



THE CITY OF SAN DIEGO

REPORT TO THE PLANNING COMMISSION

DATE ISSUED: January 23, 2014

REPORT NO. PC-14-009

ATTENTION: Planning Commission, Agenda of January 30, 2014

SUBJECT: LA JOLLA COMMONS III - PROJECT NO. 324553. PROCESS FIVE

REFERENCE: Planning Commission, Item 8, August 8, 2013
(<http://www.sandiego.gov/planning-commission/documents/pcreports/2013/aug.shtml>)

Planning Commission, Item 12, June 15, 2006
(<http://www.sandiego.gov/planning-commission/documents/pcreports/2006/june.shtml>)

**OWNER/
APPLICANT:** HSPF La Jolla Commons III Investors, LLC.
Paul Twardowski, Senior Managing Director (Attachment 19)

SUMMARY

Issue: Should the Planning Commission recommend to the City Council approval of the construction of a new building, with three optional uses including Office, Hotel or a combination of Office/Hotel, located at 4727 Executive Drive, within the University Community Plan area?

Staff Recommendations:

1. **CERTIFY** Addendum to Environmental Impact Report (EIR), Project No. 324553 (EIR No. 99-0762 / SCH No. 200031097) that has been prepared for the project in accordance with State of California Environmental Quality Act (CEQA) Guidelines, and **ADOPT** the Mitigation Monitoring and Reporting Program (MMRP) that has been prepared and would be implemented which would reduce, to below a level of significance, any potential impacts identified in the environmental review process; and

2. **APPROVE** Community Plan Amendment No. 1153094, Planned Development Permit No. 1153095 and Vesting Tentative Map No. 1153096.

Community Planning Group Recommendation: The University Community Planning Group voted to recommend approval of the project by a vote of 16-0-2, at their meeting on November 12, 2013 (Attachment 18).

Environmental Review: The City of San Diego as Lead Agency under CEQA has prepared an Addendum to Environmental Impact Report (EIR), Project No. 324553 (EIR No. 99-0762 / SCH No. 2000031097). Based on the initial study, the City of San Diego has determined that the project would not cause any significant effect on the environment not examined in the previously certified Environmental Impact Report and no additional significant environmental effect will result from the proposal.

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.

Housing Impact Statement: The project site is designated for high density residential (45-75 dwelling units per acre), visitor and office commercial, and scientific research uses. Based upon existing entitlements and existing development onsite, the project site could yield 86 residential units. The proposed community plan amendment would eliminate residential use from the project site which would reduce the potential for development of up to 86 residential units. However, within the past ten years, approvals of three amendments to the University Community Plan have resulted in the conversion of non-residential land to residential and commercial mixed-use land. These amendments have created the potential for development of approximately 1,200 additional residential units within close proximity to the project site. The reduction of 86 residential units at the project site would not result in a net decrease of residential units within the University Community.

BACKGROUND

The subject site is located at the northeast quadrant of Judicial Drive and La Jolla Village Drive, at 4727 Executive Drive, within the University Community Planning Area (Attachment 1 and 3). The subject site is designated for high density residential, visitor and office commercial, and scientific research uses in the University Community Plan (UCP) (Attachment 2). The project site is located in Subarea 29 and 31 in the Land Use and Development Intensity Table (Table 3) of the Development Intensity Element of the UCP. The goals of the Development Intensity Element include creating an Urban Node with high density mixed-use development in the University Town Center area, developing an equitable allocation of development intensity among properties based on the concept of the “urban node”, and providing a workable circulation system.

The original La Jolla Commons project (Planned Commercial Development/Resource Protection Ordinance Permit No. 99-0762) was approved in association with a community plan amendment on November 14, 2000, by City Council. The community plan amendment revised Table 3 in the UCP to identify a mix of visitor and office commercial, scientific research and residential uses. The specific intensity and density of the project included a 15-story, 327 room hotel building, a 20-story, 450,000 square foot office building, a 2-story, 30,000 square foot scientific research building and a 32-story, 115 residential dwelling unit tower. In an amendment to PCD/RPO 99-0762, approved June 15, 2006 (Planned Development Permit No. 252591), the same overall mix of uses remained on-site; however, the density and intensity of specific uses were shifted resulting in an increase in residential units and a decrease in total office square footage and hotel square footage/rooms. The amount of scientific research square footage did not change as part of the amendment. Planned Development Permit No. 252591 allowed 268 residential units in a 32-story, residential and hotel tower with 213 hotel rooms, a 32-story residential tower, a 15-story, 340,405 square foot office building, and a 2-story, 30,000 square foot scientific research building. As a result of this amendment, a total number of Average Daily Trips (ADT's) were reduced by 941, and were not to be used, sold or transferred by owners/tenants of the project site or other properties within the community as a condition of the amended permit (Attachment 14).

The project site is near the United States Marine Corps Air Station Miramar (MCAS Miramar) and is within the Airport Environs Overlay Zone (AEOZ). As part of the original project approval, MCAS Miramar restricted all proposed buildings on the project site not to exceed 703 feet above mean sea level (AMSL). The amended project adhered to this restriction and would not have exceeded 703 feet AMSL.

In 2006, construction of the 340,405 square foot, 15-story office building began and was designed with a maximum structure height of 576 feet AMSL, well within the 703 feet AMSL restriction of the previous permit approvals. Pursuant to Title 14 of the Code of Federal Regulations, part 77, construction of the office building required review by the Federal Aviation Association (FAA) for a determination of hazard to air navigation at MCAS Miramar. Initial findings by the FAA indicated that the office building would have exceeded obstruction standards and /or would have had an adverse physical or electromagnetic interference upon navigable airspace or air navigation facilities. The structure was presumed to be a hazard to air navigation and construction of any structure over 550 feet AMSL would have warranted a Determination of Hazard to Air Navigation by the FAA.

The applicant held numerous conversations with the FAA and MCAS Miramar on how to resolve the issue and have the FAA issue a Notice of No Hazard for the office building. The result was a reduction in height of the office building to 549.5 feet AMSL, and a reduction in Gross Leasable Area to 252,332 square feet. However, the Notice of Presumed Hazard issued for the original height of the office building indicated that there would be similar determinations for the residential and visitor commercial components of the site which were approved at heights taller than the office building. This prompted submittal of a Substantial Conformance Review (SCR) application for La Jolla Commons to adjust and re-allocate the project's vertical intensity

in structures with a reduced height to ensure a determination of No Hazard by the FAA. The SCR resulted in a significant reduction in the number of residential units (268 to 86) and hotel rooms (213 to 64) and re-allocated that intensity in terms vehicle trip generation to office use.

On August 8, 2013, the Planning Commission initiated an amendment to the University Community Plan to consider removal of residential uses from the La Jolla Commons Subarea (Subarea 29) in Table 3 of the Development Intensity Element of the University Community Plan. Analysis of this request is provided within the Community Plan Analysis section of this report and responses to the Planning Commission Community Plan Amendment Initiation Issues have been provided in Attachment 12.

DISCUSSION

Project Description:

The proposed development is for the construction of a building located on Lot 3 of the La Jolla Commons Campus that will be the final building for the campus that is currently developed with two, 13-story, office buildings and an 8-story parking garage structure. The proposed development analyzed by staff includes the construction of three options:

Option One – Construction of an approximately 15 story, 223,900 square foot (with both subterranean and above grade parking) office building;

Option Two – Construction of an approximately 11 story, 165,780 square foot (above subterranean parking) hotel building, with a maximum of 264 hotel rooms;

Option Three – Construction of an approximately 13 story, 285,960 square foot office/hotel building (above subterranean parking) with a maximum of 175 hotel rooms;

The proposed development would amend Table 1, Table 3 of the Development Intensity Element, and Table 7 of the UCP to remove the residentially designated portion of the site and allow the remaining intensity to develop either as office use, a hotel, or a mix of hotel and office use.

The project site is located within the Airport Influence Area for the Marine Corps Air Station (MCAS) Miramar Airport Land Use Compatibility Plan (ALUCP). Due to the proposed amendment to the University Community Plan, the project information was submitted to the San Diego County Regional Airport Authority (SDCRAA) for a determination of consistency. Part of the project information submitted to SDCRAA was the FAA Determinations of No Hazard to Air Navigation (Attachment 16). The SDCRAA, acting in its capacity as the San Diego County Airport Land Use Commission (ALUC) determined, at their meeting on November 7, 2013, that the proposed development is conditionally consistent with the MCAS Miramar Airport Land Use Compatibility Plan (Attachment 15). Additionally, MCAS Miramar and the applicant worked very closely to determine the maximum allowable heights for the project, no matter which option is selected at the time of construction. A letter from MCAS Miramar dated October 31, 2013 is

specific to maximum allowable heights above Mean Sea Level (MSL) for each corner of the building as follows: northeast corner = 577 feet MSL, northwest corner = 597 feet MSL, southeast corner = 582 feet MSL and southwest corner = 602 feet MSL. This information is incorporated into the project conditions and project plans to ensure these maximum height limits are enforced at the time of construction (Attachment 17).

Various discretionary actions are required to implement the proposed project:

- Community Plan Amendment

As part of the project, the applicant is requesting approval of an Amendment to the University Community Plan (UCP) to remove residential use from the La Jolla Commons Subarea (Subarea 29) in Table 3 of the Development Intensity Element. The amendment would include revisions to maps, tables and text in the University Community Plan to reflect the proposed visitor, office commercial, and scientific research use land use designations (Attachment 10). The proposed amendment will provide development intensities that are consistent with University Community Plan and would be compatible with the commercial uses to the north, west and east, and with the residential uses across La Jolla Village Drive, to the south.

- Planned Development Permit (Amendment to PDP No. 252591)

A Planned Development Permit is required to amend the existing entitlement on the property and for the three proposed deviations for the proposed development. The deviations are for maximum building height, front and rear setbacks, and building articulation (Attachment 5).

- Maximum building height:** The first deviation request is for the maximum building height of the proposed structure. The minimum height proposed within the project is 225 feet, where 45 feet is allowed. Maximum height limits for each project scenario shall comply with the building corners approved by MCAS Miramar: the northeast corner shall not exceed 577 feet mean sea level (MSL); the northwest corner shall not exceed 597 feet MSL, the southeast corner shall not exceed 582 feet MSL and the southwest corner shall not exceed 602 feet MSL. The current two towers located on the La Jolla Commons campus are 13 stories tall and the proposed building will be consistent with the established height on the La Jolla Commons campus. In order to incorporate an urban node development for the La Jolla Commons campus, the building height deviation is being requested.
- Front and rear setbacks:** The second deviation request is for the required front and rear setbacks. The project proposes an average front setback of 25 feet, where 10 feet maximum is required, and proposes a maximum street setback of 12 feet, where 10 feet maximum is required. The main arterial adjacent to the project is La Jolla Village Drive. The University Community Plan envisioned La Jolla Village Drive as an attractive parkway recognized for its landscaping, art, fountains, and night illumination. Allowing the building to set back beyond the 10 foot maximum front and street side setback will provide the opportunity for a landscaped frontage, achieving the vision of La Jolla

Village Drive consistent with the University Community Plan.

- c. **Building articulation:** The third deviation request is for the required building articulation. The project proposes a single plane where 6 planes are required for a façade that extends greater than 100 feet. The proposed project will provide visual interest with changes in glass types, materials, and façade features, but will not be able to meet the required building articulation per the CV-1-2 Zone. The planned features of visual interest for the proposed project will allow the opportunity to compliment the two existing building facades on the La Jolla Commons campus. If the proposed building was built precisely to the requirements of the CV-1-2 Zone, the building would appear dissimilar and inconsistent with the other two existing buildings on the La Jolla Commons campus.

- Vesting Tentative Map (Amendment to VTM No. 340259)

A Vesting Tentative Map is required to create the proposed 5 lots (Attachments 7 and 8).

Community Plan Analysis:

The subject site is located at the northeast quadrant of Judicial Drive and La Jolla Village Drive within the University Community Planning Area and is designated for high density residential (45-75 dwelling units per acre), visitor and office commercial, and scientific research uses in the University Community Plan (UCP). The project site is located in Subarea 29 and 31 in the Land Use and Development Intensity Table (Table 3) of the Development Intensity Element of the UCP. The goals of the Development Intensity Element include creating an Urban Node with high density mixed-use development in the University Town Center area, developing an equitable allocation of development intensity among properties based on the concept of the “urban node”, and providing a workable circulation system.

The first office tower on the La Jolla Commons campus began construction in 2006 and with construction completed. The second office tower on the La Jolla Commons campus began construction in April 2012, and is now nearly complete. Residential development onsite would have occurred adjacent to the project entry off of Executive Drive and at the vacant pad at the southwest corner of the site (Attachment 1). However, the SCR approved expansion of the parking structure which has reduced the area for residential development adjacent to the project entrance. The remaining residential use would have to occur in a hotel/residential mixed format on the vacant pad at the southwest corner of the site. The proposed development would eliminate residential use from the project site and allow either a building for all office use, a building for all hotel use, or a building with a mix of office and hotel use where the vacant pad is located.

Land Use

The Land Use and Community Planning Element (Land Use Element) of the General Plan provides policies to guide the City of San Diego's growth and implement the City of Villages

strategy within the context of San Diego's community planning program. The City of Villages strategy is to focus growth into mixed-use activity centers that are pedestrian-friendly, centers of community, and linked to the regional transit system. The strategy draws upon the strengths of San Diego's natural environment, neighborhoods, commercial centers, institutions, and employment centers. The strategy focuses on the long-term economic, environmental, and social health of the City and its many communities. Implementation of the City of Villages strategy is an important component of the City's strategy to reduce local contributions to greenhouse gas emissions, because the strategy makes it possible for larger numbers of people to make fewer and shorter auto trips

The La Jolla Commons campus is located in a village type identified as a Subregional Employment Area by General Plan's Economic Prosperity Element. Subregional Employment Areas are major employment and/or commercial districts within the region containing corporate or multiple-use office, industrial and retail uses with some adjacent multifamily residential uses. The amendment to allow intensification of office use and/or visitor commercial use at this location fits perfectly within the fabric of a Subregional Employment Area as described by the General Plan. High intensity office uses, Scientific Research and Business Park uses surround the project site north of La Jolla Village Drive. High density multifamily housing, office and retail surround the project site south of La Jolla Village Drive. The entire area is served by transit via existing bus routes along La Jolla Village Drive and the Super Loop Bus Rapid Transit service which will connect riders to the Mid-Coast Trolley line at Westfield UTC.. The project site is readily accessible by both pedestrians and bicyclists from the high density residential south of La Jolla Village Drive via public sidewalks and bike lanes which run along the Judicial Drive underpass.

Housing

Although the proposed amendment would remove residential use from the site, language would be inserted into the community plan stating that residential use would be allowed at the project site via amendment to the Planned Development Permit and subsequent environmental review should residential use be appropriate in the future. In addition, there have been several development approvals in and around the Urban Node in recent years which have added residential units to the community for no net loss of residential use. To the south of the site across La Jolla Village Drive, the La Jolla Crossroads II project would add 309 multi-family units to the 1500 multi-family units already constructed as part of the original La Jolla Crossroads project. The Master Plan for Westfield UTC includes the ability to develop up to 300 multi-family units and across the street from Westfield UTC is approval for 560 multi-family units as part of the Monte Verde project (Attachment 10). Removal of residential use at this site would not diminish the area's function as an Urban Node within the community.

During the community plan amendment initiation hearing at Planning Commission on August 8, 2013, a discussion occurred on whether the removal of residential use at the site would have any impact on the ability of the City of San Diego to meet its regional share goal as identified in the Regional Housing Needs Allocation (RHNA) adopted by the San Diego Association of Governments board (SANDAG) on October 28, 2011. The City of San Diego's regional share

goal for the period between January 1, 2010 – December 31, 2020, has been determined by SANDAG to be 88,096.

In 2012, the City of San Diego conducted a comprehensive adequate sites inventory in accordance with state law. The inventory results, which are summarized in Chapter 8 of the City of San Diego's General Plan Housing Element, indicate that as of July 17, 2012, there was an overall inventory of land planned and zoned for residential use to accommodate approximately 126,259 additional units in the City of San Diego. As such, due to an approximate 40,000 unit surplus of inventory of land planned and zoned for residential use, the removal of 86 units at the project site would not impact the City's ability to meet its regional share goal.

Economic Prosperity

The General Plan's Economic Prosperity Element includes a goal where new employment growth is encouraged in existing sub regional employment centers connected by transit to minimize the economic, social, and environmental costs of growth. The project site is located within the University/Sorrento Mesa Subregional Employment Center as identified in Appendix C, EP-3 of the City's General Plan. The site is currently served by transit via the Super Loop BRT service which provides connection to the existing bus transit station and future Trolley station at Westfield UTC. The efficient location of high-density employment office uses adjacent to high-density multi-family developments with retail services and transit access enhances the potential for pedestrian oriented village development in an area identified as an Urban Node.

Environmental Analysis:

An Addendum to Environmental Impact Report (EIR) No. 99-0762 has been prepared to analyze the environmental impacts of the proposed La Jolla Crossroads III Project. Implementation of the Mitigation, Monitoring and Reporting Program (MMRP) would reduce impacts to a level below significance in the following categories: paleontological resources. The following mitigation measure is included in Addendum to EIR No. 99-0762 and summarized here.

Paleontological Resources

Specific mitigation measures would be implemented which would require paleontological monitoring during any grading or earth moving identified in the pre-construction meeting.

Conclusion:

Staff has determined the proposed La Jolla Commons III project complies with the applicable sections of the Municipal Code and adopted City Council policies. Staff has determined the required findings would support the decision to approve the proposed project's Community Plan Amendment, Planned Development Permit and Vesting Tentative Map. Addendum to Environmental Impact Report (EIR) Project No. 324553, Environmental Impact Report No. 99-0762/SCH No. 2000031097, has been prepared for this project and all potential environmental impacts will be mitigated.

ALTERNATIVES

1. **Approve** Community Plan Amendment No. 1153094, Planned Development Permit No. 1153095 and Vesting Tentative Map No. 1153096, with modifications.
2. **Deny** Community Plan Amendment No. 1153094, Planned Development Permit No. 1153095 and Vesting Tentative Map No. 1153096, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,



Mike Westlake
Assistant Deputy Director
Development Services Department



Laura C. Black, AICP
Project Manager
Development Services Department



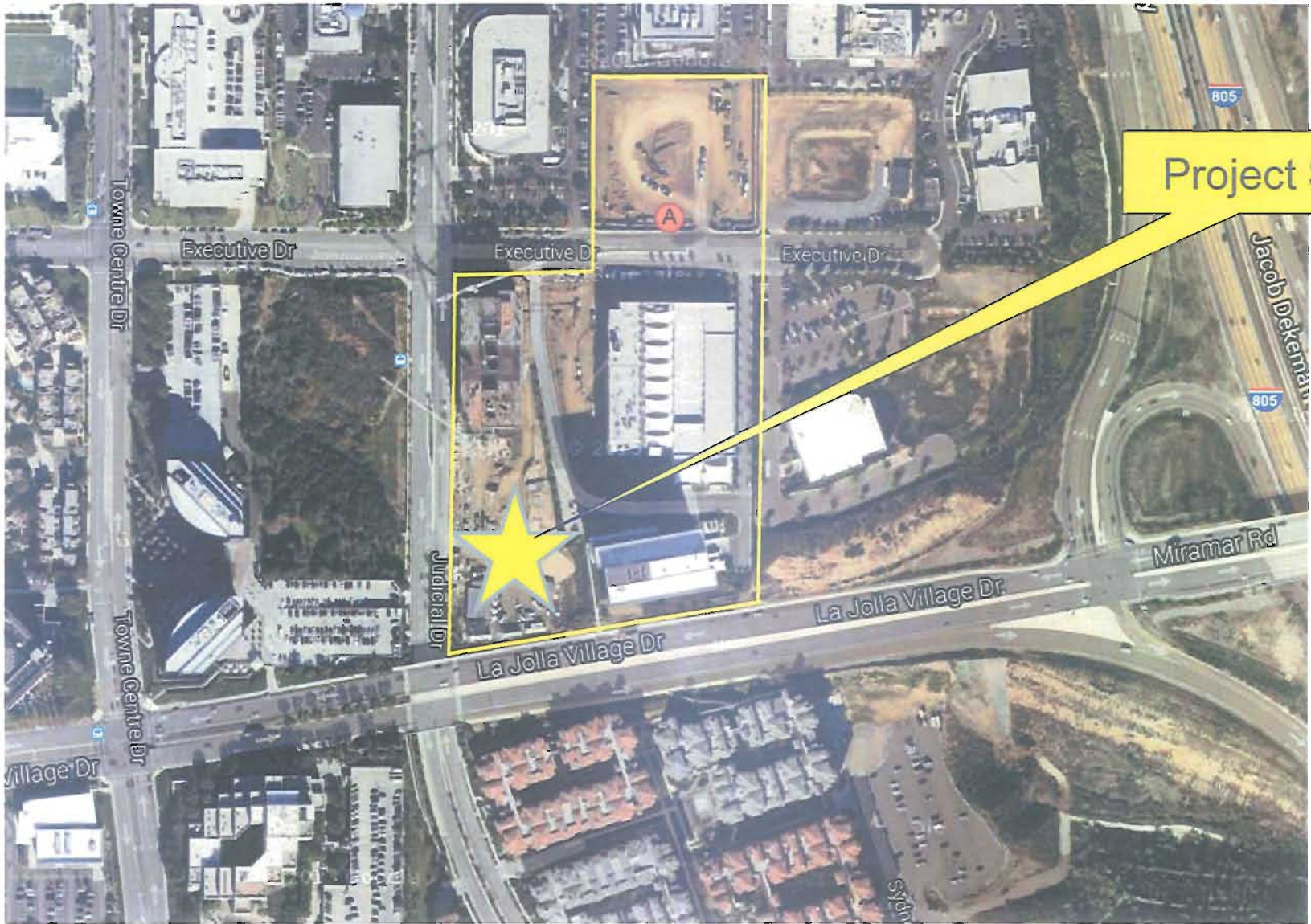
Nancy Bragado
Deputy Director
Planning, Neighborhoods & Economic Development Department

WESTLAKE/LCB

Attachments:

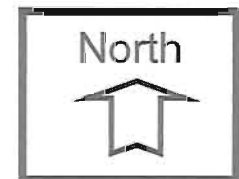
1. Aerial Photograph
2. Community Plan Land Use Map
3. Project Location Map
4. Project Data Sheet
5. Draft Permit Resolution with Findings
6. Draft Permit with Conditions
7. Draft Map Resolution with Findings
8. Draft Map Conditions
9. Draft Environmental Resolution with MMRP
10. Draft Community Plan Amendment Documents: Community Plan Amendment Resolution, Strikeout/Underline Text, and Revised Graphics.
11. Planning Commission Resolution 4541-PC
12. Responses to CPA Initiation Issues
13. Project Plans – Including Vesting Tentative Map Exhibit

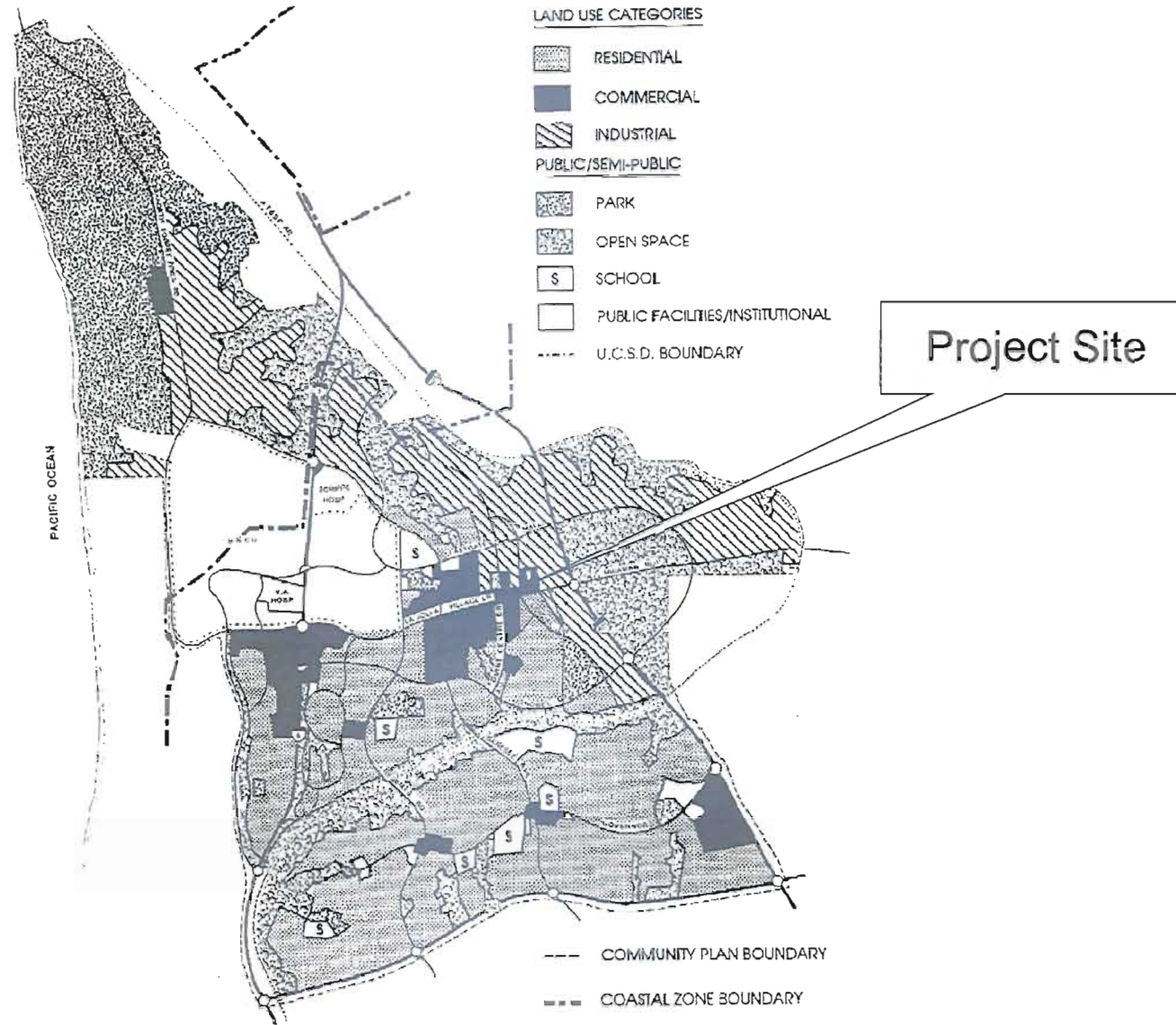
14. Copy of PDP No. 252591, dated June 15, 2006
15. San Diego County Regional Airport Authority (SDCRAA) Review and Resolution No. 2013-0018 ALUC
16. FAA Determination of No Hazard to Air Navigation
17. MCAS Miramar letter dated October 31, 2013
18. Community Planning Group Recommendation
19. Ownership Disclosure Statement
20. Project Chronology



Aerial Photo

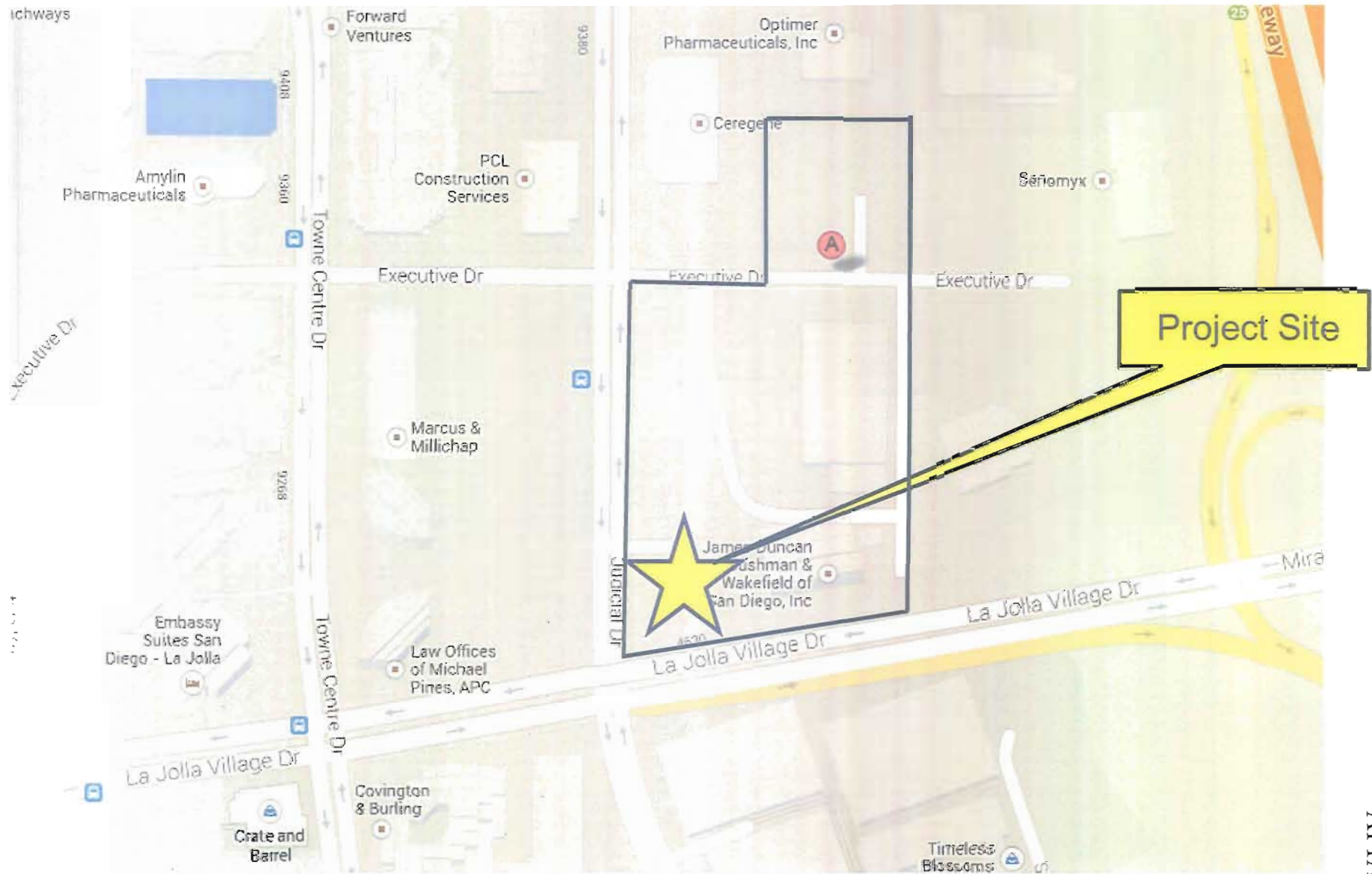
LA JOLLA COMMONS III - 4727 EXECUTIVE DRIVE
PROJECT NO. 324553





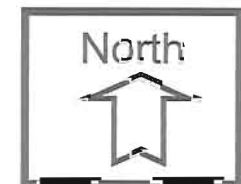
Land Use Map

LA JOLLA COMMONS III – 4727 EXECUTIVE DRIVE
PROJECT NO. 324553



Project Location Map

LA JOLLA COMMONS III – 4727 EXECUTIVE DRIVE
PROJECT NO. 324553



PROJECT DATA SHEET

PROJECT NAME:	La Jolla Commons III	
PROJECT DESCRIPTION:	Construction of a new building, with optional uses, including Office, Hotel or a combination of Office/Hotel located at 4727 Executive Drive.	
COMMUNITY PLAN AREA:	University	
DISCRETIONARY ACTIONS:	Community Plan Amendment; Planned Development Permit; Vesting Tentative Map	
COMMUNITY PLAN LAND USE DESIGNATION:	High density residential, visitor and office commercial and scientific research (Subarea 29 of University Community Plan)	
<u>ZONING INFORMATION:</u> ZONE: CV-1-2: (A Commercial - Visitor zone that allows a mix of visitor-serving uses and residential uses with a pedestrian orientation) HEIGHT LIMIT: 45-foot maximum height limit LOT SIZE: 5,000 square-foot minimum lot size FLOOR AREA RATIO: 2.0 maximum FRONT SETBACK: 10 feet maximum SIDE SETBACK: 10 feet minimum STREETSIDE SETBACK: 10 feet maximum REAR SETBACK: 10 feet minimum		
<u>ADJACENT PROPERTIES:</u>	LAND USE DESIGNATION & ZONE	EXISTING LAND USE
NORTH:	Industrial; IP-1-1	Biotech Industry (Industrial)
SOUTH:	High Density Residential; RM-3-9	Apartment Complexes
EAST:	Industrial; IP-1-1	Biotech Industry (Industrial)
WEST:	Commercial and Industrial; CO-1-2 and IP-2-1	Commercial
DEVIATIONS OR VARIANCES REQUESTED:	1. Deviation to allow a minimum height of 225 feet, where 45 feet is allowed. 2. Deviation from the maximum front and street setback requirements. 3. Deviation from building articulation requirements.	
COMMUNITY PLANNING GROUP RECOMMENDATION:	On November 12, 2013, the University Community Planning Group voted 16-0-2 to recommend approval of this project, with no conditions.	

RESOLUTION NO. _____
 PLANNED DEVELOPMENT PERMIT NO. 1153095
LA JOLLA COMMONS III - PROJECT NO. 324553 [MMRP]
 AMENDMENT TO PLANNED DEVELOPMENT PERMIT NO. 252591

WHEREAS, HSPF La Jolla Commons III Investors LLC, Owner/Permittee, filed an application with the City of San Diego for a Planned Development Permit to construction one of three options: option one – a 15-story, 223,900 square foot (with both subterranean and above grade parking) office building; option two – an 11-story, 165,780 square foot hotel building (above subterranean parking) (264 hotel room maximum); and option three – a 13-story, 285,960 square foot office/hotel building (above subterranean parking) (175 hotel room maximum) known as the La Jolla Commons III project, located at 4727 Executive Drive, southeast corner of Executive Drive and Judicial Drive, and legally described as Lot 3 of the resubdivision of La Jolla Commons, in the City of San Diego, County of San Diego, according to Map No. 15848, filed in the Office of the County Recorder on November 22, 2011, in the CV-1-2 and IP-1-1 Zones, the Community Plan Implementation Overlay Zone (CPIOZ Type A), the North University City Facilities Benefit Area (FBA), the Parking Impact Overlay Zone (Campus Impact Area) within the University Community Plan area; and

WHEREAS, on January 30, 2014, the Planning Commission of the City of San Diego considered Planned Development Permit (PDP) Permit No. 1153095, and pursuant to Resolution No. [INSERT Planning Commission Resolution Number] -PC voted to recommend City Council approval of the Permit; and

WHEREAS, under Charter section 280(a)(2) this resolution is not subject to veto by the Mayor because this matter requires the City Council to act as a quasi-judicial body

and where a public hearing was required by law implicating due process rights of individuals affected by the decision and where the Council was required by law to consider evidence at the hearing and to make legal findings based on the evidence presented; and

WHEREAS, the matter was set for public hearing on _____, testimony having been heard, evidence having been submitted, and the City Council having fully considered the matter and being fully advised concerning the same; NOW, THEREFORE,

BE IT RESOLVED, by the Council of the City of San Diego, that it adopts the following findings with respect to Planned Development Permit No. 1153095:

PLANNED DEVELOPMENT PERMIT

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

The proposed development is located within the University Community Plan (UCP) and is consistent with the City's General Plan, adopted in 2008. The proposed development contains three options of constructing office, hotel, or a combination of office and hotel in a single high-rise tower, approximately 13 stories tall. The project site is designated for high density residential, visitor and office commercial, and scientific research uses in the University Community Plan (UCP). The project site is located in Subarea 29 and 31 in the Land Use and Development Intensity Table of the Development Intensity Element of the UCP. The goals of the Development Intensity Element include creating an Urban Node with high density mixed-use development in the University Town Center area, developing an equitable allocation of development intensity among properties based on the concept of the "urban node", and providing a workable circulation system. The proposed development does not propose to include a residential component and is requesting a Community Plan Amendment to eliminate residential use from the La Jolla Commons campus. Within the past ten years, approvals of three amendments to the University Community Plan have resulted in the conversion of non-residential land to residential and commercial mixed-use land. These amendments have created the potential for development of approximately 1,200 additional residential units within close proximity to the project site. The reduction of 86 residential units at the project site would not

result in a net decrease of residential units within the University Community. The Urban Node has been achieved at the La Jolla Commons campus to date with the pedestrian linkage and high intensity high-rise commercial office uses. The proposed hotel and/or office uses are consistent with the Urban Node objectives of high intensity mixed use development with the University Community. Therefore, the proposed development will not adversely affect the applicable land use plans.

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

The proposed development as currently designed will not be detrimental to the public health, safety, and welfare. The proposed development contains three options of constructing office, hotel, or a combination of office and hotel in a single high-rise tower, approximately 11 to 15 stories tall. The proposed development will construct necessary sewer and water facilities to serve the occupants. The proposed development will enter into a Maintenance Agreement for the ongoing permanent Best Management Practices (BMPs) maintenance. The proposed development will comply with all requirements of the State Water Resources Control Board and Municipal Storm Water Permit, Waste Discharge Requirements for Discharges of Storm Water Runoff Associate with Construction Activity. The proposed building will be reviewed by City staff for compliance with all relevant and applicable building, electrical, mechanical, and fire codes to assure the structures will meet or exceed the current City regulations. The proposed development has been reviewed by City staff and is consistent with the City's policies and requirements. Further, the project is being processed with the Sustainable Expedite Program. The existing Tower I office building, achieved Leadership in Energy and Environmental Design (LEED) CS Gold status and Tower II, currently under construction, has been designed to be the largest net zero energy office building in the United States. The LEED-CS target for Tower II is Platinum. The proposed development, which would be the third (and final) tower on the La Jolla Commons campus, will be designed to similar sustainable standards with an emphasis on studying new sustainable technologies and considering the implementation of those technologies sustainable design. Additionally, the permit controlling the development contains conditions addressing the project compliance with the City's regulations and policies, and other regional, state, and federal regulations to prevent detrimental impacts to the public health, safety, and welfare. Compliance with these regulations and project conditions would result in a development that 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 development complies with the relevant regulations of the Land Development Code. Conditions of approval require compliance with all relevant regulations of the City of San Diego effective for this site and incorporated into Planned Development Permit No. 1153095 and Vesting Tentative Map No. 1153096. The project proposes a total of three (3) deviations from the Land Development Code. These deviations provide for a project that meets the purpose and intent of the University Community Plan. The project site is located in Subarea 29 and 31 in the Land Use and Development Intensity Table of the Development Intensity Element of the UCP. The goals of the Development Intensity Element include creating an Urban Node with high density mixed-use development in the University Town Center area, developing an equitable allocation of development intensity among properties based on the concept of the “urban node”, and providing a workable circulation system.

A deviation is being requested for the maximum building height of the proposed building. The minimum height proposed is 225 feet, where 45 feet is allowed. Maximum height limits for each project scenario shall comply with the building corners approved by Marine Corps Air Station (MCAS) Miramar: the northeast corner shall not exceed 577 feet mean sea level (MSL); the northwest corner shall not exceed 597 feet MSL, the southeast corner shall not exceed 582 feet MSL and the southwest corner shall not exceed 602 feet MSL. The two towers currently located on the La Jolla Commons campus are 13 stories tall, approximately 199 feet above grade, and the proposed building will be consistent with the established height on the La Jolla Commons campus. In order to incorporate an urban node development for the La Jolla Commons campus, the building height deviation is being requested.

A deviation is being requested for the required front and street setbacks. The project proposes an average front setback of 25 feet, where 10 feet maximum is required, and proposes a maximum street setback of 12 feet, where 10 feet maximum is required. The main arterial adjacent to the project is La Jolla Village Drive. The University Community Plan envisioned La Jolla Village Drive as an attractive parkway recognized for its landscaping, art, fountains, and night illumination. Allowing the building to set back beyond the 10 foot maximum front and street side setback will provide the opportunity for a landscaped frontage, achieving the vision of La Jolla Village Drive consistent with the University Community Plan.

A deviation is being requested for the required building articulation. The project proposes a single plane where 6 planes are required for a façade that extends greater than 100 feet. The proposed project will provide visual interest with changes in glass types, materials, and façade features, but will not be able to meet the required building articulation per the CV-1-2 Zone. The planned features of

visual interest for the proposed project will allow the opportunity to compliment the two existing building facades on the La Jolla Commons campus. If the proposed building was built precisely to the requirements of the CV-1-2 Zone, the building would appear dissimilar and inconsistent with the other two existing buildings on the campus.

The above findings are supported by the minutes, maps and exhibits, all of which are incorporated herein by this reference.

BE IT FURTHER RESOLVED, that Planned Development Permit No. 1153095 is granted to HSPF La Jolla Commons III Investors LLC, Owner/Permittee, under the terms and conditions set forth in the attached permit which is made a part of this resolution.

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

WHEN RECORDED MAIL TO
CITY CLERK
MAIL STATION 2A

SPACE ABOVE THIS LINE FOR RECORDER'S USE

INTERNAL ORDER NUMBER: 24003787

PLANNED DEVELOPMENT PERMIT NO. 1153096
LA JOLLA COMMONS III - PROJECT NO. 324553 [MMRP]
AMENDMENT TO PLANNED DEVELOPMENT PERMIT NO. 252591
CITY COUNCIL

This Planned Development Permit No. 1153095, Amendment to Planned Development Permit No. 252591, is granted by the City Council of the City of San Diego to HSPF La Jolla Commons III Investors LLC, Owner/Permittee, pursuant to San Diego Municipal Code [SDMC] section 126.0604. The 1.68 acre site (Lot 3) is located at 4727 Executive Drive, southeast corner of Executive Drive and Judicial Drive in the CV-1-2 and IP-1-1 Zones, the Community Plan Implementation Overlay Zone (CPIOZ Type A), the North University City Facilities Benefit Area (FBA), the Parking Impact Overlay Zone (Campus Impact Area), and the University Community Plan Area. The La Jolla Commons Campus is improved with an existing 13-story office building within Lot One, an existing 13-story office building within Lot Two and a 7-story parking structure on Lot Four. The project site is legally described as: Lots 1 through 5 of the resubdivision of La Jolla Commons, in the City of San Diego, County of San Diego, according to Map No. 15848, filed in the Office of the County Recorder on November 22, 2011.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee for the construction of one of three options on Lot 3: option one – a 223,900 square foot (with both subterranean and above grade parking) office building; option two – a 165,780 square foot hotel building (above subterranean parking) (264 hotel room maximum); and option three – a 285,960 square foot office/hotel building (above subterranean parking) (175 hotel room maximum) described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated _____, on file in the Development Services Department.

The project shall include:

- a. Option One – Construction of an approximately 15 story, 223,900 square foot (with both subterranean and above grade parking) office building;
- b. Option Two – Construction of an approximately 11 story, 165,780 square foot (above subterranean parking) hotel building, with a maximum of 264 hotel rooms;
- c. Option Three – Construction of an approximately 13 story, 285,960 square foot office/hotel building (above subterranean parking) with a maximum of 175 hotel rooms;
- d. A deviation from the maximum allowable building height. The minimum height proposed is 225 feet, where 45 feet is required. Maximum height limits for each project scenario shall comply with the building corners approved by MCAS Miramar letter dated October 31, 2013: the northeast corner shall not exceed 577 feet mean sea level (MSL); the northwest corner shall not exceed 597 feet MSL, the southeast corner shall not exceed 582 feet MSL and the southwest corner shall not exceed 602 feet MSL.
- e. A deviation from the maximum front and street setback requirement. The project proposes an average front setback of 25 feet, where 10 feet is required and a maximum street setback of 12 feet, where 10 feet is required.
- f. A deviation from building articulation requirements. The project proposes a single plane where 6 planes are required for a façade that extends greater than 100 feet.
- g. Landscaping (planting, irrigation and landscape related improvements);
- h. Off-street parking;
- i. Incorporation of sustainable building techniques sufficient to achieve, at a minimum, Leadership in Energy and Environmental Design (LEED) Silver Certification; and
- j. 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 February 24, 2017.

2. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:

- a. The Owner/Permittee 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.

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

ENVIRONMENTAL/MITIGATION REQUIREMENTS:

11. Mitigation requirements in the Mitigation, Monitoring, and Reporting Program [MMRP] shall apply to this Permit. These MMRP conditions are hereby incorporated into this Permit by reference.

12. The mitigation measures specified in the MMRP and outlined in Addendum to Environmental Impact Report No. 99-0762, Project No. 324553, shall be noted on the construction plans and specifications under the heading ENVIRONMENTAL MITIGATION REQUIREMENTS.

13. The Owner/Permittee shall comply with the MMRP as specified in Addendum to Environmental Impact Report No. 99-0762, Project No. 324553, to the satisfaction of the Development Services Department and the City Engineer. Prior to issuance of any construction permit, all conditions of the MMRP shall be adhered to, to the satisfaction of the City Engineer. All mitigation measures described in the MMRP shall be implemented for the following issue areas:

Paleontological Resources

AIRPORT REQUIREMENT:

14. Prior to issuance of a grading permit, the Owner/Permittee shall provide a valid "Determination of No Hazard to Air Navigation" issued by the Federal Aviation Administration [FAA].

ENGINEERING REQUIREMENTS:

15. Prior to the issuance of the building permit, the Owner/Permittee shall obtain a bonded grading permit for the grading proposed for this project. All grading shall conform to requirements in accordance with the City of San Diego Municipal Code in a manner satisfactory to the City Engineer.

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

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

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

19. Prior to the issuance of any construction permits, the Owner/Permittee shall incorporate and show the type and location of all post-construction Best Management Practices (BMP's) on the final construction drawings, in accordance with the approved Water Quality Technical Report, satisfactory to the City Engineer.

20. Development of this project shall comply with all requirements of State Water Resources Control Board (SWRCB) Order No. 2009-009 DWQ and the Municipal Storm Water Permit, Order No. 2009-009(NPDES General Permit No. CAS000002 and CAS0108758), Waste Discharge Requirements for Discharges of Storm Water Runoff Associated With Construction Activity. In accordance with said permit, a Storm Water Pollution Prevention Plan (SWPPP) and a Monitoring Program Plan shall be implemented concurrently with the commencement of grading activities, and a Notice of Intent (NOI) shall be filed with the SWRCB.

21. A copy of the acknowledgment from the SWRCB that an NOI has been received for this project shall be filed with the City of San Diego when received; further, a copy of the completed NOI from the SWRCB showing the permit number for this project shall be filed with the City of San Diego when received. In addition, the owner(s) and subsequent owner(s) of any portion of the property covered by this grading permit and by SWRCB Order No. 2009-009 DWQ, and any subsequent amendments thereto, shall comply with special provisions as set forth in SWRCB Order No. 2009-009 DWQ.

22. This project proposes to export 44,000 cubic yards of material from the project site. All export material shall be discharged into a legal disposal site. The approval of this project does not allow the onsite processing and sale of the export material unless the underlying zone allows a construction and demolition debris recycling facility with an approved Neighborhood Use Permit or Conditional Use Permit per LDC Section 141.0620(i).

23. This Planned Development Permit shall comply with the conditions of Vesting Tentative Map No. 1153096.

24. The drainage system proposed within this development and outside the public right-of-way shall be private, privately maintained and subject to the approval of the City Engineer.

GEOLOGY REQUIREMENTS:

25. Prior to issuance of a grading permit, 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.

26. 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.

LANDSCAPE REQUIREMENTS:

27. In the event that the Landscape Plan and the Site Plan conflict, the Site Plan shall be revised to be consistent with the Landscape Plan such that landscape areas are consistent with the Exhibit 'A' Landscape Development Plan.

28. Prior to issuance of any engineering permits for public right-of-way improvements, complete landscape construction documents for right-of-way improvements shall be submitted to the City Manager for approval. Improvement plans shall take into account a 40 square foot area around each tree which is unencumbered by utilities. Driveways, utilities, drains, water and sewer laterals shall be designed so as not to prohibit the placement of street trees.

29. Installation of slope planting and erosion control including seeding of all disturbed land (slopes and pads) consistent with the approved landscape and grading plans is considered to be in the public interest. The Owner/Permittee shall initiate such measures as soon as the grading and disturbance has been completed. Such erosion control/slope planting and the associated irrigation systems (temporary and/or permanent) and appurtenances shall be installed in accordance with the approved plans and the Land Development Manual: Landscape Standards.

30. Prior to issuance of any grading permits, complete landscape construction documents, including an automatic permanent irrigation system, shall be submitted to the Development Services Department for approval. The plans shall be in substantial conformance to Exhibit 'A', on file in the office of Development Services.

31. Prior to issuance of any construction permits for buildings (including shell), complete landscape and irrigation construction documents consistent with the Land Development Manual: Landscape Standards shall be submitted to the City Manager for approval. The construction documents shall be in substantial conformance with Exhibit 'A,' Landscape Development Plan, on file in the Office of the Development Services Department. Construction plans shall take into account a 40 square foot area around each tree which is unencumbered by hardscape and utilities as set forth under LDC 142.0403(b)(5).

32. All required landscape improvements shall be maintained, on a permanent basis, by the Owner/Permittee. All required landscape shall be maintained in a disease, weed, and litter free condition at all times. Severe pruning or "topping" of trees is not permitted. The trees shall be maintained in a safe manner to allow each tree to grow to its mature height and spread.

33. If any required landscape (including existing or new plantings, hardscape, landscape features, etc.) indicated on the approved construction document plans is damaged or removed during demolition or construction, it shall be repaired and/or replaced in kind and equivalent size per the approved documents to the satisfaction of the City Manager within 30 days of damage or Certificate of Occupancy or a Final Landscape Inspection.

34. The Owner/Permittee shall be responsible for the installation of all landscape improvements consistent with the Land Development Code: Landscape Regulations and the Land Development Manual: Landscape Standards. Invasive species are prohibited from being planted adjacent to any canyon or native habitats within the city limits of San Diego. Invasive plants are those which rapidly self propagate by air born seeds or trailing as noted in section 1.3 of the Landscape Standards.

35. Prior to issuance of any construction permit for parking structures, the Owner/Permittee shall submit on the planting and irrigation plans a signed statement by a Registered Structural Engineer indicating that supporting structures are designed to accommodate the necessary structural loads and associated planting and irrigation.

36. Prior to issuance of any construction permit for parking structures, the Owner/Permittee shall submit on the planting and irrigation plans a signed statement by a Registered Structural Engineer indicating that supporting structures are designed to accommodate the necessary structural loads and associated planting and irrigation.

37. Prior to issuance of any grading permit, construction documents shall be submitted that includes one or a combination of the following for parking structures, with parking spaces open to the sky. (1) Cover all individual parking spaces open to the sky on the roof with solar panels (2) Provide one automatically irrigated 24-inch box tree in planter within 30 feet of each

individual parking space open to the sky (3) Provide shade structure, such as a trellis w/baffling, to shade 50% of each parking space open to the sky.

38. Owner/Permittee is subject to the requirement for a water budget and is required to conduct and submit to the City an irrigation audit consistent with Section 2.7 of the Landscape Standards of the Land Development Manual that includes (1) All irrigation audits shall be conducted by a California registered landscape architect, a licensed landscape contractor, or other professional licensed by the State to perform this work and (2) The irrigation audit shall certify that all plant material, irrigation systems, and landscape features have been installed and operate as approved by the City; and shall be submitted to the City prior to occupancy and use.

PLANNING/DESIGN REQUIREMENTS:

39. 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.

40. Prior to issuance of building permits, the Owner/Permittee shall provide documentation that the project has been registered with the U.S. Green Building Council for review and will achieve at least a Leadership in Energy and Environmental Design (LEED) Silver Certification or equivalent. Construction documents shall note all criteria included in the design and construction of the project as identified in the LEED certification application or LEED equivalent application.

41. The project will target 20% recycled content for construction materials. Upon completion of recycled content documentation, in advance of the Certificate of Occupancy, applicant will submit documentation to the City for verification.

42. All signs associated with this development shall be consistent with sign criteria established by the approved Exhibit "A".

43. 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.

44. This Planned Development Permit shall supersede all previous entitlements granted to Lot 3.

TRANSPORTATION REQUIREMENTS:

45. Owner/Permittee shall maintain a minimum of the following, depending on option selected:

All Office (Option One) - 739 off-street parking spaces, including 15 disabled/accessible, 15 motorcycle, and 37 bicycle spaces;

All Hotel (Option Two) - 288 off-street parking spaces, including 7 disabled/accessible, 6 motorcycle, and 15 bicycle spaces;

Office/Hotel (Option Three) - 440 off-street parking spaces, including 9 disabled/accessible, 9 motorcycle, and 22 bicycle spaces.

All parking spaces shall be permanently maintained on the property within the approximate locations shown on Exhibit "A". All on-site parking stalls and aisle widths shall comply at all times with the SDMC and shall not be converted for any other use unless otherwise authorized by the appropriate City decision maker in accordance with the SDMC. Note: Parking will be provided for the project in accordance with the parking tables shown on Sheet A1.1 of approved Exhibit "A" dated February 24, 2014.

46. The project's trip generation shall not exceed any of the following values: 10,319 Average Daily Trips (ADTs), 939 AM Peak hour inbound trips, 222 AM peak hour outbound trips, 382 PM peak hour inbound trips, and 896 PM peak hour outbound trips; to the satisfaction of the City Engineer.

These values were developed from the original EIR and analyzing the following scenarios:

All Office (Option One) – 7,971 ADT including 1,043 (939 in: 104 out) trips during the AM peak hours and 1,116 (220 in: 896 out) trips during the PM peak hours for the entire La Jolla Commons Campus.

All Hotel (Option Two) - 9,216 ADT including 1,020 (871 in: 149 out) trips during the AM peak hours and 1,132 (307 in: 825 out) trips during the PM peak hours for the entire La Jolla Commons Campus.

Office/Hotel (Option Three) - 9,182 ADT including 1,078 (939 in: 139 out) trips during the AM peak hours and 1,181 (288 in: 891 out) trips during the PM peak hours for the entire La Jolla Commons Campus.

The 10,319 ADT is based on the original project analyzed in EIR No. 99-0762.

47. The Owner/Permittee shall be required to comply with the approved Transportation Demand Management (TDM) Plan. The existing Plan shall be augmented as necessary to incorporate bike racks, lockers, showers, priority spaces for carpool vehicles and hybrid vehicles, and attempt to work with tenants regarding partially subsidized transit passes for employees and flexible work schedules, satisfactory to the City Engineer.

PUBLIC UTILITIES DEPARTMENT REQUIREMENTS:

48. The Owner/Permittee shall assure, by permit and bond, the design and construction of any new water and sewer service(s) outside of any driveway, and the disconnection of existing unused water and sewer service adjacent to the project site, in a manner satisfactory to the Director of Public Utilities and the City Engineer.

49. The Owner/Permittee shall be responsible for any damage caused to City of San Diego water and sewer facilities in the vicinity of the project site, due to the construction activities associated with this project, in accordance with Municipal Code section 142.0607. In the event that any such facility loses integrity then, the Owner/Permittee shall repair or reconstruct any damaged public water and sewer facility in a manner satisfactory to the Director of Public Utilities and the City Engineer.

50. The Owner/Permittee shall process encroachment maintenance and removal agreements, for all acceptable encroachments into the water and sewer easement, including but not limited to structures, enhanced paving, or landscaping; No structures or landscaping of any kind shall be installed in or over any vehicular access roadway.

51. All irrigation systems must be designed to utilize reclaimed water. This will necessitate a separate irrigation service.

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

53. Prior to the issuance of any certificates of occupancy, all public water and sewer facilities shall be complete and operational in a manner satisfactory to the Director of Public Utilities and the City Engineer.

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

INFORMATION ONLY:

- The issuance of this discretionary 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 City Council of the City of San Diego on February 24, 2014 and Resolution No. _____

Planned Development Permit No. 1153095
Date of Approval: February 24, 2014

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES
DEPARTMENT

Laura C. Black, AICP
Development Project Manager

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

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

HSPF La Jolla Commons III Investors LLC
Owner/Permittee

By _____
Paul Twardowski
Senior Managing Director

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

CITY COUNCIL
RESOLUTION NUMBER R-_____

VESTING TENTATIVE MAP NO. 1153096
LA JOLLA COMMONS III - PROJECT NO. 324553 [MMRP]
AMENDMENT TO VESTING TENTATIVE MAP NO. 340259

WHEREAS, HSPF La Jolla Commons III Investors LLC, Subdivider, and Leppert Engineering Corporation, Engineer, submitted an application to the City of San Diego for a Vesting Tentative Map No. 1153096, for the La Jolla Commons Project that requests the construction of one of three options: option one – a 15-story, 223,900 square foot (with both subterranean and above grade parking) office building; option two – an 11-story, 165,780 square foot hotel building (above subterranean parking) (264 hotel room maximum); and option three – a 13-story, 285,960 square foot office/hotel building (above subterranean parking) (175 hotel room maximum). The project site is located at 4727 Executive Drive, southeast corner of Executive Drive and Judicial Drive, in the CV-1-2 and IP-1-1 Zones, the Community Plan Implementation Overlay Zone (CPIOZ Type A), the North University City Facilities Benefit Area (FBA), the Parking Impact Overlay Zone (Campus Impact Area) within the University Community Plan area. The property is legally described as Lots 1 through 5 of the resubdivision of La Jolla Commons, in the City of San Diego, County of San Diego, According to Map thereof No. 15848, filed in the Office of the County Recorder on November 22, 2011; and

WHEREAS, the Map proposes the Subdivision of a 12.34 acre site into five (5) lots to reflect moving the westerly lot line of existing Lot 4 westerly approximately 4.6 feet so that the existing parking structure is entirely within Lot 4; alter the lot lines for Lot 5 adjacent to Executive Drive to acknowledge the prior street vacations and adjust the line between Lots 2 and 3 to ensure that the proposed building is entirely within Lot 3; and

WHEREAS, the project complies with the requirements of a preliminary soils and/or geological reconnaissance report pursuant to Subdivision Map Act sections 66490 and 66491(b)-(f) and San Diego Municipal Code section 144.0220; and

WHEREAS, under Charter section 280(a)(2) this resolution is not subject to veto by the Mayor because this matter requires the City Council to act as a quasi-judicial body and where a public hearing was required by law implicating due process rights of individuals affected by the decision and where the Council was required by law to consider evidence at the hearing and to make legal findings based on the evidence presented; and

WHEREAS, on _____, the City Council of the City of San Diego considered Vesting Tentative Map No. 1153096, amendment to Vesting Tentative Map No. 1153096, pursuant to San Diego Municipal Code section 125.0440 and Subdivision Map Act section 66428, received for its consideration written and oral presentations, evidence having been submitted, and testimony having been heard from all interested parties at the public hearing, and the City Council having fully considered the matter and being fully advised concerning the same; NOW THEREFORE,

BE IT RESOLVED by the City Council of the City of San Diego, that it adopts the following findings with respect to Vesting Tentative Map No. 1153096:

1. The proposed subdivision and its design or improvement are consistent with the policies, goals, and objectives of the applicable land use plan (San Diego Municipal Code § 125.0440(a) and Subdivision Map Action §§ 66473.5, 66474(a), and 66474(b)).

The proposed subdivision modifications involve adjustments of existing lot lines for the existing five (5) lots. These adjustments are internal to the La Jolla Commons subdivision and do not impact the public right-of-way. The proposed development is consistent with the policies, goals, and objectives of the University Community Plan. The site is located in an Urban Node in a sub regional employment center in proximity to public transit. The site is across from existing residential with more units remaining to be developed. The proposed uses within the project allow for additional employment with office use and the potential for mixed use with

development of a hotel. Both uses are encouraged in the high intensity mixed use Urban Node of the University Community Plan. The design of the proposed development will compliment the two existing office buildings at the La Jolla Commons subdivision.

2. The proposed subdivision complies with the applicable zoning and development regulations of the Land Development Code, including any allowable deviations pursuant to the land development code.

The proposed development complies with the relevant regulations of the Land Development Code. Conditions of approval require compliance with all relevant regulations of the City of San Diego effective for this site and incorporated into Planned Development Permit No. 1153095 and Vesting Tentative Map No. 1153096. The project proposes a total of three (3) deviations from the Land Development Code. These deviations provide for a project that meets the purpose and intent of the University Community Plan. The project site is located in Subarea 29 and 31 in the Land Use and Development Intensity Table of the Development Intensity Element of the UCP. The goals of the Development Intensity Element include creating an Urban Node with high density mixed-use development in the University Town Center area, developing an equitable allocation of development intensity among properties based on the concept of the “urban node”, and providing a workable circulation system.

A deviation is being requested for the maximum building height of the proposed building. The minimum height proposed is 225 feet, where 45 feet is allowed. Maximum height limits for all project scenarios shall comply with the building corners approved by Marine Corps Air Station (MCAS) Miramar: the northeast corner shall not exceed 577 feet mean sea level (MSL); the northwest corner shall not exceed 597 feet MSL, the southeast corner shall not exceed 582 feet MSL and the southwest corner shall not exceed 602 feet MSL. The two towers currently located on the La Jolla Commons campus are 13 stories tall, approximately 199 feet above grade, and the proposed building will be consistent with the established height on the La Jolla Commons campus. In order to incorporate an urban node development for the La Jolla Commons campus, the building height deviation is being requested.

A deviation is being requested for the required front and street setbacks. The project proposes an average front setback of 25 feet, where 10 feet maximum is required, and proposes a maximum street setback of 12 feet, where 10 feet maximum is required. The main arterial adjacent to the project is La Jolla Village Drive. The University Community Plan envisioned La Jolla Village Drive as an attractive parkway recognized for its landscaping, art, fountains, and night illumination. Allowing the building to set back beyond the 10 foot maximum front and street side setback will provide the opportunity for a landscaped frontage, achieving the vision of La Jolla Village Drive consistent with the University Community Plan.

A deviation is being requested for the required building articulation. The project proposes a single plane where 6 planes are required for a façade that extends greater than 100 feet. The proposed project will provide visual interest with changes in glass types, materials, and façade features, but will not be able to meet the required building articulation per the CV-1-2 Zone. The planned features of visual interest for the proposed project will allow the opportunity to compliment the two existing building facades on the La Jolla Commons campus. If the proposed

building was built precisely to the requirements of the CV-1-2 Zone, the building would appear dissimilar and inconsistent with the other two existing buildings on the campus.

3. The site is physically suitable for the type and density of development (San Diego Municipal Code § 125.0440(c) and Subdivision Map Act §§ 66474(c) and 66474(d)).

The site was mass graded between 2002 and 2006 for high intensity use and specifically for vertical high rise structures, consistent with the original entitlements for the La Jolla Commons subdivision. The formational material, coupled with some deep fill, allow vertical development and a number of foundation types that will work for the site. The acreage of the site and proximity to I-805 and La Jolla Village Drive allows for well positioned vertical development coupled with open space that is all within close proximity to transit and freeway access. The technical studies reviewed for the proposed development concluded that the site is physically suitable for the type and density of the proposed development.

4. The design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat (San Diego Municipal Code § 125.0440(d) and Subdivision Map Act § 66474(e)).

The development was previously analyzed under Planned Development Permit No. 252591 and Vesting Tentative Map No. 340259 (Project No. 79804); approved by Planning Commission in June 2006 and subsequently mass graded. The prior development contained residential use which is proposed to be removed within this development as part of the Community Plan Amendment. The project site is designated for high density residential, visitor and office commercial, and scientific research uses in the University Community Plan (UCP). The project site is located in Subarea 29 and 31 in the Land Use and Development Intensity Table of the Development Intensity Element of the UCP. The goals of the Development Intensity Element include creating an Urban Node with high density mixed-use development in the University Town Center area, developing an equitable allocation of development intensity among properties based on the concept of the “urban node”, and providing a workable circulation system. The Urban Node has been achieved at the La Jolla Commons campus to date with the pedestrian linkage and high intensity high-rise commercial office uses. The proposed hotel and/or office uses are consistent with the Urban Node objectives of high intensity mixed use development with the University Community. All other uses are the same for the current development. There are no sensitive habitats, species or water courses located on the site. Additionally, the proposed development includes the Addendum to Environmental Impact Report (EIR), Project No. 324553, Environmental Impact Report No. 99-0762/SCH No. 200003197, which properly analyzed potential impacts associated with the proposed development. No new mitigation will be required for the proposed development. In terms of sustainability and concerns for the environment, the first office tower built achieved LEED-CS Gold Certification and the second office tower, currently under construction, will be the largest net zero energy office building in the United States. A LEED-CS Platinum level of certification is being pursued for that project. The third tower, the subject of this development, will be designed to achieve a similar caliber of sustainability.

5. The design of the subdivision or the type of improvement will not be detrimental to the public health, safety, and welfare (San Diego Municipal Code § 125.0440(e) and Subdivision Map Act § 66474(f)).

The proposed development as currently designed will not be detrimental to the public health, safety, and welfare. The proposed development contains three options of constructing office, hotel, or a combination of office and hotel in a single high-rise tower, approximately 11 to 15 stories tall. The proposed development will construct necessary sewer and water facilities to serve the occupants. The proposed development will enter into a Maintenance Agreement for the ongoing permanent Best Management Practices (BMPs) maintenance. The proposed development will comply with all requirements of the State Water Resources Control Board and Municipal Storm Water Permit, Waste Discharge Requirements for Discharges of Storm Water Runoff Associate with Construction Activity. The proposed building will be reviewed by City staff for compliance with all relevant and applicable building, electrical, mechanical, and fire codes to assure the structures will meet or exceed the current City regulations. The proposed development has been reviewed by City staff and is consistent with the City's policies and requirements. Further, the project is being processed with the Sustainable Expedite Program. The existing Tower I office building achieved Leadership in Energy and Environmental Design (LEED) CS Gold status and Tower II, currently under construction, has been designed to be the largest net zero energy office building in the United States. The LEED-CS target for Tower II is Platinum. The proposed development, which would be the third (and final) tower on the La Jolla Commons campus, will be designed to similar sustainable standards with an emphasis on studying new sustainable technologies and considering the implementation of those technologies sustainable design. Additionally, the permit controlling the development contains conditions addressing the project compliance with the City's regulations and policies, and other regional, state, and federal regulations to prevent detrimental impacts to the public health, safety, and welfare. Compliance with these regulations and project conditions would result in a development that will not be detrimental to the public health, safety, and welfare.

6. The design of the subdivision or the type of improvements will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision (San Diego Municipal Code § 125.0440(f) and Subdivision Map Act § 66474(g)).

The design of the development is such that it will not conflict with any easements, acquired by the public at large, for access through or use of property within the proposed development as demonstrated by the City Engineer. A number of easements exist throughout the La Jolla Commons Campus, including a tunnel structure that bisects the site, which houses effluent and reclaimed water infrastructure, which has been constructed to where the access is convenient from an open air service yard. Utility easements exist within the La Jolla Commons Campus; however, support structures have been built over sewer infrastructure to provide adequate structural support to allow structures to be built over the infrastructure. Two easements are being modified with the proposed Vesting Tentative Map. An easement for access for maintenance of public sewer facilities has been modified due to this current campus building configuration. An easement for a 42" sewer easement has been modified to the correct, and final, location on the map. All easements granted to the City over the property have been left in place or have been

relocated and improved in a manner that allows for public access that is better than access formerly provided by the unimproved easements, as reflected on the Vesting Tentative Map.

7. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities (San Diego Municipal Code § 125.0440(g) and Subdivision Map Act § 66473.1).

The design and proposed improvements for the subdivision are consistent with California Government Code Section 66473.1 and San Diego Municipal Code Section 125.0440(g) regarding the design of the subdivision for future passive or natural heating and cooling opportunities. The proposed subdivision and associated project have the potential for passive cooling design, where an air economizing strategy is implemented. The air economizing strategy would increase the volume of outside air at seasonally appropriate times to reduce the burden on the building's cooling system. This practice reduces the energy demand on the building and potentially further enhances occupant comfort by providing more fresh air to the building environment. The proposed building shape of a compact square or L and the use of highly efficient glass and envelope materials will assist in the insulation of the interior from solar heat gain as well as air infiltration. Passive heating techniques being considered include the use of filtered ceiling plenum air mixing with primary cooler discharge air to meet the comfort of the occupant's space. The use of plenum air reduces the demand on the building's heating system during cooler months. Additional strategies such as photo-voltaic embedded glass and vacuum glass are being studied and may be considering in the final building design. The second office tower, currently under construction within the subdivision, consists of an under floor air system throughout the building as well as high efficiency glass.

8. The decision maker has considered the effects of the proposed subdivision on the housing needs of the region and that those needs are balanced against the needs for public services and the available fiscal and environmental resources (San Diego Municipal Code § 125.0440(h) and Subdivision Map Act § 66412.3).

The proposed subdivision is an existing urbanized area and the subdivision as a whole is less intense than what was approved in previous entitlements. Therefore, the burden on public services and availability for fiscal and environmental resources had been considered for a larger scale than what will ultimately be built. That is due in large part on the height constraints in place relative to MCAS Miramar. With respect to housing needs, the proposed subdivision includes the elimination of the currently approved 86 residential units from the University Community Planning area. Residential growth has been significant in the University Community Planning area and there are still a number of units in the pipeline to be built including 309 units at La Jolla Crossroads (directly across the street), 250 units at University Towne Center and 560 units at Monte Verde. The currently proposed project within the subdivision consisting of office, hotel, or a combination of those two uses will provide the residents in the Community with enhanced employment opportunities in an existing sub regional employment center per the General Plan's Economic Prosperity as well as reduced traffic to travel to the project based on proximity to public transit. The hotel use would serve the existing office sector in accommodating visiting business clientele in addition to increasing employment opportunities in the service sector.

The decision maker has reviewed the administrative record including the project plans, technical studies, environmental documentation and heard public testimony to determine the effects of the proposed subdivision on the housing needs of the region and; that those needs are balanced against the needs for public services and the available fiscal and environmental resources and found that elimination of residential uses at this specific site will not impact the housing needs anticipated for the University Community Planning area.

The above findings are supported by the minutes, maps, and exhibits, all of which are herein incorporated by reference.

BE IT FURTHER RESOLVED, that based on the Findings hereinbefore adopted by the City Council, Vesting Tentative Map No. 1153096, hereby granted to HSPF La Jolla Commons III Investors LLC, subject to the attached conditions which are made a part of this resolution by this reference.

APPROVED: JAN I. GOLDSMITH, City Attorney

By _____
[Attorney]
Deputy City Attorney

[Initials]:[Initials]
[Month]/[Day]/[Year]
Or.Dept:[Dept]

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ATTACHMENT: Vesting Tentative Map Conditions

Internal Order No. 24003787

CITY COUNCIL
CONDITIONS FOR VESTING TENTATIVE MAP NO. 1153096
LA JOLLA COMMONS III - PROJECT NO. 324553 [MMRP]
AMENDMENT TO VESTING TENTATIVE MAP NO. 340259

ADOPTED BY RESOLUTION NO. R-_____ ON _____

GENERAL

1. This Vesting Tentative Map will expire _____, 2017.
2. Compliance with all of the following conditions shall be completed and/or assured, to the satisfaction of the City Engineer, prior to the recordation of the Final Map, unless otherwise noted.
3. Prior to the recordation of the Final Map, taxes must be paid on this property pursuant to Subdivision Map Act section 66492. To satisfy this condition, a tax certificate stating that there are no unpaid lien conditions against the subdivision must be recorded in the Office of the San Diego County Recorder.
4. The Final Map shall conform to the provisions of Planned Development Permit No. 1153095.
5. The Subdivider shall defend, indemnify, and hold the City (including its agents, officers, and employees [together, "Indemnified Parties"]) harmless from any claim, action, or proceeding, against the City and/or any Indemnified Parties to attack, set aside, void, or annul City's approval of this project, which action is brought within the time period provided for in Government Code section 66499.37. City shall promptly notify Subdivider of any claim, action, or proceeding and shall cooperate fully in the defense. If City fails to promptly notify Subdivider of any claim, action, or proceeding, or if City fails to cooperate fully in the defense, Subdivider shall not thereafter be responsible to defend, indemnify, or hold City and/or any Indemnified Parties harmless. City may participate in the defense of any claim, action, or proceeding if City both bears its own attorney's fees and costs, City defends the action in good faith, and Subdivider is not required to pay or perform any settlement unless such settlement is approved by the Subdivider.

Project No. 324553
VTM No. 1153096

AIRPORT

6. Prior to recordation of the Final Map, the Subdivider shall provide a valid "Determination of No Hazard to Air Navigation" issued by the Federal Aviation Administration [FAA].

ENGINEERING

7. The Subdivider shall underground any new service run to any new or proposed structures within the subdivision.
8. The Subdivider shall ensure that all existing onsite utilities serving the subdivision shall be undergrounded with the appropriate permits. The Subdivider shall provide written confirmation from applicable utilities that the conversion has taken place, or provide other means to assure the undergrounding, satisfactory to the City Engineer.
9. Conformance with the "General Conditions for Tentative Subdivision Maps," filed in the Office of the City Clerk under Document No. 767688 on May 7, 1980, is required. Only those exceptions to the General Conditions which are shown on the Vesting Tentative Map and covered in these special conditions will be authorized. All public improvements and incidental facilities shall be designed in accordance with criteria established in the Street Design Manual, filed with the City Clerk as Document No. RR-297376.

MAPPING

10. "Basis of Bearings" means the source of uniform orientation of all measured bearings shown on the map. Unless otherwise approved, this source shall be the California Coordinate System, Zone 6, North American Datum of 1983 [NAD 83].
11. "California Coordinate System" means the coordinate system as defined in Section 8801 through 8819 of the California Public Resources Code. The specified zone for San Diego County is "Zone 6," and the official datum is the "North American Datum of 1983."
12. The Final Map shall:
 - a. Use the California Coordinate System for its "Basis of Bearing" and express all measured and calculated bearing values in terms of said system. The angle of grid divergence from a true median (theta or mapping angle) and the north point of said map shall appear on each sheet

thereof. Establishment of said Basis of Bearings may be by use of existing Horizontal Control stations or astronomic observations.

- b. Show two measured ties from the boundary of the map to existing Horizontal Control stations having California Coordinate values of Third Order accuracy or better. These tie lines to the existing control shall be shown in relation to the California Coordinate System (i.e., grid bearings and grid distances). All other distances shown on the map are to be shown as ground distances. A combined factor for conversion of grid-to-ground distances shall be shown on the map.

GEOLOGY

13. Prior to the issuance of a grading permit, the Subdivider shall submit a geotechnical report prepared in accordance with the City of San Diego's "Guidelines for Geotechnical Reports," satisfactory to the City Engineer.

INFORMATION:

- The approval of this Tentative Map by the City Council of the City of San Diego does not authorize the subdivider to violate any Federal, State, or City laws, ordinances, regulations, or policies including but not limited to, the Federal Endangered Species Act of 1973 and any amendments thereto (16 USC § 1531 et seq.).
- If the Subdivider makes any request for new water and sewer facilities (including services, fire hydrants, and laterals), the Subdivider shall design and construct such facilities in accordance with established criteria in the most current editions of the City of San Diego water and sewer design guides and City regulations, standards and practices pertaining thereto. Off-site improvements may be required to provide adequate and acceptable levels of service and will be determined at final engineering.
- Subsequent applications related to this Vesting Tentative Map will be subject to fees and charges based on the rate and calculation method in effect at the time of payment.
- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of the Vesting Tentative Map, may protest the imposition within ninety days of the approval of this Vesting Tentative Map by filing a written protest with the San Diego City Clerk pursuant to Government Code sections 66020 and/or 66021.

- Where in the course of development of private property, public facilities are damaged or removed, the Subdivider shall at no cost to the City, obtain the required permits for work in the public right-of-way, and repair or replace the public facility to the satisfaction of the City Engineer (San Diego Municipal Code § 142.0607).

Internal Order No. 24003787

RESOLUTION NO. _____

LA JOLLA COMMONS III - PROJECT NO. 324553 [MMRP]

ADOPTED ON _____

WHEREAS, on August 27, 2013, HSPF La Jolla Commons III Investors LLC submitted an application to Development Services Department for a Community Plan Amendment, Planned Development Permit, Amendment to Planned Development Permit No. 252591, and Vesting Tentative Map, Amendment to Vesting Tentative Map No. 340259 for the La Jolla Commons III (Project); and

WHEREAS, on _____, the City Council adopted Resolution No. _____, CERTIFYING Addendum No. 324533, a copy of which is on file in the Development Services Department in accordance with the California Environmental Quality Act of 1970 (CEQA) (Public Resources Code Section 21000 et seq.), as amended, and the State CEQA Guidelines thereto (California Code of Regulations, Title 14, Chapter 3, Section 15000 et seq.); and

WHEREAS, on June 15, 2006, the Planning Commission CERTIFIED Addendum No. 79804, a copy of which is on file in the Development Services Department in accordance with the California Environmental Quality Act of 1970 (CEQA) (Public Resources Code Section 21000 et seq.), as amended, and the State CEQA Guidelines thereto (California Code of Regulations, Title 14, Chapter 3, Section 15000 et seq.); and

WHEREAS, on November 14, 2000, the City Council CERTIFIED Environmental Impact Report (EIR) No. 99-0762, a copy of which is on file in the Development Services Department in accordance with the California Environmental Quality Act of 1970 (CEQA)

(Public Resources Code Section 21000 et seq.), as amended, and the State CEQA Guidelines thereto (California Code of Regulations, Title 14, Chapter 3, Section 15000 et seq.); and

WHEREAS, State CEQA Guidelines section 15164(a) allows a lead agency to prepare an Addendum to a final Environmental Impact Report No. 99-0762/SCH No. 2000031097 if such Addendum meets the requirements of CEQA; and

WHEREAS, under Charter section 280(a)(2) this resolution is not subject to veto by the Mayor because this matter requires the City Council to act as a quasi-judicial body, a public hearing is required by law implicating due process rights of individuals affected by the decision, and the Council is required by law to consider evidence at the hearing and to make legal findings based on the evidence presented; **NOW, THEREFORE,**

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

1. That the information contained in the final Environmental Impact Report No. 99-0762/SCH No. 2000031097 along with the Addendum thereto, including any comments received during the public review process, has been reviewed and considered by this City Council prior to making a decision on the Project.
2. That there are no substantial changes proposed to the Project and no substantial changes with respect to the circumstances under which the Project is to be undertaken that would require major revisions in the Environmental Impact Report No. 99-0762/SCH No. 2000031097 for the Project.
3. That no new information of substantial importance has become available showing that the Project would have any significant effects not discussed previously in Environmental Impact Report No. 99-0762/SCH No. 2000031097 or that any significant effects previously examined will be substantially more severe than shown in the Environmental Impact Report No. 99-0762/SCH No. 2000031097.
4. That no new information of substantial importance has become available showing that mitigation measures or alternatives previously found not to be feasible are in fact feasible which would substantially reduce any significant effects, but that the Project proponents decline to adopt, or that there are any considerably different mitigation measures or alternatives not previously considered which would substantially reduce any significant effects, but that the Project proponents decline to adopt.

5. That pursuant to State CEQA Guidelines Section 15164, only minor technical changes or additions are necessary, and therefore, the City Council adopts Addendum No. 324553 Environmental Impact Report No. 99-0762/SCH No. 2000031097 with respect to the Project, a copy of which is on file in the office of the City Clerk.

6. That pursuant to CEQA Section 21081.6, the City Council adopts the Mitigation Monitoring and Reporting Program, or alterations to implement the changes to the project as required by this City Council in order to mitigate or avoid significant effects on the environment, which is attached hereto as Exhibit A.

7. That City Clerk is directed to file a Notice of Determination with the Clerk of the Board of Supervisors for the County of San Diego regarding the Project.

APPROVED: JAN GOLDSMITH, CITY ATTORNEY

By: _____
[NAME], DEPUTY CITY ATTORNEY

EXHIBIT A**MITIGATION MONITORING AND REPORTING PROGRAM**

COMMUNITY PLAN AMENDMENT NO. 1153094
 PLANNED DEVELOPMENT PERMIT NO. 252591
 VESTING TENTATIVE MAP NO. 1153095

LA JOLLA COMMONS III - PROJECT NO. 324553

This Mitigation Monitoring and Reporting Program is designed to ensure compliance with Public Resources Code Section 21081.6 during implementation of mitigation measures. This program identifies at a minimum: the department responsible for the monitoring, what is to be monitored, how the monitoring shall be accomplished, the monitoring and reporting schedule, and completion requirements. A record of the Mitigation Monitoring and Reporting Program will be maintained at the offices of the Entitlements Division, 1222 First Avenue, Fifth Floor, San Diego, CA, 92101. All mitigation measures contained in the Addendum to Environmental Impact Report No. 99-0762/SCH No. 2000031097, Project No. 324553, shall be made conditions of Community Plan Amendment No. 1153094, Planned Development Permit No. 1153095, Amendment to Planned Development Permit No. 252591, and Vesting Tentative Map No. 1153096, Amendment to Vesting Tentative Map No. 340259, as may be further described below.

The La Jolla Commons III project shall be required to comply with all mitigation measures outlined within the Mitigation, Monitoring and Reporting Program of the previously certified EIR 99-0762/SCH No. 2000031097 and the project specific subsequent technical studies required. The following MMRP identifies measures which specifically apply to this project.

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

1. Prior to the issuance of a Notice To Proceed (NTP) for a subdivision, or any construction permits, such as Demolition, Grading or Building, or beginning any construction-related activity on-site, the Development Services Department (DSD) Director's Environmental Designee (ED) shall review and approve all Construction Documents (CD), (plans, specification, details, etc.) to ensure the MMRP requirements are incorporated into the design.
2. In addition, the ED shall verify that the MMRP Conditions/Notes that apply ONLY to the construction phases of this project are included VERBATIM, under the heading, "**ENVIRONMENTAL/MITIGATION REQUIREMENTS.**"

3. These notes must be shown within the first three (3) sheets of the construction documents in the format specified for engineering construction document templates as shown on the City website:

<http://www.sandiego.gov/development-services/industry/standtemp.shtml>

4. The **TITLE INDEX SHEET** must also show on which pages the “Environmental/Mitigation Requirements” notes are provided.
5. **SURETY AND COST RECOVERY** – The Development Services Director or City Manager may require appropriate surety instruments or bonds from private Permit Holders to ensure the long-term performance or implementation of required mitigation measures or programs. The City is authorized to recover its cost to offset the salary, overhead, and expenses for City personnel and programs to monitor qualifying projects.

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

1. **PRE CONSTRUCTION MEETING IS REQUIRED TEN (10) WORKING DAYS PRIOR TO BEGINNING ANY WORK ON THIS PROJECT.** The PERMIT HOLDER/OWNER is responsible to arrange and perform this meeting by contacting the CITY RESIDENT ENGINEER (RE) of the Field Engineering Division and City staff from MITIGATION MONITORING COORDINATION (MMC). Attendees must also include the Permit holder’s Representative(s), Job Site Superintendent, and the following consultants: **Qualified paleontological monitor**

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

CONTACT INFORMATION:

- a) The PRIMARY POINT OF CONTACT is the **RE** at the **Field Engineering Division – 858-627-3200**
- b) For Clarification of ENVIRONMENTAL REQUIREMENTS, applicant is also required to call **RE and MMC at 858-627-3360**
2. **MMRP COMPLIANCE:** This Project, Project Tracking System (PTS) Number 317590 and/or Environmental Document Number 317590, shall conform to the mitigation requirements contained in the associated Environmental Document and implemented to the satisfaction of the DSD’s Environmental Designee (MMC) and the City Engineer (RE). The requirements may not be reduced or changed but may be annotated (i.e., to explain when and how compliance is being met and location of verifying

proof, etc.). Additional clarifying information may also be added to other relevant plan sheets and/or specifications as appropriate (i.e., specific locations, times of monitoring, methodology, etc).

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

3. **OTHER AGENCY REQUIREMENTS:** Evidence of compliance with all other agency requirements or permits shall be submitted to the RE and MMC for review and acceptance prior to the beginning of work or within one week of the Permit Holder obtaining documentation of those permits or requirements. Evidence shall include copies of permits, letters of resolution, or other documentation issued by the responsible agency: Not Applicable.
4. **MONITORING EXHIBITS:** All consultants are required to submit, to RE and MMC, a monitoring exhibit on a 11x17 reduction of the appropriate construction plan, such as site plan, grading, landscape, etc., marked to clearly show the specific areas including the **LIMIT OF WORK**, scope of that discipline's work, and notes indicating when in the construction schedule that work will be performed. When necessary for clarification, a detailed methodology of how the work will be performed shall be included.

NOTE: Surety and Cost Recovery – When deemed necessary by the Development Services Director or City Manager, additional surety instruments or bonds from the private Permit Holder may be required to ensure the long-term performance or implementation of required mitigation measures or programs. The City is authorized to recover its cost to offset the salary, overhead, and expenses for City personnel and programs to monitor qualifying projects.

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

DOCUMENT SUBMITTAL/INSPECTION CHECKLIST

Issue Area	Document Submittal	Associated Inspection/Approvals/Notes
General	Consultant Qualification Letters	Prior to Preconstruction Meeting
General	Consultant Construction Monitoring Exhibits	Prior to or at Preconstruction Meeting
Paleontology	Paleontology Reports	Paleontology Site Observation

Waste Management	Waste Management Reports	Waste Management Inspections
Bond Release	Request for Bond Release Letter	Final MMRP Inspections Prior to Bond Release Letter

C. SPECIFIC MMRP ISSUE AREA CONDITIONS/REQUIREMENTS

PALEONTOLOGICAL RESOURCES

I. Prior to Permit Issuance

A. Entitlements Plan Check

1. Prior to issuance of any construction permits, including but not limited to, the first Grading Permit, Demolition Plans/Permits and Building Plans/Permits or a Notice to Proceed for Subdivisions, but prior to the first preconstruction meeting, whichever is applicable, the Assistant Deputy Director (ADD) Environmental designee shall verify that the requirements for Paleontological Monitoring have been noted on the appropriate construction documents.

B. Letters of Qualification have been submitted to ADD

1. The applicant shall submit a letter of verification to Mitigation Monitoring Coordination (MMC) identifying the Principal Investigator (PI) for the project and the names of all persons involved in the paleontological monitoring program, as defined in the City of San Diego Paleontology Guidelines.
2. MMC will provide a letter to the applicant confirming the qualifications of the PI and all persons involved in the paleontological monitoring of the project.
3. Prior to the start of work, the applicant shall obtain approval from MMC for any personnel changes associated with the monitoring program.

II. Prior to Start of Construction

A. Verification of Records Search

1. The PI shall provide verification to MMC that a site specific records search has been completed. Verification includes, but is not limited to a copy of a confirmation letter from San Diego Natural History Museum, other institution or, if the search was in-house, a letter of verification from the PI stating that the search was completed.
2. The letter shall introduce any pertinent information concerning expectations and probabilities of discovery during trenching and/or grading activities.

B. PI Shall Attend Precon Meetings

1. Prior to beginning any work that requires monitoring; the Applicant shall arrange a Precon Meeting that shall include the PI, Construction Manager (CM) and/or Grading Contractor, Resident Engineer (RE), Building Inspector (BI), if appropriate, and MMC. The qualified paleontologist shall attend any grading/excavation related Precon Meetings to make comments and/or suggestions concerning the Paleontological Monitoring program with the Construction Manager and/or Grading Contractor.

- a. If the PI is unable to attend the Precon Meeting, the Applicant shall schedule a focused Precon Meeting with MMC, the PI, RE, CM or BI, if appropriate, prior to the start of any work that requires monitoring.
2. Identify Areas to be Monitored
Prior to the start of any work that requires monitoring, the PI shall submit a Paleontological Monitoring Exhibit (PME) based on the appropriate construction documents (reduced to 11x17) to MMC identifying the areas to be monitored including the delineation of grading/excavation limits. The PME shall be based on the results of a site-specific records search as well as information regarding existing known soil conditions (native or formation).
3. When Monitoring Will Occur
 - a. Prior to the start of any work, the PI shall also submit a construction schedule to MMC through the RE indicating when and where monitoring will occur.
 - b. The PI may submit a detailed letter to MMC prior to the start of work or during construction requesting a modification to the monitoring program. This request shall be based on relevant information such as review of final construction documents which indicate conditions such as depth of excavation and/or site graded to bedrock, presence or absence of fossil resources, etc., which may reduce or increase the potential for resources to be present.

III. During Construction

A. Monitor Shall be Present During Grading/Excavation/Trenching

1. The monitor shall be present full-time during grading/excavation/trenching activities as identified on the PME that could result in impacts to formations with high and moderate resource sensitivity. **The Construction Manager is responsible for notifying the RE, PI, and MMC of changes to any construction activities such as in the case of a potential safety concern within the area being monitored. In certain circumstances OSHA safety requirements may necessitate modification of the PME.**
2. The PI may submit a detailed letter to MMC during construction requesting a modification to the monitoring program when a field condition such as trenching activities that do not encounter formational soils as previously assumed, and/or when unique/unusual fossils are encountered, which may reduce or increase the potential for resources to be present.
3. The monitor shall document field activity via the Consultant Site Visit Record (CSVSR). The CSVSR's shall be faxed by the CM to the RE the first day of monitoring, the last day of monitoring, monthly (**Notification of Monitoring Completion**), and in the case of ANY discoveries. The RE shall forward copies to MMC.

B. Discovery Notification Process

1. In the event of a discovery, the Paleontological Monitor shall direct the contractor to temporarily divert trenching activities in the area of discovery and immediately notify the RE or BI, as appropriate.
2. The Monitor shall immediately notify the PI (unless Monitor is the PI) of the discovery.

3. The PI shall immediately notify MMC by phone of the discovery, and shall also submit written documentation to MMC within 24 hours by fax or email with photos of the resource in context, if possible.
- C. Determination of Significance
 1. The PI shall evaluate the significance of the resource.
 - a. The PI shall immediately notify MMC by phone to discuss significance determination and shall also submit a letter to MMC indicating whether additional mitigation is required. The determination of significance for fossil discoveries shall be at the discretion of the PI.
 - b. If the resource is significant, the PI shall submit a Paleontological Recovery Program (PRP) and obtain written approval from MMC. Impacts to significant resources must be mitigated before ground disturbing activities in the area of discovery will be allowed to resume.
 - c. If resource is not significant (e.g., small pieces of broken common shell fragments or other scattered common fossils) the PI shall notify the RE, or BI as appropriate, that a non-significant discovery has been made. The Paleontologist shall continue to monitor the area without notification to MMC unless a significant resource is encountered.
 - d. The PI shall submit a letter to MMC indicating that fossil resources will be collected, curated, and documented in the Final Monitoring Report. The letter shall also indicate that no further work is required.

IV. Night and/or Weekend Work

- A. If night and/or weekend work is included in the contract
 1. When night and/or weekend work is included in the contract package, the extent and timing shall be presented and discussed at the precon meeting.
 2. The following procedures shall be followed.
 - a. No Discoveries

In the event that no discoveries were encountered during night and/or weekend work, The PI shall record the information on the CSV and submit to MMC via fax by 8AM on the next business day.
 - b. Discoveries

All discoveries shall be processed and documented using the existing procedures detailed in Sections III - During Construction.
 - c. Potentially Significant Discoveries

If the PI determines that a potentially significant discovery has been made, the procedures detailed under Section III - During Construction shall be followed.
 - d. The PI shall immediately contact MMC, or by 8AM on the next business day to report and discuss the findings as indicated in Section III-B, unless other specific arrangements have been made.
- B. If night work becomes necessary during the course of construction
 1. The Construction Manager shall notify the RE, or BI, as appropriate, a minimum of 24 hours before the work is to begin.
 2. The RE, or BI, as appropriate, shall notify MMC immediately.
- C. All other procedures described above shall apply, as appropriate.

V. Post Construction

A. Preparation and Submittal of Draft Monitoring Report

1. The PI shall submit two copies of the Draft Monitoring Report (even if negative), prepared in accordance with the Paleontological Guidelines which describes the results, analysis, and conclusions of all phases of the Paleontological Monitoring Program (with appropriate graphics) to MMC for review and approval within 90 days following the completion of monitoring,
 - a. For significant paleontological resources encountered during monitoring, the Paleontological Recovery Program shall be included in the Draft Monitoring Report.
 - b. Recording Sites with the San Diego Natural History Museum
The PI shall be responsible for recording (on the appropriate forms) any significant or potentially significant fossil resources encountered during the Paleontological Monitoring Program in accordance with the City's Paleontological Guidelines, and submittal of such forms to the San Diego Natural History Museum with the Final Monitoring Report.
2. MMC shall return the Draft Monitoring Report to the PI for revision or, for preparation of the Final Report.
3. The PI shall submit revised Draft Monitoring Report to MMC for approval.
4. MMC shall provide written verification to the PI of the approved report.
5. MMC shall notify the RE or BI, as appropriate, of receipt of all Draft Monitoring Report submittals and approvals.

B. Handling of Fossil Remains

1. The PI shall be responsible for ensuring that all fossil remains collected are cleaned and catalogued.
2. The PI shall be responsible for ensuring that all fossil remains are analyzed to identify function and chronology as they relate to the geologic history of the area; that faunal material is identified as to species; and that specialty studies are completed, as appropriate

C. Curation of fossil remains: Deed of Gift and Acceptance Verification

1. The PI shall be responsible for ensuring that all fossil remains associated with the monitoring for this project are permanently curated with an appropriate institution.
2. The PI shall include the Acceptance Verification from the curation institution in the Final Monitoring Report submitted to the RE or BI and MMC.

D. Final Monitoring Report(s)

1. The PI shall submit two copies of the Final Monitoring Report to MMC (even if negative), within 90 days after notification from MMC that the draft report has been approved.
2. The RE shall, in no case, issue the Notice of Completion until receiving a copy of the approved Final Monitoring Report from MMC, which includes the Acceptance Verification from the curation institution.

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

CITY COUNCIL
RESOLUTION NUMBER R-_____

COMMUNITY PLAN AMENDMENT NO. 1153094
LA JOLLA COMMONS III - PROJECT NO. 324553 [MMRP]

WHEREAS, on _____, the City Council of the City of San Diego held a public hearing for the purpose of considering an amendment to the General Plan and the University Community Plan; and

WHEREAS, HSPF La Jolla Commons III Investors LLC, requested an amendment to the General Plan and the University Community Plan to remove residential use from the La Jolla Commons Subarea (Subarea 29) in Table 3 of the Development Intensity Element and Table 7 – Proposed Residential Density/Units/Population, located at 4727 Executive Drive, the site is legally described as Lot 3 of the resubdivision of La Jolla Commons, in the City of San Diego, County of San Diego, according to Map No. 15848, filed in the Office of the County Recorder on November 22, 2011, City of San Diego, County of San Diego, State of California; and

WHEREAS, on January 30, 2014, the Planning Commission of the City of San Diego found the proposed amendment consistent with the General Plan; and

WHEREAS, the Council of the City of San Diego has considered all maps, exhibits, and written documents contained in the file for this project on record in the City of San Diego, and has considered the oral presentations given at the public hearing; NOW, THEREFORE,

BE IT RESOLVED, by the Council of The City of San Diego, that it adopts the amendments to the University Community Plan, a copy of which is on file in the office of the City Clerk as Document No. R-_____.

BE IT FURTHER RESOLVED, that the Council adopts and amendment to the General Plan for the City of San Diego to incorporate the above amended plan.

APPROVED: JAN GOLDSMITH, City Attorney

By _____

Deputy City Attorney

MJL:pev
INSERT Date
Or.Dept:DSD
R-2002- INSERT
Form=r-t.frm(61203wct)

TABLE 1
UNIVERSITY COMMUNITY PLAN LAND USE SUMMARY

Category	Use Description	Acreage	Dwelling Units
Residential		(1,563)1,562	
	5-10 Units/Acre	718	6,018
	10-15 Units/Acre	100	1,446
	15-30 Units/Acre	547	12,245
	30-45 Units/Acre	99	4,284
	45-75 Units/Acre	9998	6,5396,424
Commercial		(394)392	
	Neighborhood	36	
	Community	30	
	Regional	103	
	Visitor	46	
	Office	176178	
Life Sciences/Research		(700)	
	Scientific Research	633	
	Hospitals	67	
Industrial		(580)	
	Restricted	347	
	Business/Industrial Park	233	
Parks/Open Space		(2,808)	
	Neighborhood	34 usable	
	Community	29 usable	
	Sports Complex	21 usable	
	Joint Use	18 usable	
	Golf	359	
	Resource-Based	394	
	Open Space	1,116	
	State Park	837	
Schools		(1,233)	
	Elementary	61	
	Junior High	28	
	Senior High	40	
	UCSD	1,104	
Public Facilities		(36)	
Other	Freeway Rights-of-Way, etc.	(1,201)	
	Total Community	8,512	
	Total Community Dwelling Units		30,53230,417

Note: The acreages in this table were derived from a digitization of the 800 scale community plan map prepared by SANDAG.

TABLE 3 (continued)
LAND USE AND DEVELOPMENT INTENSITY

Any changes to this table for properties in the Coastal Zone
shall require an amendment to the Local Coastal Program.

Subarea/Name	Gross Acres	Land Use and Development Intensity
13. Open Space Easement	26.00	
14. Utility/SDGE	2.89	
15. Condominiums	25.26	365 DU
16. Apartments/Condominiums	17.95	481 DU (PRD required)
17. La Jolla Country Day School	23.98	School ⁽⁵⁾
18. Churches	6.16	2 Institutions ⁽⁵⁾
19. Pacific Telephone	1.66	22,480 SF
20. Fire/Police	3.20	23,400 SF
21. La Jolla Eastgate Office Park	1.97	46,000 SF
22. Neighborhood Park Jewish Community Center (CUP)	10.49	92,700 SF
23. La Jolla Village Tennis Club Condominiums	7.64	120 DU
24. Regents Park (PCD)	27.46	360 Rooms - Hotel 574 DU 30,200 SF - Neighborhood Commercial 754,000 SF - Office
25. La Jolla Bank and Trust	3.63	156,000 SF - Office
26. Park Plaza (PCD)	3.07	69,764 SF - Office
27. The Plaza (PCD)	16.85	841,300 SF - Office 8,700 SF - Restaurant
28. Chancellor Park	16.61	542,000 SF - Office
29. Goodwin/Smith, etc. ^(6,7) (PCD) (La Jolla Commons)	16.85	11.85 AC – 327 Room Hotel – Visitor Commercial 450,000 SF Office 1,000,000 SF Office – 115 DU
La Jolla Centre III ^(7a) (PDP)	5.00	340,000 SF – Business Park
30. Nexus Specific Plan	22.50	Specific Plan
31. Private Ownership	23.79	20,000 SF/AC - Scientific Research
Biomed Innovation Center	7.07	35,500 SF/AC - Scientific Research
32. Devonshire Woods (PRD)	3.98	95 DU
33. La Jolla Centre II (PCD)	4.67	133,750 SF - Office 4,500 SF - Retail 3,500 SF - Athletic Facility
34. Embassy Suites (PCD)	4.90	335 Suites - Hotel 4,400 SF - Restaurant

(5) Expansion of these uses is permitted, subject to discretionary review.

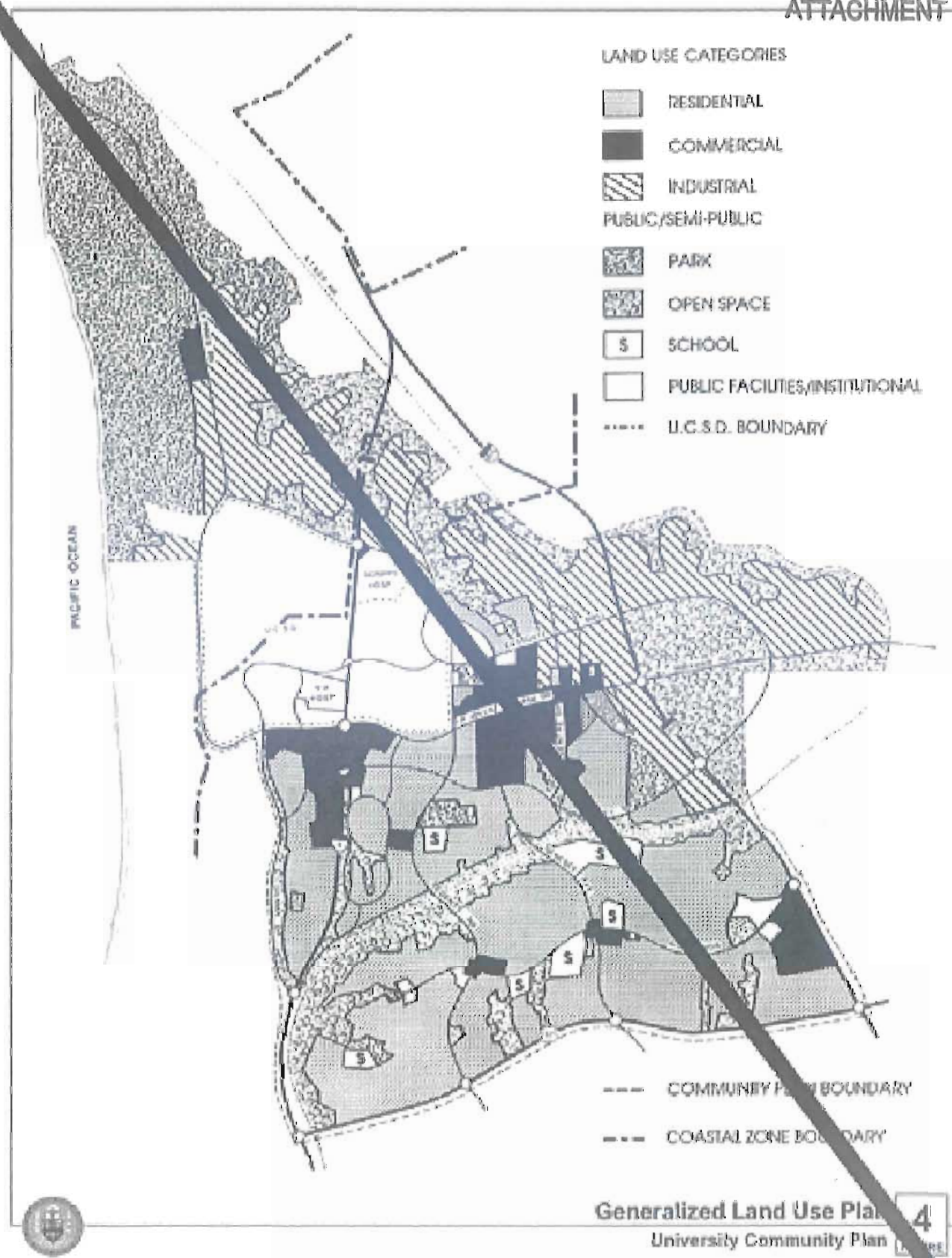
(6) This Plan encourages the development of Subareas 29 and 40 through a master plan.

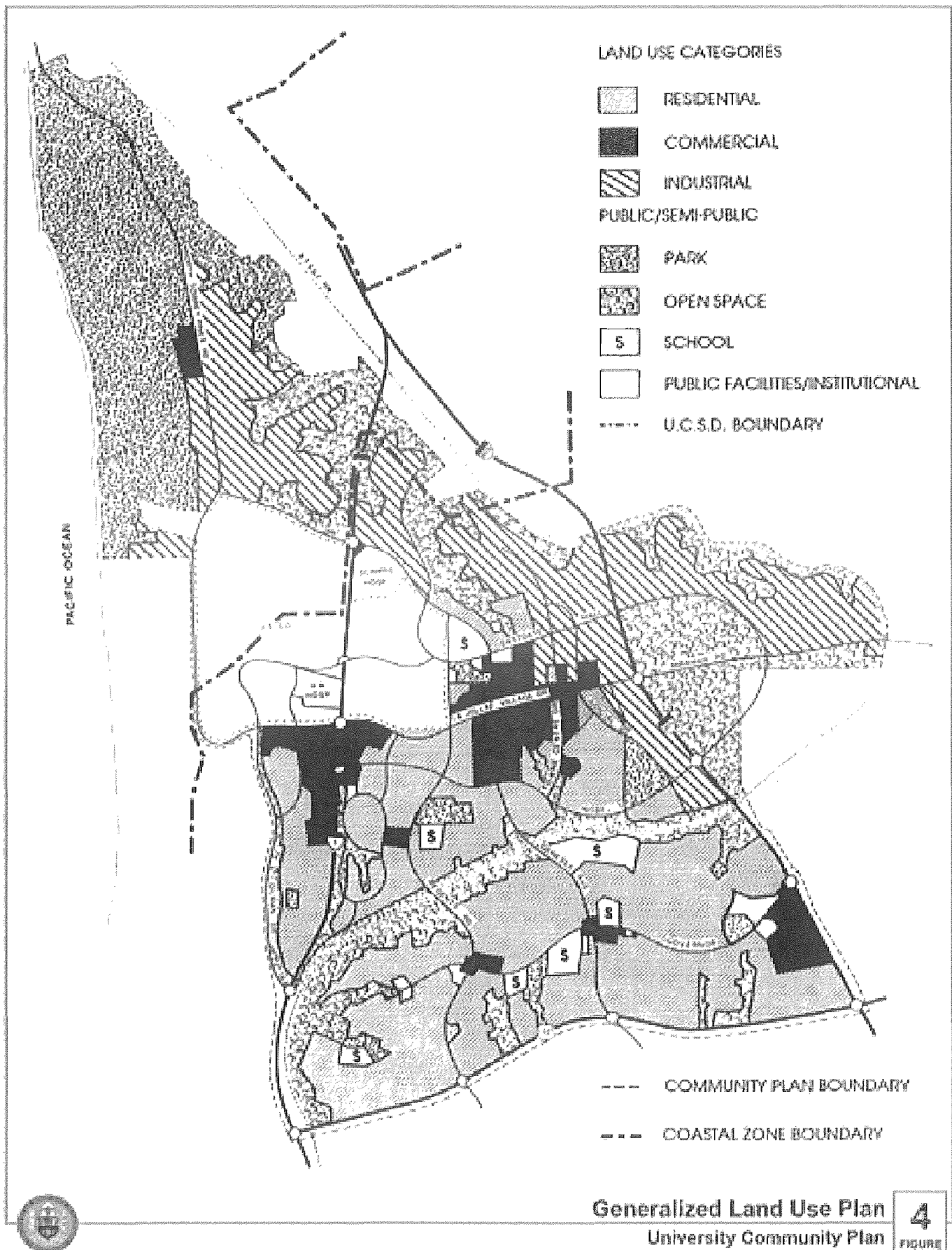
(7) ADT was transferred from Regents Park to La Jolla Commons (Goodwin/Smith PCD). Up to 100-400 hotel rooms may be developed in place of or in combination with office square footage in accordance with the La Jolla Commons PDP. Residential use may be developed in place of or in combination with hotel and/or office use subsequent to amending the La Jolla Commons PDP and additional environmental review.

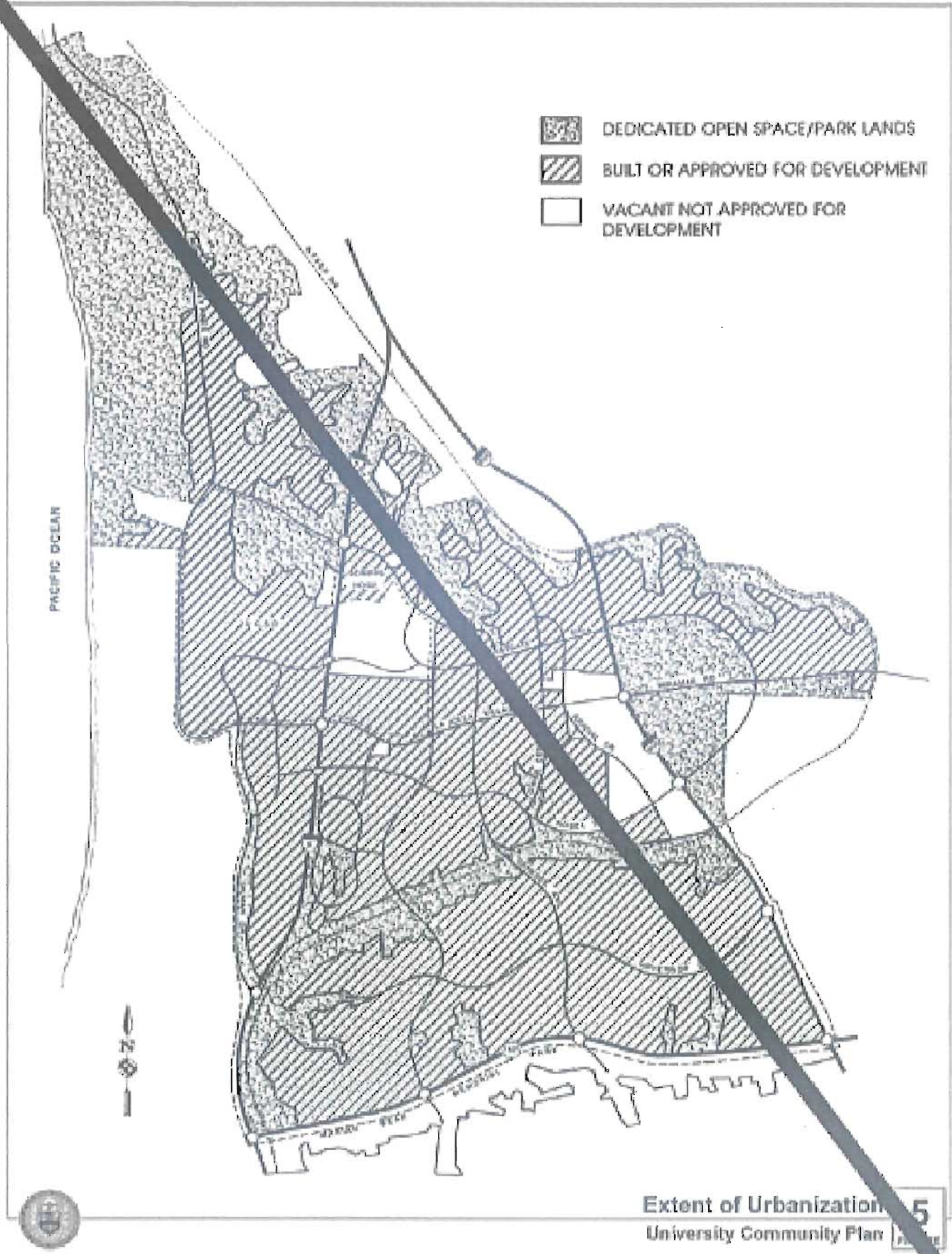
(7a) ADT's from Irvine Company owned parcels 343-122-40-43, 45-52, & 60-64, Subarea 12 (PID 90-0892); 345-012-09, Subarea 35 (PCD 83-0131); 345-011-15, 16-, & 23, Subarea 42 (PCD 82-0707); and 345-120-17, Subarea 67 (PRD 96-0638) have been shifted to La Jolla Centre III Subarea 29, APN 345-012-10.

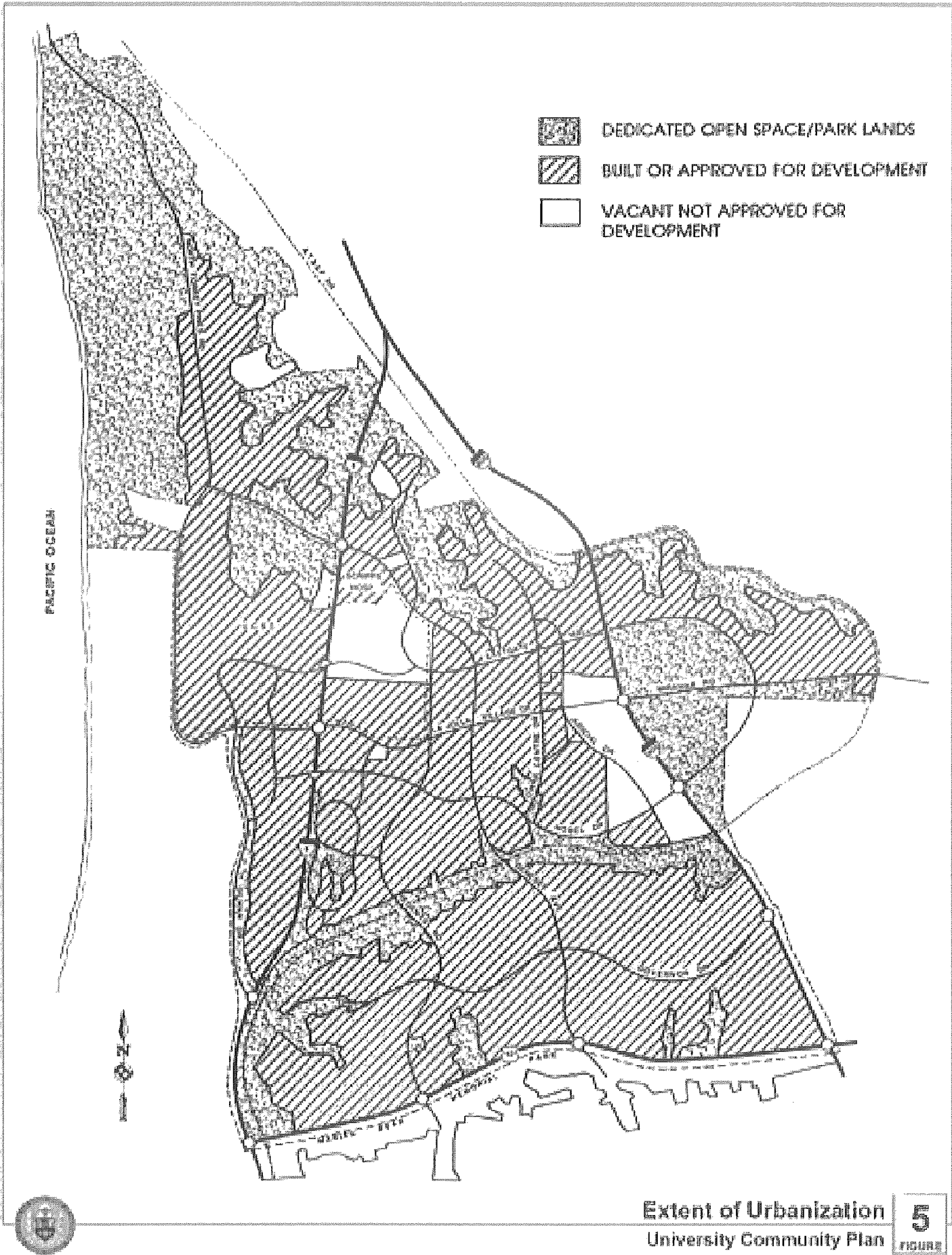
TABLE 7
PROPOSED RESIDENTIAL DENSITY/UNITS/POPULATION

	Acres			Units			Population		
	North	South	Total	North	South	Total	North	South	Total
5 - 10 du/ac	130	662	792	718	5,300	6,018	1,450	15,741	17,191
10 - 15 du/ac	88	12	100	1,285	161	1,446	2,596	478	3,074
15 - 30 du/ac	534	12	546	11,610	359	11,969	23,452	1,066	24,518
30 - 45 du/ac	53	3	56	2,075	132	2,207	4,192	392	4,584
45 - 75 du/ac	99	0	99	6,539 424	0	6,539 424	13,209	0	13,209
	904	689	1,593	22,227 22,112	5,952	28,179 28,064	44,899	17,677	62,576



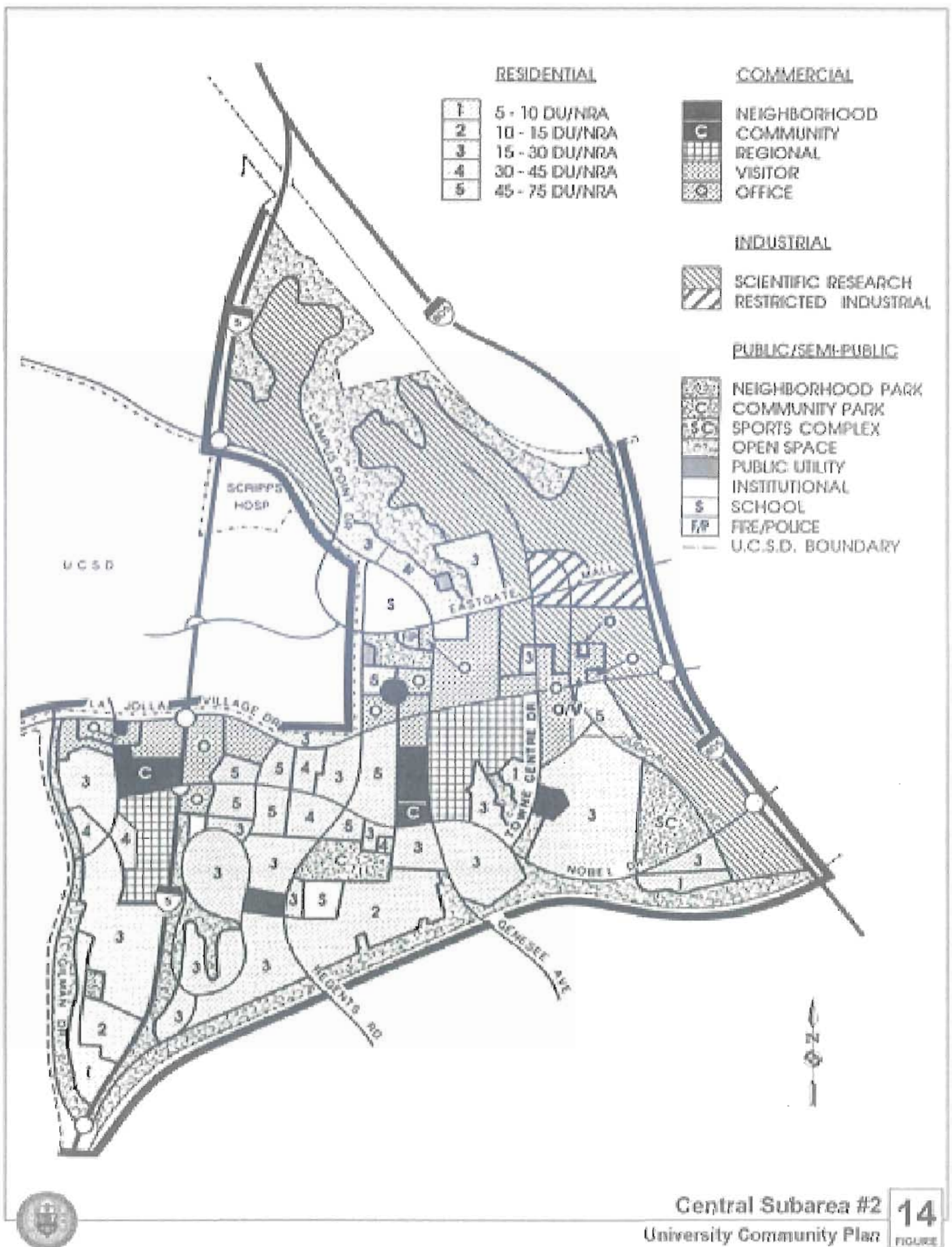


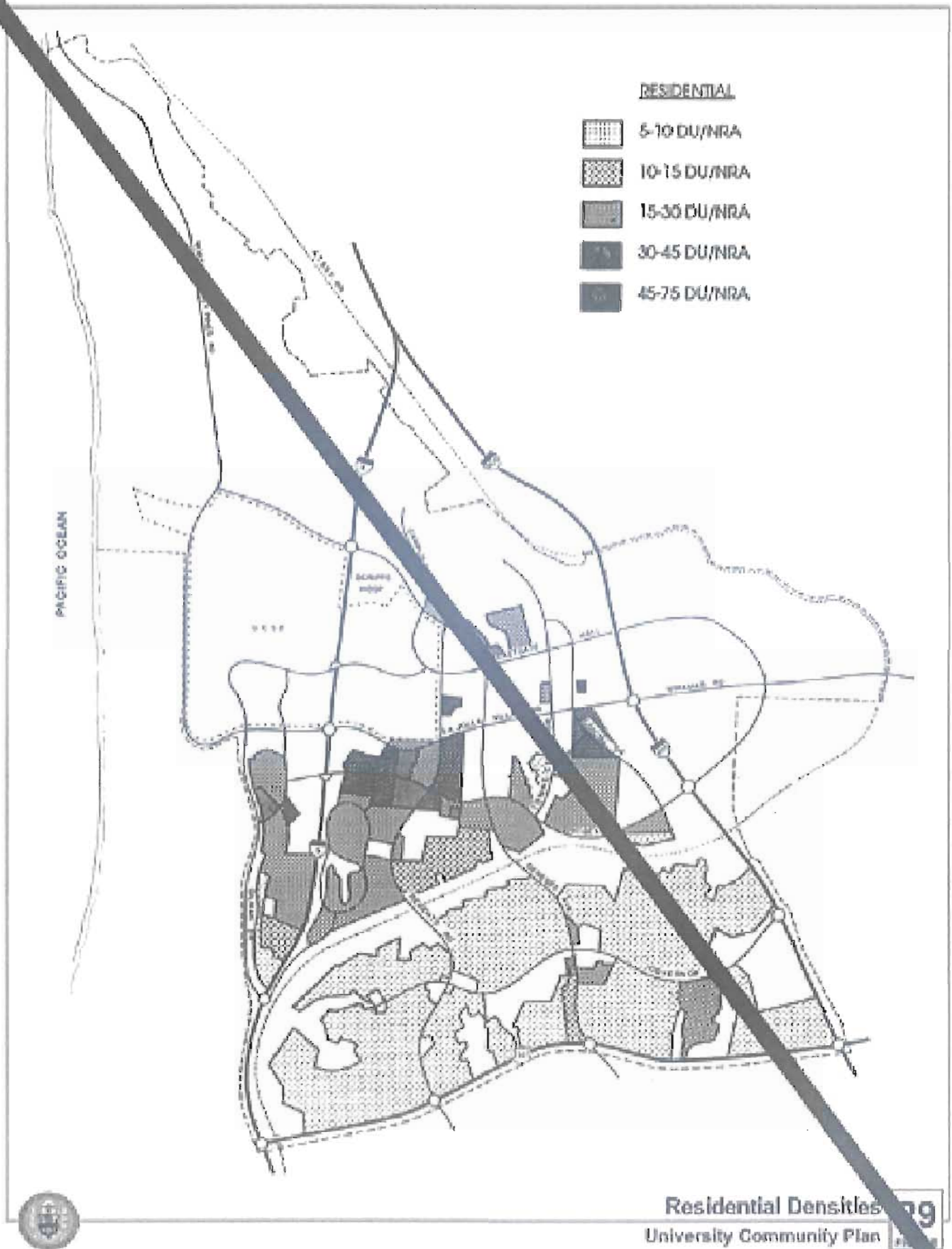


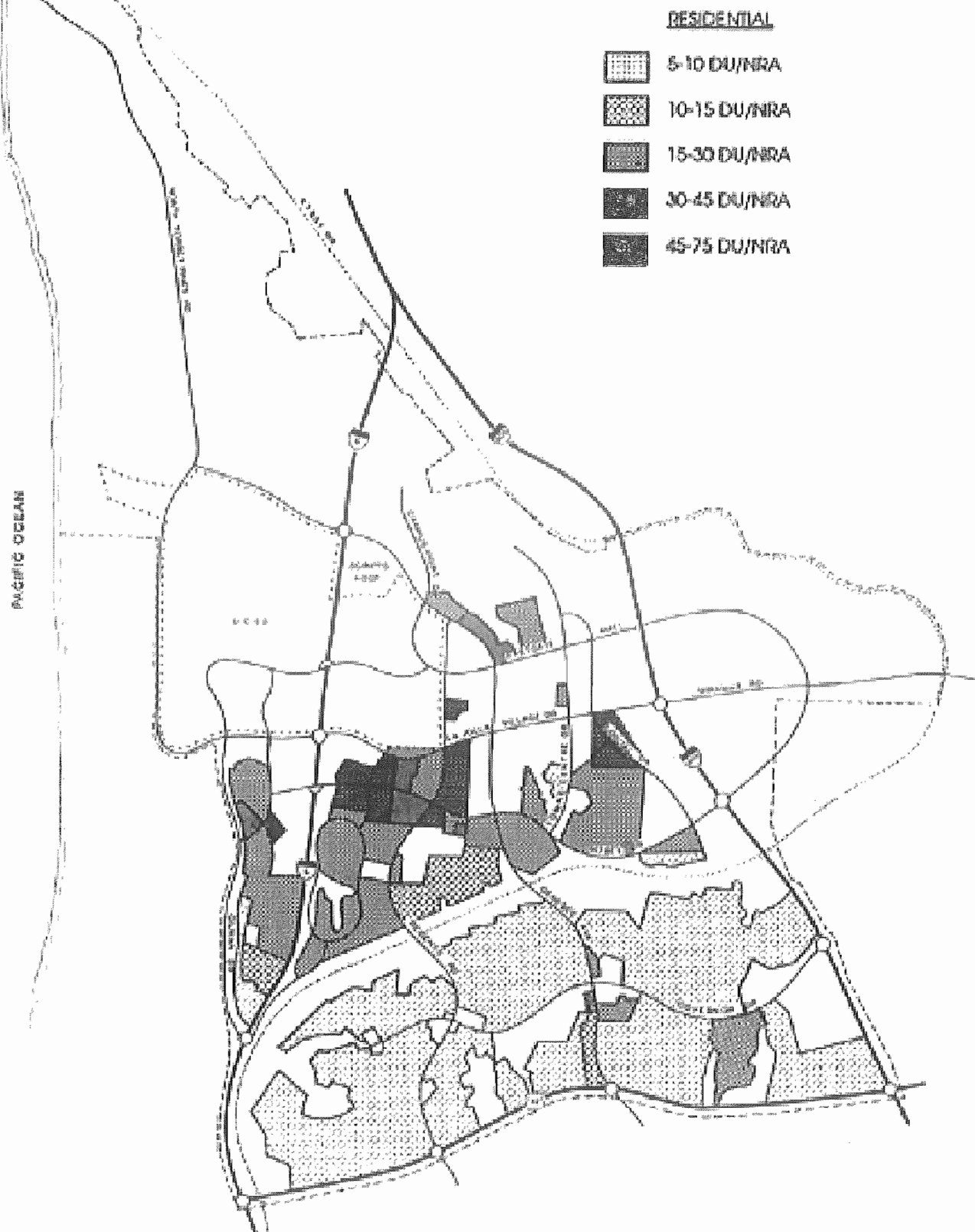


Extent of Urbanization
University Community Plan

5
FIGURE







Residential Densities
University Community Plan

29
FIGURE



Commercial Land Uses

33

PLANNING COMMISSION RESOLUTION NO. 4541-PC

INITIATING AN AMENDMENT TO THE
UNIVERSITY COMMUNITY PLAN

WHEREAS, on August 8, 2013, the Planning Commission of the City of San Diego held a public hearing for the purpose of considering a request to initiate an amendment to the University Community Plan; and

WHEREAS, the proposed amendment would eliminate residential use from Subarea 29 of the Land Use and Development Intensity Table; and

WHEREAS, the Planning Commission of the City of San Diego considered all maps, exhibits, and written documents presented for this project; NOW, THEREFORE:

BE IT RESOLVED by the Planning Commission of the City of San Diego, that the initiation of a plan amendment in no way confers adoption of a plan amendment, that neither staff nor the Planning Commission is committed to recommend in favor or denial of the proposed amendment, and the City Council is not committed to adopt or deny the proposed amendment; and

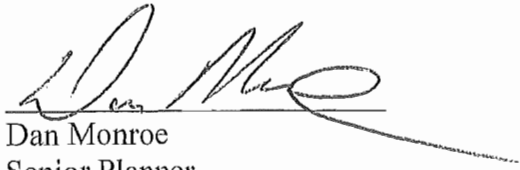
BE IT FURTHER RESOLVED that the Planning Commission of the City of San Diego determines that the proposed plan amendment meets the three criteria for initiation as described in section LU-D.10 of the Land Use Element of the General Plan:

- a) **The amendment request appears to be consistent with the goals and policies of the General Plan and community plan and any community plan specific amendment criteria**
- b) **The proposed amendment provides additional public benefit to the community as compared to the existing land use designation, density/intensity range, plan policy or site design**
- c) **Public facilities appear to be available to serve the proposed increase in density/intensity, or their provision will be addressed as a component of the amendment process**

The following land use issues have been identified with the initiation request. These plan amendment issues, as well as others that have been and/or may be identified, will be analyzed and evaluated through the community plan amendment review process:

- Ensure consistency with the Miramar Airport Land Use Compatibility Plan
- Evaluate the potential reduction in traffic generation from the proposed amendment
- Evaluate the ability to retain residential use as an option in place of or in addition to office and/or hotel use

- Ensure the remaining development design is compatible with the existing structures on-site
- Ensure adequate parking is provided for all land uses on-site



Dan Monroe
Senior Planner
Planning Division - Development Services Department

Approved on August 8, 2013
Vote: 6-0-1

PTS No. 324553

cc. Legislative Recorder, Development Services Department

Planning Commission - August 8, 2013

Community Plan Amendment Initiation Issues

1. Ensure consistency with the Miramar Airport Land Use Compatibility Plan

The City of San Diego received a letter from the San Diego County Regional Airport Authority dated November 22, 2013, acting in its capacity as the San Diego County Airport Land Use Commission, that the proposed project was conditionally consistent with the Marine Corps Air Station Miramar Airport Land Use Compatibility Plan. This determination was made on November 7, 2013, memorialized in Resolution 2013-0018 ALUC. As the project is located within the 60-65 dB CNEL noise contour, any hotel rooms developed onsite must be sound attenuated to 45 dB CNEL interior noise level.

2. Evaluate the potential reduction in traffic generation from the proposed amendment

The traffic analysis completed for this project compared the traffic generation of each possible option (all office, all hotel, office/hotel mix) against the trip generation in the certified EIR for the original La Jolla Commons project. With each option, the Average Daily Trips (ADT's) would be less than the 10,319 ADT's in the certified EIR. There is an increase in AM and PM traffic leaving the site for both the all office and office/hotel mix. The increase is approximately seven percent over the certified EIR peak traffic volumes. This increase has been studied at the four adjacent intersections to the project site and there is no additional impact demonstrated based on the proposed volumes associated with the three options. As such, no additional transportation improvements are necessary for the proposal.

3. Evaluate the ability to retain residential use as an option in place of or in addition to office and/or hotel use

The strikeout text for the associated revisions to the University Community Plan includes language in the Land Use and Development Intensity Table (Table 3) which would allow residential use on-site provided an amendment to the site's Planned Development Permit is approved as well as additional environmental and traffic analysis.

4. Ensure the remaining development design is compatible with the existing structures on-site

The design of all three options are compatible in color, material and scale to the existing office building structures on-site and will complement and enhance the landscape theme which ensures the entire site provides convenient and safe pedestrian circulation and work as a campus development.

5. Ensure adequate parking is provided for all land uses on-site

Adequate parking for each of the three options will be provided in both above and below grade parking structures incorporated into the design of the project to meet or exceed the amount of required parking based upon office and/or hotel square footage and/or number of hotel rooms.



LA JOLLA COMMONS PHASE III

Hines
Skidmore, Owings and Merrill LLP

PERMIT AMENDMENT
AUGUST 16, 2013
PROJECT # 324553
City of San Diego

DRAWING INDEX		5/10/2013	5/31/2013	7/19/2013
SHEET NUMBER	SHEET TITLE			
GENERAL				
1	A-0.0 COVER SHEET	*	*	*
2	A-0.1 DRAWING INDEX	*	*	*
CIVIL				
3	C-1.0 VESTING TENATIVE MAP	*	*	*
4	C-1.1 EXISTING EASTMENTS AND EXISTING TOPO	*	*	*
5	C-1.2 PHASE III GRADING AND DRAINAGE PLAN	*	*	*
6	C-1.3 UTILITY PLAN	*	*	*
7	C-1.4 EROSION CONTROL PLAN	*	*	*
LANDSCAPE				
8	L-1.0 OVERALL LANDSCAPE PLAN	*	*	*
9	L-2.0 PHASE III LANDSCAPE PLAN	*	*	*
ARCHITECTURAL				
10	A-1.1 SITE PLAN	*	*	*
11	A-2.0 TYPICAL BELOW GRADE PARKING PLAN	*	*	*
12	A-2.1 GROUND FLOOR PLAN OFFICE	*	*	*
13	A-2.1B GROUND FLOOR PLAN HOTEL	*	*	*
14	A-2.1C GROUND FLOOR PLAN-HOTEL+OFFICE	*	*	*
15	A-2.2 ABOVE GRADE PARKING PLAN, TYPICAL LEVEL	*	*	*
16	A-2.3 FLOOR PLAN, TYPICAL LEVEL OFFICE	*	*	*
17	A-2.3B FLOOR PLAN, TYPICAL LEVEL HOTEL	*	*	*
18	A-2.3C FLOOR PLAN, TYPICAL LEVEL-HOTEL+OFFICE	*	*	*
19	A-2.4 ROOF PLAN	*	*	*
20	A-5.1.1 BUILDING ELEVATION NORTH-OFFICE	*	*	*
21	A-5.1.1B BUILDING ELEVATION NORTH-HOTEL	*	*	*
22	A-5.1.1C BUILDING ELEVATION NORTH-HOTEL+OFFICE	*	*	*
23	A-5.1.2 BUILDING ELEVATION EAST-OFFICE	*	*	*
24	A-5.1.2B BUILDING ELEVATION EAST-HOTEL	*	*	*
25	A-5.1.2C BUILDING ELEVATION EAST-HOTEL+OFFICE	*	*	*
26	A-5.1.3 BUILDING ELEVATION SOUTH-OFFICE	*	*	*
27	A-5.1.3B BUILDING ELEVATION SOUTH-HOTEL	*	*	*
28	A-5.1.3C BUILDING ELEVATION SOUTH-HOTEL+OFFICE	*	*	*
29	A-5.1.4 BUILDING ELEVATION WEST-OFFICE	*	*	*
30	A-5.1.4B BUILDING ELEVATION WEST-HOTEL	*	*	*
31	A-5.1.4C BUILDING ELEVATION WEST-HOTEL+OFFICE	*	*	*
32	A-5.1.5 SITE SECTION NORTH-SOUTH-OFFICE	*	*	*
33	A-5.1.5B SITE SECTION NORTH-SOUTH-HOTEL	*	*	*
34	A-5.1.5C SITE SECTION NORTH-SOUTH-HOTEL+OFFICE	*	*	*
35	A-5.1.6 SITE SECTION EAST-WEST-OFFICE	*	*	*
36	A-5.1.6B SITE SECTION EAST-WEST-HOTEL	*	*	*
37	A-5.1.6C SITE SECTION EAST-WEST-OFFICE+HOTEL	*	*	*
38	A-5.1.7 SIGN ELEVATION	*	*	*
39	A-5.1.8 SIGNAGE SITE PLAN	*	*	*

OWNER INFORMATION:

HSPF LA JOLLA COMMONS III INVESTORS LLC
4727 EXECUTIVE DRIVE, SUITE 410
SAN DIEGO, CA 92121
858-435-4000

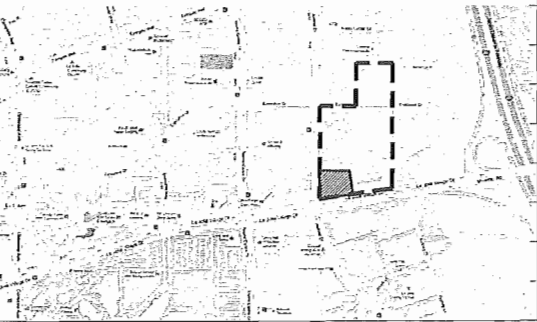
CONSULTANT INFORMATION:

ARCHITECTS: SKIDMORE OWINGS & MERRILL LLP
555 WEST 5TH STREET, 29TH FLOOR
LOS ANGELES, CA 90013
213-327-2400

CIVIL ENGINEER: LEPPERT ENGINEERING CORPORATION
5190 GOVERNOR DRIVE, SUITE 205
SAN DIEGO, CA 92122
858-597-2001

LANDSCAPE ARCHITECTS: OFFICE OF JAMES BURNETT
550 LOMAS SANTA FE, SUITE A
SOLANA BEACH, CA 92075

VICINITY MAP, NTS



PREPARED BY:
NAME: SKIDMORE OWINGS & MERRILL LLP
ADDRESS: 555 WEST 5TH STREET, 29TH FLOOR
LOS ANGELES, CA 90013
PHONE #: (213) 327-2400
PROJECT ADDRESS:
4727 Executive Drive
San Diego, CA 92121
PROJECT NAME:
LA JOLLA COMMONS PHASE III

REVISION 14: _____
REVISION 13: _____
REVISION 12: _____
REVISION 11: _____
REVISION 10: _____
REVISION 9: _____
REVISION 8: _____
REVISION 7: _____
REVISION 6: _____
REVISION 5: _____
REVISION 4: _____
REVISION 3: _____
REVISION 2: 7/19/2013
REVISION 1: 5/31/2013
ORIGINAL DATE: 5/10/2013
DRAWING _____ OF _____
SHEET NO. A-0.1

VESTING TENTATIVE MAP NO. PROJECT NO. 324553

ENGINEER:
LEPPERT ENGINEERING CORPORATION
5190 GOVERNOR DRIVE, SUITE 205
SAN DIEGO, CA 92122



BY: JOHN D. LEPPERT
RCE 26283

LEGAL DESCRIPTION:
LOTS 1 THROUGH 5 OF THE RESUBDIVISION OF LA JOLLA COMMONS, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA ACCORDING TO MAP THEREOF NO. 15848, FILED IN THE OFFICE OF THE COUNTY RECORDER FOR SAN DIEGO COUNTY ON NOVEMBER 22, 2011.

LEGAL LOT STATUS:
THE PROPERTY DESCRIBED ABOVE, IS DEFINED AS A LEGAL BUILDING SITE PURSUANT TO SECTION 113.0237(a)(2) OF THE MUNICIPAL CODE AS EVIDENCED BY SUBDIVISION MAP RECORDED NOVEMBER 22, 2011 AS FILE NO. 2011-0626825 O.R.

ASSESSOR'S PARCEL NUMBER'S:
345-250-07, 08, 09, 10, AND 11.

PROPOSED LOT AREAS:

LOT 1: 1.68 AC
LOT 2: 1.67 AC
LOT 3: 1.68 AC
LOT 4: 2.18 AC
LOT 5: 5.13 AC

ZONING:
THE SITE IS ENCOMPASSED BY 2 ZONES: CV-1-2 AND IP-1-1

PRIOR DEVELOPMENT APPROVALS:
2000: VESTING TENTATIVE MAP (VTM), PLANNED COMMERCIAL DEVELOPMENT (PCD), AND RESOURCE PROTECTION ORDINANCE (RPO) NO. 99-0762 APPROVED LOT 1 FOR 450,000 SQ. FT. OF OFFICE, LOT 2 FOR 327 HOTEL ROOMS, AND LOT 3 FOR 115 RESIDENTIAL CONDOMINIUM UNITS.
2006: PLANNED DEVELOPMENT PERMIT (PDP) AMENDMENT NO. 252591, VESTING TENTATIVE MAP (VTM) NO. 340259 APPROVED LOT 1 FOR 440,405 SQ. FT. OF OFFICE, LOT 2 FOR 213 HOTEL ROOMS AND 112 RESIDENTIAL CONDOMINIUM UNITS, AND LOT 3 FOR 156 RESIDENTIAL CONDOMINIUM UNITS.
2011: SUBSTANTIAL CONFORMANCE REVIEW (SCR) PROJECT NO. 79804, PTS. NO. 216243 APPROVED LOT 2 FOR 450,577 SQ. FT. OF OFFICE AND LOT 3 FOR 64 HOTEL ROOMS AND 86 RESIDENTIAL UNITS.

DEVELOPMENT SUMMARY:
LOT 2 WAS PREVIOUSLY APPROVED FOR 213 HOTEL ROOMS AND 112 RESIDENTIAL CONDOMINIUM UNITS AND LOT 3 WAS PREVIOUSLY APPROVED FOR 156 RESIDENTIAL CONDOMINIUM UNITS. THIS APPLICATION PROPOSES TO REMOVE THE HOTEL USE FROM LOT 2 AND CHANGE THE PROPOSED USE FOR LOT 3 TO ONE, OR SOME COMBINATION, OF THE FOLLOWING:
- 224,800 SQUARE FEET OF OFFICE SPACE
- 264 HOTEL ROOMS
- 175 HOTEL ROOMS WITH 135,000 SQUARE FEET OF OFFICE SPACE.

ADJUSTMENTS TO INTERIOR LOT LINES ARE PROPOSED AS PART OF THIS APPLICATION TO AGREE WITH PROPOSED AND EXISTING SITE IMPROVEMENTS.

MAPPING HISTORY AND PROPOSED CHANGES:

THIS PROPERTY HAS BEEN MAPPED TWICE. MAP 14486, RECORDED IN 2002, CREATED THE INITIAL 6 LOTS. MAP 15848, RECORDED IN 2011, ADJUSTED LOTS 1 THROUGH 5. THIS MAP IS NOT PROPOSING TO INCREASE THE NUMBER OF LOTS. INSTEAD, IT IS PROPOSING TO: (1) MOVE THE WESTERLY LOT LINE OF EXISTING LOT 4 WESTERLY APPROXIMATELY 4.6 FEET SO THAT THE EXISTING PARKING STRUCTURE IS ENTIRELY WITHIN LOT 4, (2) ALTER THE LOT LINES FOR LOT 5 ADJACENT TO EXECUTIVE DRIVE TO ACKNOWLEDGE THE PRIOR STREET VARIATIONS, AND (3) ADJUST THE LINE BETWEEN LOTS 2 AND 3 TO ENSURE THAT THE PROPOSED BUILDING IS ENTIRELY WITHIN LOT 3.

EASEMENTS:
ALL EASEMENTS FOR THE SUBJECT PROPERTY ARE SHOWN ON SHEET C1.1 OF THE ACCOMPANYING PDP AMENDMENT EXHIBIT.

PARKING:
PARKING IS SHOWN FOR THE SUBJECT PROPERTY AS PART OF THE ARCHITECTURAL PLAN SUBMITTED AS PART OF THE ACCOMPANYING PDP AMENDMENT.

SITE NOTES:
ALL STRUCTURES SHOWN ON THIS PLAN, BOTH EXISTING AND PROPOSED, ARE SHOWN IN MORE DETAIL ON THE ACCOMPANYING ARCHITECTURAL PLANS SUBMITTED CONCURRENTLY WITH THE PDP AMENDMENT PACKAGE.

STREET NOTES:
ALL STREETS ARE EXISTING AND BUILT TO THE SPECIFICATIONS AS INDICATED ON THE APPROPRIATE IMPROVEMENT PLANS.

13644-D, 24220-D, 26734-D, 26843-D, 27805-D, 28206-D, 28869-D, 28670-D, 29284-D, 31226-D, 36757-D.

PREPARED BY:

NAME: LEPPERT ENGINEERING CORPORATION

ADDRESS: 5190 GOVERNOR DRIVE, SUITE 205

SAN DIEGO, CA 92122

PHONE #: (619) 597-2001

PROJECT ADDRESS:

4727 Executive Drive,

San Diego, CA 92121

PROJECT NAME:

LA JOLLA COMMONS PHASE III

REVISION 1: 07/17/2013

REVISION 2: 08/20/2013

REVISION 3: 09/10/2013

REVISION 4: 09/10/2013

REVISION 5: 09/10/2013

REVISION 6: 09/10/2013

REVISION 7: 09/10/2013

REVISION 8: 09/10/2013

REVISION 9: 09/10/2013

REVISION 10: 09/10/2013

REVISION 11: 09/10/2013

REVISION 12: 09/10/2013

REVISION 13: 09/10/2013

REVISION 14: 09/10/2013

REVISION 15: 09/10/2013

REVISION 16: 09/10/2013

REVISION 17: 09/10/2013

REVISION 18: 09/10/2013

REVISION 19: 09/10/2013

REVISION 20: 09/10/2013

REVISION 21: 09/10/2013

REVISION 22: 09/10/2013

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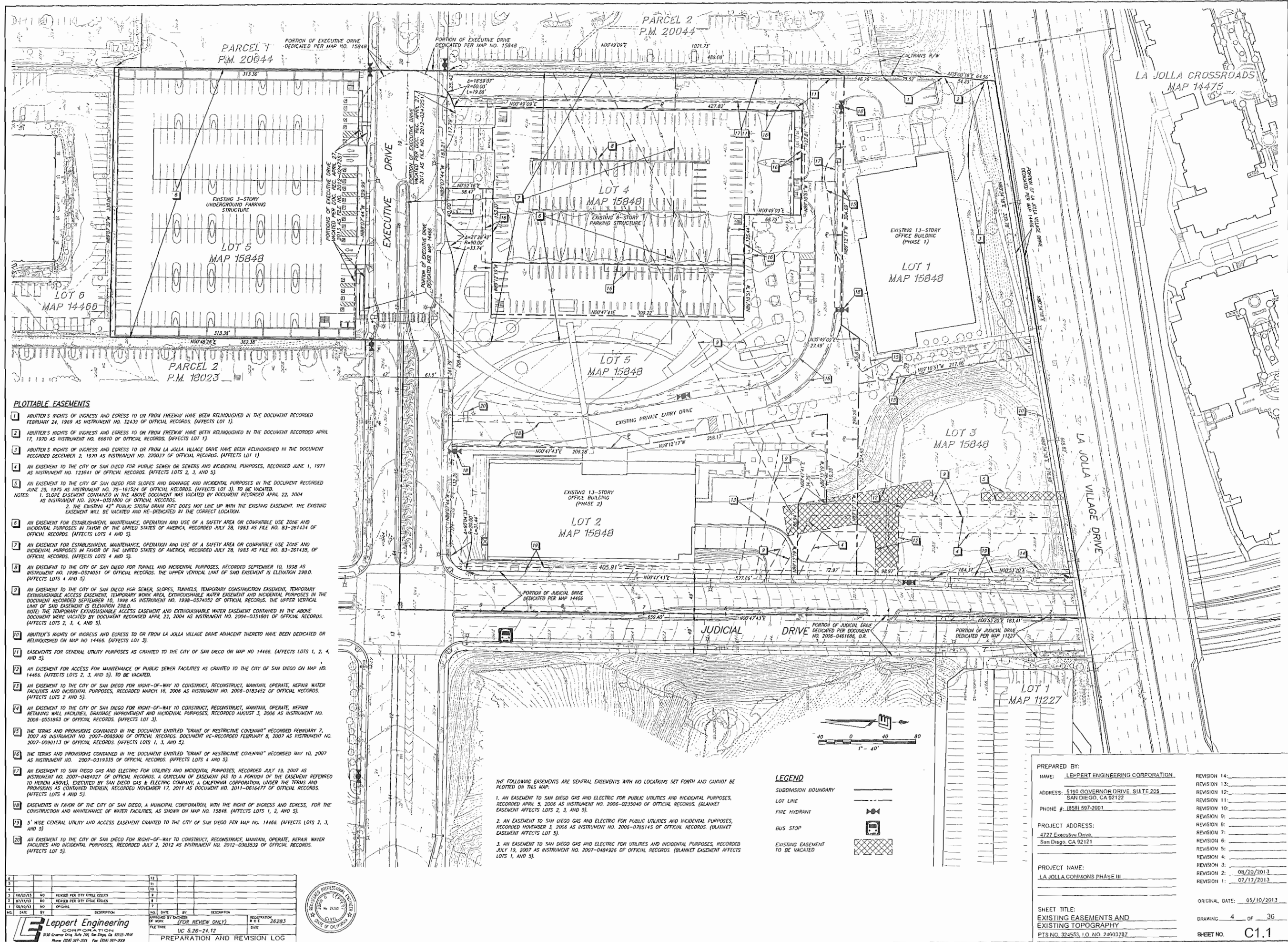
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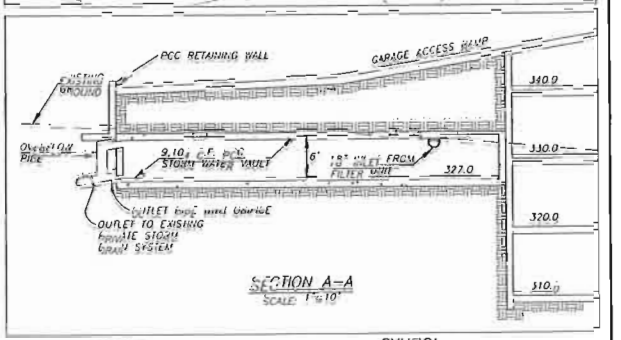
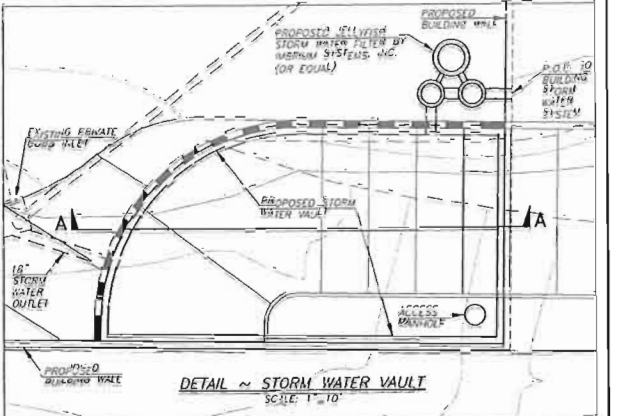
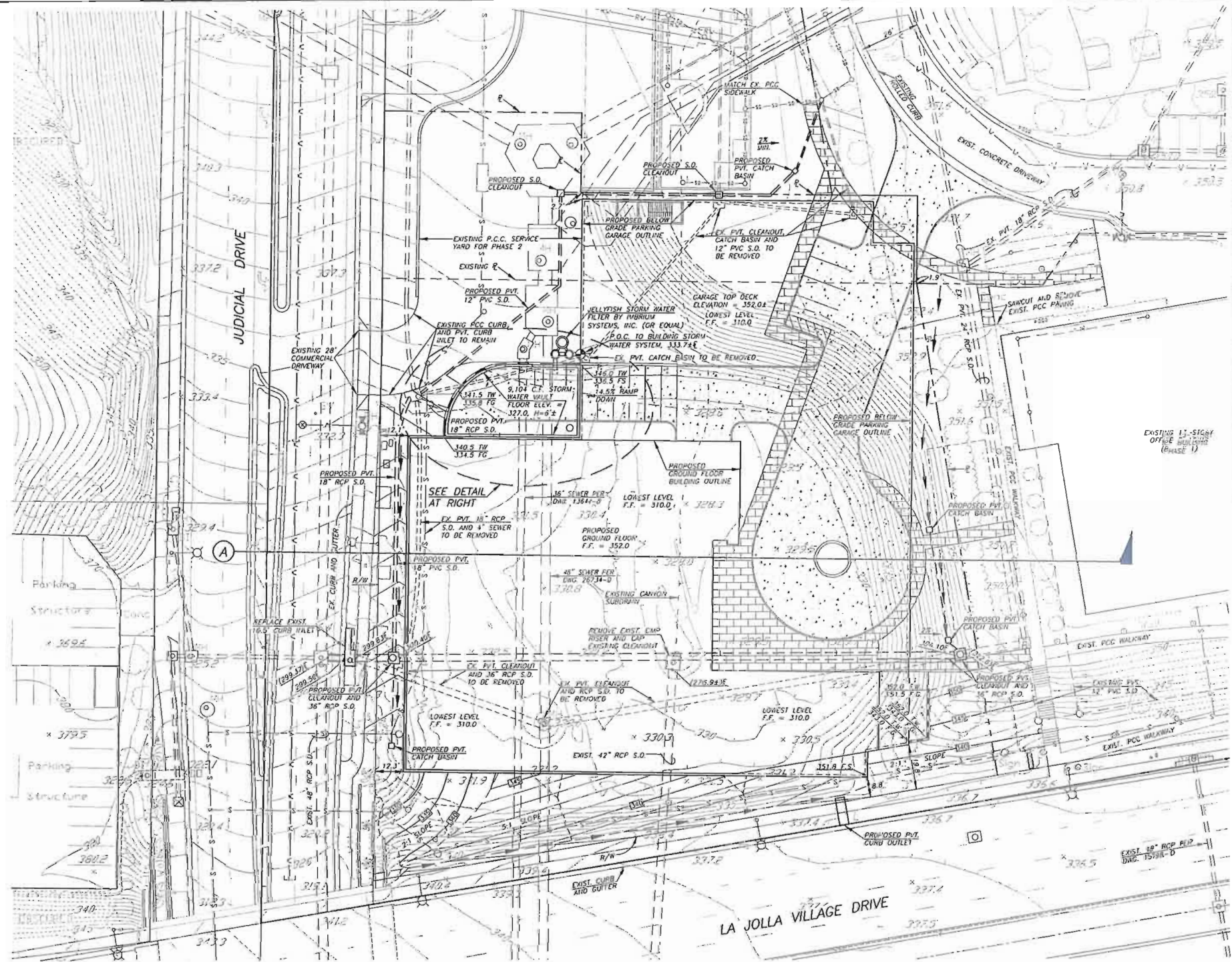
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REVISION 178: 09/10/2013

REVISION 179: 09/10/2013





LEGEND:

SUBDIVISION BOUNDARY	---
EXISTING LOT LINE	---
PROPOSED STORM DRAIN (PRIVATE)	---
PROPOSED STORM DRAIN CLEARTHROUGH/INLET	⊠
PROPOSED SLOPE	---
PROPOSED FINISHED GRADE CONTOUR	---
PROPOSED VEGETATED SHALE	---
EXISTING CONTOUR	---
EXISTING STORM DRAIN	---

SYMBOL:

340	---
330	---
320	---
310	---

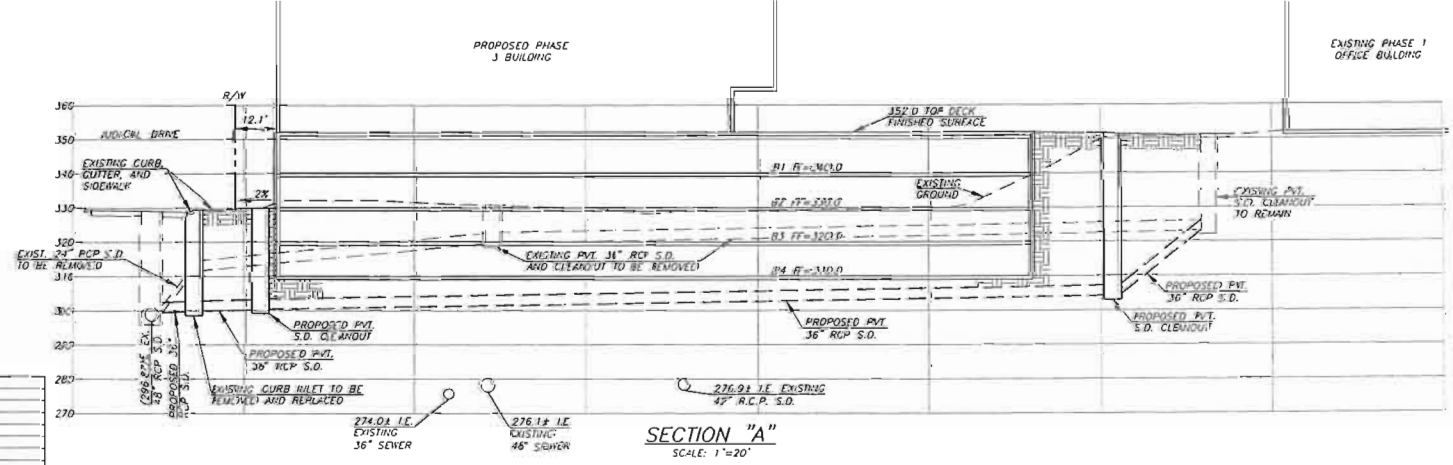
- GRADING DATA:**
- TOTAL AMOUNT OF SITE TO BE GRADED: 1.70 ACRES.
 - PERCENT OF TOTAL SITE GRADED: 11.8%.
 - AMOUNT OF SITE WITH 2% PERCENT SLOPES OR GREATER: A. NOT APPLICABLE (PRIOR DISCRETIONARY APPROVAL).
 - PERCENT OF TOTAL SITE WITH 2% PERCENT SLOPES OR GREATER: A. NOT APPLICABLE (PRIOR DISCRETIONARY APPROVAL).
 - AMOUNT OF SITE WITHIN HILLSIDE REVIEW: A. NOT APPLICABLE (PRIOR DISCRETIONARY APPROVAL).
 - PERCENT OF SITE WITHIN HILLSIDE REVIEW: A. NOT APPLICABLE (PRIOR DISCRETIONARY APPROVAL).
 - EARTHWORK: EXCAVATION FOR GARAGE = 45,400 C.Y. SUBSTANTIAL CUT = 100 C.Y. FILL = 2,100 C.Y.
 - MAXIMUM HEIGHT OF FILL SLOPES: 15 FEET.
 - MAXIMUM DEPTH OF CUT: 46 FEET.
 - AMOUNT OF IMPORT/EXPORT SOIL: 44,000 C.Y. (EXPORT)
 - LENGTH OF RETAINING WALLS: 110 L.F.

GRADING NOTES:

THE OVERALL PROJECT SITE HAS BEEN GRADED IN ACCORDANCE WITH CITY OF SAN DIEGO DRAWING NUMBERS 31276-0 AND 36786-0. THIS PLAN SHOWS THE PROPOSED REVISIONS TO THE GRADES TO ACCOMMODATE THE THIRD AND FINAL PHASE OF DEVELOPMENT.

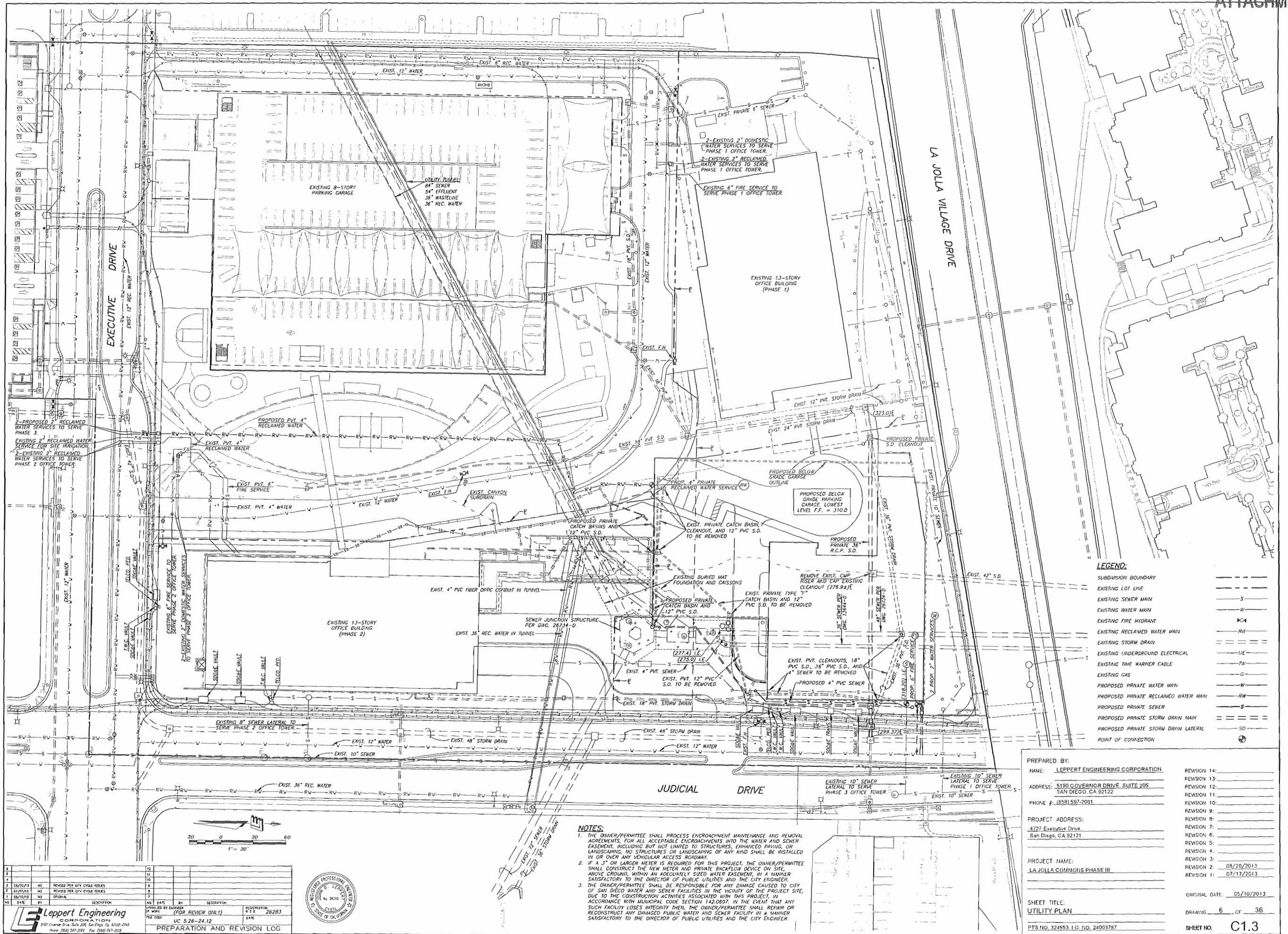
DRAINAGE:

DRAINAGE FROM THE THIRD PHASE OF THE PROJECT WILL BE COLLECTED IN A PRIVATE STORM DRAIN SYSTEM AND DISCHARGED INTO THE EXISTING PUBLIC STORM DRAIN SYSTEM IN JUDICIAL DRIVE. NO CHANGES TO THE PUBLIC "BACKHOLE" STORM DRAIN SYSTEM ARE BEING PROPOSED WITH THIS PHASE AND/REVISION.



NO.	DATE	BY	DESCRIPTION	REVISION
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4	05/10/2013	LEP	REVISION 3: CITY OF SAN DIEGO	4
5	05/10/2013	LEP	REVISION 4: CITY OF SAN DIEGO	5
6	05/10/2013	LEP	REVISION 5: CITY OF SAN DIEGO	6
7	05/10/2013	LEP	REVISION 6: CITY OF SAN DIEGO	7
8	05/10/2013	LEP	REVISION 7: CITY OF SAN DIEGO	8
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12	05/10/2013	LEP	REVISION 11: CITY OF SAN DIEGO	12
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14	05/10/2013	LEP	REVISION 13: CITY OF SAN DIEGO	14
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99	05/10/2013	LEP	REVISION 98: CITY OF SAN DIEGO	99
100	05/10/2013	LEP	REVISION 99: CITY OF SAN DIEGO	100

PREPARED BY:		REVISION 14:	
NAME:	LEPPERT ENGINEERING (25-010101)	REVISION 13:	
ADDRESS:	5100 COVER DRIVE SUITE 200 SAN DIEGO, CA 92122	REVISION 12:	
PHONE:	(619) 594-2001	REVISION 11:	
PROJECT ADDRESS:	4777 E. 15th Ave. San Diego, CA 92121	REVISION 10:	
PROJECT NAME:	LA JOLLA COMMONS PHASE III	REVISION 9:	
		REVISION 8:	
		REVISION 7:	
		REVISION 6:	
		REVISION 5:	
		REVISION 4:	
		REVISION 3:	
		REVISION 2:	08/20/2013
		REVISION 1:	07/17/2013
SHEET TITLE:		DATE:	
PHASE 3 GRADING AND DRAINAGE PLAN		05/10/2013	
DATE:		OF	
05/10/2013		36	
DATE:		SHEET NO.	
05/10/2013		C1.2	



LEGEND:

SUBDIVISION BOUNDARY	---
EXISTING LOT LINE	---
EXISTING SEWER MAIN	S
EXISTING WATER MAIN	W
EXISTING FIRE HYDRANT	HC
EXISTING RECLAIMED WATER MAIN	RW
EXISTING STORM DRAIN	SD
EXISTING UNDERGROUND ELECTRICAL	UE
EXISTING TIME WARNER CABLE	TW
EXISTING GAS	G
PROPOSED PRIVATE WATER MAIN	W
PROPOSED PRIVATE RECLAIMED WATER MAIN	RW
PROPOSED PRIVATE SEWER	S
PROPOSED PRIVATE STORM DRAIN MAIN	SD
PROPOSED PRIVATE STORM DRAIN LATERAL	SD
POINT OF CONNECTION	PC

PREPARED BY:
 NAME: **LEPPERT ENGINEERING CORPORATION**
 ADDRESS: **5190 GOVERNOR DRIVE, SUITE 205**
SAN DIEGO, CA 92122
 PHONE #: **(619) 597-2091**

PROJECT ADDRESS:
4727 Executive Drive
San Diego, CA 92121

PROJECT NAME:
LA JOLLA COMMONS PHASE III

SHEET TITLE:
UTILITY PLAN

PTS NO. 324553, I.O. NO. 24093787

REVISION 14:	
REVISION 13:	
REVISION 12:	
REVISION 11:	
REVISION 10:	
REVISION 9:	
REVISION 8:	
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REVISION 4:	
REVISION 3:	08/26/2013
REVISION 2:	07/17/2013
REVISION 1:	

ORIGINAL DATE: 05/10/2013

DRAWING 6 OF 36

SHEET NO. **C13**

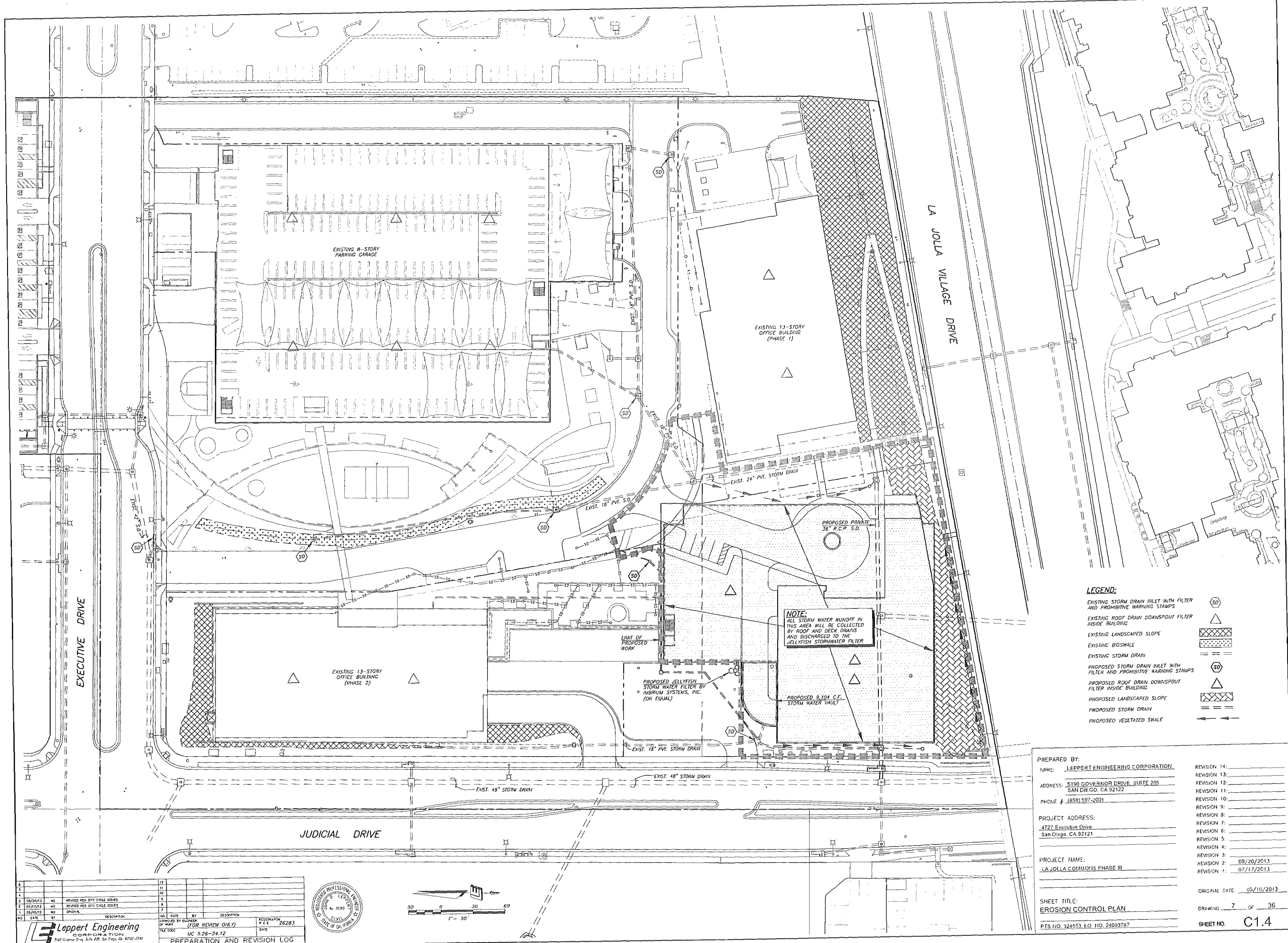
NOTES:

1. THE OWNER/PERMITEE SHALL PROCESS ENCROACHMENT MAINTENANCE AND REMOVAL AGREEMENTS, FOR ALL ACCEPTABLE ENCROACHMENTS INTO THE WATER AND SEWER EASEMENT, INCLUDING BUT NOT LIMITED TO STRUCTURES, ENHANCED PAVING, OR LANDSCAPING, NO STRUCTURES OR LANDSCAPING OF ANY KIND SHALL BE INSTALLED IN OR OVER ANY VEHICULAR ACCESS ROADWAY.
2. IF A 1" OR LARGER METER IS REQUIRED FOR THIS PROJECT, THE OWNER/PERMITEE SHALL CONSTRUCT THE NEW METER AND PRIVATE BACKFLOW DEVICE ON SITE, ABOVE GROUND, WITHIN AN ADEQUATELY SIZED WATER EASEMENT, IN A MANNER SATISFACTORY TO THE DIRECTOR OF PUBLIC UTILITIES AND THE CITY ENGINEER.
3. THE OWNER/PERMITEE SHALL BE RESPONSIBLE FOR ANY DAMAGE CAUSED TO CITY OF SAN DIEGO WATER AND SEWER FACILITIES IN THE VICINITY OF THE PROJECT SITE, DUE TO THE CONSTRUCTION ACTIVITIES ASSOCIATED WITH THIS PROJECT, IN ACCORDANCE WITH MUNICIPAL CODE SECTION 142.0003. IN THE EVENT THAT ANY SUCH FACILITY LOSTS INTEGRITY THEN, THE OWNER/PERMITEE SHALL REPAIR OR RECONSTRUCT ANY DAMAGED PUBLIC WATER AND SEWER FACILITY IN A MANNER SATISFACTORY TO THE DIRECTOR OF PUBLIC UTILITIES AND THE CITY ENGINEER.

4									
3									
2	04/25/13	NO	REVISED PER CITY CODE CHANGES						
1	01/17/13	NO	REVISED PER CITY CODE CHANGES						
1	06/15/12	NO	ORIGINAL						
NO	DATE		DESCRIPTION	NO.	DATE	BY	DESCRIPTION	REVISION	DATE
<p>APPROVED BY ENGINEER (FOR REVIEW ONLY) REGISTRATION NO. 26283</p> <p>FILE CODE UC 5.26-24.12 DATE</p> <p>PREPARATION AND REVISION LOG</p>									

Leppert Engineering CORPORATION
 5190 Governor Drive, Suite 205, San Diego, CA 92122-1148
 Phone (619) 597-2091 Fax (619) 597-2093

REGISTERED PROFESSIONAL ENGINEER
 CIVIL
 STATE OF CALIFORNIA
 No. 26283



LEGEND:

- EXISTING STORM DRAIN INLET WITH FILTER AND PROHIBITIVE WARNING STAMPS
- EXISTING ROOF DRAIN DOWNSPOUT FILTER INSIDE BUILDING
- EXISTING LANDSCAPED SLOPE
- EXISTING BOSWALE
- EXISTING STORM DRAIN
- PROPOSED STORM DRAIN INLET WITH FILTER AND PROHIBITIVE WARNING STAMPS
- PROPOSED ROOF DRAIN DOWNSPOUT FILTER INSIDE BUILDING
- PROPOSED LANDSCAPED SLOPE
- PROPOSED STORM DRAIN
- PROPOSED VEGETATED SWALE

PREPARED BY:
NAME: LEPPERT ENGINEERING CORPORATION
ADDRESS: 5190 GOVERNOR DRIVE, SUITE 205
SAN DIEGO, CA 92122
PHONE #: (659) 597-2001
PROJECT ADDRESS:
4727 EXECUTIVE DRIVE
SAN DIEGO, CA 92121
PROJECT NAME:
LA JOLLA COMMONS PHASE III

REVISION 14:	
REVISION 13:	
REVISION 12:	
REVISION 11:	
REVISION 10:	
REVISION 9:	
REVISION 8:	
REVISION 7:	
REVISION 6:	
REVISION 5:	
REVISION 4:	
REVISION 3:	
REVISION 2:	08/26/2013
REVISION 1:	07/17/2013

ORIGINAL DATE: 05/10/2013

SHEET TITLE:
EROSION CONTROL PLAN

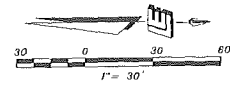
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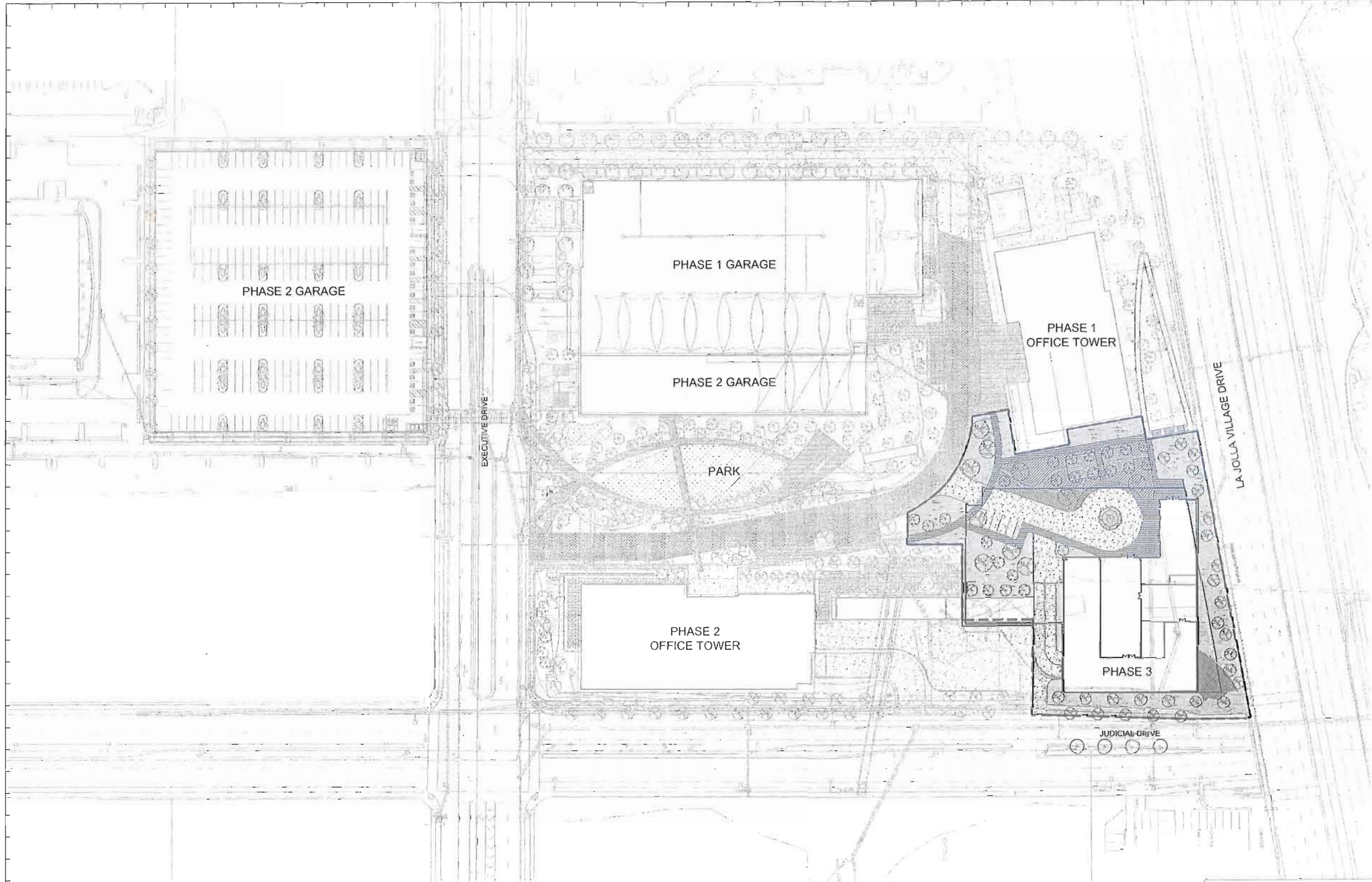
DRAWING 7 OF 36

SHEET NO. C1.4

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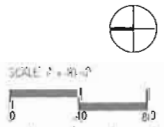
APPROVED BY ENGINEER (FOR REVIEW ONLY)
FILE CODE UC 5.26-24.12
DATE 08/26/13
PREPARATION AND REVISION LOG

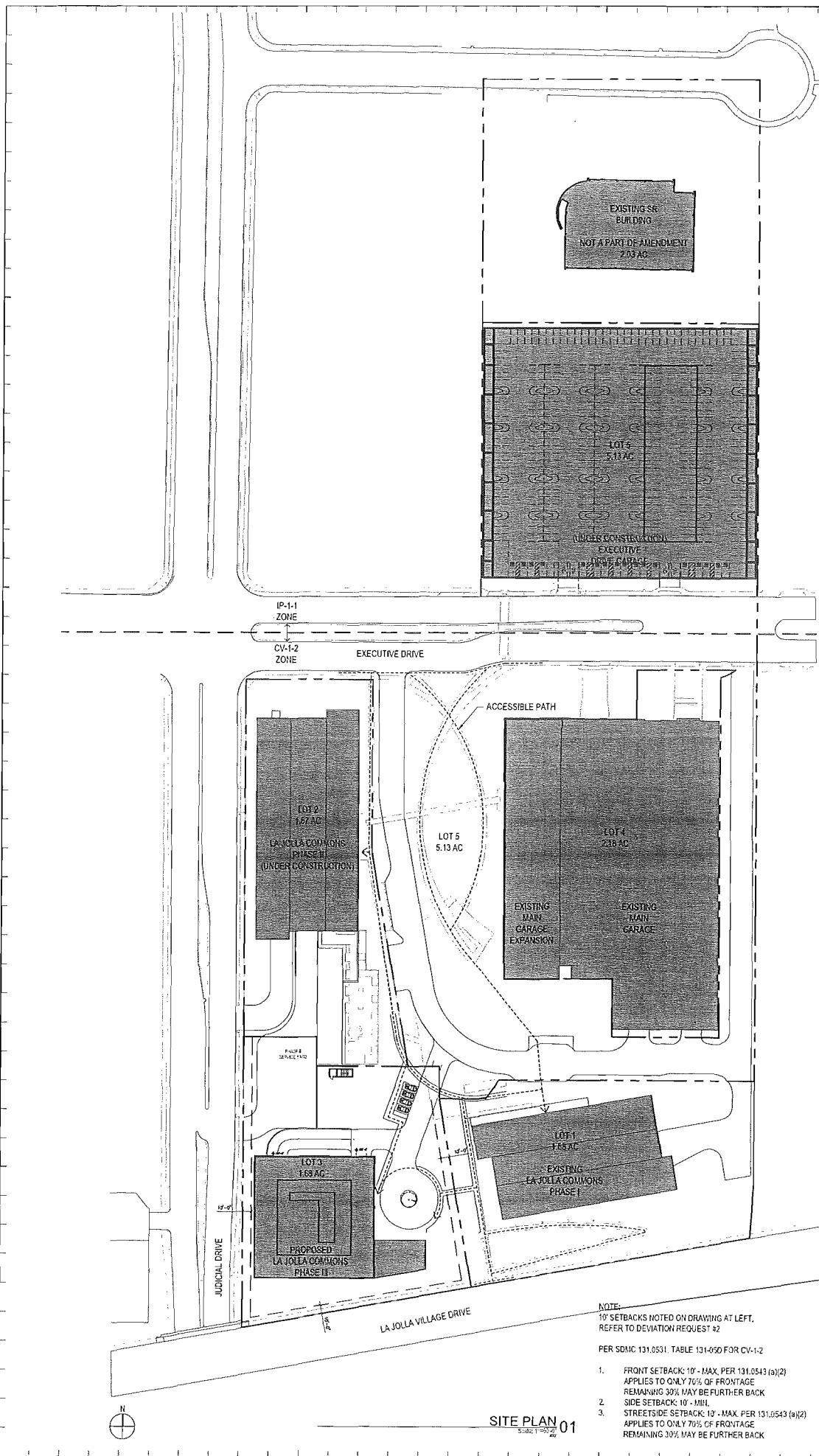




File Name: L:\DWG\11-01-1101-1101-1101-1101.dwg Plotter By: cshen 11/04/2013 (Net 9:05am)

PREPARED BY:	NAME: THE OFFICE OF JAMES GUNNETT	ROW 14
ADDRESS:	5001 MIAMI SANTI FE DR. SUITE A	ROW 13
PHONE:	(619) 792-0070	ROW 12
PROJECT ADDRESS:	4747 Executive Drive, San Diego, CA 92121	ROW 11
PROJECT NAME:	LA JOLLA COMMON PHASE III	ROW 10
ROW 9		ROW 9
ROW 8		ROW 8
ROW 7		ROW 7
ROW 6		ROW 6
ROW 5		ROW 5
ROW 4		ROW 4
ROW 3		ROW 3
ROW 2		ROW 2
ROW 1		ROW 1
DATE:	5/16/2013	
DRAWN BY:	8	22
SHEET NO.	L1.0	



[illegible]

DEVIATION REQUESTS: FOR COMPLETE INFORMATION, SEE DEVIATION REQUEST FORM.
DEVIATION REQUEST #1:

DEVIATION REQUEST #1:

Clearly define the specific deviation requested;

Deviation from SSMC Section 131 031(f)(1) Table 131-03D within the C1-1-2 zone: 14 ft maximum structure height is required, while a building up to 24 ft is required.

DEVIATION REQUEST #2:

Clearly define the specific deviation requested:

Landowners setback is required at Street Setback, while an average of a 25 ft setback is provided along La Jolla Village Drive and a 12 ft setback is provided along Jubal Drive.

DEVIATION REQUEST #1

Clearly, despite the specific distortion considered,

Deviation from SDMC (Section 131.0341b) Table 131-03D within the C7-1-2 zone. More specifically, Section 131.034 Building Articulation Table 131-03F requires 4 planes at a facade that extends 100 ft or more. The proposed building will provide a single plane at each

TABLE 2: DEVELOPMENT SUMMARY: PHASE III AS HOTEL			
SCOPE OF WORK			
CONSTRUCTION OF A NEW 248-UNIT HOTEL INCLUDING RECREATION GRADING, PARKING, STEEL FRAME, AND A SYSTEM OF LANDSCAPED AREA FLOOD-PROOFED ON SOUTH-WEST CORNER. SEE ATTACHED.			
SEE TABLE 1 AT LEFT			
PROJECT TEAM			
SEE TABLE 1 AT LEFT			
LEGAL DESCRIPTION AND ADJACENT PARCEL NUMBERS			
SEE C.O.			
OWNERS NAME AND ADDRESS			
SEE TABLE 1 AT LEFT			
CONSTRUCTION TYPE			
HOTEL	TYPE 1A		
GARAGE	TYPE 1A		
OCCUPANCY CLASSIFICATION			
HOTEL	3		
GARAGE	5.2		
ZONING DESIGNATION			
SEE C.O.			
PRELIMINARY DEVELOPMENT			
SEE TABLE 1 AT LEFT			
SITE AREA			
Site Area Gross	16.93	ACRES	
Site Area Net	14.89	ACRES	
FLOOR AREA			
COMMONS I	309,034	*FOR FAR FUTURE ONLY. COMMONS IN AREAS	
COMMONS II	332,741	PEN-HOUSE 2,100	
MAIN GARAGE (NOT PART)	30,020	9 LEVELS HOTEL @ 11,610	
COMMONS III *	165,280		
TOTAL	837,075	1 HOTEL LEVEL @ 21,540	
		4 LEVELS BELOW GRADE NOT COUNTED	
FLOOR AREA RATIO			
	1.44	*NOT TO EXCEED 1.50	
SITE COVERAGE			
COMMONS I	21,317		
COMMONS II	78,167		
MAIN GARAGE (NOT PART)	13,931		
COMMONS III	25,650		
MAIN GARAGE	65,472		
TOTAL	205,537		
SITE COVERAGE %			
TOTAL SITE COVERAGE	29.6%		
LOT'S COVERAGE	35.1%		
EXISTING USES AND YEAR OF COMPLETION			
SEE TABLE 1 AT LEFT			
PROPOSED USES			
HOTEL			
PARKING			
GEOLOGIC HAZARD CATEGORY			
SEE TABLE 1 AT LEFT			
LANDSCAPE AREA SQUARE FOOTAGE			
SEE TABLE 1 AT LEFT			
CAMPUS PARKING PROGRAM			
	AREA (SQ FT)	CARS PER HOUR	CARS PER HOUR
COMMONS I	309,034	1,020	
COMMONS II	332,741	1,237	
COMMONS III (HOTEL)	264,175	289	
EXECUTIVE DRIVE GARAGE			845
MAIN GARAGE			1,665
MAIN GARAGE EXTENSION			689
COMMONS VISITOR TRAIL			5
COMMONS II BELOW GRADE			116
COMMONS II VISITOR PARKING			331
COMMONS III GARAGE			
TOTALS		2,055	2,299
SURPLUS			655

ADT TABLE BASED ON PROPOSED USE. FOR FULL DATA, SEE TRAFFIC REPORT

Load the	Totals	Totals	AM Peak		Occ.	PM Peak		Peak
			Total	ZN		Total	ZN	
Tower I Office -253,344 kVA								
Tower II Office -133,264 kVA	141,248	1,731	1,905	995	101	1,632	216	886
Sub-total:	141,248	1,731	1,905	995				
S.R.	15,003	240	35	35	4	34	3	34
Net Change		7,591	1,943	935	104	1,616	220	850
Approved L.R.	12,318	1,793	1,793	871	32	1,213	372	830
Net Change		2,554	1,549	664	72	403	148	220

Land Use	AM Peak			PM Peak		
	Urban	Suburban	Total	Urban	Suburban	Total
Tower I Office - 252,324 ft ²	273,024	4,336	424	741	82	197
Tower II Office - 126,062 ft ²	397,024	6,336	741	82	307	170
Sub-totals	670,048	10,672	1,165	823	211	177
CR	10,672	240	33	4	34	37
Sub-totals		9,216	1,200	819	1,152	307
Approved EIR	10,319	1,590	471	212	1,212	341
Net Change			176	-4	672	164

Source: Caltrans, 2009; 2009a; 2009b; 2009c; 2009d; 2009e; 2009f; 2009g; 2009h; 2009i; 2009j; 2009k; 2009l; 2009m; 2009n; 2009o; 2009p; 2009q; 2009r; 2009s; 2009t; 2009u; 2009v; 2009w; 2009x; 2009y; 2009z; 2010a; 2010b; 2010c; 2010d; 2010e; 2010f; 2010g; 2010h; 2010i; 2010j; 2010k; 2010l; 2010m; 2010n; 2010o; 2010p; 2010q; 2010r; 2010s; 2010t; 2010u; 2010v; 2010w; 2010x; 2010y; 2010z; 2011a; 2011b; 2011c; 2011d; 2011e; 2011f; 2011g; 2011h; 2011i; 2011j; 2011k; 2011l; 2011m; 2011n; 2011o; 2011p; 2011q; 2011r; 2011s; 2011t; 2011u; 2011v; 2011w; 2011x; 2011y; 2011z; 2012a; 2012b; 2012c; 2012d; 2012e; 2012f; 2012g; 2012h; 2012i; 2012j; 2012k; 2012l; 2012m; 2012n; 2012o; 2012p; 2012q; 2012r; 2012s; 2012t; 2012u; 2012v; 2012w; 2012x; 2012y; 2012z; 2013a; 2013b; 2013c; 2013d; 2013e; 2013f; 2013g; 2013h; 2013i; 2013j; 2013k; 2013l; 2013m; 2013n; 2013o; 2013p; 2013q; 2013r; 2013s; 2013t; 2013u; 2013v; 2013w; 2013x; 2013y; 2013z; 2014a; 2014b; 2014c; 2014d; 2014e; 2014f; 2014g; 2014h; 2014i; 2014j; 2014k; 2014l; 2014m; 2014n; 2014o; 2014p; 2014q; 2014r; 2014s; 2014t; 2014u; 2014v; 2014w; 2014x; 2014y; 2014z; 2015a; 2015b; 2015c; 2015d; 2015e; 2015f; 2015g; 2015h; 2015i; 2015j; 2015k; 2015l; 2015m; 2015n; 2015o; 2015p; 2015q; 2015r; 2015s; 2015t; 2015u; 2015v; 2015w; 2015x; 2015y; 2015z; 2016a; 2016b; 2016c; 2016d; 2016e; 2016f; 2016g; 2016h; 2016i; 2016j; 2016k; 2016l; 2016m; 2016n; 2016o; 2016p; 2016q; 2016r; 2016s; 2016t; 2016u; 2016v; 2016w; 2016x; 2016y; 2016z; 2017a; 2017b; 2017c; 2017d; 2017e; 2017f; 2017g; 2017h; 2017i; 2017j; 2017k; 2017l; 2017m; 2017n; 2017o; 2017p; 2017q; 2017r; 2017s; 2017t; 2017u; 2017v; 2017w; 2017x; 2017y; 2017z; 2018a; 2018b; 2018c; 2018d; 2018e; 2018f; 2018g; 2018h; 2018i; 2018j; 2018k; 2018l; 2018m; 2018n; 2018o; 2018p; 2018q; 2018r; 2018s; 2018t; 2018u; 2018v; 2018w; 2018x; 2018y; 2018z; 2019a; 2019b; 2019c; 2019d; 2019e; 2019f; 2019g; 2019h; 2019i; 2019j; 2019k; 2019l; 2019m; 2019n; 2019o; 2019p; 2019q; 2019r; 2019s; 2019t; 2019u; 2019v; 2019w; 2019x; 2019y; 2019z; 2020a; 2020b; 2020c; 2020d; 2020e; 2020f; 2020g; 2020h; 2020i; 2020j; 2020k; 2020l; 2020m; 2020n; 2020o; 2020p; 2020q; 2020r; 2020s; 2020t; 2020u; 2020v; 2020w; 2020x; 2020y; 2020z; 2021a; 2021b; 2021c; 2021d; 2021e; 2021f; 2021g; 2021h; 2021i; 2021j; 2021k; 2021l; 2021m; 2021n; 2021o; 2021p; 2021q; 2021r; 2021s; 2021t; 2021u; 2021v; 2021w; 2021x; 2021y; 2021z; 2022a; 2022b; 2022c; 2022d; 2022e; 2022f; 2022g; 2022h; 2022i; 2022j; 2022k; 2022l; 2022m; 2022n; 2022o; 2022p; 2022q; 2022r; 2022s; 2022t; 2022u; 2022v; 2022w; 2022x; 2022y; 2022z; 2023a; 2023b; 2023c; 2023d; 2023e; 2023f; 2023g; 2023h; 2023i; 2023j; 2023k; 2023l; 2023m; 2023n; 2023o; 2023p; 2023q; 2023r; 2023s; 2023t; 2023u; 2023v; 2023w; 2023x; 2023y; 2023z; 2024a; 2024b; 2024c; 2024d; 2024e; 2024f; 2024g; 2024h; 2024i; 2024j; 2024k; 2024l; 2024m; 2024n; 2024o; 2024p; 2024q; 2024r; 2024s; 2024t; 2024u; 2024v; 2024w; 2024x; 2024y; 2024z; 2025a; 2025b; 2025c; 2025d; 2025e; 2025f; 2025g; 2025h; 2025i; 2025j; 2025k; 2025l; 2025m; 2025n; 2025o; 2025p; 2025q; 2025r; 2025s; 2025t; 2025u; 2025v; 2025w; 2025x; 2025y; 2025z; 2026a; 2026b; 2026c; 2026d; 2026e; 2026f; 2026g; 2026h; 2026i; 2026j; 2026k; 2026l; 2026m; 2026n; 2026o; 2026p; 2026q; 2026r; 2026s; 2026t; 2026u; 2026v; 2026w; 2026x; 2026y; 2026z; 2027a; 2027b; 2027c; 2027d; 2027e; 2027f; 2027g; 2027h; 2027i; 2027j; 2027k; 2027l; 2027m; 2027n; 2027o; 2027p; 2027q; 2027r; 2027s; 20

End Use	AM Peak				PM Peak			
	Enter	Trav.	Total	Dir.	Enter	Trav.	Dir.	Out
From I Office - 257,321 v.f.								
To I Office - 132,991 v.f.								
Town III Office - 144,971 v.f.	679,942	7,192	935	421	91	1,007	251	583
Subtotal	679,942	7,192	935	421	91	1,007	251	583
Town III Office - 175 Rooms	175	1,750	165	63	42	74	14	54
APR	21,000	63	38	35	4	24	3	30
Subtotal	9,122	1,768	169	99	119	1,381	318	991
Aggregated EIR	69,104	1,910	1,910	171	212	212	1,049	51
Net Change	0.1%	0.01%	0.01%	0.01%	0.0%	0.0%	0.0%	0.0%

TABLE 3: DEVELOPMENT SUMMARY: PHASE III AS OFFICE HOTEL			
SCOPE OF WORK			
CONTINGENCY OF A NEW 135,000 SQ. FT. OFFICE/175-HOTEL PER BELOW PROPOSED PARKING STRUCTURE AND ASSASSINATED AREA FLOOR FLOOR/CONTINGENCY PARKING STRUCTURES			
SEE PAGE 3 AT LEFT			
PROJECT TEAM			
SEE PAGE 3 AT LEFT			
LEGAL DESCRIPTION AND ASSessor PARCEL NUMBERS			
SEE C-10			
OWNERS NAME AND ADDRESS			
SEE PAGE 3 AT LEFT			
CONSTRUCTION TYPE			
OFFICE	TYPE A		
GARAGE	TYPE A		
OCCUPANCY CLASSIFICATION			
OFFICE	B		
HOTEL	B-2		
GARAGE	S-2		
ZONING DESIGNATION			
SEE C-10			
COMPARATIVE DESIGNATIONS			
SEE PAGE 3 AT LEFT			
SITE AREA			
Site Area Gross	16.55	ACRES	
Site Area Net	14.91	ACRES	
FLOOR AREA			
COMMONS I	309,604	HOTEL/STORIES ONLY, COMMONS III AREAS	
COMMONS II	332,741	PENTHOUSE + 105	
5% PARKING (21.21 PART)	2,050	6 LEVELS OFFICE OF 21.075	
COMMONS III	285,550	8 STORIES HOTEL @ 21.025	
TOTAL	1,017,703	1 HOTEL LEVEL @ 145,397	
4 LEVELS BELOW GROUND NOT COUNTED			
FLOOR AREA RATIO			
	1.61	NOT TO EXCEED 1.82	
SITE COVERAGE			
COMMONS I	24,357		
COMMONS II	31,167		
5% PARKING (21.21 PART)	15,911		
COMMONS III	25,839		
MINIMUM GAGE	86,472		
TOTAL	107,247		
SITE COVERAGE %			
TOTAL SITE COVERAGE	29.4X		
TOTAL COVERAGE	39.1%		
EXISTING USES AND YEAR OF COMPLETION			
SEE PAGE 3 AT LEFT			
PROPOSED USES			
OFFICE			
HOTEL			
PARKING			
GEOLOGIC HAZARD CATEGORY			
SEE PAGE 3 AT LEFT			
LANDSCAPE AREA SQUARE FOOTAGE			
SEE PAGE 3 AT LEFT			
CANVAS PARKING PROGRAM			
	AREA (SQ. FT.)	CARS PER	CARS PROVIDED
COMMONS I	309,604	1,020	
COMMONS II	332,741	1,297	
COMMONS III	179 km/135,000	140	
EXECUTIVE OFFICE GARAGE			455
MAIN GARAGE			1,085
MAIN GARAGE EXTENSION			419
COMMONS I VISITOR STAIRS			5
COMMONS II BELOW GAGE			176
COMMONS II VISITOR PARKING			5
COMMONS III GARAGE			474
TOTAL		2,257	3,333
SURPLUS			955

PREPARED BY:

NAME: SKIOMORE OWINGS & MERRIL, LLP

ADDRESS: 555 WEST 5TH STREET

PROJECT ADDRESS:

4727 Executive Drive.

PROJECT NAME:

LA JOLLA COMMONS PHASE III

SHEET TITLE:
SITE PLAN

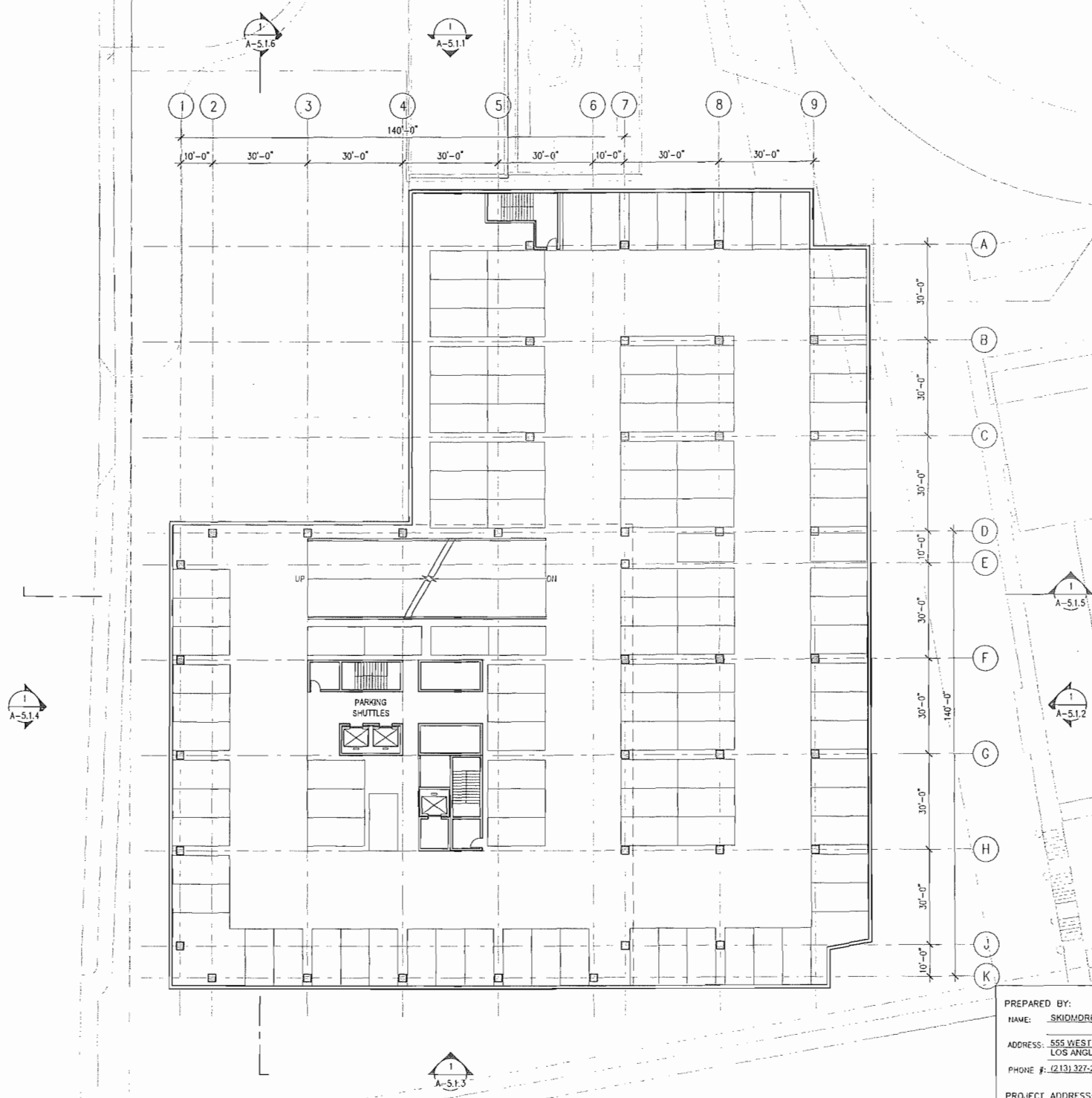
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 REVISION 6: _____
 REVISION 5: _____
 REVISION 4: 10/02/2013
 REVISION 3: 8/16/2013
 REVISION 2: 7/19/2013
 REVISION 1: 5/31/2013

ORIGINAL DATE: 5/10/2013

DRAWING _____ OF _____

SHEET NO. A-1.1

GENERAL NOTES:
1. PARKING FOOTPRINT AND NUMBER OF LEVELS SUBJECT TO CHANGE
CODE REQUIREMENTS WILL BE SATISFIED



PREPARED BY:
NAME: SKIDMORE OWINGS & MERRILL LLP
ADDRESS: 555 WEST 5TH STREET, 29TH FLOOR
LOS ANGELES, CA 90013
PHONE #: (213) 327-2400
PROJECT ADDRESS:
4727 Executive Drive
San Diego, CA 92121
PROJECT NAME:
LA JOLLA COMMONS PHASE III

REVISION 14: _____
REVISION 13: _____
REVISION 12: _____
REVISION 11: _____
REVISION 10: _____
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REVISION 7: _____
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REVISION 2: 7/19/2013
REVISION 1: 5/31/2013

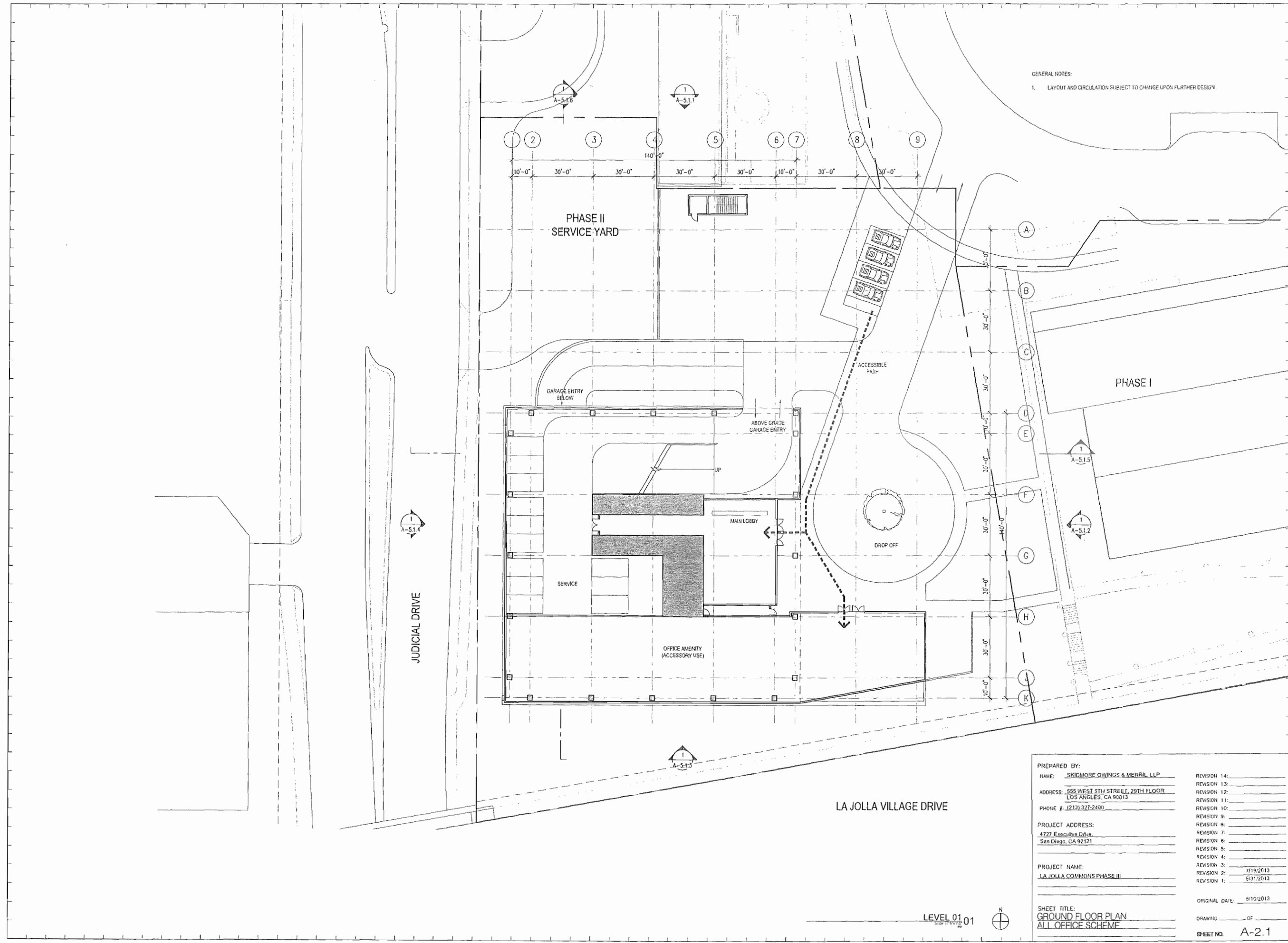
ORIGINAL DATE: 5/10/2013
DRAWING _____ OF _____
SHEET NO. A-2.0.0

BELOW GRADE PARKING PLAN 01



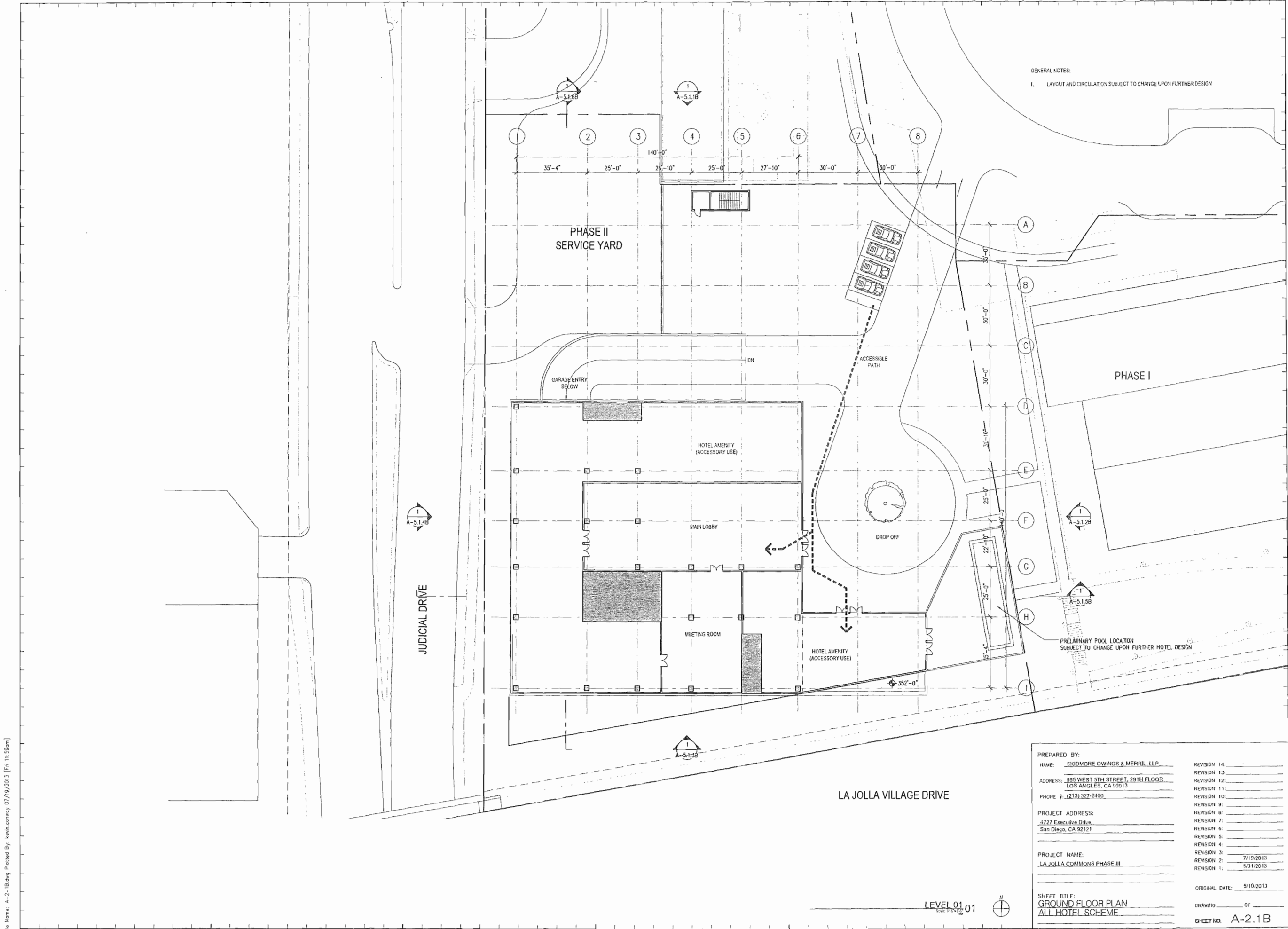
SHEET TITLE:
TYPICAL BELOW GRADE
PARKING PLAN
B3

File Name: A-2-1.dwg Plotted By: kevin.conway 07/19/2013 [Fri 11:58am]

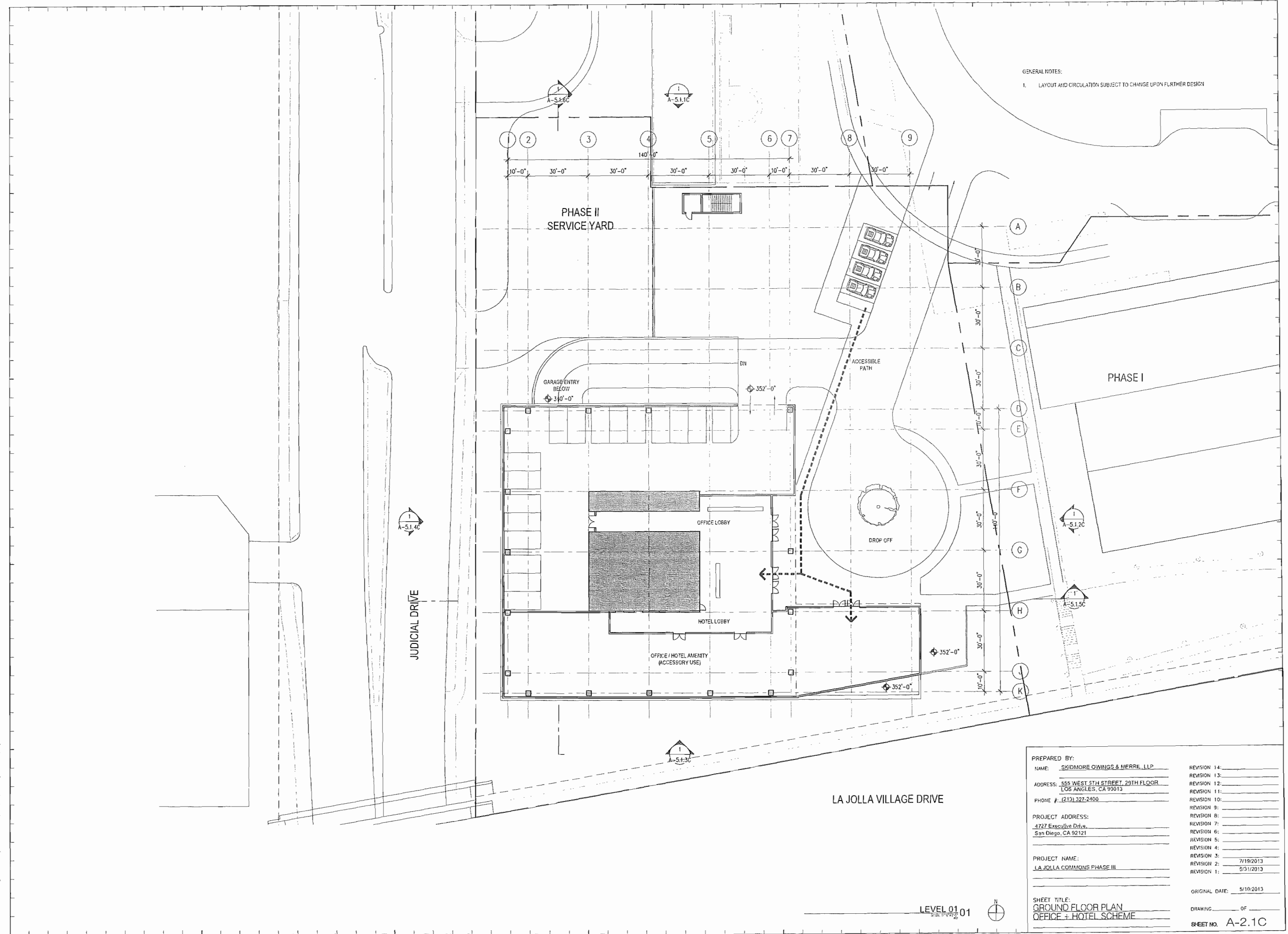


GENERAL NOTES:
1. LAYOUT AND CIRCULATION SUBJECT TO CHANGE UPON FURTHER DESIGN

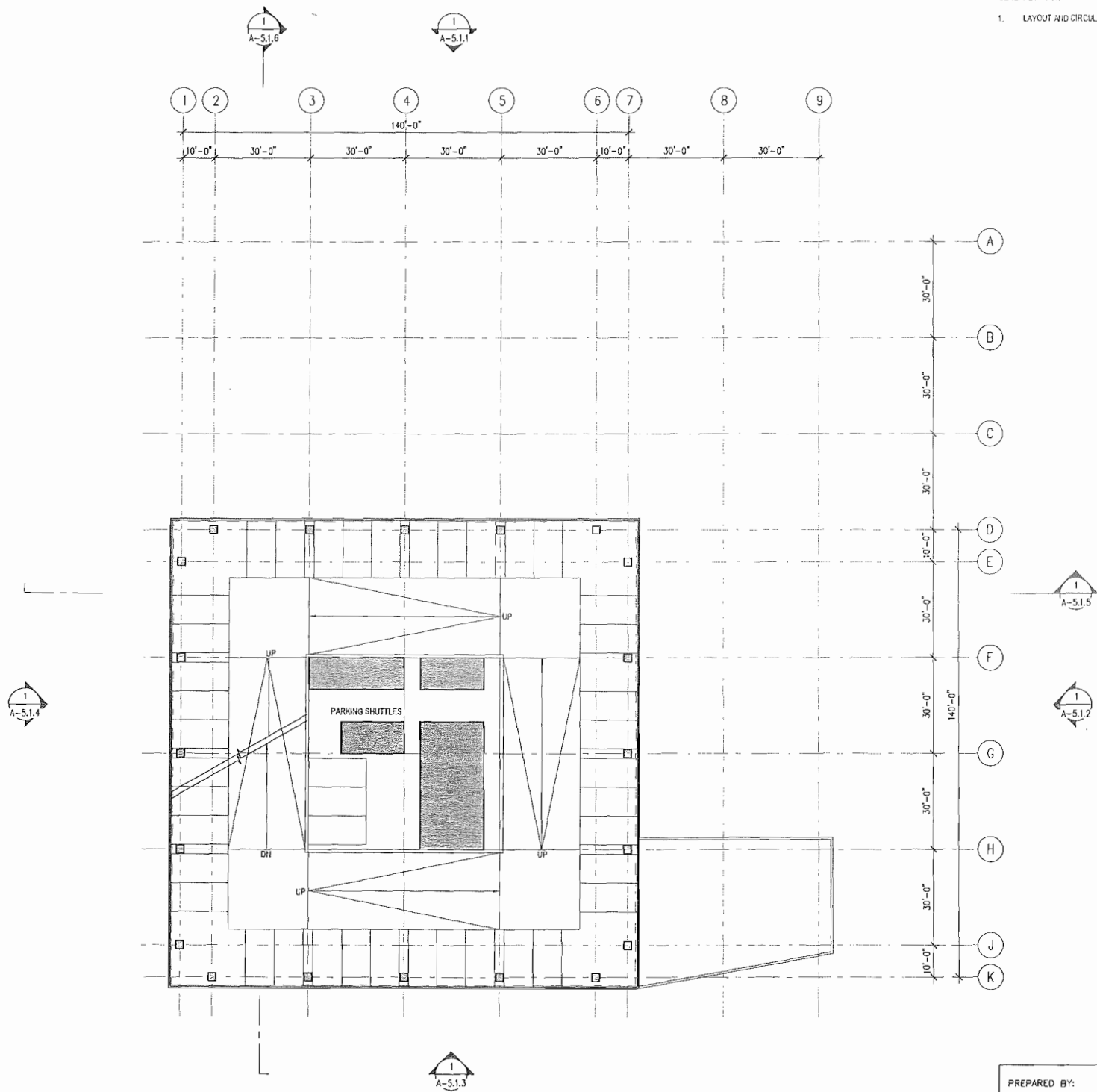
PREPARED BY:	NAME: SKIDMORE OWINGS & MERRILL LLP	REVISION 14:	
ADDRESS:	555 WEST 5TH STREET, 29TH FLOOR LOS ANGELES, CA 90013	REVISION 13:	
PHONE #:	(213) 327-2400	REVISION 12:	
PROJECT ADDRESS:	4727 Executive Drive San Diego, CA 92121	REVISION 11:	
PROJECT NAME:	LA JOLLA COMMONS PHASE III	REVISION 10:	
		REVISION 9:	
		REVISION 8:	
		REVISION 7:	
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		REVISION 5:	
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		REVISION 3:	7/19/2013
		REVISION 2:	5/31/2013
		REVISION 1:	
		ORIGINAL DATE:	5/10/2013
SHEET TITLE:	GROUND FLOOR PLAN ALL OFFICE SCHEME	DRAWING	OF
		SHEET NO.	A-2.1



File Name: A-2-1B.dwg Plotted By: kevin.conway 07/19/2013 [Fri 11:59am]



GENERAL NOTES:
1. LAYOUT AND CIRCULATION SUBJECT TO CHANGE UPON FURTHER DESIGN

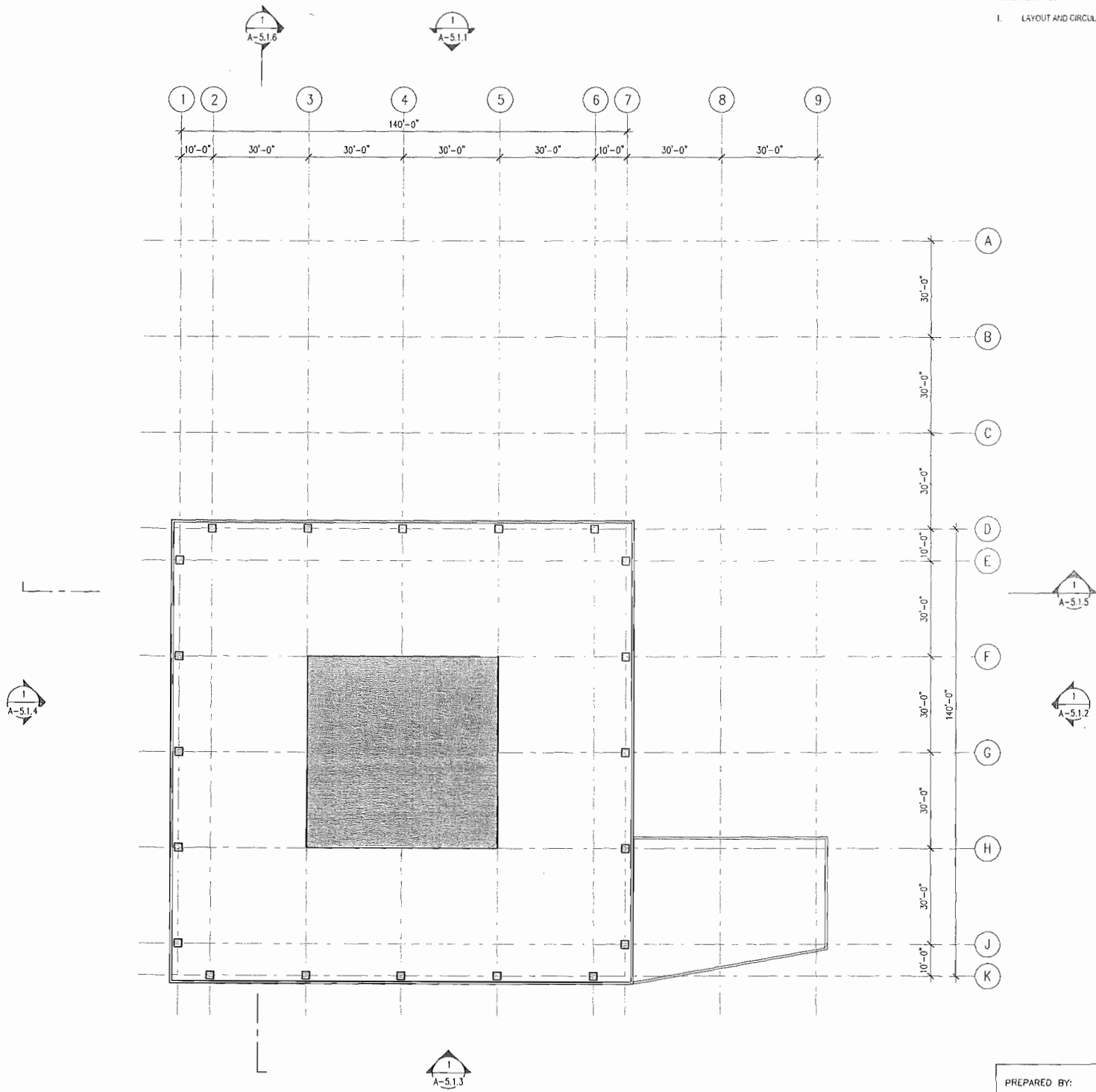


PREPARED BY:		REVISION 14:	
NAME:	SKIDMORE OWINGS & MERRILL, LLP	REVISION 13:	
ADDRESS:	555 WEST 5TH STREET, 28TH FLOOR	REVISION 12:	
	LOS ANGELES, CA 90013	REVISION 11:	
PHONE #:	(213) 327-2400	REVISION 10:	
PROJECT ADDRESS:		REVISION 9:	
	3727 Executive Drive,	REVISION 8:	
	San Diego, CA 92121	REVISION 7:	
PROJECT NAME:		REVISION 6:	
	LA JOLLA COMMONS PHASE III	REVISION 5:	
		REVISION 4:	8/18/2013
		REVISION 3:	7/19/2013
		REVISION 2:	5/31/2013
		REVISION 1:	
SHEET TITLE:		ORIGINAL DATE:	
ABOVE GRADE PARKING PLAN		5/10/2013	
TYPICAL LEVEL		DRAWING _____ OF _____	
ALL OFFICE SCHEME		SHEET NO. A-2.2	

PARKING PLAN
Scale: 1"=6'-0" 01



GENERAL NOTES:
1. LAYOUT AND CIRCULATION SUBJECT TO CHANGE UPON FURTHER DESIGN

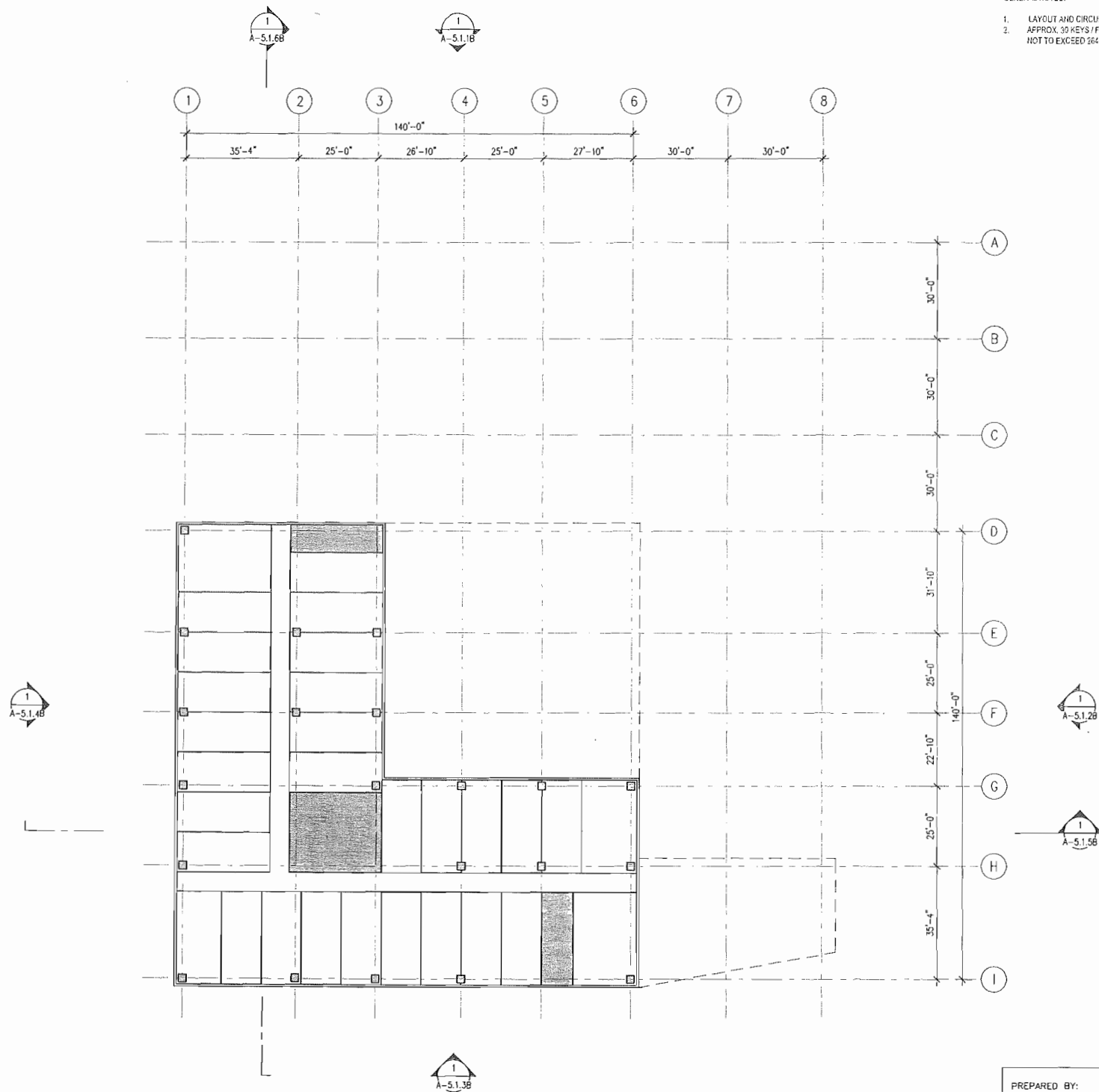


PREPARED BY:		REVISION 14: _____
NAME: SKIDMORE OWINGS & MERRILL LLP		REVISION 13: _____
ADDRESS: 555 WEST 6TH STREET, 29TH FLOOR		REVISION 12: _____
LOS ANGELES, CA 90013		REVISION 11: _____
PHONE #: (213) 327-2400		REVISION 10: _____
PROJECT ADDRESS:		REVISION 9: _____
4727 Executive Drive		REVISION 8: _____
San Diego, CA 92121		REVISION 7: _____
PROJECT NAME:		REVISION 6: _____
LA JOLLA COMMONS PHASE III		REVISION 5: _____
REVISION 4: _____		REVISION 4: 8/16/2013
REVISION 3: _____		REVISION 3: 7/19/2013
REVISION 2: _____		REVISION 2: 5/31/2013
REVISION 1: _____		REVISION 1: _____
ORIGINAL DATE: 5/10/2013		
DRAWING _____ OF _____		
SHEET TITLE:		
OFFICE FLOOR PLAN		
TYPICAL LEVEL		
ALL OFFICE SCHEME		
SHEET NO. A-2.3		

LEVEL 01



- GENERAL NOTES:
1. LAYOUT AND CIRCULATION SUBJECT TO CHANGE UPON FURTHER DESIGN
 2. APPROX. 30 KEYS / FLOOR
NOT TO EXCEED 264 KEYS

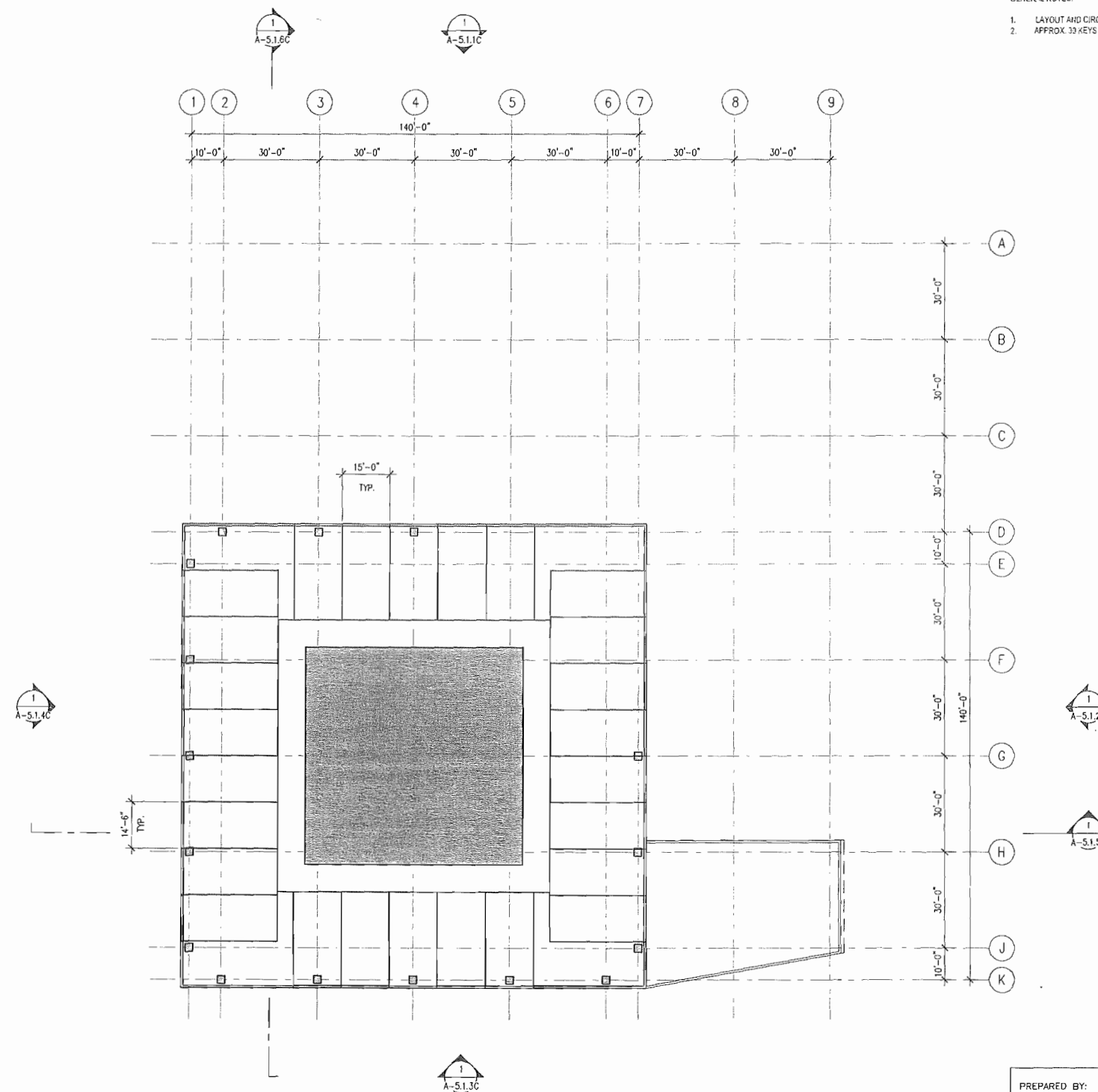


PREPARED BY:		REVISION 14:	
NAME: SKIDMORE OWINGS & MERRILL, LLP		REVISION 13:	
ADDRESS: 555 WEST 5TH STREET, 28TH FLOOR		REVISION 12:	
LOS ANGELES, CA 90013		REVISION 11:	
PHONE #: (213) 327-2400		REVISION 10:	
PROJECT ADDRESS:		REVISION 9:	
4727 Executive Drive		REVISION 8:	
San Diego, CA 92121		REVISION 7:	
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		ORIGINAL DATE:	5/10/2013
SHEET TITLE:		DRAWING _____ OF _____	
HOTEL FLOOR PLAN			
TYPICAL LEVEL			
ALL HOTEL SCHEME			
		SHEET NO.	A-2.3B

LEVEL 01



- GENERAL NOTES:
1. LAYOUT AND CIRCULATION SUBJECT TO CHANGE UPON FURTHER DESIGN
 2. APPROX. 33 KEYS / FLOOR. 175 KEYS TOTAL.

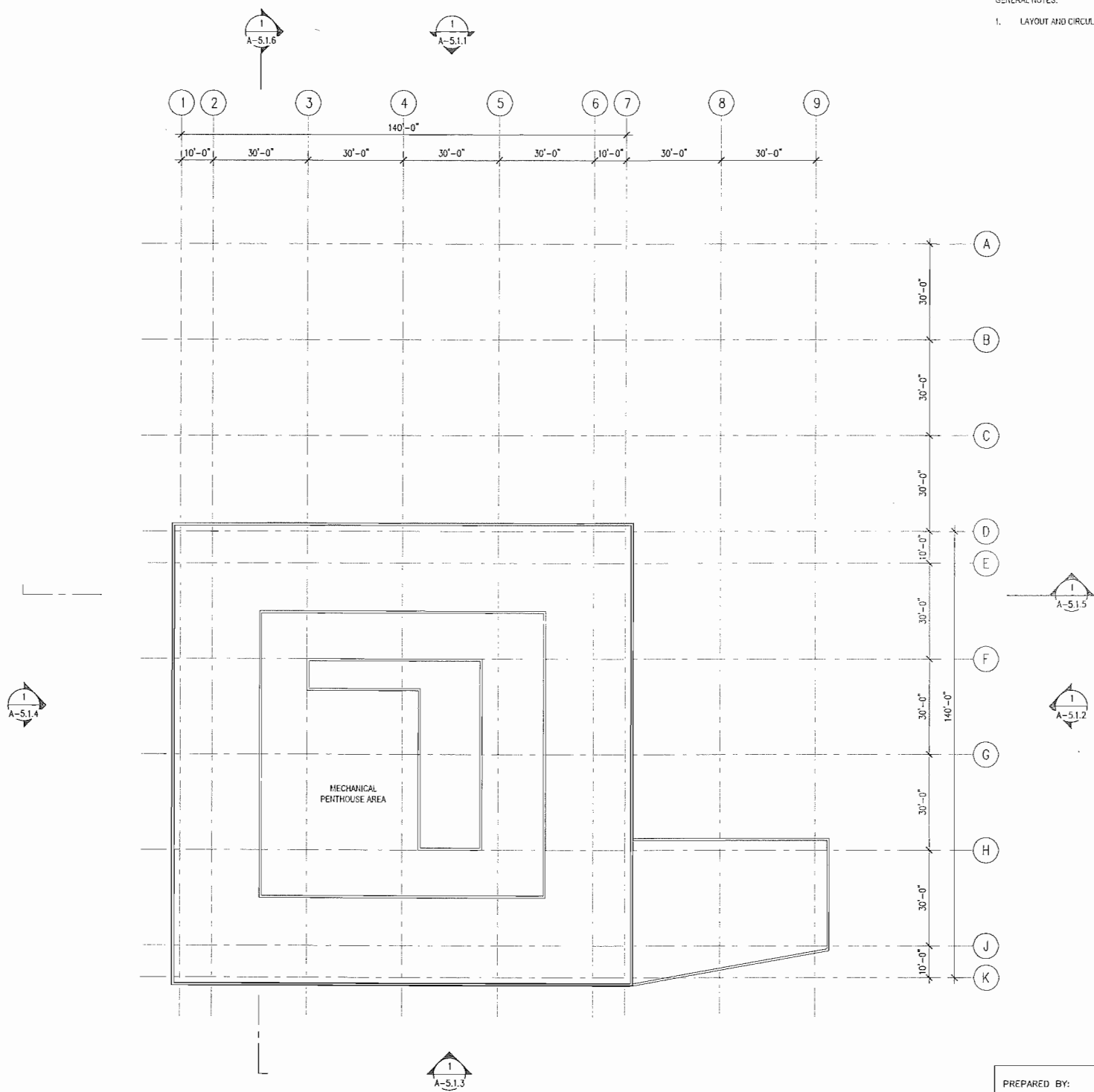


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NAME:	SKIDMORE OWINGS & MERRILL LLP	REVISION 13:	
ADDRESS:	555 WEST 5TH STREET, 20TH FLOOR LOS ANGELES, CA 90013	REVISION 12:	
PHONE #:	(213) 327-2400	REVISION 11:	
PROJECT ADDRESS:		REVISION 10:	
4727 Executive Drive		REVISION 9:	
San Diego, CA 92121		REVISION 8:	
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		REVISION 6:	
		REVISION 5:	
PROJECT NAME:		REVISION 4:	8/16/2013
LA JOLLA COMMONS PHASE III		REVISION 3:	7/19/2013
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		REVISION 1:	
ORIGINAL DATE: 5/10/2013		DRAWING _____ OF _____	
SHEET TITLE:		SHEET NO. A-2.3C	
TYPICAL HOTEL FLOOR PLAN			
OFFICE + HOTEL SCHEME			

LEVEL 01



GENERAL NOTES:
1. LAYOUT AND CIRCULATION SUBJECT TO CHANGE UPON FURTHER DESIGN



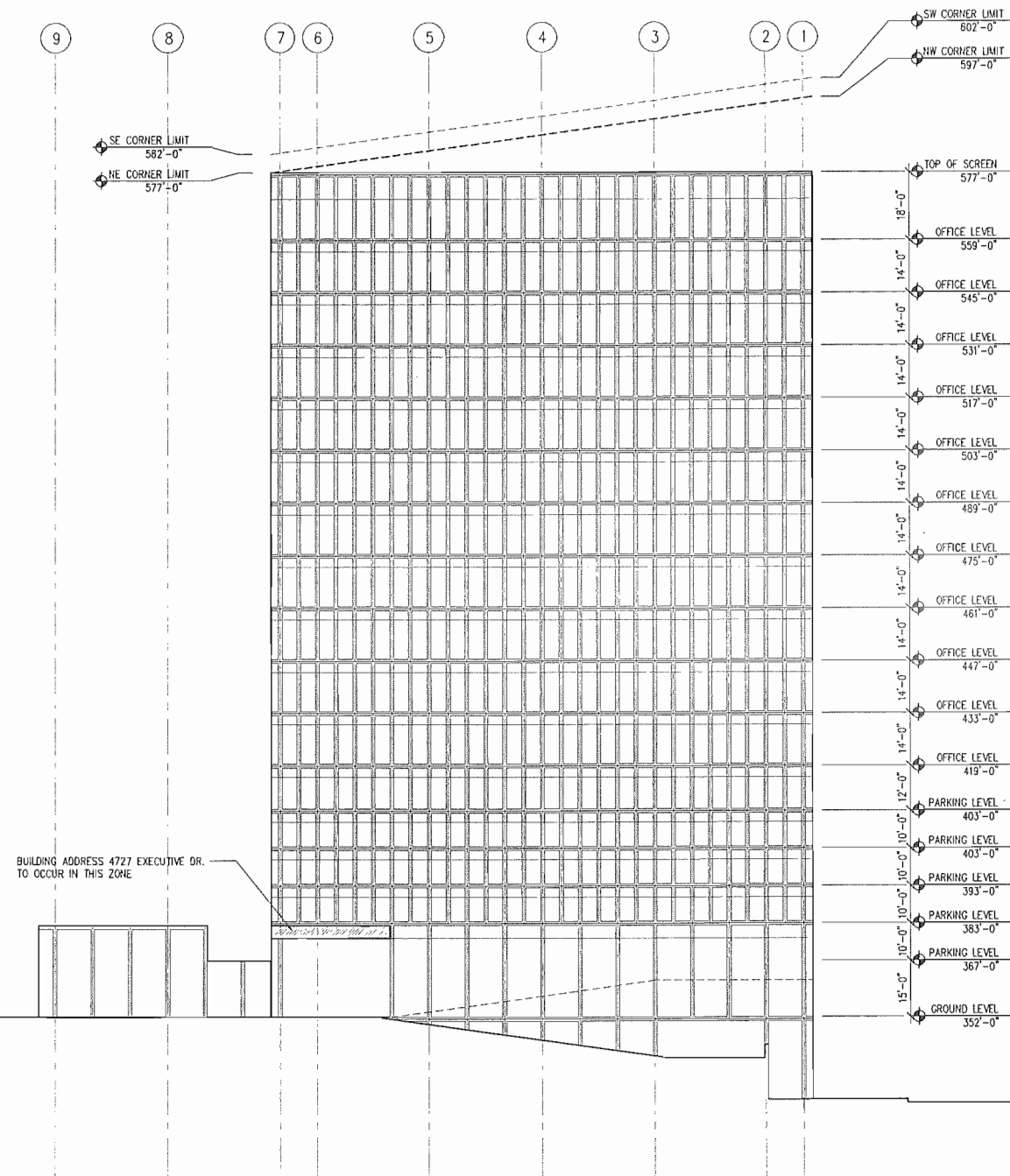
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NAME:	SKIDMORE OWINGS & MERRILL, LLP	REVISION 13:	
ADDRESS:	555 WEST 5TH STREET, 29TH FLOOR	REVISION 12:	
	LOS ANGELES, CA 90013	REVISION 11:	
PHONE #:	(213) 327-2400	REVISION 10:	
PROJECT ADDRESS:		REVISION 9:	
	4727 Executive Drive	REVISION 8:	
	San Diego, CA 92121	REVISION 7:	
		REVISION 6:	
		REVISION 5:	
		REVISION 4:	
PROJECT NAME:		REVISION 3:	7/19/2013
	LA JOLLA COMMONS PHASE III	REVISION 2:	5/31/2013
		REVISION 1:	
SHEET TITLE:		ORIGINAL DATE:	5/10/2013
TYPICAL ROOF PLAN		DRAWING	OF
		SHEET NO.	A-2.4

ROOF PLAN 01



GENERAL NOTES:

1. BUILDING HEIGHT NOT TO EXCEED:
597' AMSL AT NW CORNER (2013-AWP-2171-05)
577' AMSL AT NE CORNER (2013-AWP-2172-05)
582' AMSL AT SE CORNER (2013-AWP-2173-05)
602' AMSL AT SW CORNER (2013-AWP-2174-05)
2. GARAGE FACADES AT ABOVE GRADE LEVELS WILL SCREEN VEHICLES FROM VIEW. POTENTIAL MATERIALS: PRECAST CONCRETE, STONE, METAL PANEL, GLASS CURTAIN WALL, PLASTER OR SIMILAR.
3. BUILDING FACADES WILL BE PLASTER, PRECAST CONCRETE, METAL PANEL, GLASS CURTAIN WALL OR SIMILAR.
4. LAYOUT AND NUMBER OF STORIES SUBJECT TO CHANGE UPON FURTHER DESIGN.
5. PROPOSED ARCHITECTURAL DESIGN INCLUDING COLORS, MATERIALS, AND BUILDING ELEMENTS SHALL BE COMPLEMENTARY TO PHASE I AND II OF THE LA JOLLA COMMONS PROJECT, TYPICAL FOR ALL SCHEMES. ALL ELEVATIONS.



ELEVATION 01

PREPARED BY:

NAME: SKIDMORE OWINGS & MERRILL LLP

ADDRESS: 555 WEST 5TH STREET, 29TH FLOOR
LOS ANGELES, CA 90013

PHONE #: (213) 327-2400

PROJECT ADDRESS:

4727 Executive Drive,
San Diego, CA 92121

PROJECT NAME:

LA JOLLA COMMONS PHASE III

SHEET TITLE:
NORTH BUILDING ELEVATION
ALL OFFICE SCHEME

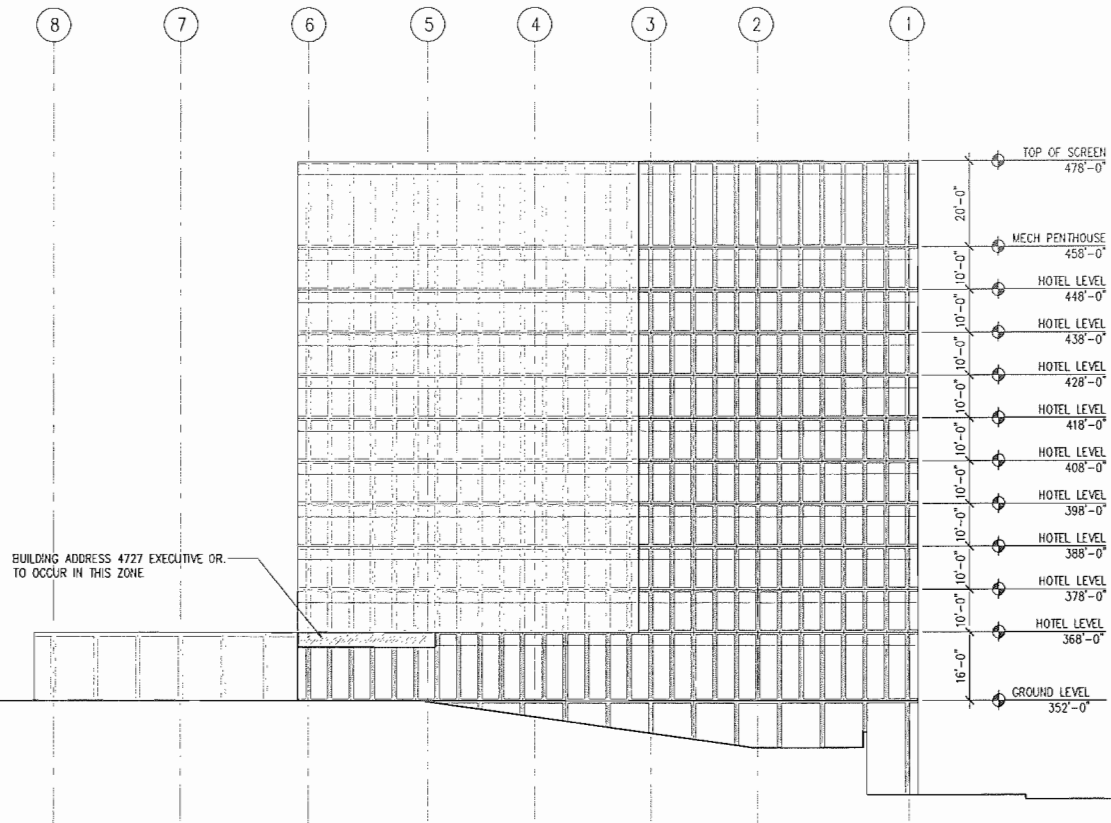
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REVISION 7:	
REVISION 6:	
REVISION 5:	
REVISION 4:	10/02/2013
REVISION 3:	8/16/2013
REVISION 2:	7/19/2013
REVISION 1:	5/31/2013

ORIGINAL DATE: 5/10/2013

DRAWING _____ OF _____

SHEET NO. A-5.1.1

- GENERAL NOTES:
1. BUILDING HEIGHT NOT TO EXCEED 596' AMSL
 2. GARAGE FACADES WILL SCREEN VEHICLE FROM VIEW. POTENTIAL MATERIALS: PRECAST CONCRETE, STONE, METAL PANEL, GLASS CURTAIN WALL, PLASTER OR SIMILAR.
 3. BUILDING FACADES WILL BE PLASTER, PRECAST CONCRETE, METAL PANEL, GLASS CURTAIN WALL OR SIMILAR
 4. LAYOUT AND NUMBER OF STORIES SUBJECT TO CHANGE UPON FURTHER DESIGN



PREPARED BY:
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PROJECT ADDRESS:
4727 Executive Drive
San Diego, CA 92121
PROJECT NAME:
LA JOLLA COMMONS PHASE III

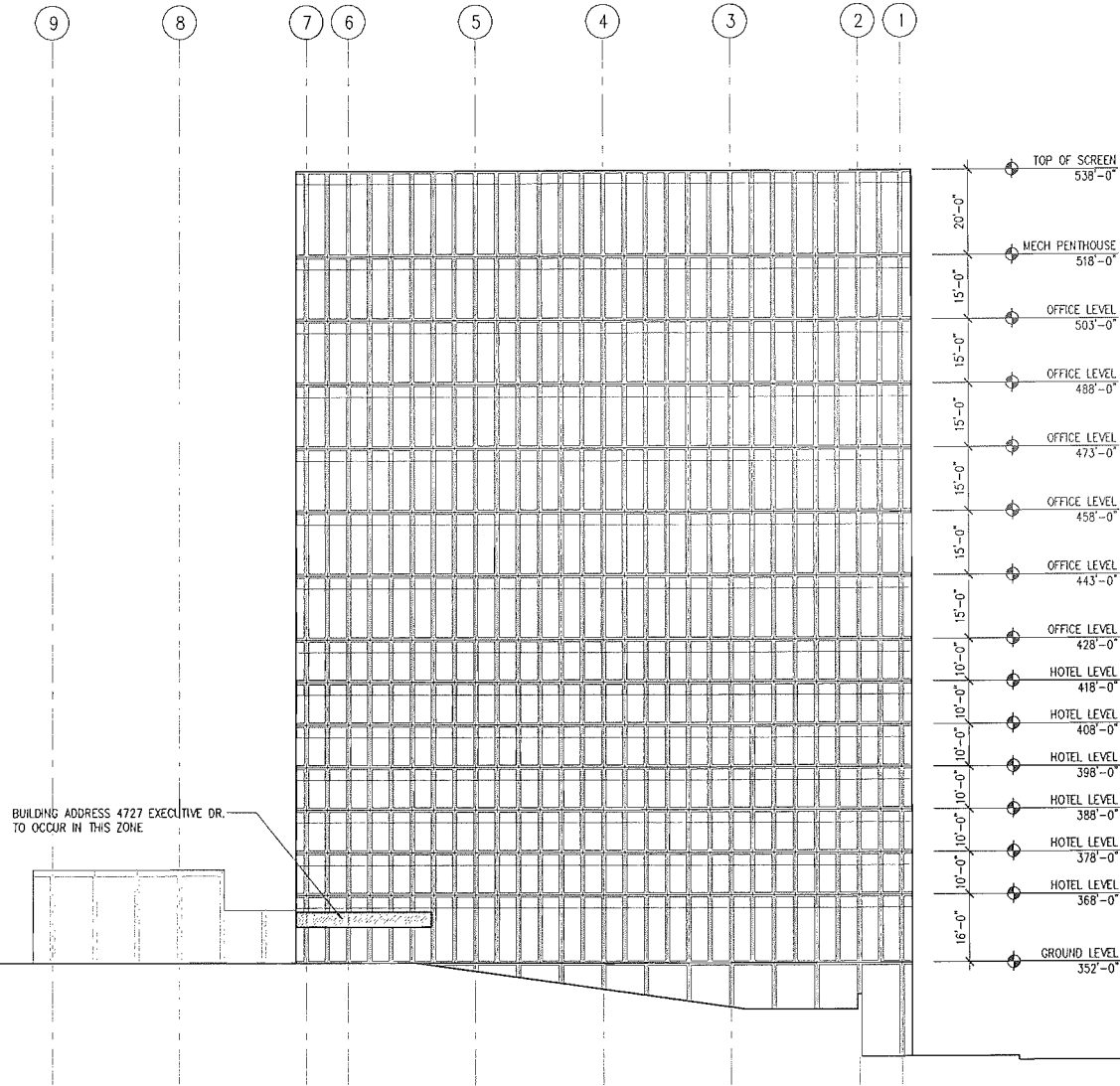
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REVISION 6: _____
REVISION 5: _____
REVISION 4: _____
REVISION 3: _____
REVISION 2: 7/19/2013
REVISION 1: 5/31/2013

ORIGINAL DATE: 5/10/2013
DRAWING _____ OF _____
SHEET NO. A-5.1.1B

SHEET TITLE:
NORTH BUILDING ELEVATION
ALL HOTEL SCHEME

ELEVATION 01

- GENERAL NOTES:
1. BUILDING HEIGHT NOT TO EXCEED 530' AMSL
 2. GARAGE FACADES WILL SCREEN VEHICLE FROM VIEW. POTENTIAL MATERIALS: PRECAST CONCRETE, STONE, METAL PANEL, GLASS CURTAIN WALL, PLASTER OR SIMILAR.
 3. BUILDING FACADES WILL BE PLASTER, PRECAST CONCRETE, METAL PANEL, GLASS CURTAIN WALL OR SIMILAR
 4. LAYOUT AND NUMBER OF STORIES SUBJECT TO CHANGE UPON FUTHER DESIGN

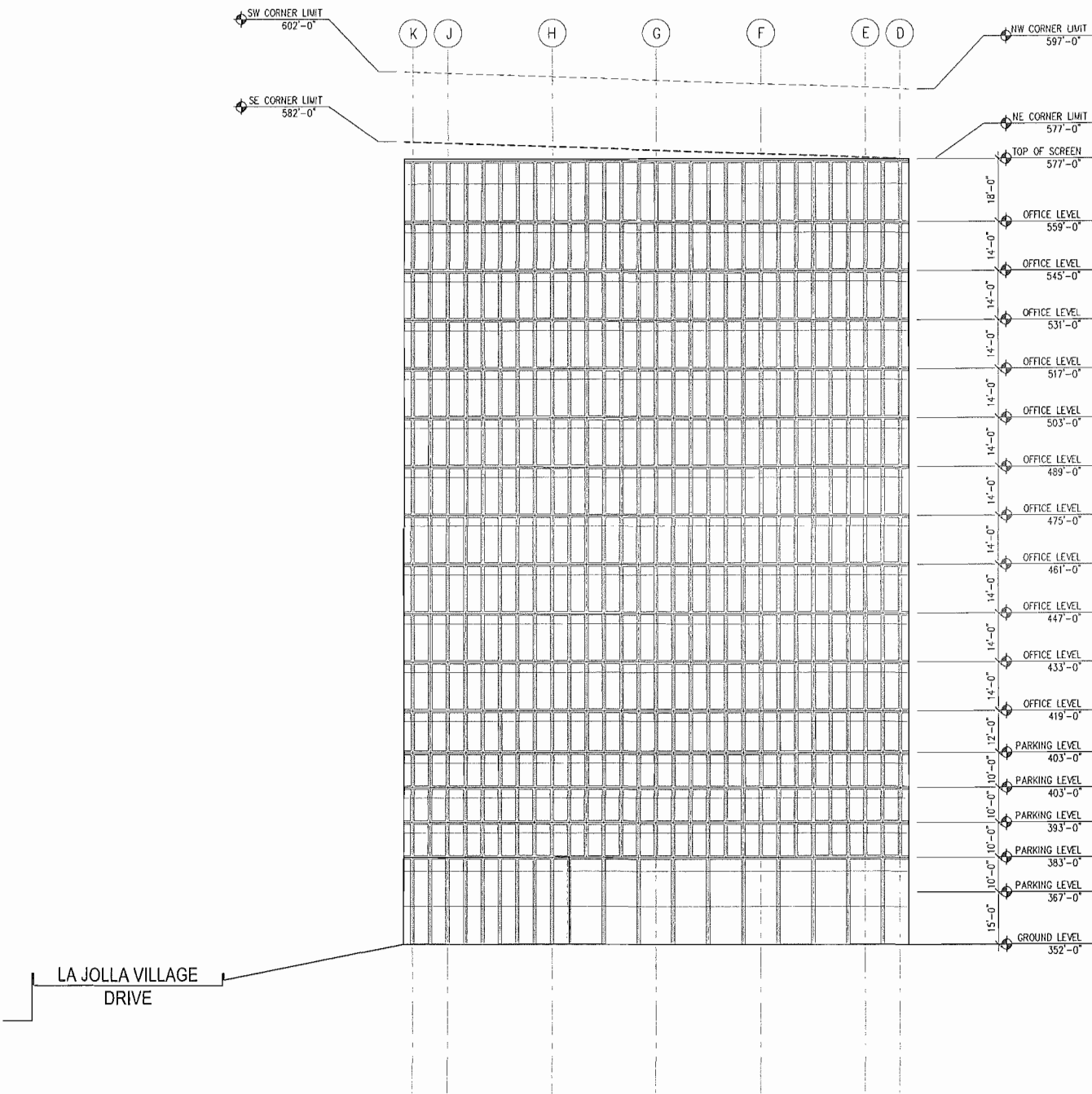


PREPARED BY:	NAME: SKIDMORE OWINGS & MERRILL, LLP	REVISION 14:	
ADDRESS: 555 WEST 5TH STREET, 29TH FLOOR LOS ANGELES, CA 90013	PHONE #: 213.327-2400	REVISION 13:	
PROJECT ADDRESS: 4727 Executive Drive San Diego, CA 92121		REVISION 12:	
PROJECT NAME: LA JOLLA COMMONS PHASE III		REVISION 11:	
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		REVISION 9:	
		REVISION 8:	
		REVISION 7:	
		REVISION 6:	
		REVISION 5:	
		REVISION 4:	
		REVISION 3:	7/19/2013
		REVISION 2:	9/31/2013
		REVISION 1:	
		ORIGINAL DATE:	5/10/2013
		DRAWING	OF
SHEET TITLE: NORTH BUILDING ELEVATION OFFICE + HOTEL SCHEME		SHEET NO.	A-5.1.1C

ELEVATION 01

GENERAL NOTES:

1. BUILDING HEIGHT NOT TO EXCEED:
597' ASSL AT NW CORNER (2013-AWP-2171-OE)
577' ASSL AT NE CORNER (2013-AWP-2172-OE)
582' ASSL AT SE CORNER (2013-AWP-2173-OE)
602' ASSL AT SW CORNER (2013-AWP-2174-OE)
2. GARAGE FACADES AT ABOVE GRADE LEVELS WILL SCREEN VEHICLES FROM VIEW. POTENTIAL MATERIALS: PRECAST CONCRETE, STONE, METAL PANEL, GLASS CURTAIN WALL, PLASTER OR SIMILAR.
3. BUILDING FACADES WILL BE PLASTER, PRECAST CONCRETE, METAL PANEL, GLASS CURTAIN WALL OR SIMILAR.
4. LAYOUT AND NUMBER OF STORIES SUBJECT TO CHANGE UPON FURTHER DESIGN.
5. PROPOSED ARCHITECTURAL DESIGN INCLUDING COLORS, MATERIALS, AND BUILDING ELEMENTS SHALL BE COMPLEMENTARY TO PHASE I AND II OF THE LA JOLLA COMMONS PROJECT, TYPICAL FOR ALL SCHEMES. ALL ELEVATIONS.

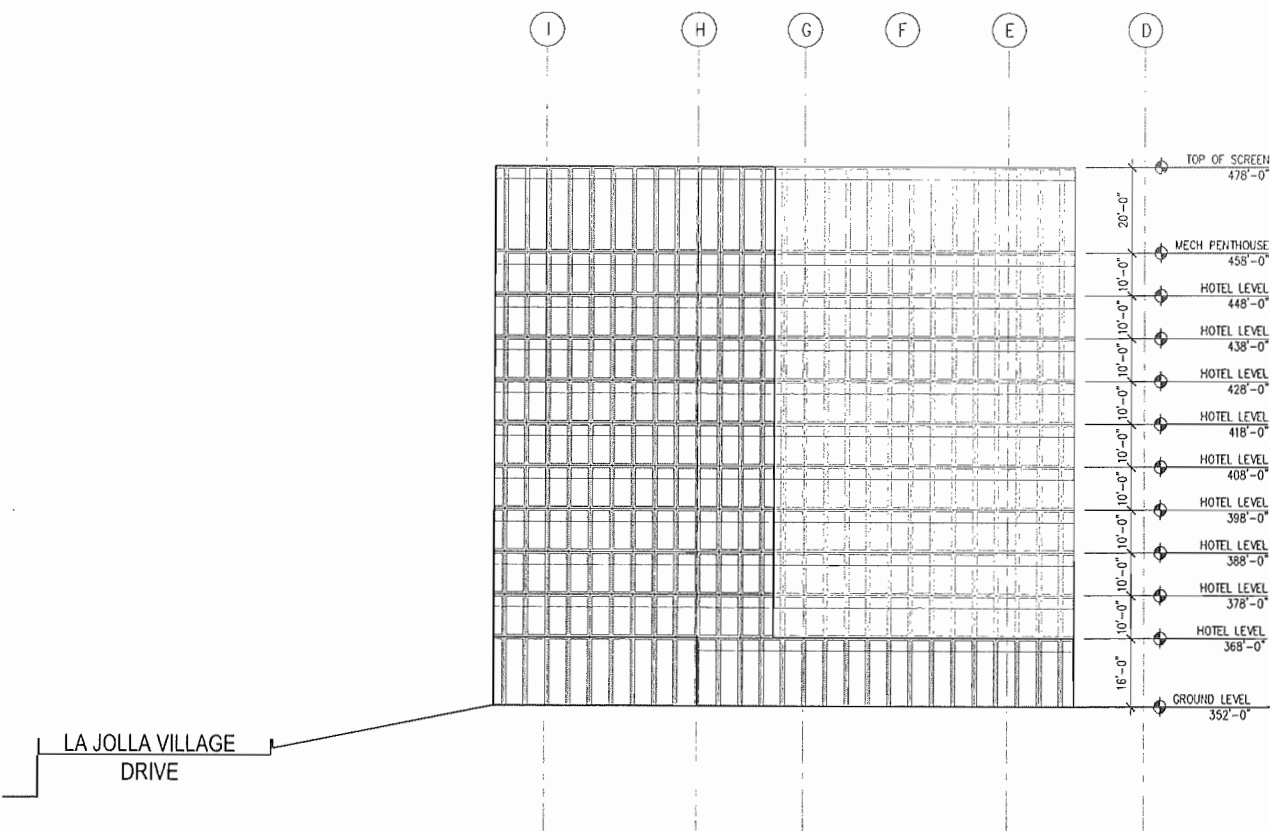


PREPARED BY:	NAME: SKIOMORE OWINGS & MERRILL, LLP	REVISION 14:	
	ADDRESS: 555 WEST 5TH STREET, 28TH FLOOR	REVISION 13:	
	LOS ANGELES, CA 90013	REVISION 12:	
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PROJECT ADDRESS:	4727 Executive Drive	REVISION 10:	
	San Diego, CA 92121	REVISION 9:	
		REVISION 8:	
		REVISION 7:	
		REVISION 6:	
		REVISION 5:	
		REVISION 4:	10/02/2013
		REVISION 3:	8/16/2013
		REVISION 2:	7/19/2013
		REVISION 1:	5/31/2013
PROJECT NAME:	LA JOLLA COMMONS PHASE III	ORIGINAL DATE:	5/10/2013
SHEET TITLE:	EAST BUILDING ELEVATION	DRAWING	OF
	ALL OFFICE SCHEME	SHEET NO.	A-5.1.2

ELEVATION 01

GENERAL NOTES:

1. BUILDING HEIGHT NOT TO EXCEED 595' AMSL
2. GARAGE FACADES WILL SCREEN VEHICLE FROM VIEW. POTENTIAL MATERIALS: PRECAST CONCRETE, STONE, METAL PANEL, GLASS CURTAIN WALL, PLASTER OR SIMILAR.
3. BUILDING FACADES WILL BE PLASTER, PRECAST CONCRETE, METAL PANEL, GLASS CURTAIN WALL OR SIMILAR
4. LAYOUT AND NUMBER OF STORIES SUBJECT TO CHANGE UPON FUTURE DESIGN

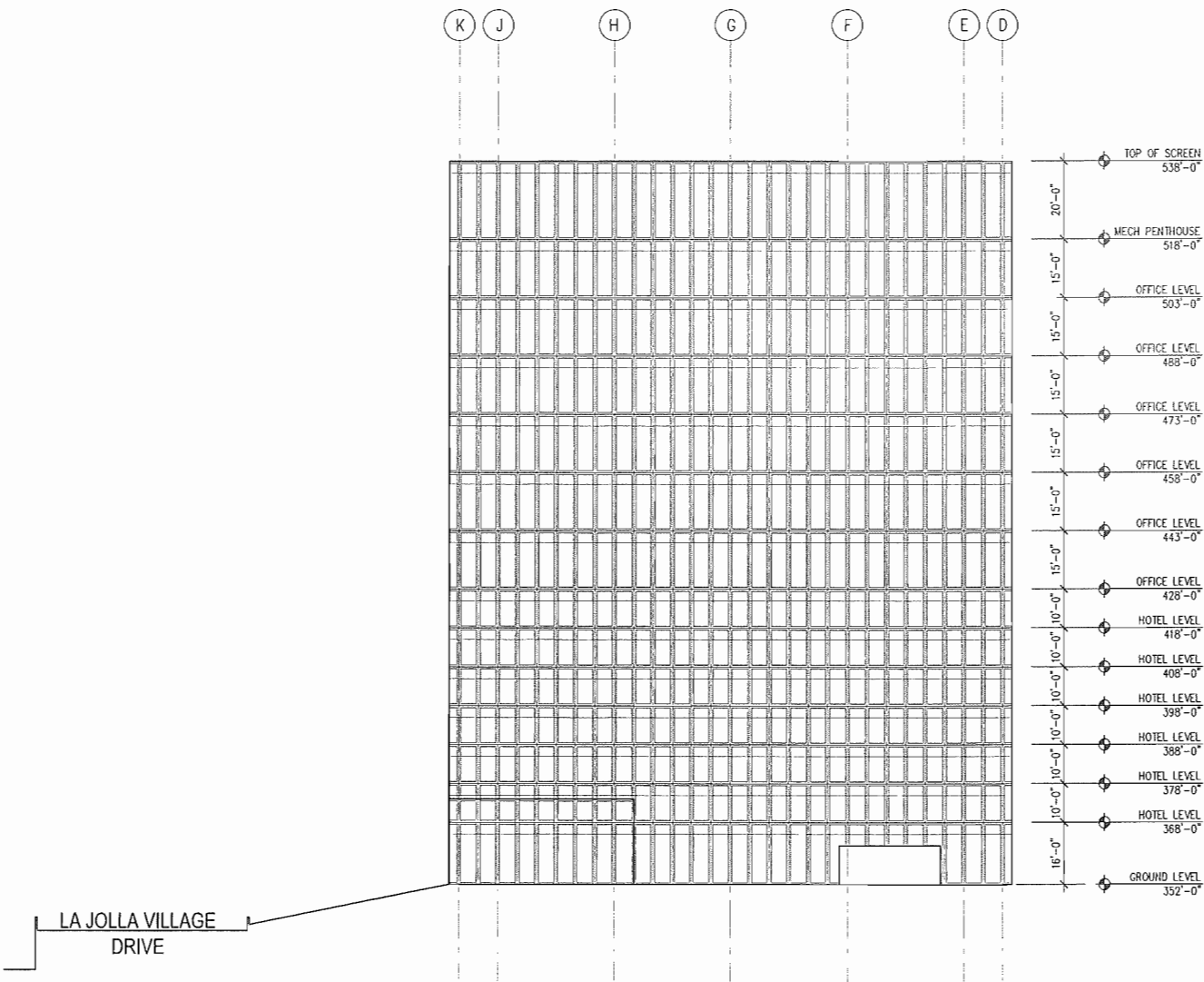


PREPARED BY:	NAME: SKIDMORE OWINGS & MERRILL, LLP	REVISION 14:	
ADDRESS: 555 WEST 5TH STREET, 29TH FLOOR	LOS ANGELES, CA 90013	REVISION 13:	
PHONE #: (213) 327-2400		REVISION 12:	
PROJECT ADDRESS:		REVISION 11:	
4727 Executive Drive,		REVISION 10:	
San Diego, CA 92121		REVISION 9:	
		REVISION 8:	
		REVISION 7:	
		REVISION 6:	
		REVISION 5:	
		REVISION 4:	
PROJECT NAME:		REVISION 3:	7/19/2013
LA JOLLA COMMONS PHASE III		REVISION 2:	5/31/2013
		REVISION 1:	
		ORIGINAL DATE:	5/10/2013
SHEET TITLE:		DRAWING	OF
EAST BUILDING ELEVATION			
ALL HOTEL SCHEME			
		SHEET NO:	A-5.1.2B

ELEVATION 01

GENERAL NOTES:

1. BUILDING HEIGHT NOT TO EXCEED 555' AMSL
2. GARAGE FACADES WILL SCREEN VEHICLE FROM VIEW. POTENTIAL MATERIALS: PRECAST CONCRETE, STONE, METAL PANEL, GLASS CURTAIN WALL, PLASTER OR SIMILAR.
3. BUILDING FACADES WILL BE PLASTER, PRECAST CONCRETE, METAL PANEL, GLASS CURTAIN WALL OR SIMILAR.
4. LAYOUT AND H/W/BER OF STORIES SUBJECT TO CHANGE UPON FUTHER DESIGN

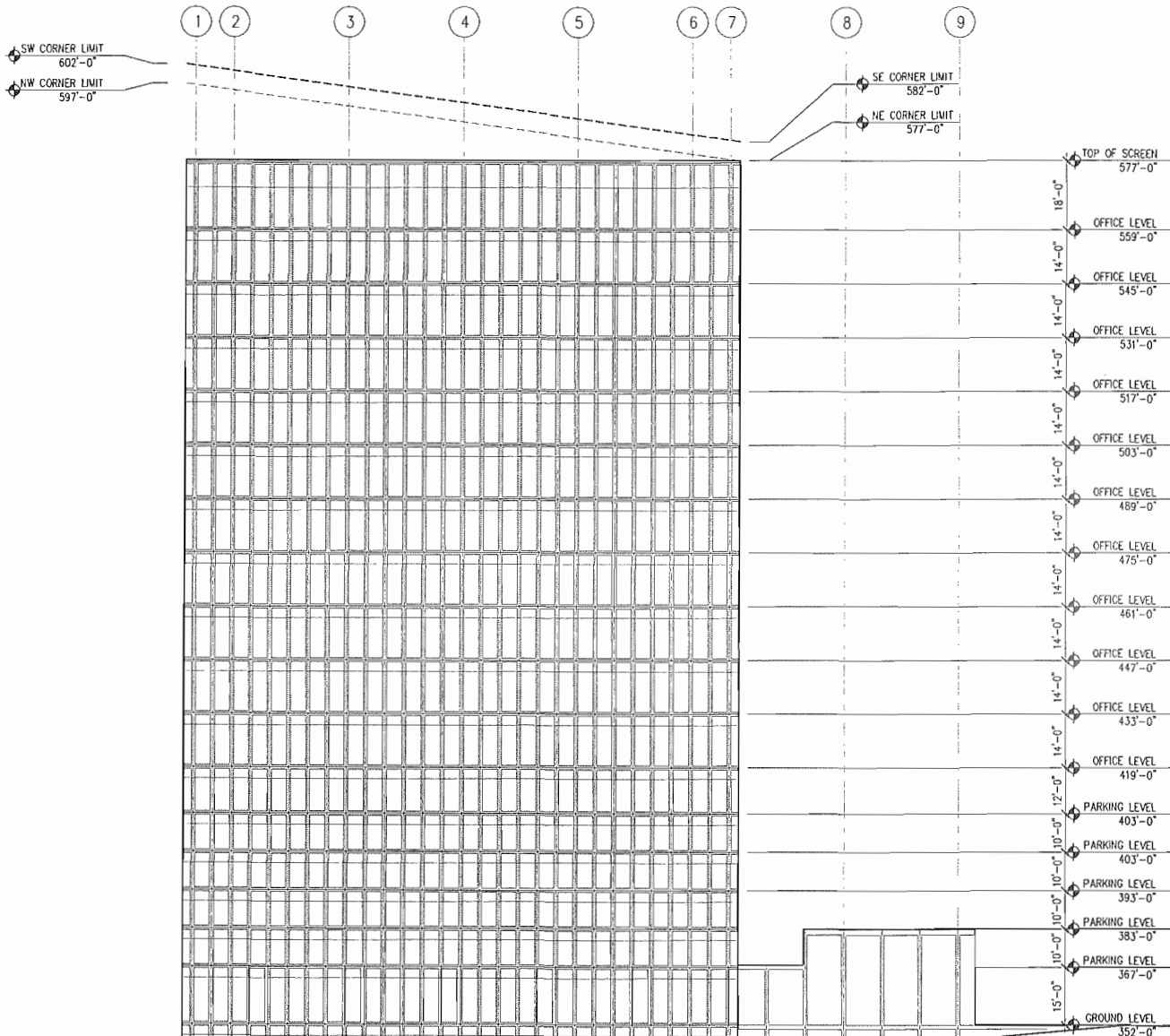


ELEVATION 01

PREPARED BY:	NAME: SKIDMORE OWINGS & MERRILL, LLP	REVISION 14:	
ADDRESS: 555 WEST 5TH STREET, 29TH FLOOR	LOS ANGELES, CA 90013	REVISION 13:	
PHONE #: (213) 327-2400		REVISION 12:	
PROJECT ADDRESS:		REVISION 11:	
4727 Executive Drive		REVISION 10:	
San Diego, CA 92121		REVISION 9:	
		REVISION 8:	
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		REVISION 5:	
		REVISION 4:	
PROJECT NAME:		REVISION 3:	
LA JOLLA COMMONS PHASE III		REVISION 2:	7/19/2013
		REVISION 1:	5/31/2013
		ORIGINAL DATE:	5/10/2013
SHEET TITLE:		DRAWING	OF
EAST BUILDING ELEVATION			
OFFICE + HOTEL SCHEME			
		SHEET NO.	A-5.1.2C

GENERAL NOTES:

1. BUILDING HEIGHT NOT TO EXCEED:
597' ASSL AT NW CORNER (2013-AWP-2171-0E)
577' ASSL AT NE CORNER (2013-AWP-2172-0E)
562' ASSL AT SE CORNER (2013-AWP-2173-0E)
632' ASSL AT SW CORNER (2013-AWP-2174-0E)
2. GARAGE FACADES AT ABOVE GRADE LEVELS WILL SCREEN VEHICLES FROM VIEW. POTENTIAL MATERIALS: PRECAST CONCRETE, STONE, METAL PANEL, GLASS CURTAIN WALL, PLASTER OR SIMILAR.
3. BUILDING FACADES WILL BE PLASTER, PRECAST CONCRETE, METAL PANEL, GLASS CURTAIN WALL, OR SIMILAR.
4. LAYOUT AND NUMBER OF STORIES SUBJECT TO CHANGE UPON FURTHER DESIGN.
5. PROPOSED ARCHITECTURAL DESIGN INCLUDING COLORS, MATERIALS, AND BUILDING ELEMENTS SHALL BE COMPLEMENTARY TO PHASE I AND II OF THE LA JOLLA COMMONS PROJECT, TYPICAL FOR ALL SCHEMES, ALL ELEVATIONS.

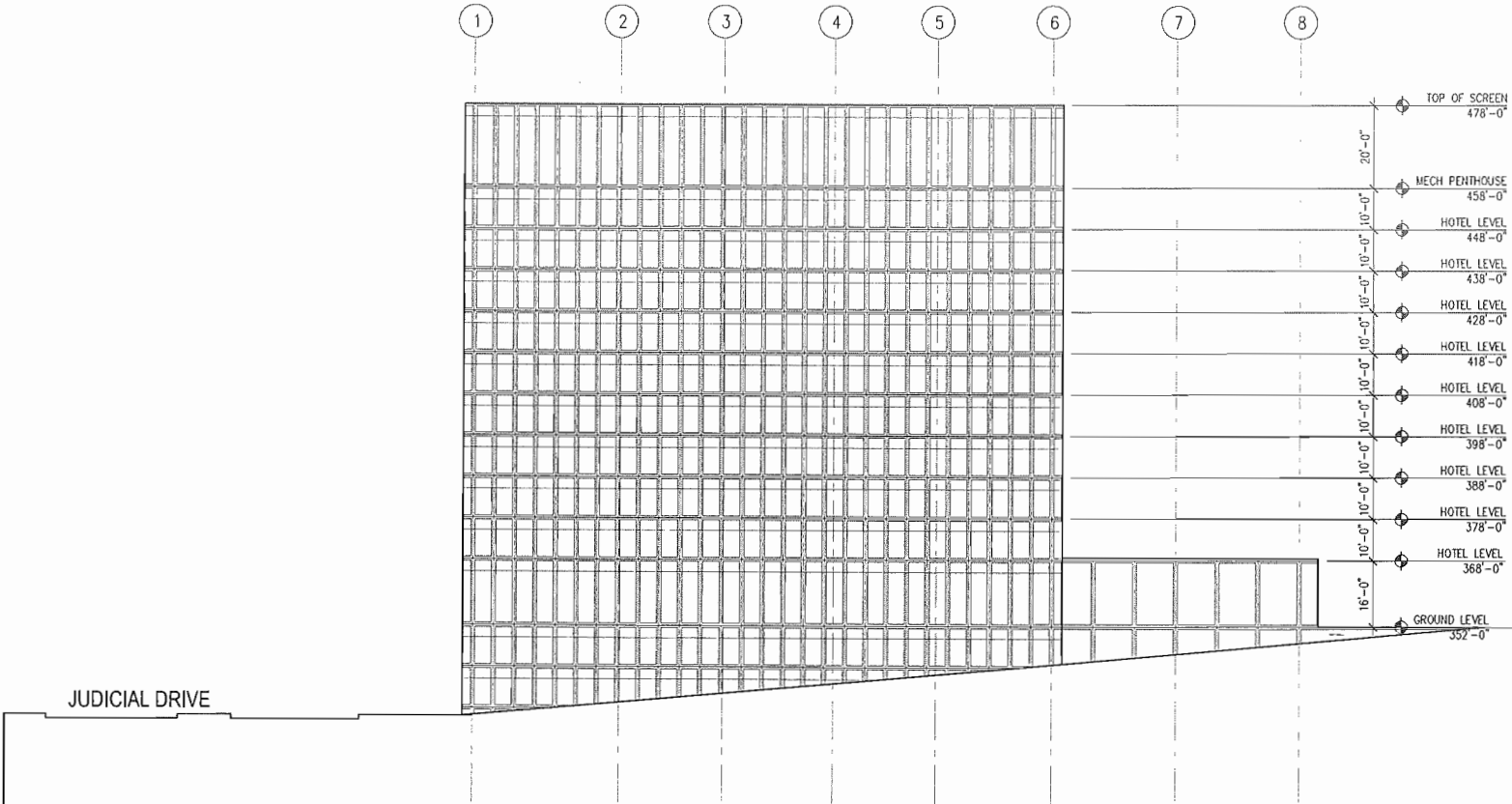


PHASE I

PREPARED BY:
NAME: SKIDMORE OWINGS & MERRILL LLP
ADDRESS: 555 WEST 5TH STREET, 29TH FLOOR
LOS ANGELES, CA 90013
PHONE #: (213) 327-2400
PROJECT ADDRESS:
4727 Executive Drive,
San Diego, CA 92121
PROJECT NAME:
LA JOLLA COMMONS PHASE III
SHEET TITLE:
SOUTH BUILDING ELEVATION
ALL OFFICE SCHEME

REVISION 14: _____
REVISION 13: _____
REVISION 12: _____
REVISION 11: _____
REVISION 10: _____
REVISION 9: _____
REVISION 8: _____
REVISION 7: _____
REVISION 6: _____
REVISION 5: 10/02/2013
REVISION 4: 8/16/2013
REVISION 3: 7/19/2013
REVISION 2: 5/31/2013
REVISION 1: _____
ORIGINAL DATE: 5/10/2013
DRAWING _____ OF _____
SHEET NO. A-5.1.3

- GENERAL NOTES:
1. BUILDING HEIGHT NOT TO EXCEED 500' AMSL
 2. GARAGE FACADES WILL SCREEN VEHICLE FROM VIEW. POTENTIAL MATERIALS: PRECAST CONCRETE, STONE, METAL PANEL, GLASS CURTAIN WALL, PLASTER OR SIMILAR
 3. BUILDING FACADES WILL BE PLASTER, PRECAST CONCRETE, METAL PANEL, GLASS CURTAIN WALL OR SIMILAR
 4. LAYOUT AND NUMBER OF STORIES SUBJECT TO CHANGE UPON FURTHER DESIGN

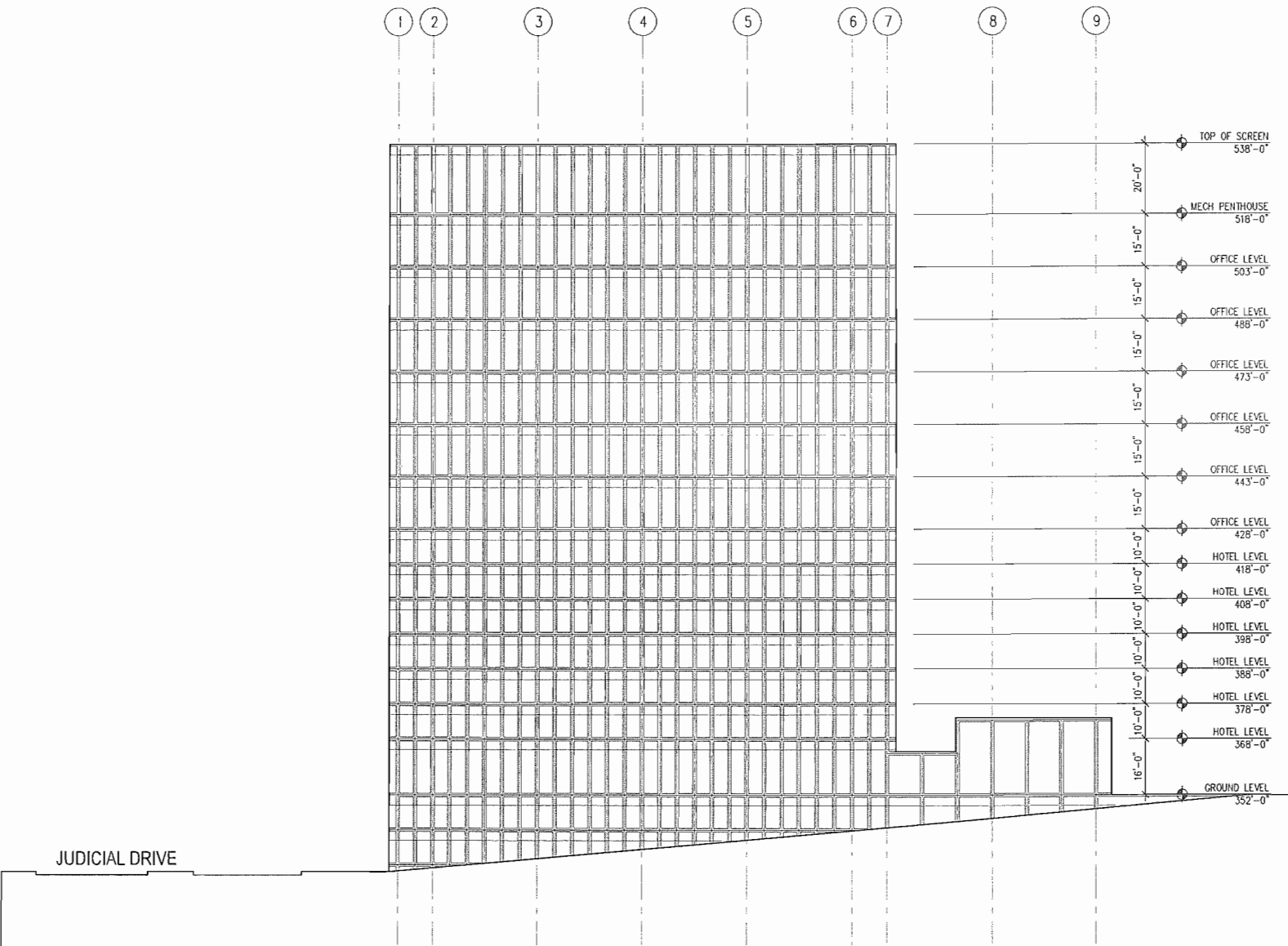


PHASE I

PREPARED BY:	NAME: SKIDMORE OWINGS & MERRILL LLP	REVISION 14:	
ADDRESS: 555 WEST 5TH STREET, 29TH FLOOR	LOS ANGELES, CA 90013	REVISION 13:	
PHONE #: (213) 327-2400		REVISION 12:	
PROJECT ADDRESS: 4727 Executive Drive,	San Diego, CA 92121	REVISION 11:	
PROJECT NAME: LA JOLLA COMMONS PHASE III		REVISION 10:	
		REVISION 9:	
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		REVISION 3:	7/19/2013
		REVISION 2:	5/31/2013
		REVISION 1:	
		ORIGINAL DATE:	5/10/2013
SHEET TITLE:	SOUTH BUILDING ELEVATION	DRAWING	OF
	ALL HOTEL SCHEME		
		SHEET NO.	A-5.1.3B

ELEVATION 01

- GENERAL NOTES:
1. BUILDING HEIGHT NOT TO EXCEED 596' AMSL
 2. GARAGE FACADES WILL SCREEN VEHICLE FROM VIEW. POTENTIAL MATERIALS: PRECAST CONCRETE, STONE, METAL PANEL, GLASS CURTAIN WALL, PLASTER OR SIMILAR.
 3. BUILDING FACADES WILL BE PLASTER, PRECAST CONCRETE, METAL PANEL, GLASS CURTAIN WALL OR SIMILAR.
 4. LAYOUT AND NUMBER OF STORES SUBJECT TO CHANGE UPON FURTHER DESIGN



PHASE I

PREPARED BY:

NAME: SKIDMORE OWINGS & MERRILL, LLP

ADDRESS: 555 WEST 5TH STREET, 29TH FLOOR
LOS ANGELES, CA 90013

PHONE #: (213) 327-2400

PROJECT ADDRESS:
4727 Executive Drive
San Diego, CA 92121

PROJECT NAME:
LA JOLLA COMMONS PHASE III

SHEET TITLE:
SOUTH BUILDING ELEVATION
HOTEL + OFFICE SCHEME

REVISION 14: _____

REVISION 13: _____

REVISION 12: _____

REVISION 11: _____

REVISION 10: _____

REVISION 9: _____

REVISION 8: _____

REVISION 7: _____

REVISION 6: _____

REVISION 5: _____

REVISION 4: _____

REVISION 3: _____

REVISION 2: 7/19/2013

REVISION 1: 5/31/2013

ORIGINAL DATE: 5/10/2013

DRAWING _____ OF _____

SHEET NO. A-5.1.3C

ELEVATION 01

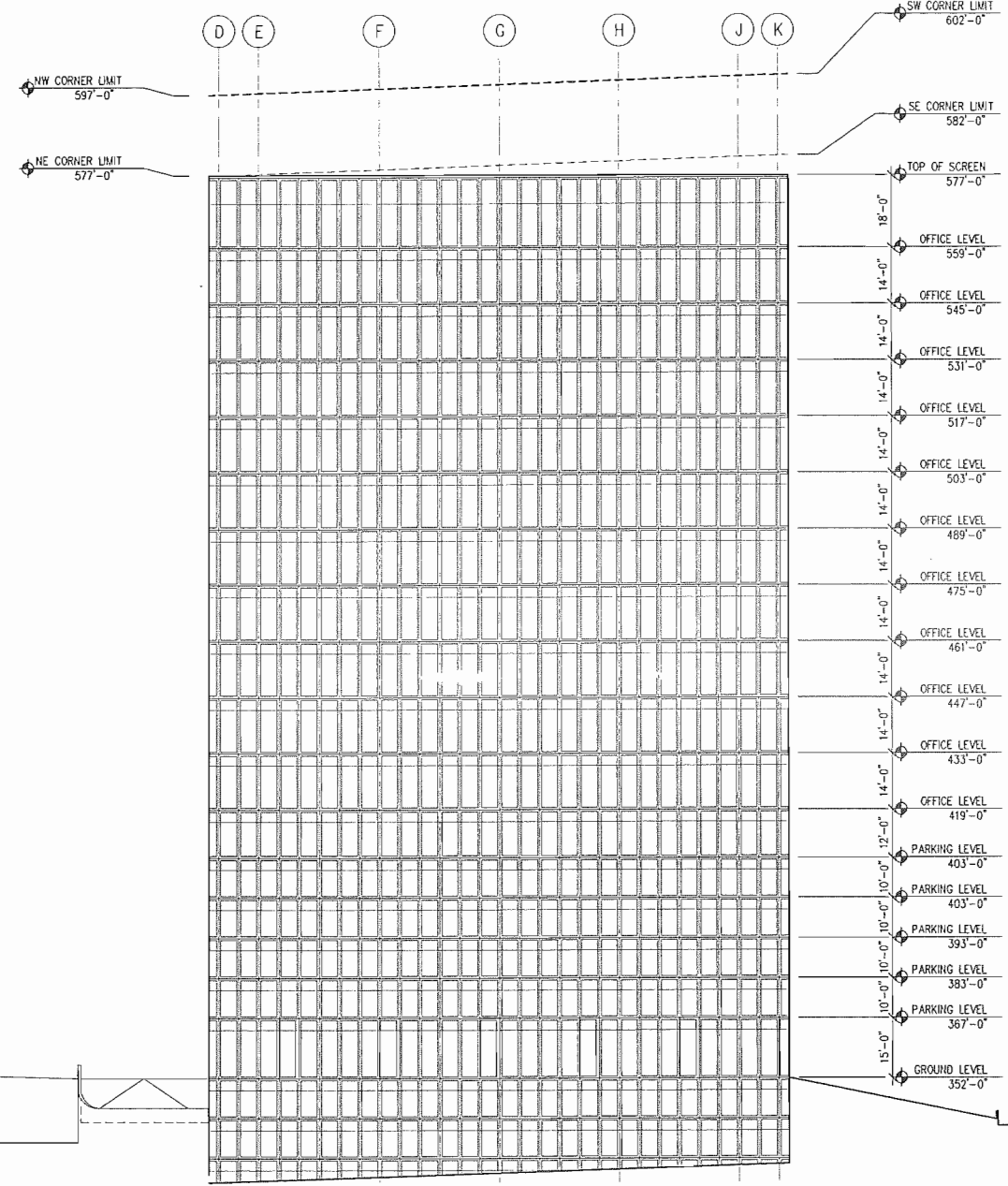
GENERAL NOTES:

1. BUILDING HEIGHT NOT TO EXCEED:
597' AMSL AT NW CORNER (2013-AWP-2171-05)
577' AMSL AT NE CORNER (2013-AWP-2172-05)
582' AMSL AT SE CORNER (2013-AWP-2173-05)
602' AMSL AT SW CORNER (2013-AWP-2174-05)
2. GARAGE FACADES AT ABOVE GRADE LEVELS WILL SCREEN VEHICLES FROM VIEW. POTENTIAL MATERIALS: PRECAST CONCRETE, STONE, METAL PANEL, GLASS CURTAIN WALL, PLASTER OR SIMILAR.
3. BUILDING FACADES WILL BE PLASTER, PRECAST CONCRETE, METAL PANEL, GLASS CURTAIN WALL OR SIMILAR.
4. LAYOUT AND NUMBER OF STORIES SUBJECT TO CHANGE UPON FURTHER DESIGN.
5. PROPOSED ARCHITECTURAL DESIGN INCLUDING COLORS, MATERIALS, AND BUILDING ELEMENTS SHALL BE COMPLEMENTARY TO PHASE I AND II OF THE LA JOLLA COMMONS PROJECT, TYPICAL FOR ALL SCHEMES, ALL ELEVATIONS.

PHASE II

PHASE II
SERVICE YARD

LA JOLLA
VILLAGE DRIVE



ELEVATION 01

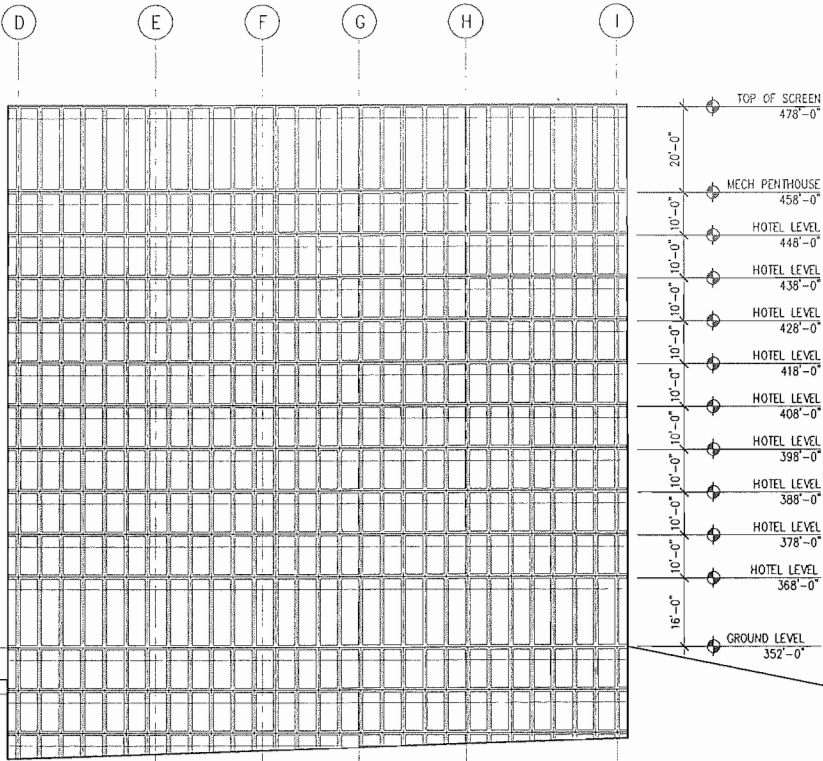
PREPARED BY:	
NAME: SKIDMORE OWINGS & MERRILL, LLP	REVISION 14: _____
ADDRESS: 555 WEST 5TH STREET, 29TH FLOOR LOS ANGELES, CA 90013	REVISION 13: _____
PHONE #: (213) 327-2400	REVISION 12: _____
PROJECT ADDRESS: 4727 Executive Drive, San Diego, CA 92121	REVISION 11: _____
PROJECT NAME: LA JOLLA COMMONS PHASE III	REVISION 10: _____
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	REVISION 7: _____
	REVISION 6: _____
	REVISION 5: _____
	REVISION 4: 10/02/2013
	REVISION 3: 8/16/2013
	REVISION 2: 7/19/2013
	REVISION 1: 5/31/2013
	ORIGINAL DATE: 5/10/2013
SHEET TITLE: WEST BUILDING ELEVATION ALL OFFICE SCHEME	DRAWING _____ OF _____
	SHEET NO. A-5.1.4

GENERAL NOTES:

1. BUILDING HEIGHT NOT TO EXCEED 595' AMSL
2. GARAGE FACADES WILL SCREEN VEHICLE FROM VIEW. POTENTIAL MATERIALS: PRECAST CONCRETE, STONE, METAL PANEL, GLASS CURTAIN WALL, PLASTER OR SIMILAR.
3. BUILDING FACADES WILL BE PLASTER, PRECAST CONCRETE, METAL PANEL, GLASS CURTAIN WALL OR SIMILAR
4. LAYOUT AND NUMBER OF STORIES SUBJECT TO CHANGE UPON FUTHER DESIGN

PHASE II

PHASE II
SERVICE YARD



LA JOLLA
VILLAGE DRIVE

PREPARED BY:	NAME: SKIDMORE OWINGS & MERRILL, LLP	REVISION 14:	
ADDRESS: 555 WEST 5TH STREET, 28TH FLOOR	LOS ANGELES, CA 90013	REVISION 13:	
PHONE #: (213) 327-2400		REVISION 12:	
PROJECT ADDRESS:		REVISION 11:	
4727 Executive Drive		REVISION 10:	
San Diego, CA 92121		REVISION 9:	
		REVISION 8:	
		REVISION 7:	
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		REVISION 5:	
		REVISION 4:	
		REVISION 3:	7/19/2013
		REVISION 2:	5/31/2013
		REVISION 1:	
PROJECT NAME:	LA JOLLA COMMONS PHASE III	ORIGINAL DATE:	5/10/2013
SHEET TITLE:	WEST BUILDING ELEVATION	DRAWING	OF
	ALL HOTEL SCHEME		
		SHEET NO.	A-5.1.4B

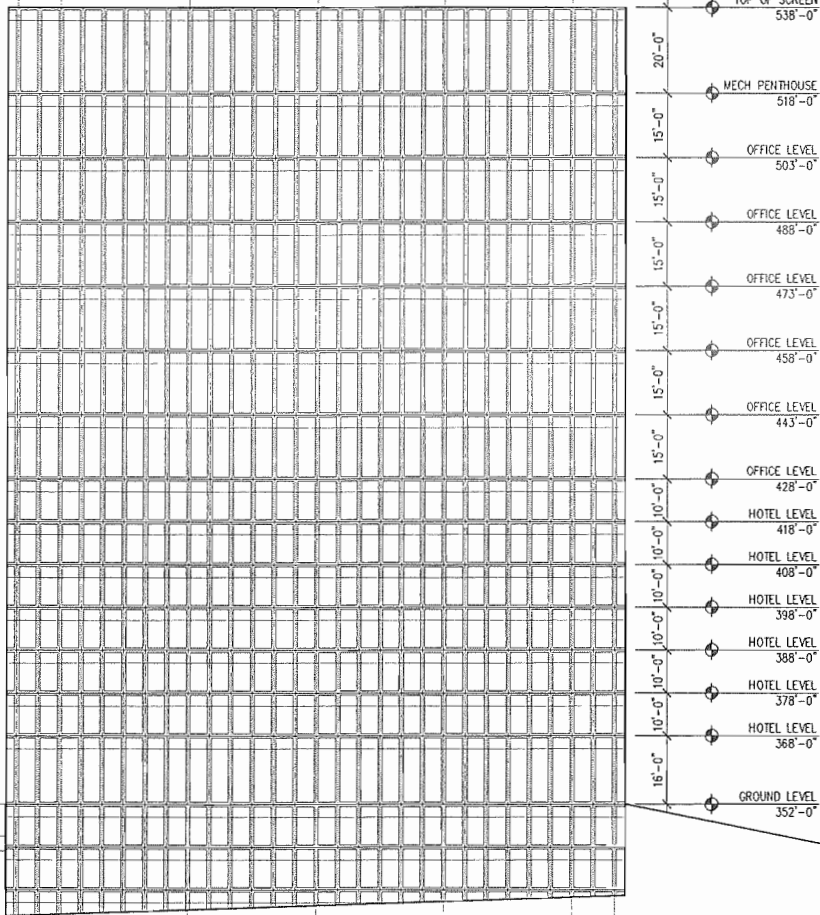
ELEVATION 01

- GENERAL NOTES:
1. BUILDING HEIGHT NOT TO EXCEED 595' AMSL
 2. GARAGE FACADES WILL SCREEN VEHICLE FROM VIEW. POTENTIAL MATERIALS: PRECAST CONCRETE, STONE, METAL PANEL, GLASS CURTAIN WALL.
 3. BUILDING FACADES WILL BE PLASTER, PRECAST CONCRETE, METAL PANEL, GLASS CURTAIN WALL OR SIMILAR
 4. LAYOUT AND NUMBER OF STORIES SUBJECT TO CHANGE UPON FURTHER DESIGN

PHASE II

PHASE II
SERVICE YARD

D E F G H J K



PREPARED BY:
NAME: SKIDMORE OWINGS & MERRILL, LLP
ADDRESS: 555 WEST 5TH STREET, 29TH FLOOR
LOS ANGELES, CA 90013
PHONE #: (213) 327-2400
PROJECT ADDRESS:
4727 Executive Drive,
San Diego, CA 92121
PROJECT NAME:
LA JOLLA COMMONS PHASE III

REVISION 14: _____
REVISION 13: _____
REVISION 12: _____
REVISION 11: _____
REVISION 10: _____
REVISION 9: _____
REVISION 8: _____
REVISION 7: _____
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REVISION 3: 7/19/2013
REVISION 2: 5/31/2013
REVISION 1: _____

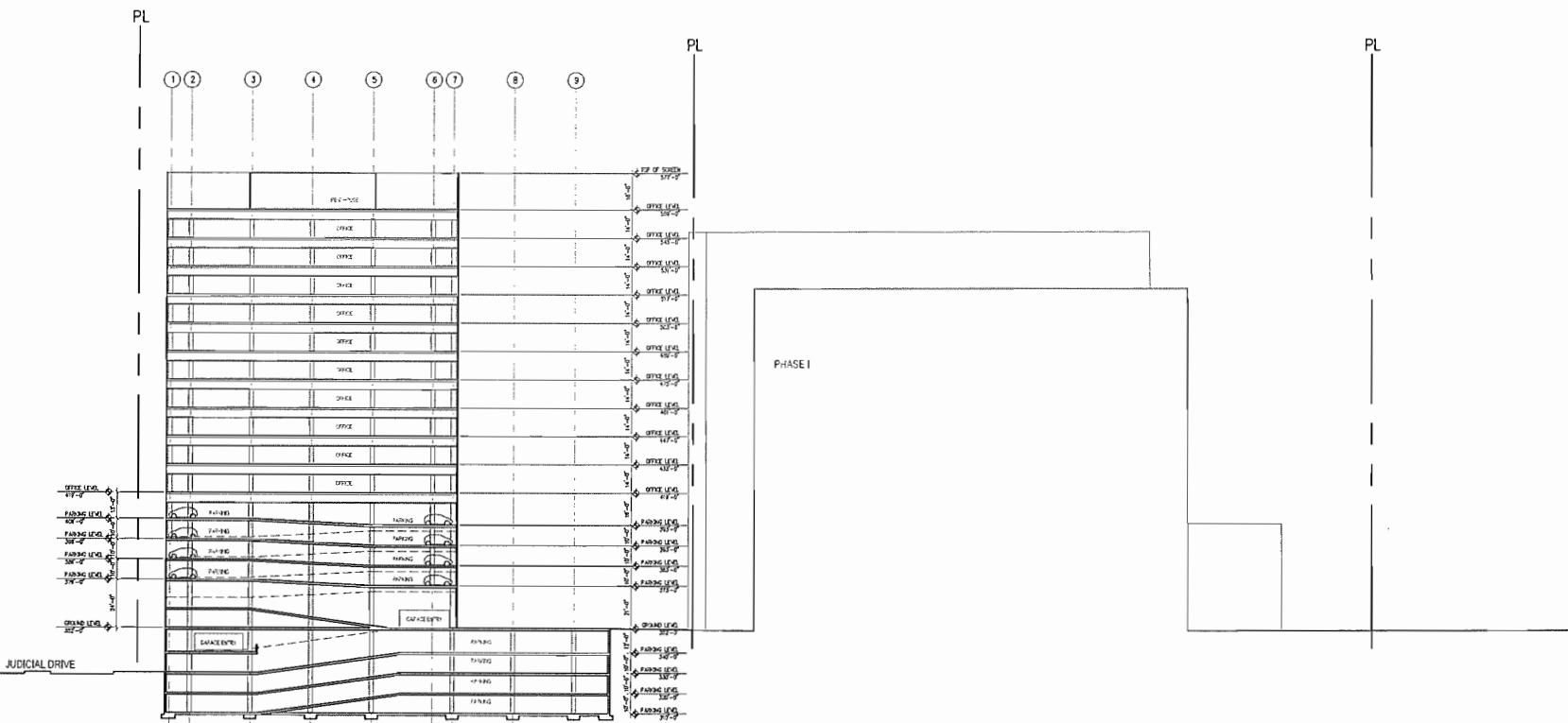
ORIGINAL DATE: 5/10/2013

DRAWING _____ OF _____

SHEET NO. A-5.1.4C

ELEVATION 01

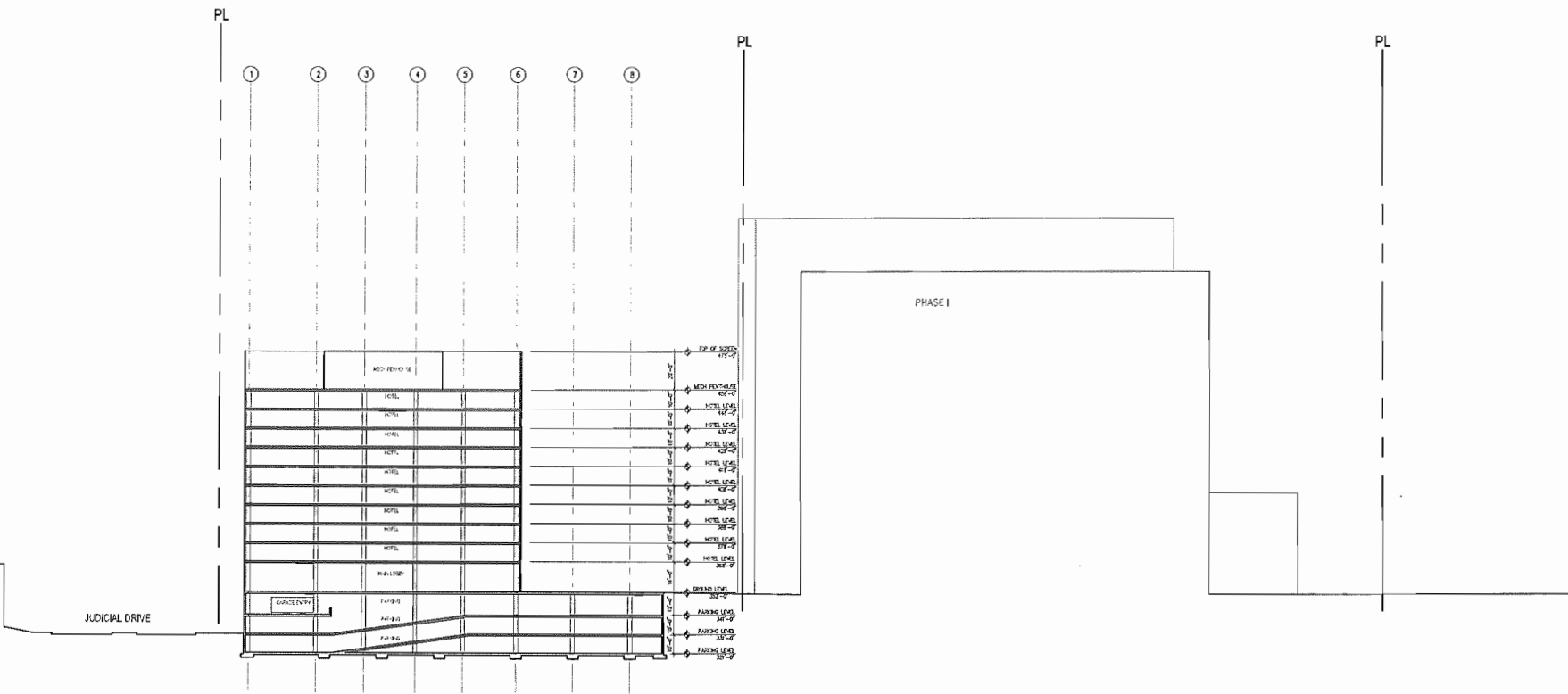
- GENERAL NOTES:
1. BUILDING HEIGHT NOT TO EXCEED:
597' AMSL AT NW CORNER (2013-AWP-2171-OE)
577' AMSL AT NE CORNER (2013-AWP-2172-OE)
582' AMSL AT SE CORNER (2013-AWP-2173-OE)
602' AMSL AT SW CORNER (2013-AWP-2174-OE)
 2. LAYOUT AND NUMBER OF STORIES SUBJECT TO CHANGE UPON FURTHER DESIGN



PREPARED BY:	
NAME: SKIDMORE OWINGS & MERRILL, LLP	REVISION 14: _____
ADDRESS: 555 WEST 5TH STREET, 29TH FLOOR LOS ANGELES, CA 90013	REVISION 13: _____
PHONE #: (213) 327-2400	REVISION 12: _____
PROJECT ADDRESS: 4727 Executive Drive, San Diego, CA 92121	REVISION 11: _____
PROJECT NAME: LA JOLLA COMMONS PHASE III	REVISION 10: _____
	REVISION 9: _____
	REVISION 8: _____
	REVISION 7: _____
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	REVISION 5: _____
	REVISION 4: 10/02/2013
	REVISION 3: 8/16/2013
	REVISION 2: 7/19/2013
	REVISION 1: 5/31/2013
ORIGINAL DATE: 5/10/2013	
SHEET TITLE: BUILDING SITE SECTION ALL OFFICE SCHEM NORTH-SOUTH	
DRAWING _____ OF _____	
SHEET NO. A-5.1.5	

SECTION 01

- GENERAL NOTES:
1. BUILDING HEIGHT NOT TO EXCEED 505' AMSL
 2. LAYOUT AND NUMBER OF STORIES SUBJECT TO CHANGE UPON FURTHER DESIGN



PREPARED BY:

NAME: SKIDMORE OWINGS & MERRILL, LLP

ADDRESS: 555 WEST 5TH STREET, 29TH FLOOR
LOS ANGELES, CA 90013

PHONE #: (213) 327-2400

PROJECT ADDRESS:
4727 Executive Drive
San Diego, CA 92121

PROJECT NAME:
LA JOLLA COMMONS PHASE III

SHEET TITLE:
BUILDING SITE SECTION
ALL HOTEL SCHEM
NORTH-SOUTH

REVISION 14: _____

REVISION 13: _____

REVISION 12: _____

REVISION 11: _____

REVISION 10: _____

REVISION 9: _____

REVISION 8: _____

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REVISION 3: 7/19/2013

REVISION 2: 5/31/2013

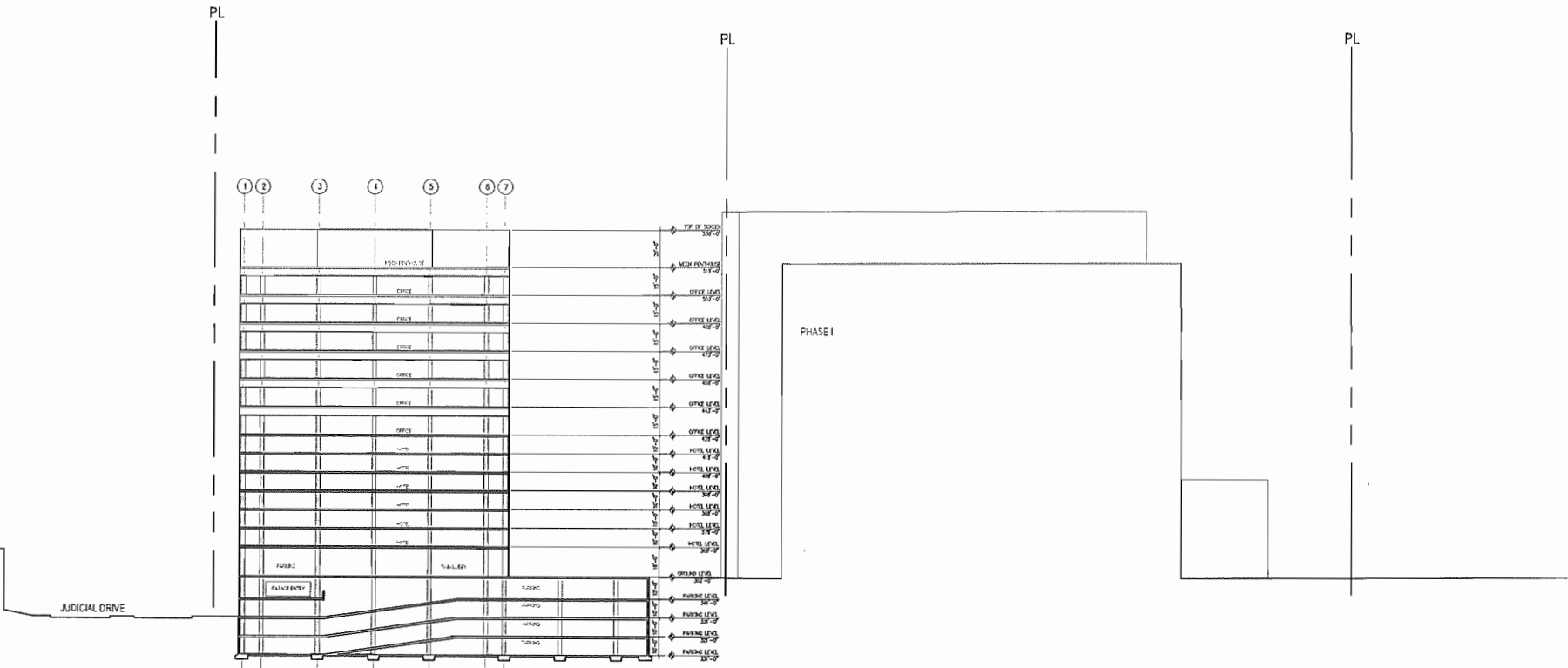
REVISION 1: _____

ORIGINAL DATE: 5/10/2013

DRAWING _____ OF _____

SHEET NO. A-5.1.5B

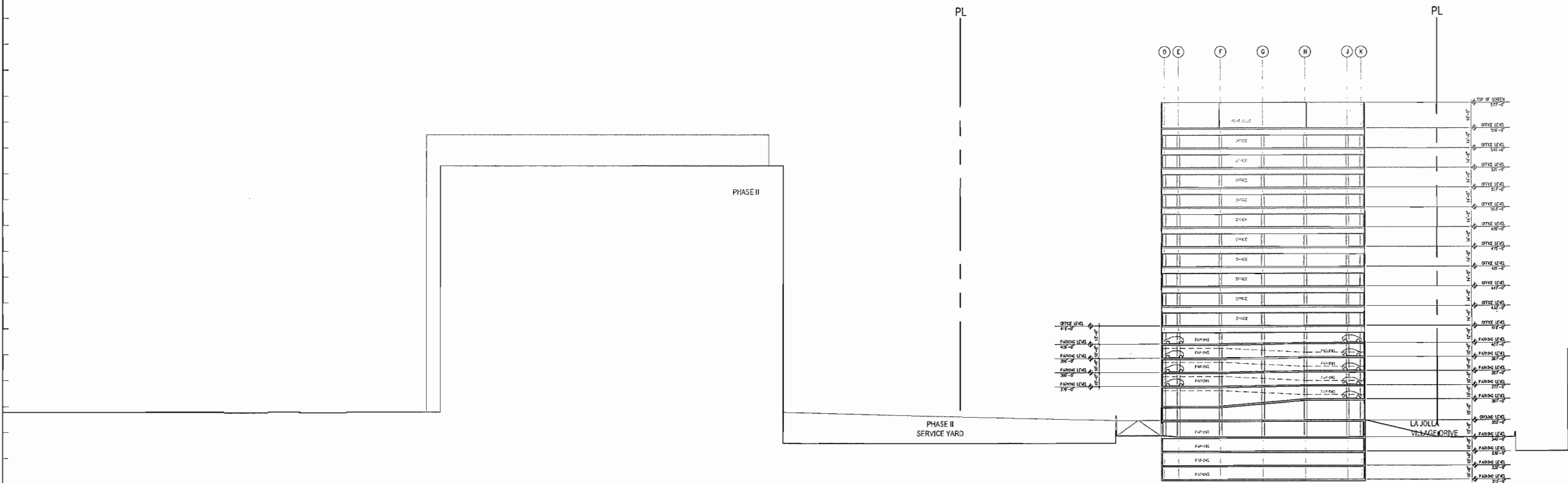
- GENERAL NOTES:
- 1. BUILDING HEIGHT NOT TO EXCEED 596' AMSL
 - 2. LAYOUT AND NUMBER OF STORIES SUBJECT TO CHANGE UPON FURTHER DESIGN



SECTION 01

PREPARED BY:		REVISION 14:
NAME:	SKIDMORE OWINGS & MERRILL, LLP	REVISION 13:
ADDRESS:	555 WEST 5TH STREET, 29TH FLOOR LOS ANGELES, CA 90013	REVISION 12:
PHONE #:	(213) 327-2400	REVISION 11:
PROJECT ADDRESS:	4727 Executive Drive, San Diego, CA 92121	REVISION 10:
PROJECT NAME:	LA JOLLA COMMONS PHASE III	REVISION 9:
		REVISION 8:
		REVISION 7:
		REVISION 6:
		REVISION 5:
		REVISION 4:
		REVISION 3:
		REVISION 2:
		REVISION 1:
ORIGINAL DATE: 5/10/2013		
SHEET TITLE:		DRAWING _____ OF _____
BUILDING SITE SECTION		
OFFICE + HOTEL SCHEME		
NORTH-SOUTH		
SHEET NO. A-5.1.5C		

- GENERAL NOTES:
- BUILDING HEIGHT NOT TO EXCEED:
597' AMSL AT NW CORNER (2013-AWP-2171-0E)
577' AMSL AT NE CORNER (2013-AWP-2172-0E)
582' AMSL AT SE CORNER (2013-AWP-2173-0E)
602' AMSL AT SW CORNER (2013-AWP-2174-0E)



PREPARED BY:	
NAME:	SKIDMORE OWINGS & MERRILL, LLP
ADDRESS:	555 WEST 5TH STREET, 29TH FLOOR LOS ANGELES, CA 90013
PHONE #:	(213) 327-2400
PROJECT ADDRESS:	4727 Executive Drive San Diego, CA 92121
PROJECT NAME:	LA JOLLA COMMONS PHASE III
REVISION 14:	
REVISION 13:	
REVISION 12:	
REVISION 11:	
REVISION 10:	
REVISION 9:	
REVISION 8:	
REVISION 7:	
REVISION 6:	
REVISION 5:	
REVISION 4:	10/02/2013
REVISION 3:	8/16/2013
REVISION 2:	7/19/2013
REVISION 1:	5/31/2013

ORIGINAL DATE: 5/10/2013

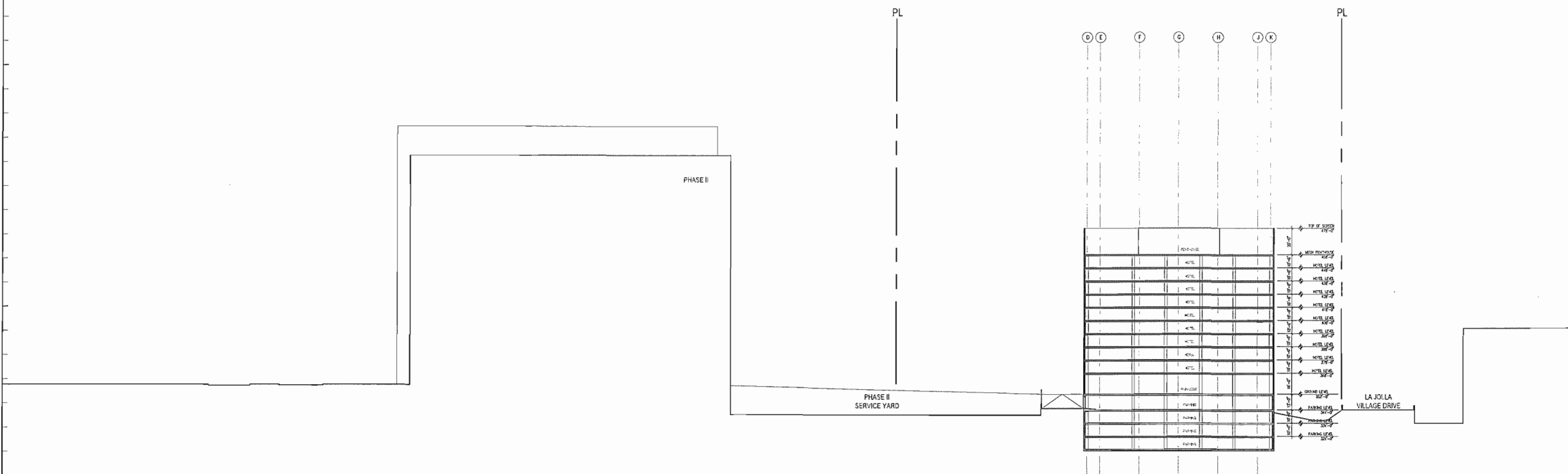
DRAWING _____ OF _____

SHEET NO. A-5.1.6

SHEET TITLE:
BUILDING SITE SECTION
ALL OFFICE SCHEME
EAST-WEST

SECTION 01

GENERAL NOTES:
1. BUILDING HEIGHT NOT TO EXCEED 395' AMSL

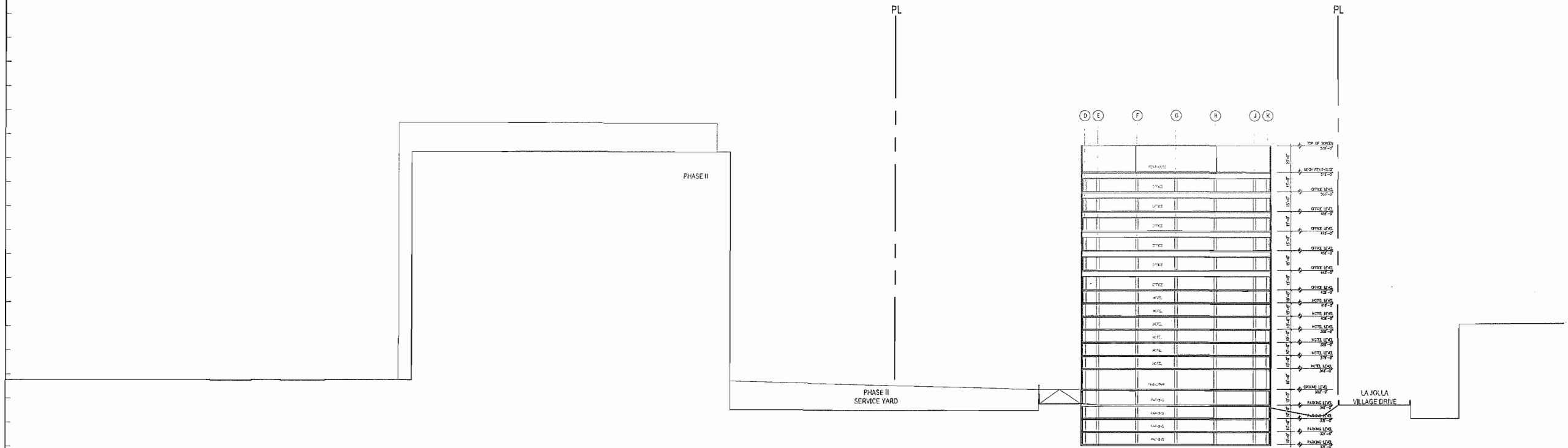


SECTION 01

PREPARED BY:	
NAME: SKIDMORE OWINGS & MERRILL, LLP	REVISION 14: _____
ADDRESS: 555 WEST 5TH STREET, 29TH FLOOR LOS ANGELES, CA 90013	REVISION 13: _____
PHONE #: (213) 327-2400	REVISION 12: _____
PROJECT ADDRESS:	REVISION 11: _____
.4727 Executive Drive,	REVISION 10: _____
San Diego, CA 92121	REVISION 9: _____
	REVISION 8: _____
	REVISION 7: _____
	REVISION 6: _____
	REVISION 5: _____
	REVISION 4: _____
PROJECT NAME:	REVISION 3: 8/16/2013
LA JOLLA COMMONS PHASE III	REVISION 2: 7/18/2013
	REVISION 1: 5/31/2013
ORIGINAL DATE: 5/10/2013	
DRAWING _____ OF _____	
SHEET NO. A-5.1.6B	

SHEET TITLE:
BUILDING SITE SECTION
ALL HOTEL SCHEME
EAST-WEST

- GENERAL NOTES:
1. BUILDING HEIGHT NOT TO EXCEED 355' AMSL



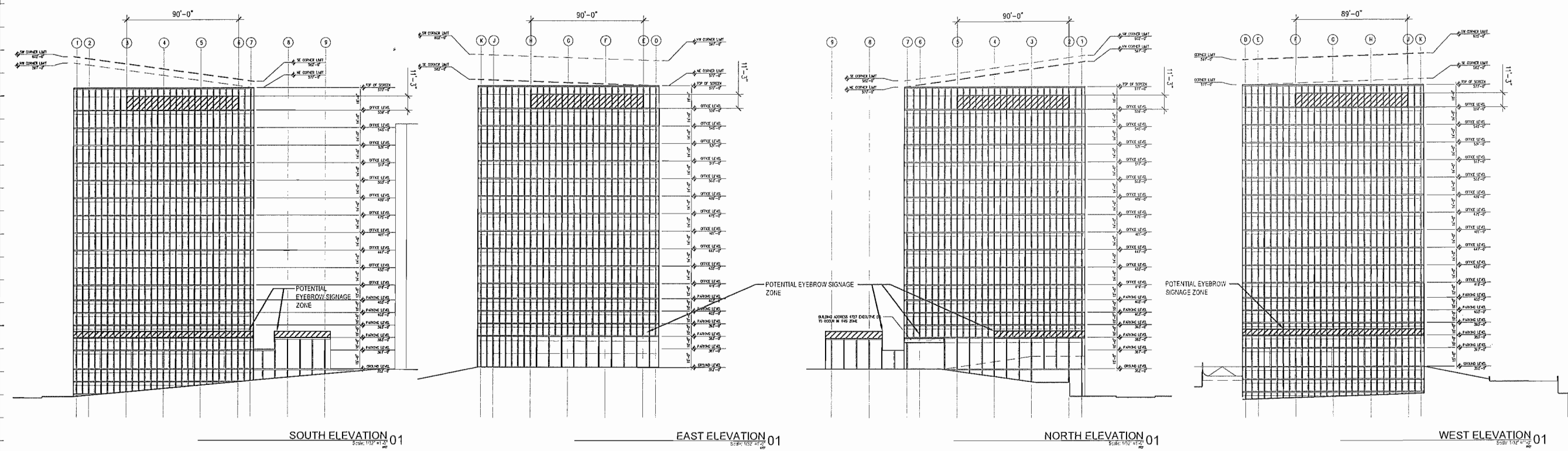
PREPARED BY:	NAME: SKIDMORE OWINGS & MERRILL LLP	REVISION 14:	
ADDRESS:	555 WEST 5TH STREET, 29TH FLOOR LOS ANGELES, CA 90013	REVISION 13:	
PHONE #:	(213) 327-2400	REVISION 12:	
PROJECT ADDRESS:	4727 Executive Drive San Diego, CA 92121	REVISION 11:	
PROJECT NAME:	LA JOLLA COMMONS PHASE III	REVISION 10:	
		REVISION 9:	
		REVISION 8:	
		REVISION 7:	
		REVISION 6:	
		REVISION 5:	
		REVISION 4:	8/16/2013
		REVISION 3:	7/19/2013
		REVISION 2:	5/31/2013
		REVISION 1:	
		ORIGINAL DATE:	5/10/2013
		DRAWING	OF
SHEET TITLE:	BUILDING SITE SECTION HOTEL + OFFICE SCHEME EAST-WEST	SHEET NO.	A-5.1.6C

LEGEND

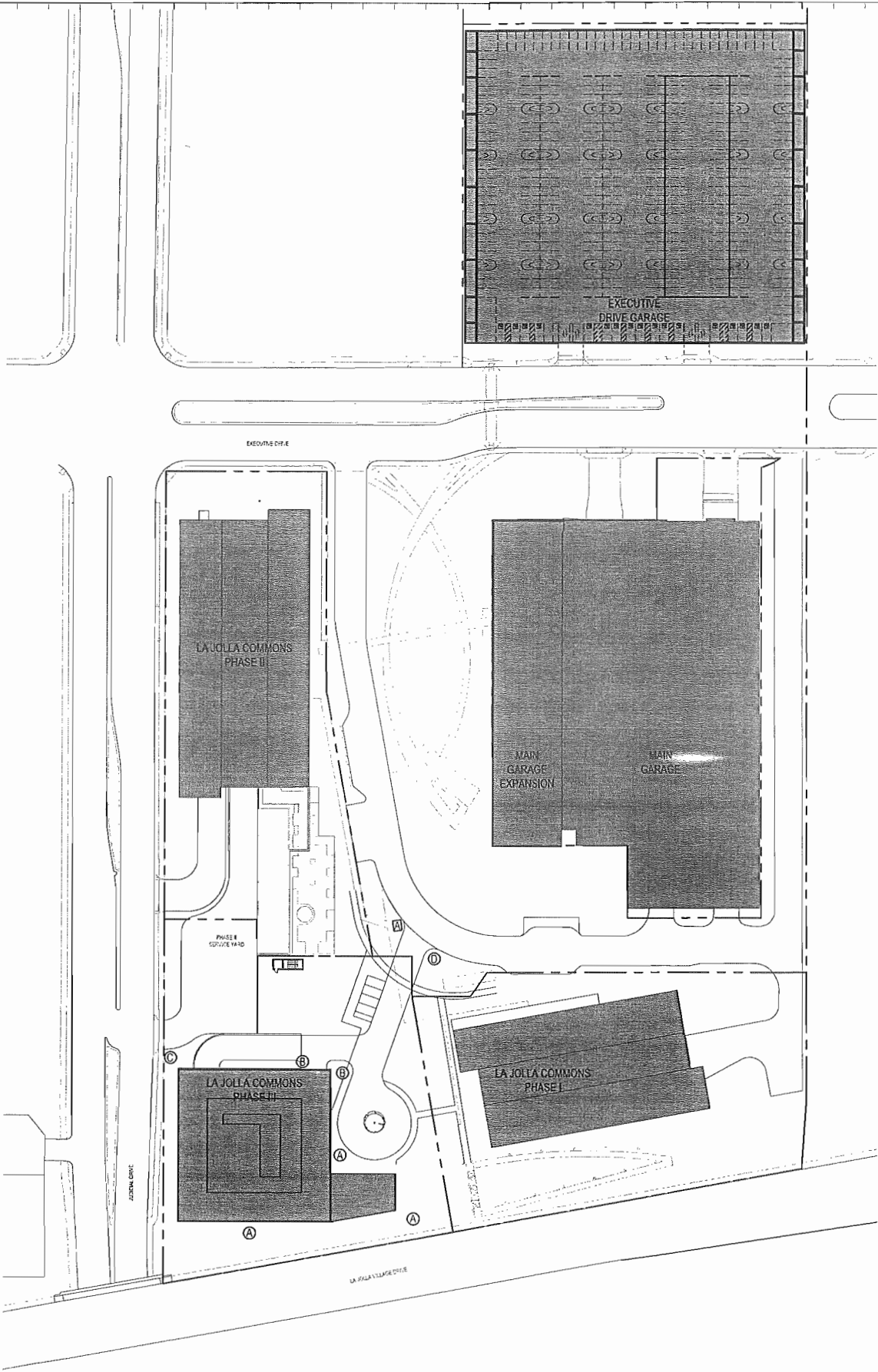
DESIGNATED SIGN ZONE

NOTES:

- LOCATIONS ARE DIAGRAMMATIC AND SUBJECT TO CHANGE BASED ON FINAL DESIGN.



PREPARED BY:	
NAME: SKIDMORE OWINGS & MERRILL, LLP	REVISION 14: _____
ADDRESS: 555 WEST 5TH STREET, 28TH FLOOR LOS ANGELES, CA 90013	REVISION 13: _____
PHONE #: (213) 327-2400	REVISION 12: _____
PROJECT ADDRESS: 4727 Executive Drive San Diego, CA 92121	REVISION 11: _____
PROJECT NAME: LA JOLLA COMMONS PHASE III	REVISION 10: _____
	REVISION 9: _____
	REVISION 8: _____
	REVISION 7: _____
	REVISION 6: _____
	REVISION 5: _____
	REVISION 4: 10/02/2013
	REVISION 3: 8/16/2013
	REVISION 2: 7/19/2013
	REVISION 1: 5/31/2013
	ORIGINAL DATE: 5/10/2013
SHEET TITLE: SIGN PLAN	DRAWING _____ OF _____
	SHEET NO. A-5.1.7



- LEGEND
- (A) BLDG. / TENANT ID
 - (B) DIRECTION SIGN
 - (C) SITE DIRECTION SIGN
 - (D) STOP SIGN

PREPARED BY:
NAME: SKIDMORE OWINGS & MERRILL, LLP
ADDRESS: 555 WEST 5TH STREET, 29TH FLOOR
LOS ANGELES, CA 90013
PHONE #: (213) 377-2400
PROJECT ADDRESS:
4727 Executive Drive,
San Diego, CA 92121
PROJECT NAME:
LA JOLLA COMMONS PHASE III

REVISION 14:	
REVISION 13:	
REVISION 12:	
REVISION 11:	
REVISION 10:	
REVISION 9:	
REVISION 8:	
REVISION 7:	
REVISION 6:	
REVISION 5:	10/02/2013
REVISION 4:	8/16/2013
REVISION 3:	7/19/2013
REVISION 2:	5/31/2013
REVISION 1:	

ORIGINAL DATE: 5/10/2013
DRAWING _____ OF _____
SHEET NO. A-5.1.8

SITE PLAN 01
Scale: 1"=50'-0"



8354

DOC # 2006-0507950



JUL 19, 2006 11:39 AM

OFFICIAL RECORDS
 SAN DIEGO COUNTY RECORDER'S OFFICE
 GREGORY J. SMITH, COUNTY RECORDER
 FEES: 41.00
 PAGES: 12



2006-0507950

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

JOB ORDER NUMBER: 42-4990

PLANNED DEVELOPMENT PERMIT NO. 252591
LA JOLLA COMMONS [MMRP]
AMENDMENT TO PLANNED COMMERCIAL DEVELOPMENT AND
RESOURCE PROTECTION ORDINANCE PERMIT NO. 99-0762
PLANNING COMMISSION

This Planned Development Permit No. 252591, an amendment to Planned Commercial Development and Resource Protection Ordinance Permit No. 99-0762, County Recorder's Office Document Number 2001-0335035, dated May 24, 2001, is granted by the Planning Commission of the City of San Diego to MAKAR PROPERTIES, LLC, Owner/Permittee, pursuant to San Diego Municipal Code [SDMC] Sections 126.0601. The 16.85 site is located at 4720 La Jolla Village Drive in the CV-1-2 and IP-1-1, Airport Environs Overlay Zone, Community Plan Implementation Overlay Zone-A (CPIOZ-A) and Parking Impact Overlay Zones within the University Community Plan Area. The project site is legally described as Lots 1 through 5, La Jolla Commons, according to Map No. 14466.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to construct a 581,557 square foot, 350 foot high, 32-story Hotel/Condominium Tower; a 287,771 square foot, 348 foot high, 32-story, Condominium Tower; a 340,405 square foot, 220'-6" high, 15-story office building, 30,000 square foot, two-story scientific research building and a 501,994 square foot, eight level parking structure, described and identified by size, dimension, quantity, type, and location on the approved exhibits, dated June 15, 2006, on file in the Development Services Department.

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The project shall include the following buildings as shown in the below table:

a.

Lot	Building Name	Stories	Square Footage	Height	Rooms/Units
Lot 2	Hotel/Condo Tower	32-story	581,557 sq. ft.	350'-0"	213 hotel rooms and 112 condo units
Lot 3	Condo Tower	32-story	287,771 sq. ft.	348'-0"	156 units
Lot 1	Office Building	15-story	340,405 sq. ft.	220'-6"	
Lot 4	Parking Structure	8 levels	501,994 sq. ft.		
	Scientific Research	2-story	30,000 sq. ft.		

- b. Landscaping (planting, irrigation and landscape related improvements);
- c. Provide 2,390 off-street parking spaces (required 2,167 shared off-street parking spaces); and
- d. Accessory improvements determined by the City Manager to be consistent with the land use and development standards in effect for this site per the adopted community plan, California Environmental Quality Act Guidelines, public and private improvement requirements of the City Engineer, the underlying zone(s), conditions of this Permit, and any other applicable regulations of the SDMC in effect for this site.

STANDARD REQUIREMENTS:

1. Construction, grading or demolition must commence and be pursued in a diligent manner within thirty-six months after the effective date of final approval by the City, following all appeals. Failure to utilize the permit within thirty-six months will automatically void the permit unless an Extension of Time has been granted. Any such Extension of Time must meet all the SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker.
2. No permit for the construction, occupancy or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
 - a. The Permittee signs and returns the Permit to the Development Services Department; and
 - b. The Permit is recorded in the Office of the San Diego County Recorder
3. Unless this Permit has been revoked by the City of San Diego the property included by reference within this Permit shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the City Manager.

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4. This Permit is a covenant running with the subject property and shall be binding upon the Permittee and any successor or successors, and the interests of any successor shall be subject to each and every condition set out in this Permit and all referenced documents.

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

6. Issuance of this Permit by the City of San Diego does not authorize the 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 applicant is informed that to secure these permits, substantial modifications to the building and site improvements to comply with applicable building, fire, mechanical and plumbing codes and State law requiring access for disabled people may be required.

8. Before issuance of any building or grading permits, complete grading and working drawings shall be submitted to the City Manager for approval. Plans shall be in substantial conformity to Exhibit "A," on file in the Development Services Department. No changes, modifications or alterations shall be made 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 have been determined to be necessary in order to make the findings required for this Permit. It is the intent of the City that the holder of this Permit be required to comply with each and every condition in order to be afforded the special rights which the holder of the Permit is entitled as a result of obtaining this Permit.

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

10. At all bus stops within the project area, if any, the applicant shall be responsible for installing sidewalk improvements where needed to comply with Americans with Disability Act (ADA) requirements and in accordance with standards contained in the City of San Diego Street Design Manual.

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ENVIRONMENTAL/MITIGATION REQUIREMENTS:

11. Mitigation requirements are tied to the environmental document, specifically the Mitigation, Monitoring, and Reporting Program (MMRP). These MMRP conditions are incorporated into the permit by reference or authorization for the project.

12. As conditions of prior approved Planned Commercial Development and Resources Protection Ordinance Permit No. 99-0762, the following mitigation measures specified in the MMRP, and outlined in Environmental Impact Report (EIR) No. 99-0762, SCH No. 2000031097, have been met as part of the grading permit issued for the site. The mitigation measures for the following areas have been satisfied:

Land Use
Biological Resources
Hydrology/Water Quality
Paleontological Resources

13. As conditions of Planned Development Permit No. 252591, the mitigation measures specified in the MMRP, and outlined in the Addendum to Environmental Impact Report No. 99-0762 shall be noted on the construction plans and specifications under the heading ENVIRONMENTAL/MITIGATION REQUIREMENTS.

14. The Owner/Permittee shall comply with the Mitigation, Monitoring, and Reporting Program (MMRP) as specified in the Addendum to Environmental Impact Report No. 99-0762 shall be satisfactory to the City Manager and City Engineer. Prior to issuance of the first building permit, all conditions of the MMRP shall be adhered to the satisfaction of the City Engineer. All mitigation measures as specifically outlined in the MMRP shall be implemented for the following issue areas:

Transportation/Traffic Circulation
Noise

15. Prior to issuance of any building permit, the applicant shall pay the Long Term Monitoring Fee in accordance with the Development Services Fee Schedule to cover the City's costs associated with implementation of permit compliance monitoring.

AFFORDABLE HOUSING REQUIREMENTS:

16. Prior to receiving the first building permit, the Owner/Permittee shall comply with the Affordable Housing Requirements of the City's Inclusionary Housing Ordinance (Chapter 14, Article 2, Division 13 of the Land Development Code. The Owner/Permittee has elected to meet these requirements by selling at least nine units to, and at prices affordable to, households earning no more than 100% AMI.

17. Prior to receiving the first residential building permit, the Owner/Permittee must enter into an agreement with the San Diego Housing Commission to assure that the affordable units are built, sold at restricted prices, and occupied by eligible households.

18. In addition, the Owner/Permittee will pay a pro-rated in-lieu fee to meet the remainder of their requirements under the Inclusionary Housing Ordinance. Prior to receiving the first building permit, the Owner/Permittee must pay the entire pro-rated in-lieu fee.

ENGINEERING REQUIREMENTS:

19. The Permit shall comply with the conditions of Vesting Tentative Map No. 340259.

LANDSCAPE REQUIREMENTS:

20. Prior to issuance of any engineering permits for public right-of-way improvements, complete landscape construction documents for right-of-way improvements shall be submitted to the City Manager for approval. Improvement plans shall take into account a 40 square foot area around each tree which is unencumbered by utilities. Driveways, utilities, drains, water and sewer laterals shall be designed so as not to prohibit the placement of street trees.

21. Installation of slope planting and erosion control including seeding of all disturbed land (slopes and pads) consistent with the approved landscape and grading plans is considered to be in the public interest. The Owner/Permittee shall initiate such measures as soon as the grading and disturbance has been completed. Such erosion control/slope planting and the associated irrigation systems (temporary and/or permanent) and appurtenances shall be installed in accordance with the approved plans and the Land Development Manual: Landscape Standards.

22. Prior to issuance of any building permits, complete landscape construction documents, including an automatic permanent irrigation system, shall be submitted to the Development Services Department for approval. The plans shall be in substantial conformance to Exhibit "A", on file in the office of Development Services.

23. Prior to issuance of any construction permits for buildings (including shell), complete landscape and irrigation construction documents consistent with the Land Development Manual: Landscape Standards shall be submitted to the City Manager for approval. The construction documents shall be in substantial conformance with Exhibit "A", Landscape Development Plan, on file in the Office of the Development Services Department. Construction plans shall take into account a 40 square foot area around each tree which is unencumbered by hardscape and utilities as set forth under LDC 142.0403(b)(5).

24. Prior to the issuance of any building permits for grading or improvement the Permittee shall complete a Maintenance Assessment District Agreement form for early confirmation.

25. Prior to Final Inspection, 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.

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26. All required landscape improvements shall be maintained, on a permanent basis, by the Owner/Permittee. All required landscape shall be maintained in a disease, weed, and litter free condition at all times. Severe pruning or "topping" of trees is not permitted. The trees shall be maintained in a safe manner to allow each tree to grow to its mature height and spread.

27. If any required landscape (including existing or new plantings, hardscape, landscape features, etc.) indicated on the approved construction document plans is damaged or removed during demolition or construction, it shall be repaired and/or replaced in kind and equivalent size per the approved documents to the satisfaction of the City Manager within 30 days of damage or Certificate of Occupancy or a Final Landscape Inspection.

28. The Owner/Permittee shall be responsible for the installation of all landscape improvements consistent with the Land Development Code: Landscape Regulations and the Land Development Manual: Landscape Standards. Invasive species are prohibited from being planted adjacent to any canyon or native habitats within the city limits of San Diego. Invasive plants are those which rapidly self propagate by air born seeds or trailing as noted in Section 1.3 of the Landscape Standards.

29. Prior to issuance of any construction permit for parking structures, the Permittee shall submit on the planting and irrigation plans a signed statement by a Registered Structural Engineer indicating that supporting structures are designed to accommodate the necessary structural loads and associated planting and irrigation.

30. Prior to issuance of any construction permit for structures which incorporate above grade landscape improvements, the Permittee shall submit on the planting and irrigation plans a signed statement by a Registered Structural Engineer indicating that supporting structures are designed to accommodate the necessary structural loads and associated planting and irrigation.

PLANNING/DESIGN REQUIREMENTS:

31. No fewer than 2,167 shared off-street parking spaces (2,424 required without proposed shared parking, 2,390 parking spaces provided) shall be permanently maintained on the property within the approximate locations shown on the project's Exhibit "A". Further, all on-site parking stalls and aisle widths shall be in compliance with requirements of the City's Land Development Code, and shall not be converted and/or utilized for any other purpose.

32. Prior to the issuance of the first building permit, the Owner/Permittee shall record a grant deed to the City of San Diego restricting the overall development height for the property to 703 mean sea level (MSL).

33. There shall be compliance with the regulations of the underlying zone(s) unless a deviation or variance to a specific regulation(s) is approved or granted as a condition of approval of this Permit. Where there is a conflict between a condition (including exhibits) of this Permit and a regulation of the underlying zone, the regulation shall prevail unless the condition provides for a deviation or variance from the regulations. Where a condition (including exhibits) of this Permit

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establishes a provision which is more restrictive than the corresponding regulation of the underlying zone, then the condition shall prevail.

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

35. 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 Permittee.

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

37. All signs associated with this development shall be consistent with sign criteria established by either of the following:

- a. Approved project sign plan (Exhibit "A," on file in the Development Services Department); or
- b. Citywide sign regulations

38. The applicant shall post a copy of the approved discretionary permit or Vesting Tentative Map in the sales office for consideration by each prospective buyer

39. Prior to the issuance of any building permits, complete outdoor lighting information shall be submitted to the Development Services Department, Land Development Review Division, for review and approval. Complete lighting information shall include a plan view photometric analysis indicating an isofoot candle plot and a point by point plot to include all areas within the private property and to extend a minimum of 50 feet beyond the property line, construction details as necessary to direct installation of the outdoor lighting system, manufacturers name, visors, prisms, lenses and reflectors and a lighting plan locating each fixture in plan view and a legend. The outdoor lighting system shall be designed, manufactured and installed to allow shading, adjusting, and shielding of the light source so all outdoor lighting is directed to fall only onto the same premises as light sources are located.

Prior to the issuance of any occupancy permit, a night inspection shall be required to verify compliance of the outdoor lighting system. No light shall be directed to fall outside the property line. Light levels along the perimeter of the property shall be measured no higher than three footcandles. Light levels throughout the development shall be the least practical level necessary to effectively illuminate the operation. Sky glow or light halo shall be reduced to the greatest extent practical and in no case shall initial light levels be measured exceeding eight footcandles anywhere within the site. The Owner/Permittee, or an authorized representative, shall provide an

illuminance meter to measure light levels as required to establish conformance with the conditions of this Permit during the night inspection. Night inspections may be required additional fees as determined by the City Manager.

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.

41. The use of textured or enhanced paving shall meet applicable City standards as to location, noise and friction values.

42. The subject property and associated common areas on site shall be maintained in a neat and orderly fashion at all times.

43. All uses, except storage and loading, shall be conducted entirely within an enclosed building. Outdoor storage of merchandise, material and equipment is permitted in any required interior side or rear yard, provided the storage area is completely enclosed by walls, fences, or a combination thereof. Walls or fences shall be solid and not less than six feet in height and, provided further, that no merchandise, material or equipment stored not higher than any adjacent wall.

44. No mechanical equipment, tank, duct, elevator enclosure, cooling tower, mechanical ventilator, or air conditioner shall be erected, constructed, converted, established, altered, or enlarged on the roof of any building, unless all such equipment and appurtenances are contained within a completely enclosed, architecturally integrated structure whose top and sides may include grillwork, louvers, and latticework.

45. Prior to the issuance of building permits, construction documents shall fully illustrate compliance with the Citywide Storage Standards for Trash and Recyclable Materials (SDMC) to the satisfaction of the City Manager. All exterior storage enclosures for trash and recyclable materials shall be located in a manner that is convenient and accessible to all occupants of and service providers to the project, in substantial conformance with the conceptual site plan marked Exhibit "A," on file in the Development Services Department.

46. The Owner/Permittee shall be required to provide additional right-of-way and adequate pedestrian access between the La Jolla Commons project and the Super Loop station designated to serve the development, as may be required by SANDAG and/or MTS for the Super Loop Transit Project in the University Community.

47. The Owner/Permittee shall participate in and not oppose the formation of an assessment district or other financing mechanism for construction of Super Loop stations and/or ongoing operation for the Super Loop Transit Project.

48. The Owner/Permittee shall provide a kiosk or bulletin board that displays information on transit use, carpooling, and other forms of ridesharing for office, residential and hotel tenants/guests.

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TRANSPORTATION REQUIREMENTS:

49. Prior to the issuance of the first building permit, the Owner/Permittee shall assure by permit and bond the construction of a raised median and any other traffic control measures needed to minimize potential for vehicular conflict along approximately 100 linear feet of the project's eastern frontage on Executive Drive, satisfactory to the City Engineer. Owner/Permittee shall re-evaluate these traffic control measures one (1) year after occupancy of both the Nexus University Science Center Project No. 5906 and La Jolla Commons Project No. 79804, and make any appropriate changes, satisfactory to the City Engineer.

50. A minimum of 102 (included in the 2,167 spaces) office-use carpool spaces shall be clearly marked permanently maintained on the property within the approximate locations shown on the project's Exhibit "A".

51. All residential automobile tandem parking spaces must be assigned to the same dwelling unit.

52. Prior to the issuance of the first building permit, the applicant shall assure by permit and bond, construction of a traffic signal and the striping configuration at the Intersection of Judicial Drive and Executive Drive and any appropriate interconnect, satisfactory to the City Engineer.

53. The Owner/Permittee shall coordinate all transportation related public improvements with the Nexus University Science Center Project No. 5906 to the east and the property owner to the west of the subject site, satisfactory to the City Engineer.8

54. All transportation conditions and requirements of Environmental Impact Report No. 99-0762, and its Appendix-Traffic Study, dated October 5, 2000, shall be satisfied, satisfactory to the City Engineer.

55. The Owner/Permittee shall relinquish the right to utilize, sell, and/or transfer 941 "unused" Average Daily Trips (ADTs) as a result of this project from the approved Planned Commercial Development/Resource Protection Ordinance Permit No. 99-0762.

WASTEWATER REQUIREMENTS:

56. All proposed onsite sewer facilities will be private.

57. Prior to the issuance of any engineering or building permits, the Owner/Permittee shall obtain an Encroachment Maintenance and Removal Agreement for all proposed improvements, including grading, utilities, landscaping, and enhanced paving located in or over any public sewer easements.

58. Prior to the issuance of any engineering or building permits, the Owner/Permittee shall grant adequate sewer, and/or access easements for all public sewer facilities that are not located within public rights of way, satisfactory to the Metropolitan Wastewater Department Director.

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Vehicular access roadbeds shall be a minimum of 20 feet wide and surfaced with suitable approved material satisfactory to the Metropolitan Wastewater Department Director.

59. Only trees or shrubs satisfactory to the Metropolitan Wastewater Department Director shall be installed in the median in Judicial Drive.

60. Prior to the issuance of any building permits, the Owner/Permittee shall provide evidence, satisfactory to the Metropolitan Wastewater Department Director, indicating that each condominium will have its own sewer lateral or provide Conditions, Covenants and Restrictions (CC&Rs) for the operation and maintenance of on site private sewer mains that serve more than one ownership.

61. The Owner/Permittee shall design and construct any proposed public sewer facilities to the most current edition of the City of San Diego's Sewer Design Guide.

62. Proposed private underground sewer facilities located within a single lot shall be designed to meet the requirements of the California Uniform Plumbing Code and shall be reviewed as part of the building permit plan check.

WATER REQUIREMENTS:

63. The Owner/Permittee shall provide a minimum 24-foot-wide paved vehicular access, located within an easement, to all public water facility appurtenances located on-site in a manner satisfactory to the Water Department Director.

64. The Owner/Permittee shall design and construct a looping system of 12-inch water facilities on-site, with a minimum of two points of connection to provide redundancy, in a manner satisfactory to the Water Department Director.

65. The Owner/Permittee shall design and construct 12-inch water facilities within the Judicial Drive right-of-way from Executive Drive, extending south to and crossing La Jolla Village Drive, and connecting to the 16-inch water main in Judicial Drive, in a manner satisfactory to the Water Department Director.

66. The Owner/Permittee shall install fire hydrants at locations satisfactory to the Fire Department and the City Engineer. If more than two (2) fire hydrants or thirty (30) equivalent dwelling units are located on a dead-end main, then the Owner/Permittee shall install a redundant water system.

67. The Owner/Permittee shall grant adequate water easements, including vehicular access to each appurtenance (meters, blow-offs, air valves, fire hydrants, etc.) for all public water facilities that are not located within fully improved public rights-of-way with minimum pavement width of 24-feet, satisfactory to the Water Department Director.

8364

68. No structures or landscaping of any kind shall be installed in or over any easement utilized for vehicular access. Easements, as shown on the approved tentative map, may require modification based on city regulations, standards and practices pertaining thereto.

69. All water services to the site, including domestic, irrigation and fire, will require private, above-ground back flow prevention devices (BFPDs). The Water Department will not permit BFPD installations below grade or within structures. All water services to the site, including fire, must pass through a BFPD installation before entering a structure.

70. To reduce the potential of "stop work" orders being issued due to conflicts between engineering and building permits, the Owner/Permittee should be diligent in providing appropriate locations for water services, meters and BFPDs.

71. The Owner/Permittee shall provide evidence, satisfactory to the Water Department Director, indicating that each lot/unit will have its own water service or provide Conditions, Covenants and Restrictions (CC&Rs) for the operation and maintenance of on-site private water facilities that serve more than one lot/unit.

72. The Owner/Permittee agrees to design and construct all proposed public water facilities in accordance with established criteria in the most current edition of the City of San Diego Water Design Guide and City regulations, standards and practices pertaining thereto. Proposed facilities that do not meet the current standard shall be private or redesigned.

INFORMATION ONLY:

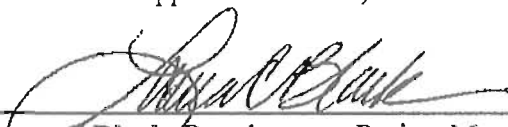
- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this development permit, may protest the imposition within ninety days of the approval of this development permit by filing a written protest with the City Clerk pursuant to California Government Code section 66020.
- This development may be subject to impact fees at the time of building/engineering permit issuance

APPROVED by the Planning Commission of the City of San Diego on June 15, 2006,
Resolution No. 4064-PC.

ALL-PURPOSE CERTIFICATE

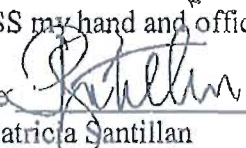
Planned Development Permit No. 252591

Date of Approval: June 15, 2006

STATE OF CALIFORNIA
COUNTY OF SAN DIEGO
Laura C. Black, Development Project Manager

On July 7, 2006, before me, Joanna Patricia Santillan, (Notary Public), personally appeared Laura C. Black, Development Project Manager of the Development Services Department of the City of San Diego, personally known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal

Signature 
Joanna Patricia Santillan

ALL-PURPOSE CERTIFICATE

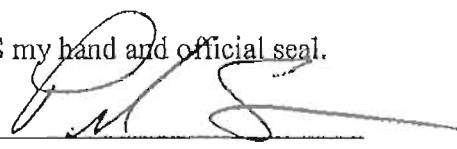
OWNER(S)/PERMITTEE(S) SIGNATURE/NOTARIZATION:

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

Signed 
Michael Gagnet, Makar Properties, LLCSTATE OF CALIFORNIA
COUNTY OF ORANGE

On July 13 2006 before me, Pilar Solano (Name of Notary Public) personally appeared Michael Gagnet, personally known to me ~~(or proved to me on the basis of satisfactory evidence)~~ to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature 

SAN DIEGO COUNTY
REGIONAL AIRPORT AUTHORITY

ATTACHMENT 15

P.O. BOX 82776, SAN DIEGO, CA 92138-2776
619.400.2400 WWW.SAN.ORG

November 22, 2013

Ms. Laura Black
City of San Diego
1222 First Avenue, 5th Floor
San Diego, CA 92101

Re: Airport Land Use Commission Determination –Construction of an Office or Hotel Building at 4727 Executive Drive, City of San Diego; APN 345-250-09; Marine Corps Air Station Miramar Airport Land Use Compatibility Plan – MIR-13-003; Resolution No. 2013-0018

Dear Ms. Black:

This letter is to notify the City of San Diego (“City”) of the November 7, 2013 consistency determination that was made by the San Diego County Regional Airport Authority (“Authority” or “SDCRAA”), acting in its capacity as the San Diego County Airport Land Use Commission (“ALUC”), for the referenced project. The ALUC has determined that the proposed project is **conditionally consistent** with the Marine Corps Air Station (MCAS) Miramar Airport Land Use Compatibility Plan (“ALUCP”). A copy of Resolution 2013-0018 ALUC, approved by the ALUC on November 7, 2013 and memorializing the consistency determination, is enclosed for your information.

The ALUC’s determination that the project at 4727 Executive Drive is **conditionally consistent** with the Marine Corps Air Station (MCAS) Miramar ALUCP was made consistent with the ALUC Policies and the State Aeronautics Act provisions (Cal. Pub. Util. Code §21670-21679.5), and was based on numerous facts and findings, including those summarized below:

- (1) The proposed project involves a community plan amendment to remove a residential land use requirement and allow for the construction of a multi-story building with offices, hotel rooms, or a combination of offices and hotel rooms.
- (2) The proposed project is located within the 60-65 dB CNEL noise contour. The ALUCP identifies office uses as compatible and lodging uses as conditionally compatible with airport uses located within the 60-65 dB CNEL noise contour, provided that the hotel rooms are sound attenuated to 45 dB CNEL interior noise level. Therefore, as a condition of project approval, any hotel rooms must be sound attenuated to 45 dB CNEL interior noise level.
- (3) The proposed project is in compliance with the ALUCP airspace protection surfaces because a determination of no hazard to air navigation has been issued by the FAA.



SAN DIEGO
INTERNATIONAL
AIRPORT

Ms. Black

Page 2

- (4) The proposed project is located outside all safety zones.
- (5) The proposed project is located outside the overflight notification area.
- (6) Therefore, if the proposed project contains the above-required conditions, the proposed project would be consistent with the MCAS Miramar ALUCP.
- (7) This ALUC action is not a "project" as defined by the California Environmental Quality Act (CEQA) Pub. Res. Code Section 21065; and is not a "development" as defined by the California Coastal Act Pub. Res. Code Section 30106.

Please contact Mr. Ed Gowens at (619) 400-2244 if you have any questions regarding the issues addressed in this letter.

Very truly yours,



Thella F. Bowens
President/CEO

TFB/EG

Enclosures: Resolution 2013-0018 ALUC

cc: Amy Gonzalez, SDCRAA – General Counsel
Ron Bolyard, Caltrans – Division of Aeronautics
Chris Schmidt, Caltrans – District 11
Juan Lias, MCAS Miramar
Tait Galloway, City of San Diego

RESOLUTION NO. 2013-0018 ALUC

A RESOLUTION OF THE AIRPORT LAND USE COMMISSION FOR SAN DIEGO COUNTY, MAKING A DETERMINATION THAT THE PROPOSED PROJECT: COMMUNITY PLAN AMENDMENT TO CONSTRUCT AN OFFICE OR HOTEL BUILDING AT 4727 EXECUTIVE DRIVE, CITY OF SAN DIEGO, IS CONDITIONALLY CONSISTENT WITH THE MARINE CORPS AIR STATION MIRAMAR AIRPORT LAND USE COMPATIBILITY PLAN.

WHEREAS, the Board of the San Diego County Regional Airport Authority, acting in its capacity as the Airport Land Use Commission (ALUC) for San Diego County, pursuant to Section 21670.3 of the Public Utilities Code, was requested by the City of San Diego to determine the consistency of a proposed development project: Community Plan Amendment to Construct an Office or Hotel Building at 4727 Executive Drive, City of San Diego, which is located within the Airport Influence Area (AIA) for the Marine Corps Air Station (MCAS) Miramar Airport Land Use Compatibility Plan (ALUCP), originally adopted in 2008 and amended in 2010 and 2011; and

WHEREAS, the plans submitted to the ALUC for the proposed project indicate that it would involve a community plan amendment to remove a residential land use requirement and allow for the construction of a multi-story building with offices, hotel rooms, or a combination of offices and hotel rooms; and

WHEREAS, the proposed project would be located within the 60-65 decibel (dB) Community Noise Equivalent Level (CNEL) noise contour, and the ALUCP identifies office uses as compatible and lodging uses as conditionally compatible with airport uses located within the 60-65 dB CNEL noise contour, provided that the hotel rooms are sound attenuated to 45 dB CNEL interior noise level; and

WHEREAS, the proposed project is in compliance with the ALUCP airspace protection surfaces because a determination of no hazard to air navigation has been issued by the Federal Aviation Administration (FAA); and

WHEREAS, the proposed project is located outside all safety zones; and

WHEREAS, the proposed project is located outside the overflight notification area; and

Resolution No. 2013-0018 ALUC
Page 2 of 3

WHEREAS, the ALUC has considered the information provided by staff, including information in the staff report and other relevant material regarding the project; and

WHEREAS, the ALUC has provided an opportunity for the City of San Diego, the U.S. Marine Corps, and interested members of the public to present information regarding this matter;

NOW, THEREFORE, BE IT RESOLVED that the ALUC determines that the proposed project: Community Plan Amendment to Construct an Office or Hotel Building at 4727 Executive Drive, City of San Diego, is conditionally consistent with the MCAS Miramar ALUCP, which was originally adopted in 2008 and amended in 2010 and 2011, based upon the following facts and findings:

- (1) The proposed project involves a community plan amendment to remove a residential land use requirement and allow for the construction of a multi-story building with offices, hotel rooms, or a combination of offices and hotel rooms.
- (2) The proposed project is located within the 60-65 dB CNEL noise contour. The ALUCP identifies office uses as compatible and lodging uses as conditionally compatible with airport uses located within the 60-65 dB CNEL noise contour, provided that the hotel rooms are sound attenuated to 45 dB CNEL interior noise level. Therefore, as a condition of project approval, any hotel rooms must be sound attenuated to 45 dB CNEL interior noise level.
- (3) The proposed project is in compliance with the ALUCP airspace protection surfaces because a determination of no hazard to air navigation has been issued by the FAA.
- (4) The proposed project is located outside all safety zones.
- (5) The proposed project is located outside the overflight notification area.
- (6) Therefore, if the proposed project contains the above-required conditions, the proposed project would be consistent with the MCAS Miramar ALUCP.

BE IT FURTHER RESOLVED that this ALUC determination is not a "project" as defined by the California Environmental Quality Act (CEQA), Pub. Res. Code Section 21065, and is not a "development" as defined by the California Coastal Act, Pub. Res. Code Section 30106.

Resolution No. 2013-0018 ALUC
Page 3 of 3

PASSED, ADOPTED AND APPROVED by the ALUC for San Diego County at a regular meeting this 7th day of November, 2013, by the following vote:

AYES: Commissioners: Cox, Desmond, Gleason, Hubbs, Sessom, Smisek

NOES: Commissioners: None

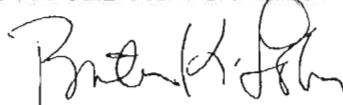
ABSENT: Commissioners: Alvarez, Boland, Robinson

ATTEST:



TONY R. RUSSELL
DIRECTOR, CORPORATE SERVICES/
AUTHORITY CLERK

APPROVED AS TO FORM:



BRETON K. LOBNER
GENERAL COUNSEL



Mail Processing Center
Federal Aviation Administration
Southwest Regional Office
Obstruction Evaluation Group
2601 Meacham Boulevard
Fort Worth, TX 76137

Aeronautical Study No.
2013-AWP-2171-OE

ATTACHMENT 16

Issued Date: 05/06/2013

Bhavesesh Parikh
Hines
4747 Executive Drive
Suite 410
San Diego, CA 92121

**** DETERMINATION OF NO HAZARD TO AIR NAVIGATION ****

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure:	Building La Jolla Commons III
Location:	San Diego, CA
Latitude:	32-52-30.20N NAD 83
Longitude:	117-12-18.67W
Heights:	356 feet site elevation (SE) 259 feet above ground level (AGL) 615 feet above mean sea level (AMSL)

This aeronautical study revealed that the structure does not exceed obstruction standards and would not be a hazard to air navigation provided the following condition(s), if any, is(are) met:

As a condition to this Determination, the structure is marked/lighted in accordance with FAA Advisory circular 70/7460-1 K Change 2, Obstruction Marking and Lighting, red lights - Chapters 4,5(Red),&12.

It is required that FAA Form 7460-2, Notice of Actual Construction or Alteration, be e-filed any time the project is abandoned or:

☐ At least 10 days prior to start of construction (7460-2, Part I)
☒ Within 5 days after the construction reaches its greatest height (7460-2, Part II)

The structure considered under this study lies in proximity to an airport and occupants may be subjected to noise from aircraft operating to and from the airport.

This determination expires on 11/06/2014 unless:

- (a) the construction is started (not necessarily completed) and FAA Form 7460-2, Notice of Actual Construction or Alteration, is received by this office.
- (b) extended, revised, or terminated by the issuing office.
- (c) the construction is subject to the licensing authority of the Federal Communications Commission (FCC) and an application for a construction permit has been filed, as required by the FCC, within

6 months of the date of this determination. In such case, the determination expires on the date prescribed by the FCC for completion of construction, or the date the FCC denies the application.

ATTACHMENT 1 6

NOTE: REQUEST FOR EXTENSION OF THE EFFECTIVE PERIOD OF THIS DETERMINATION MUST BE E-FILED AT LEAST 15 DAYS PRIOR TO THE EXPIRATION DATE. AFTER RE-EVALUATION OF CURRENT OPERATIONS IN THE AREA OF THE STRUCTURE TO DETERMINE THAT NO SIGNIFICANT AERONAUTICAL CHANGES HAVE OCCURRED, YOUR DETERMINATION MAY BE ELIGIBLE FOR ONE EXTENSION OF THE EFFECTIVE PERIOD.

This determination is based, in part, on the foregoing description which includes specific coordinates , heights, frequency(ies) and power . Any changes in coordinates , heights, and frequencies or use of greater power will void this determination. Any future construction or alteration , including increase to heights, power, or the addition of other transmitters, requires separate notice to the FAA.

This determination does include temporary construction equipment such as cranes, derricks, etc., which may be used during actual construction of the structure. However, this equipment shall not exceed the overall heights as indicated above. Equipment which has a height greater than the studied structure requires separate notice to the FAA.

This determination concerns the effect of this structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

Any failure or malfunction that lasts more than thirty (30) minutes and affects a top light or flashing obstruction light, regardless of its position, should be reported immediately to (877) 487-6867 so a Notice to Airmen (NOTAM) can be issued. As soon as the normal operation is restored, notify the same number.

If we can be of further assistance, please contact our office at (310) 725-6557. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2013-AWP-2171-OE.

Signature Control No: 187592899-189045165

(DNE)

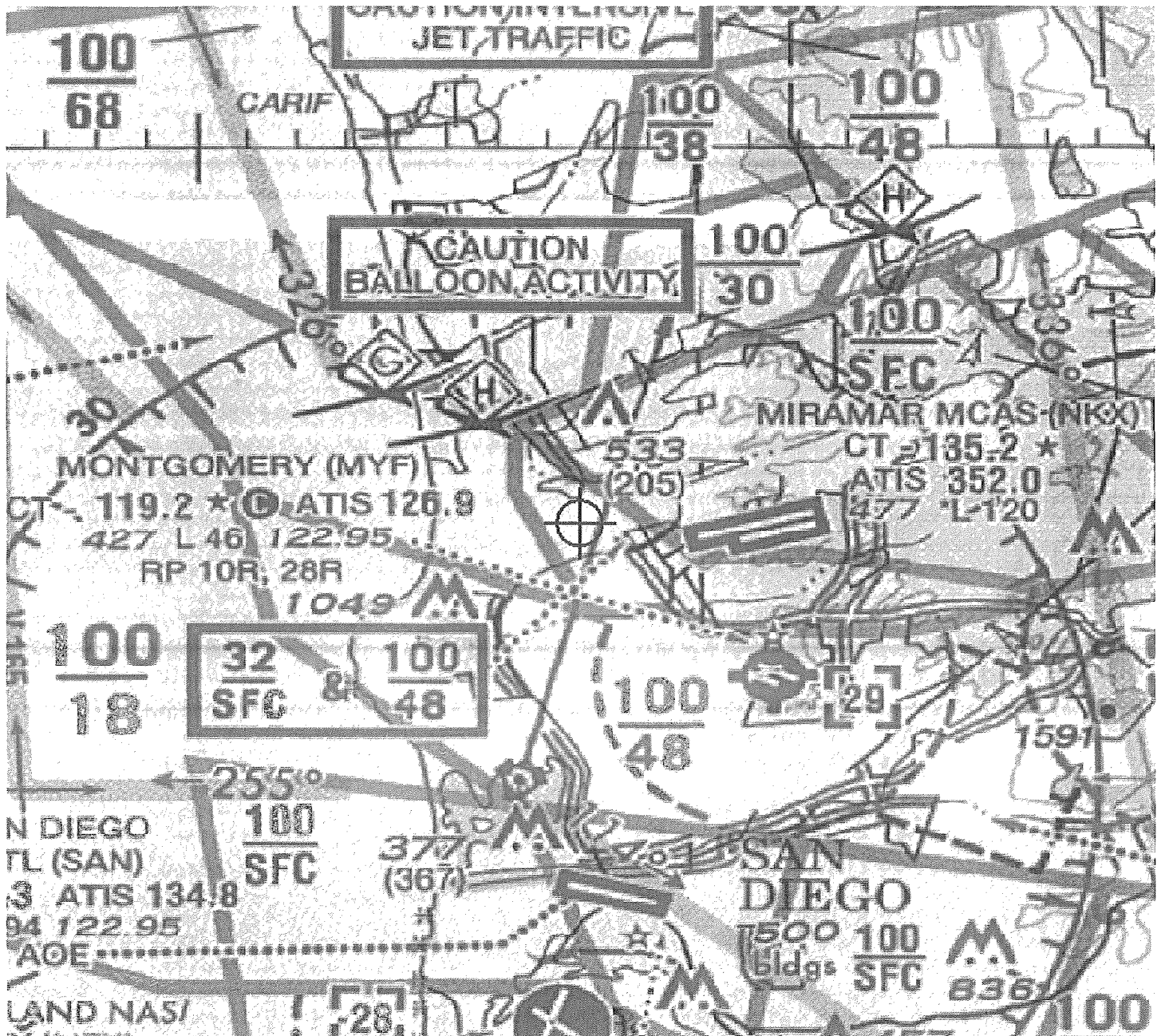
Karen McDonald
Specialist

Attachment(s)
Case Description
Map(s)

Multi story office complex

ATTACHMENT 1 6







Mail Processing Center
Federal Aviation Administration
Southwest Regional Office
Obstruction Evaluation Group
2601 Meacham Boulevard
Fort Worth, TX 76137

Aeronautical Study No.
2013-AWP-2172-OE

ATTACHMENT 16

Issued Date: 05/06/2013

Bhavesht Parikh
Hines
4747 Executive Drive
Suite 410
San Diego, CA 92121

**** DETERMINATION OF NO HAZARD TO AIR NAVIGATION ****

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure:	Building La Jolla Commons III
Location:	San Diego, CA
Latitude:	32-52-30.19N NAD 83
Longitude:	117-12-16.97W
Heights:	356 feet site elevation (SE) 241 feet above ground level (AGL) 597 feet above mean sea level (AMSL)

This aeronautical study revealed that the structure does not exceed obstruction standards and would not be a hazard to air navigation provided the following condition(s), if any, is(are) met:

As a condition to this Determination, the structure is marked/lighted in accordance with FAA Advisory circular 70/7460-1 K Change 2, Obstruction Marking and Lighting, red lights - Chapters 4,5(Red),&12.

It is required that FAA Form 7460-2, Notice of Actual Construction or Alteration, be e-filed any time the project is abandoned or:

☐ At least 10 days prior to start of construction (7460-2, Part I)
☒ Within 5 days after the construction reaches its greatest height (7460-2, Part II)

The structure considered under this study lies in proximity to an airport and occupants may be subjected to noise from aircraft operating to and from the airport.

This determination expires on 11/06/2014 unless:

- (a) the construction is started (not necessarily completed) and FAA Form 7460-2, Notice of Actual Construction or Alteration, is received by this office.
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- (c) the construction is subject to the licensing authority of the Federal Communications Commission (FCC) and an application for a construction permit has been filed, as required by the FCC, within

6 months of the date of this determination. In such case, the determination expires on the date prescribed by the FCC for completion of construction, or the date the FCC denies the application.

ATTACHMENT 16

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This determination is based, in part, on the foregoing description which includes specific coordinates , heights, frequency(ies) and power . Any changes in coordinates , heights, and frequencies or use of greater power will void this determination. Any future construction or alteration , including increase to heights, power, or the addition of other transmitters, requires separate notice to the FAA.

This determination does include temporary construction equipment such as cranes, derricks, etc., which may be used during actual construction of the structure. However, this equipment shall not exceed the overall heights as indicated above. Equipment which has a height greater than the studied structure requires separate notice to the FAA.

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If we can be of further assistance, please contact our office at (310) 725-6557. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2013-AWP-2172-OE.

Signature Control No: 187592900-189045166

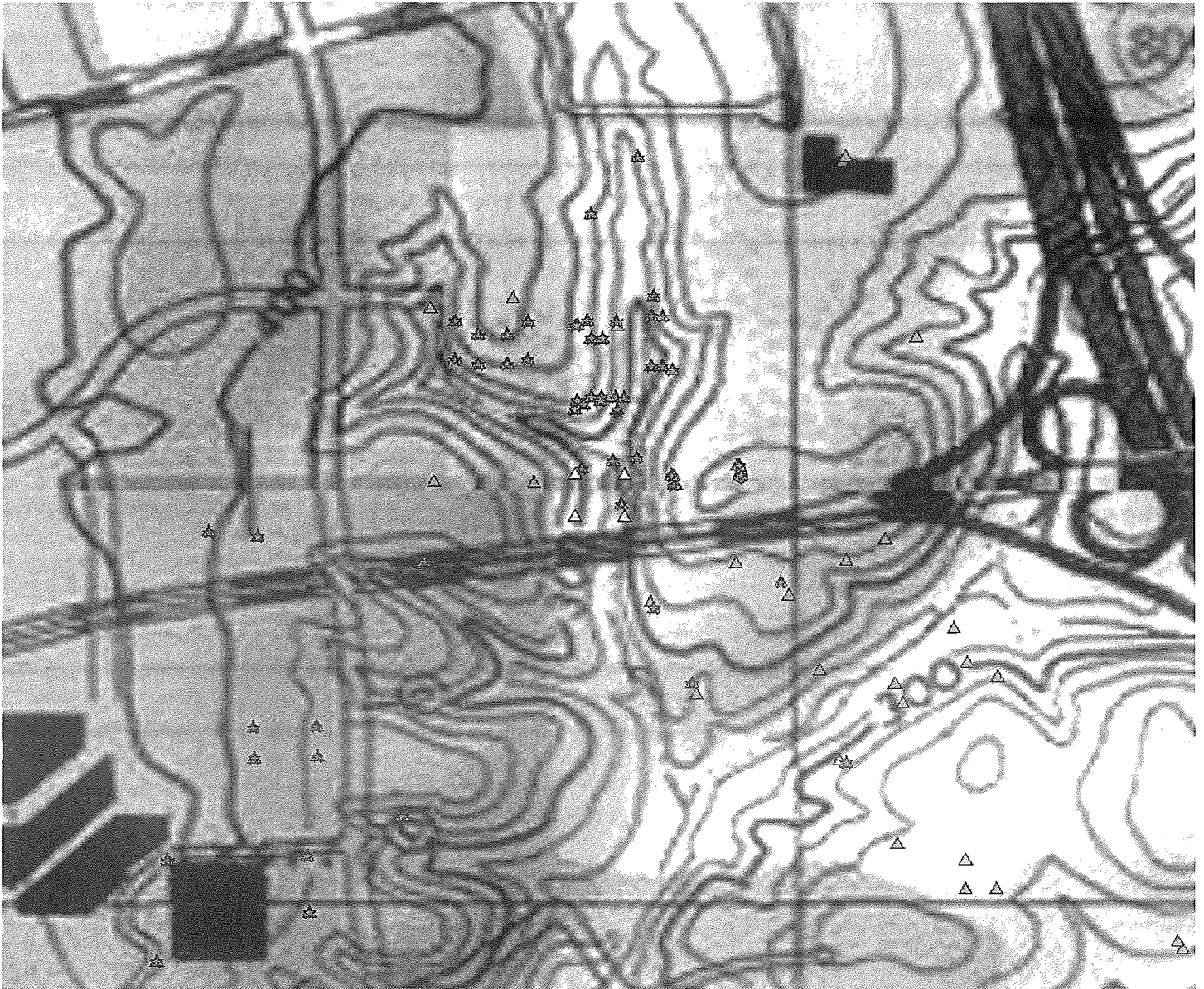
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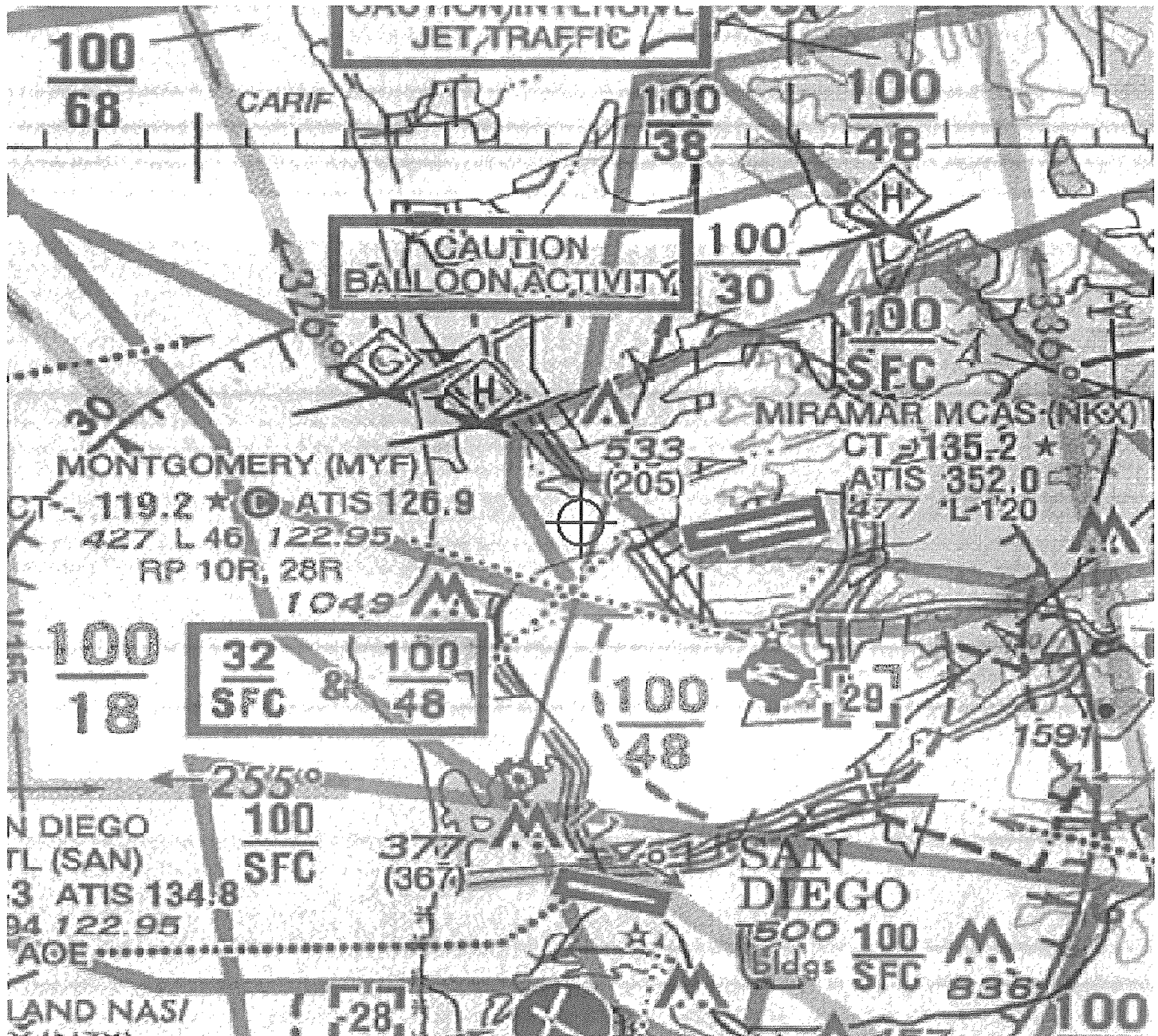
Karen McDonald
Specialist

Attachment(s)
Case Description
Map(s)

Multi story office complex

ATTACHMENT 16







Mail Processing Center
Federal Aviation Administration
Southwest Regional Office
Obstruction Evaluation Group
2601 Meacham Boulevard
Fort Worth, TX 76137

Aeronautical Study No.
2013-AWP-2173-OE

ATTACHMENT 1 6

Issued Date: 05/06/2013

Bhavesh Parikh
Hines
4747 Executive Drive
Suite 410
San Diego, CA 92121

**** DETERMINATION OF NO HAZARD TO AIR NAVIGATION ****

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure:	Building La Jolla Commons III
Location:	San Diego, CA
Latitude:	32-52-28.76N NAD 83
Longitude:	117-12-16.97W
Heights:	356 feet site elevation (SE) 249 feet above ground level (AGL) 605 feet above mean sea level (AMSL)

This aeronautical study revealed that the structure does not exceed obstruction standards and would not be a hazard to air navigation provided the following condition(s), if any, is(are) met:

As a condition to this Determination, the structure is marked/lighted in accordance with FAA Advisory circular 70/7460-1 K Change 2, Obstruction Marking and Lighting, red lights - Chapters 4,5(Red),&12.

It is required that FAA Form 7460-2, Notice of Actual Construction or Alteration, be e-filed any time the project is abandoned or:

☐ At least 10 days prior to start of construction (7460-2, Part I)
☒ Within 5 days after the construction reaches its greatest height (7460-2, Part II)

The structure considered under this study lies in proximity to an airport and occupants may be subjected to noise from aircraft operating to and from the airport.

This determination expires on 11/06/2014 unless:

- (a) the construction is started (not necessarily completed) and FAA Form 7460-2, Notice of Actual Construction or Alteration, is received by this office.
- (b) extended, revised, or terminated by the issuing office.
- (c) the construction is subject to the licensing authority of the Federal Communications Commission (FCC) and an application for a construction permit has been filed, as required by the FCC, within

6 months of the date of this determination. In such case, the determination expires on the date prescribed by the FCC for completion of construction, or the date the FCC denies the application.

ATTACHMENT 16
NOTE: REQUEST FOR EXTENSION OF THE EFFECTIVE PERIOD OF THIS DETERMINATION MUST BE E-FILED AT LEAST 15 DAYS PRIOR TO THE EXPIRATION DATE. AFTER RE-EVALUATION OF CURRENT OPERATIONS IN THE AREA OF THE STRUCTURE TO DETERMINE THAT NO SIGNIFICANT AERONAUTICAL CHANGES HAVE OCCURRED, YOUR DETERMINATION MAY BE ELIGIBLE FOR ONE EXTENSION OF THE EFFECTIVE PERIOD.

This determination is based, in part, on the foregoing description which includes specific coordinates , heights, frequency(ies) and power . Any changes in coordinates , heights, and frequencies or use of greater power will void this determination. Any future construction or alteration , including increase to heights, power, or the addition of other transmitters, requires separate notice to the FAA.

This determination does include temporary construction equipment such as cranes, derricks, etc., which may be used during actual construction of the structure. However, this equipment shall not exceed the overall heights as indicated above. Equipment which has a height greater than the studied structure requires separate notice to the FAA.

This determination concerns the effect of this structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

Any failure or malfunction that lasts more than thirty (30) minutes and affects a top light or flashing obstruction light, regardless of its position, should be reported immediately to (877) 487-6867 so a Notice to Airmen (NOTAM) can be issued. As soon as the normal operation is restored, notify the same number.

If we can be of further assistance, please contact our office at (310) 725-6557. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2013-AWP-2173-OE.

Signature Control No: 187592901-189045168

(DNE)

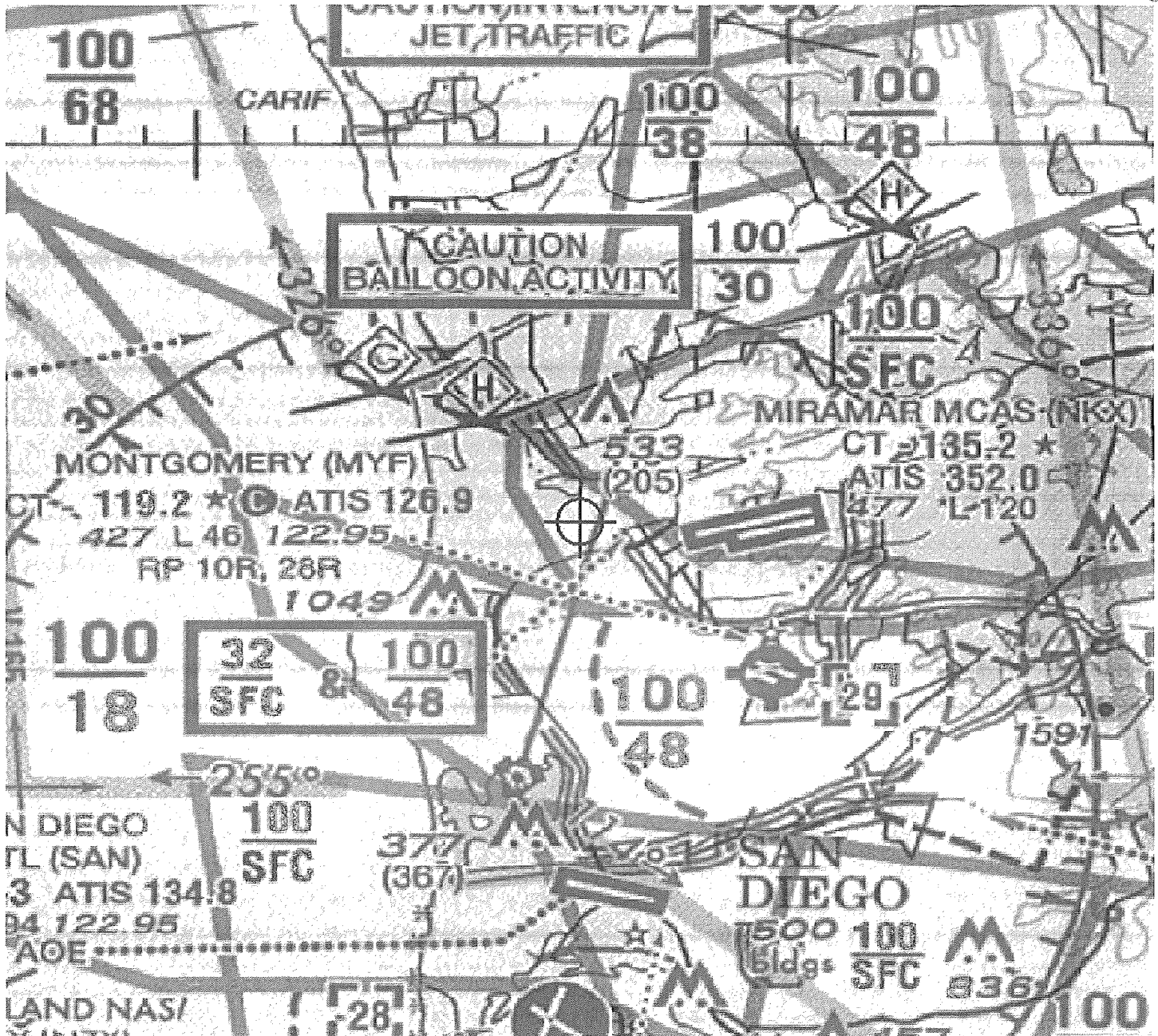
Karen McDonald
Specialist

Attachment(s)
Case Description
Map(s)

Multi story office complex

ATTACHMENT 18







Mail Processing Center
Federal Aviation Administration
Southwest Regional Office
Obstruction Evaluation Group
2601 Meacham Boulevard
Fort Worth, TX 76137

Aeronautical Study No.
2013-AWP-2174-OE

ATTACHMENT 1 6

Issued Date: 05/06/2013

Bhavesesh Parikh
Hines
4747 Executive Drive
Suite 410
San Diego, CA 92121

**** DETERMINATION OF NO HAZARD TO AIR NAVIGATION ****

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure:	Building La Jolla Commons III
Location:	San Diego, CA
Latitude:	32-52-28.76N NAD 83
Longitude:	117-12-18.67W
Heights:	356 feet site elevation (SE) 268 feet above ground level (AGL) 624 feet above mean sea level (AMSL)

This aeronautical study revealed that the structure does not exceed obstruction standards and would not be a hazard to air navigation provided the following condition(s), if any, is(are) met:

As a condition to this Determination, the structure is marked/lighted in accordance with FAA Advisory circular 70/7460-1 K Change 2, Obstruction Marking and Lighting, red lights - Chapters 4,5(Red),&12.

It is required that FAA Form 7460-2, Notice of Actual Construction or Alteration, be e-filed any time the project is abandoned or:

☐ At least 10 days prior to start of construction (7460-2, Part I)
☒ Within 5 days after the construction reaches its greatest height (7460-2, Part II)

The structure considered under this study lies in proximity to an airport and occupants may be subjected to noise from aircraft operating to and from the airport.

This determination expires on 11/06/2014 unless:

- (a) the construction is started (not necessarily completed) and FAA Form 7460-2, Notice of Actual Construction or Alteration, is received by this office.
- (b) extended, revised, or terminated by the issuing office.
- (c) the construction is subject to the licensing authority of the Federal Communications Commission (FCC) and an application for a construction permit has been filed, as required by the FCC, within

6 months of the date of this determination. In such case, the determination expires on the date prescribed by the FCC for completion of construction, or the date the FCC denies the application.

ATTACHMENT 16

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This determination is based, in part, on the foregoing description which includes specific coordinates , heights, frequency(ies) and power . Any changes in coordinates , heights, and frequencies or use of greater power will void this determination. Any future construction or alteration , including increase to heights, power, or the addition of other transmitters, requires separate notice to the FAA.

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This determination concerns the effect of this structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

Any failure or malfunction that lasts more than thirty (30) minutes and affects a top light or flashing obstruction light, regardless of its position, should be reported immediately to (877) 487-6867 so a Notice to Airmen (NOTAM) can be issued. As soon as the normal operation is restored, notify the same number.

If we can be of further assistance, please contact our office at (310) 725-6557. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2013-AWP-2174-OE.

Signature Control No: 187592902-189045167

(DNE)

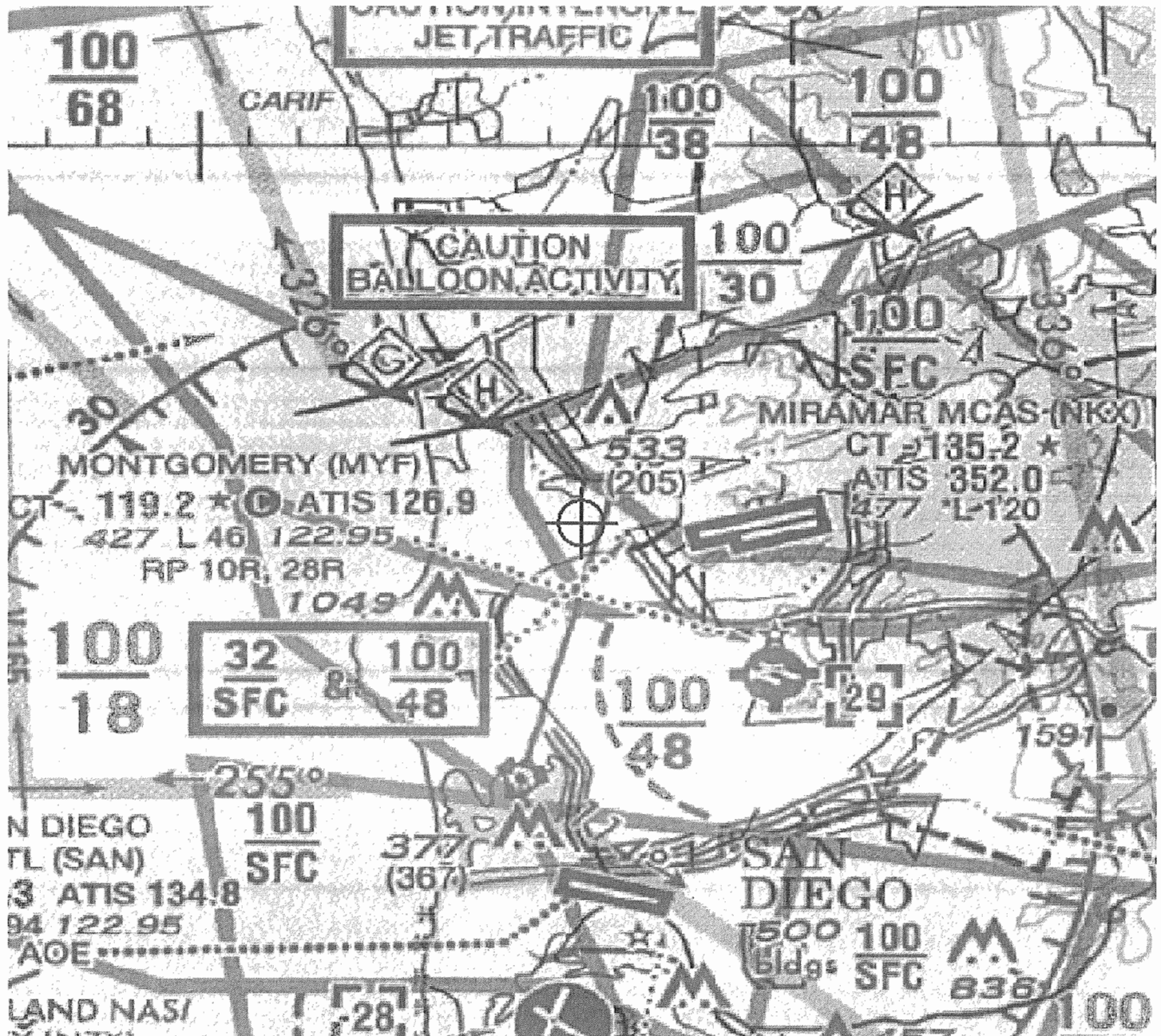
Karen McDonald
Specialist

Attachment(s)
Case Description
Map(s)

Multi story office complex

ATTACHMENT 16







UNITED STATES MARINE CORPS
MARINE CORPS AIR STATION
P.O. BOX 452001
SAN DIEGO, CA 92145-2001

11103
CP&L/324553
October 31, 2013

CITY OF SAN DIEGO
DEVELOPMENT SERVICES DEPARTMENT
SUBMITTED PLANS PROCESSING
ATTN: LAURA BLACK
1222 FIRST AVENUE MS 302
SAN DIEGO, CA 92101-4154

RE: UNIVERSITY CITY COMMUNITY PLAN; LA JOLLA COMMONS 3 PROJECT,
4747 EXECUTIVE DRIVE, PN 324553, APN 345-250-02

Dear Ms. Black,

This is in response to the revised project review package we received on October 11, 2013 for the proposed La Jolla Commons 3 project. The revised plans call for the construction of one office building with four specific heights at each building corner within the University City Community Planning area. Marine Corps Air Station (MCAS) Miramar staff previously reviewed and commented on a different version of this project in September 2013, and due to subsequent project changes, this letter will now supersede any previous comments and findings.

The proposed site is contained within the MCAS Miramar Air Installations Compatible Use Zones (AICUZ) Study Area identified in the 2005 AICUZ Update for Marine Corps Air Station (MCAS) Miramar. Community Plans & Liaison Office staff has determined that the office, hotel and office/hotel options are consistent with AICUZ noise and accident potential zone compatibility guidelines.

Our letter of September 20, 2013, notified the City of San Diego that the originally-proposed elevation of the office building (596 feet above sea level) would adversely impact air navigation and operations by penetrating controlled air space. At the request of the project proponent, the Naval Flight Information Group (NAVFIG) has identified that the elevations specified on the enclosed memorandum will not impact air navigation and operations (Enclosure 1). NAVFIG personnel serve as our experts in airspace matters and MCAS Miramar supports their current findings. Therefore, the project as revised is acceptable so long as it

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CP&L/324553
October 31, 2013

remains consistent with the limitations specified in the enclosure and other Federal Aviation Administration (FAA) requirements.

In order to be consistent with AICUZ guidelines, the project must adhere to the following stipulations: 1) the building cannot exceed the height each corner has been assigned by NAVFIG (NE - 577 feet, NW - 597 feet, SE - 582 feet and SW - 602 feet), 2) no permanent objects can be placed on the roof that exceed the height of a corner and/or any sloping plane created by the differences in height, 3) the structure is marked/lighted in accordance with FAA Advisory circular 70/7460-1 K Change 2, Obstruction Marking and Lighting, red lights, and 4) a FAA Form 7460-2, Notice of Actual Construction or Alteration, be e-filed if the project is abandoned or within 5 days after the construction reaches its greatest height.

In the event that construction crane(s) are required and exceed more than 200 feet above ground level, the CP&L Office requests that an obstruction analysis (FAA Form 7460-1) be submitted to the FAA for review. The site of the proposed project is located in proximity of several key flight corridors (Seawolf, Beach and Fairways) for fixed and rotary-wing aircraft. Aircraft altitudes within these flight corridors can be relatively low (ranging from 1,500 to 2,000 feet Mean Sea Level; lower if necessary) and in some cases, are directly under FAA control. As a result, we would encourage the project proponent to notify MCAS Miramar concerning the location, height and time duration of any temporary construction cranes.

This location will experience noise impacts from the Julian, Seawolf and Ground Controlled Approach (GCA) Box Pattern Flight Corridors for fixed-wing operations. The site will also experience noise impacts from the Beach, Fairways and GCA Box Pattern Flight Corridors for helicopter operations.

Occupants will routinely see and hear military aircraft and experience varying degrees of noise and vibration. Consequently, we are recommending full disclosure of noise and visual impacts to all initial and subsequent purchasers, lessees, or other potential occupants.

Since the project is within the AIA for the MCAS Miramar ALUCP, and to ensure that the project is consistent with ALUCP guidelines, we recommend that the City of San Diego contact

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October 31, 2013

Airport Land Use Commission staff to determine if the project needs to be submitted for an official consistency determination.

Normal hours of operation at MCAS Miramar are as follows:

Monday through Thursday	7:00 a.m. to 1:00 a.m.
Friday	7:00 a.m. to 6:00 p.m.
Saturday, Sunday, Holidays	8:00 a.m. to 6:00 p.m.

MCAS Miramar is a master air station, and as such, can operate 24 hours per day, 7 days per week. Fiscal and manpower constraints, as well as efforts to reduce the noise impacts of our operations on the surrounding community, impose the above hours of operation. Circumstances frequently arise which require an extension of these operating hours.

Thank you for the opportunity to review this land use proposal. If we may be of any further assistance, please contact Mr. Juan Lias at (858) 577-6603.

Sincerely,



J. H. LIAS

Community Plans and Liaison Officer
By direction of the Commanding Officer

Copy to:

University City Planning Group, Chair, Janay Kruger
San Diego County Regional Airport Authority, Ed Gowens

24 Sep 13

MEMORANDUM FOR THE RECORD

Subj: MCAS MIRAMAR (KNKX) SAN DIEGO, CA OBSTACLE EVALUATION FOR
2013-AWP-2171, 2172, 2173, 2174-OE AMDT 1

Ref: (a) FAAO 8260.3B
(b) NAVFAC P-80.3
(c) FAAO 8260.19E

1. Obstacle Evaluations of 2013-AWP-2171, 2172, 2173, & 2174-OE were completed in accordance with references (a) through (c) for MCAS MIRAMAR (KNKX).

a. The subject obstacle evaluations for MCAS MIRAMAR (KNKX) SAN DIEGO, CA were analyzed, per reference (c), using applicable required obstacle clearance values, obstacle clearance/identification/qualification surfaces, and airport safety clearance/imaginary surfaces results.

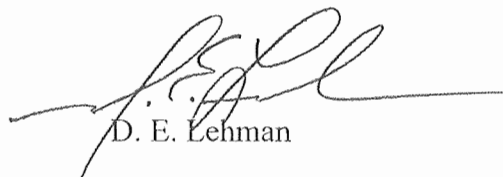
2. The subject obstacles affect the ASR RWY 06L final approach. The obstacles are part of a proposed building with each OE number being a corner of the building. The previous evaluation of these obstructions gave them an impact. The contractor has since revised his elevation to those listed below via an email. The no impact heights for each corner of the building are listed below. Due to these obstructions falling within the 7:1 obstacle identification surface (OIS) they have varying heights for no impact. As long as the equipment on the roof of the build doesn't penetrate the sloping 7:1 OIS there will be no impact to the ASR RWY 6L.

2013-AWP-2171-OE	597ft.
2013-AWP-2172-OE	577ft.
2013-AWP-2173-OE	582ft.
2013-AWP-2174-OE	602ft.

3. It would have no impact on the other instrument/departure procedures, MVAC, or MSA or the P-80 surfaces.

4. The VFR Traffic Pattern was not evaluated.

5. The NAVFIG point of contact is Michael Murphy, DSN 588-6616 or COMM 843-218-6616, michael.j.murphy9.ctr@navy.mil and navfig@navy.mil.



D. E. Lehman

Enclosure 1



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

Community Planning Committee Distribution Form Part 2

Project Name: La Jolla Commons III		Project Number: 324553	Distribution Date: 11/12/2013
Project Scope/Location: UNIVERSITY *SUSTAINABLE EXPEDITE PROGRAM* (PROCESS 5) CPA, PDP & VTM to amend PDP 252591 & VTM 340259 (PTS 79804) to remove an approved Hotel/Condominium Tower from Lot 2, change the use of Lot 3 to Hotel/Office (remove res from UCP) & interior lot line adjustments at 4727 Executive Dr. The site is zoned CV-1-2 & IP-I-1 and is within the Community Plan Implementation -A and Parking Impact Overlay Zones within the University Community Plan. Council District One. This application was made on August 27, 2013.			
Applicant Name: Bhavesh Parikh, Hines		Applicant Phone Number: 858.435.4000	
Project Manager: Laura C. Black, AICP	Phone Number: (619) 236-6327	Fax Number: (619) 321-3200	E-mail Address: lblack@sandiego.gov
Committee Recommendations (To be completed for Initial Review):			
<input checked="" type="checkbox"/> Vote to Approve	Members Yes 16	Members No 0	Members Abstain 2 <i>Chair doesn't vote</i>
<input type="checkbox"/> Vote to Approve With Conditions Listed Below	Members Yes	Members No	Members Abstain
<input type="checkbox"/> Vote to Approve With Non-Binding Recommendations Listed Below	Members Yes	Members No	Members Abstain
<input type="checkbox"/> Vote to Deny	Members Yes	Members No	Members Abstain
<input type="checkbox"/> No Action (Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)			<input type="checkbox"/> Continued
CONDITIONS: <i>None</i>			
NAME: <i>Janay Kruger</i>		TITLE: <i>Chair</i>	
SIGNATURE: <i>Janay Kruger</i>		DATE: <i>11/20/13</i>	
<i>Attach Additional Pages If Necessary.</i>		Please return to: Project Management Division City of San Diego Development Services Department 1222 First Avenue, MS 302 San Diego, CA 92101	
Printed on recycled paper. Visit our web site at www.sandiego.gov/development-services . Upon request, this information is available in alternative formats for persons with disabilities.			



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

Ownership Disclosure Statement

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

Project Title

La Jolla Commons - Phase III

Project No. For City Use Only

324553

Project Address:

SE Corner of Executive Drive and Judicial Drive in UTC

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

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

Additional pages attached ☐ Yes ☐ No

Name of Individual (type or print):

☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature :

Date:

Name of Individual (type or print):

☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature :

Date:

Name of Individual (type or print):

☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature :

Date:

Name of Individual (type or print):

☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature :

Date:

Project Title: La Jolla Commons IIIProject No. (For City Use Only)
324553**Part II - To be completed when property is held by a corporation or partnership****Legal Status (please check):**

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

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

Corporate/Partnership Name (type or print):
HSPF La Jolla Commons III Investors LLC

☒ Owner ☐ Tenant/Lessee

Street Address:
4747 Executive Drive, Suite 410

City/State/Zip:
San Diego, CA 92121

Phone No: 858-435-4000 Fax No: 858-435-4001

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

Title (type or print):
Senior Managing Director

Signature :  Date: May 17, 2013

Corporate/Partnership Name (type or print):

☐ Owner ☐ Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: Fax No:

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

Title (type or print):

Signature : Date:

Corporate/Partnership Name (type or print):

☐ Owner ☐ Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: Fax No:

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

Title (type or print):

Signature : Date:

Corporate/Partnership Name (type or print):

☐ Owner ☐ Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: Fax No:

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

Title (type or print):

Signature : Date:

Corporate/Partnership Name (type or print):

☐ Owner ☐ Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: Fax No:

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

Title (type or print):

Signature : Date:

Corporate/Partnership Name (type or print):

☐ Owner ☐ Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: Fax No:

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

Title (type or print):

Signature : Date:

OWNERSHIP INFORMATION

HSPF La Jolla Commons III Investors LLC

Paul Twardowski, Hines Interests Limited Partnership, Senior Managing Director

Lauren Graham, JP Morgan Asset Management, Vice President

DEVELOPMENT SERVICES
Project Chronology
La Jolla Commons III – Project No. 324553

Date	Action	Description	City Review Time (Working Days)	Applicant Response (Working Days)
08/27/2013	First Submittal	Project Deemed Complete		
09/25/2013	First Assessment Letter		20 days	
10/04/2013	Second Submittal			7 days
10/22/2013	Second Assessment Letter		12 days	
11/06/2013	Third Submittal			11 days
11/20/2013	Third Assessment Letter		9 days	
12/05/2013	Traffic Study Accepted		10 days	
12/13/2013	Environmental Determination – Addendum to EIR No. 99-0762 (Draft)		6 days	
01/10/2014	Environmental Determination – Addendum to EIR No. 99-0762 (Final)		14 days	
01/30/2014	Planning Commission - Public Hearing		13 days	
TOTAL STAFF TIME		(Does not include City Holidays or City Furlough)	84 days	
TOTAL APPLICANT TIME		(Does not include City Holidays or City Furlough)		18 days
TOTAL PROJECT RUNNING TIME			102 days	