



THE CITY OF SAN DIEGO

REPORT TO THE PLANNING COMMISSION

DATE ISSUED: November 24, 2014

REPORT NO. PC-14-071

ATTENTION: Planning Commission, Agenda of December 4, 2014

SUBJECT: APPEAL OF THE AMERICAN COUNCIL ON EXERCISE OFFICE
BUILDING SUBSTANTIAL CONFORMANCE REVIEW
PROJECT NO. 364572, PROCESS TWO

OWNER/
APPLICANT: American Council on Exercise (Attachment 8)

SUMMARY

Issue: Should the Planning Commission approve or deny an appeal of staff's decision to approve a Substantial Conformance Review to modify landscaping and parking areas for an existing building located at 4851 Paramount Drive within the Kearny Mesa Community Planning area?

Staff Recommendation(s): Deny the appeal and Uphold the Staff decision to Approve the Substantial Conformance Review.

Community Planning Group Recommendation: The Kearny Mesa Community Planning Group voted 11-1-0 on May 21, 2014, to approve the project with no conditions (Attachment 9).

Environmental Review: The property is subject to Final Environmental Impact Report (FEIR) No. 96-0165, Addendum to FEIR No. 99-1269 and Mitigated Negative Declaration (MND) No. 41-0101, previously certified by the City Council and the Planning Commission. The Environmental Impact Report adequately describes the activity for the purposes of the California Environmental Quality Act. The project is subject to a Mitigation, Monitoring and Reporting Program and shall conform to the mitigation conditions as contained in FEIR No. 96-0165, FEIR Addendum LDR No. 99-1269 and MND LDR No. 41-0101. The revised project pursuant to the Substantial Conformance Review is consistent with the previously certified environmental documents. Reference the attached SCR memorandum dated September 2, 2014 (Attachment 10).

Fiscal Impact Statement: None with this action. The processing of the project is funded by a deposit account maintained by the applicant.

Code Enforcement Impact: None.

Housing Impact Statement: Not applicable.

BACKGROUND

The action before the Planning Commission is an appeal of a Process Two staff level decision to approve a Substantial Conformance Review (SCR) for the American Council on Exercise Office Building. The office building was approved by an SCR to Planned Industrial Development/Resource Protection Ordinance Permit No. 96-0165 within the New Century Center Master Plan on February 8, 2001 (Project No. 41-0045, Attachment 4). The original entitlements, Planned Industrial Development No. 96-0165 and the New Century Center Master Plan require subsequent Process 2 SCR's to implement future site specific developments and/or modifications (*Volume I, Section III Implementation, A. Site Plan Review*). The current SCR application proposes to modify the parking layout to reconfigure a 77-space parking lot to a 97-space parking lot and to revise landscaped areas.

Staff approved the SCR request on September 3, 2014. On September 18, 2014, Cory Briggs, Attorney for Briggs Law Corporation, filed an appeal on behalf of the San Diegans for Open Government & CREED-21. Reference Attachments 5-7 for the SCR application, the SCR Notice of Decision and the Appeal Application.

Site History: The project site is located on 1.51 acres of the former General Dynamics site. The original New Century Center Master Plan was approved by the City Council on November 18, 1997, allowing General Dynamics (the original owner) to develop a high-density, mixed use retail, commercial and industrial business park on 242-acres centrally located within the Kearny Mesa Community Plan area (Attachments 1-3). The original master development approvals included the New Century Center Master Plan as part of the Kearny Mesa Community Plan, a Development Agreement between the City of San Diego and General Dynamics (Document No. 00-18448), and a Master Planned Industrial/Planned Commercial/Planned Residential Development Permit/ (PID/PCD/PRD) No. 96-0165. PRD No. 99-1269 dated 2000 and amended in 2002 (including Mitigated Negative Declaration No. 41-0101), amended the Master Plan to allow additional residential density.

This subject parcel is designated for Industrial/Business Park and currently zoned CC-1-3, but is vested by the Development Agreement to the old M-1B zone. Developments must conform to the previously approved discretionary permits, the Master Plan and the M-1B zone. The majority of the Master Plan area has been developed; however, a few remaining vacant parcels have been approved for office buildings and parking structures.

Substantial Conformance Review Project No. 364572 (Attachments 12 and 13)

Attachment 11 contains the originally approved Exhibit "A" Landscape and Site Plan per Project No. 41-0045. Attachment 12 is the current proposal as approved with the SCR.

To accommodate the additional parking spaces proposed by the SCR, seven planting island within the Vehicular Use Area (VUA) north of the building would be removed and replaced with three tree grates and two reconfigured planting areas. Three additional planting islands within the VUA would also be reduced. Fourteen trees to be removed by the project would be replaced

with 8 trees. The site currently exceeds the minimum required landscaping within the VUA by 2,628 square feet and the proposed modified landscape plan exceeds the minimum requirement by 2,167 square feet. The proposed modifications to the landscape plan would therefore continue to conform to the City-wide Landscape Regulations and the increase in parking spaces would continue to comply with the Parking Standards.

The applicant has stated the following in support of the request: *The American Council on Exercise (ACE) desires to add 20 employee parking spaces to their existing 24,600-square-foot office/warehouse building to provide adequate on-site parking for a planned increase in staff. Because the entire site has been developed, the only way to accommodate 20 additional parking spaces without affecting the existing building footprint is to reduce the existing landscaping.*

Staff has reviewed the SCR and determined that the proposed modifications are consistent with all previously approved documents. The revisions are minor in scope and within the guidelines for the review of SCRs pursuant to Information Bulletin No. 500 and San Diego Municipal Code sections 126.0112 and 113.0113. The revised design continues to meet the parking and landscape requirements.

DISCUSSION

As noted above, on September 3, 2014, the Development Services Department issued a Notice of Determination on the SCR and the item was subsequently appealed. The appeal application identifies two appeal issues. Staff requested clarification from the appellant regarding the statement in the appeal that the project violates the San Diego Municipal Code (SDMC). (Reference electronic mail correspondence dated September 19, 2014). The following are the appeal issues and staff's response:

Appeal Issues:

"The hearing officer erred in approving the project without review under the California Environmental Quality Act. The project does not qualify for an exemption. The project also violates the City of San Diego Municipal Code." As noted in the electronic correspondence, the appellant subsequently clarified that the reference to the SDMC referred to the Substantial Conformance Review regulations.

Staff Response:

The SCR required a Process 2 Substantial Conformance Review with Development Services Staff as decision maker, not a Process 3 Hearing Officer decision.

The SCR did not receive an environmental exemption. The proposed modifications were determined to be consistent with the previously certified environmental documents as discussed above in the Environmental Review statement.

The SCR to allow an increase in parking areas from 77 spaces to 97 spaces would be achieved through the modification of existing landscaping. However, the proposed modifications still exceed the minimum required landscaping and continue to comply with the parking requirements

for the site. The proposed revisions are consistent with the San Diego Municipal Code and the existing entitlements as allowed through the Substantial Conformance Review process.

Conclusion:

Staff has reviewed the application for the Substantial Conformance Review and has determined that the proposed revisions to the project substantially conform to the originally approved project. Staff recommends that the Planning Commission deny the appeal and approve the SCR as proposed.

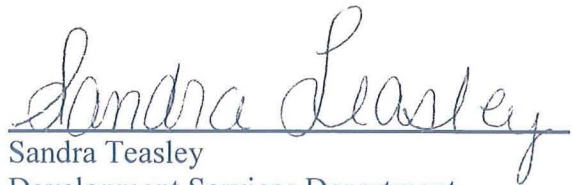
ALTERNATIVES:

1. **Deny** the appeal and **Approve** the Substantial Conformance Review, with modifications.
2. **Approve** the appeal and **Deny** the Substantial Conformance Review.

Respectfully submitted,



Mike Westlake
Assistant Deputy Director
Development Services Department

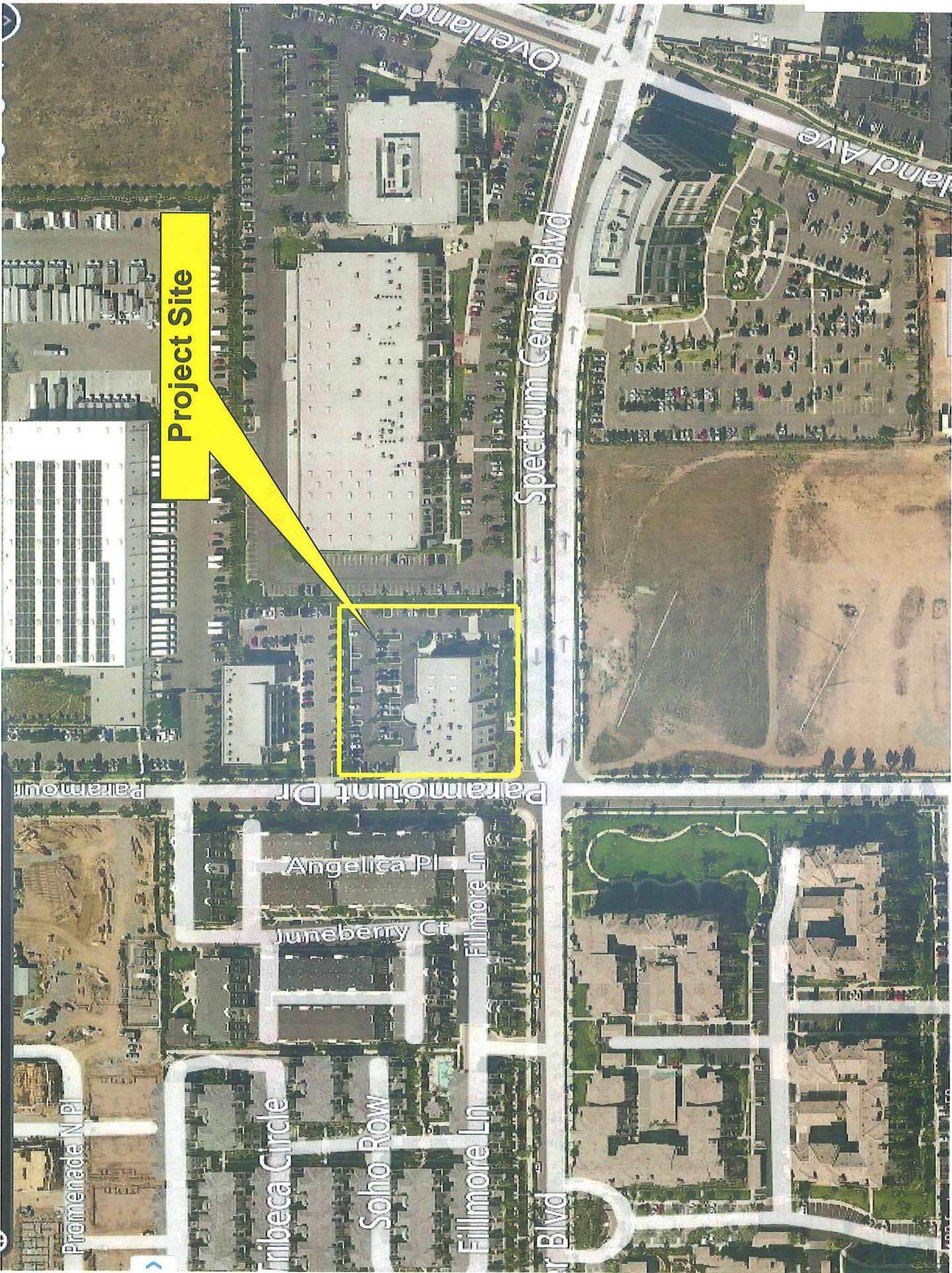


Sandra Teasley
Development Services Department

VACCHI/SMT

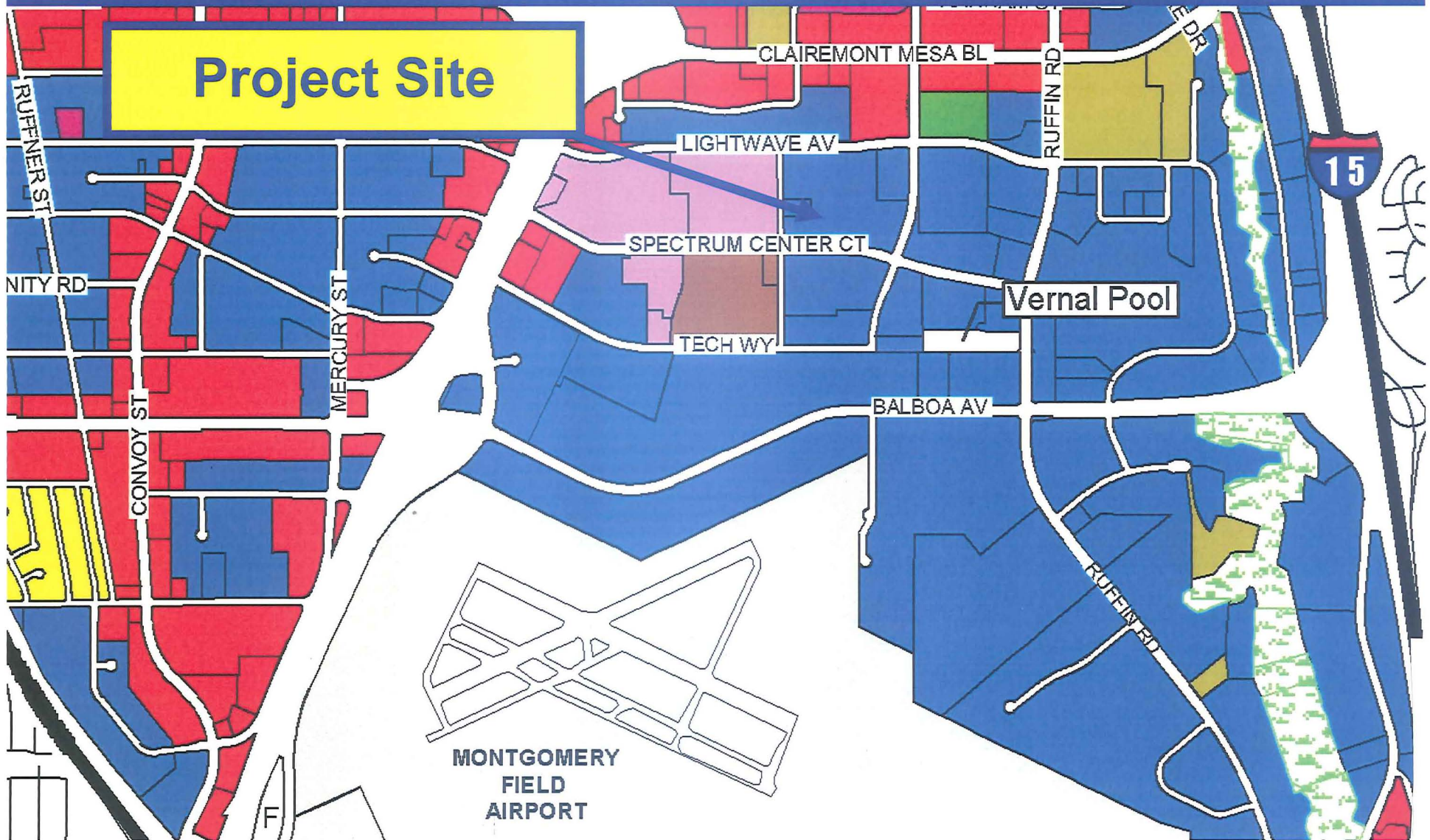
Attachments:

1. Aerial Photograph
2. Community Plan Land Use Map
3. Master Plan Map
4. Project No. 41-0045, Substantial Conformance Review Approval Letter and PID/RPO 96-0165
5. Substantial Conformance Review Application - March 18, 2014
6. Notice of Decision - September 3, 2014
7. Appeal Application - September 18, 2014
8. Ownership Disclosure Statement
9. Community Planning Group Recommendation
10. Environmental Consistency Memorandum - September 2, 2014
11. Original Exhibit "A" Landscape/Site Project Plans - Substantial Conformance Review 41-004513,
12. Current SCR Project Plans

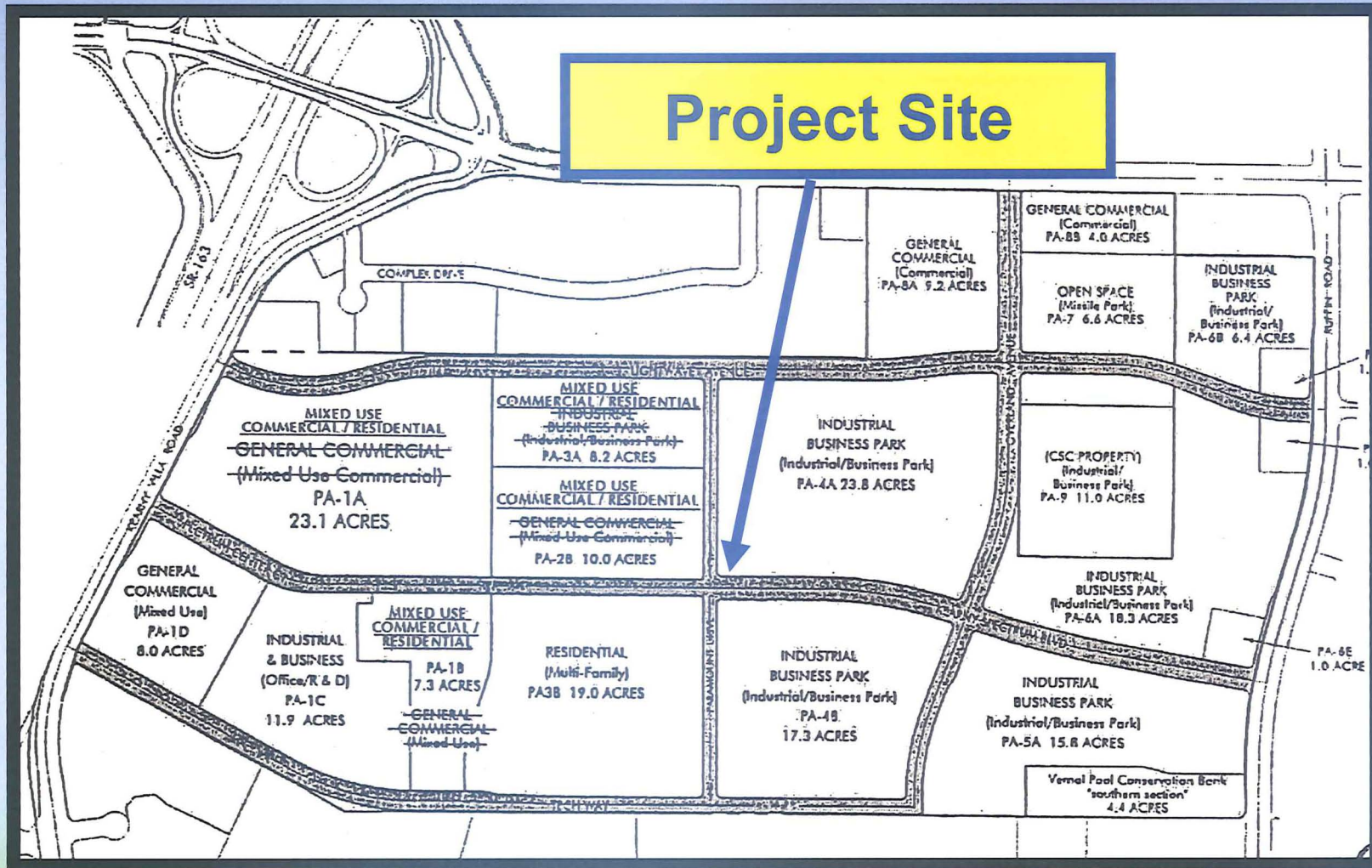


Development Services Department
Project Management Section

Community Plan Map



Development Services Department
Project Management Section
Master Plan Map





THE CITY OF SAN DIEGO

February 8, 2001

Mr. MarkENZ
HDR Architecture
9444 Farnham, Suite 300
San Diego, CA. 92123

SUBJECT: THE AMERICAN COUNCIL ON EXERCISE OFFICE BUILDING.
San Diego Spectrum - Originally approved under PID/RPO 96-0165.
Process 2000 No. 96004300. Job Order No. 41-0045.

Dear Mr. Enz:

The Development Services Department has completed its review of your request for substantial conformance regarding the proposed construction of the American Council on Exercise Office Building, located at 9060 Kearny Spectrum Boulevard (northeast corner of Kearny Spectrum Boulevard and Paramount Drive) within the San Diego Spectrum.

The City Council adopted Development Standards (New Century Center - Volume 2) approved for this property and San Diego Spectrum require the City of San Diego to review and approve a substantial conformance review pursuant to Process Two prior to the issuance of building permits.

The City of San Diego Development Services Department has reviewed the project submittals through a Process Two review, and has determined that the proposed plans are consistent with the general intent, terms and conditions of the San Diego Spectrum Development Standards and PID/RPO Permit No. 96-0165, as well as any other applicable regulations, development standards and guidelines of the Municipal Code in effect for this site.

The submitted plans and documents pertaining to this request for substantial conformance review shall be stamped approved Exhibit "A", dated February 8, 2001, and will be placed in the associated File No. 41-0045. All applicable and relevant conditions of approval as specified in the approved San Diego Spectrum approvals shall remain in full effect for this site, unless otherwise specified by the City Manager or Designated Representative.

Please contact my office at 619-446-5220 should you require further clarification of this letter.

Sincerely,

Mike Westlake
Development Project Manager



Planning and Development Review

1222 First Avenue, MS 302 • San Diego, CA 92101-4153

Tel (619) 533-5931 Fax (619) 533-5924

589

DOC # 1998-0190501

APR 06, 1998 10:11 AM

RECORDING REQUESTED BY
CITY OF SAN DIEGO
DEVELOPMENT SERVICES

AND WHEN RECORDED MAIL TO
CITY CLERK OFFICE
MAIL STATION 2A

OFFICIAL RECORDS
SAN DIEGO COUNTY RECORDER'S OFFICE
GREGORY J. SMITH, COUNTY RECORDER
FEES: 80.00



1998-0190501

SPACE ABOVE THE

PLANNED INDUSTRIAL DEVELOPMENT/RESOURCE PROTECTION
ORDINANCE PERMIT NO. 96-0165
NEW CENTURY CENTER
CITY COUNCIL

This Permit is granted by the City Council of the City of San Diego to GENERAL DYNAMICS PROPERTIES, a Delaware Corporation, Owner and Permittee pursuant to Section 101.0920 and 101.0462 of the Municipal Code of the City of San Diego on a 159-acre site. The project site is located at south of Clairemont Mesa Boulevard, west of Ruffin Road, north of Electronics Way, and east of Kearny Villa Road in the M-1B and M-1A zones of the Kearny Mesa Community Plan area. The project site is legally described as a Portion of Blocks 1, 2, 9 and 10 of Rosedale Map No. 826 and Lots 4, 5, 10, 11, 12, 13 and Portion of Lots 20, 21 and 22 of Highlands Map No. 284 (Lots 1 through 32 and Lots 69 through 84 of Vesting Tentative Map 96-0165.

1. Subject to the terms and conditions set forth in this permit, permission is granted to Owner and Permittee to develop a light industrial office park with support commercial described herein as identified by size, dimension, quantity, type and location on the approved Exhibits "A", dated November , 1997 on file in the Office of Development Services. The facility shall include:

- a. A total of 2,400,000 to 3,035,000 square feet of industrial, business park, and support commercial uses all in conformance with the New Century Center Conceptual Master PID Plan, Development Standards and Design Manual (part of Exhibit "A");
- b. Landscaping (planting, irrigation and landscape related improvements); and
- c. Off-street parking facilities; and
- d. Approximately 7 acres of the existing Missile Park and a biological resources preserve located in the south east corner of the project site.

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- e. Accessory improvements determined by the City Manager to be consistent with the land use and development standards in effect for this site per the approved Development Standards and 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 Municipal Code in effect for this site.
2. Construction, grading or demolition must commence and be pursued in a diligent manner within 36 months, or as allowed by the Development Agreement, after the effective date of final approval by the City, following all appeals. Failure to utilize the permit within 36 months, or as allowed by the Development Agreement, will automatically void the permit unless an extension of time has been granted. Any such extension of time must meet all the Municipal Code requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decisionmaker.
3. 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 Development Services; and
 - b. The permit is recorded in the office of the San Diego County Recorder.
4. 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.
5. 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.
6. The utilization and continued use of this permit shall be subject to the regulations of this and any other applicable governmental agencies.

591

7. Issuance of this permit by the City of San Diego does not authorize the Owner/Permittee for said permit 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 U.S.C. Section 1531 et seq.)

8. The Owner/Permittee shall secure all necessary building permits. The Owner/Permittee is informed that to secure these permits, substantial modifications to the building and/or site improvements to comply with applicable building, fire, mechanical and plumbing codes and State law requiring access for disabled people may be required.

9. Before issuance of any building permits, complete grading and working drawings shall be submitted to the City Manager for approval. Plans shall be in substantial conformity to Exhibit "A," dated November , 1997, on file in the Office of Development Services. No change, modifications or alterations shall be made unless appropriate applications or amendment of this permit shall have been granted or as allowed in accordance with the implementation provisions of the Development Standards.

10. 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 discretionary 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 special rights which the holder of the Permit is obtaining as a result of this Permit. It is the intent of the City that the Owner of the property which is the subject of this Permit either utilize the property for any use allowed under the zoning and other restrictions which apply to the property or, in the alternative, that the Owner of the property be allowed the special and extraordinary rights conveyed by this Permit, but only if the Owner complies with all the conditions of the 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 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,

ORIGINAL

592

disapprove or modify the proposed Permit and the condition(s) contained therein.

11. Prior to issuance of any grading permits for individual site plans for this project, a final subdivision map shall be recorded on the subject property. Subdivider may obtain land development grading permit prior to recordation of first final map subject to provisions of the Municipal Code for a specific permit.

12. Rezoning of the subject property shall become effective with recordation of the corresponding final subdivision map for the project site.

13. All projects submitted for plan check for the purpose of obtaining building permits shall concurrently submit building plans which meet the submittal requirements of the "Applicant's Guide to Project/Permit Applications;" items 11 through 29, as applicable; together with appropriate plan check fees.

14. All projects shall be in compliance with Section 101.0101.25 (Gross Floor Area) of the Municipal Code and all appropriate related definitions.

REVISED TRAFFIC MITIGATION (p. 4.2-93)

Ramp Metering

15. Prior to any development above the Redevelopment Increment, in the event that traffic at the SR-163/Kearny Villa Road northbound on-ramp exceeds the meter rate during the p.m. peak hour, either CalTrans will increase the ramp meter rate to ensure that a significant impact does not occur to City streets, or a) in the event a significant impact will occur during the first phase of development above the Redevelopment Increment the applicant will install, on a fair share basis, an HOV bypass lane to the satisfaction of CalTrans and the City Engineer; or b) in the event a significant impact will occur during subsequent phases of development, the applicant shall either install, on a fair share basis, an HOV bypass lane to the satisfaction of CalTrans and the City Engineer or shall post a bond or other security satisfactory to the City Engineer ensuring that the HOV bypass lane shall be constructed prior to such significant impact.

Interchanges

16. Prior to any development above the Redevelopment Increment, and within 90 days after the City and CalTrans have approved the Project Study Report (PSR) for the SR-163/Clairemont Mesa Boulevard interchange and its associated construction budget,

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construction of the interchange improvements shall be assured to the satisfaction of the City Engineer.

Prior to any development above the Redevelopment Increment, the applicant shall demonstrate that the following has occurred:

- The City and CalTrans have approved a Project Study Report (PSR) that recommends "partial cloverleaf" improvements (without widening of the existing structures) and a construction budget for the SR-163/Clairemont Mesa Boulevard interchange as described further in the Kimley-Horn and Associates Traffic Impact Analysis (see Figure 4.3-3 in Appendix B), or any other alternative project sufficient to address the year 2006 conditions identified through the PSR process. The City has initiated a Capital Improvement Program project for construction of the project approved through the PSR process. The applicant has advanced the funding for construction of the required improvements consistent with an approved construction budget. However, such sums shall be reduced by the amount of fair share contributions collected by the City of San Diego from other development projects which impact the SR-163/ Clairemont Mesa Boulevard interchange and by any funds which have been specifically allocated to the construction of such improvements as set forth in the Kearny Mesa Facilities Financing Plan.

17. Upon issuance of each building permit subsequent to the approval of the Redevelopment Increment Site Plan, the applicant shall pay development impact fees as required by the Kearny Mesa Community Facilities Financing Plan. Note: to the extent that the applicant's construction of traffic improvements results in contributions in excess of the applicant's fair share, credits may be obtained against the payment of additional development impact fees for improvements to SR-163 and Clairemont Mesa Boulevard in accordance with the conditions of approval for Vesting Tentative Map 96-0165 or the Development Agreement Exhibit H.

18. The Owner/Permittee shall apply for an amendment to the Kearny Mesa Community Facilities Financing Plan to include the "over and above" Community Plan improvements identified as necessary at buildout in the Kimley-Horn and Associates Traffic Impact Analysis.

19. Prior to issuance of building permits, the Owner/Permittee shall show setbacks and/or sound walls and/or berms and/or other design features on building plans to the satisfaction of the City

Manager so that the proposed project's exterior use areas for offices along Ruffin Road, Electronics Way east of Kearny Villa Road, and Convair Drive east of Kearny Villa Road are not exposed to noise levels greater than 70 CNEL. If the applicant decides only to use setbacks, the recommended setbacks from the roadway centerline distances are provided in Table 4.10-4 of the New Century Center EIR.

Prior to issuance of certificates of occupancy, the City Manager shall verify compliance with building plans.

20. Prior to issuance of a grading permit, the Owner/Permittee shall submit a soils report with each grading plan to determine the locations of Lindavista and/or Friars Formations on-site. If the soils report identifies the presence of these formations and the grading plan shows cutting where they are located, the applicant shall retain a qualified paleontologist to implement a monitoring program with the provisions specified below.

21. The Owner/Permittee shall provide verification that a qualified paleontologist and/or paleontological monitor has been retained to implement the monitoring program. Verification shall be in the form of a letter from the applicant to the City Manager. A qualified paleontologist is defined as an individual with a Ph.D. or M.S. degree in paleontology or geology, and who is a recognized expert in the application of paleontological procedures and techniques such as screen-washing of materials and identification of fossil deposits. A paleontological monitor is defined as an individual who has experience in the collection and salvage of fossil materials, and who is working under the direction of a qualified paleontologist. All persons involved in the paleontological monitoring program shall be approved by EAS prior to any pre-construction meeting.

22. The qualified paleontologist shall attend any pre-construction meetings to discuss grading plans with the excavation contractor. The requirement for paleontological monitoring shall be noted on the grading plans.

23. The paleontologist or paleontological monitor shall be on-site half-time during the original cutting of previously undisturbed sediments of the Lindavista Formation and on-site full-time during the original cutting of the Friars Formation to perform periodic inspections of excavations, and, if necessary, to salvage exposed fossils. The frequency of inspections will be determined by the paleontological monitor and will depend on the rate of excavation, the materials excavated, and the abundance of fossils.

24. In the event that well-preserved fossils are found, the paleontologist shall have the authority to divert, direct, or temporarily halt grading activities in the area of discovery to allow evaluation and recovery of exposed fossils. At the time of discovery, the paleontologist shall immediately notify EAS staff of such finding. EAS shall approve salvaging procedures to be performed before construction activities are allowed to resume.

25. All collected fossil remains shall be cleaned, sorted, and cataloged following standard professional procedures. The collection should be donated to a scientific institution with a research interest in the materials (such as the San Diego Natural History Museum).

26. Mitigation Monitoring and Reporting Program requires that a monitoring results report shall be submitted to the City Manager prior to issuance of building permits. The monitoring results report, with appropriate graphics, shall summarize the results, analysis, and conclusions of the paleontological monitoring program, even if negative.

27. Prior to the issuance of building permits, the project applicant shall prepare a waste management plan, subject to approval by the City of San Diego Environmental Services Department. The construction manager shall be involved in the development of the waste management plan for the construction and post-construction phases of the project consisting of the following elements, where appropriate:

- type of materials expected to enter the waste stream
- quantity of material
- source separation techniques to be used
- on-site storage of separated materials
- method of transportation to be used
- destination of materials
- buy-recycled program to be implemented

The waste management plan shall include specific goals for waste reduction and recycling. It shall emphasize source separation, and specify material reuse and recycling, where possible.

28. Prior to the issuance of building permits, the project applicant shall prepare a waste management plan, subject to approval by the City of San Diego Environmental Services Department. Development of the waste management plan for the ongoing solid waste impacts of the proposed project shall include:

- Source reduction, source separation and recycling measures shall focus on paper goods, yard waste, plastic, wood waste, and glass;
- "Buy-recycled" policies, such as price preferences for recycled products;
- Source reduction policies;
- Off-site composting;
- In-house recycling;
- Drop-off sites;
- Monetary compensation for equipment and service needs;
- Employee education;
- Customer education; and
- Manufacturing design modification to promote source reduction or recycling.

The waste management plan shall include specific goals for waste reduction and recycling. It shall emphasize source separation, and specify material reuse and recycling, where possible.

ENGINEERING REQUIREMENTS:

29. The PID and PCD Permit shall comply with the conditions of the final map for Vesting Tentative Map No. 96-0165.

30. The Owner/Permittee shall be eligible to utilize and maintain a Shared Parking Program as defined in the New Century Center Development Standards, to the satisfaction of the Development Services Director and City Engineer.

31. The Owner/Permittee shall maintain a Trip Generation Program and adhere to the aggregate trip limit as defined in the new Century Center Development Standards approved Traffic Study and Final EIR, to the satisfaction of the Development Services Director and City Engineer.

32. The Owner/Permittee shall maintain an Internal Shuttle Program as defined in the New Century Center Development Standards, to the satisfaction of the Development Services Director and City Engineer.

33. The Owner/Permittee shall maintain a Transportation Demand Management program as defined in the New Century Center Development Standards.

34. The Owner/Permittee shall provide the transportation improvements as defined in the Project Design Features and Mitigation Table in the New Century Center Final EIR, to the satisfaction of the City Engineer (and CalTrans when applicable).

35. The Owner/Permittee shall implement the Transportation Phasing Plan as defined in the New Century Center Development Agreement, to the satisfaction of the City Engineer.

36. The Owner/Permittee shall implement the Final Tract Map Phasing for on-site roadway improvements as defined in the New Century Center Development Agreement, to the satisfaction of the City Engineer.

37. The Owner/Permittee shall construct the internal roadway network to the classifications and cross-sections as defined in the New Century Center Final EIR, Development Standards, and Vesting Tentative Map, to the satisfaction of the City Engineer. The owner/permittee shall retain the ability to reclassify on-site roadways pursuant to additional traffic analysis and upon approval of the City Engineer.

38. Prior to recordation of the first final map, the Owner/Permittee shall enter into an agreement with MTDB to dedicate in fee up to 2.0 acres for a Bus Transit Center containing up to 10 stalls in the bus staging area: In addition, a Park and Ride facility containing up to 50 parking spaces shall be provided through a shared use agreement.

PLANNING/DESIGN REQUIREMENTS:

39. No fewer than a ratio of one space to three hundred square feet of gross floor area of industrial use or one space to two hundred square feet of gross floor area of support commercial use off-street parking spaces shall be maintained on the property at all times in the approximate locations shown on the approved Exhibits "A," dated November 18, 1997, on file in the Office of Development Services. Parking spaces shall comply at all times with Division 8 of the Municipal Code and shall not be converted for any other use unless otherwise authorized by the City Manager.

40. The Owner/Permittee shall comply with the regulations of the underlying zone(s) unless a deviation to a specific regulation(s) is approved as a provision of this permit or governed by the Development Standards. Where there is a conflict between a provision of this permit (including exhibits) and a regulation of the underlying zone, the regulation shall prevail unless the provision was specifically approved as part of this permit.

41. 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.

42. All new signage associated with this development shall be consistent with sign criteria established by either of the following:

- a. New Century Center Design Manual and Development Standards (Exhibit "A," dated November 18, 1997, on file in the Office of Development Services) or;
- b. Citywide sign regulations.

43. All private outdoor lighting shall be shaded and adjusted to fall on the same premises where such lights are located.

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

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

46. 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.

47. No mechanical equipment, tank, duct, elevator enclosure, cooling tower or 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 structure whose top and sides may include grillwork, louvers and latticework.

48. No merchandise, material or equipment shall be stored on the roof of any building.

49. No mechanical equipment shall be erected, constructed, or enlarged on the roof of any building on this site, unless

all such equipment is contained within a completely enclosed architecturally integrated structure.

LANDSCAPE REQUIREMENTS:

50. Prior to issuance of any grading or building permits for individual site development plans, complete landscape construction documents for the development phase proposed, including plans, details and specifications (including a permanent automatic irrigation system unless otherwise approved), shall be submitted to the City Manager for approval. The construction documents shall be in substantial conformance with the Development Standards and Design Manual, Exhibit "A," dated November 18, 1997, on file in the Office of Development Services. No change, modification or alteration shall be made unless appropriate application or amendment of this Permit shall have been granted. If land development permits are obtained prior to recordation of final maps, temporary erosion control and landscaping will be allowed.

51. Prior to issuance of grading permits, interim landscape and erosion control measures, including hydroseeding per the City's grading ordinance, shall be submitted to the satisfaction of the City Manager (including the Environmental Section) and City Engineer. All plans shall be in substantial conformance to Exhibit "A," dated November 18, 1997, on file in the Office of Development Services and all other applicable conditions of related permits.

52. Prior to issuance of any Certificate of Occupancy it shall be the responsibility of the Permittee to install all required landscape and obtain all required landscape inspections and to obtain a No Fee Street Tree Permit for the installation, establishment and on-going maintenance of all street trees. Copies of these approved documents must be submitted to the City Manager.

53. All required landscape shall be maintained in a disease, weed and litter free condition at all times and shall not be modified or altered unless this Permit has been amended. Modifications such as severe pruning or "topping" of trees is not permitted unless specifically noted in this Permit. The Permittee, or subsequent Owner shall be responsible to maintain all street trees and landscape improvements consistent with the standards of the Landscape Technical Manual.

54. If any required landscape (including existing or new plantings, hardscape, landscape features, etc.) indicated

on the approved plans is damaged or removed during demolition, it shall be repaired and/or replaced in kind and equivalent size per the approved plans within 30 days of completion of construction by the Permittee. The replacement size of plant material after three years shall be the equivalent size of that plant at the time of removal (the largest size commercially available and/or an increased number) to the satisfaction of the City Manager.

APPROVED by the City Council of The City of San Diego on November 18, 1997, by Resolution No. R- 289453.

601

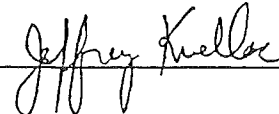
AUTHENTICATED BY THE CITY MANAGER

By 

Tina P. Christiansen, A.I.A.
Development Services Manager
for the City Manager

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

GENERAL DYNAMICS
Owner/Permittee

By 

By _____

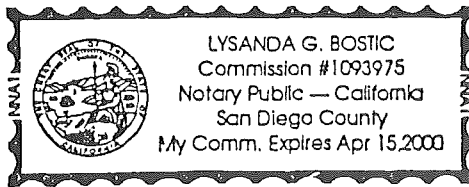
NOTE: Notary acknowledgments
must be attached per Civil Code
section 1180 et seq.
12/03/97

ORIGINAL


ALL-PURPOSE ACKNOWLEDGMENT

STATE OF CALIFORNIA
COUNTY OF SAN DIEGO

On April 2, 1998, before me, Lysanda G. Bostic, the undersigned, a Notary Public in and for said State, personally appeared Tina P. Christiansen, A.I.A., Development Services Manager, 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 of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

DESCRIPTION OF ATTACHED DOCUMENT

Title or Type of Document: PID/RPO Permit 96-0165 — New Century Center -- R-289453, Adopted November 18, 1997

Document Date: April 02, 1998

Number of Pages: Thirteen

Signer is Representing: City of San Diego

603



STATE OF CALIFORNIA
 COUNTY OF SAN DIEGO

} ss.

On MARCH 16, 1998, before me, MARTINE CARDIN-ALLEN,

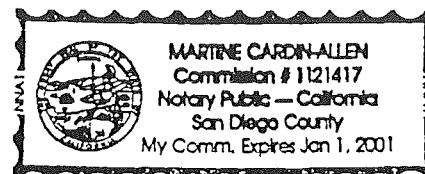
personally appeared ****JEFFREY KUDLAC****

_____, 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

Martine Cardin-Allen



(This area for official notarial seal)

Title of Document _____
 Date of Document _____ No. of Pages _____
 Other signatures not acknowledged _____

(R-98-665)(COR. COPY)

604

RESOLUTION NUMBER R-289453

ADOPTED ON NOVEMBER 18, 1997

WHEREAS, the General Dynamics Corporation, Owner/Permittee, filed an application with Development Services for a Planned Industrial Development/Resource Protection Ordinance Permit and a Planned Commercial Development/Resource Protection Ordinance Permit to redevelop the 243.7-acre Kearny Mesa General Dynamics site with a mixture of retail/entertainment, commercial and industrial uses, an approximately 7-acre Missile Park and a 4.3-acre vernal pool conservation bank, legally described as Lots 4, 5, 6, 11, 12, 13 and Portion of Lots 20, 21 and 22 of the Highlands, Map No. 284; Portion of Blocks 1, 2, 9 and 10 of Rosedale, Map No. 826, located at 5001 Kearny Villa Road, between Clairemont Mesa Boulevard and Balboa Avenue in the Kearny Mesa Community Planning Area; and

WHEREAS, on November 18, 1997, the City Council of the City of San Diego considered Planned Industrial Development/Resource Protection Ordinance Permit No. 96-0165 and Planned Commercial Development/Resource Protection Ordinance Permit No. 96-0165, pursuant to San Diego Municipal Code sections 101.0920, 101.0910 and 101.0462 respectively, and voted 9 to 0 to approve the project; NOW, THEREFORE,

BE IT RESOLVED, by the Council of The City of San Diego, that this Council adopts the following findings with respect to Planned Industrial Development/Resource Protection Ordinance Permit No. 96-0165 and Planned Commercial Development/Resource Protection Ordinance Permit No. 96-0165:

ORIGINAL

PLANNED INDUSTRIAL DEVELOPMENT AND PLANNED COMMERCIAL
DEVELOPMENT PERMIT FINDINGS:

- A. THE PROPOSED USE WILL FULFILL AN INDIVIDUAL AND/OR COMMUNITY NEED AND WILL NOT ADVERSELY AFFECT THE GENERAL PLAN OR THE COMMUNITY PLAN.

The Project Site is currently unoccupied and virtually all of the pre-existing buildings have been demolished. Redevelopment of the project site in accordance with the uses identified in the New Century Center Master Plan and New Century Center Development Standards would promote a number of important objectives identified in the Progress Guide and General Plan and the Kearny Mesa Community Plan, including the creation of a substantial number of permanent jobs and growth opportunities; the revitalization of the Kearny Mesa Community; and the establishment of a forward-looking Master Plan for the General Dynamics site.

The project includes proposed amendments to the Progress Guide and General Plan and the Kearny Mesa Community Plan to change the site's designation on the western portion of the site from Industrial and Business Park to General Commercial, and redesignates Missile Park to Open Space/Park. These changes would maintain consistency between the land use designations, objectives, and goals contained in the Progress Guide and General Plan and the Kearny Mesa Community Plan.

- B. THE PROPOSED USE, BECAUSE OF CONDITIONS THAT HAVE BEEN APPLIED TO IT, WILL NOT BE DETRIMENTAL TO THE HEALTH, SAFETY AND GENERAL WELFARE OF PERSONS RESIDING OR WORKING IN THE AREA AND WILL NOT ADVERSELY AFFECT OTHER PROPERTY IN THE VICINITY.

A Program Environmental Impact Report has been prepared for the project in accordance with the California Environmental Quality (CEQA) Act and the CEQA Guidelines. A Mitigation Monitoring and Reporting Program has also been prepared, and a statement of overriding considerations has been adopted.

Conditions have been added to the PID and PCD permits to minimize potential impacts to the Community to the extent feasible and to avoid impacts that would be materially detrimental to the health, safety, and general welfare of persons residing or working in the area. Implementation of the proposed uses would promote revitalization of property in the vicinity of the project site, would have a positive fiscal impact on the City, and would create a substantial number of jobs.

- C. THE PROPOSED USE WILL COMPLY WITH THE RELEVANT REGULATIONS OF THE MUNICIPAL CODE.

Redevelopment of the project site in accordance with the New Century Center Master Plan, Development Standards, and Design Manual will comply with all relevant regulations of the Municipal Code.

RESOURCE PROTECTION ORDINANCE PERMIT FINDINGS:

- A. THE PROPOSED DEVELOPMENT WILL NOT ADVERSELY AFFECT THE CITY OF SAN DIEGO'S PROGRESS GUIDE AND GENERAL PLAN.

The New Century Center project includes proposed amendments to the Progress Guide and General Plan to change the site's designation on the western portion of the property from Industrial and Business Park to General Commercial, and redesignates Missile Park to Open Space/Park. These changes would maintain consistency between the proposed project and the land use designations, objectives, and goals contained within the Progress Guide and General Plan.

Redevelopment of the Kearny Mesa General Dynamics project site in accordance with the uses identified in the New Century Center Master Plan, Development Standards and Design Manual, together with the conditions contained within the PID, PCD, and RPO permits and the Vesting Tentative Map, would promote a number of important objectives identified in the Progress Guide and General Plan, and will not adversely affect the City of San Diego's Progress Guide and General Plan.

- B. THE PROPOSED DEVELOPMENT WILL CONFORM TO THE COMMUNITY PLAN FOR THE AREA AND ANY OTHER APPLICABLE PLANS, POLICIES AND ORDINANCES.

The project includes proposed amendments to the Progress Guide and General Plan and the Kearny Mesa Community Plan. These changes would maintain consistency between the land use designations, objectives, and goals contained within both the Kearny Mesa Community Plan and the Progress Guide and General Plan. In addition, development of the project will be governed through a number of regulatory documents including the New Century Center Master Plan, Development Standards and Design Manual, a Planned Commercial Development, Planned Industrial Development, Resource Protection Ordinance Permit, Vesting Tentative Map, and a Development Agreement. These documents, together with the conditions contained therein, conform with the Kearny Mesa Community Plan and the City of San Diego's Municipal Code.

- C. THE PROPOSED DEVELOPMENT WILL BE SITED, DESIGNED, CONSTRUCTED AND MAINTAINED TO MINIMIZE, IF NOT PRECLUDE ADVERSE IMPACTS ON ENVIRONMENTALLY SENSITIVE LANDS.

The project's impacts to approximately 9.0 acres of Diegan coastal sage scrub, direct

impacts to one pair of coastal California gnatcatchers, and indirect impacts to a second pair of gnatcatchers, will be mitigated as contemplated in the Resource Protection Ordinance through (1) payment of a fee for the purchase of habitat within key biological areas (i.e., areas within the Multiple Species Conservation Program area); or (2) acquisition of off-site coastal sage scrub habitat within key biological areas for permanent preservation.

Mitigation measures have been included in the EIR which require the applicant to implement either an on-site or off-site preservation, restoration, and enhancement program designed to ensure that no net loss of function and value will occur with respect to the sensitive wetlands and vernal pool habitat which is present within an approximately 0.2 acre portion of the Property (referred to as the "Eastern Section" in the EIR). These measures include preservation of approximately 0.4 acres of higher quality vernal pool habitat within the Southern Section (as defined in the EIR) of the property as a vernal pool preserve; restoration of the habitat within the vernal pool preserve through the removal of debris, the installation of fencing, the establishing of a native plant buffer, the relocation of an existing dirt road; and the creation of at least 1500 square feet of new vernal pool basin within the vernal pool preserve. The off-site mitigation measures identified require levels of preservation, restoration, and enhancement exceeding the acreage impacted by development of the Eastern Section, thereby ensuring no net loss of function or value.

Notwithstanding the mitigation of impacts to wetlands and vernal pool habitat and the various endangered species associated therewith, any loss of vernal pool basin is considered to be significant and requires the alternative compliance findings set forth below.

- D. THE PROPOSED DEVELOPMENT WILL BE SITED AND DESIGNED TO PREVENT ADVERSE IMPACTS ON ANY ENVIRONMENTALLY SENSITIVE LANDS AND RESOURCES LOCATED IN ADJACENT PARKS AND PUBLIC OPEN-SPACE AREAS AND WILL PROVIDE ADEQUATE BUFFER AREAS TO PROTECT SUCH RESOURCES.

No environmentally sensitive lands and resources are located in adjacent parks or public open space areas. Mitigation measures associated with the on-site vernal pool preserve contemplate preservation of the existing watershed supporting the vernal pool areas, as well as the installation of fencing and the establishing of a native plant buffer sufficient to protect these on-site resources.

- E. THE PROPOSED DEVELOPMENT WILL MINIMIZE THE ALTERATIONS OF NATURAL LANDFORMS AND WILL NOT RESULT IN UNDUE RISKS FROM GEOLOGICAL AND EROSIONAL FORCES/AND OR FLOOD AND FIRE HAZARDS.

A substantial portion of the wetlands and vernal pools located in the Eastern Section which would be impacted by the project are believed to be located above concrete slabs and other subterranean structures constructed in conjunction with General Dynamic's prior activities within the site. These structures are included within the applicant's ongoing environmental assessment and remediation program. As a result, it is questionable whether impacts to the vernal pool habitat within the Eastern Section could be avoided even if the applicant did not proceed with development of the project. As described further in RPO Finding C above, direct impacts of the project to the wetlands, vernal pools, and associated endangered species within the Eastern Section have been mitigated through conditions attached to the Permits.

Although most of the project site has already been substantially disturbed through past activities associated with General Dynamic's Atlas Missile facility, mitigation measures have been added as permit conditions which, when implemented, will minimize alteration of any remaining natural land forms and their impact on surrounding property. These mitigation measures include: preparation of a geotechnical reconnaissance report prior to recordation of the first final map; temporary and permanent erosion/siltation control measures locating temporary desilting basins at drainage confluence points to intercept storm water runoff from developed areas. No flood or fire hazards associated with the proposed development have been identified.

F. FEASIBLE MEASURES, AS DEFINED IN THIS SECTION, TO PROTECT AND PRESERVE THE SPECIAL CHARACTER OF THE SPECIAL HISTORICAL, ARCHITECTURAL, ARCHAEOLOGICAL OR CULTURAL VALUE OF THE AFFECTED SIGNIFICANT PREHISTORIC SITE OR RESOURCE HAVE BEEN PROVIDED BY THE APPLICANT.

The applicant has agreed to mitigation measures as conditions to the PCD and PID permits which are intended to avoid any significant impacts to significant historical, architectural, archaeological, or cultural sites present on the property. These measures include a condition that the applicant submit a soils report with each grading plan to determine the locations of the Linda Vista and Friars formations (which may potentially contain paleontological resources). In the event the soils report identifies the presence of these formations and the grading plan would disturb same, the applicant has been required to retain a qualified paleontologist to implement a monitoring program. The implementation of this program, as reflected in additional mitigation measures, would ensure that potential direct and cumulative impacts to paleontological resources are adequately mitigated.

RESOURCE PROTECTION ORDINANCE - ALTERNATIVE COMPLIANCE FINDINGS

THE CITY COUNCIL MAY GRANT ALTERNATIVE COMPLIANCE TO ENSURE THE

PROVISION OF EXTRAORDINARY BENEFIT TO THE GENERAL PUBLIC ON MAKING FINDINGS OF OVERRIDING SOCIAL AND ECONOMIC CONSIDERATIONS IN ADDITION TO THE FOLLOWING FINDINGS.

- A. THERE ARE NO FEASIBLE MEASURES THAT FURTHER MINIMIZE THE POTENTIAL ADVERSE EFFECTS ON ENVIRONMENTALLY SENSITIVE LANDS WHILE STILL PROVIDING THE EXTRAORDINARY BENEFIT.

The mitigation measures added as conditions to the PCD and PID permits ensure that no net loss of function and value for wetlands and vernal pool habitat will occur as a result of development of the Eastern Section. Further mitigation would require avoidance of disturbance of the wetlands and vernal pool areas. Because of the location of these areas within the Eastern Section, the practical effect of such avoidance would be to leave approximately 36 acres of the project site undeveloped, which is not considered feasible.

The strict application of the Resource Protection Ordinance would preclude development of all legal parcels upon which any sensitive resources are located, effectively eliminating development of approximately 36 acres of Industrial and Business Park uses within the project site. This loss of development could prevent a number of extraordinary benefits provided through the project including: 1) pursuant to the development agreement, the project will be providing funding for the Serra Mesa Library, the I-15 auxiliary lane, funding for other Kearny Mesa community facilities, and the dedication and conservation of over 1,000 acres of habitat within Sycamore Canyon; 2) the generation of significant revenues and a positive fiscal impact to the City; 3) the generation of a substantial number of permanent and construction jobs and growth opportunities; 4) the retention of more than 8 acres of Missile Park for public recreational purposes; 5) the provision of a number of off-site circulation improvements including funding for the SR 163-Clairemont Mesa Boulevard interchange.

In addition the large reduction of industrial acreage in favor of open space preservation and the resulting loss of employment generating uses would also conflict with the existing objectives of the Kearny Mesa Community Plan. The reduction in development would also substantially impair efforts to successfully support the costs associated with the amenities and infrastructure improvements necessary to develop the remaining portions of the property, making it unlikely that the project developer could provide all of the amenities, including Market Square, necessary to develop the entertainment and mixed-use areas of the remaining property. Reduction in industrial acreage would also make the project substantially less attractive to high end users seeking to relocate to a larger urban center. To the extent the property does not attract entertainment-oriented mixed uses due to the loss of amenities, infrastructure improvements, and critical mass, development of the property would likely focus on lower end industrial uses, raising serious question concerning the feasibility of timely redevelopment of the project site. For all these reasons, the strict application of the Resource Protection Ordinance would

preclude a number of extraordinary benefits without providing any corresponding benefits to the community.

610

B. THE PROPOSED DEVELOPMENT WILL NOT ADVERSELY AFFECT THE CITY OF SAN DIEGO'S PROGRESS GUIDE AND GENERAL PLAN.

The New Century Center project includes proposed amendments to the Progress Guide and General Plan to change the site's designation on the western portion of the property from Industrial and Business Park to General Commercial, and redesignates Missile Park to Open Space/Park. These changes would maintain consistency between the proposed project and the land use designations, objectives, and goals contained within the Progress Guide and General Plan.

Redevelopment of the Kearny Mesa General Dynamics project site in accordance with the uses identified in the New Century Center Master Plan, Development Standards and Design Manual, together with the conditions contained within the PID, PCD, and PRO permits and the Vesting Tentative Map, would promote a number of important objectives identified in the Progress Guide and General Plan, and will not adversely affect the City of San Diego's Progress Guide and General Plan.

C. THE PROPOSED DEVELOPMENT CONFORMS TO THE ADOPTED COMMUNITY PLAN FOR THE AREA.

The project includes proposed amendments to the Progress Guide and General Plan and the Kearny Mesa Community Plan. These changes would maintain consistency between the land use designations, objectives, and goals contained within both the Kearny Mesa Community Plan and the Progress Guide and General Plan. In addition, development of the project will be governed through a number of regulatory documents including the New Century Center Master Plan, Development Standards and Design Guidelines, a Planned Commercial Development, Planned Industrial Development, Resource Protection Ordinance Permit, Vesting Tentative Map, and a Development Agreement. These documents, together with the conditions contained therein, conform with the Kearny Mesa Community Plan and the City of San Diego's Municipal Code.

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

BE IT FURTHER RESOLVED that, based on the Findings adopted by the City Council, Planned Industrial Development/Resource Protection Ordinance Permit No. 96-0165 and Planned Commercial Development/Resource Protection Ordinance Permit No. 96-0165 are

611

granted, under the terms and conditions set forth in the attached Planned Industrial Development/Resource Protection Ordinance Permit No. 96-0165 and Planned Commercial Development/Resource Protection Ordinance Permit No. 96-0165, incorporated by this reference.

APPROVED: CASEY GWINN, City Attorney

By Prescilla Dugard
Prescilla Dugard
Deputy City Attorney

PD:cdk
12/16/97
02/05/98COR. COPY
T.M.96-0165
Or.Dept:Dev. Svcs.
R-98-665
Form=mapear.frm

ORIGINAL

Passed and adopted by the Council of The City of San Diego on NOV 18 1997 by the following vote:

YEAS: MATHIS, WEAR, KEHOE, STEVENS, WARDEN, STALLINGS, McCARTY, VARGAS

AND MAYOR GOLDING

NAYS: NONE

NOT PRESENT: NONE

AUTHENTICATED BY:

SUSAN GOLDING

Mayor of The City of San Diego, California

CHARLES G. ABDELNOUR

City Clerk of The City of San Diego, California

(SEAL)

By: Myrna Skelley, Deputy

I HEREBY CERTIFY that the above and foregoing is a full, true and correct copy of RESOLUTION
NO. R- 289453, passed and adopted by the Council of The City of San Diego, California
on NOV 18 1997.

CHARLES G. ABDELNOUR

City Clerk of The City of San Diego, California

(SEAL)

By: , Deputy

CC-1528 (10-90)

ORIGINAL

DOCUMENT - PID/PCD/R.P.O.-96-0165
NEW CENTURY CENTER

FILED - NOVEMBER 18, 1997

OWNER/PERMITTEE - GENERAL DYNAMICS
CORPORATION

To redevelop the 243.7-acre Kearny Mesa General Dynamics site with a mixture of retail/entertainment, commercial and industrial uses legally described as Lots 4,5,6,11,12,13 and Portion of Lots 20, 21 & 22 of the Highlands, Map 284; Portion of Blocks 1,2,9 & 10 of Rosedale, Map 826 in the Kearny Mesa Community Planning Area.

CC: Permit Intake Services,
MS #501
(For distribution)

5/17/98 Distributed ✓

cfq

Tom Story Consulting
8259 Laurelridge Rd.
San Diego, CA 92120

March 18, 2014

Development Services Department
Attn: Ms. Sandra Teasley, Project Manager
1222 1st Ave. MS 5A
San Diego, CA 92101

American Council on Exercise (ACE), Substantial Conformance Review Project Description

Dear Sandra,

The subject project entails the reconfiguration of a 77 space parking lot to a 97 space parking lot with revised landscaping within the Vehicular Use Area (VUA).

The proposed project would not modify existing site improvements or landscaping within the site's street yards or remaining yard. Seven (7) planting islands located within the VUA north of the building would be eliminated and replaced by three tree grates and a 2 re-configured planting area. Three (3) planting islands located within the VUA east of the building would be reduced in size as well. The total square footage of landscaping in the VUA would be reduced by 700 SF (1,515 SF removed, and 815 SF added).

The 14 trees (Tristania) would be replaced with 8 - 24" box trees (Tristania). The revised landscaping plan conforms to all requirements of the City's Landscape regulations.

Sincerely,



Tom Story Consulting



THE CITY OF SAN DIEGO

Date of Notice: September 3, 2014

NOTICE OF DECISION

DEVELOPMENT SERVICES DEPARTMENT

Internal Order No. 24004554

APPROVAL TYPE(S): Substantial Conformance Review

PROJECT NAME/NUMBER: AMERICAN COUNCIL ON EXERCISE OFFICE
BUILDING SUBSTANTIAL CONFORMANCE
REVIEW/PROJECT NO. 364572

APPLICANT: American Council on Exercise

COMMUNITY PLAN AREA: Kearny Mesa
COUNCIL DISTRICT: 6

CITY PROJECT MANAGER: Sandra Teasley, Development Project Manager
MAILING ADDRESS: 1222 First Avenue, MS 501 San Diego, CA 92101-4153
PHONE NUMBER/E-MAIL: (619) 446-5271/steasley@sandiego.gov

On September 2, 2014, Development Services Staff approved an application for a Substantial Conformance Review Process 2, to modify the parking layout for an existing office building to reconfigure a 77-space parking lot to a 97-space parking lot and revise landscaped areas. The site is subject to Planned Industrial Development No. 96-0165 and Substantial Conformance Review No. 41-0045. The site is located at 4851 Paramount Drive in the Kearny Mesa Community Planning area in the CA zone (Old Code) within the New Century Center Master Plan, Council District 6. This application was filed on April 14, 2014.

If you have any questions about this project, the decision, or wish to receive a copy of the resolution approving or denying the project, contact the City Project Manager above.

The decision by staff can be appealed to the **Planning Commission** no later than twelve (12) business days of the decision date. See Information Bulletin 505 "Appeal Procedure", available at www.sandiego.gov/development-services or in person at the Development Services Department, located at 1222 First Avenue, 3rd Floor, San Diego, CA 92101. Please do not e-mail your appeal as it will not be accepted. The decision of the Planning Commission is final.

This project is within the scope of Program Environmental Impact Report No. 96-0165, Addendum EIR No. 99-1269, and MND 41-0101. The project is subject to a Mitigation, Monitoring and Reporting (MMRP), and shall conform to the mitigation conditions as contained

in EIR No. 96-0165, EIR Addendum LDR No. 99-1269 and MND LDR No. 41-0101. This Program Environmental Impact Report adequately describes the activity for the purposes of CEQA.

This information will be made available in alternative formats for persons with disabilities upon request.

cc: Jeffrey Sallen, Chair, Kearny Mesa Planning Group
Interested Parties



THE CITY OF SAN DIEGO

Sandra Teasley / Project No 364572
Development Services
1222 First Ave., MS 501 • San Diego, California 92101-3864

 THE CITY OF SAN DIEGO	City of San Diego Development Services 1222 First Ave. 3rd Floor San Diego, CA 92101	<h2 style="margin: 0;">Development Permit/ Environmental Determination Appeal Application</h2>	FORM DS-3031 OCTOBER 2012
--	--	--	---

See Information Bulletin 505, "Development Permits Appeal Procedure," for information on the appeal procedure.

1. Type of Appeal:

- | | |
|--|--|
| <input checked="" type="checkbox"/> Process Two Decision - Appeal to Planning Commission
<input type="checkbox"/> Process Three Decision - Appeal to Planning Commission
<input type="checkbox"/> Process Four Decision - Appeal to City Council | <input checked="" type="checkbox"/> Environmental Determination - Appeal to City Council
<input type="checkbox"/> Appeal of a Hearing Officer Decision to revoke a permit |
|--|--|

2. Appellant Please check one ☐ Applicant ☐ Officially recognized Planning Committee ☒ "Interested Person" (Per M.C. Sec. 113.0103)

Name: San Diegans for Open Government c/o Briggs Law Corporation	E-mail Address: Mekaela@briggslawcorp.com
Address: 99 East "C" Street, Suite 111	City: Upland State: ca Zip Code: 91786 Telephone: (909) 949-7115

3. Applicant Name (As shown on the Permit/Approval being appealed). Complete if different from appellant.

American Council on Exercise

4. Project Information

Permit/Environmental Determination & Permit/Document No.: Project Number 364572	Date of Decision/Determination: September 2, 2014	City Project Manager: Sandra Teasley
--	--	---

Decision (describe the permit/approval decision):
 Approval of an application for Substantial Conformance Review Process 2, to modify the parking layout for an existing office building to reconfigure a 77-space parking lot to a 97-space lot and revise landscaped areas

5. Grounds for Appeal (Please check all that apply)

- | | |
|--|--|
| <input checked="" type="checkbox"/> Factual Error
<input checked="" type="checkbox"/> Conflict with other matters
<input checked="" type="checkbox"/> Findings Not Supported | <input checked="" type="checkbox"/> New Information
<input type="checkbox"/> City-wide Significance (Process Four decisions only) |
|--|--|

Description of Grounds for Appeal (Please relate your description to the allowable reasons for appeal as more fully described in Chapter 11, Article 2, Division 5 of the San Diego Municipal Code. Attach additional sheets if necessary.)

The hearing officer erred in approving the project without review under the California Environmental Quality Act. The project does not qualify for an exemption. The project also violates the City of San Diego Municipal Code.

RECEIVED

SEP 18 PAID

DEVELOPMENT SERVICES

*Appellant is an interested person as defined in San Diego Municipal Code Section 113.0103.

6. Appellant's Signature: I certify under penalty of perjury that the foregoing, including all names and addresses, is true and correct.

Signature:  Date: September 18, 2014

Note: Faxed appeals are not accepted. Appeal fees are non-refundable.

Teasley, Sandra

From: Cory Briggs [cory@briggslawcorp.com]
Sent: Friday, September 19, 2014 11:30 AM
To: Teasley, Sandra
Cc: Alison Greenlee; Mekaela Gladden
Subject: RE: Appeal filed for Project 364572

Sandra:

We'll spell out specific legal violations for the decision-makers at the hearing. But the SDMC reference pertains to the city substantial –conformance rules, which I assume you know where to find. If you don't, check the administrative record for the project. If they're not there and you still do not know where to find them, let me know.

Thanks.

Cory

Cory J. Briggs
Briggs Law Corporation
San Diego County: 814 Morena Boulevard, Suite 107, San Diego, CA 92110
Inland Empire: 99 East "C" Street, Suite 111, Upland, CA 91786
Telephone: 619-221-9280 (San Diego), 909-949-7115 (Inland Empire)
Facsimile: 619-515-6410 (San Diego), 909-949-7121 (Inland Empire)
E-mail: cory@briggslawcorp.com

Please consider the environment before printing this e-mail, and print double-sided whenever possible.

Important Notice: This message contains confidential information intended only for the use of the addressee(s) named above and may contain information that is legally privileged. If you are not an addressee or the person responsible for delivering this message to the addressee(s), you are hereby notified that reading, disseminating, distributing, or copying this message is strictly prohibited. If you have received this message by mistake, please immediately notify me by replying to this message and then delete the original message and your reply immediately thereafter. Thank you very much.

Internal Revenue Service Circular 230 Disclosure: Nothing in this message is intended or written by Briggs Law Corporation (including its attorneys and staff) to be used and cannot be used for the purpose of (i) avoiding penalties under the Internal Revenue Code or (ii) promoting, marketing, or recommending to another party any transaction or matter addressed in this message.

From: Alison Greenlee
Sent: Friday, September 19, 2014 11:24 AM
To: Mekaela Gladden; Cory Briggs
Subject: FW: Appeal filed for Project 364572

Alison Greenlee
Paralegal

Briggs Law Corporation
Inland Empire Office: 99 East "C" Street, Suite 111, Upland, CA 91786
Telephone: 909-949-7115 Fax: 909-949-7121
San Diego Office: 814 Morena Boulevard, Suite 107, San Diego, CA 92110
Telephone: 619-497-0021 Fax: 619-515-6410

Please consider the environment before printing this e-mail.

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Internal Revenue Service Circular 230 Disclosure: Nothing in this message is intended or written by Briggs Law Corporation (including its attorneys and staff) to be used and cannot be used for the purpose of (i) avoiding penalties under the Internal Revenue Code or (ii) promoting, marketing, or recommending to another party any transaction or matter addressed in this message.

From: Teasley, Sandra [<mailto:STeasley@sandiego.gov>]
Sent: Friday, September 19, 2014 11:18 AM
To: Alison Greenlee
Cc: Teasley, Sandra
Subject: FW: Appeal filed for Project 364572

Hello Ms. Greenlee:

I am in receipt of the appeal application. Can you provide information concerning which code section (s) you are referring to in the application?

Thank you, Sandra (619) 446-5271.

From: Mendoza, Francisco
Sent: Thursday, September 18, 2014 2:25 PM
To: DSD PlanningCommission
Cc: Teasley, Sandra
Subject: Appeal filed for Project 364572

Planning Commission Secretary,

Please find attached copy of the appeal filed today, 9/18/2014.

Sandra,

The original is in your box.

Thank you,

Pancho

==

Francisco Mendoza (Pancho)
Development Project Manager | Development Services | MS302
fmendoza@sandiego.gov | 619.4465194 (voicemail)

 THE CITY OF SAN DIEGO	City of San Diego Development Services Attn: Deposit Accounts 1222 First Ave., MS-401 San Diego, CA 92101 (619) 446-5000	<h2 style="margin: 0;">Deposit Account/Financially Responsible Party</h2>	FORM DS-3242 JUNE 2013
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Project Address/Location: 4851 Paramount Dr. San Diego, CA 92123	Project No.: <i>For City Use Only</i> <i>364572</i>	Internal Order No.: <i>For City Use Only</i> <i>24004554</i>
---	--	---

Approval Type: Check appropriate box for type of approval needed:

☐ Grading
 ☐ Public Right-of-Way
 ☐ Subdivision
 ☐ Neighborhood Use
 ☐ Coastal
 ☐ Neighborhood Development
☐ Site Development
 ☐ Planned Development
 ☐ Conditional Use
 ☐ Variance
 ☐ Vesting Tentative Map
☐ Tentative Map
 ☐ Map Waiver
☒ Other: SCR Process 2

Deposit Trust Fund Account Information: Some projects require a deposit into a Trust Fund account with an initial deposit to pay for the review, inspection and/or project management services of that project. The initial deposit is drawn against to pay for these services. The Financially Responsible Party will receive a monthly statement reflecting the charges made against the account, and an invoice when additional deposits are necessary to maintain a minimum balance. The payment of the invoice will be required in order to continue processing your project. At the end of the project, any remaining funds will be returned to the Financially Responsible Party.

FINANCIALLY RESPONSIBLE PARTY

Name/Firm Name: Alex Mirnezam		Address: 4851 Paramount Dr.		E-mail: Alexm@acefitness.org
City: San Diego	State: CA	Zip Code: 92123	Telephone: 858 576-6500	Fax No.: 858 576-6564

Financially Responsible Party Declaration: I understand that City expenses may exceed the estimated advance deposit and, when requested by the City of San Diego, will provide additional funds to maintain a positive balance. Further, the sale or other disposition of the property does not relieve the individual or Company/Corporation of their obligation to maintain a positive balance in the trust account, unless the City of San Diego approves a Change of Responsible Party and transfer of funds. Should the account go into deficit, all City work may stop until the requested advance deposit is received.

☐ This is a continuation of existing Project No. _____ Internal Order No. _____

NOTE: Using an existing opened account may be allowed when:

1. Same location for both projects;
2. Same Financially Responsible Party;
3. Same decision process (Ministerial and discretionary projects may **not** be combined);
4. Same project manager is managing both projects; and
5. Preliminary Review results in a project application.

Please be advised: Billing statements cannot distinguish charges between two different projects.

Please Print Legibly.

Print Name: Alex Mirnezam Title: CFO

Signature*: A. Mirnezam Date: 3/18/14

***The name of the individual and the person who signs this declaration must be the same. If a corporation is listed, a corporate officer must sign the declaration (President, Vice-President, Chairman, Secretary or Treasurer).**

FOR CITY USE ONLY

Project Title: American Council on Exercise Office Building SCR Date Requested: _____

☐ Keep existing Project No. _____ as lead or ☐ Use new Project No. _____ as lead

ACCOUNT CLOSURE AUTHORIZATION

Date Requested: _____

Print Name: _____

Signature: _____

☐ Completed
 ☐ Inactive
☐ Withdrawn
 ☐ Collections

ATTACHMENT 8

OWNERSHIP DISCLOSURE INFORMATION:

Owner: AMERICAN COUNCIL ON EXERCISE

- Scott Goudeseune
President and CEO
- Alex Mirnezam
Chief Financial Officer
- Cedric X. Bryant
Chief Science Officer
- Janet Frenkel
Chief Operating Officer
- Graham Melstrand
Vice President, Corporate Affairs
- Scott Curry
Vice President, Marketing



THE CITY OF SAN DIEGO

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

Community Planning Committee Distribution Form Part 2

Project Name: AMERICAN COUNCIL ON EXERCISE (ACE) SCR		Project Number: 364572	Distribution Date: 4.14.14
Project Scope/Location: KEARNY MESA; Process 2 Substantial Conformance Review to modify parking layout for an existing office building to reconfigure a 77-space parking lot to a 97-space parking lot and revise landscaped areas. The site is subject to Planned Industrial Development No. 96-0165, and SCR No. 41-0045 and located at 4851 Paramount Drive, in the Kearny Mesa Community Planning area,			
Applicant Name: Tom Story		Applicant Phone Number: (619) 286-1330	
Project Manager: Sandra Teasley	Phone Number: (619) 446-5271	Fax Number: (619) 446-5245	E-mail Address: steasley@sandiego.gov
Committee Recommendations (To be completed for Initial Review):			
<input type="checkbox"/> Vote to Approve	Members Yes	Members No	Members Abstain
<input checked="" type="checkbox"/> Vote to Approve With Conditions Listed Below	11	1	0
<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>THE GROUP APPROVED the Project with Recommendation to the City that ACOE SHALL NOT BE REQUIRED TO IMPROVE the Property above MUNICIPAL CODE STANDARDS. Please Call Me w/questions 619-559-5300 / 858-546-5443</i>			
NAME: <i>JEFFREY SAIEN</i>		TITLE: <i>KMPG CHAIR</i>	
SIGNATURE: <i>[Signature]</i>		DATE: <i>5-21-14</i>	
<i>Attach Additional Pages If Necessary.</i>		Please return to: Project Management Division City of San Diego Development Services Department 1222 First Avenue, MS 302 San Diego, CA 92101	
Printed on recycled paper. Visit our web site at www.sandiego.gov/development-services . Upon request, this information is available in alternative formats for persons with disabilities.			



THE CITY OF SAN DIEGO

M E M O R A N D U M

DATE: September 2, 2014

TO: Sandra Teasly, Development Project Manager

FROM: Jeffrey Szymanski, Senior Planner, *J.S.*
Development Services Department

SUBJECT: American Council on Exercise, Substantial Conformance Review (SCR), Project No. 364572

The Development Services Department has completed a SCR evaluation for the American Council on Exercise project. The review was limited to consideration of California Environmental Quality Act issues associated with the SCR. It is the determination of the Development Services Department that the project is consistent with the previously certified Environmental Impact Report (EIR) No. 96-0165, Addendum EIR No. 99-1269, and Mitigated Negative Declaration (MND) 41-0101.

Taking into consideration the additional analysis conducted by Development Services Department along with review of the previously certified environmental documents, it was concluded that the project would not result in a substantially changed project. The SCR consists of the modification of the existing parking layout for an existing office building to reconfigure a 77-space parking lot to 97-spaces and revise landscaped areas. The project would not result in new impacts or changed circumstances that would require a new environmental document.

Section 15162 of the California Environmental Quality Act Guidelines states that when an EIR has been certified or a Negative Declaration adopted for a project, no subsequent or supplemental EIR or Negative Declaration shall be prepared for that project unless one or more of the following events occur:

Page 2

City of San Diego Planning Commissioners

September 2, 2014

1. Substantial changes are proposed to the project
2. Substantial changes occur with respect to circumstances under which the project is being undertaken
3. New information, which was not known or could not have been known at the time the Environmental Impact Report or Negative Declaration was certified as complete, becomes available.

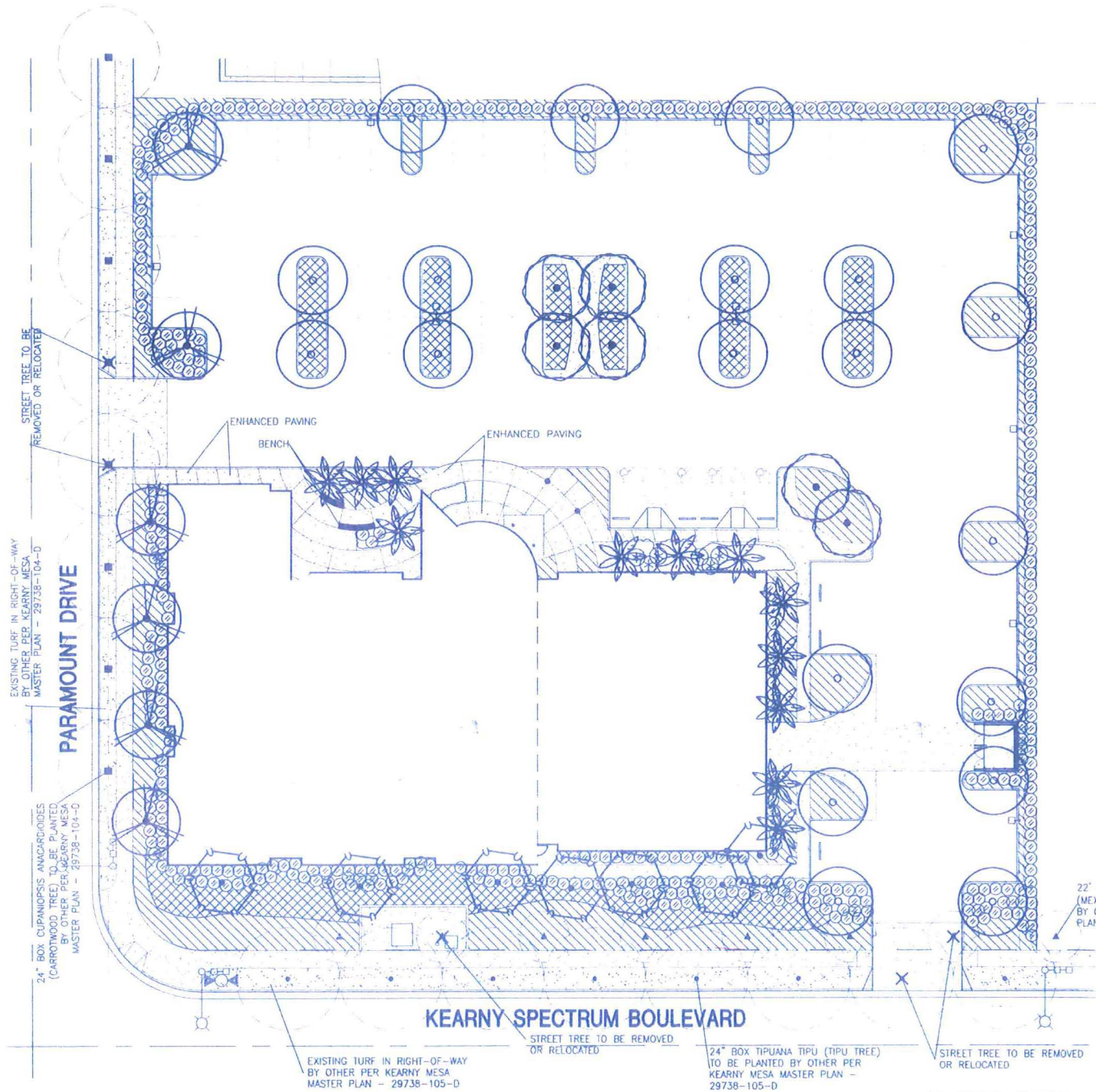
Therefore, because the modification of the parking layout and revised landscaping did not trigger one of the three above criteria, Development Services Department did not find the need to prepare a subsequent or supplemental environmental document. All issues for the American Council on Exercise have been adequately addressed pursuant to the California Environmental Quality Act for the project.

Jeffrey Szymanski
Senior Planner

JS/js

cc: Sandra Teasley, Development Services Department
Environmental File

ALL IDEAS, DESIGNS AND ARRANGEMENTS INDICATED ON THESE DRAWINGS ARE THE PROPERTY OF THE LANDSCAPE ARCHITECT AND ARE TO BE USED IN CONNECTION WITH THIS SPECIFIC PROJECT ONLY AND SHALL NOT BE USED OTHERWISE WITHOUT THE EXPRESSED CONSENT OF THE LANDSCAPE ARCHITECT. THERE SHALL BE NO CHANGES OR DEVIATION FROM THE DRAWINGS OR ACCOMPANYING SPECIFICATION WITHOUT THE EXPRESSED CONSENT OF THE LANDSCAPE ARCHITECT.



LANDSCAPE MAINTENANCE

TREES WILL BE WATERED DEEPLY, BUT INFREQUENTLY, TO PROMOTE DEEPER ROOTING, AND SHALL BE FERTILIZED AS REQUIRED BY SOUND HORTICULTURAL PRACTICES.

PLANTS WILL BE PRUNED IN ACCORDANCE WITH PROFESSIONAL TRIMMING STANDARDS TO MAINTAIN THEIR INTENDED SHAPES AND SIZES, AND TO INSURE THE HEALTH OF THE SPECIMEN AND THE SAFETY OF THE PUBLIC.

TREE GUYS AND STAKE TIES WILL BE INSPECTED AND ADJUSTED PERIODICALLY, AND REMOVED WHEN NECESSARY, TO INSURE THAT THEY ARE ADEQUATELY SURROUNDING THE TREE WITHOUT GIRDLING TRUNKS OR BRANCHES.

PLANTS WILL BE PRUNED TO AVOID BLOCKING WALKS, PASSAGEWAYS AND SIGHT DISTANCE VIEWS FOR VEHICULAR TRAFFIC. PLANT MATERIALS WILL BE PRUNED TO AVOID ENCROACHMENT ONTO ADJACENT PROPERTIES.

DEAD PLANTS WILL BE REPLACED, DAMAGED BRANCHES WILL BE REMOVED, AND OVERGROWN AREAS WILL BE THINNED BY THE SELECTIVE REMOVAL OF UNNECESSARY PLANTS.

SHRUBS AND VINES USED FOR SCREENING TRASH ENCLOSURES AND SERVICE WILL BE PRUNED TO MAXIMIZE SCREENING WHILE ALLOWING ACCESS TO THE STORAGE/SERVICE AREAS.

THE IRRIGATION SYSTEM WILL BE MAINTAINED TO OPERATE AT MAXIMUM EFFICIENCY. THE CONTROLLER WILL BE ADJUSTED SEASONALLY TO ACCOMMODATE THE CHANGES IN WEATHER.

THE MAINTENANCE OF ALL ON-SITE LANDSCAPING AND RIGHT-OF-WAY LANDSCAPING WILL BE CONDUCTED BY THE OWNER.

ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY THE OWNER. THE LANDSCAPE AREAS SHALL BE MAINTAINED IN A FREE OF DEBRIS AND LITTER AND ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION. DISEASED OR DEAD PLANT MATERIAL SHALL BE SATISFACTORILY TREATED OR REPLACED PER THE CONDITIONS OF THE PERMIT.

IRRIGATION SYSTEM

ALL PLANT MATERIALS WILL BE WATERED BY AN AUTOMATIC OVERHEAD IRRIGATION SYSTEM CONSISTING OF AN IRRIGATION CONTROLLER, RAIN SENSING DEVICE, BACKFLOW PREVENTER, BALL VALVES, QUICK COUPLING VALVES, REMOTE CONTROL VALVES, STREAM ROTOR SPRINKLER HEADS AND POP-UP SPRAY HEADS.

THE IRRIGATION CONTROLLER WILL BE A SOLID STATE MODEL WITH WATER SAVING FEATURES SUCH AS WATER BUDGETING AND MULTIPLE PROGRAM MODES. A RAIN SENSING DEVICE WILL BE PROVIDED TO INTERRUPT THE IRRIGATION CYCLE IN THE EVENT OF RAIN. THE POTABLE WATER SUPPLY WILL BE PROTECTED BY A REDUCED PRESSURE PRINCIPAL BACKFLOW PREVENTER, AND WILL BE A MODEL APPROVED BY THE HELIX WATER DISTRICT. BALL VALVES WILL BE USED AT VALVE MANIFOLDS AND AT TEES IN MAIN LINES FOR SECTIONAL ISOLATION. QUICK COUPLING VALVES WILL BE USED FOR EMERGENCY HAND WATERING AND FOR AREA WASH DOWN. THE REMOTE CONTROL VALVES WILL BE ELECTRICALLY CONTROLLED BY THE AUTOMATIC IRRIGATION CONTROLLER, AND WILL BE GROUPED IN VALVE MANIFOLDS.

THE IRRIGATION SYSTEM WILL BE DESIGNED FOR 100 PERCENT COVERAGE. SYSTEMS WILL BE DESIGNED TO ALLOW FOR SEPARATION OF PLANT MATERIALS WITH DIFFERENT WATER REQUIREMENTS, AREAS WITH DIFFERENT SOLAR EXPOSURES AND SPRINKLER HEADS WITH DIFFERENT PRECIPITATION RATES. SLOPE AREAS WILL BE SEPARATED FROM LEVEL AREAS. ALL SPRINKLER HEADS WILL BE POP-UP TYPES TO MINIMIZE VANDALISM AND TO REDUCE TRIPPING HAZARDS. ALL SPRINKLER HEADS WILL HAVE INTERNAL CHECK VALVES TO ELIMINATE LOW HEAD DRAINAGE AND EXCESS WATER RUN-OFF. ALL IRRIGATION SYSTEM DESIGN AND INSTALLATION WILL BE IN ACCORDANCE WITH THE CITY OF SAN DIEGO GUIDELINES.

ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE STANDARDS OF THE CITY-WIDE LANDSCAPE REGULATIONS AND THE LANDSCAPE TECHNICAL MANUAL AND ALL OTHER LANDSCAPE RELATED CITY AND REGIONAL STANDARDS.

LOCATION:

PROJECT IS LOCATED IN THE NEW CENTURY CENTER MASTER PLAN, PID LOT PA-40

NOTE 1: GRADED PAD AREAS SHALL BE HYDROSEED TO PREVENT EROSION, IN THE EVENT THAT CONSTRUCTION OF BUILDING DOES NOT OCCUR WITHIN 30 DAYS FOLLOWING GRADING.

NOTE 2: SEE SITE PLAN FOR ALL ENHANCED PAVING MATERIALS.

NOTE 3: PROJECT FILED UNDER WORK ORDER NUMBER 99-0073 PROJECT FILED UNDER 29738-X-0

APPROVED EXHIBIT "A"

Approval Date 2/8/01

Permit No. S.C.R. 411-0045

PLANTING LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
EXISTING TREES TO REMAIN			
STREET TREES SUCH AS:			
	TRISTANIA CONFERTA	BRISBANE BOX	100% 24" BOX
FACADE TREES SUCH AS:			
	PYRUS CALLERYANA 'BRADFORDI'	BRADFORD PEAR	100% 36" BOX
PARKING LOT TREES SUCH AS:			
	CUPANOPSIS ANACARDIOIDES	CARROTWOOD	100% 24" BOX
	ULMUS PARVIFOLIA 'TRUE GREEN'	EVERGREEN ELM	
	TRISTANIA CONFERTA	BRISBANE BOX	
SCREENING TREES SUCH AS:			
	STRELITZIA NICOLAI	GIANT BIRD OF PARADISE	100% 36" BOX
	KOELREUTERIA PANICULATA	GOLDENRAIN TREE	100% 36" BOX
SCREENING SHRUBS SUCH AS:			
	LIGUSTRUM TEXANUM	TEXAS PRIVET	25% 15 GALLON
	PITTOSPORUM TOBIRA	MOCK ORANGE	75% 5 GALLON
	RAPHIOLEPIS INDICA	INDIA HAWTHORNE	
	MICROLEPIS STRIGOSA	JAPANESE LACE FERN	
	ASPENIUM BULBIFERUM	MOTHER FERN	
LARGE ACCENT SHRUBS SUCH AS:			
	DICKSONIA ANTARCTICA	TASMANIAN TREE FERN	100% 15 GALLON
ACCENT SHRUBS SUCH AS:			
	HEMEROCALLIS HYBRIDUS	DAYLILY (Red)	100% 1 GALLON
	ANIGOZANTHUS FLAVIDUS	KANGAROO PAW (Red)	
	STRELITZIA REGINAE	BIRD OF PARADISE	
	CUPHEA IGNEA	CIGAR PLANT	
	IMPATIENS WALLERANA	BUSY LIZZIE	
GROUNDCOVERS SUCH AS:			
	MYOPORUM PARVIFOLIUM	MYOPORUM	100% FLATS
	HEDERA HELIX 'HAHNII'	ENGLISH IVY	
	VINCA MAJOR	PERIWINKLE	
	FESTUCA OVINA GLAUCA	BLUE FESCUE	
	PELARGONIUM PELTATUM	IVY GERANIUM	

LANDSCAPE CALCULATIONS FOR INDUSTRIAL DEVELOPMENT IN INDUSTRIAL ZONES

STREET YARD

TOTAL AREA - 9928 S.F.

PLANTING AREA REQUIRED - 2482 S.F.

PLANT POINTS REQUIRED - 496 POINTS

POINTS ACHIEVED THROUGH TREES - 866 POINTS

PROVIDED - 7520 S.F.

PROVIDED - 2628 POINTS

EXCESS AREA PROVIDED - 5038 S.F.

EXCESS POINTS PROVIDED - 2132 POINTS

PERIMETER PLANTING AREA (WITHIN STREET YARD)

LENGTH OF SIDE PROPERTY LINES - 43 L.F.

PLANTING AREA REQUIRED - 215 S.F.

PLANT POINTS REQUIRED - 43 POINTS

POINTS ACHIEVED THROUGH TREES - 0 POINTS

PROVIDED - 215 S.F.

PROVIDED - 12 POINTS

EXCESS AREA PROVIDED - S.F.

EXCESS POINTS PROVIDED -

FACADE PLANTING AREA (WITHIN STREET YARD)

LENGTH OF STREET WALL - 293 L.F.

PLANTING AREA REQUIRED - 1319 S.F.

PLANT POINTS REQUIRED - 117 POINTS

POINTS ACHIEVED THROUGH TREES - 250 POINTS

PROVIDED - 2340 S.F.

PROVIDED - 170 POINTS

EXCESS AREA PROVIDED - 1021 S.F.

EXCESS POINTS PROVIDED - 1110 POINTS

REMAINING YARD

LENGTH OF PROPERTY LINE ADJACENT TO REMAINING YARD - 465 L.F.

PLANTING AREA REQUIRED - 2325 S.F.

PLANT POINTS REQUIRED - 117 POINTS

POINTS ACHIEVED THROUGH TREES - 0 POINTS

PROVIDED - 1687 S.F.

PROVIDED - 270 POINTS

EXCESS AREA PROVIDED - S.F.

EXCESS POINTS PROVIDED - 153 POINTS

VEHICULAR USE AREA (= OR >6,000 S.F.)

TOTAL AREA - 35060 S.F.

PLANTING AREA REQUIRED:

VIA inside STREET YARD - 123 S.F.

VIA outside STREET YARD - 978 S.F.

VIA inside STREET YARD - 123 POINTS

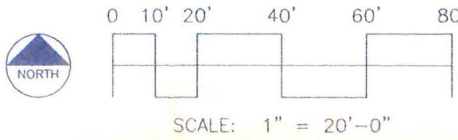
VIA outside STREET YARD - 978 POINTS

PROVIDED - 496 S.F.

PROVIDED - 2894 S.F.

PROVIDED - 190 POINTS

PROVIDED - 900 POINTS



GENERAL DEVELOPMENT PLAN FOR:

Issued	
Date	Reason
Job No.	WYC #M200290.00
Sheet Title	
LANDSCAPE CONCEPT PLAN	
Sheet No.	1 OF 1

HDR Architecture, Inc.
 9444 Farnham St. Suite 300
 San Diego, California 92123
 (858) 712-8400 fax (858) 712-8333



Ace
AMERICAN COUNCIL ON EXERCISE
 4851 PARAMOUNT DRIVE, SAN DIEGO, CA 92123

RECHECK SET	11/16/00
BID SET	10/30/00
PERMIT SUBMITTAL	09/28/00
NO.	DATE



PROJECT:
AMERICAN COUNCIL ON EXERCISE
4851 PARAMOUNT DRIVE
SAN DIEGO, CALIFORNIA 92123

DWG. TITLE:

SITE PLAN

JOB NO: 10301-001 DWG. NO:
 DATE:
 SCALE: 1/16" = 1'-0" **A1.0**

KEYNOTES

1. NOT USED.
2. FIRE LANE: PAINT ALL CURBS RED, PROVIDE WHITE LETTERS, 4" HIGH TO READ.
NO PARKING - FIRE LANE AT 30'-0" ON CENTER.
3. EXISTING UTILITY COMPANY'S PAD AND EQUIPMENT.
4. AREA LIGHT, RE: ELECTRICAL DRAWINGS
5. 4 INCH WIDE STRIPING, WHITE TRAFFIC PAINT, TYPICAL.
6. BOLLARDS, RE: ELECTRICAL DUGS
7. 20'-0" RADIUS TO OUTSIDE F.O.G.
8. 3'-0" RADIUS TO OUTSIDE F.O.G.
9. 10'-0" RADIUS TO OUTSIDE F.O.G.
10. ZERO CURB - FLUSH WITH A.G. PAVING, RE: CIVIL DUGS
11. 24" x 18" x 8" THICK REINFORCED CONCRETE SPLASH BLOCK CENTERED ON ROOF DRAIN
RE: A2.3, ASSET FLUSH WITH ADJACENT GROUND SURFACE
12. A.G. PAVING, RE: CIVIL PLAN FOR DEFINED AREAS OF DIFFERENT A.G. AND
CONCRETE PAVING WHERE OCCURS
13. CONCRETE SIDEWALK, 18" CONC. WITH 6#6, 4" BROOM
FINISH, 18"10" WALK ON 6" CLASS II BASE
14. CONCRETE PAVING, (HOCK SALT FINISH)
15. 17" x 17" ACCENT PAVING FINISH, ALIGN AS SHOWN AND 1/2" SOFFIT ABOVE
16. CONTROL JOINT RADIAL, ALIGN WITH VERTICAL MILLIONS ON CYLINDRICAL TOWER RE: 3/AT2
17. 2'-0" VEHICLE OVERHANG
18. STANDARD HANDICAPPED CURB CUT, RE: CIVIL DUGS
19. AREA LIGHT, RE: ELECTRICAL AND STRUCTURAL DUGS
20. WALL MOUNTED DOWN LIGHT, RE: ELECTRICAL DUGS
21. COURTYARD BENCH, T.B.D.

PARKING CALCULATIONS

FIRST FLOOR AREA	
OFFICE	10,602 SF
WAREHOUSE	5,510 SF
SECOND FLOOR AREA	
OFFICE	8,502 SF
TOTAL	
OFFICE	19,104 SF
WAREHOUSE	5,510 SF
TOTAL	24,614 SF

PARKING DATA

REQUIRED

RATIO:	19,104 SF (OFFICE)	3.33 / 10,000 SF: 64
	5,510 SF (WARE)	1 / 10,000 SF: 6
TOTAL:	24,614 SF	70

PROVIDED

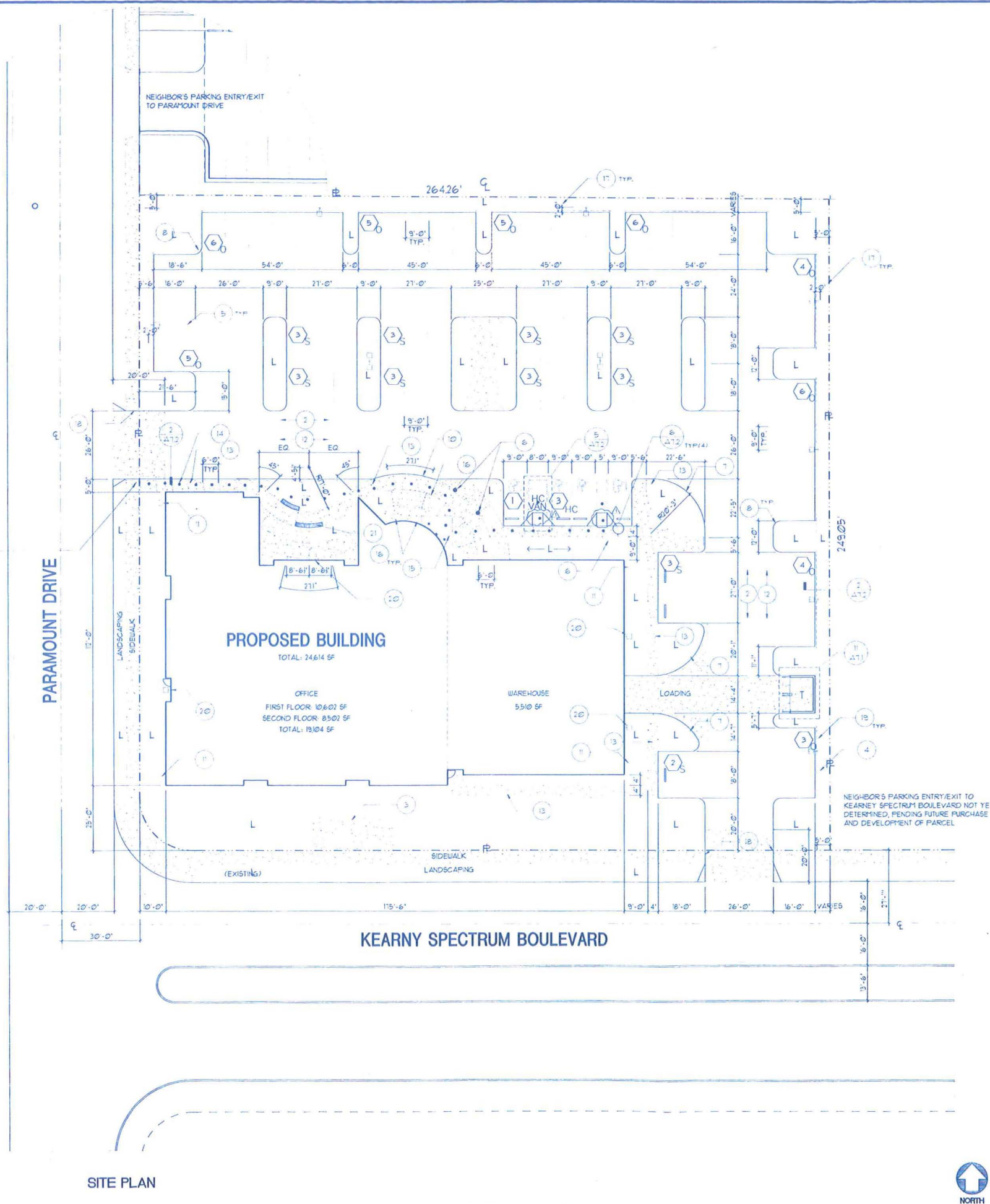
RATIO:	19,104 SF (OFFICE)	3.7 / 10,000 SF: 71
	5,510 SF (WARE)	1 / 10,000 SF: 6
TOTAL:	24,614 SF	77

GENERAL NOTES

1. PROPERTY LINE INFORMATION IS REPRINTED HERE FOR CLARITY AND IS UNCHANGED AS REPRESENTED BY PUBLIC RECORDS. KNOWN PROPERTY LINES, EASEMENTS, AND BUILDINGS, BOTH EXISTING AND PROPOSED, ARE SHOWN ON THIS PLAN.
2. RE: CIVIL DUGS FOR STANDARD CURBS & GUTTER DETAILS
3. NOT USED.
4. NOT USED.
5. THE MAXIMUM SLOPE OF THE PARKING SURFACE AT ACCESSIBLE SPACES, IN ANY DIRECTION SHALL BE LESS THAN 1/4" FT. PER UBC SECTION 1209.4.4.
6. THE BUILDING IS TO BE FIRE SPRINKLERED.
7. BUILDING NUMBERS SHALL BE EASILY VISIBLE AND LEGIBLE FROM THE STREET FRONTING THE PROPERTY, PER UFG 901.4.4, UBC 902.
8. POST INDICATOR VALVES, FIRE DEPARTMENT CONNECTIONS, AND THE ALARM BELL ARE TO BE LOCATED ON THE ADDRESS/ACCESS SIDE OF THE STRUCTURE, PER UFG 1001.4.

GRAPHIC LEGEND

- • • Accessible path of travel
- 3 Indicates type of parking space
- Indicates quantity of parking spaces in subject area
- S Standard parking space, 9' x 18'
- HC Handicapped parking space, 9' x 18'
- L Landscaped Area
- O Standard Parking Space 9'x16', w/ 2' overhang

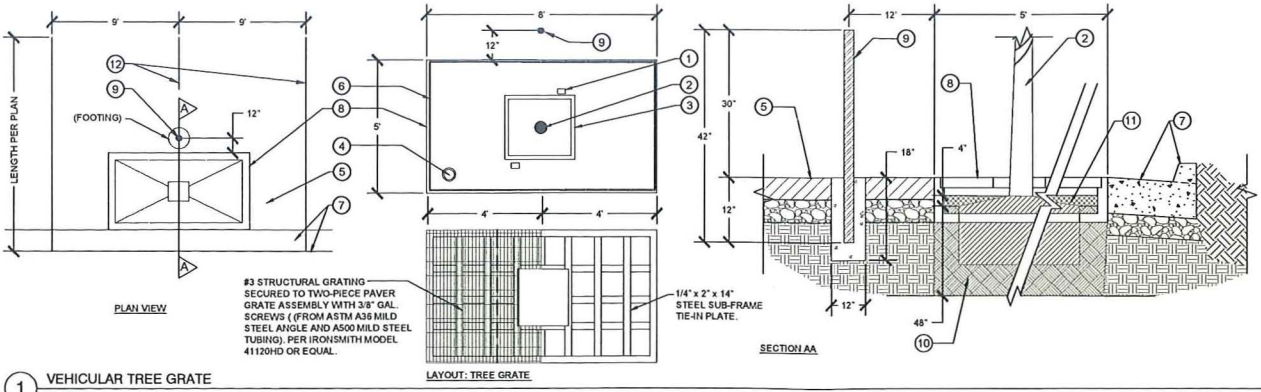
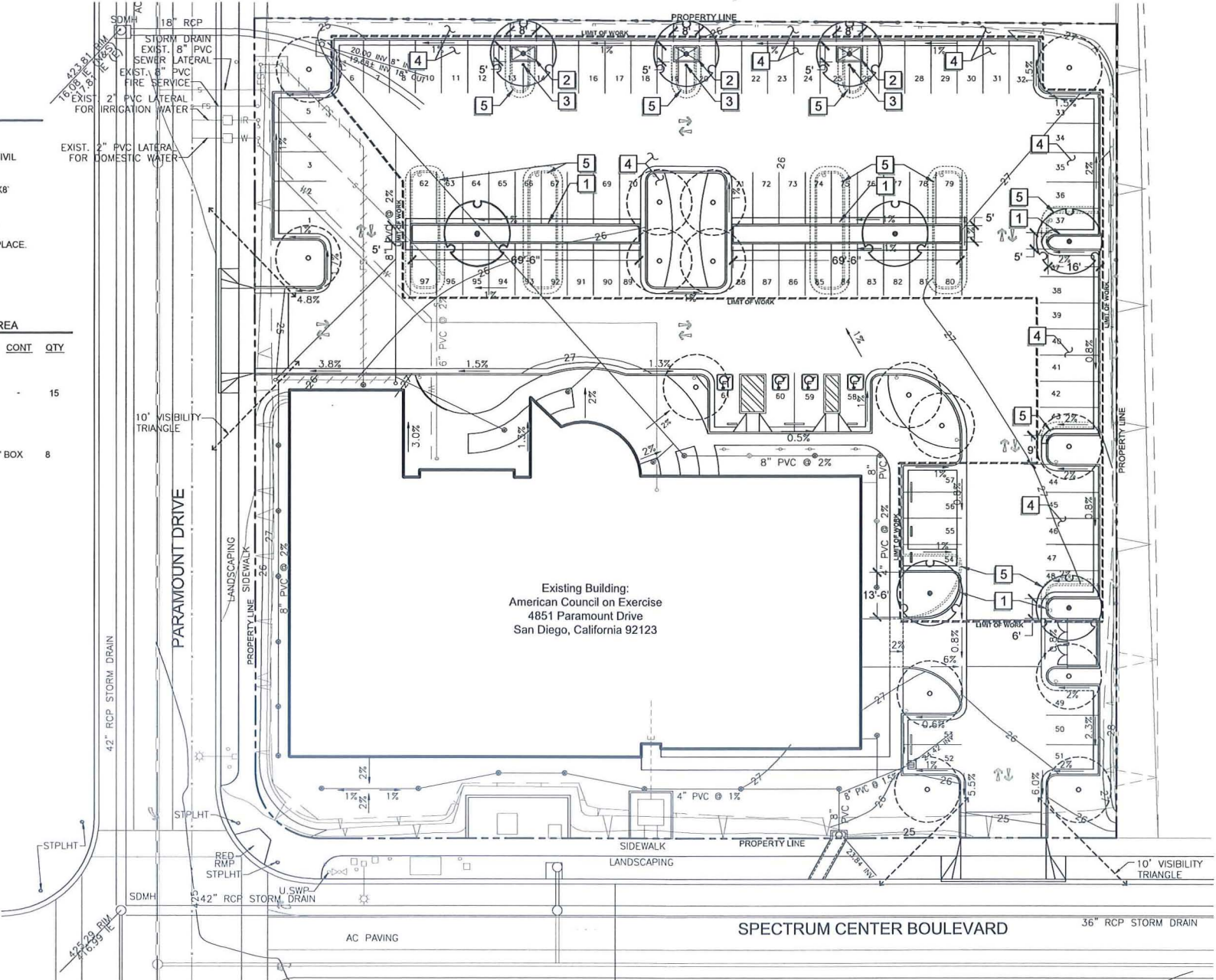


REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION
1	MODIFIED PLANTING ISLAND AND CURB ALIGNMENT, PER CIVIL PLAN. REPAIR PLANTING PER PLANTING PLAN.
2	MODIFIED PLANTING ISLAND WITH TREE GRATE COVER. 5'X8' VEHICULAR TREE GRATE BY IRONSMITH. SEE DETAIL 1.
3	BOLLARD. 4" DIAMETER STEEL PIPE WITH CONCRETE FILL.
4	EXISTING PLANTING AND HARDSCAPE AREA, PROTECT IN PLACE.
5	REMOVE CURB, PER CIVIL PLAN.

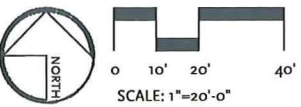
TREES LOCATED IN VEHICULAR USE AREA

TREES	BOTANICAL NAME	COMMON NAME	CONT	QTY
	EXISTING TREE TO REMAIN			15
	TRISTANIA CONFERTA	BRISBANE BOX	36" BOX	8



- LEGEND:
- 1 BUBBLER, SEE IRRIGATION DETAILS
 - 2 TREE TRUNK, CENTERED IN TREE GRATE OPENING
 - 3 ROOT BALL SIZE PER PLANTING LEGEND
 - 4 DRAIN ASSEMBLY AT LOW CORNER
 - 5 AC PARKING LOT - PER CIVIL PLANS
 - 6 ROOT BARRIER, TYP.
 - 7 CURB & GUTTER PER CIVIL PLANS
 - 8 TREE GRATE-VEHICULAR 5'X8' HEAVY DUTY GALVANIZED STEEL FRAME AND GRATE. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.
 - 9 4" X 42" DIA. GAL. POST FILLED WITH CONCRETE. IMBEDDED IN CONCRETE FOOTING.
 - 10 48" DEPTH STRUCTURAL SOIL UNDER TREE GRATE, TO AVOID SETTLING.
 - 11 4" PEA GRAVEL LAYER
 - 12 STRIPING PER CIVIL PLAN

- TREE PROTECTION NOTES
- THE FOLLOWING NOTES FOR TREE PROTECTION ARE PROVISIONAL. FINAL DETERMINATION OF TREE PROTECTION MEASURES TO BE MADE IN FIELD BY CERTIFIED CONSULTING ARBORIST DURING PRE-CONSTRUCTION MEETING.
1. PROTECTION OF EXISTING TREES AND VEGETATION: PROTECT EXISTING TREES AND OTHER VEGETATION INDICATED TO REMAIN IN PLACE AGAINST CUTTING, BREAKING, OR SKINNING OF ROOTS, SKINNING AND BRUISING OF BARK, SMOTHERING OF TREES BY STOCKPILING CONSTRUCTION MATERIALS OR EXCAVATED MATERIALS WITHIN DRIP LINE. PROVIDE TEMPORARY GUARDS TO PROTECT TREES AND VEGETATION TO REMAIN.
 2. CONTRACTOR SHALL MEET WITH APPOINTED CERTIFIED ARBORIST AND PROJECT LANDSCAPE ARCHITECT TO REVIEW DEMOLITION AND GRADING WORK TO OCCUR WITHIN THE DRIP LINE OF EXISTING TREES. CONTRACTOR SHALL HAND EXCAVATE WITHIN THE DRIP LINE OF TREES TO BE PROTECTED IN PLACE. THE USE OF AIR AND/OR WATER JETTING AROUND TREE ROOTS TO REMAIN IS MANDATORY. UPON DISCOVERY OF ROOTS WITHIN DEMOLITION AREA, CONTRACTOR SHALL CONTACT ARBORIST FOR SITE SPECIFIC DIRECTION.
 3. ALL ROOTS SHALL BE INSPECTED BY A CERTIFIED ARBORIST PRIOR TO RIPPING OR CUTTING ANY TREE ROOTS IMPACTED BY CONCRETE REMOVAL AND REPLACEMENT.
 4. EXISTING MATURE TREES TO REMAIN WILL NEED ROOTS PROTECTED FROM BEING CUT. AFTER REMOVAL OF CONCRETE ROOTS SHALL BE INSPECTED, AIR SPADE EQUIPMENT SHALL BE USED TO EXPOSE ROOTS TO UNDERSTAND SITE CONDITIONS OF THE ROOTS. UNILATERAL CUTTING OF ROOTS MUST BE PREVENTED.
- IRRIGATION NOTES
- EXISTING IRRIGATION SYSTEM SHALL BE MODIFIED TO ACCOMMODATE NEW LAYOUT WHERE EXISTING PLANTER ALIGNMENTS AND PLANTINGS ARE BEING IMPACTED. ALL NEW PLANTINGS SHALL BE PROVIDED AUTOMATIC IRRIGATION APPROPRIATE TO PLANT MATERIAL AND CONNECTED TO EXISTING AUTOMATIC IRRIGATION SYSTEM ON SITE. IRRIGATION RETROFITS SHALL BE MADE CONSISTENT WITH EXISTING IRRIGATION EQUIPMENT ON SITE.
- LONG TERM MAINTENANCE / CONFORMANCE
- ALL REQUIRED LANDSCAPE AS SHOWN ON THESE PLANS AND REFERRED FROM PREVIOUSLY ISSUED PERMITS SHALL BE MAINTAINED BY AMERICAN COUNCIL ON EXERCISE IN A DISEASE, WEED, AND LITTER FREE CONDITION AT ALL TIMES, CONSISTENT WITH THE CITY OF SAN DIEGO'S LANDSCAPE REGULATIONS AND STANDARDS.



PRIVATE CONTRACT

SITE IMPROVEMENT PLANS FOR:
AMERICAN COUNCIL ON EXERCISE
SAN DIEGO SPECTRUM OFFICE BUILDING

LANDSCAPE CONCEPT PLAN

CITY OF SAN DIEGO, CALIFORNIA
DEVELOPMENT SERVICES DEPARTMENT
SHEET 2 OF 5 SHEETS

11-06-2014

FOR CITY ENGINEER	DATE	V.T.M.
DESCRIPTION	BY	APPROVED
ORIGINAL	AC	
AS-BUILTS		
CONTRACTOR	DATE STARTED	
INSPECTOR	DATE COMPLETED	

NAD83 COORDINATES

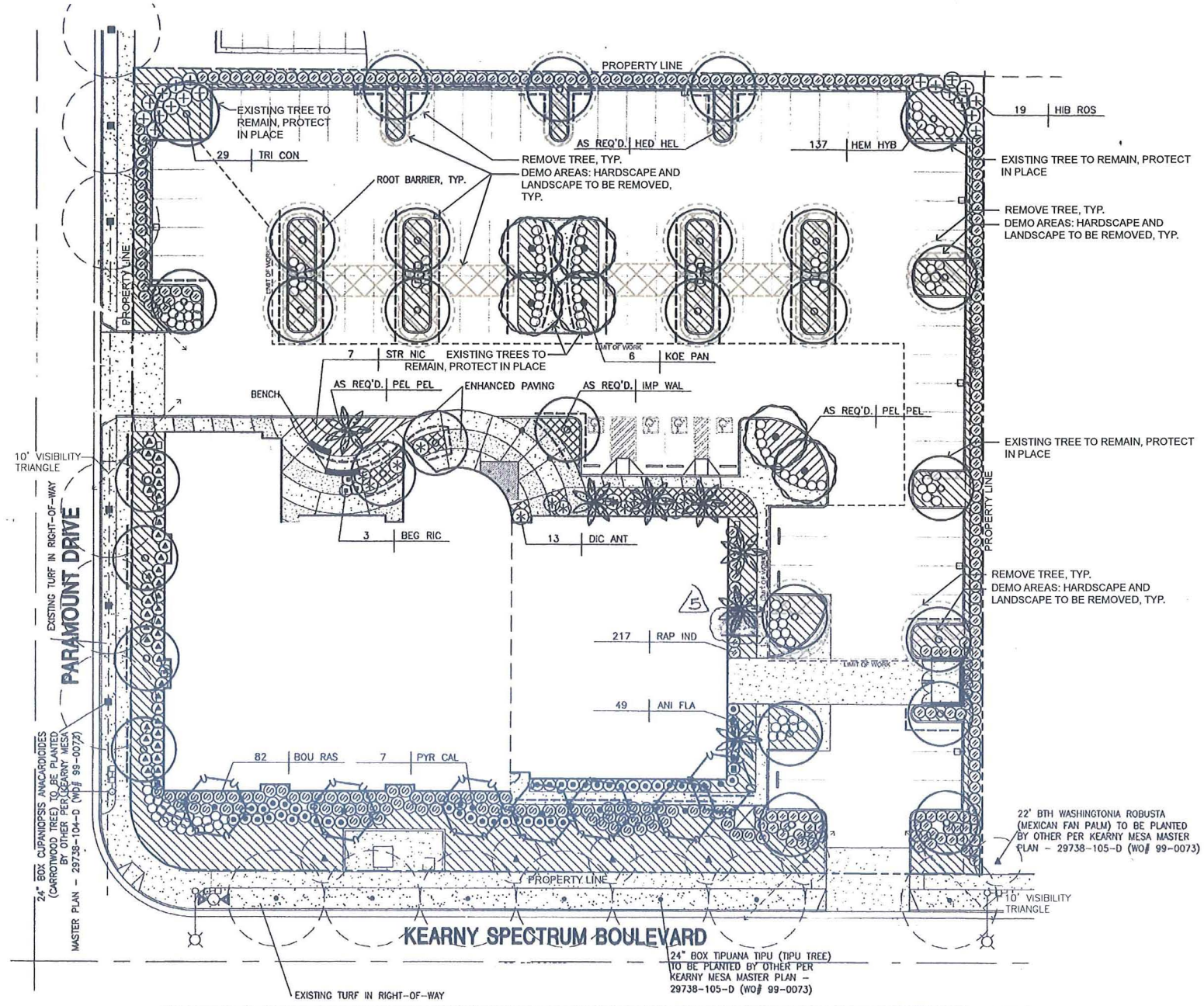
LAURET COORDINATES

SCHMIDT DESIGN GROUP, INC.

















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EXISTING PLANTING LEGEND

SYMBOL	ABBREV.	BOTANICAL NAME	COMMON NAME
		<u>EXISTING TREES TO REMAIN</u>	
	PYR CAL	PYRUS CALLERYANA 'BRADFORDII'	BRADFORD PEAR
	TRI CON	TRISTANIA CONFERTA	BRISBANE BOX
	STR NIC	STRELITZIA NICOLAI	GIANT BIRD OF PARADISE
	KOE PAN	KOELREUTERIA PANICULATA	GOLDENRAIN TREE
	BEG RIC	BEGONIA RICHMONDENSIS	BEGONIA
	RAP IND	RAPHIOLEPIS INDICA	INDIA HAWTHORNE
	PIT TOB	PITTOSPORUM TOBIRA	MOCK ORANGE
	HIB ROS	HIBISCUS ROSA-SINENSIS	CHINESE HIBISCUS
	HEM HYB	HEMEROCALLUS HYBRIDUS	DAYLILY
	ANI FLA	ANIGOZANTHUS FLAVIDUS	KANGAROO PAW
	DIC ANT	DICKSONIA ANTARCTICA	TASMANIAN TREE FERN
	BOU RAS	BOUGHAVILLEA 'RASPBERRY ICE'	SHRUB BOUGHAVILLEA
	IMP WAL	IMPATIENS WALLERANA	BUSY LIZZIE
	HED HEL	HEDERA HELIX 'HAHNII'	ENGLISH IVY
	PEL PEL	PELARGONIUM PELTATUM	IVY GERANIUM
----- ROOT BARRIER - BIO-BARRIER AS MANUFACTURED BY TYPAR, 19.5" WIDTH			
<div style="display: flex; align-items: center;"> <div style="border-bottom: 1px solid black; width: 100px; margin-right: 10px;"></div> <div style="display: flex; flex-direction: column; align-items: center;"> <div style="margin-bottom: 5px;">10</div> <div style="border: 1px solid black; padding: 2px;">ABC DEF</div> </div> <div style="margin-left: 10px;"> PLANT ABBREVIATION QUANTITY PER SHEET </div> </div>			

EXISTING PLANT MATERIAL TO BE REMOVED: COMPOSITE LIST

TYPE	QUANTITY	SPECIES	SIZE
TREE	2	TRISTANIA CONFERTA	4" CALIPER
TREE	10	TRISTANIA CONFERTA	6" CALIPER
TREE	2	TRISTANIA CONFERTA	8" CALIPER
SHRUB	15	LANTANA MONTEVIDEENSIS	3" SPREAD
SHRUB	35	HEMEROCALLIS HYBRIDS	12" SPREAD
G.C.	45 SQ.FT.	HEDERA HELIX	-

EXISTING SITE PHOTOS



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PRIVATE CONTRACT

SITE IMPROVEMENT PLANS FOR:
AMERICAN COUNCIL ON EXERCISE
SAN DIEGO SPECTRUM OFFICE BUILDING

-06-2014

EXISTING/ DEMOLITION PLAN

CITY OF SAN DIEGO, CALIFORNIA
DEVELOPMENT SERVICES DEPARTMENT
SHEET 3 OF 5 SHEETS

I.O. NO. _____
PROJECT NO. _____

FOR CITY ENGINEER		
DESCRIPTION	BY	

ORIGINAL	AC
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16. DUE TO		
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AS-BUILTS		
CONTRACTOR		

INSPECTOR _____

I.O. NO. _____
PROJECT NO. _____

V.I.M. _____

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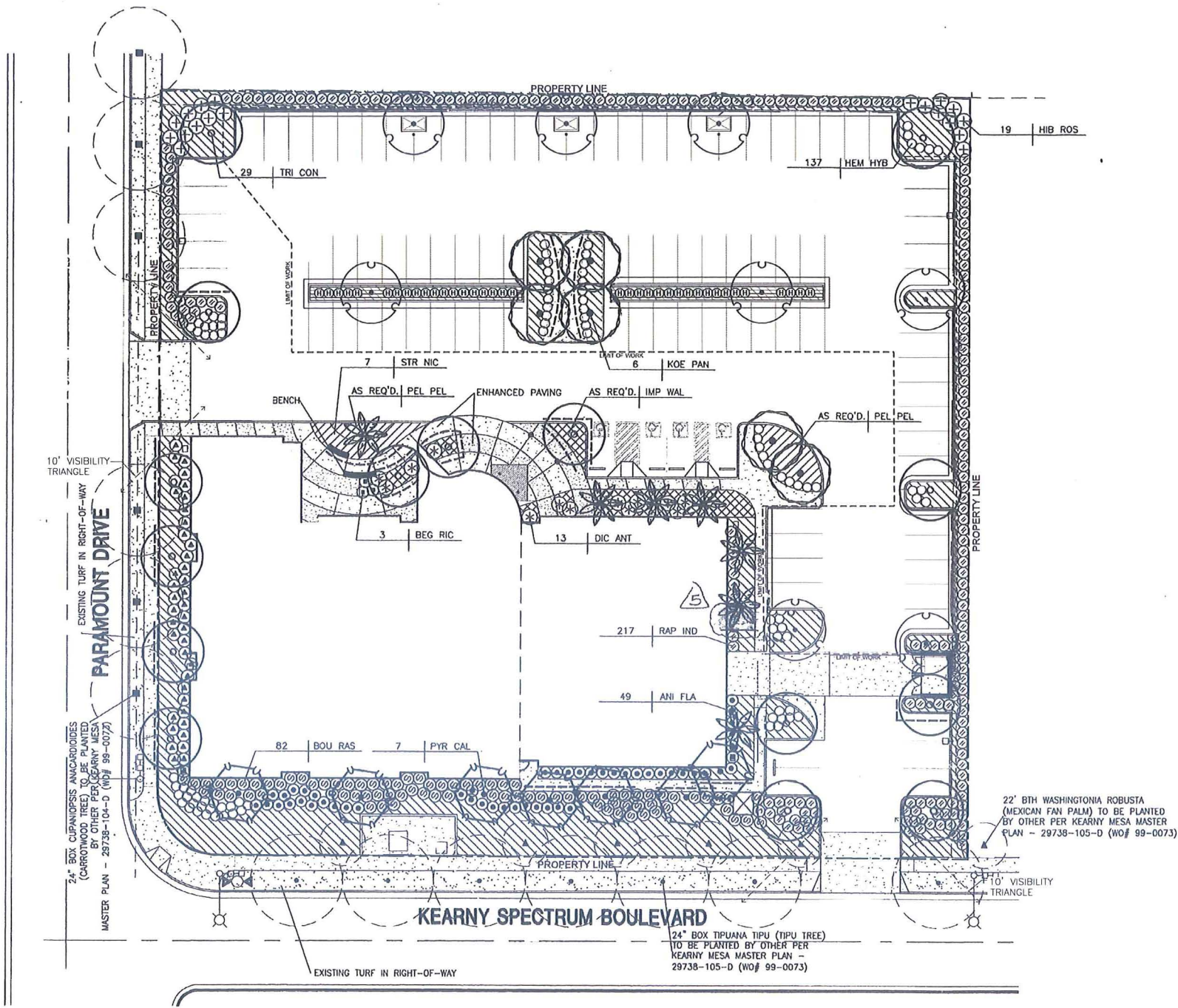
NAD83 COORDINATES

 LAMBERT COORDINATES

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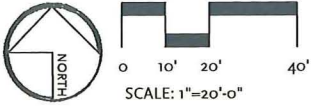
EXISTING PLANTING LEGEND

SYMBOL	ABBREV.	BOTANICAL NAME	COMMON NAME
STREET TREES			
	PYR CAL	PYRUS CALLERYANA 'BRADFORDII'	BRADFORD PEAR
	TRI CON	TRISTANIA CONFERTA	BRISBANE BOX
	STR NIC	STRELITZIA NICOLAI	GIANT BIRD OF PARADISE
	KOE PAN	KOELREUTERIA PANICULATA	GOLDENRAIN TREE
	BEG RIC	BEGONIA RICHMONDENSIS	BEGONIA
	RAP IND	RAPHIOLEPIS INDICA	INDIA HAWTHORNE
	PIT TOB	PITTOSPORUM TOBIRA	MOCK ORANGE
	HIB ROS	HIBISCUS ROSA-SINENSIS	CHINESE HIBISCUS
	HEM HYB	HEMEROCALLIS HYBRIDUS	DAYLILY
	ANI FLA	ANIGOZANTHUS FLAVIDUS	KANGAROO PAW
	DIC ANT	DICKSONIA ANTARCTICA	TASMANIAN TREE FERN
	BOU RAS	BOUGAINVILLEA 'RASPBERRY ICE'	SHRUB BOUGAINVILLEA
	IMP WAL	IMPATIENS WALLERANA	BUSY LIZZIE
	HED HEL	HEDERA HELIX 'HANNI'	ENGLISH IVY
	PEL PEL	PELARGONIUM PELTATUM	IVY GERANIUM
ROOT BARRIER - BIO-BARRIER AS MANUFACTURED BY TYPAR, 19.5" WIDTH			

PLANT ABBREVIATION
QUANTITY PER SHEET

PROPOSED PLANTING LEGEND

	TRI CON	TRISTANIA CONFERTA	BRISBANE BOX
	HED HEL	HEDERA HELIX 'HANNI'	ENGLISH IVY
	HEM HYB	HEMEROCALLIS HYBRIDUS	DAYLILY



Minimum Tree Separation Distance Per LDC Section 142.0409, Table 142-04E:
Improvement / Minimum Distance to Street Tree
Traffic signals (stop sign) - 20 feet
Underground utility lines (except sewer) - 5 feet
Sewer - 10 feet
Above ground utility structures - 10 feet
Driveways - 10 feet
Intersections (intersecting curb lines of two streets) - 25 feet

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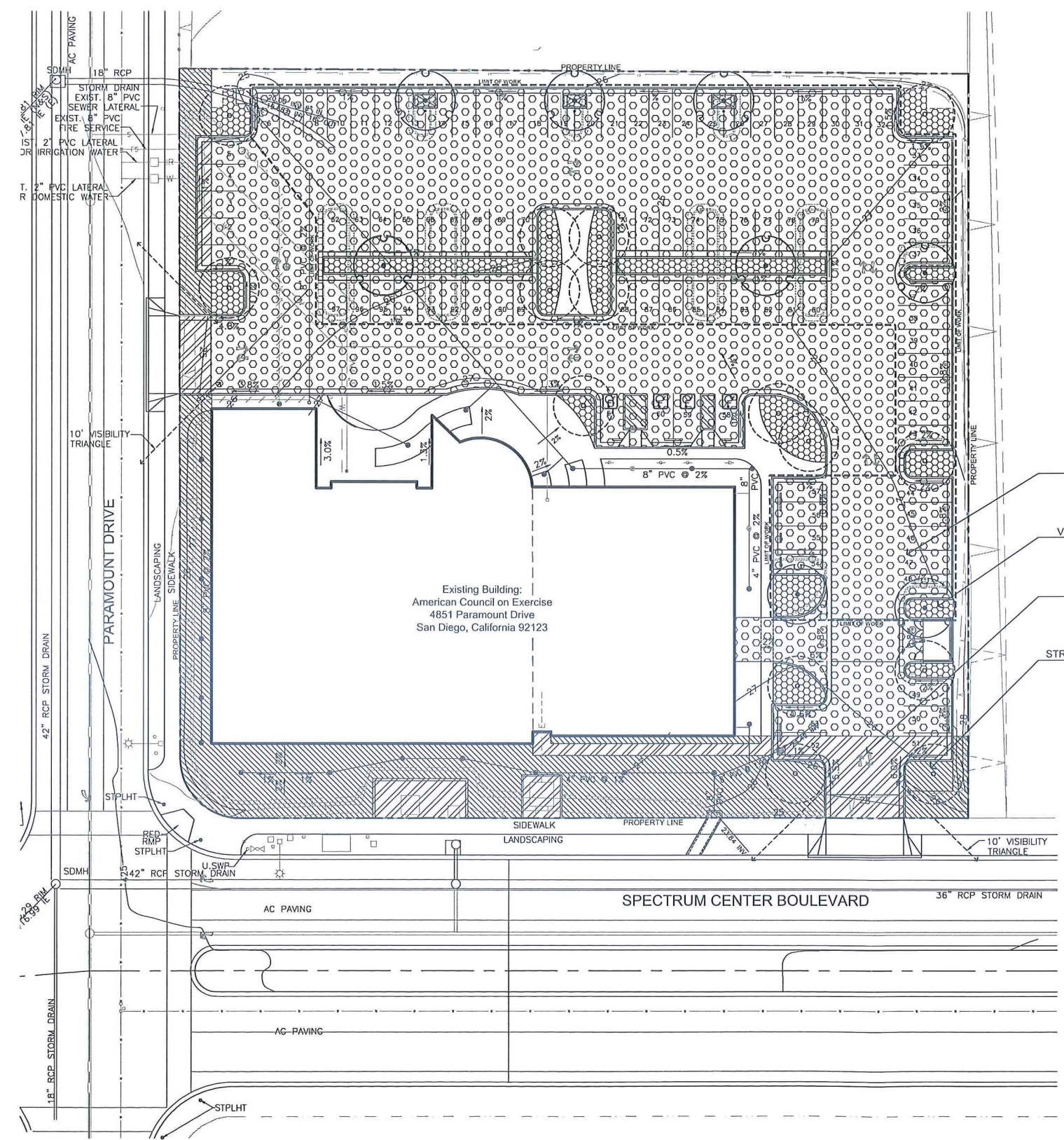
PRIVATE CONTRACT

11-06-2014



SITE IMPROVEMENT PLANS FOR:
AMERICAN COUNCIL ON EXERCISE
SAN DIEGO SPECTRUM OFFICE BUILDING

LANDSCAPE CONCEPT PLANTING PLAN

CITY OF SAN DIEGO, CALIFORNIA DEVELOPMENT SERVICES DEPARTMENT SHEET 4 OF 5 SHEETS		I.O. NO. _____ PROJECT NO. _____
FOR CITY ENGINEER		V.T.M. _____
DESCRIPTION	BY	APPROVED
ORIGINAL	AC	
DATE		
FILED		
AS-BUILTS		NAD83 COORDINATES
CONTRACTOR		LANBERT COORDINATES
INSPECTOR	DATE STARTED	
	DATE COMPLETED	



TREES LOCATED IN VEHICULAR USE AREA

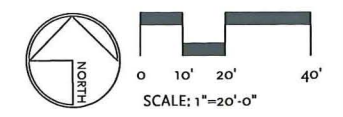
TREES	BOTANICAL NAME	COMMON NAME	CONT.	QTY
	EXISTING TREE TO REMAIN	-	-	15
	TRISTANVA CONFERTA	BIRSEBANE BOX	36' BOX	8

- VEHICULAR USE AREA (30,668 S.F. TOTAL)
 - VEHIC. USE PLANTING AREA (3,477 S.F. TOTAL)
 - STREET YARD AREA (9,191 S.F. TOTAL)
 - STREET YARD PLANTING AREA (6,733 S.F. TOTAL)
- NOTE: TOTAL INCLUDES PLANTING & VEHIC. AREAS. EXISTING, PROTECT IN PLACE.

LANDSCAPE CALCULATIONS - VEHICULAR USE AREA					
TOTAL AREA	30,668 SF				
VUA IN STREET YARD	1,462 SF				
VUA OUTSIDE ST. YARD	29,206 SF				
PLANTING AREA REQ'D INSIDE ST. YD. (5% TOTAL)	73 SF	PROVIDED -->	434 SF	EXCESS AREA PROVIDED -->	361 SF
PLANTING AREA REQ'D OUTSIDE ST. YD. (3% TOTAL)	876 SF	PROVIDED -->	2,781 SF	EXCESS AREA PROVIDED -->	1,905 SF
PLANT POINTS REQUIRED INSIDE ST. YD. (.05xS.F.)	73	PROVIDED -->	350	EXCESS POINTS -->	277
PLANT POINTS REQUIRED OUTSIDE ST. YD. (.03xS.F.)	876	PROVIDED -->	2016	EXCESS POINTS -->	1140
POINTS REQUIRED THROUGH TREES INSIDE OF STREET YARD	37	PROVIDED -->	200	EXCESS POINTS -->	163
POINTS REQUIRED THROUGH TREES OUTSIDE OF STREET YARD	438	PROVIDED -->	1500	EXCESS POINTS -->	1062

- NOTES:
- Landscape calculations based upon City of San Diego Landscape Regulations, Chapter 14, Article 2, Division 4 of Land Development Code.
 - All proposed planting modifications shall be limited to Vehicular Use Area.
 - Existing Street Yard, Remaining Yard and Street Frontage plant material shall remain, protect in place.
 - See planting plan for full planting schedule.
 - A minimum of one 24\"/>

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PRIVATE CONTRACT 11-06-2014

SITE IMPROVEMENT PLANS FOR:
AMERICAN COUNCIL ON EXERCISE
SAN DIEGO SPECTRUM OFFICE BUILDING

LANDSCAPE PLANTING CALCULATIONS

CITY OF SAN DIEGO, CALIFORNIA DEVELOPMENT SERVICES DEPARTMENT SHEET 5 OF 5 SHEETS		I.O. NO. _____ PROJECT NO. _____
FOR CITY ENGINEER	DATE	V.T.M.
DESCRIPTION	BY	APPROVED
ORIGINAL	AC	
		NADIA COORDINATES
		LAMBERT COORDINATES
AS-BUILTS		
CONTRACTOR	DATE STARTED	
INSPECTOR	DATE COMPLETED	

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