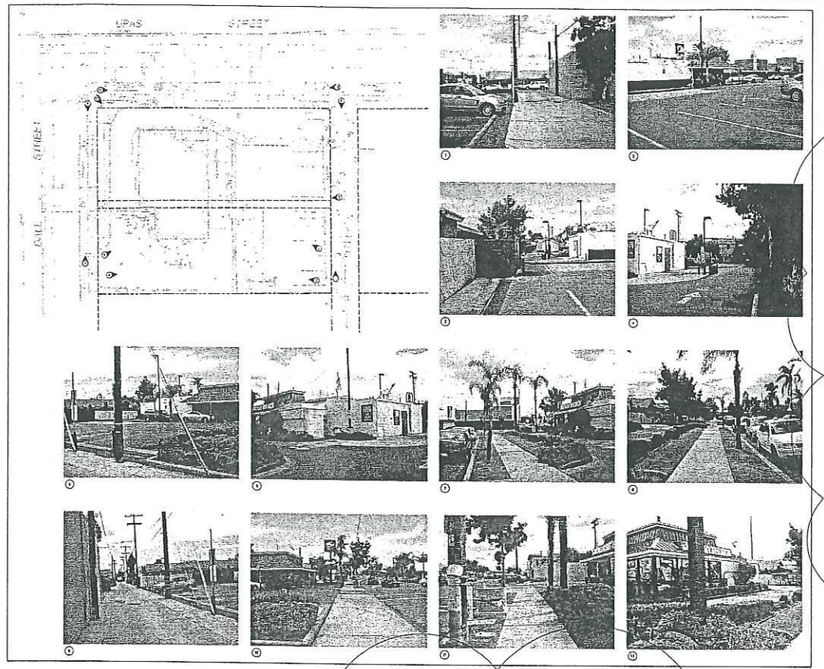
SITE INFORMATION

MK TYPE:	9A_SM2-OPT1
JB #:	0023
ADDRESS:	2959 UPAS ST. SAN DIEGO, CA L 64A-003A
DRAWN BY:	
PROJECT #:	JIB10006
SCALE:	1"=10'-0"

LANDSCAPE DEVELOPMENT PLAN

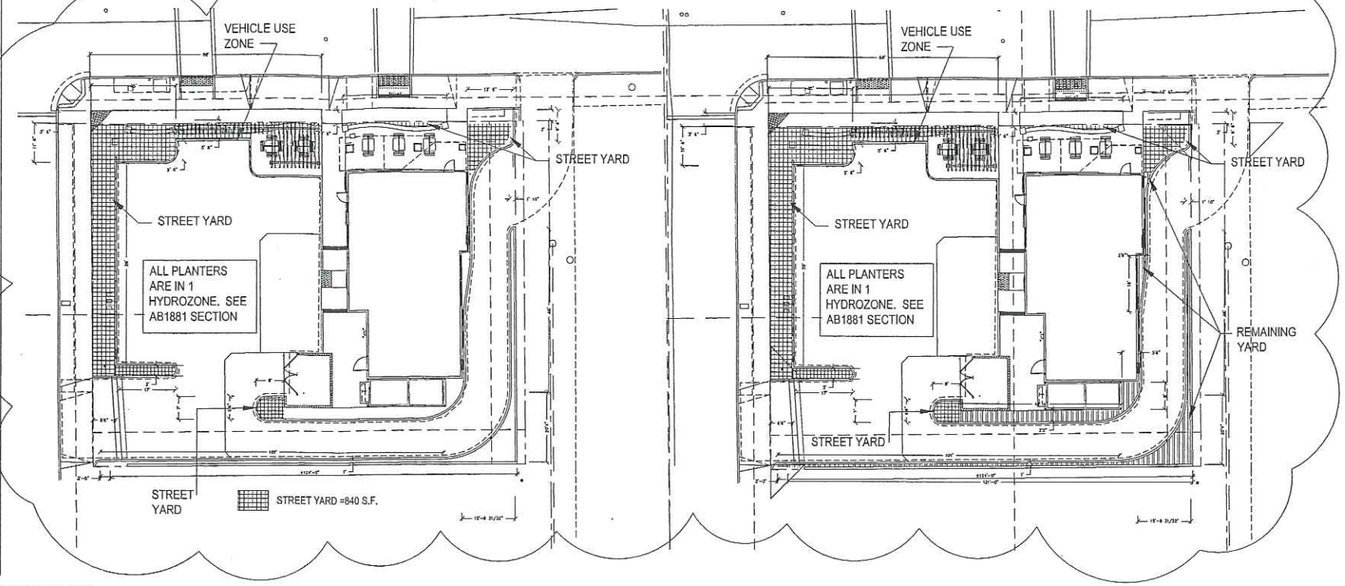
4 of 14

PHOTOGRAPHIC SURVEY KEY MAP



LANDSCAPE CALCULATION AREA DIAGRAM - YARD DETERMINATION

SCALE: 1"=20'



CONCEPT DESIGN STATEMENT

DESIGN OBECTIVE

☑ CREATE A COLORFUL INTERESTING DROUGHT TOLERANT LANDSCAPE PER AB 1881

DESIGN ELEMENTS

LOW WATER USE PLANTINGS, KNOWN TO THRIVE IN SAN DIEGO HAVE BEEN SELECTED AND ARRANGED FOR INTEREST, AND FULL COVERAGE WITHIN 2 YEARS.

SPECIFIC ELEMENTS INCLUDE:

- SCREENING OF PARKING
- SCREENING OF DRIVE THRU
- LARGE SHADE TREES
- MAINTAIN VISIBILITY OF SUILDING AND SIGNS
- SCREEN TRASH ENCLOSURE
- PROVIDE COLOR AND INTEREST AT ENTRIES
- COMPLEMENT EXISTING CENTER LANDSCAPING

NORTH PARK COMMUNITY PLAN

- DESIGN ENHANCES THE QUALITY OF LANDSCAPING AS VIEWED FROM THE STREET.
- LANDSCAPING BUFFERS PEDESTRIANS FROM STREET TRAFFIC AND DEFINES PEDESTRIAN WALK WAY, SOFTENING BUILDING FACAD AT GROUND PLANE AND AT PEDESTRIAN SCALE.
- PARKING AND PEDESTRIAN AREAS ARE SHADED.

CONCEPT DESIGN STATEMENTcont'd.

DESIGN DEVIATIONS REQUESTED

- 142.0406 PARKING NOT WITHIN 30' OF TREE-LARGER TREE SPECIFIED 36" TREE USED INSTEAD OF 24" TREE
- BUMPER OVERHANG IS PART OF PEDESTRIAN PATH DUE TO SITE DESIGN
- 142.0403 (d) (2) REMAINING YARD PLANTER IS UNDER 3' DUE TO SITE DESIGN
- LARGER TREES AND HARDSCAPE INCLUDED TO MEET LANDSCAPE AREAS
- STREET TREE NUMBER ON DALE LIMITED TO UTILITES AND SETBACKS-ON SITE TREE SHIFTED PER DIERECTION FROM CITY TO MEET REQUIREMENT.
- PERIMETER PLANTER AT WALL REMAINS 1' DUE TO SITE PLAN RESTRICTIONS
- PERIMETER PLANTER AT WALL TAKEN OUT OF CALCUATIONS FOR POINTS
- 142.0403 (d) (2) SOME PLANTING AREAS DO NOT MEET MIN. DIMENSIONS DUE TO SITE PLAN CONSTRAINTS - THESE AREAS STILL INCLUDED IN
- STREET YARD AND REMAINING YARD CALCULATIONS
- DUE TO THE CONSTRAINTS OF THE SITE A NUMBER OF DEVIATIONS ARE ROQUESTED FOR THE LANDSCAPING OF THIS PROJECT HOWEVER, ALL PLANTERS THAT HAVE BEEN PROVIDED BY THE ARCHITECT AND CIVIL ENGINEER, HAVE BEEN MAXIMIZED WITH PLANTER AREAS IN MANY PARTS OF THE SITE, EXCEEDING THE REQUIRED SQUARE FOOTAGE AND REQUIRED POINTS.
- ADDITIONAL PLANTS PROVIDED IN EXCESS OF REQUIRED POINTS AND THE POINTS HAVE BEEN APPLIED TO OFFSET 7' PLANTER INSTEAD OF THE REQUIRED 8' - REQUEST DEVIATION FROM 142.0406C.

CITY REQUIREMENTS MET

- ☑ EROSION MINIMIZED
- ☑ ENERGY CONSERVED WITH TREE SHADING
- ☑ WATER CONSERVED WITH LOW WATER USE PLANTING
- ☑ NON-FLAMMABLE VEGETATION USED
- ☑ ENHANCED LANDSCAPE VIEWED FROM PUBLIC AREAS PROVIDED
- ☑ APPLICABLE REGULATIONS MET PER TABLE 142-04A, 142.0403 TO 142.0407, 142.0409 AND 142.0413.
- ☑ NO INVASIVE PLANTS USED
- ☑ 40 S.F. PLANTER PROVIDED PER TREE - MIN DIMENSION 5'.
- ☑ TREE MIN ARE STD AND MORE THAN 15' TALL AT MATURITY WITH 6' AND 16' CLEARANCE ABOVE WALKS AND VEHICLE AREAS RESPECTIVELY
- ☑ ROOT BARRIERS PROVIDED
- ☑ PLANTS GROUPED IN HYDROZONES
- ☑ 80% OF VEHICLE AREAS SCREENED WITH 30" HEIGHT PLANTS
- ☑ 24" BOX TREES IN VEHICULAR AREAS
- ☑ STREET TREES PROVIDED
  UPAS=127 L.F. FRONTAGE/20 L.F. = 6 TREES REQUIRED
  3 EXISTING TREES - 3 NEW TREES = 6 PROVIDED
  DALE=100 L.F. FRONTAGE/20 L.F. = 5 TREES REQUIRED
  2 EXISTING TREES - 2 NEW TREES IN STREET PLANTER AND ONE IN FINGER ISLAND = 5 PROVIDED-UTILITY SETBACKS
  AND 25' CLEARANCE TO CORNER PREVENTS ADDITION OF STREET TREE
- ☑ PLANTING AREA REQUIRED IS 2024 S.F.
  2255 S.F. PROVIDED.

LANDSCAPE CONSTRUCTION NOTES

1. CONTRACTOR IS TO CONDUCT A FIELD REVIEW AND IS TO BE FAMILIAR WITH ALL EXISTING AND PROPOSED UTILITIES AND SUBSURFACE FEATURES PRIOR TO START OF WORK. SEE ARCHITECTURAL SITE PLANS AND CIVIL PLANS.
2. CONTRACTOR SHALL LOCATE ALL EXISTING UNDERGROUND UTILITIES AND NOTIFY ARCHITECT OF ANY CONFLICTS. CONTRACTOR SHALL EXERCISE CAUTION WHEN WORKING IN THE VICINITY OF UNDERGROUND UTILITIES.
3. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED LANDSCAPE AND IRRIGATION PERMITS.
4. ALL UTILITIES AND EXISTING IRRIGATION ARE TO BE PRESERVED AND PROTECTED IN PLACE. EXISTING REMOTE CONTROL VALVES SERVICING ADJACENT AREAS MUST REMAIN IN OPERATION DURING THE COURSE OF THE PROJECT, SHOULD THERE BE ANY DISRUPTION IN WATER SERVICE AS RESULT OF THIS WORK AND PLANTS IN ADJACENT AREAS DIE, THE CONTRACTOR WILL BE RESPONSIBLE TO REPLACE PLANTS IN LIKE KIND. THEREFORE THE CONTRACTOR MAY BE REQUIRED TO HOOK UP TEMPORARY IRRIGATION OR HAND WATER FOR THE DURATION UNTIL PERMANENT REPAIRS CAN BE MADE. THE CONTRACTOR WILL BE RESPONSIBLE TO REPLACE IN LIKE KIND.
5. ALL MATERIALS AND EQUIPMENT SHALL BE PROVIDED AND INSTALLED AS SHOWN IN THE DETAILS AND AS DESCRIBED IN THE SPECIFICATIONS EXCEPT AS NOTED OTHERWISE.
6. ALL PLANTING AREAS, SHALL BE TOP DRESSED WITH A 3" (MINIMUM) DEEP LAYER OF 1/2"-1" ORGANIC COMPOST OR WESTERN FIR BARK OR EQUAL.
7. REFER TO ARCHITECTURAL AND CIVIL PLANS FOR DESCRIPTIONS OF ELEMENTS NOT INDENTIFIED ON THIS PLAN.
8. OBSERVE THE FOLLOWING MINIMUM SETBACK DISTANCES FOR TREE PLANTING :

DRIVEWAY CUTS AND FIRE HYDRANTS	= 10 FT.
UTILITY BOXES, MANHOLE AND OTHER UTILITY VAULTS, TELEPHONE AND OTHER UTILITY POLES, GAS AND WATER METER, AND MAINS	= 5 FT.
INTERSECTIONS	= 25 FT.
ABOVE GROUND UTILITIES	= 10 FT.
SEWER LINES	= 10 FT.

9. ALL SURFACE AND SUB-SURFACE SWALES, DRAINAGE STRUCTURES AND PATTERNS SHALL BE MAINTAINED.
10. A LICENSED LANDSCAPE MAINTENANCE CONTRACTOR WILL BE RETAINED TO PERFORM ROUTINE MAINTENANCE DUTIES INCLUDING FOR STREET TREES. SEE SHEET L4. ALL MAINTENANCE TO BE PER CITY CODE .
11. LOCATIONS AND QUANTITIES OF EXISTING LANDSCAPE MATERIALS ARE APPROXIMATE.
12. CONTRACTOR TO CONFIRM EXISTING PAVED AREAS BEING CONVERTED INTO PLANTING BEDS AND NEW PLANTER BEDS SURROUNDED BY PAVEMENT OR STRUCTURES SHALL BE EXCAVATED TO A MINIMUM DEPTH OF 12", GRAVEL AND COMPACTED SOIL ARE TO BE REMOVED. SOIL SHALL BE DISCARDED OFF-SITE. UNIFORMLY FILL PLANTERS TO WITHIN 1-1/2" OF TOP OF CURB. COMPACT TO 85%. REPLACE AND CONDITION SOIL PER SOILS TEST.
13. PLANTER SOIL SHALL BE AMENDED AS DESCRIBED BY A LABORATORY SOIL ANALYSIS. CONTRACTOR TO REQUEST "ORGANIC" AMMENDMENTS AND FERTILIZER RECOMMENDATIONS. TEST TO INCLUDE A 24 HOUR PERC TEST.
14. THE CONTRACTOR IS REQUIRED TO PROVIDE THE QUANTITY OF MATERIALS SHOWN ON THE PLAN DRAWING. QUANTITIES IN THE LEGEND ARE MERELY A GUIDE. QUANTITIES SHOWN ON THE DRAWING TAKE PRECEDENCE OVER QUANTITIES LISTED IN THE LEGENDS.
15. FINAL CERTIFICATION OF THE LANDSCAPE INSTALLATION IS REQUIRED BY THE LANDSCAPE ARCHITECT, CONTRACTOR TO CONTACT LANDSCAPE ARCHITECT 48 HOURS PRIOR TO COMPLETION OF INSTALLATION WORK TO ARRANGE FOR THE REQUIRED SITE REVIEW AS PART OF THIS CERTIFICATION.
16. EXISTING LANDSCAPE AREAS TO REMAIN: SURFACE IN THESE AREAS TO BE CLEANED FREE OF WEEDS, LITTER, DEBRIS, ETC. REPLACE DEAD, DAMAGED, OR MISSING PLANTS WITH 5 GALLON SPECIMENS OF SIMILAR MATERIAL. TOP-DRESS AS DESCRIBED IN GENERAL NOTES (THIS SHEET). FERTILIZE WITH A BALANCED, COMPLETE ORGANIC TIME RELEASE PLANT FOOD AS NEEDED, APPLY AT THE MANUFACTURER'S RECOMMENDED RATE.
17. CARE TO BE TAKEN TO PROTECT EXISTING LANDSCAPE FROM DAMAGE DURING CONSTRUCTION. TRENCHING BENEATH DRIPLINES OF EXISTING PLANTS SHALL BE DONE MANUALLY. NO ROOTS LARGER THAN 1-1/2"Ø SHALL BE CUT.
18. SLOPES: JUTE NETTING TO BE USED ON ALL SLOPES 3:1 OR GREATER AT FINAL GRADING. SEE JUTE NETTING DETAIL ON SHEET L3. SEE CIVIL SHEETS FOR SITE GRADING DESIGN.
19. SYMBOL FOR GROUNDCOVER IS SCHEMATIC AND IS NOT SHOWN UNDER SHRUBS AND TREES FOR CLARITY. CONTRACTOR TO INSTALL UNDER SHRUBS AND TREES TO FILL ENTIRE PLANTER BED. QUANTITY IN LEGEND IS A GUIDE.
20. CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED SITE ELEMENTS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES. SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS.
21. CONTRACTOR TO PROVIDE A MINIMUM 2% SLOPE AWAY FROM ALL STRUCTURES.

AB 1881 LANDSCAPE DOCUMENTATION

☑ PROJECT INFORMATION

JACK IN THE BOX
2959 UPAS STREET,
SAN DIEGO, CA
3-24-2010
TOTAL LANDSCAPING = 2255 S.F.
NEW PROJECT
POTABLE WATER
PROPERTY OWNER - JIB CORP, SAN DIEGO - MIKE HOGENBLOOM
APPLICANTS CONTACT - ROY PEDRO PMDG 916-415-5358

☑ WATER EFFICIENT LANDSCAPE WORKSHEET

HYDROZONE TABLE (H=HIGH WATER USE, M=MODERATE, L=W=LOW)

HYDROZONE	VALVE	IRRIGATION METHOD	AREA S.F.	% OF LANDSCAPE AREA	PLANT FACTOR
LW	SHRUBS & GNDCVRS	DRIP	2255 SF	100%	.4
LW	TREE BUBBLERS	DRIP	N/A	WITHIN 100%	.4

WATER BUDGET CALCULATIONS
MAWA=(ETA)(0.62)[(.07 X SF)+(0.3 X SF SLA)]
MAWA=47 X .62 X [(.7 X 2255)+(.3 X 0 SF SLA)]
MAWA=29 X 1606
MAWA=46, 588 GAL/YR

ETWU=(ETA)(0.62) $\left(\frac{PF \times HA}{IE} + SLA\ SF\right)$

ETWU=47 X .62 $\left(\frac{.3 \times 2255}{.71} + 0\right)$

ETWU=29 X 970
ETWU=28,121 GAL/YR
ETWU=60% MAWA

☑ SOIL MANAGEMENT

POST GRADING HORTICULTURAL APPRAISEL REQUIRED
RE-EVALUATION OF PLANT SELECTION REQUIRED WITH TEST RESULTS

ADDITIONAL DESIGN DEVIATIONS REQUESTED 5-29-12

DEVIATION FROM SDMC 142.0404: 113 SF PF PLANTING AREA PROVIDED FOR THE REMAINING YARD, WHERE 400 SF ARE REQUIRED.

DUE TO THE SITE CONSTRAINTS THIS DEVIATION IS REQUESTED ALL PLANTERS THAT HAVE BEEN PROVIDED BY THE ARCHITECT AND CIVIL ENGINEER, HAVE BEEN MAXIMIZED WITH PLANTER AREAS IN MANY PARTS OF THE SITE, EXCEEDING THE REQUIRED SQUARE FOOTAGE AND REQUIRED POINTS.

DEVIATION FROM SDMC 142.0406: DISABLED PARKING SPACE IS LOCATED 40 FEET FROM A TREE, WHERE THE VUA TREE DISTRIBUTION REGULATIONS REQUIRE ONE TREE WWITHIN 30 FEET OF EACH PARKING SPACE.

DUE TO THE SITE CONSTRAINTS THIS DEVIATION IS REQUESTED, TREES HAVE BEEN LOCATED IN THE PLANTERS THAT HAVE BEEN PROVIDED BY THE ARCHITECT AND CIVIL ENGINEER AND THEY HAVE BEEN LOCATED AS CLOSE AS POSSIBLE TO THE PARKING SPACE CONSIDERING ALL THE REQUIREMENTS AND ENHANCEMENTS FOR THE PROJECT.

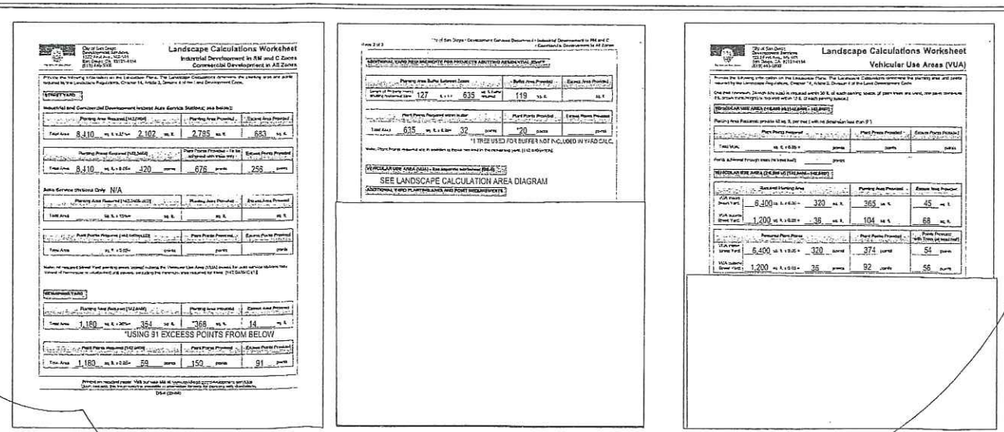
CITY OF SAN DIEGO WATER CONSERVATION STATEMENT

1. WATER BUDGET = (ETO)(0.62)[(0.7)(LA)+(.3)(SLA)]
   WATER BUDGET = 47 X .62X (.7 X 2255) +0)
   WATER BUDGET = 46,155 GAL/YR
2. WATER USE = (47 X .62) (PF X HA/IE) + SLA)
   = (29.4) (.4 X 2255 SF / .9+0)
   = 26,518 GAL/YR

CITY OF SAN DIEGO WATER CONSERVATION STATEMENT

1. ANNUAL WATER BUDGET = 46,155 GAL/YR
2. ANNUAL WATER USE = 26,518 GAL/YR.
3. WATER CONSERVING CONCEPTS - SEE AB1881 THIS SHEET
4. IRRIGATION SYSTEM TO BE UNDERGROUND TARGET SYSTEM WITH RAIN SHUTOFF ON AUTOMATIC CONTROLLER

LANDSCAPE CALCULATIONS WORKSHEET



DESIGN ARCHITECTURE ENGINEERING
9330 BALBOA AVENUE
SAN DIEGO, CA 92123

© 2007 Jack in the Box Inc.
These designs, drawings and specifications are the property of Jack in the Box Inc and shall not be copied or reproduced without its previous written consent.
These drawings attached are intended to assist the architect in preparing site-adapt construction documents provided that such use does not conflict with rules governing architects in the state where the work is to be performed. They will need to be modified to comply with all applicable codes and site-specific conditions.

DATES

RELEASE: NOV. 12, 2007
P.M. UPDATES: JAN. 5, 2010
SUBMITTAL DATE:
1: MAR. 29, 2010
2: AUG. 6, 2011
3:
BID:
CONSTRUCTION:

REVISIONS

1. REVISED 5-29-12 PER CITY FOR DEVIATIONS
6. REVISED 2-6-12 PER CITY CYCLE ISSUES 1-04-12
△ REVISED 10-26-11 PER CITY CYCLE ISSUES 10-14-11
△ RE/ISED 9-6-11 PER CITY CYCLE ISSUES 8-8-11
△ REVISED 1-26-11 PER CITY CYCLE ISSUES 12-20-10
△ RE/ISED 11/12/10 PER CITY CYCLE ISSUES 8-30-10

MRLA
MAISHA RUTH LANDSCAPE ARCHITECT
101 YULUPA CIRCLE
SANTA ROSA, CALIFORNIA 95405
PHONE 707-494-9561 CA. LIC. NO. 2238

REGISTERED LANDSCAPE ARCHITECT — MAISHA RUTH — 2238 — 6/30/13 RENEWAL DATE — STATE OF CALIFORNIA

PM design group Architects
4470 Yankee Hill Rd. Suite 220,
ROCKLIN CA 95677
Ph. (916) 415-5358
e-mail:
rpedro@pmdginc.com
Roy Pedro, Architect

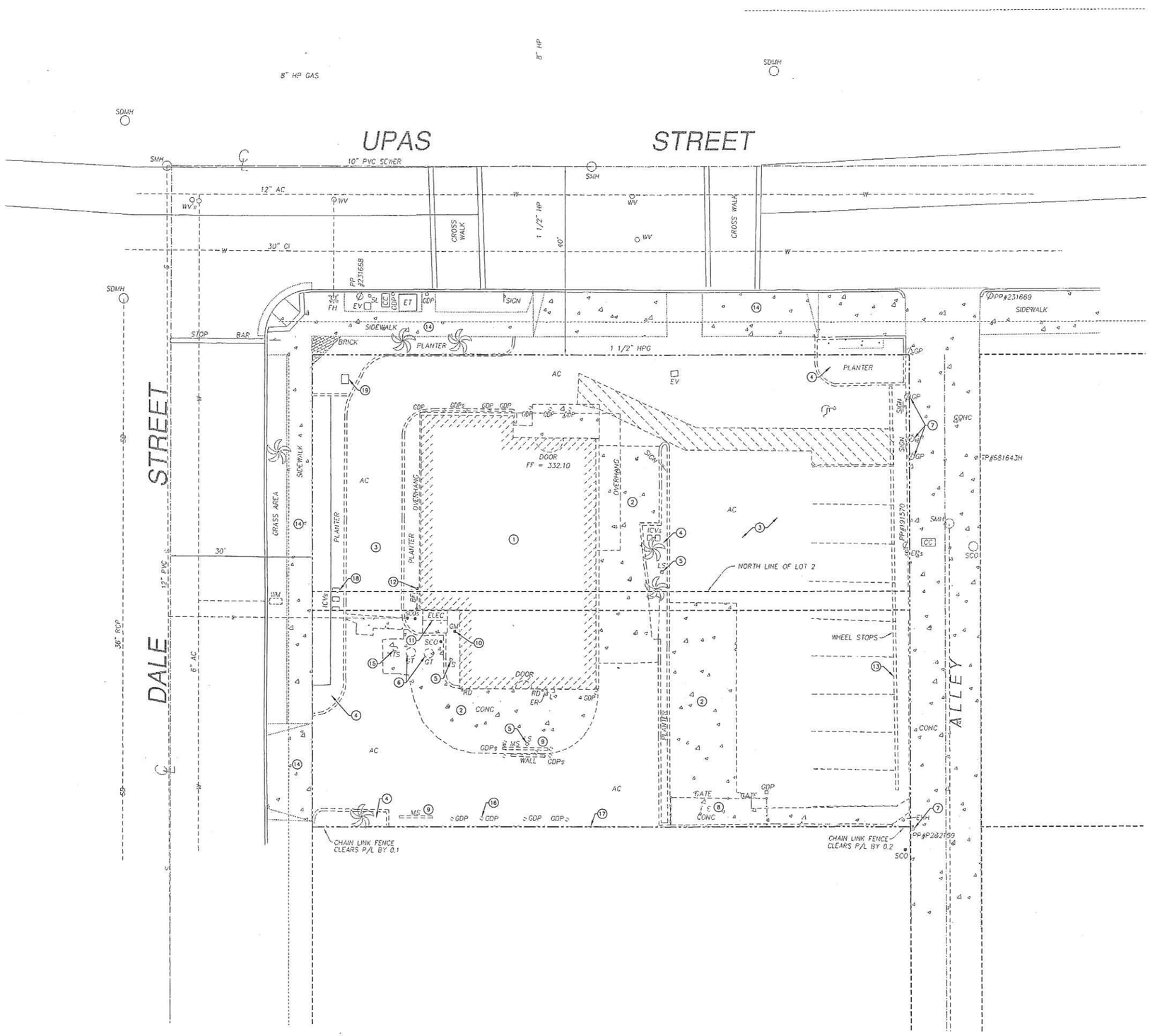
SITE INFORMATION

MK TYPE: 9A_SM2-OPT1
JIB #: 0023
ADDRESS:
2959 UPAS ST.
SAN DIEGO, CA

DRAWN BY:
PROJECT #: JIB10006
SCALE: 1"=10'-0"

LANDSCAPE CALCULATIONS

ATTACHMENT 08



DEMOLITION PLAN NOTES

1. DEMOLISH EXISTING BUILDING, PROTECT EXISTING UTILITIES IN PLACE. PER CIVIL PLANS.
2. DEMOLISH EXISTING CONCRETE PAVING AND WALKWAYS.
3. DEMOLISH EXISTING PARKING LOT AS REQUIRED FOR NEW LAYOUT.
4. DEMOLISH EXISTING LANDSCAPE AREA AND/OR TREES.
5. DEMOLISH EXISTING PARKING LOT LIGHT STANDARD.
6. DEMOLISH EXISTING GREASE INTERCEPTOR.
7. EXISTING GYE POLES AND WIRES TO BE RELOCATED OR UNDERGROUNDED.
8. DEMOLISH EXISTING TRASH ENCLOSURE.
9. DEMOLISH EXISTING MENU AND SPEAKER BOARDS. PROTECT ELECTRICAL.
10. EXISTING GAS METER TO BE REMOVED. GAS LINE TO BE REDIRECTED TO NEW GAS METER LOCATION.
11. EXISTING ELECTRICAL SWITCH GEAR TO BE REMOVED AND LINES TO BE REDIRECTED TO NEW ELECTRICAL LOCATION.
12. EXISTING BACK FLOW PREVENTER TO BE REMOVED.
13. DEMOLISH ALL WHEEL STOPS ALONG ALLEY.
14. EXISTING DRIVEWAYS AND SIDEWALK TO BE REMOVED AND REPLACED PER CITY STANDARDS SEE CIVIL DRAWINGS.
15. EXISTING WATER TEST STATION TO REMAIN. PROTECT DURING DEMOLITION.
16. DEMOLISH ALL EXISTING GUARD POSTS.
17. DEMOLISH EXISTING FENCE.
18. EXISTING IRRIGATION CONTROL VALVES TO REMAIN. PROTECT IN PLACE.
19. EXISTING POLE SIGN TO REMAIN AS IS.

NORTH

0 5 10 20 30 40

SCALE: 1"=10'-0"

DESIGN ■ ARCHITECTURE ■ ENGINEERING
9330 BALBOA AVENUE
SAN DIEGO, CA 92123
© 2007 Jack in the Box Inc.
These designs, drawings and specifications are the property of Jack in the Box Inc and shall not be copied or reproduced without its previous written consent.
These drawings attached are intended to assist the architect in preparing site-adapt construction documents provided that such use does not conflict with rules governing architects in the state where the work is to be performed. They will need to be modified to comply with all applicable codes and site-specific conditions.

DATES

RELEASE: NOV. 12, 2007
P.M. UPDATES: JAN. 5, 2010
SUBMITTAL DATE:
1: MAR. 29, 2010
2: SEPT. 6, 2011
3:
BID:
CONSTRUCTION:

REVISIONS

PM design group Architects
4470 Yankee Hill Rd. Suite 100
ROCKLIN CA 95677
Ph. (916) 415-5358
e-mail:
rpedro@pmdginc.com
Roy Pedro, Architect

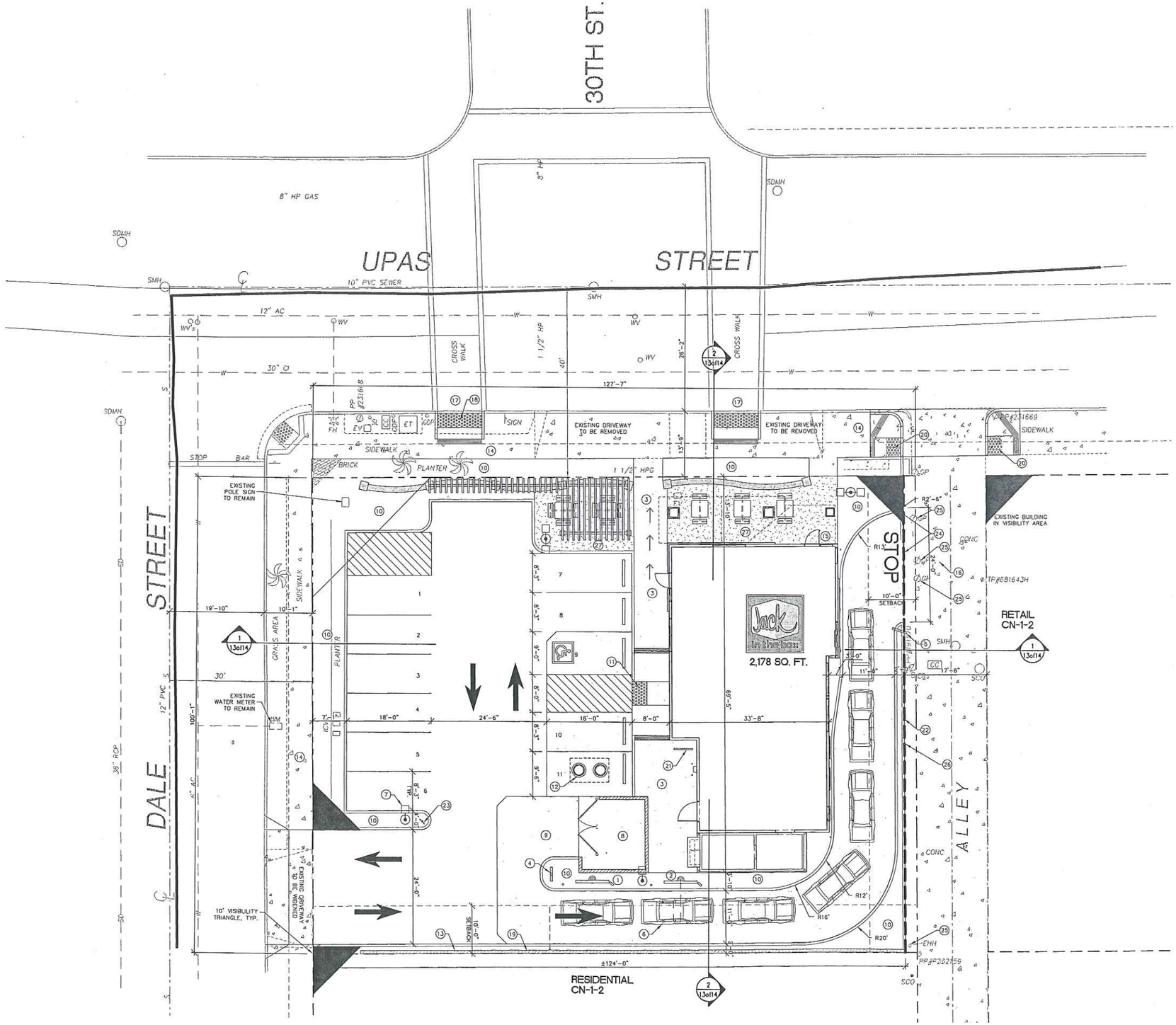
SITE INFORMATION

MK TYPE: 9A_SM2-OPT1
JIB #: 0023
ADDRESS:
2959 UPAS ST.
SAN DIEGO, CA

DRAWN BY:
PROJECT #: JIB10006
SCALE:

DEMO SITE PLAN

ATTACHMENT 08



SITE PLAN NOTES

1. MENU BOARD, SEE DETAIL 1/SD2.1.
2. SPEAKER BOARD, SEE DETAIL 2/SD2.1
   VISUAL ORDER CONFIRMATION BETWEEN 10:00 PM AND 2:00 AM
3. STAMPED CONCRETE SIDEWALK, SEAMLESS TEXTURE.
4. ENTRY SIGN, SEE DETAIL 4/SD2.1
5. 'THANK YOU' AND 'DO NOT ENTER' SIGN, SEE DETAIL 5/SD2.1
6. DRIVE-THRU CAR STACKING (6 CAR MINIMUM)
7. NEW PARKING LOT LIGHT STANDARD (TYP. OF 3)
   LIGHTS TO BE SHIELDED FROM RESIDENTIAL AREA
   REDUCE INTENSITY BETWEEN MIDNIGHT AND 6:00AM
   LIGHTING SPEC: ANTIQUE STREET LAMPS, EM25 GCSG - EAD5 - EPAX 20 S5
8. CMU TRASH ENCLOSURE.
9. CONCRETE APRON FOR TRASH ENCLOSURE.
10. NEW LANDSCAPE TO BE INSTALLED. SEE LANDSCAPE PLAN.
11. DETECTABLE WARNINGS. (IE: TRUNCATED DOMES)
12. 1500 GAL. GREASE INTERCEPTOR
13. INSTALL NEW 8' CMU WALL WITH CLIMBING VINES.
14. INSTALL NEW SIDEWALK AND DRIVEWAYS FROM EAST PROPERTY LINE TO SOUTH PROPERTY LINE PER CITY STANDARDS.
15. PROVIDE BUILDING ADDRESS NUMBERS, VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY PER FHPS POLICY P-00-6 (UFC 901.4.4). SEE ELEVATIONS ON SHEET 9 OF 13.
16. REPLACE DAMAGED PORTION OF ALLEY ADJACENT TO SITE
17. ADA CURB RAMP
18. REMOVE EXISTING STREET TREE FOR NEW ADA RAMP.
19. POST SIGN "PLEASE BE KIND TO OUR NEIGHBORS PLEASE DIM YOUR LIGHTS AND REDUCE EXCESSIVE NOISE."
20. INSTALL TRUNCATED DOMES PER CITY STANDARDS
21. INSTALL NEW BIKE RACK
22. ALLEY TO BE WIDENED BY 2'-6"
23. INSTALL SIGN "PARKING FOR JACK IN THE BOX CUSTOMERS ONLY. ALL OTHER VEHICLES WILL BE TOWED AT OWNERS EXPENSE".
24. STOP SIGN AND STOP PAINTED WHITE ON PAVEMENT.
25. RELOCATE OR UNDERGROUND UTILITY POLES, GYE POLES & GYE WIRES OUTSIDE ALLEY RIGHT OF WAY PER UTILITY COMPANY'S GUIDELINES..
26. NEW ALLEY DEDICATION LINE
27. STAMPED CONCRETE, DAVIS COLOR #5237 "SAN DIEGO BLUFF", SEAMLESS TEXTURE.

0 5 10 20 30 40

SCALE: 1"=10'-0"

NORTH

DESIGN ■ ARCHITECTURE ■ ENGINEERING

9330 BALBOA AVENUE
SAN DIEGO, CA 92123

© 2007 Jack in the Box Inc.

These designs, drawings and specifications are the property of Jack in the Box Inc and shall not be copied or reproduced without its previous written consent.

These drawings attached are intended to assist the architect in preparing site-adapt construction documents provided that such use does not conflict with rules governing architects in the state where the work is to be performed. They will need to be modified to comply with all applicable codes and site-specific conditions.

DATES

RELEASE: NOV. 12, 2007
P.M. UPDATES: JAN. 5, 2010
SUBMITTAL DATE:
1: MAR. 29, 2010
2: SEPT. 6, 2011
3:
BID:
CONSTRUCTION:

REVISIONS

- △
- △
- △
- 4 PLAN CHECK COMMENTS 10-14-11
- △ PLAN REVISION 3-16-12
- △

PM design group Architects

4470 Yankee Hill Rd. Suite 100
ROCKLIN CA 95677
Ph. (916) 415-5358
e-mail:
rpedro@pmdginc.com
Ray Pedro, Architect

SITE INFORMATION

MK TYPE: 9A_SM2-OPT1
JIB #: 0023
ADDRESS:
2959 UPAS ST.
SAN DIEGO, CA

DRAWN BY:
PROJECT #: JIB10006
SCALE: 1"=10'-0"

SITE PLAN

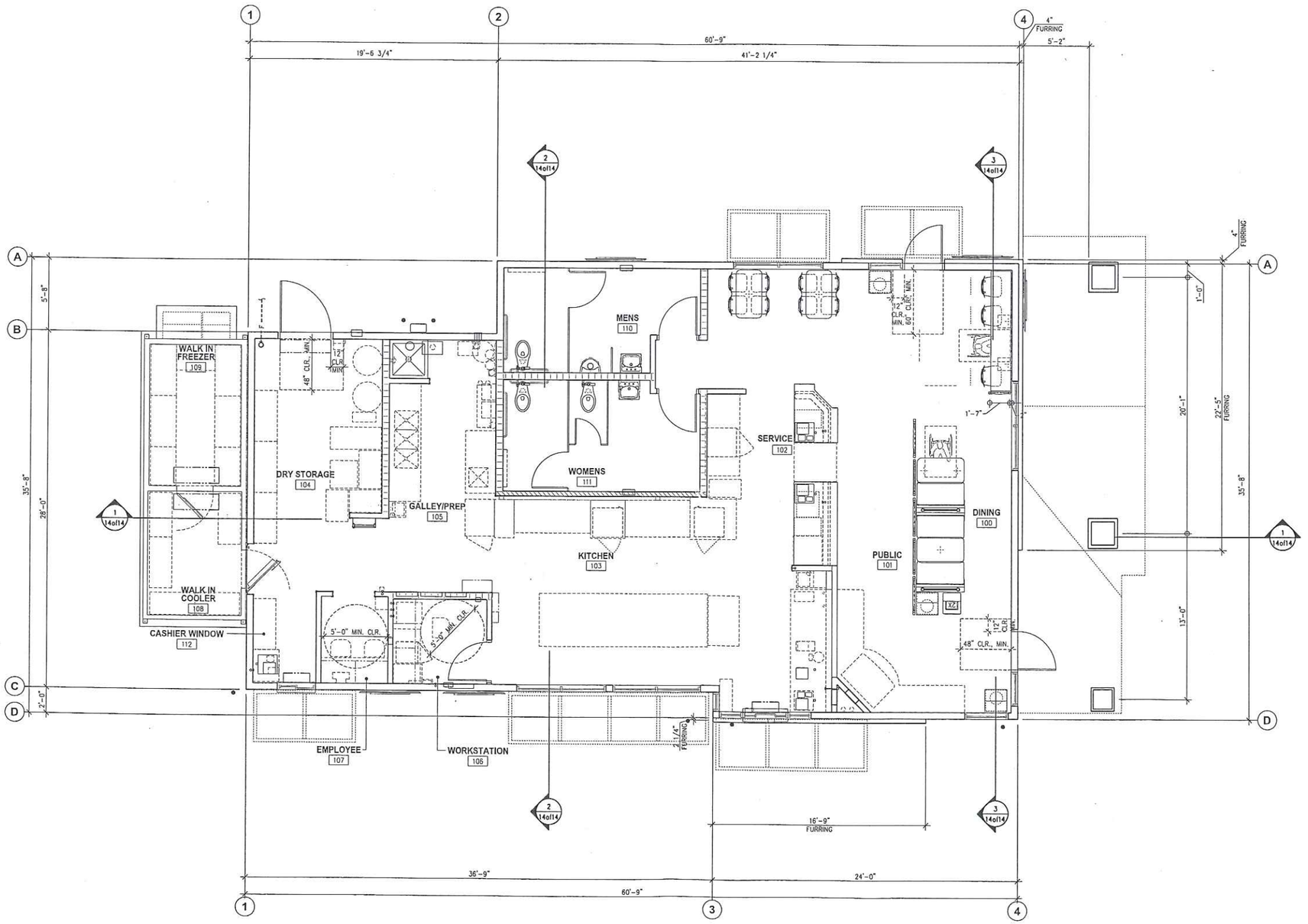
ATTACHMENT 08

GENERAL NOTE

SEATING LAYOUT AND ARRANGEMENT IS TO BE USED AS A DESIGN GUIDELINE. ACTUAL SEAT COUNT AND ARRANGEMENT IS SUBJECT TO CHANGE ONCE ALL APPLICABLE LOCAL CODES, MUNICIPAL CODES AND ORDINANCES, ETC. ARE INCORPORATED DURING THE SITE ADAPTING PROCESS.

MK9A _ SM2

KITCHEN SQ. FT.	=	1,061
DINING SQ. FT.	=	618 (INCL. PUBLIC)
RESTROOMS SQ. FT.	=	333 (INCL. RESTROOM VESTIBULE)
BLDG. CONDITIONED SPACE SQ. FT.	=	2,002
WALK IN SQ. FT.	=	176
TOTAL BLDG. FOOTPRINT SQ. FT.	=	2,178
SEATING:		18 SEATS (INDOOR)
		14 SEATS (EXTERIOR)



DESIGN ■ ARCHITECTURE ■ ENGINEERING

9330 BALBOA AVENUE
SAN DIEGO, CA 92123

© 2007 Jack in the Box Inc.

These designs, drawings and specifications are the property of Jack in the Box Inc and shall not be copied or reproduced without its previous written consent.

These drawings attached are intended to assist the architect in preparing site-adapt construction documents provided that such use does not conflict with rules governing architects in the state where the work is to be performed. They will need to be modified to comply with all applicable codes and site-specific conditions.

DATES

RELEASE: NOV. 12, 2007
P.M. UPDATES: JAN. 5, 2010
SUBMITTAL DATE:
1: MAR. 29, 2010
2: SEPT. 6, 2011
3: _____
BID: _____
CONSTRUCTION: _____

REVISIONS

△ _____
△ _____
△ _____
1 PLAN CHECK COMMENTS 10-14-11
△ PLAN REVISION 3-16-12
△ _____

PM design group Architects

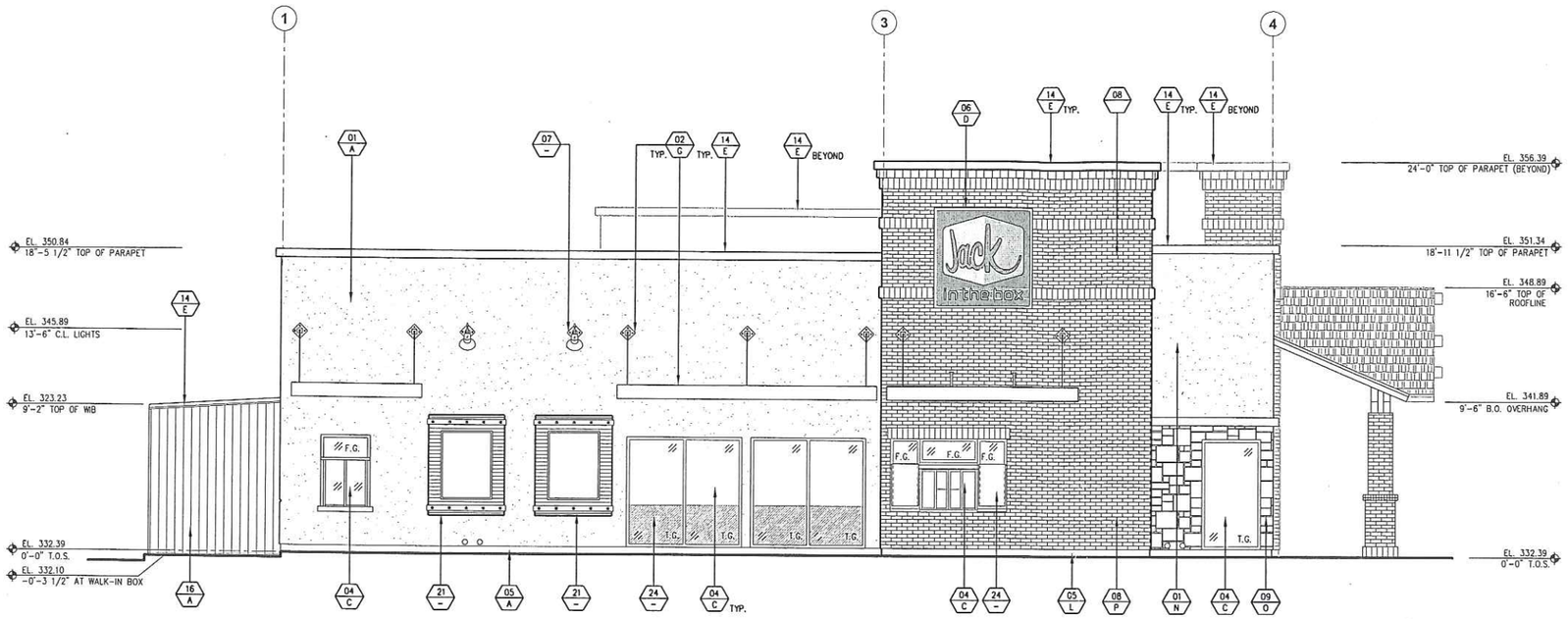
4470 Yankee Hill Rd. Suite 100
ROCKLIN CA 95677
Ph. (916) 415-5358
e-mail:
rpedro@pmdginc.com
Roy Pedro, Architect

SITE INFORMATION

MK TYPE: 9A_SM2-OPT1
JIB #: 0023
ADDRESS:
2959 UPAS ST.
SAN DIEGO, CA

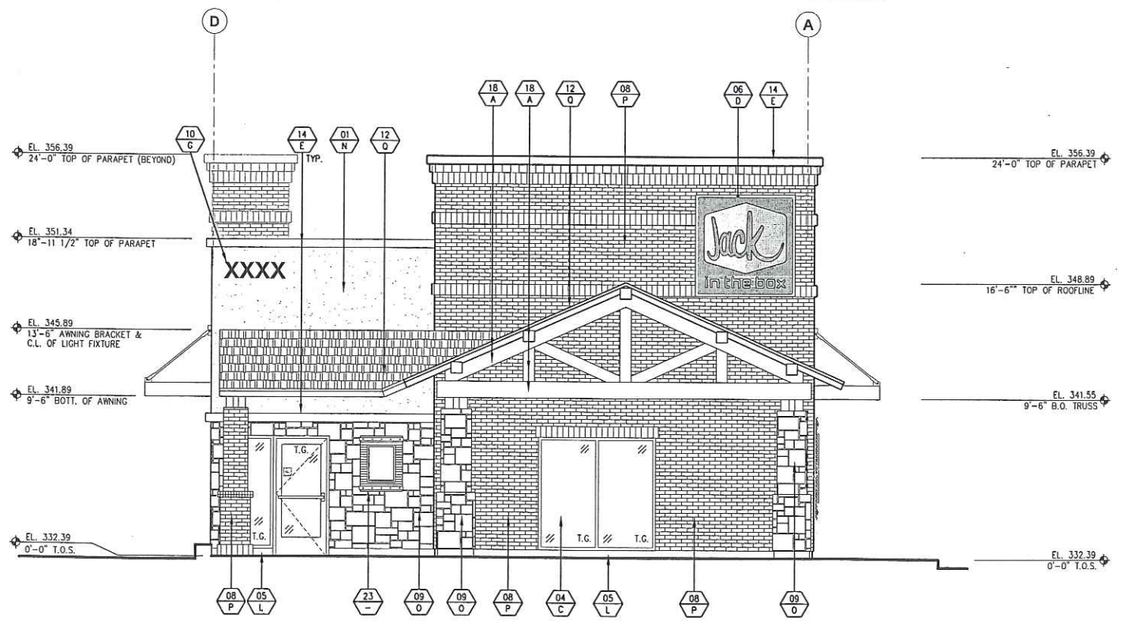
DRAWN BY: _____
PROJECT #: JIB10006
SCALE: _____

OVERALL FLOOR PLAN



EAST ELEVATION

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



NORTH ELEVATION

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

EXTERIOR FINISH SCHEDULE

USE CHECKED BOX ONLY

01/A — MATERIAL/FINISH — COLOR

☐ ANTI-GRAFFITI COATING: DUMOND CPU647 GRAFFITI BARRIER COAT BY DUMOND CHEMICALS INC. (212) 869-6350 COLOR: CLEAR

MATERIAL/FINISH:

01 EXTERIOR CEMENT PLASTER- SAND FLOAT FINISH
- ☑ INTEGRAL COLOR
- ☐ THOROLASTIC ELASTOMERIC: #400, FINE TEXTURE

02 METAL AWNING & SUPPORT (BY SIGN CONTRACTOR)
03 GREASE / OIL SYSTEM BOX
04 ALUMINUM STOREFRONT SYSTEM
- ☑ 1" CLEAR INSULATED GLASS
- ☐ 1/4" CLEAR GLASS
- ☐ 1" CLEAR INSULATED GLASS W/ SOLARBAN 60 COATING
- ☐ ANTI-GRAFFITI FILM

05 EXTERIOR CEMENT PLASTER FINISH COAT OVER CONCRETE CURB
06 INTERNALLY ILLUMINATED SIGNAGE (O.F.O.I., NOT A PART OF THIS PERMIT)
07 WALL MOUNTED LIGHT FIXTURE
08 USED RED BRICK (STUCCO STONE OR RECYCLED)
09 STONE TILE
10 12" HIGH BUILDING ADDRESS LETTERS (AS REQUIRED PER LOCAL JURISDICTION)
11 MAIN ELECTRICAL SERVICE
12 COMPOSITE ROOF
13 HOLLOW METAL DOORS AND FRAMES, MISCELLANEOUS TRIM
14 STUCCO CORNICE/TRIM BAND
15 CO2 FILL BOX METAL COVER
16 PRE-MANUFACTURED COOLER/FREEZER BOX W/ TEX-COAT 600 TEXTURE COATING, FINE FINISH
17 PAINTED STEEL TRELLIS
18 COMPOSITE WOOD MEMBERS
19 NOT USED
20 DECORATIVE REVEAL SCREED, ALL OUTSIDE CORNERS TO BE MITERED
21 DISPLAY POSTER PANEL
22 WATER HEATER FLUE
23 ENTRANCE DISPLAY POSTER PANEL, ALIGN TOP WITH TOP OF DOOR
24 DRIVE-THRU WINDOW TREATMENT AND DISPLAY PANEL

COLOR:

A COLOR TO MATCH SHERWIN WILLIAMS: SW 7037 "BALANCED BEIGE"
B SHERWIN WILLIAMS: SW 6328 "FIREWEED"
C STANDARD STOREFRONT; #33 BLACK ANODIZED
D WHITE TEXT ON RED BACKGROUND
E SHERWIN WILLIAMS: SW 6095 "TOASTY"
F COLOR/FINISH TO MATCH ADJACENT SURFACE
G COLOR TO MATCH SHERWIN WILLIAMS: SW 6990 "CAVIAR".
H MIL FINISH ALUMINUM
J SHERWIN WILLIAMS A-100 EXTERIOR GLOSS LATEX: SW 7074 "SOFTWARE" (PAINT ALL SIDES OF DOOR)
K SHERWIN WILLIAM EXTERIOR ACCENTS COLOR: SW 6990 "CAVIAR"
L NATURAL CONCRETE, GRAY
M STAINLESS STEEL
N COLOR TO MATCH SHERWIN WILLIAMS: SW 2813 "DOWNING STRAW"
O CORONADO STONE, CARIBBEAN CORAL "BARBADOS"
P CORONADO STONE THIN BRICK, SPECIAL USED BRICK "RED USED"
Q MONIER LIFE TILE, MADERA, "VINTAGEWOOD"

DESIGN ■ ARCHITECTURE ■ ENGINEERING
9330 BALBOA AVENUE
SAN DIEGO, CA 92123
© 2007 Jack in the Box Inc.
These designs, drawings and specifications are the property of Jack in the Box Inc and shall not be copied or reproduced without its previous written consent.
These drawings attached are intended to assist the architect in preparing site-adapt construction documents provided that such use does not conflict with rules governing architects in the state where the work is to be performed. They will need to be modified to comply with all applicable codes and site-specific conditions.

DATES
RELEASE: NOV. 12, 2007
P.M. UPDATES: JAN. 5, 2010
SUBMITTAL DATE:
1: MAR. 29, 2010
2: SEPT. 6, 2011
3:
BID:
CONSTRUCTION:

REVISIONS
1 PLAN CHECK COMMENTS 10-14-11
PLAN REVISION 3-16-12

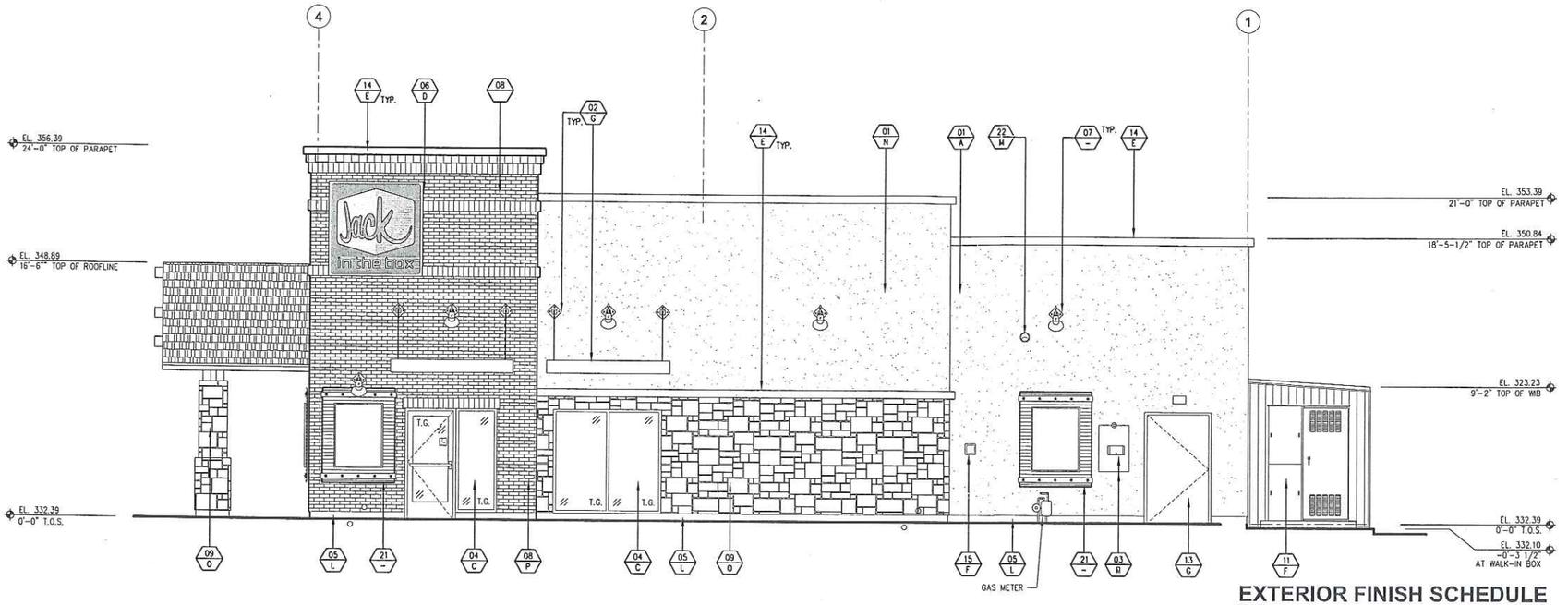
PM design group Architects
4470 Yankee Hill Rd. Suite 100
ROCKLIN CA 95677
Ph. (916) 415-5358
e-mail:
rpedro@pmdginc.com
Ray Pedro, Architect

SITE INFORMATION
MK TYPE: 9A_SM2-OPT1
JB #: 0023
ADDRESS:
2959 UPAS ST.
SAN DIEGO, CA

DRAWN BY:
PROJECT #: JB10006
SCALE: AS NOTED

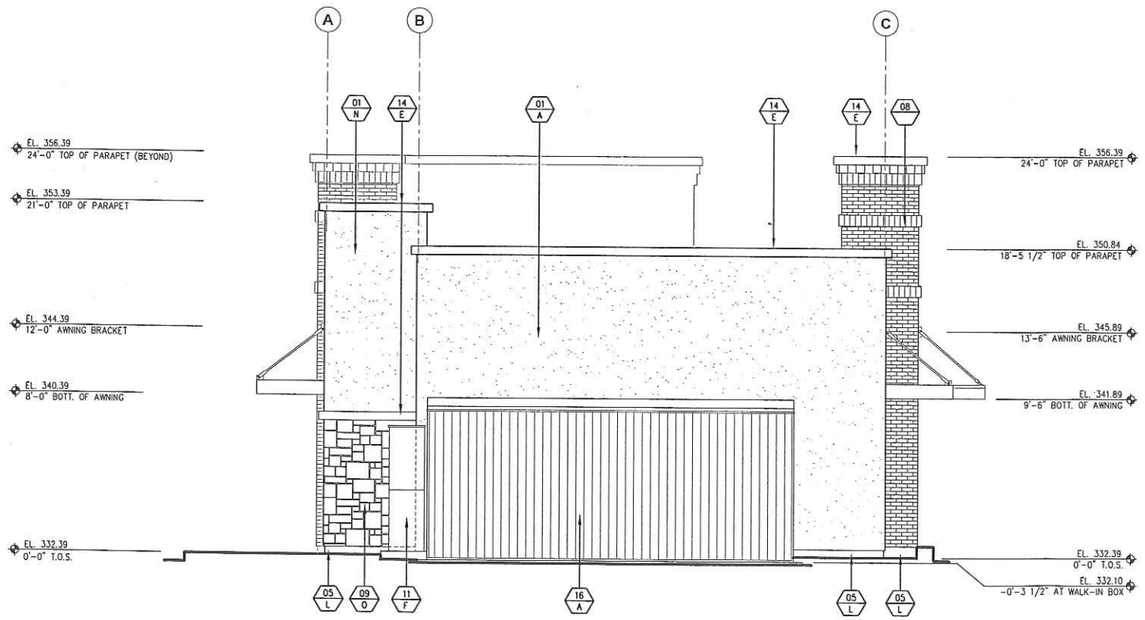
EXTERIOR ELEVATIONS

ATTACHMENT 08



WEST ELEVATION

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



SOUTH ELEVATION

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

NOTE:
SEE SHEET A4.0 FOR ADDITIONAL EXTERIOR FINISH INFORMATION AND DETAILS (TYP.)

EXTERIOR FINISH SCHEDULE

USE CHECKED BOX ONLY

01/A — MATERIAL/FINISH / COLOR

☐ ANTI-GRAFFITI COATING: DUMOND CPU647 GRAFFITI BARRIER COAT BY DUMOND CHEMICALS INC. (212) 869-6350 COLOR: CLEAR

MATERIAL/FINISH:

01 EXTERIOR CEMENT PLASTER- SAND FLOAT FINISH
- ☑ INTEGRAL COLOR
- ☐ THOROLASTIC ELASTOMERIC: #400, FINE TEXTURE

02 METAL AWNING & SUPPORT (BY SIGN CONTRACTOR)
03 GREASE / OIL SYSTEM BOX
04 ALUMINUM STOREFRONT SYSTEM
- ☑ 1" CLEAR INSULATED GLASS
- ☐ 1/4" CLEAR GLASS
- ☐ 1" CLEAR INSULATED GLASS W/ SOLARBAN 60 COATING
- ☐ ANTI-GRAFFITI FILM

05 EXTERIOR CEMENT PLASTER FINISH COAT OVER CONCRETE CURB
06 INTERNALLY ILLUMINATED SIGNAGE (O.F.O.I., NOT A PART OF THIS PERMIT)
07 WALL MOUNTED LIGHT FIXTURE
08 USED RED BRICK (STUCCO STONE OR RECYCLED)
09 STONE TILE
10 12" HIGH BUILDING ADDRESS LETTERS (AS REQUIRED PER LOCAL JURISDICTION)
11 MAIN ELECTRICAL SERVICE
12 COMPOSITE ROOF
13 HOLLOW METAL DOORS AND FRAMES, MISCELLANEOUS TRIM
14 STUCCO CORNICE/TRIM BAND
15 CO2 FILL BOX METAL COVER
16 PRE-MANUFACTURED COOLER/FREEZER BOX W/ TEX-COAT 600 TEXTURE COATING, FINE FINISH
17 PAINTED STEEL TRELLIS
18 COMPOSITE WOOD MEMBERS
19 NOT USED
20 DECORATIVE REVEAL SCREED, ALL OUTSIDE CORNERS TO BE MITERED
21 DISPLAY POSTER PANEL
22 WATER HEATER FLUE
23 ENTRANCE DISPLAY POSTER PANEL, ALIGN TOP WITH TOP OF DOOR
24 DRIVE-THRU WINDOW TREATMENT AND DISPLAY PANEL

COLOR:

A COLOR TO MATCH SHERWIN WILLIAMS: SW 7037 "BALANCED BEIGE"
B SHERWIN WILLIAMS: SW 6328 "FIREWEED"
C STANDARD STOREFRONT; #33 BLACK ANODIZED
D WHITE TEXT ON RED BACKGROUND
E SHERWIN WILLIAMS: SW 6095 "TOASTY"
F COLOR/FINISH TO MATCH ADJACENT SURFACE
G COLOR TO MATCH SHERWIN WILLIAMS: SW 6990 "CAVIAR".
H MIL FINISH ALUMINUM
J SHERWIN WILLIAMS A-100 EXTERIOR GLOSS LATEX: SW 7074 "SOFTWARE" (PAINT ALL SIDES OF DOOR)
K SHERWIN WILLIAM EXTERIOR ACCENTS COLOR: SW 6990 "CAVIAR"
L NATURAL CONCRETE, GRAY
M STAINLESS STEEL
N COLOR TO MATCH SHERWIN WILLIAMS: SW 2813 "DOWNING STRAW"
O CORONADO STONE, CARIBBEAN CORAL "BARBADOS"
P CORONADO STONE THIN BRICK, SPECIAL USED BRICK "RED USED"
Q MONIER LIFE TILE, MADERA, "VINTAGEWOOD"

DESIGN ■ ARCHITECTURE ■ ENGINEERING
9330 BALBOA AVENUE
SAN DIEGO, CA 92123

© 2007 Jack in the Box Inc.
These designs, drawings and specifications are the property of Jack in the Box Inc and shall not be copied or reproduced without its previous written consent.
These drawings attached are intended to assist the architect in preparing site-adapt construction documents provided that such use does not conflict with rules governing architects in the state where the work is to be performed. They will need to be modified to comply with all applicable codes and site-specific conditions.

DATES

RELEASE: NOV. 12, 2007
P.M. UPDATES: JAN. 5, 2010
SUBMITTAL DATE:
1: MAR. 29, 2010
2: SEPT. 6, 2011
3: _____
BID: _____
CONSTRUCTION: _____

REVISIONS

- △ _____
- △ _____
- △ _____
- 1 △ PLAN CHECK COMMENTS 10-14-11
- △ PLAN REVISION 3-16-12
- △ _____

PM design group Architects
4470 Yankee Hill Rd. Suite 100
ROCKLIN CA 95677
Ph. (916) 415-5358
e-mail:
rpedro@pmdginc.com
Roy Pedro, Architect

SITE INFORMATION

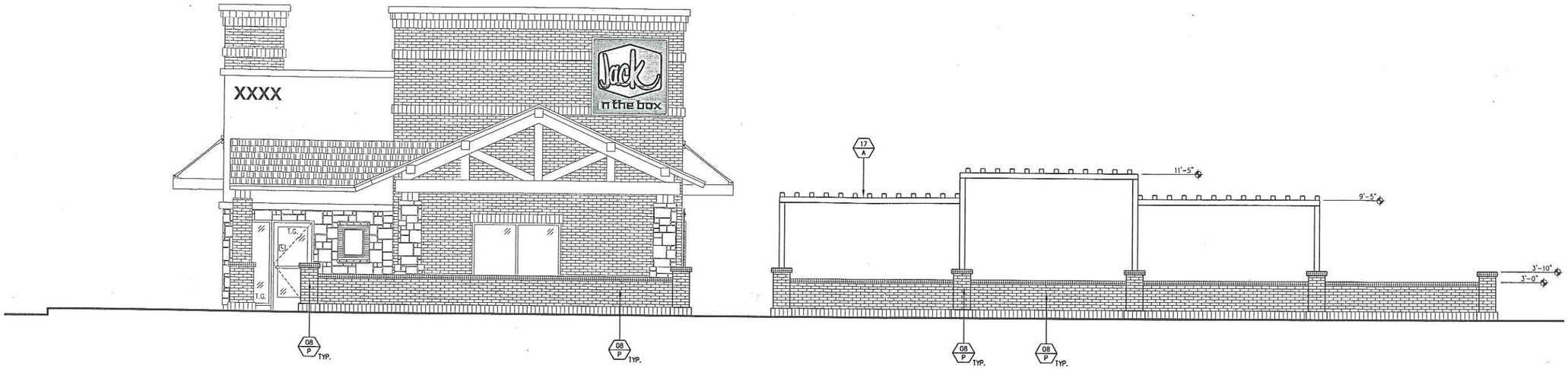
MK TYPE: 9A_SM2-OPT1
JIB #: 0023
ADDRESS:
2959 UPAS ST.
SAN DIEGO, CA

DRAWN BY: _____
PROJECT #: JIB10006
SCALE: AS NOTED

EXTERIOR ELEVATIONS

10 of 14

ATTACHMENT 08



STREET ELEVATION

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

EXTERIOR FINISH SCHEDULE

USE CHECKED BOX ONLY

01/A — MATERIAL/FINISH / COLOR

☐ ANTI-GRAFFITI COATING: DUMOND CPU647 GRAFFITI BARRIER COAT BY DUMOND CHEMICALS INC. (212) 869-6350
COLOR: CLEAR

MATERIAL/FINISH:

01 EXTERIOR CEMENT PLASTER- SAND FLOAT FINISH
- ☑ INTEGRAL COLOR
- ☐ THOROLASTIC ELASTOMERIC: #400, FINE TEXTURE

02 METAL AWNING & SUPPORT (BY SIGN CONTRACTOR)
03 GREASE / OIL SYSTEM BOX
04 ALUMINUM STOREFRONT SYSTEM
- ☑ 1" CLEAR INSULATED GLASS
- ☐ 1/4" CLEAR GLASS
- ☐ 1" CLEAR INSULATED GLASS W/ SOLARBAN 60 COATING
- ☐ ANTI-GRAFFITI FILM

05 EXTERIOR CEMENT PLASTER FINISH COAT OVER CONCRETE CURB
06 INTERNALLY ILLUMINATED SIGNAGE (O.F.O.I., NOT A PART OF THIS PERMIT)
07 WALL MOUNTED LIGHT FIXTURE
08 USED RED BRICK (STUCCO STONE OR RECYCLED)
09 STONE TILE
10 12" HIGH BUILDING ADDRESS LETTERS (AS REQUIRED PER LOCAL JURISDICTION)
11 MAIN ELECTRICAL SERVICE
12 COMPOSITE ROOF
13 HOLLOW METAL DOORS AND FRAMES, MISCELLANEOUS TRIM
14 STUCCO CORNICE/TRIM BAND
15 CO2 FILL BOX METAL COVER
16 PRE-MANUFACTURED COOLER/FREEZER BOX W/ TEX-COAT 600 TEXTURE COATING, FINE FINISH
17 PAINTED STEEL TRELLIS
18 COMPOSITE WOOD MEMBERS
19 NOT USED
20 DECORATIVE REVEAL SCREED, ALL OUTSIDE CORNERS TO BE MITERED
21 DISPLAY POSTER PANEL
22 WATER HEATER FLUE
23 ENTRANCE DISPLAY POSTER PANEL, ALIGN TOP WITH TOP OF DOOR
24 DRIVE-THRU WINDOW TREATMENT AND DISPLAY PANEL

COLOR:

A COLOR TO MATCH SHERWIN WILLIAMS: SW 7037 "BALANCED BEIGE"
B SHERWIN WILLIAMS: SW 6328 "FIREWEED"
C STANDARD STOREFRONT; #33 BLACK ANODIZED
D WHITE TEXT ON RED BACKGROUND
E SHERWIN WILLIAMS: SW 6095 "TOASTY"
F COLOR/FINISH TO MATCH ADJACENT SURFACE
G COLOR TO MATCH SHERWIN WILLIAMS: SW 6990 "CAVIAR".
H MIL FINISH ALUMINUM
J SHERWIN WILLIAMS A-100 EXTERIOR GLOSS LATEX: SW 7074 "SOFTWARE" (PAINT ALL SIDES OF DOOR)
K SHERWIN WILLIAM EXTERIOR ACCENTS COLOR: SW 6990 "CAVIAR"
L NATURAL CONCRETE, GRAY
M STAINLESS STEEL
N COLOR TO MATCH SHERWIN WILLIAMS: SW 2813 "DOWNING STRAW"
O CORONADO STONE, CARIBBEAN CORAL "BARBADOS"
P CORONADO STONE THIN BRICK, SPECIAL USED BRICK "RED USED"
Q MONIER LIFE TILE, MADERA, "VINTAGEWOOD"

DESIGN ■ ARCHITECTURE ■ ENGINEERING

9330 BALBOA AVENUE
SAN DIEGO, CA 92123

© 2007 Jack in the Box Inc.
These designs, drawings and specifications are the property of Jack in the Box Inc and shall not be copied or reproduced without its previous written consent.
These drawings attached are intended to assist the architect in preparing site-adapt construction documents provided that such use does not conflict with rules governing architects in the state where the work is to be performed. They will need to be modified to comply with all applicable codes and site-specific conditions.

DATES

RELEASE: NOV. 12, 2007
P.M. UPDATES: JAN. 5, 2010
SUBMITTAL DATE:
1: MAR. 29, 2010
2: SEPT. 6, 2011
3: _____
BID: _____
CONSTRUCTION: _____

REVISIONS

- △ _____
- △ _____
- △ _____
- 1 △ PLAN CHECK COMMENTS 10-14-11
- △ PLAN REVISION 3-16-12
- △ _____

PM design group Architects
4470 Yankee Hill Rd. Suite 100
ROCKLIN CA 95677
Ph. (916) 415-5358
e-mail:
rpedro@pmdginc.com
Roy Pedro, Architect

SITE INFORMATION

MK TYPE: 9A_SM2-OPT1
JIB #: 0023
ADDRESS:
2959 UPAS ST.
SAN DIEGO, CA

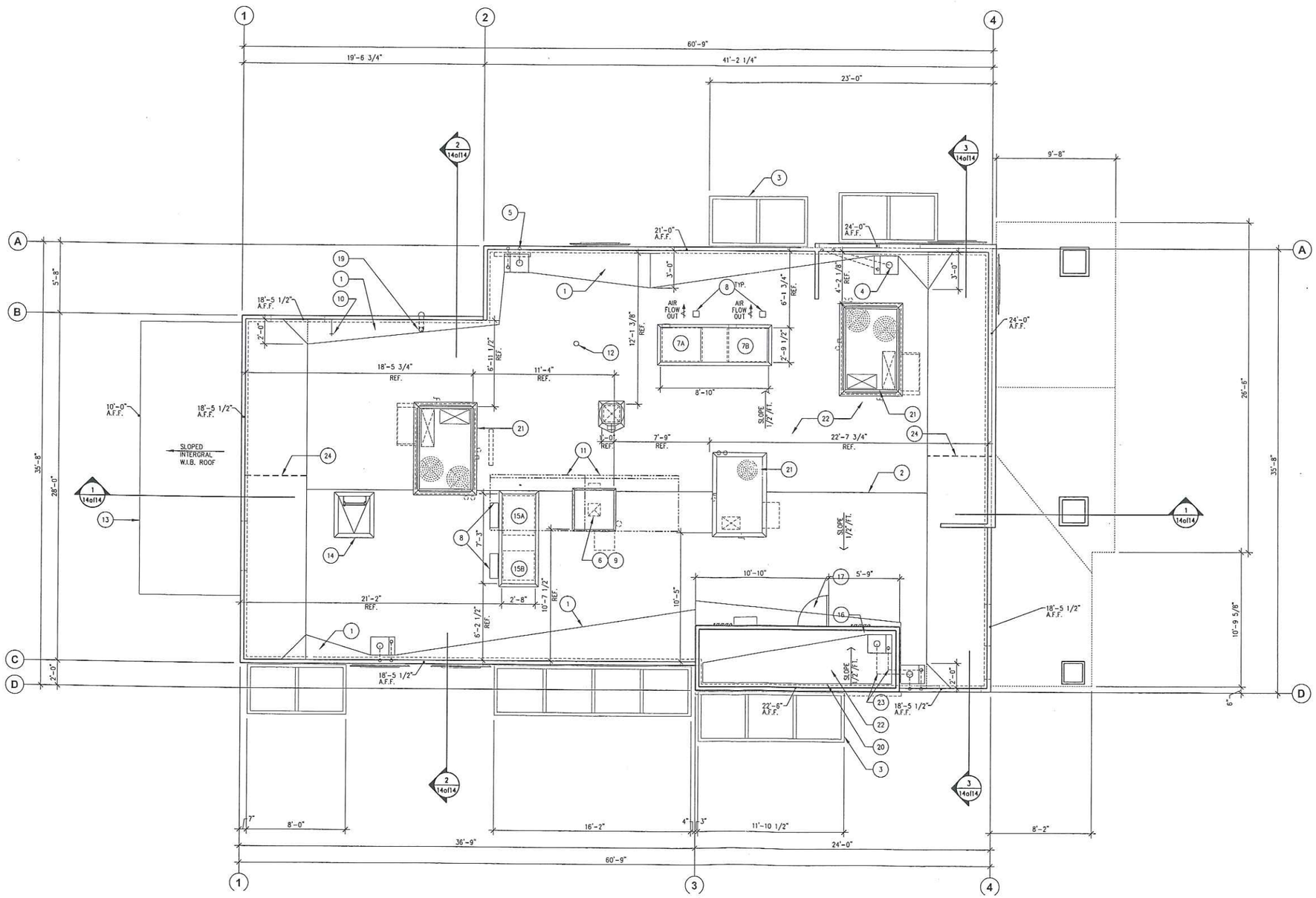
DRAWN BY: _____
PROJECT #: JIB10006
SCALE: AS NOTED

EXTERIOR ELEVATIONS

ATTACHMENT 08

KEY NOTES

1. PLYWOOD CRICKET, TYP.
2. RIDGE LINE
3. METAL AWNING BELOW
4. ROOF DRAINS AT ROOF
5. ROOF DRAIN OVERFLOW DOWN THRU WALL
6. 1 HR. FIRE RATED, DUCT WRAP, AT HOOD
7A. DRIVE-THRU ICE MAKER COND. UNIT ON SLEEPERS. FOR ROOF PENETRATION
7B. SELF-SERVE ICE MAKER COND. UNIT ON SLEEPERS. FOR ROOF PENETRATION, SEE DETAIL 17/A9.0
8. PITCH PAN TYP. 2'-4" LONG CENTER BETWEEN TRUSSES
9. EXHAUST FAN UNIT
10. HOSE BIBB AT +18" ABOVE ROOF LEVEL
11. HOOD BELOW
12. PLUMBING VENT
13. LINE OF W.I.B. BELOW
14. ROOF ACCESS
15A. FREEZER REFRIGERATION UNIT
15B. COOLER REFRIGERATION UNIT
16. LOUVERED VENT ON WALL MIN. (2). 14"x12" ABLE #5320. OPENINGS TO HAVE 1/4" CORROSION RESISTANT METAL MESH COVERING.
17. ACCESS DOOR PER SPECIFICATIONS, TYP., PAINT TO MATCH PLASTER.
18. NOT USED
19. WATER HEATER FLUE.
20. CANT STRIP, TYP.
21. AC UNIT
22. CLASS 'A' BUILT-UP ROOFING
23. TIE ROOF LEADERS TOGETHER IN ATTIC SPACE BELOW MAIN ROOF
24. PROVIDE "FIRE BLOCK" AT 20'-0" O.C. MAX. WITH 5/8" TYPE 'X' GYP. BD. ON 2x4 STUDS AT 24" O.C. ALL JOINTS TAPED.



DESIGN ■ ARCHITECTURE ■ ENGINEERING

9330 BALBOA AVENUE
SAN DIEGO, CA 92123

© 2007 Jack in the Box Inc.

These designs, drawings and specifications are the property of Jack in the Box inc and shall not be copied or reproduced without its previous written consent.

These drawings attached are intended to assist the architect in preparing site-adapt construction documents provided that such use does not conflict with rules governing architects in the state where the work is to be performed. They will need to be modified to comply with all applicable codes and site-specific conditions.

DATES

RELEASE: NOV. 12, 2007
P.M. UPDATES: JAN. 5, 2010
SUBMITTAL DATE:
1: MAR. 29, 2010
2: SEPT. 6, 2011
3:
BID:
CONSTRUCTION:

REVISIONS

4 PLAN CHECK COMMENTS 10-14-11
PLAN REVISION 3-16-12

PM design group Architects

4470 Yankee Hill Rd. Suite 100
ROCKLIN CA 95677
Ph. (916) 415-5358
e-mail:
rpedro@pmdginc.com
Roy Pedro, Architect

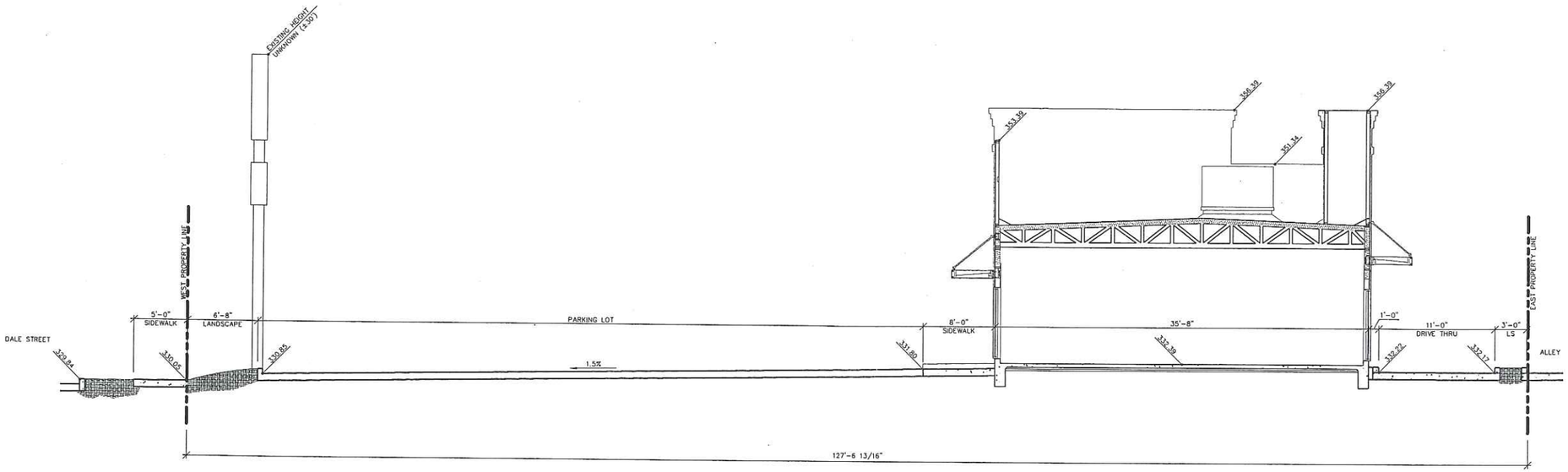
SITE INFORMATION

MK TYPE: 9A_SM2-OPT1
JIB #: 0023
ADDRESS:
2959 UPAS ST.
SAN DIEGO, CA

DRAWN BY:
PROJECT #: JIB10006
SCALE: 1/4" = 1'-0"

ROOF PLAN

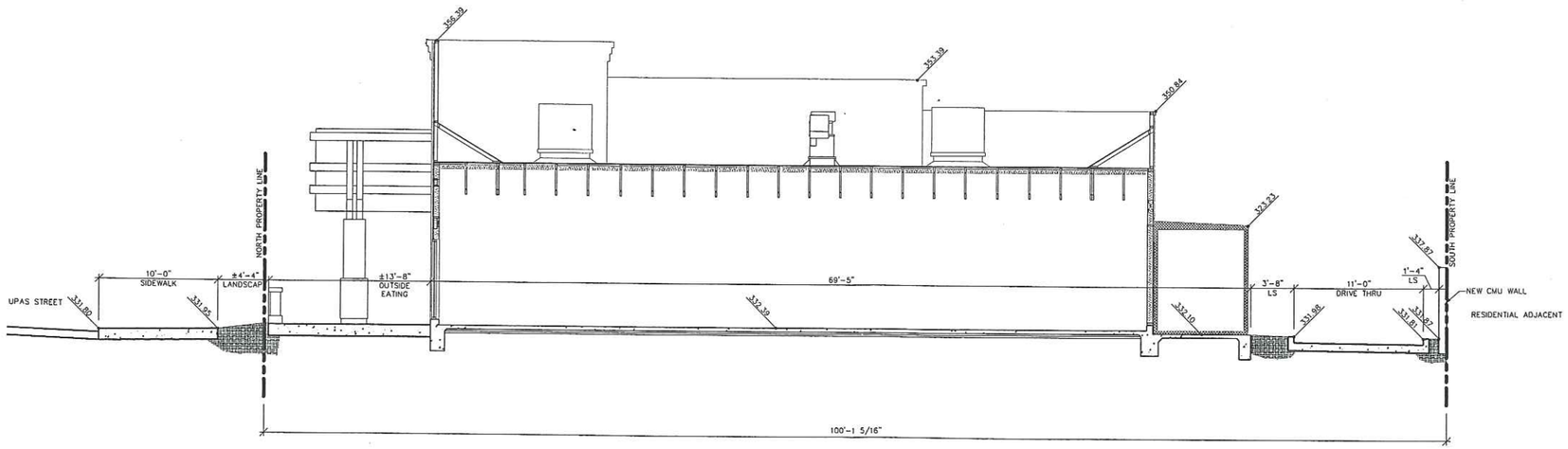
ATTACHMENT 08



1 SITE SECTION WEST - EAST

3/16" = 1'-0"

NOTE: SEE BUILDING ELEVATIONS OR BUILDING SECTIONS FOR MORE INFORMATION ON ELEVATION HEIGHTS.



2 BUILDING CROSS SECTION

3/16" = 1'-0"

DESIGN ■ ARCHITECTURE ■ ENGINEERING

9330 BALBOA AVENUE
SAN DIEGO, CA 92123

© 2007 Jack in the Box Inc.

These designs, drawings and specifications are the property of Jack in the Box Inc and shall not be copied or reproduced without its previous written consent.

These drawings attached are intended to assist the architect in preparing site-adapt construction documents provided that such use does not conflict with rules governing architects in the state where the work is to be performed. They will need to be modified to comply with all applicable codes and site-specific conditions.

DATES

RELEASE: NOV. 12, 2007
P.M. UPDATES: JAN. 5, 2010
SUBMITTAL DATE:
1: MAR. 29, 2010
2: SEPT. 6, 2011
3:
BID:
CONSTRUCTION:

REVISIONS

1 PLAN CHECK COMMENTS 10-14-11
PLAN REVISION 3-16-12

PM design group Architects

4470 Yonkee Hill Rd. Suite 100
ROCKLIN CA 95677
Ph. (916) 415-5358
e-mail:
rpedro@pmdginc.com
Roy Pedro, Architect

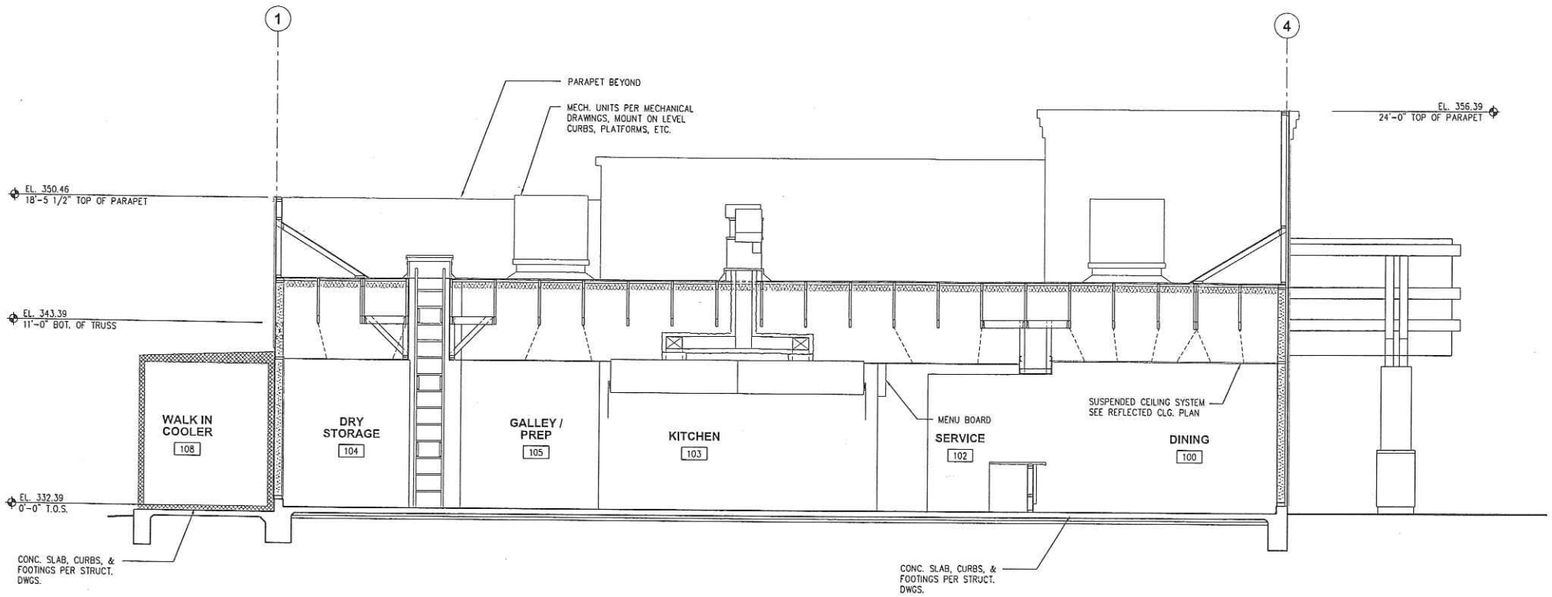
SITE INFORMATION

MK TYPE: 9A_SM2-OPT1
JB #: 0023
ADDRESS:
2959 UPAS ST.
SAN DIEGO, CA

DRAWN BY:
PROJECT #: JIB10006
SCALE: AS NOTED

SITE SECTIONS

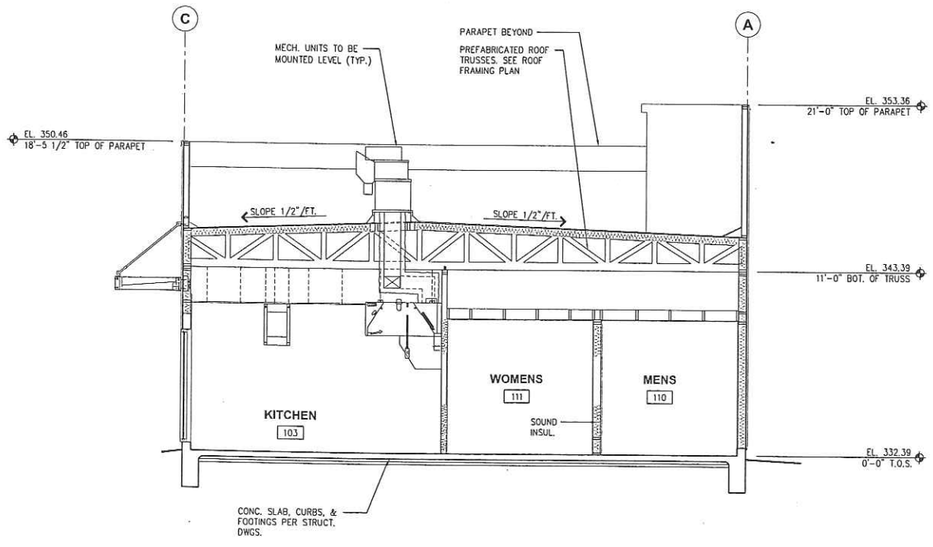
ATTACHMENT 08



1/A5.0

1 BUILDING LONGITUDINAL SECTION

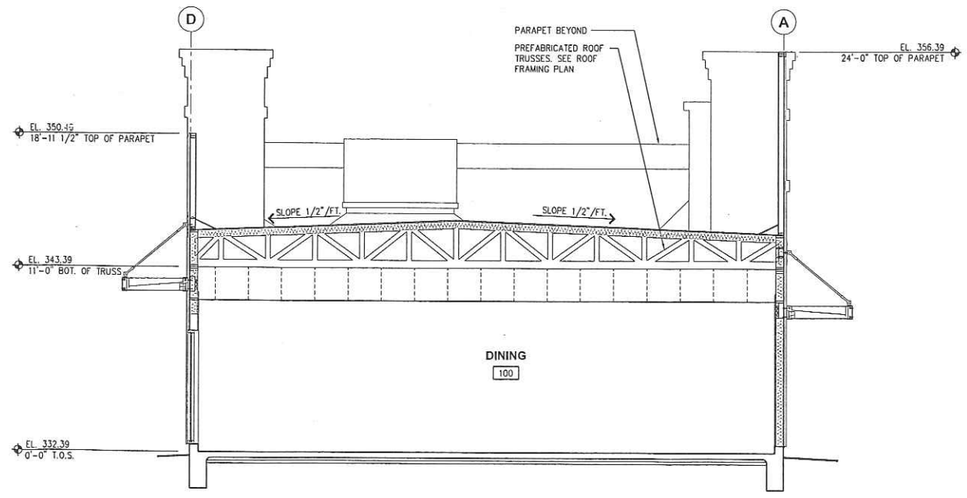
1/4" = 1'-0"



2/A5.0

2 BUILDING CROSS SECTION

1/4" = 1'-0"



3/A5.0

3 BUILDING CROSS SECTION

1/4" = 1'-0"

DESIGN ■ ARCHITECTURE ■ ENGINEERING

9330 BALBOA AVENUE
SAN DIEGO, CA 92123

© 2007 Jack in the Box Inc.

These designs, drawings and specifications are the property of Jack in the Box Inc and shall not be copied or reproduced without its previous written consent.

These drawings attached are intended to assist the architect in preparing site-adapt construction documents provided that such use does not conflict with rules governing architects in the state where the work is to be performed. They will need to be modified to comply with all applicable codes and site-specific conditions.

DATES

RELEASE: NOV. 12, 2007
P.M. UPDATES: JAN. 5, 2010
SUBMITTAL DATE:
1: MAR. 29, 2010
2: SEPT. 6, 2011
3:
BID:
CONSTRUCTION:

REVISIONS

4 PLAN CHECK COMMENTS 10-14-11
PLAN REVISION 3-16-12

PM design group Architects

4470 Yankee Hill Rd. Suite 100
ROCKLIN CA 95677
Ph. (916) 415-5358
e-mail:
rpedro@pmdginc.com
Roy Pedro, Architect

SITE INFORMATION

MK TYPE: 9A_SM2-OPT1
JIB #: 0023
ADDRESS:
2959 UPAS ST.
SAN DIEGO, CA

DRAWN BY:
PROJECT #: JIB10006
SCALE: AS NOTED

BUILDING SECTIONS

NORTH PARK PLANNING COMMITTEE
DRAFT MINUTES: January 18, 2011
http://www.northparkplanning.org
2901 NORTH PARK WAY, 2ND FLOOR
Mailing address: 3939 ARIZONA ST., SAN DIEGO, CA 92104

I. Called to Order: 6:32 p.m.

II. Members in attendance (13): Robert Barry, Kitty Callen, Dionne Carlson, Brandon Cohen, Cheryl Dye, Lynn Elliott, Vicki Granowitz, Lucky Morrison, Judi O'Boyle, Christy Scannell, Rob Steppke, Liz Studebaker, Rene Vidales (left at 8:20 p.m.).

III. Modifications to & Adoption of the 1/18/11 Agenda. Steppke said he would reopen public comment for someone who arriving late. Audience member requested moving Consent Agenda Item C: "Proposal for Pilot Head-in Parking project on Kansas Street between El Cajon Blvd. & Meade, and between Meade & Monroe" to Action item. **MOTION**: **Approved as modified. O'Boyle/Studebaker. (13-0-0)**

IV. Chair's Report/CPC
A. Neighborhood Code Compliance training, 1/27.
B. Appointment of March 2011 NPPC election subcommittee. Granowitz will head as vice-chair. Morrison and Carlson agreed to serve on subcommittee.
C. Two vacant seats due to resignations plus several members up for reelection.
D. "Thanks" to North Park Main Street for years of allowing subcommittees to meet at their office.
E. "Thanks" from Steppke to board and public for gracious conduct during recent meetings.

V. Approval of Previous Minutes: 11/16/2010. Add motion failed to third motion in Action Item/Bluefoot Bar. **MOTION: To approve. Barry/Elliott (12-0-1, O'Boyle abstained)**

VI. Treasurer's Report. Steppke reported a $93 deposit from funds gathered at the 11/16/10 meeting brings the total to $659.22.

VII. Planner's Report/Marlon Pangilinan.
Reminder of CPU on 1/19.

VIII. Non Agenda Public Comment
A. Donna Byrd. Concerns about NPPC representation in northern area of North Park, specifically regarding conduct of bars such as Kadan. Wants NPPC to put the issue on notice.
B. Joyce Summer/CCDC. City Council approved Horton Plaza park, which will be finished by 2014. Cap meeting for District 3 on 3/8/11 from 6-7:30 p.m. at North Park Recreation Center.

IX. Elected Official Reports
A. Katherine Fortner, Hon. Susan Davis/US Congressional District 53. Moved office from City Heights to North Park at 2700 Adams Ave., Ste 102. Committed to continuing town halls.

B. Anthony Bernal, Hon. Todd Gloria/City Councilmember District 3. Gloria is now chair of budget and finance and redevelopment agency ad hoc committees. Unveiling of North Park garage art on 1/18. Thorn Street median groundbreaking will be week after.

C. Lindsey Masukawa, Hon. Toni Atkins/State Assembly District 76. Concerns about redevelopment and the governor's cuts to general fund programs including mental health. Office phone is 645-3090 and new office is 2445 Fifth Ave.

X. Liaisons Reports

A. Alcohol and Entertainment Working Group/Granowitz. Did not meet.

B. Balboa Park Committee/Steppke. Public hearing regarding Jacobs' bridge proposal.

C. Maintenance Assessment District/Morrison/Steppke. Met 1/10/11. Report from city staff on streetscape and related maintenance issues. Also reported on creating three MAD sub-districts for tree trimming that would service each district once every three years. Next meeting: 3/14/11.

D. North Park Main Street/Studebaker. Working on ballot to provide additional services with new assessment structure. New tree grates (25) installed. Next CDBG project will be bike racks and bike corrals. Arts festival, 5/15/11.

E. North Park Parking Management Working Group/Vidales. No report.

F. Project Area Committee/O'Boyle. Approved projects will move forward if they've been approved by City Council regardless of Redevelopment changes.

XI. Consent Agenda: (January 3 UD/PR: Voting Members attended Cheryl Dye, Robert Barry, Judi O'Boyle, Kitty Callen, Rene Vidales, Ernie Bonn; In audience: Lynn Elliott, Vicki Granowitz, Rob Steppke, Dionne Carlson.)

A. Jack in the Box, 2959 Upas Street. Dan Hom, for applicant. A request for a Planned Development Permit (Project number 213093) on a 0.29-acre site located in the CN1-2 zone. The project applicant proposes to demolish the existing 1,944 sq. ft. restaurant and construct a new 2,491 sq. ft. restaurant with deviations to the current development regulations: 12 parking spaces where 37 are required; operation of a drive-thru where the CN1-2 zone does not allow such development; 24-hour operation of a drive-thru where the hours of operation are limited in the CN1-2 zone to 6:00am to 12:00 midnight. The decision to approve, conditionally approve, or deny the project will be made by the San Diego Planning Commission with appeal rights to the City Council (Process Four). **Motion: To recommend denial of a Planned Development Permit to the proposed Jack in the Box demolition/construction project located at Upas and 30th streets, Project Number 213093, because the project does not conform to the findings that must be made to allow such a permit as outlined in Municipal Code 126.0604 (a). 13-0-0 Elliott/UDPR (On Consent)** ***(Corrected per 1-4-12 email from V. Granowitz)***

B. Neighborhood Development Permit, 3000 block of Nile Street (APN 453-801-13-00) Landowner proposes development of a three-story, 2710-square-foot single family residence on a 7,500-square-foot vacant lot located within the RS1-1/RS1-7 Zone with steep hillside and sensitive vegetation. **Motion: To approve the project as presented. O'Boyle/Dye. (6-0-0)**
MOTION: To approve. Elliott. (13-0-0)

XII. Action Items

A. Proposal for Pilot Head-in Parking project on Kansas Street between El Cajon Blvd. & Meade, and between Meade & Monroe. Steve Aldana, El Cajon BID. **Motion: To recommend implementation of head-in parking of the pilot (project) presented today to include striping for stalls, centerline, and driving lanes, in addition to striping for parallel handicapped parking spaces, one space located at the northeast corner of El Cajon Boulevard and Kansas Street, and another space located at the northwest corner of Meade and Kansas streets with the provision that the project is evaluated within six months of installation and the ability to**

have it removed with a vote from the (North Park) Planning Committee and without a City Council action. The pilot project is to include a City-funded program through the Mid-City Parking District for the installation of screening landscaping to mitigate headlight glare if determined necessary at the end of the six-month evaluation period. (January 12 PF/PA; Voting Members attended Dionne Carlson, Rene Vidales, Lynn Elliott, Lucky Morrison, Kitty Callen, Cheryl Dye; In audience: Rob Steppke) Vidales/Callen. (7-0-0)
Audience member suggested that parking be "back-in" only. Alan Hoffman, consultant for Mid-City parking district, said "back-in" is a good suggestion but this project is too far along to use that method.
MOTION: To approve. O'Boyle/Studebaker. (13-0-0)

B. **Nomination of NPPC voting rep for community organization seat at PAC election. MOTION: To authorize the chair to sign a letter naming Judy O'Boyle as NPPC voting representative for community organization seat at PAC election. Granowitz/Callen. (13-0-0)**
C. **Discussion of 7th Update to Land Development Code.** Many issues within each category of processes, measurements, setbacks, landscape and parking plus minor corrections. Steppke shared his position on a number of these issues. Voting on this at the next CPCI meeting.
D. **Discussion of Liaison Reports for non-Brown Act compliant groups.** Should liaison reports be heard by NPPC if those liaison groups are not subject to the Brown Act? Steppke said part of NPPC's responsibility is to communicate what is going on in the community as a service to the public. Audience member suggested liaison reports be moved to public comment since those people are not elected. Barry said the reports are informational but NPPC does not take action; any action goes to subcommittees to be vetted. Granowitz said A&E group doesn't make decisions. Audience member said it is nice to be able to come to one committee meeting and hear what everyone is doing without having to go to every meeting. Audience member asked what are the criteria for being a liaison report. Steppke said NPPC members are required to go to two other committees per month and they report to board. Audience member asked if the liaison report speaker has to be on NPPC board. Steppke referred the question to the policy subcommittee.
E. **NPCF Donation for 11/16 NPPC meeting sound system set-up and management. MOTION: To donate $50 to North Park Christian Fellowship in thanks for all they do for us. Carlson/Callen. (13-0-0)**

XIII. Information Items

A. **Brief discussion on Brown Act and Council Policy 600-24 regarding serial communication.** Steppke said when in conflict the more restrictive policy applies, which the NPPC has interpreted as having minimal discussion – with each other or with proponents of an issue – outside publicly noticed meetings. Dye said she asked for the item on the agenda because she wanted the policy clarified. Pangilinan said he would get a clarification from the city attorney for NPPC.

XIV. Subcommittee Reports

A. **Urban Design/Project Review**, Barry/Dye - NP Adult Community Center, 6 p.m. 1st Monday. Next meeting 2/7/11. Both of today's action items were at January meeting.
B. **Public Facilities/Public Art**, Carlson/Vidales – NP Adult Community Center, 6 p.m., 2ND Wednesday. Next meeting 2/9/11. Heard head-in project. Working on Texas Street improvements; will get acorn lights.
C. **Utility Boxes,** Barry/Dye. No report.

XV. Next Meeting Date: 2/15/11.

XVI. MOTION: To adjourn. Granowitz/O'Boyle. (12-0-0)

Meeting adjourned at 8:31 p.m.

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

THE CITY OF SAN DIEGO

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
Jack in the Box Demo/Rebuild #23

Project No. *For City Use Only*

Project Address:
2959 Upas Street, San Diego

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):
John O. Thomas
☒ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency
Street Address: 325 Sterling Pace
City/State/Zip: Brooklyn, N.Y. 11217
Phone No: ~~(619) 263-5122~~ 718.638.2227 Fax No:
Signature: Date: April 5, 2010

Name of Individual (type or print): Jack in the Box Inc. attn: RE Legal
☐ Owner ☒ Tenant/Lessee ☐ Redevelopment Agency
Street Address: 9330 Balboa Ave.
City/State/Zip: San Diego CA 92123
Phone No: (858) 571-2440 Fax No:
Signature: Michael J. Snider Date: 3-25-2010 Assistant Secretary

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:

ATTACHMENT 10

CERTIFICATE OF SECRETARY
OF JACK IN THE BOX INC.

The undersigned hereby certifies as the duly elected and acting Assistant Secretary of Jack in the Box Inc., a Delaware corporation, that the following is a true and complete list of the duly elected and acting Officers and Directors of said corporation as the date hereof:

OFFICERS

Linda A. Lang	Chairman of the Board, Chief Executive Officer, and President
Jerry P. Rebel	Executive Vice President, Chief Financial Officer
Phillip H. Rudolph	Executive Vice President, General Counsel, and Secretary
Leonard A. Comma	Executive Vice President, Chief Operating Officer
Mark H. Blankenship	Senior Vice President, Chief Administrative Officer
Terri F. Graham	Senior Vice President, Chief Marketing Officer
Pamela S. Boyd	Vice President, Financial Planning and Analysis
Carol A. DiRaimo	Vice President, Investor Relations & Corporate Communications
Elana Hobson	Vice President, Operations
Paul D. Melancon	Vice President, Finance, Controller & Treasurer
Carl R. Nank	Vice President, Supply Chain Services
Michael E. Verdesca	Vice President, Chief Information Officer
Jennifer S. MacDougall	Assistant Secretary (Legal)
Michael J. Snider	Assistant Secretary (RE Legal)
Michelle K. Meisenbach	Assistant Secretary (Tax Services)

DIRECTORS

David L. Goebel
Madeleine Kleiner
Murray H. Hutchison
Linda A. Lang
Michael W. Murphy
James M. Myers
David M. Tehle
Winifred M. Webb
John T. Wyatt

IN WITNESS WHEREOF, the undersigned has executed this Certificate of Secretary as of the 20 day of March 2012, and caused to be affixed hereto the corporate seal of said corporation.

Assistant Secretary
Jack in the Box Inc.

ATTACHMENT 11

Project Chronology

Jack-in-the-Box – Upas Project No. 213093

Date	Action	Description	City Review Time (Calendar Days)	Applicant Response (Calendar Days)
6/22/10	**First Submittal**	**Project Deemed Complete**		
8/13/10	Initial Review Assessment Letter	Issued to Applicant	52 Days	
11/18/10	Second Submittal	Submitted by Applicant		97 Days
12/20/10	Second Review Assessment Letter	Issued to Applicant	32 Days	
2/22/11	Third Submittal	Submitted by Applicant		64 Days
4/4/11	Third Review Assessment Letter	Issued to Applicant	41 Days	
9/12/11	Fourth Submittal	Submitted by Applicant		161 Days
10/14/11	Fourth Review Assessment Letter	Issued to Applicant	32 Days	
11/22/11	Fifth Submittal	Submitted by Applicant		38 Days
1/4/12	Fifth Review Assessment Letter	Issued to Applicant	31 Days	
3/8/12		Applicant Works to Resolve Issues		64 Days
4/12/12	Applicant Supplies Required Documents			25 Days
5/10/12		Staff Sends Draft Negative Declaration	30 Days	
7/26/12	**PC Hearing**	First Available Hearing	77 Days	
Total Staff Time in Calendar Days			**295 Days**	
Total Applicant Time in Calendar Days				**449 Days**
Total Project Running Time		**Deemed Complete to PC Hearing**		**2 Years, 14 Days**

ATTACHMENT 12

THE CITY OF SAN DIEGO

DATE OF NOTICE: July 12, 2012

NOTICE OF PUBLIC HEARING PLANNING COMMISSION

DATE OF HEARING:	**July 26, 2012**
TIME OF HEARING:	**9:00 A.M.**
LOCATION OF HEARING:	**Council Chambers, 12th Floor, City Administration Building, 202 C Street, San Diego, California 92101**
PROJECT TYPE:	**PLANNED DEVELOPMENT PERMIT NEGATIVE DECLARATION – PROCESS FOUR**
PROJECT NUMBER:	**213093**
PROJECT NAME:	**JACK-IN-THE-BOX - UPAS**
APPLICANT:	**Jack-in-the-Box, Inc.**
COMMUNITY PLAN AREA:	**Greater North Park**
COUNCIL DISTRICT:	**3**
CITY PROJECT MANAGER:	**Michelle Sokolowski, Development Project Manager**
PHONE NUMBER/E-MAIL:	**(619) 446-5278; msokolowski@sandiego.gov**

As a property owner, tenant or person who has requested notice, you should know that the Planning Commission will hold a public hearing to approve, conditionally approve, or deny an application for a request for a Planned Development Permit to demolish an existing restaurant and construct a new, approximately 2,178-square-foot restaurant with deviations including: operation of a drive-through window, hours of operation, elimination of a pedestrian path of travel, reduced parking, off-setting planes, and landscape. The 0.29-acre site is located at 2959 Upas Street in the CN-1-2 Zone and the FAA Part 77 Notification Area, within the Greater North Park Community Plan.

Submitting Project Information for Planning Commission Consideration: All project information for the commissioners needs to be submitted directly to the recording secretary in one of the following ways:

Mail: 1222 First Ave, 5th floor, San Diego, CA 92101
Email: planningcommission@sandiego.gov
Fax: (619) 321-3200
You may also contact the recording secretary at (619) 321-3208

All material should be received 9 days prior to a hearing. If your project information is received at the hearing, the commissioners may not be able to review and consider your information thoroughly.

The decision of the Planning Commission is final unless the project is appealed to the City Council. In order to appeal the decision of the Planning Commission you must be present at the public hearing and file a speaker slip concerning the application or have expressed interest by writing to the Planning Commission before the close of the public hearing. 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 office of the City Clerk, 202 "C" Street, Second Floor. The appeal must be made within 10 working days of the Planning Commission decision. 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 information, you can contact 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 (ALDs) are also available for the meeting upon request.

Internal Order Number: 24000960

ATTACHMENT 13

STO
ALL WA
BACK IN THE B

CAUTION

ATTACHMENT 13

JACK IN THE BOX
STO
3DCE541

ATTACHMENT

ATTACHMENT 13

Sokolowski, Michelle

From: Sarah McAlear [sarahpm@gmail.com]
Sent: Friday, May 04, 2012 3:50 PM
To: Sokolowski, Michelle
Subject: Project 213093 (North Park Jack in the Box): exit

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Michelle!
I fully support the JITB remodel, however I am very concerned about the City's proposed location for the exit driveway. I think it is unwise to utilize the alley as the exit, and to force exit to one direction when it could be kept included in a major intersection. Use of the alley in this way will have a significant impact on residents previously unaffected by JITB business (as it will likely cause a dramatic increase in traffic at the OTHER end of the alley from residents who park in the alley, as well as increase traffic on Thorn St. by exiting patrons forced to loop around the neighborhood to head back west).

I would like to see 30th and Upas remain an all-way stop, to be used by exiting patrons. Improved signage and indicators on the ground could help to improve driver and pedestrian safety at the intersection.

Are there other departments I should contact regarding this issue? Can you please include me in future emails regarding this project?

Thank you for your time and consideration! Have a great weekend :)

Sarah McAlear
3242 30th Street

ATTACHMENT 14

May 7, 2012

City of San Diego Development Services Department
Attn: Michelle Sokolowski
1222 1st Avenue
San Diego, CA 92101

RECEIVED
MAY 18 2012
Development Services

RE: Rebuilding of Jack in the Box Restaurant at 2959 Upas St.

Dear Ms. Sokolowski,

My name is Maria Sosa and I rent out the properties directly south of the 2959 Upas St. Jack in the Box restaurant. My addresses are 3375 and 3377 Dale St. so we share a property line as my properties are on the other side of the chain-linked fence. I also live down the alleyway at 3386 30th Street. I have been a North Park community member for the past 45 years.

I am writing to you in support of the rebuild Jack in the Box project. I know my neighbors have written to you in opposition, clumping all of the "community" together, but I have to tell you that there are some in our community who welcome this project.

As the President of the Association of Latino Americans, Secretary of the House of Latin America in Balboa Park, Treasurer for Saint Patrick Catholic Parish in North Park for the past eight years, and Eucurest Minister for more than 10 years, I am an active member of the community and resident/owner in North Park, CA.

I understand that this Jack in the Box project, regardless of its ability to remodel or not, will be a part of our community, and I want to see it as an improved, updated facility than what is there now. I know many of the workers there and I believe it will provide them a better and more efficient place to work. Out of the 20-30 people who work there, many of the staff at Jack in the Box are also students and/or Latino/a. This restaurant provides them with a place to work and I believe in giving them the best working conditions. Our students and Latinos in our community deserve this upgrade.

For the regular morning people who I see almost everyday, for the mailmen, mechanics and workers at the medical center down the street, and for the students of St. Augustine, I know it will be a welcomed new atmosphere.

I appreciate Jack in the Box meeting with us and changing their plans to accommodate the community as much as they can. I really do believe that this improvement will benefit me, my neighbors on 30th St and Dale St, and overall is a welcomed project.

Thank you for your time and as you complete your information for the Planning Commission, I ask that you include this letter in your report.

I look forward to helping give the Jack in the Box workers and our community a better project than what is there today and support the project.

Sincerely,

Maria Sosa
3368 30th Street
619-296-4933

cc: Councilman Todd Gloria

Sokolowski, Michelle

From: Sokolowski, Michelle
Sent: Wednesday, September 15, 2010 9:57 AM
To: 'Linda Redenbaugh'
Subject: RE: re Jack in the Box on 30th and Upas (PTS 213093)

Thank you for your input. I will place in project file and provide to decisionmakers as part of the report package.

Michelle Sokolowski
Development Project Manager
City of San Diego
Development Services Department
msokolowski@sandiego.gov

From: Linda Redenbaugh [mailto:lredenbaugh@gmail.com]
Sent: Wednesday, September 15, 2010 9:41 AM
To: Sokolowski, Michelle
Subject: re Jack in the Box on 30th and Upas

Hello,
My neighbors only want business to succeed if they have a personal interest. I think Jacks should be remodeled, it's old and dated. I've lived in this neighborhood on 29th Street for over 20 years and I don't have a problem with it at all.

L. Redenbaugh

ATTACHMENT 14

Sokolowski, Michelle

From: Rick [rcpinsd@sbcglobal.net]
Sent: Sunday, November 13, 2011 11:38 PM
To: Sokolowski, Michelle; Broughton, Kelly; Abalos, Raynard; Benally, Rhonda; Spindell, Glenn; Bui, Thomas; Khaligh, Kamran
Cc: Vicki Granowitz; Councilmember Todd Gloria; Bernal, Anthony
Subject: Fw: Jack in the Box Project 213093

Michelle, and DSD staff,

Forwarded is a letter to Jack in the Box representatives, and Board of Directors,addressing issues that are of major concern to nearby residents as well as much of the North Park community. This project is being pushed through by DSD despite the developer's deceptive tactics outright lies, and their complete lack soliciting public input, especially from those living in close proximity to the site. I urge you to seriously consider the recommendations of North Park Planning Committee, and North Park Main Street for denial of this project. And please consider both the community, and specifically the neighborhood good when reviewing and making recommendations to this project, somethiing Jack in the Box has not done in their planning process.

Sincerely,

Rick Pyles

619 . 992-3284

Sent: Fri, November 11, 2011 8:33:50 PM
Subject: Jack in the Box Project 213093

November 11, 2011

To: Dan Hom, Nikki Jiminez, Mike Hogenboom, Enrique Guajardo, and all connected with the North Park Jack in the Box project # 213093,
located at 2959 Upas St. San Diego, CA 92104 :

On Tuesday, Oct. 18, 2011, Focuscom presented the current project plans before the North Park Planning Committee NPPC) and interested community members. Once again, NPPC voted unanimously to recommend denial of this project. NPPC, as well as North Park Main Street and much of the North Park Community, especially those residing in the vicinity of the restaurant, continue to adamantly oppose this project, and recommend its denial by the City of San Diego specifically because the redevelopment plans call for deviations and variances to existing SD Municipal Code, Land Use ordinance, existing zoning, and the North Park community plan. Simply put, this site is just not appropriate for the development you wish to place there.

Beside the mentioned substantive cause to deny this project, those of us living close-by the restaurant are especially concerned and aggravated at your approach in trying to push through project plans that in no way insure or even promise that any proposed development will improve the quality of life issues that negatively impact the neighborhood on a regular basis by the current Jack in the Box operation. A group of neighbors met with you, in good faith, a year ago (Nov. 1 2010), and were assured in the summary sent by Focuscom of several things, three of which (direct quotes in bold italics taken directly from that summary) are herein addressed:

1. ***"Enrique will be available to the neighbors. That will give everyone a framework for what happens three months from now when there may be a problem with his location."***

This was in response to neighbor complaints of late night (after 10:00 pm) and early morning (before 7:00am) deliveries and maintenance services. There have been many incidents of late-night and early morning deliveries by semi-truck, as well as late night steam carpet cleaning by a large, truck-mounted steam engine. Various resident- documented cases, by police incident number, videotaping, or photographic evidence include, but are not limited to:

- **Nov. 29, 2010 10:45 pm delivery by semi truck**
- **Dec. 11, 2010 11:20 pm " " "**
- **Dec. 15, 2010 10:40 pm " " "**
- **Dec. 23, 2010 12:15 am carpet steam cleaning**
- **Jan. 19, 2011 12:50 am " " "**
- **Mar. 1, 2011 12:30 am " " "**
- **Aug. 13, 2011 10:45 pm delivery by semi truck**
- **Aug. 15, 2011 6:30 am delivery truck on Dale St. Double parked/airbrakes/horn**

Each of these incidents was reported to Enrique, Operations Manager for this location as well as several others, and every time the response was that "it won't happen again".

Then on Oct. 27, 2011, a little over a week after Focuscom presented to NPPC, trying to convince the community that this was a positive project, yet another occurrence of a roaring truck-mounted engine steam carpet cleaning occurred between approximately 11:00 and 11:25 pm. When I called Enrique to complain and ask why this was happening yet again, he reacted unaware of anything to do with it. It is absolutely unbelievable, considering his position with the company and the number of past occurrences he was made aware of, that word was not passed on to whoever is responsible for the scheduling of these things, that this is unacceptable to the neighbors, as well as illegal. It seems a reasonable assumption that the Operations Manager has some authority, as well as responsibility in the scheduling of such things, yet despite assurances to the contrary, they continue. The fact that each occurrence of steam cleaning involves a different cleaning company is even more suspect.

2. ***"Mike has confirmed that JIB will NOT have a 24-hr drive-thru. Hours will remain the same- midnight dining and 2am drive-thru."***

Neighbors have heard this for a year now, and it has been emphatically reinforced at every presentation Focuscom has made, including before NPPC Oct. 18. However, the current project plans submitted to DSD, and any official documentation continues to call out a 2:30 am drive-thru closing time.

Drive-thru operation is not allowed in the current CN-1-2 zoning designation for the site, and even though SD Municipal Code states that by making the proposed changes current zoning must be followed, it has been verified by Michelle Sokolowski that the plans in current review process call for a deviation to the SDMC, requesting a 2:30 am closing time. How exactly are we neighbors and the community supposed to view this obvious contradiction and deceptive tactic? As an outright lie? Or will you show at least some virtue and modify your submittal to DSD?

3. ***"With the communities*[sic] *contact information, Nikki and Dan can keep in direct contact with them and give them updates. They'll continue meeting with community members to make sure everyone has a chance to voice their concerns if they're not able to in places like group dynamics".***

Not one of the neighbors that met with you last November heard a word from anybody over the past year. There were obviously substantial changes made to the plans during that time, contradicting other assurances given at that meeting.

- There was absolutely **NO** ***"direct contact with them"***

- There was absolutely **NO** ***"continue[d] meeting with community ...embers"***
- There was absolutely **NO** attempt to ***"make sure everyone has a chance to voice their concerns"***

I was personally contacted just prior to plan re-submittal to DSD in an attempt to help facilitate a presentation of the plans to the community, at a time that I was out of town, and ill for several days after I returned. The plans were subsequently re-submitted to the City without any public or neighborhood review or input. NPPC agreed to allow Focuscom to re-present the plans in order for the community to have opportunity to view them and comment, although you were informed that as long as there were still deviations to zoning and code, the Committee would not be changing their stand on the issue. Knowing of the presentation, I personally canvassed the neighborhood to notify residents of the meeting, although any input or comments from them at the meeting was an exercise in futility, since by that time the plans had already been re-submitted to DSD.

I must admit I am upset and saddened at so little interaction with the community, especially the neighbors, by those representing Jack in the Box. Despite the fact that Jack in the Box is pursuing deviations to city code and zoning, the blatant disregard of the surrounding neighbors' and the community's health, safety and welfare is evidenced in the fact that so little regard was given to our other site and design concerns, primarily, but by no means solely, the problems created with the proposed outdoor dining. It really doesn't take a design specialist to see that such an area will draw after-hours drunks, homeless, and other undesirables, and, with the wall you included, you add more seating for them all, as well as a protective screen to hide and sleep behind.

The only conclusion one can draw from this whole process is that Jack in the Box has not taken any time to research or explore the fabric of North Park, the community it is, and is striving to be. There has been absolutely nothing pursued in the stages of planning that is anything other than the status-quo for fast food restaurant design and concept. Jack in the Box has done some innovative projects elsewhere, but I guess North Park isn't worthy of such consideration, for whatever reason. What has become glaringly evident through this process is the disappointing fact that Jack in the Box does not care about our community, they don't care that they will effectively be destroying the quality of life of those residents that live across the street from the only proposed entrance this location will have, they don't care that city and local code and zoning have been implemented to protect residents from exactly what they are pushing to do, and they have demonstrated clearly that they don't care about any input the community or nearby residents may have. They only care about maximizing their bottom line regardless of who they hurt. 30th and Upas Streets in North Park is merely another place to sell lots of Jumbo Jacks, no matter what it takes or who it hurts.

Be assured that area residents will continue to oppose this ill-conceived project and demand that it be denied unless it complies with current land use code and zoning and until it effectively addresses and protects our health, safety and welfare, and ensures the quiet enjoyment of our homes, the basic right of every resident.

Sincerely,

Rick Pyles

cc: Jack in the Box Board oif Directors:

David L. Goebel	Linda A. Lang	David M. Tehle
Murray H. Hutchison	Michael W. Murphy	Wendy M. Webb
Madeleine Kleiner	James M. Myers	John T. Wyatt

ATTACHMENT 14

Linda Artiaga

From: "Linda Artiaga" <artiaga@cox.net>
Date: Wednesday, June 08, 2011 8:28 PM
To: <msokolowski@sandiego.gov>
Subject: Project #213093 Jack in the Box Upas Street

Dear Ms. Sokolowski,

I would like to add my voice to the protest against the tear-down/rebuilding of the Jack in the Box on Upas and 30th. I am a long time property owner in the area, one of my properties is close to this site. I oppose issuing any variances for the rebuilding of an even bigger 'restaurant' in that location even as the existing business in not consistent with current zoning. The community clearly does not support expansion, the North Park Planning Committee has voted unanimously to deny the project. Inadequate parking, disruptive drive-through window, resulting trash and noise will continue to negatively impact the neighborhood. The expansion of the business would only increase congestion and traffic to an otherwise mostly residential neighborhood. This is a prominent corner that deserves better then the 'big box' design that is totally out of character with the area. The existing business has caused ongoing problems for the neighbors and an even larger Jack in the Box with extended hours will only make problems worse.

Please help us maintain the health, safety and welfare of our neighborhood by preventing further development of this project.

Thank you. Sincerely,

Linda Artiaga
North Park Property Owner

Sokolowski, Michelle

From: Sokolowski, Michelle
Sent: Wednesday, June 01, 2011 3:40 PM
To: 'Susan '
Subject: RE: Jack in the Box Upas and 30th (PTS 231093)

Hi Susan: I have received this email, as well as the previous letter you've written, and have forwarded to the reviewers and will include with a staff report, should the project be scheduled for hearing. Thanks, Michelle

Michelle Sokolowski
Development Project Manager
City of San Diego
Development Services Department
msokolowski@sandiego.gov

From: Susan [mailto:suzanchristine@cox.net]
Sent: Wednesday, June 01, 2011 3:33 PM
To: Sokolowski, Michelle
Subject: Jack in the Box Upas and 30th

I would appreciate it if the City of San Diego would simply following the ordinances and laws that govern our city. The variances and side-stepping that is being done does not seem fair to citizens, but rather to business. We can all co-exist with the laws that govern us as they are in place.

Susan Trump

ATTACHMENT 14
PTS 213093
Rec'd 5/19/11

May 10, 2011

John Keasler
3436 29th Street
San Diego, CA 92104
(619) 335-5327
jcksdca@gmail.com

City of San Diego Development Services
Michelle Sokolowski
1222 First Avenue
San Diego, CA 92101

RE: Rebuilding of Jack in the Box Restaurant at 2959 Upas Street, San Diego

Dear Ms. Sokolowski:

I am writing in opposition to new construction of the Jack in the Box Restaurant at 2959 Upas Street. I have lived in my home, a single family house, for over 20 years. It is approximately 500 feet from the the Jack in the Box Restaurant at 2959 Upas Street. In that period of time I have seen its fast food business increase tremendously, disproportionately to the activity of other business around the 30th at Upas intersection.

Much of that business has comes from vehicular traffic. The traffic is either people who quickly park and hurry in to buy food or drink or wait, engines running, in the drive through lane. Frequently in the early evening cars and trucks will be backed up ten deep at the drive through blocking the south bound lane of Dale Street.

There seems to be some considerable doubt of the legality of the use of the Dale Street driveway for customer vehicle access.

Traffic exiting from the restaurants drive through and from the parking spaces into the 30th and Upas intersection are provided with no direction as to right of way. Traffic coming from Upas Street in both directions and 30th Street south must arbitrarily decide if drivers legally on the public thoroughfare or vehicles from Jack in the Box have the right of way.

While the site may have been adequate for a drive through restaurant in the 1960s, the publics increased reliance on cars has eliminated that reality. Families in the neighborhood have met with the planners of Jack in the Box on more than one occasion. No design can provide for (1) adequate parking for the restaurant or (2) safe ingress and exit for a drive through service window.

I urge the City of San Diego, uphold it's current building and traffic regulations and deny any redevelopment of the current site as a drive through fast food restaurant.

Sincerely,

John Keasler
Cc: Councilmember Todd Gloria

ATTACHMENT 14
PTS 213093

City of San Diego Development Services
Michelle Sokolowski
1222 First Avenue
San Diego, CA 92101

May 1, 2011

RE: Redevelopment Proposal for Jack in the Box, 2959 Upas, San Diego 92104

As a resident of the North Park community I oppose the proposal for new construction of Jack in the Box. The current use is operating outside of the CN1-2 zoning which restricts hours of operation from 6am to 12midnight and prohibits drive thru operations. Redevelopment of this project will serve only to increase the existing problems this business brings to Dale Street, an otherwise quiet residential street.

I request that the City of San Diego uphold and enforce the regulations that are currently in place and deny any redevelopment of the current site.

Sincerely,

cc: Councilman Todd Gloria

From J. Rumpel
2832 Upas St.
San Diego, CA 92104

Rec'd 5/23/11

PTS 213093
ATTACHMENT 1

City of San Diego Development Services
Michelle Sokolowski
1222 First Avenue
San Diego, CA 92101

May 1, 2011

RE: Redevelopment Proposal for Jack in the Box, 2959 Upas, San Diego 92104

The City of San Diego has regulations in place that were created to ease the relationship between neighbors and business in North Park. The attempt by Jack in the Box to demolish and redevelop the current site for increased capacity and use is in direct violation of the regulations that are in place. The City of San Diego has a responsibility to the citizens of this city to enforce the codes that are in place.

Increasing capacity without adequate parking is not sensible. Further impacting neighbors without the ability to control drive through operations or late night cleanings and deliveries is also not sensible.

The ordinances and codes we live by are recommended unanimously by North Park Planning Committee also. There is no recommendation for one more "variance" to these conditions. Growth is not always progress.

I am asking the City of San Diego to enforce the laws as they stand.

Sincerely,

cc: Councilman Todd Gloria

From: J. McDonald
2832 Upas Street
San Diego, CA 92104

Rec'd 5/23/11

PTS 213093

ATTACHMENT 14

City of San Diego Development Services
Michelle Sokolowski
1222 First Avenue
San Diego, CA 92101

April 27, 2011

RE: Redevelopment Proposal for Jack in the Box, 2959 Upas, San Diego 92104

The City of San Diego has regulations in place that were created to ease the relationship between neighbors and business in North Park. The attempt by Jack in the Box to demolish and redevelop the current site for increased capacity and use is in direct violation of the regulations that are in place. The City of San Diego has a responsibility to the citizens of this city to enforce the codes that are in place.

Increasing capacity without adequate parking is not sensible. Further impacting neighbors without the ability to control drive through operations or late night cleanings and deliveries is also not sensible.

The ordinances and codes we live by are recommended unanimously by North Park Planning Committee also. There is no recommendation for one more "variance" to these conditions. Growth is not always progress.

I am asking the City of San Diego to enforce the laws as they stand.

Sincerely,

Sc Trump

Sc Trump Trust
2925 Upas
San Diego, CA 92104

cc: Councilman Todd Gloria

ATTACHMENT 14

City of San Diego Development Services
Michelle Sokolowski
1222 First Avenue
San Diego, CA 92101

April 27, 2011

RE: Redevelopment Proposal for Jack in the Box, 2959 Upas, San Diego 92104

The City of San Diego has regulations in place that were created to ease the relationship between neighbors and business in North Park. The attempt by Jack in the Box to demolish and redevelop the current site for increased capacity and use is in direct violation of the regulations that are in place. The City of San Diego has a responsibility to the citizens of this city to enforce the codes that are in place.

Increasing capacity without adequate parking is not sensible. Further impacting neighbors without the ability to control drive through operations or late night cleanings and deliveries is also not sensible.

The ordinances and codes we live by are recommended unanimously by North Park Planning Committee also. There is no recommendation for one more "variance" to these conditions. Growth is not always progress.

I am asking the City of San Diego to enforce the laws as they stand.

Sincerely,

Susan Trump

Susan Trump
3353 28th Street
San Diego, CA 92104

cc: Councilman Todd Gloria