



THE CITY OF SAN DIEGO

## REPORT TO THE PLANNING COMMISSION

**DATE ISSUED:** March 12, 2015 **REPORT NO.** PC-15-024

**ATTENTION:** Planning Commission, Agenda of March 19, 2015

**SUBJECT:** JCSDFB WAREHOUSE- PROJECT NO. 367812  
PROCESS 5

**OWNER/  
APPLICANT:** Jacobs & Cushman San Diego Food Bank

### SUMMARY

**Issue(s):** Should the Planning Commission recommend approval to the City Council of an organic composting facility located on the Jacobs & Cushman San Diego Food Bank property at 9850 Distribution Avenue within the Mira Mesa Community?

**Staff Recommendation(s):** Recommend that City Council approve Rezone No. 1297486, Conditional Use Permit No. 1309381, Site Development Permit No. 1309378, and Sewer Easement Vacation No. 1429228.

**Community Planning Group Recommendation:** On September 15, 2014, the Mira Mesa Community Planning Group voted 13-0-0 to recommend approval of the JCSDFB Warehouse project with no conditions (Attachment 13).

**Environmental Review:** This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Article 19 Section 15301(e)(2)(A and B), Existing Facilities and is not pending an appeal of the environmental determination (Attachment 12). The environmental exemption determination for this project was made on January 30, 2015, and the opportunity to appeal that determination ended **February 13, 2015**.

**Fiscal Impact Statement:** None with this action. All costs associated with the processing of this project are paid for by the applicant.

**Code Enforcement Impact:** None.

**Housing Impact Statement:** Not Applicable.

## **BACKGROUND**

The existing Jacobs & Cushman San Diego Food Bank is a 90,856-square foot warehouse building that includes wholesale, distribution, storage and office space for their hunger relief operations. The project site is located at 9850 Distribution Avenue in the IL-2-1 zone and is designated for light industrial uses in the Mira Mesa Community planning area (Attachments 2 and 3). The site is surrounded by light industrial uses (Attachment 1). This project proposes to install a composting facility inside a recently completed addition on the north side of the warehouse building (Attachment 18). In addition to requiring a Conditional Use Permit (CUP) for the composting facility, a rezone of the property to IL-1-1 is being requested to allow the mixed organic composting use (Attachments 9 and 10).

The structure where the composting machine will be housed encroaches into an existing sewer easement that runs along the north side of the property (Attachment 18). During the review of the project, it was determined that there are no sewer mains existing in the easement, which allowed staff to support the request for vacating the easement.

The project site is located less than a mile from MCAS Miramar and as such, is included in the following overlay zones: Airport Environs (AEOZ), Airport Influence Area (AIA) Review Area 1, the Federal Aviation Administration Part 77 Notification Area and the Airport Land Use Compatibility (ALUC) Overlay Zone. A Site Development Permit (SDP), Process 5 is required for new development that includes a rezone.

## **DISCUSSION**

### **Project Description:**

The Jacobs & Cushman Food Bank (Food Bank) is the central food distribution hub for hunger-relief operations in San Diego. The warehouse facility is 90,856-square feet, which includes a 6,018-square foot addition on the north side of the building where the proposed composting machine is proposed to be housed (Attachment 18). An abandoned 25-foot wide sewer easement runs along the northern portion of the property which prompted the need to obtain an Encroachment, Maintenance and Removal Agreement (EMRA) in order to construct the addition, which was completed in August 2014. The sewer easement vacation that is part of this project will remove the easement from the property (Attachments 6 and 7).

Mixed Organic Composting Facilities are not permitted in the IL-2-1 zone; therefore the project proposes a rezone to IL-1-1 which allows these facilities with a CUP (Attachments 9 and 10). The Food Bank collects, stores, organizes and distributes food to different organizations and distribution sites throughout the County. The Food Bank would like to install an aerobic in-vessel rotary drum composting system that would enable them to compost food scraps remaining from their operations. The composting machine is proposed within a fully enclosed addition to the warehouse, which will not create any additional measureable noise, odor or traffic. All composting material is generated in-house from sorting local food donations. Spoiled or unusable food is inserted into the composting machine, processed and then transported off site. Any packaging related to the spoiled food is also recycled separately. The Food Bank anticipates that their waste output will be greatly reduced as a result of the composting machine. The Food



Bank currently delivers more than 500,000 pounds of food waste a year to local landfills, which could translate into approximately 473,000 pounds of compost. Plans have not been finalized yet, but the Food Bank anticipates that it will sell the compost to prospective buyers.

Based on the information provided by the Food Bank, the proposed composting operations would be eligible for an exemption from Title 14 of the California Code of Regulations, Compostable Material Handling Section (14 CCR), as long as the proposed operations remain within the operational parameters of § 17855, which excludes in-vessel composting facilities with less than a 50-cubic yard capacity. A condition has been added to the permit which would allow the City of San Diego Solid Waste Local Enforcement Agency (LEA) or Cal Recycle to inspect the facility at any time to verify that it is operating within the 50-cubic yard limit (Attachment 8). If the site is being conducted outside of the limits, it would no longer qualify as an excluded activity and the LEA would take appropriate enforcement action.

The project site is located in the Airport Land Use Compatibility Overlay Zone, which requires a consistency determination from the San Diego County Regional Airport Authority (SDCRAA). On September 10, 2014, the SDCRAA determined that the project is consistent with the MCAS Miramar Airport Land Use Compatibility Plan (Attachment 17). Pursuant to LDC Section 132.1502, new development that requires a rezone is subject to a Site Development Permit, Process 5.

#### **Community Plan Analysis:**

The project site is designated Light Industrial in the Mira Mesa Community Plan (MMCP) and is identified as Prime Industrial Lands by the General Plan's Economic Prosperity Element. The MMCP Light Industrial designation is intended for manufacturing, storage, warehousing, distribution and similar uses. Prime Industrial Lands are areas that support export-oriented base sector activities such as warehouse distribution, heavy or light manufacturing, research and development uses. The proposed Easement Vacation, CUP and SDP would not adversely affect the implementation of the goals and objectives of the MMCP and the Economic Prosperity Element's Prime Industrial Lands policies.

The project proposes a rezone from the IL-2-1 to the IL-1-1 zone (Attachments 9 and 10). The purpose of the IL (Light Industrial) zones are to provide for a wide range of manufacturing and distribution activities. The development standards of this zone are intended to encourage sound industrial development by providing an attractive environment free from adverse impacts associated with some heavy industrial uses. The existing IL-2-1 zone allows a mix of light industrial and office uses with limited commercial uses. The proposed IL-1-1 zone allows primarily light industrial uses. The proposed rezone to IL-1-1 would better implement the goals and objectives of the MMCP Light Industrial designation and General Plan Economic Prosperity Element policies related to the site's identification as Prime Industrial Lands by further limiting the ability for non-industrial commercial encroachment.

#### **Conclusion:**

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

Development Code. Staff has provided draft findings to support approval of the proposed project. Staff recommends that the Planning Commission recommend approval to the City Council of the project as proposed.

**ALTERNATIVES:**

1. **Recommend Approval** to the City Council of Rezone No. 1297486, Conditional Use Permit No. 1309381, Site Development Permit No. 1309378, and Easement Vacation No. 1429228, **with modifications.**
2. **Recommend Denial** to the City Council of Rezone No. 1297486, Conditional Use Permit No. 1309381, Site Development Permit No. 1309378, and Easement Vacation No. 1429228, **if the findings required to approve the project cannot be affirmed.**

Respectfully submitted,



Mike Westlake  
Assistant Deputy Director  
Development Services Department



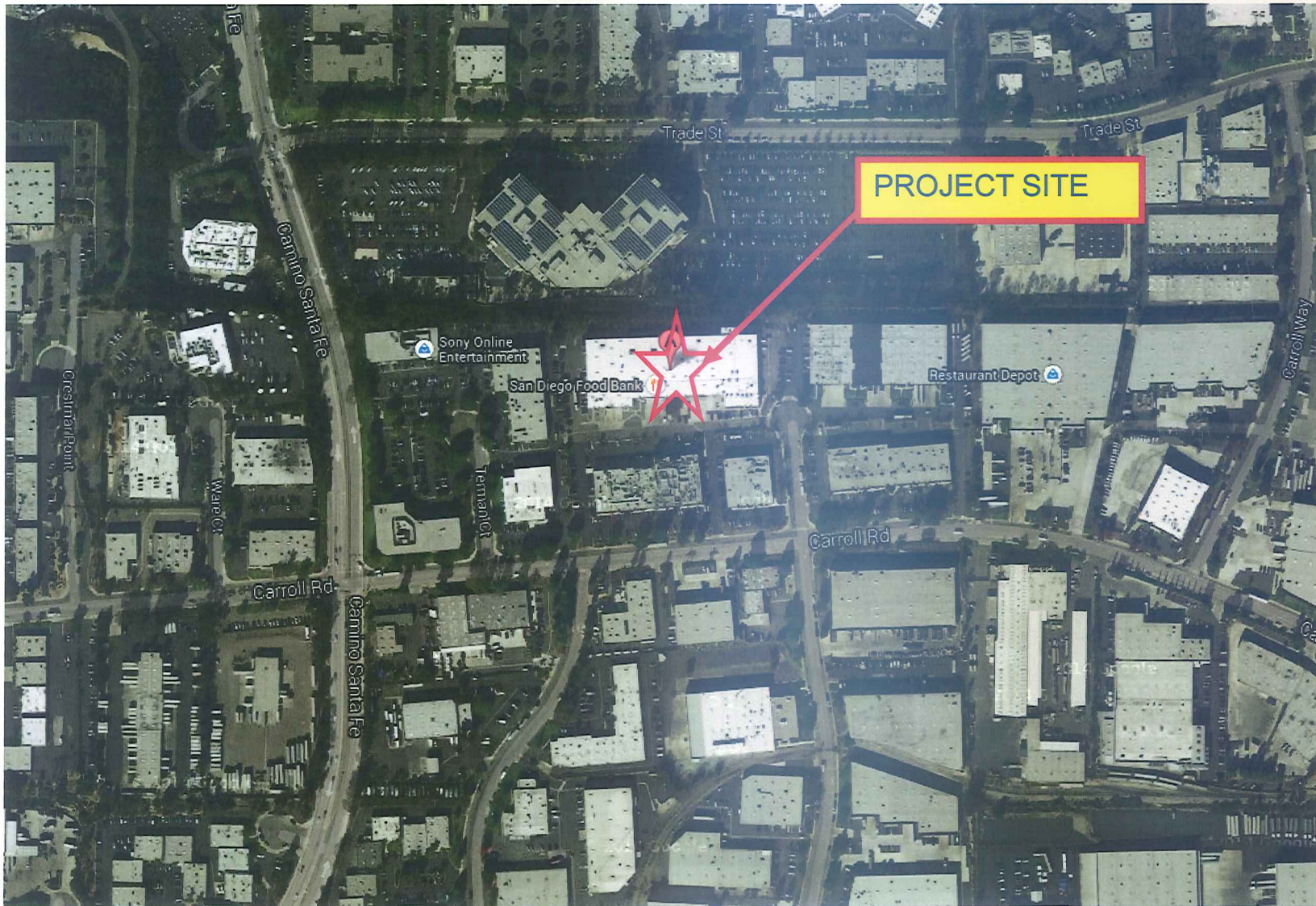
Karen Lynch  
Project Manager  
Development Services Department

VACCHI/KAL

**Attachments:**

1. Aerial Photograph
2. Community Plan Land Use Map
3. Project Location Map
4. Project Data Sheet
5. Draft Permit Resolution with Findings
6. Draft Easement Vacation Resolution
7. B-Sheet Exhibit A/Exhibit B
8. Draft Permit with Conditions
9. Rezone - B Sheet
10. Draft Rezone Ordinance
11. Photo Survey
12. Environmental Exemption
13. Community Planning Group Recommendation
14. Ownership Disclosure Statement
15. Project Chronology
16. Planning Commission Public Hearing Notice
17. SDCRAA Consistency Determination
18. Project Plans





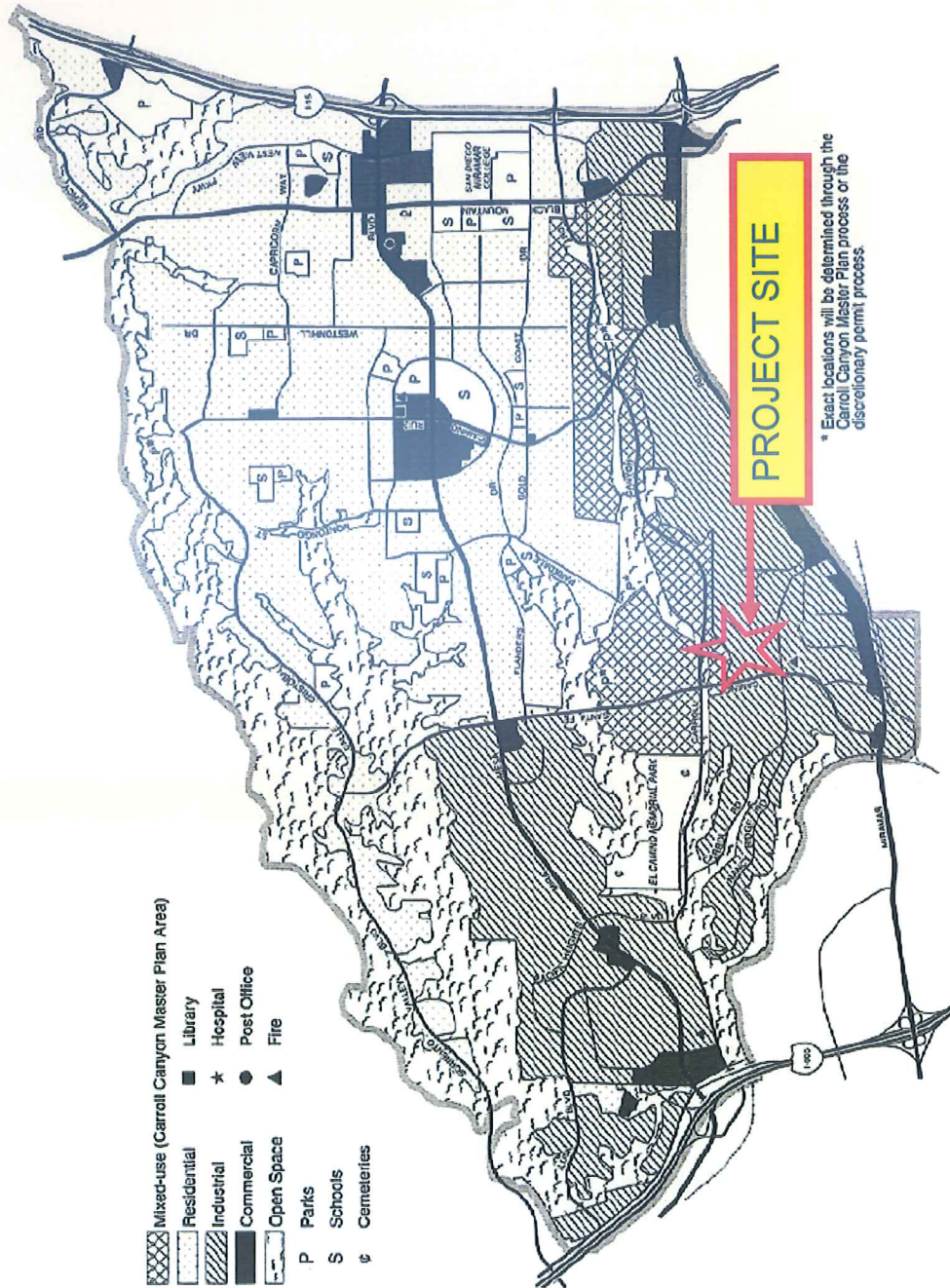
## Aerial Photo

JCSDFB WAREHOUSE PROJECT NUMBER 367812

9850 Distribution Avenue







**Land Use Map 1**  
Mira Mesa Community Plan

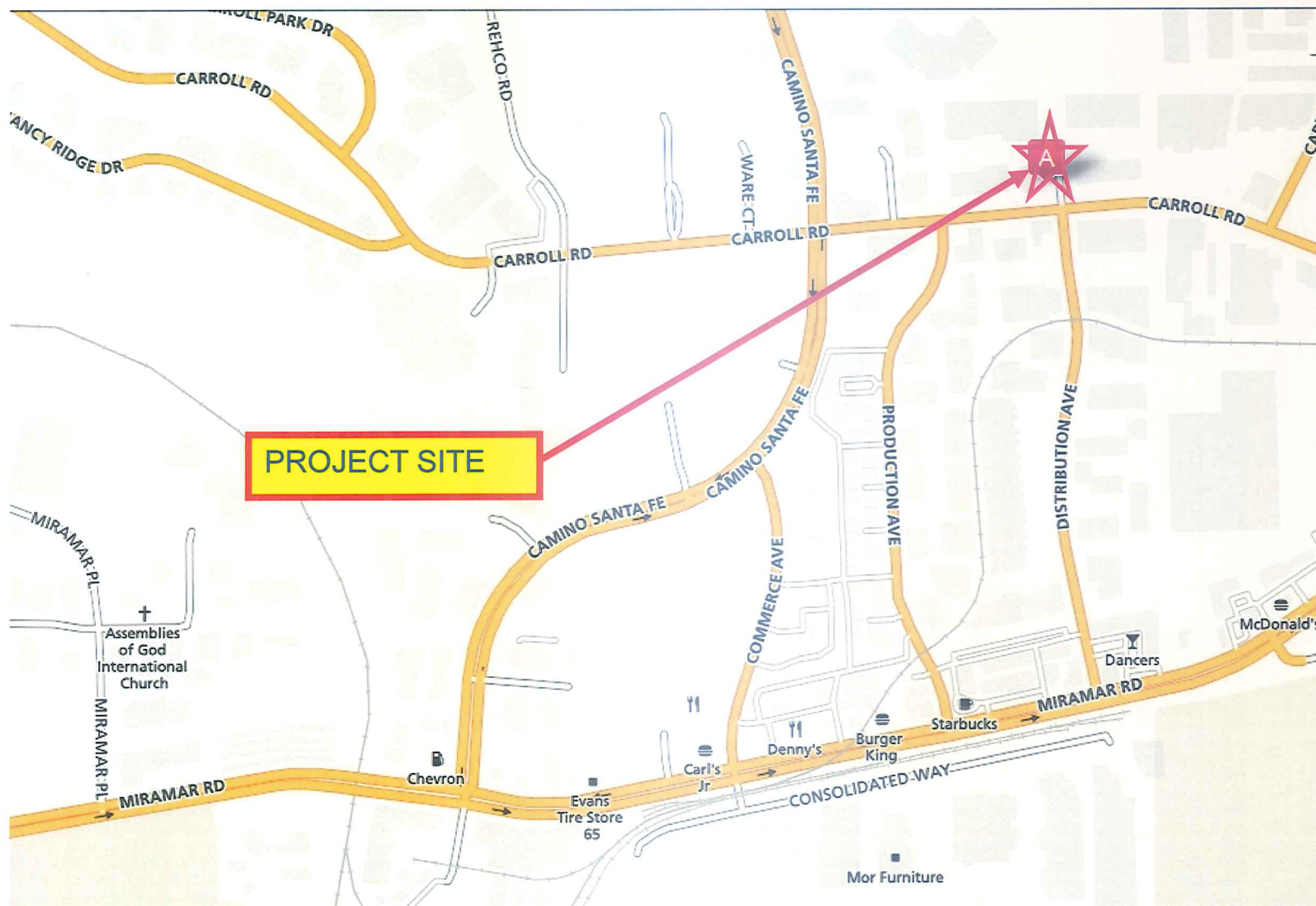


**JCSDFB WAREHOUSE PROJECT NUMBER 367812**

**9850 Distribution Avenue**







## Project Location Map

**JCSDFB WAREHOUSE PROJECT NUMBER 367812**

**9850 Distribution Avenue**



## PROJECT DATA SHEET

<b>PROJECT NAME:</b>	JCSDFB Warehouse	
<b>PROJECT DESCRIPTION:</b>	A Conditional Use Permit and a Rezone from IL-2-1- to IL-1-1 to allow the installation and operation of an interior composting facility. The project also includes a sewer easement vacation and a Site Development Permit due to the location within the Airport Land Use Compatibility Overlay Zone.	
<b>COMMUNITY PLAN AREA:</b>	Mira Mesa	
<b>DISCRETIONARY ACTIONS:</b>	Conditional Use Permit/Site Development Permit/Rezone/Sewer Easement Vacation.	
<b>COMMUNITY PLAN LAND USE DESIGNATION:</b>	Light Industrial.	
<b><u>ZONING INFORMATION:</u></b> <b>ZONE:</b> IL-2-1 (Proposed IL-1-1) <div style="display: flex; justify-content: space-around; margin-top: 10px;"> <div style="text-align: center;"> <b><u>REQUIRED:</u></b>  <b>FRONT SETBACK:</b> 15-feet minimum/20' standard  <b>SIDE SETBACK:</b> 10-feet  <b>REAR SETBACK:</b> 0-feet minimum/15' standard         </div> <div style="text-align: center;"> <b><u>EXISTING:</u></b>            23'-11"            70' east side/67' west side            69'         </div> </div>		
<b><u>ADJACENT PROPERTIES:</u></b>	<b>LAND USE DESIGNATION &amp; ZONE</b>	<b>EXISTING LAND USE</b>
<b>NORTH:</b>	Industrial; IL-2-1.	Light Industrial
<b>SOUTH:</b>	Industrial; IL-2-1.	Light Industrial
<b>EAST:</b>	Industrial; IL-2-1.	Light Industrial
<b>WEST:</b>	Industrial; IL-2-1.	Light Industrial
<b>DEVIATIONS OR VARIANCES REQUESTED:</b>	None.	
<b>COMMUNITY PLANNING GROUP RECOMMENDATION:</b>	On September 15, 2014, the Mira Mesa Community Planning Group voted 13-0-0 to recommend approval of the JCSDFB Warehouse project with no conditions.	



**CITY COUNCIL RESOLUTION NO. \_\_\_\_\_**  
**CONDITIONAL USE PERMIT NO. 1309381**  
**SITE DEVELOPMENT PERMIT NO. 1309378**  
**JCSDFB FOOD BANK WAREHOUSE**  
**PROJECT NO. 367812**  
**DRAFT**

WHEREAS, JACOBS & CUSHMAN SAN DIEGO FOOD BANK, Owner/Permittee, filed an application with the City of San Diego for a permit to install and operate a composting machine (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 1309381/1309378), on portions of a 4.63-acre site;

WHEREAS, the project site is located at 9850 Distribution Avenue in the IL-2-1 zone, which is proposed to be rezoned to the IL-1-1 zone in the Mira Mesa Community Planning Area;

WHEREAS, the project site is legally described as Parcel 1 of Parcel Map No. 19580, in the City of San Diego, County of San Diego, State of California, Filed in the Office of the County Recorder of San Diego County, September 21, 2004;

WHEREAS, on January 30, 2015, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code section 21000 et seq.) under CEQA Guideline Section 15301(e)(2)(A and B) and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520;

WHEREAS, on March 19, 2015, the Planning Commission of the City of San Diego considered Conditional Use Permit (CUP) No. 1309381 and Site Development Permit (SDP) No. 1309378, and pursuant to Resolution No. \_\_\_\_\_-PC voted to recommend approval of the Permit; and

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

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

BE IT RESOLVED, by the Council of the City of San Diego, that it adopts the following findings with respect to CUP No. 1309381 and SDP No. 1309378:

FINDINGS:



**Conditional Use Permit Approval – Section §126.0305****1. The proposed *development* will not adversely affect the applicable *land use plan*;**

The project site is located within the Mira Mesa Community Plan (MMCP) and is designated as Light Industrial. This designation is intended for manufacturing, storage, warehousing, distribution and similar uses. The purpose of the IL (Light Industrial) zones are to provide for a wide range of manufacturing and distribution activities. The development standards of this zone are intended to encourage sound industrial development by providing an attractive environment free from adverse impacts associated with some heavy industrial uses.

The Jacobs & Cushman San Diego Food Bank (Food Bank) is the central food distribution hub for hunger-relief operations in San Diego. The warehouse is 90,856-square feet, including a 6,018-square foot, recently completed addition, which is proposed to house an aerobic in-vessel rotary drum composting system to recover the Food Banks food waste scraps and convert them to useful organic compost.

The existing IL-2-1 zone allows a mix of light industrial and office uses with limited commercial uses. Mixed Organic Composting Facilities are not permitted in the IL-2-1 zone; therefore the project proposes a rezone to IL-1-1, which pursuant to LDC Section 141.0620(g), allows these facilities with a Conditional Use Permit. The proposed IL-1-1 zone allows primarily light industrial uses and would better implement the goals and objectives of the MMCP Light Industrial designation. It would also address the General Plan Economic Prosperity Element policies related to the site's identification as Prime Industrial Lands by further limiting the ability for non-industrial commercial encroachment. Prime Industrial Lands are areas that support export-oriented base sector activities such as warehouse distribution, heavy or light manufacturing, research and development uses.

The proposed zone change to IL-1-1 from IL-2-1 allows for composting activities with the granting of a Conditional Use Permit and would not adversely affect the land use plan.

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

The proposed composting machine and composting activities will occur within the fully enclosed existing Food Bank warehouse. Composting activities will only support internal operations and will not be open to the public. All composting activities will comply with applicable City of San Diego Composting General Regulations, LDC Section 141.0620 (g)(1)-(9). Further, the mixed organic composting activities are excluded from the requirements of Title 14 California Code of Regulations, Compostable Material Handling regulations as the Food Bank will be composting less than 50 cubic yards within a vessel composting machine (14 CCR § 17855). All composting material is generated in-house from sorting through local food donations. Spoiled or unusable food is inserted into the composting machine and used to make useful compost which is hauled off-site daily. All packaging associated with food is separated and bailed for recycling enabling the Food Bank to greatly reduce their waste output. The system uses wood chips sourced from local furniture makers and lumber mills as a bulking agent/carbon source. Due to the aerobic, in-vessel design, odor issues are non-existent. All composting activities will occur within the fully



enclosed warehouse and will create no additional measurable noise, odor or traffic to the current Food Bank operations. The amount of traffic to the site could potentially be reduced given the Food Bank will be compacting and bailing all recyclable products reducing the footprint of their current waste output, requiring less trips from recycling trucks to the site. Composting operations take place in the in-vessel composting machine and place no additional health or safety risks to the public or Food Bank employees.

The proposed conditional use permit complies with the City of San Diego Composting General Regulations and the California Code of Regulations and will not be detrimental to public health, safety, and welfare.

**3. The proposed *development* will comply with the regulations of the Land Development Code including any allowable deviations pursuant to the Land Development Code; and**

Mixed Organic Composting Facilities are not permitted in the IL-2-1 zone; therefore the project proposes a rezone to IL-1-1. Mixed Organic Composting activities are permitted within the proposed industrial zone, IL-1-1, with a Conditional Use Permit, pursuant to SDMC Table 131-06B.

The Food Bank is the central food distribution hub for hunger-relief operations in San Diego. The warehouse is 90,856-square feet, including a 6,018-square foot, recently completed addition, which is proposed to house an aerobic in-vessel rotary drum composting system to recover the Food Bank's food waste scraps and convert them to useful organic compost. The Food Bank warehouse building complies with all of the IL-1-1 development regulations. All composting activities will comply with applicable City of San Diego Composting General Regulations, LDC Section 141.0620 (g)(1)-(9). Further, the mixed organic composting activities are excluded from the requirements of Title 14 California Code of Regulations, Compostable Material Handling regulations as the Food Bank will be composting less than 50 cubic yards within a vessel composting machine (14 CCR § 17855).

No deviations are proposed with this project. With the approval of the Conditional Use Permit, the Food Bank will comply with the regulations of the Land Development Code.

**4. The proposed use is appropriate at the proposed location.**

The Food Bank currently operates as a light industrial warehouse entity in an industrial area of Mira Mesa. Their operations include wholesale, distribution, storage and office space for their hunger relief operations in San Diego. The project site is surrounded by light industrial uses.

The project proposes to rezone the property to IL-1-1 and obtain a Conditional Use Permit, which would allow the Food Bank to install an aerobic in-vessel rotary drum composting system to recover their food waste scraps and convert them to useful organic compost. The existing warehouse building is 90,856-square feet, including a 6,018-square foot, recently completed addition, which will house the compost machine. As part of their operations, they haul over 500,000 pounds of food waste per year to local landfills. The proposed composting activities will allow the Food Bank to carry out their current operations in a more sustainable, environmentally friendly manner greatly reducing their waste products. Therefore, the proposed use is appropriate at this location.



**Site Development Permit - Section 126.0504****1. The proposed development will not adversely affect the applicable land use plan;**

The project site is located within the Mira Mesa Community Plan (MMCP) and is designated as Light Industrial. This designation is intended for manufacturing, storage, warehousing, distribution and similar uses. The purpose of the IL (Light Industrial) zones are to provide for a wide range of manufacturing and distribution activities. The development standards of this zone are intended to encourage sound industrial development by providing an attractive environment free from adverse impacts associated with some heavy industrial uses.

The Food Bank site lies within the MCAS Miramar Airport Environs Overlay Zone, Airport Influence Area, Overflight Notification Area and the FAA Part 77 Noticing Area for MCAS Miramar. It is also within the Airport Land Use Compatibility Overlay Zone, which requires a Process 5 Site Development Permit and a consistency determination from the San Diego County Regional Airport Authority. On September 10, 2014, the Airport Land Use Commission for San Diego County determined that the project is consistent with the MCAS Miramar Airport Land Use Compatibility Plan (ALUCP) based on several facts including no change in the height of the building, the location is not in a safety zone and the location does not contain residential uses which would required overflight notification.

The Jacobs & Cushman San Diego Food Bank (Food Bank) is the central food distribution hub for hunger-relief operations in San Diego. The warehouse is 90,856-sqaure feet, including a 6,018-square foot, recently completed addition, which is proposed to house an aerobic in-vessel rotary drum composting system to recover the Food Banks food waste scraps and convert them to useful organic compost.

The existing IL-2-1 zone allows a mix of light industrial and office uses with limited commercial uses. Mixed Organic Composting Facilities are not permitted in the IL-2-1 zone; therefore the project proposes a rezone to IL-1-1, which pursuant to LDC Section 141.0620(g), allows these facilities with a Conditional Use Permit. The proposed IL-1-1 zone allows primarily light industrial uses and would better implement the goals and objectives of the MMCP Light Industrial designation. It would also address the General Plan Economic Prosperity Element policies related to the site's identification as Prime Industrial Lands by further limiting the ability for non-industrial commercial encroachment. Prime Industrial Lands are areas that support export-oriented base sector activities such as warehouse distribution, heavy or light manufacturing, research and development uses.

The proposed zone change to IL-1-1 from IL-2-1 allows for composting activities with the granting of a Conditional Use Permit and would not adversely affect the land use plan.



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

The proposed composting machine and composting activities will occur within the fully enclosed existing Food Bank warehouse. Composting activities will only support internal operations and will not be open to the public. All composting activities will comply with applicable City of San Diego Composting General Regulations, LDC Section 141.0620 (g)(1)-(9). Further, the mixed organic composting activities are excluded from the requirements of Title 14 California Code of Regulations, Compostable Material Handling regulations as the Food Bank will be composting less than 50 cubic yards within a vessel composting machine (14 CCR 17855). All composting material is generated in-house from sorting through local food donations. Spoiled or unusable food is inserted into the composting machine and used to make useful compost which is hauled off-site daily. All packaging associated with food is separated and bailed for recycling enabling the Food Bank to greatly reduce their waste output. The system uses wood chips sourced from local furniture makers and lumber mills as a bulking agent/carbon source. Due to the aerobic, in-vessel design, odor issues are non-existent. All composting activities will occur within the fully enclosed warehouse and will create no additional measurable noise, odor or traffic to the current Food Bank operations. The amount of traffic to the site could potentially be reduced given the Food Bank will be compacting and bailing all recyclable products reducing the footprint of their current waste output, requiring less trips from recycling trucks to the site. Composting operations take place in the in-vessel composting machine and place no additional health or safety risks to the public or Food Bank employees.

The proposed conditional use permit complies with the City of San Diego Composting General Regulations and the California Code of Regulations and will not be detrimental to public health, safety, and welfare.

**3. The proposed development will comply with the applicable regulations of the Land Development Code, including any allowable deviations pursuant to the Land Development Code.**

Mixed Organic Composting Facilities are not permitted in the IL-2-1 zone; therefore the project proposes a rezone to IL-1-1. Mixed Organic Composting activities are permitted within the proposed industrial zone, IL-1-1, with a Conditional Use Permit, pursuant to SDMC Table 131-06B.

The Food Bank is the central food distribution hub for hunger-relief operations in San Diego. The warehouse is 90,856-square feet, including a 6,018-square foot, recently completed addition, which is proposed to house an aerobic in-vessel rotary drum composting system to recover the Food Banks food waste scraps and convert them to useful organic compost. The Food Bank warehouse building complies with all of the IL-1-1 development regulations. All composting activities will comply with applicable City of San Diego Composting General Regulations, LDC Section 141.0620 (g)(1)-(9). Further, the mixed organic composting activities are excluded from the requirements of Title 14 California Code of Regulations, Compostable Material Handling regulations as the Food Bank will be composting less than 50 cubic yards within a vessel composting machine (14 CCR § 17855).

The Food Bank site lies within the MCAS Miramar Airport Environs Overlay Zone, Airport Influence Area, Overflight Notification Area and the FAA Part 77 Noticing Area for MCAS Miramar. It is also within the Airport Land Use Compatibility Overlay Zone, which requires a Process 5 Site Development Permit and a consistency determination from the San Diego County Regional Airport Authority. On September 10, 2014, the Airport Land Use Commission for San Diego County determined that the project is consistent with the MCAS Miramar Airport Land Use Compatibility Plan (ALUCP) based on several facts including no change in the height of the building, the location is not in a safety zone and the location does not contain residential uses which would required overflight notification.

With the approval of the Conditional Use Permit, the Food Bank will comply with the regulations of the Land Development Code. No deviations are proposed with this project.

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

BE IT FURTHER RESOLVED, that Conditional Use Permit No. 1309381 and Site Development Permit No. 1309378 is granted to Jacobs & Cushman San Diego Food Bank, Owner/Permittee, under the terms and conditions set forth in the attached permit which is made a part of this resolution.



RESOLUTION NUMBER R-\_\_\_\_\_

DATE OF FINAL PASSAGE \_\_\_\_\_

VACATION OF SEWER EASEMENT LOCATED AT  
9850 DISTRIBUTION AVENUE, SAN DIEGO, CA

WHEREAS, California Streets and Highways Code section 8320 *et seq.* San Diego Municipal Code section 125.1001 *et seq.* provide a procedure for the vacation of public easements by City Council resolution; and

WHEREAS, the Jacobs & Cushman San Diego Food Bank, owner, applied for the vacation of a sewer easement; and

WHEREAS, it is proposed that Sewer Easement be vacated; and

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

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

BE IT RESOLVED, by the Council of the City of San Diego, that with respect to the Sewer Easement Vacation located at 9850 Distribution Avenue, the Council finds that:

**(a) There is no present or prospective public use for the easement, either for the facility or purpose for which it was originally acquired, or for any other public use of a like nature that can be anticipated.**

The Jacobs and Cushman San Diego Food Bank (Food Bank) is requesting an easement vacation of an existing 25'-0" wide sewer easement that runs along the northern portion of the property located at 9850 Distribution Avenue. The easement was recorded on March 22, 1974, pursuant to document no. 74-072576. It has been determined through site investigation and review of City of San Diego Public Utilities Maps that no public sewer main currently exists in the easement. An Encroachment Maintenance and Removal and Maintenance Agreement (EMRA) currently allows a partial encroachment into the existing sewer easement to facilitate construction of a 6,018-square foot addition to the Food Bank, however, no sewer main is planned to be installed in the future for the facility or for public use. Upon approval of this easement vacation, the EMRA will be terminated. It has been determined that the existing easement will have no prospective use and there is no other use of a like nature for this specific easement that can be reasonably anticipated.

**(b) The public will benefit from the action through improved utilization of the land made available by the vacation.**

The Food Bank is a 90,856-square foot warehouse building that includes wholesale, distribution, storage and office space for their hunger relief operations in San Diego. A recently completed 6,018-square foot addition on the northern side of the warehouse building partially encroaches into the existing 25-foot wide sewer easement. The addition is proposed to house an aerobic in-vessel rotary drum composting system which will help the Food Bank to recover their food waste scraps and convert them to useful organic compost City public utility maps and field



verification establish that the easement no longer contained sewer mains. The Food Bank collects, stores, organizes and distributes food to different organizations as well as to distribution sites throughout San Diego County. The proposed composting facility will allow the food distribution center to compost any remaining food scraps remaining from their operations. The associated packaging will be recycled separately. The waste associated with these operations is anticipated to be greatly reduced as a result of the composting machine. The public will benefit from the vacation of the easement through the recycling efforts of both the compost created from the Food Bank operations as well as the associated recycled packaging which will greatly reduce the Food Banks current waste output footprint.

**(c) The vacation is consistent with any applicable land use plan.**

The project site is located within the Mira Mesa Community Plan (MMCP) and is designated as Light Industrial. This designation is intended for manufacturing, storage, warehousing, distribution and similar uses. The purpose of the IL (Light Industrial) zones are to provide for a wide range of manufacturing and distribution activities. The development standards of this zone are intended to encourage sound industrial development by providing an attractive environment free from adverse impacts associated with some heavy industrial uses.

The Food Bank is the central food distribution hub for hunger-relief operations in San Diego. The warehouse is 90,856-sqaure feet, including a 6,018-square foot, recently completed addition, which is proposed to house an aerobic in-vessel rotary drum composting system to recover the Food Banks food waste scraps and convert them to useful organic compost. The existing IL-2-1 zone allows a mix of light industrial and office uses with limited commercial uses. Mixed Organic Composting Facilities are not permitted in the IL-2-1 zone; therefore the project proposes a rezone to IL-1-1, which pursuant to LDC Section 141.0620(g), allows these facilities

with a Conditional Use Permit. The proposed IL-1-1 zone allows primarily light industrial uses and would better implement the goals and objectives of the MMCP Light Industrial designation. The proposed easement vacation will facilitate use of the Food Banks proposal to compost food scraps and recycle the associated packaging which will reduce their waste output footprint, while remaining consistent with the land use designation. The proposed easement vacation will not adversely affect the Mira Mesa Community Plan or the goals and policies contained therein.

**(d) The public facility or purpose for which the easement was originally acquired will not be detrimentally affected by the vacation or the purpose for which the easement was acquired no longer exists.**

The easement was granted to the City in 1974 for the purposes of placing and maintaining sewer mains to serve the needs of the surrounding industrial subdivision. The easement is located along the northern perimeter of the property and was never utilized. Newer facilities have been installed in the adjacent streets that currently serve the property and the surrounding properties. The sewer easement is not planned or anticipated to serve any purpose for the property or the surrounding properties in the future. As such, the public facility for which the easement was originally acquired will not be detrimentally affected by the abandonment.

BE IT FURTHER RESOLVED, that the sewer easement located within a portion of Parcel 1 of Parcel Map No. 19580, in connection with Conditional Use Permit No. 1309381, Site Development Permit No. 1309378 and Rezone No. 1297486, as more particularly described in the legal description marked as Exhibit "A," and shown on Drawing No. 38071-1-B, marked as Exhibit "B," which are by this reference incorporated herein and made a part hereof, is ordered vacated. Furthermore, EMRA No. 1231235 is hereby terminated.



BE IT FURTHER RESOLVED, that the Development Services Department shall record a certified copy of this resolution with attached exhibits, attested by the City Clerk under seal, in the office of the County Recorder.

APPROVED: JAN I. GOLDSMITH, City Attorney

By \_\_\_\_\_  
Deputy City Attorney

**EXHIBIT "A"**

LEGAL DESCRIPTION  
**SEWER EASEMENT VACATION**  
**PARCEL 1, PARCEL MAP NO. 12403**

VACATING ALL THAT PORTION OF THAT CERTAIN 25' WIDE SEWER EASEMENT, RECORDED MARCH 22, 1974, AS DOCUMENT NO. 74-072576 OF OFFICIAL RECORDS, THE LIMITS OF SAID VACATION BEING LOCATED ENTIRELY WITHIN PARCEL 1 OF PARCEL MAP NO. 12403, AS FILED AT THE COUNTY RECORDER OF SAN DIEGO COUNTY, RECORDED OCTOBER 29, 1982, IN THE COUNTY OF SAN DIEGO, CITY OF SAN DIEGO, STATE OF CALIFORNIA.

ATTACHED HERETO IS A DRAWING NO. 38071-B LABELED EXHIBIT "B" AND BY THIS REFERENCE MADE A PART HEREOF.

  
JUSTIN S. PALLAMARY, P.L.S.

11-24-14  
DATE

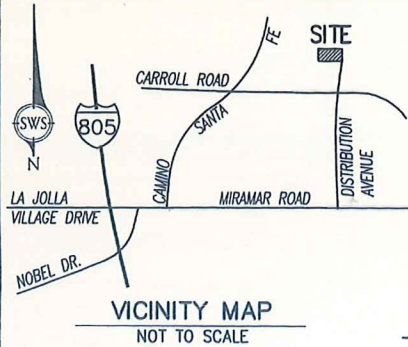


P.T.S. 367812  
I.O. 24004616

"S13-551\_SWR\_VACATION\_LEGAL.DOC"



## EXHIBIT B



VICINITY MAP  
NOT TO SCALE

1" = 60'



N

## BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS  
THE NORTHERLY LINE OF PARCEL 1 OF PARCEL  
MAP NO. 12403.  
(I.E. N89°55'56"W)

LOT 1  
MAP NO. 10055  
APN 343-062-09

LEGEND:



PORTION OF EXISTING 25' WIDE SEWER  
EASEMENT PER DOCUMENT RECORDED  
MARCH 22, 1974 AS FILE/PAGE NO.  
74-072576 OF OFFICIAL RECORDS  
VACATED:  
AREA = 15104± SQ. FT.

( ) INDICATES RECORD DATA PER DOCUMENT  
RECORDED MARCH 22, 1974 AS  
FILE/PAGE NO. 74-072576 OF OFFICIAL  
RECORDS.

< > INDICATES RECORD DATA PER PARCEL  
MAP NO. 12403

NORTHERLY LINE OF  
PARCEL 1, PM 12403



JUSTIN S. PALLAMARY, LS  
L.S. 8392

**SWS ENGINEERING, INC.**

CIVIL ENGINEERING •	LAND PLANNING •	SURVEYING
31045 Temecula Parkway, Suite 201 Temecula, CA 92592 P: 951-296-3407 F: 951-587-9451	261 Autumn Drive, Suite 115 San Marcos, CA 92069 P: 760-744-0011 F: 760-744-0046	

DATE: Nov 20, 14 12:52pm by: justin.pallomary  
FILE: Z:\SWS Surveying\Projects\2013\sl3-551\PRGD\Mapping\Legals & Plots\SEWER EASEMENT VACATION\13-551\_SWR\_VACATION.dwg

## BASIS OF BEARINGS

N89°55'56"W <N89°55'56"W>

- 25' WIDE SEWER EASEMENT PER  
DOCUMENT RECORDED MARCH 22,  
1974, FILE/PAGE NO. 74-072576 OF  
OFFICIAL RECORDS.  
TO REMAIN.

PARCEL 2  
PM 12403

- EASTERLY LINE OF  
PARCEL 1, PM 12403

PARCEL 1  
PM 12403  
APN 343-062-19

WESTERLY LINE OF  
PARCEL 1, PM 12403

PARCEL 1  
PM 5745

- 25' WIDE SEWER EASEMENT PER  
DOCUMENT RECORDED MARCH 22,  
1974 TO BE AS FILE/PAGE NO.  
74-072576 OF OFFICIAL RECORDS.

**SEWER EASEMENT VACATION IN PARCEL 1 OF PM 12403  
(SAN DIEGO FOOD BANK)**

DESCRIPTION	BY	APPROVED	DATE	FILMED	CITY OF SAN DIEGO SHEET 1 OF 1 SHEETS	PTS NO. <u>367812</u>	
ORIGINAL	SWS					I.O. NO. <u>24004616</u>	
		AFA	1/8/2015				
STATUS					<u>Frederick R. Lopez</u> <u>1/8/15</u>		1902-6279
					FOR CITY ENGINEER      DATE		CCS 83 COORDINATES
							262-1719
							LAMBERT COORDINATES
							38071-B

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

**WHEN RECORDED MAIL TO**  
CITY CLERK  
MAIL STATION 2A

SPACE ABOVE THIS LINE FOR RECORDER'S USE

INTERNAL ORDER NUMBER: 24004616

**CONDITIONAL USE PERMIT NO. 1309381**  
**SITE DEVELOPMENT PERMIT NO. 1309378**  
**JCSDFB WAREHOUSE**  
**PROJECT NO. 367812**  
**CITY COUNCIL**  
**DRAFT**

This Conditional Use Permit (CUP) No. 1309381 and Site Development Permit (SDP) No. 1309378 is granted by the City Council of the City of San Diego to Jacobs & Cushman San Diego Food Bank, Owner/Permittee, pursuant to San Diego Municipal Code [SDMC] sections 126.0303 and 132.1502. The 4.63-acre site is located at 9850 Distribution Avenue in the IL-2-1 zone (proposed IL-1-1) of the Mira Mesa Community Plan. The project site is legally described as: Parcel 1 of Parcel Map No. 12403, in the City of San Diego, County of San Diego, State of California, filed in the Office of the County Recorder of San Diego County, October 29, 1982.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to operate a mixed organic composting facility described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated \_\_\_\_\_, on file in the Development Services Department.

The project shall include:

- a. A mixed organic composting facility located within a 6,018-square foot addition on the existing Jacobs & Cushman San Diego Food Bank property;
- b. Landscaping (planting, irrigation and landscape related improvements);
- c. Off-street parking; and



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

**STANDARD REQUIREMENTS:**

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36 month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by \_\_\_\_\_.
2. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
  - a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
  - b. The Permit is recorded in the Office of the San Diego County Recorder.
3. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.
4. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.
5. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
6. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).
7. The Owner/Permittee shall secure all necessary building permits. The Owner/Permittee is informed that to secure these permits, substantial building modifications and site improvements may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.

8. Construction plans shall be in substantial conformity to Exhibit "A." Changes, modifications, or alterations to the construction plans are prohibited unless appropriate application(s) or amendment(s) to this Permit have been granted.

9. All of the conditions contained in this Permit have been considered and were determined-necessary to make the findings required for approval of this Permit. The Permit holder is required to comply with each and every condition in order to maintain the entitlements that are granted by this Permit.

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

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

**LOCAL ENFORCEMENT AGENCY REQUIREMENTS:**

11. The proposed composting operation is eligible for an exclusion from the requirements of Title 14 California Code of Regulations, Compostable Material Handling regulations (14 CCR) pursuant to the following operational parameters:

14 CCR § 17855 – Excluded activities: Within-vessel composting process with less than 50 cubic yard capacity are excluded.



Nothing in this section precludes the City of San Diego Solid Waste Local Enforcement Agency (LEA) or Cal Recycle from inspecting this activity to verify that it is within vessel process processing less than 50 cubic yards of feedstock. If the activity is being conducted outside these parameters and no longer qualifies as an excluded activity the LEA may take appropriate enforcement actions.

#### **PLANNING/DESIGN REQUIREMENTS:**

12. No fewer than 121 parking spaces including 5 accessible spaces (121 parking spaces provided including 5 accessible spaces) shall be maintained on the property at all times in the approximate locations shown on Exhibit "A". All on-site parking stalls and aisle widths shall be in compliance with requirements of the City's land Development Code and shall not be converted and/or utilized for any other purpose, unless otherwise authorized in writing by the Development Services Department.

13. All private outdoor lighting shall be shaded and adjusted to fall on the same premises where such lights are located and in accordance with the applicable regulations in the SDMC.

#### **INFORMATION ONLY:**

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

APPROVED by the City Council of the City of San Diego on \_\_\_\_\_ and Resolution No. \_\_\_\_\_.

Permit Type/PTS Approval No.: CUP No. 1309381/SDP No. 1308378

Date of Approval: \_\_\_\_\_

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES  
DEPARTMENT

\_\_\_\_\_  
Karen Lynch  
Development Project Manager

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

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

**Jacobs & Cushman San Diego Food Bank**  
Owner/Permittee

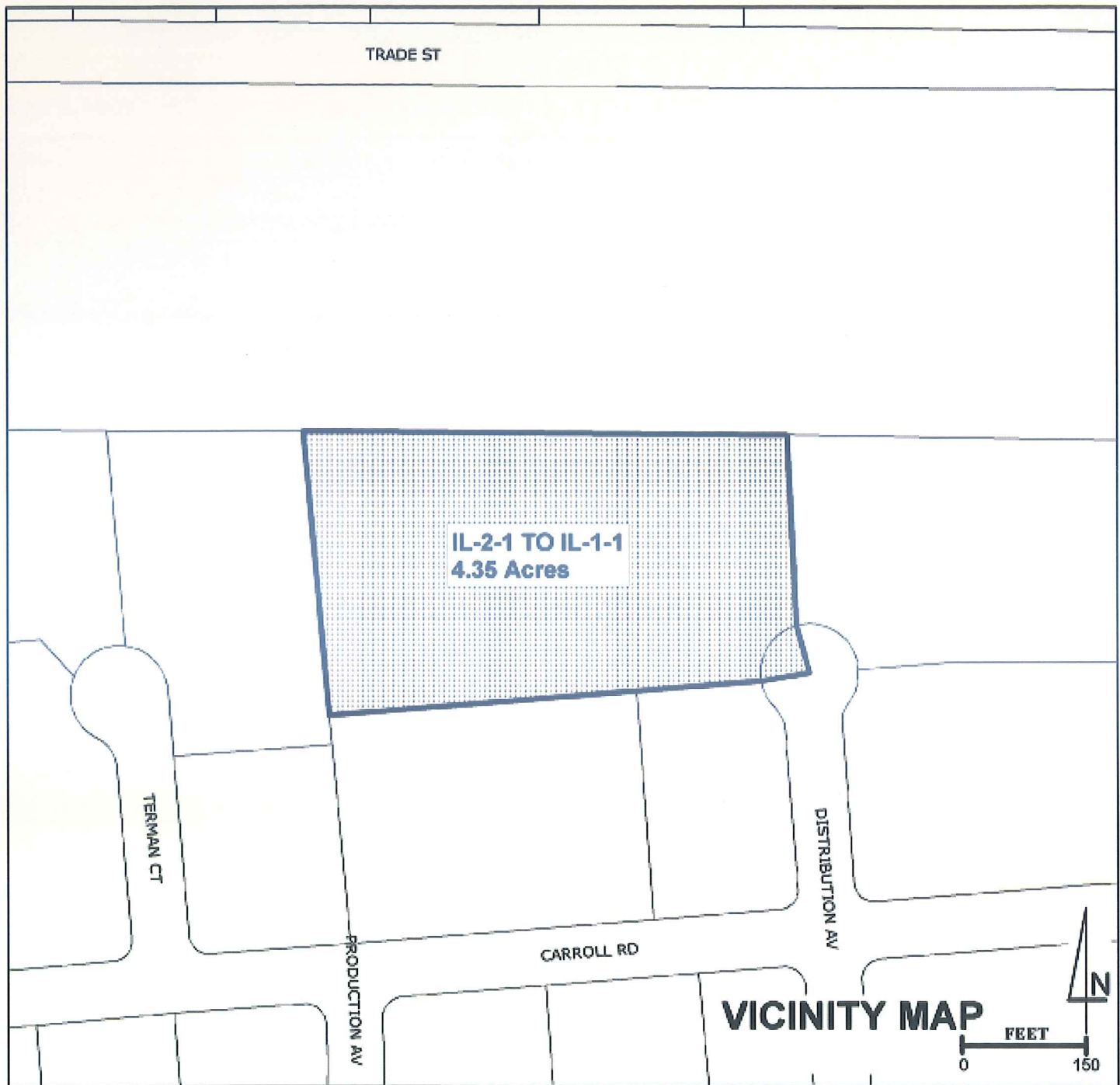
By \_\_\_\_\_  
NAME:  
TITLE:

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





# PROPOSED REZONING



PAR 1, PARCEL MAP NO. 12403

ORDINANCE NO. \_\_\_\_\_  
EFF. DATE ORD. \_\_\_\_\_  
ZONING SUBJ. TO \_\_\_\_\_  
BEFORE DATE \_\_\_\_\_  
EFF. DATE ZONING \_\_\_\_\_  
MAP NAME AND NO. \_\_\_\_\_

REQUEST IL-1-1  
PLANNING COMM.  
RECOMMENDATION  
CITY COUNCIL  
ACTION

CASE NO. PTS 367812

DEVELOPMENT SERVICES MANAGER

**B- 4303**

APN: 343-062-19

(262-1719) 02-11-15 ldj

Rezone Ordinance

(O-\_\_\_\_\_)

ORDINANCE NUMBER O-\_\_\_\_\_ (NEW SERIES)

ADOPTED ON \_\_\_\_\_

AN ORDINANCE OF THE COUNCIL OF THE CITY OF SAN DIEGO CHANGING 4.63-ACRES LOCATED AT 9850 DISTRIBUTION AVENUE WITHIN THE MIRA MESA COMMUNITY PLAN AREA, IN THE CITY OF SAN DIEGO, CALIFORNIA, FROM THE IL-2-1 ZONE INTO THE IL-1-1 ZONE, AS DEFINED BY SAN DIEGO MUNICIPAL CODE SECTION 131.0603; AND REPEALING ORDINANCE NO. \_\_\_\_\_ (NEW SERIES), ADOPTED ON \_\_\_\_\_, OF THE ORDINANCES OF THE CITY OF SAN DIEGO INSOFAR AS THE SAME CONFLICT HEREWITH.

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

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

Section 1. That 4.63-acres located at 9850 Distribution Avenue, and legally described as Parcel 1 of Parcel Map No. 12403, in the City of San Diego, County of San Diego, State of California, Filed in the Office of the County Recorder of San Diego County, October 29, 1982 in the Mira Mesa Community Plan area, in the City of San Diego, California, as shown on Zone Map Drawing No. B-4303, filed in the office of the City Clerk as Document No. OO-\_\_\_\_\_, are rezoned from the IL-2-1 zone into the IL-1-1 zone as the zone is described and defined by San Diego Municipal Code Chapter 13 Article 1 Division 6. This action amends the Official Zoning Map adopted by Resolution R-301263 on February 28, 2006.



Section 2. That Ordinance No. \_\_\_\_\_ (New Series), adopted \_\_\_\_\_, of the ordinances of the City of San Diego is repealed insofar as the same conflicts with the rezoned uses of the land.

Section 3. That a full reading of this ordinance is dispensed with prior to its final passage, a written or printed copy having been available to the City Council and the public a day prior to its final passage.

Section 4. This ordinance shall take effect and be in force on the thirtieth day from and after its passage, and no building permits for development inconsistent with the provisions of this ordinance shall be issued unless application therefor was made prior to the date of adoption of this ordinance.

APPROVED: JAN GOLDSMITH, City Attorney

By \_\_\_\_\_

Deputy City Attorney

Initials

Date

Development Services

Case No.367812

O- \_\_\_\_\_

Form=nloto.frm(61203wct)

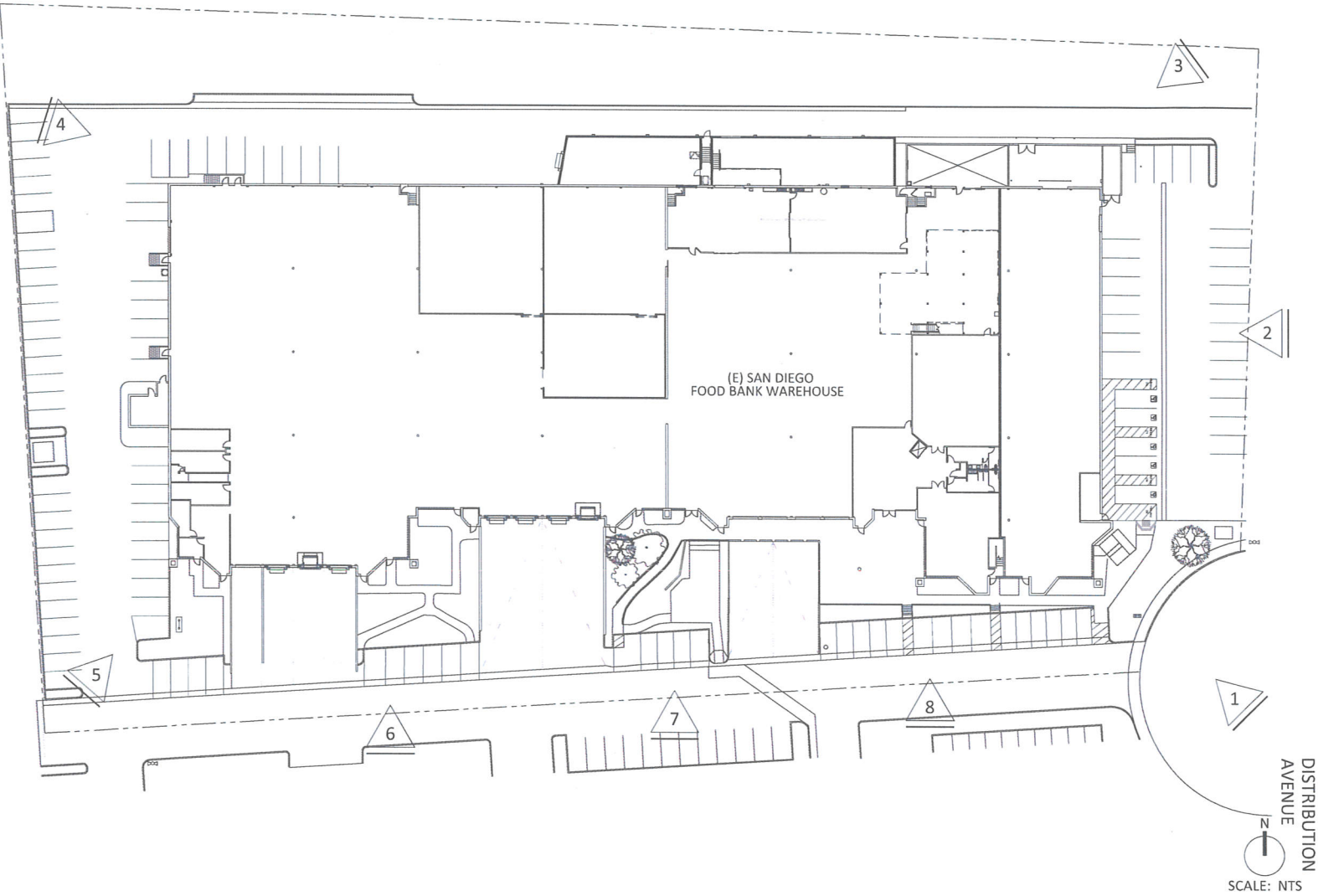
Rev 10-05-09 hmd  
document6



# JACOBS & CUSHMAN SAN DIEGO FOOD BANK

9850 DISTRIBUTION AVENUE, SAN DIEGO, CA 92121

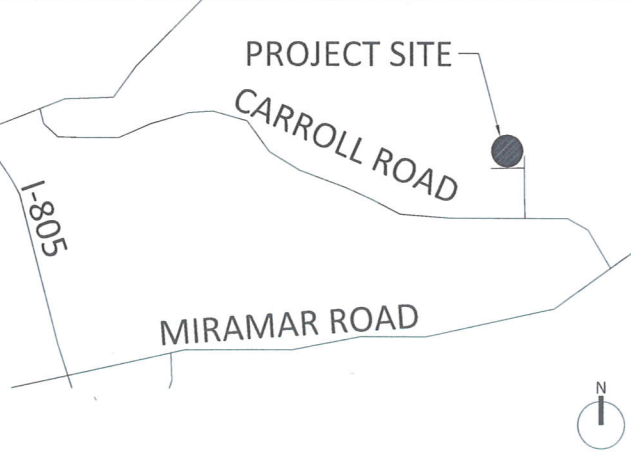
KEY SITE PLAN



PHOTOGRAPHIC SURVEY



VICINITY MAP



PROJECT DESCRIPTION

PROJECT ADDRESS: 9850 DISTRIBUTION AVENUE  
SAN DIEGO, CA 92121

LEGAL DESCRIPTION: PARCEL MP 12403; G-W  
INDUSTRIAL PARK #2

APN #: 343-062-19-00  
YEAR CONST: 1983

**obr**  
ANNE ROSENTHAL-HALL

3817 Ray Street San Diego, Ca 92104  
e info@obrarchitecture.com  
w obrarchitecture.com  
t 619.564.7586  
f 619.568.3636

GARRICK OLIVER CHRISTOPHER BITTNER

OBRArchITECTURE, INC. ALL RIGHTS RESERVED.  
THE ABOVE DRAWINGS, IDEAS, AND FINISHED  
DESIGNS THEREIN ARE THE PROPERTY OF  
OBRArchITECTURE, INC. AND SHALL NOT BE  
COPIED, REPRODUCED, DISCLOSED TO OTHERS OR  
USED IN CONNECTION WITH ANY WORK OTHER  
THAN THE SPECIFIED PROJECT FOR WHICH THEY  
HAVE BEEN PREPARED, IN WHOLE OR IN PART,  
WITHOUT THE PRIOR WRITTEN AUTHORIZATION  
OF OBRArchITECTURE, INC.



JACOBS & CUSHMAN SAN DIEGO FOOD BANK  
9850 DISTRIBUTION AVENUE, SAN DIEGO CA 92121

PHOTO SURVEY

Date Issued 3.20.14

REVISIONS

Job No. SDFB - 004

Sheet No.

PS-1.0



## NOTICE OF EXEMPTION

TO:   X   Recorder/County Clerk  
P.O. Box 1750, MS A-33  
1600 Pacific Hwy, Room 260  
San Diego, CA 92101-2422

FROM: City of San Diego  
Development Services Department  
1222 First Avenue, MS 501  
San Diego, CA 92101

       Office of Planning and Research  
1400 Tenth Street, Room 121  
Sacramento, CA 95814

Project No.: 367812

Project Title: JCSDFB Warehouse

Project Location-Specific: 9850 Distribution Avenue, San Diego, CA 92121

Project Location-City/County: San Diego/San Diego

Description of nature and purpose of the Project: The project proposes Conditional Use Permit (CUP), Site Development Permit (SDP), Sewer Easement Vacation, and a Rezone from IL-2-1 to IL-1-1 to allow for a 5,961 square-foot addition (under construction) to be used as a Mixed Organic Composting Facility within an existing 90,856 square-foot industrial facility on a 4.63 acre site. The project also proposes a 25-foot Sewer Easement Vacation. The composting facility would be a new component of the existing food bank and would only serve the food bank.

Name of Public Agency Approving Project: City of San Diego

Name of Person or Agency Carrying Out Project: Anney Rosenthal-Hall (Applicant), 3817 Ray Street, San Diego, CA, 92104, (619) 564-7586

Exempt Status: (CHECK ONE)

- ( ) Ministerial (Sec. 21080(b)(1); 15268);  
( ) Declared Emergency (Sec. 21080(b)(3); 15269(a));  
( ) Emergency Project (Sec. 21080(b)(4); 15269 (b)(c))  
(X) Categorical Exemption: CEQA Exemption 15301 CEQA Exemption 15301(e) (2) (A and B)-(Existing Facilities)  
( ) Statutory Exemptions:

Reasons why project is exempt: The City of San Diego conducted an environmental review that determined the project would not have the potential for causing a significant effect on the environment. The project meets the criteria set forth in CEQA Section 15301 which allows for the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing facilities (public or private) involving negligible or no expansion of use beyond that existing at the time of the determination. The project meets the criteria set forth in CEQA Section 15301(e) which allows for the additions to existing structures provided that the addition will not result in an increase of more than: (2) 10,000 square-feet if (A) the project is in an area where all public services and facilities are available to allow the maximum development permissible in the General Plan and (B) the area in which the project is located is not environmentally sensitive. The 5,961 square-foot addition to an existing 90,856 square-foot building is a negligible expansion of use. In addition; the exceptions listed in CEQA Section 15300.2 would not apply.

Lead Agency Contact Person: Rhonda Benally

Telephone: (619) 446-5468

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a notice of exemption been filed by the public agency approving the project? ( ) Yes ( ) No

It is hereby certified that the City of San Diego has determined the above activity to be exempt from CEQA

Amal L. McMan / Senior Planner  
Signature/Title

January 30, 2015

Date

Check One:

- (X) Signed By Lead Agency  
( ) Signed by Applicant

Date Received for Filing with County Clerk or OPR:

**Mira Mesa Community Planning Group Meeting Minutes**

Date/Time: September 15 , 2014 7:03 pm

Location: Vulcan Materials, 7220 Trade Street, San Diego, CA 92121

Call to Order – PG Members In attendance:

1.	Ted Brengel	6.	Tom Derr	11.	Joe Frichtel		
2.	Bob Mixon	7.	John Horst	12.	Ralph Carolin		
3.	Bruce Brown	8.	Julia Schriber	13.	Mike Linton		
4.	Craig Radke	9.	Kent Lee				
5.	Jeff Stevens	10.	Walt Kanzler				

1. Update Agenda to include MMC last.
2. Non-Agenda Public Comments:
  - a. Michael Schriber- email February 2014 John Horst- Gary Pence  
References email attached to compliant. Concerned that planning group business was conducted outside a public meeting.  
Sorrento Valley Neighborhood signs- Chair should send retraction letter since MMCPG has taken no official position on the signs.  
Concerned about Town Council reference. Comingling of interests.  
Reminding the Board to avoid violation of the Brown Act.
  - b. Ralph Carolin criticized the behavior of the chair, bullying, and requested that the chair apologize. Chair apologized.
  - c. Julia Schriber, Motion to put Sorrento Valley Neighborhood signage on agenda. John Horst said that the motion was out of order and should be made as a motion to amend the draft agenda. Shriber disagreed, stating that the Brown Act and 600-24 allow it. Bruce Brown said that in all his experience with Planning Groups and on the Planning Commission and other groups, no action is ever taken during non-agenda public comment. Jeff Stevens said that he thought the Brown Act prohibited changes to the agenda except under certain conditions and that the item should be discussed under the agenda item regarding the complaint against the chair.
  - d. Julia S. takes item off the table.
3. Adopt Draft Agenda –requires a majority vote.
  - a. **Julia motion to add to this months agenda, MMCPG approves objects or has no position on Sorrento Valley Signage**  
**Ralph C. Second.**
    - i. John does not believe it should be on agenda because it is inconsistent with the Community Plan and does not honor the work of those who worked on the Community Plan.
    - ii. Commentary- Ted Brengel- police neighborhood maps- can be changed at any time.
    - iii. Bruce Brown - how do we make Mira Mesa better. The people proposing this don't want to be a part of Mira Mesa. They want signage to differentiate their neighborhood to the detriment of the broader community



**Mira Mesa Community Planning Group Meeting Minutes**

- iv. Mike Linton- no problem with signage as long as it is done properly
- v. Julia- reason it is important to put it on the agenda is the issue of Brown Act, due to the letter that interpreted as this body does not support signage, reason to put on agenda is to allow a vote in a public open meeting.
- vi. Kent Lee – neighborhood voice to be honored and planning group members that allow and discuss.
- vii. Jeff Stevens- this is not only about signs and locations, but about marking and legitimizing the Police neighborhood map as it relates to the community plan. Open to motion to discuss.
- viii. Craig Radke - October of last year, tried unsuccessfully to gain consensus on a Sorrento Valley Residential sub-area. This was voted on in meeting last October. Would like to see a compromise. Sorrento Hills, Sorrento Heights suggested.
- ix. Ralph Carolin- Community planning group, Neighborhoods are organic, identity of Sorrento Valley, issues related to determining boundaries of neighborhood. Recognizing diversity in neighborhood, I am red you are blue, community plan group should have nothing to do with that.
- x. Bob Mixon – We already have Sorrento Valley... sign in front of neighborhood, Pacific Heights has signage. Mira Mesa also has signs.
- xi. Joe Fritchel- fight to make Mira Mesa better community.
- xii. Walt Kanzler, does not take position
- xiii. **After discussion 8-5-0 Vote taken PASS**
- b. Majority vote of people present vs. Majority vote of overall group was discussed.
- c. Motion to adopt Draft Agenda, Ted Brengel, Second, 12-1-0 Motion passed.

**4. Adopt Previous Meeting Minutes**

- a. Proposed Correction to Minutes- Julia Schriber does not believe her motion was properly ruled out of order. The Chair disagreed and presented the minutes as distributed.
- b. Motion to accept minutes as presented was made/seconded by Bob Mixon/Joe Fritchel. Motion carried 8-2-3.

**5. Old Business**

- a. Jolene Tomenga – Requesting Stop sign at Acama & Andesol. The CPG can request a traffic study to see if one is indicated by traffic volume. Not present.
  - b. Sorrento Gateway SCR: Not present.
  - c. San Diego Food Bank. Easements and CUP
    - i. Annie Rosenthal- OBR
    - ii. Cassie Castillo, Will McHenry representing – three items requested
      - 1. Request for easement vacation
      - 2. Rezone- from IL-2-1 to IL-1-1 recommendation from City staff
      - 3. Allow for compost facility
- Motion to approve, Ted Brengel, recommend approval on all three, second Bruce.  
**13-0-0 PASS**

**6. New Business**

## Mira Mesa Community Planning Group Meeting Minutes

1. Formal Complaint Against the Chair –
  2. Jeff Stevens- report on compliant. Walt Kanzler and Jeff Stevens worked together on report.
    - a. First compliant is valid, cautioned the chair on this issue. MMCPG should not find out about correspondence thru public records request vs. publicly documented. Chair should be careful to state actions that support his statements in correspondence and to copy Planning Group members on any non-trivial correspondence.
    - b. In preparing report, discussed asking the Chair to send a correcting letter, but decided it would be better to discuss the issue at a Planning Group meeting.
    - c. Compliant #2 Refusal to allow issue on agenda or to allow a motion to add the issue to the agenda. Agree with the chair that a motion made during non-agenda public comment is out of order, and have asked the City for clarification on the correct way for a Planning Group member to add an item to the agenda in the event that the Chair thinks the item is inappropriate for the agenda.
    - d. Julia Schrieber comments- concerned about personal relationship between John Horst and Jeff Stevens (both MMTC Board members). Does not question Jeff Stevens honesty.
    - e. Additional comments, Bruce Brown, any correspondence that chair sends out should be shared with the MMCPG.
    - f. Ted, thank you for Jeff's interest, John Horst is an excellent leader in the community.
    - g. Walt Kanzler commented, retain member if possible to work out. Put in a position that required support of Vice Chair to do report.
    - h. Bob Mixon- signage has been varied and accepted various ways.
    - i. Ralph Carolin, heart in the right place, work together as a team get things right in the future. Email sent to planning group (Gary Pence) should be retracted.
    - j. **Julia further comments, finding #1, misstatement of planning group. Motion to retract letter to the city as a violation. Ralph second.**
    - k. John will write email to Gary Pence- we will be discussing at next meeting over John's objections. Gary sent John an email- John responded.
    - l. Tom Derr- letter should not represent the MMCPG vs. a personal opinion or position.
    - m. Ted Brengel- comments- write letter of retraction, not appropriate but take action on next months agenda.
    - n. Bob Mixon- Recommendation that all email correspondence is cc: to the MMCPG.
    - o. Julia is ok with clarification
- Motion to send letter of retraction. 1-8-4 NOT PASSED**

**Julia Motion to consider whether MMCPG approves, objects or has no position on Sorrento Valley signage, Ralph Second. 8-5-0 Motion PASS**

- p. Discussion:
  - a. Numerous issues related to motion need to be fully reviewed, no desire to repeat October 2013, suggest coherent discussion whether they are appropriate under community plan.
  - b. Jeff Stevens said he could not support the motion because it incompletely states what is really being requested and suggested the



**Mira Mesa Community Planning Group Meeting Minutes**

following language instead: Does the Mira Mesa Community Planning Group support placing Community entry signs to identify locations defined by the Police department's Sorrento Valley neighborhood map at three specific intersections?

- c. Julia declined amendment.
- d. Jeff, Are you asking for Community Entry signs or Neighborhood Identification signs? Neighborhood signage is done by private entities.
- e. Tom Derr- Can we determine what we are allowed to do under the community plan. Usually handled by staff report, unclear on how to proceed.
- f. Request city to come to and present on signage policy.
- g. Jeff noted that he received a communication from Dan Monroe that the City is reconsidering what to do about signage.
- h. Ralph Carolin agrees with Jeff that we need more information.
- i. Public comment by Michael Schriber- nothing in plan addresses multiple neighborhoods. Various communities address this differently. Outside planning group's purview to address this issue. John's email forces the issue.
- j. Public comment- Lil Nover - 12 years HOA board, we are not snobs, we love our neighborhood, want to keep our identity. We love Mira Mesa

**7. Elected Officials/Government Agencies**

- a. United States Congress – Scott Peters, California 52nd District: No Info
- b. California Senate – Marty Block, District 39: No Info
- c. California Assembly – Brian Maienschein, District 77: No Info
- d. San Diego County – Dave Roberts, Board of Supervisors District 3: No Info
- e. City of San Diego – Mayor's Office: No Info
- f. City of San Diego – Lorie Zapf, City Council District 6: Liezl Mangonon 619-236-6616
  - i. Announcements- Council member will be at street fair.
  - ii. Over sized vehicle ordinance in effect, RV over 23' and 7' tall
  - iii. No enforcement in place
  - iv. Mira Mar College Transit
  - v. Fire Station 38 Dormitory Addition presented
- g. San Diego Unified School District: Cynthia – 2 items, several presented.
  - i. Dr. Jonas Salk Elementary School 100 birthday, facility may be dedicated.
  - ii. Spoke with Dr. Salk, foundation is extremely busy, not confirmed for availability.
  - iii. No plans by School district to facilitate birthday.
  - iv. introduced Clayton Craft, new project manager replacing John Stokes, to give project status
  - v. Project is ahead of schedule and will be substantially complete by end of 2014. Move in following fall. Dedication next Fall.
  - vi. PV Array included.
  - vii. Paving started. Approx. 90% complete.
  - viii. Question? 2.2 million in escrow for park project surrounding/adjoining school.

**Mira Mesa Community Planning Group Meeting Minutes**

Status escrow is closed.

- ix. We will acknowledge the families ability to participate in a celebration.
- x. Contractor to have project complete in October for ribbon cutting and dedication.
- xi. Could also present chrome shovel with principle of school vs. ribbon cutting.
- xii. Planning group would like to see Birthday dedication at the site. We just want a party. Recognize that the school was named after Dr. Salk and 30 years of advocacy is recognized.
- h. MCAS Miramar –Fairy Shrimp Environmental Management Department stickers provided
  - i. Marine Corps presence at Street Fair.
  - ii. Air Show October 3-5
- i. CalTrans: No Info
- j. City of San Diego – Planning department - no info

**8. Announcements:**

- a. CalTrans- Carrol Canyon Road open
- b. Mira Mesa Street Fair next week.
- c. Kent on Honeymoon next meeting. November 6-15 San Diego Asian Film Festival, Pacific Arts Movement. Ultra Star Mission Valley Theaters. 150 films.
- d. Bruce Brown- traffic calming in on Mira Mesa and Hillary, transferred 5.7 million from FBA for Wangenheim expansion project. Mira Mesa Community Park Expansion, 4 fields, open space, traffic calming. Expected to be under construction Summer 2015.
- e. Tom Derr- Mira Mesa Community enhancements. MAD Maintenance Assessment District.
- f. Ballot- sent to property owners to expand coverage area.
- g. Boy Scout Vulcan event December 6<sup>th</sup>. Mining merit badge.
- h. Theater Guild- under construction in Target lot October 25, 26, opportunities to help

**9. Reports: Chair attached to agenda.**

- a. Follow up with MMC on illegal dispensaries
- b. Stone Creek Sub committee- Draft EIR and traffic study in to city to review. Should be available for MMCPG about January 2015.
- c. Pat retiring from Navy
- d. Los Penasquitos – July meeting- short- scheduling for September. Minimal report. Request alternate (Craig Radke) for September meeting.

Adjourn: Unanimous consent 9:08 PM





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

## Ownership Disclosure Statement

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

**Project Title**

JCSDFB Warehouse TI

**Project No. For City Use Only**

367812

**Project Address:**

9850 Distribution Avenue, San Diego, CA 92121

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

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

**Additional pages attached** ☐ Yes ☐ No

Name of Individual (type or print):

☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature :

Date:

Name of Individual (type or print):

☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature :

Date:

Name of Individual (type or print):

☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature :

Date:

Name of Individual (type or print):

☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature :

Date:




Project Title: <u>JSDFB Warehouse T1</u>	Project No. (For City Use Only)
--	---------------------------------

**Part II - To be completed when property is held by a corporation or partnership**

**Legal Status (please check):**

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

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

Corporate/Partnership Name (type or print): <u>Jacobs &amp; Cushman San Diego Food Bank</u> <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee Street Address: <u>9850 Distribution Avenue</u> City/State/Zip: <u>San Diego, CA 92121</u> Phone No: _____ Fax No: _____ <u>(858) 863-5149</u> Name of Corporate Officer/Partner (type or print): <u>James Floros</u> Title (type or print): <u>Chief Executive Officer &amp; President</u> Signature:  Date: <u>3/25/2014</u>	Corporate/Partnership Name (type or print): _____ <input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee Street Address: _____ City/State/Zip: _____ Phone No: _____ Fax No: _____ Name of Corporate Officer/Partner (type or print): _____ Title (type or print): _____ Signature: _____ Date: _____
Corporate/Partnership Name (type or print): _____ <input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee Street Address: _____ City/State/Zip: _____ Phone No: _____ Fax No: _____ Name of Corporate Officer/Partner (type or print): _____ Title (type or print): _____ Signature: _____ Date: _____	Corporate/Partnership Name (type or print): _____ <input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee Street Address: _____ City/State/Zip: _____ Phone No: _____ Fax No: _____ Name of Corporate Officer/Partner (type or print): _____ Title (type or print): _____ Signature: _____ Date: _____
Corporate/Partnership Name (type or print): _____ <input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee Street Address: _____ City/State/Zip: _____ Phone No: _____ Fax No: _____ Name of Corporate Officer/Partner (type or print): _____ Title (type or print): _____ Signature: _____ Date: _____	Corporate/Partnership Name (type or print): _____ <input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee Street Address: _____ City/State/Zip: _____ Phone No: _____ Fax No: _____ Name of Corporate Officer/Partner (type or print): _____ Title (type or print): _____ Signature: _____ Date: _____





## Jacobs & Cushman San Diego Food Bank 2014-2015 Board Roster

### Board of Directors

#### **David Bejarano**

Chief of Police, City of Chula Vista  
Office of the Chief of Policy  
315 Fourth Avenue  
Chula Vista, CA 91910  
619-691-5150  
619) 585-5610 (fax)  
[dbejarano@chulavistapd.org](mailto:dbejarano@chulavistapd.org)  
Assistant: Cathy Miller  
619-691-5150  
[cmiller@chulavistapd.org](mailto:cmiller@chulavistapd.org)  
**ELECTED: 04/17/2013**  
**CURRENT TERM ENDS: 06/30/2015**  
**FULL-TERM LIMIT: 6/30/2019**

#### **Harvey C. Berger**

Pope, Berger & Williams, LLP  
3555 Fifth Avenue  
San Diego, California 92103  
(619) 234-1222 (law firm)  
(619) 595-1365 (direct line)  
(619) 977-6666 (cell)  
(619) 595-1364 (EA, Sheri)  
[berger@popeberger.com](mailto:berger@popeberger.com)  
**ELECTED: 6/25/2014**  
**CURRENT TERM ENDS: 6/30/2016**  
**FULL-TERM LIMIT: 6/30/2020**

#### **Steve Bernstein – VICE CHAIRMAN**

Business Banking President  
Wells Fargo  
4365 Executive Drive, 17<sup>th</sup> Floor  
San Diego, CA 92121  
858-622-6903  
866-672-1784 (fax)  
[steve.bernstein@wellsfargo.com](mailto:steve.bernstein@wellsfargo.com)  
Assistant: Robyn Crist  
[Robyn.H.Crist@wellsfargo.com](mailto:Robyn.H.Crist@wellsfargo.com)  
858-622-6905  
**ELECTED: 9/21/2011**  
**CURRENT TERM ENDS: 06/30/2015**  
**FULL-TERM LIMIT: 6/30/2017**

#### **Bob Bolinger**

Sr. Vice President/Market Manager  
KYYX 96.5 & Energy 103.7  
8033 Linda Vista Road  
San Diego, CA 92111  
858-467-4110  
858-560-1881 (fax)  
[robert.bolinger@cbsradio.com](mailto:robert.bolinger@cbsradio.com)  
**ELECTED: 04/17/2013**  
**CURRENT TERM ENDS: 06/30/2015**  
**FULL-TERM LIMIT: 6/30/2019**

**Larry Cleary – CHAIRMAN**

Vice President of National Sales  
 Indyme Solutions LLC  
 11438 Cypress Canyon Park Drive  
 San Diego, CA 92131  
 617-699-7377  
 larry.cleary@gmail.com  
**ELECTED: 06/20/2007**  
**CURRENT TERM ENDS: 06/30/2014**  
**FULL-TERM LIMIT: 6/30/2014**

**Dan Devine - SECRETARY**

Executive Vice President/CFO  
 Bridgepoint Education  
 13500 Evening Creek Drive North, Suite 600  
 San Diego, CA 92128  
 866-475-0317 ext. 2186  
 877-228-9995 (fax)  
 dan.devine@bridgepointeducation.com  
 Assistant: Lisa Barry  
 lisa.barry@bridgepointeducation.com  
 858-668-2586 ext. 2526  
**ELECTED: 08/10/2010**  
**CURRENT TERM ENDS: 06/30/2016**  
**FULL-TERM LIMIT: 6/30/2016**

**Aimee Faucett**

Executive Vice President of  
 International/Domestic Public Policy and  
 Member Services  
 San Diego Chamber of Commerce  
 402 West Broadway, Suite 1000  
 San Diego, CA 92101  
 619-405-6287  
 aimeelf@gmail.com  
**ELECTED: 10/20/2010**  
**CURRENT TERM ENDS: 06/30/2016**  
**FULL-TERM LIMIT: 6/30/2016**

**Sheldon Derezin –TREASURER**

Consultant (Former CFO)  
 Waxie Sanitary Supply  
 9353 Waxie Way  
 San Diego, CA 92123  
 858-292-8111 ext. 855  
 858-541-7071 (fax)  
 sderezin@waxie.com  
**ELECTED: 06/21/2008**  
**CURRENT TERM ENDS: 06/30/2014**  
**FULL-TERM LIMIT: 6/30/2014**

**Denise Durkin**

Research & Development Manager  
 Jenny Craig, Inc.  
 6314 Huntington Dr.  
 Carlsbad, CA 92009  
 760-716-0581  
[Denisedurkin@hotmail.com](mailto:Denisedurkin@hotmail.com)  
**ELECTED: 11/20/2013**  
**CURRENT TERM ENDS: 6/30/2015**  
**FULL-TERM LIMIT: 6/30/2019**

**Erica Fessia**

HR, Consultant  
 1424 Elmwood Ct.  
 Chula Vista, CA 91915  
 619.992.9000  
[Erica@fessiaconsulting.com](mailto:Erica@fessiaconsulting.com)  
**ELECTED: 11/20/2013**  
**CURRENT TERM ENDS: 6/30/2015**  
**FULL-TERM LIMIT: 6/30/2019**



**James A. Floros**

President/Chief Executive Officer  
 Jacobs & Cushman San Diego Food Bank  
 9850 Distribution Avenue  
 San Diego, CA 92121  
 858-863-5149  
 858-586-6613  
 jfloros@sandiegofoodbank.org  
 Assistant – Cynthia Vassallo  
 858-863-5111

**Steve Hoffmann**

4524 Osprey Street  
 San Diego 92107  
 619-952-7837  
 hoff4nrg@gmail.com  
**ELECTED: 12/15/2010**  
**CURRENT TERM ENDS: 06/30/2016**  
**FULL-TERM LIMIT: 6/30/2016**

**Vince Kasperick**

Founder & President  
 AimLoan.com  
 4121 Camino Del Rio South  
 San Diego, CA 92108  
 619-814-8282  
 vince@aimloan.com  
**ELECTED: 10/17/2012**  
**CURRENT TERM ENDS: 06/30/2016**  
**FULL-TERM LIMIT: 6/30/2018**

**Anne M. Goshert**

Sr. Customer Marketing Manager  
 Coca-Cola Refreshments – West Region  
 2472 Caminito Ocean Cove  
 Cardiff by the Sea, CA 92007  
 619-672-0939  
 agoshert@coca-cola.com  
**ELECTED: 12/15/2010**  
**CURRENT TERM ENDS: 06/30/2016**  
**FULL-TERM LIMIT: 6/30/2016**

**Carlos Illingworth**

Director, Public Affairs and Government  
 Relations  
 Vons, A Safeway Company  
 618 Michillinda Avenue  
 Arcadia, CA 91007-6300  
 (626) 821-7897  
 carlos.illingworth@safeway.com  
 Assistant – Annamarie Scattaglia  
 annamarie.scattaglia@safeway.com  
**ELECTED: 10/17/2012**  
**CURRENT TERM ENDS: 06/30/2016**  
**FULL-TERM LIMIT: 6/30/2018**

**Richard “Dick” Kelley**

President & General Manager  
 NBC San Diego  
 225 Broadway, Suite 200  
 San Diego, CA 92101  
 619-578-0500  
 619-578-0494 (fax)  
 Dick.Kelley@NBCUNI.com  
**ELECTED: 12/01/2011**  
**CURRENT TERM ENDS: 06/30/2016**  
**FULL-TERM LIMIT: 6/30/2017**

**Ed McGuire**

Executive VP of Football  
Administration/ Player Finance  
San Diego Chargers  
P O Box 609906  
San Diego, CA 92160-9609  
(858) 874-4500  
[Ed.Mcguire@Chargers.nfl.com](mailto:Ed.Mcguire@Chargers.nfl.com)  
ELECTED: 3/22/2014  
CURRENT TERM ENDS: 06/30/2016  
FULL-TERM LIMIT: 6/30/2020

**Anthony Schwarz**

Sr. VP Engineering  
Qualcomm Technologies, Inc.  
5775 Morehouse Drive  
San Diego, CA 92121  
(858)845-7513 (direct line)  
(858) 245-1267 (cell)  
[tschwarz@qti.qualcomm.com](mailto:tschwarz@qti.qualcomm.com)  
(858)651-3207 – (Mary, EA Direct)  
ELECTED: 6/25/2014  
CURRENT TERM ENDS: 6/30/2016  
FULL-TERM LIMIT: 6/30/2020

**Steve Rowles**

Partner  
Morrison & Foerster  
12531 High Bluff Dr.  
San Diego, CA 92130  
(858) 720-5198  
[srowles@mofo.com](mailto:srowles@mofo.com)  
ELECTED: 3/22/2014  
CURRENT TERM ENDS: 6/30/2016  
FULL-TERM LIMIT: 6/30/2020

**Clarence Shelmon**

Retired, Coach of San Diego Chargers and USC  
14285 Rancho Santa Fe Lakes Road  
Rancho Santa Fe, CA 92067  
Mailing: PO Box 3084, Rancho Santa Fe CA 92067  
(858) 793-0507  
[cshelmon@ymail.com](mailto:cshelmon@ymail.com)  
ELECTED: 10/17/2012  
CURRENT TERM ENDS: 06/30/2016  
FULL-TERM LIMIT: 6/30/2018



## **Advisory Board**

### **Stephen M. Brigandi**

Former Corporate Counsel  
Jack in the Box  
Previous Assistant: Jaimie Adams  
[jaimie.adams@jackinthebox.com](mailto:jaimie.adams@jackinthebox.com)  
858-571-2654

### **Stephen P. Cushman**

President  
Cush Enterprises  
10620 Treena Street, Suite 110  
San Diego, CA 92131  
858-549-2874  
858-549-2025 (fax)  
[scushman@cushnet.net](mailto:scushman@cushnet.net)  
Assistant: Johnna Ridenour  
[jridenour@cushnet.net](mailto:jridenour@cushnet.net)  
858-549-2874

### **Kathy Davis**

Retired (Former Sr. Director, Internal  
Business)  
San Diego County Office of Education  
2835 Hawks Bluff Court  
Chula Vista, CA 91915  
619-421-4745  
[klasikatt@msn.com](mailto:klasikatt@msn.com)

### **Doug Dawson**

6121 Terryhill Drive  
La Jolla, CA 92037  
(858) 459-4809  
(858) 212-3311  
[dougdawson46@yahoo.com](mailto:dougdawson46@yahoo.com)

### **Bill Geppert**

3059 Wentworth Court  
Jamul, CA 91935  
619-440-4741  
619-218-5751  
[bgepp@cox.net](mailto:bgepp@cox.net)

### **J. Scofield "Scody" Hage**

Retired  
1412 Carleton Square  
San Diego, CA 92106  
619-865-8672 (cell)  
[scody.hage@cox.net](mailto:scody.hage@cox.net)

**Ahmed Haque**  
 Director Asset Management  
 NRG Energy, Inc.  
 5790 Fleet Street, Suite 200  
 Carlsbad, CA 92008  
 (760) 710-2137  
 (760) 421-2221  
[ahmed.haque@nrgenergy.com](mailto:ahmed.haque@nrgenergy.com)

**Kimberley Layton**  
 Director of Public Affairs &  
 Corporate/Community Relations  
 San Diego Chargers  
 P O Box 609906  
 San Diego, CA 92160-9609  
 (858) 874-4562  
[Kimberley.Layton@Chargers.nfl.com](mailto:Kimberley.Layton@Chargers.nfl.com)

**Tim Ney**  
 Executive Director  
 ARMED SERVICES YMCA  
 3293 Santo Road  
 San Diego, CA 92124  
 (858) 751-5755  
[tim.n@militaryymca.org](mailto:tim.n@militaryymca.org)

**Jennifer Perkins**  
 Cogent Public Affairs  
 2928 Thrushwood Drive, Suite B  
 Austin, TX 78757  
 858-405-0761  
[jenniferlperkins@gmail.com](mailto:jenniferlperkins@gmail.com)

**Bruce B. Hollingsworth – PAST CHAIRMAN**  
 Retired  
 2410 Alto Cerro Circle  
 San Diego, CA 92109  
 619-980-0629  
[bholling@san.rr.com](mailto:bholling@san.rr.com)

**Eugene “Mitch” Mitchell**  
 VP, State Government Affairs  
 Sempra Energy Utilities  
 925 L Street, Suite 650  
 Sacramento, CA 95814  
 858-654-3502  
 916-443-2994 (fax)  
[emitchell@semprautilities.com](mailto:emitchell@semprautilities.com)  
 Assistant: Sherri Solorio  
[ssolorio@semprautilities.com](mailto:ssolorio@semprautilities.com)  
 916-441-4228/492-4242

**Honorable William C. Pate (Ret.)**  
 JAMS, The Resolution Experts  
 401 B Street, Suite 2100  
 San Diego, CA 92101  
 619-729-2495  
 619-435-5183 (fax)  
[wpate1@san.rr.com](mailto:wpate1@san.rr.com)

**Edward F. Plant**  
 President  
 Harborside Refrigerated Services  
 802 Terminal Street  
 San Diego, CA 92101-7813  
 619-702-9334  
 619-702-9337 (fax)  
[efp@hrs-sdrs.com](mailto:efp@hrs-sdrs.com)  
 Assistant: Maya Tahilramani  
[mtahil@hrs-sdrs.com](mailto:mtahil@hrs-sdrs.com)  
 858-702-9334



**John Vingas**

Vice President, Catering  
Centerplate

111 West Harbor Drive

San Diego, CA 92101

619-525-5823

619-525-5858 (fax)

john.vingas@centerplate.com

Assistant: Jamie Bohnemann

jami.bohnemann@centerplate.com

619-525-5816

**Project Chronology  
JCFBSD WAREHOUSE  
PTS No. 367812**

<b>Date</b>	<b>Action</b>	<b>Description</b>	<b>City Review Time</b>	<b>Applicant Response</b>
7/14/14	Project Deemed Complete			
8/26/14	First Project Assessment Letter		1 month, 12 days	
9/26/14	Second Submittal			31 days
10/31/14	Second Assessment		1 month, 5 days	
11/25/14	Third Submittal			25 days
12/31/14	Third Assessment		1 month, 6 days	
1/26/15	Fourth Submittal			26 days
1/28/15	Issues Resolved		2 days	
1/30/15	NORA Posted		2 days	
3/19/15	Planning Commission Hearing		1 month, 19 days	
<b>TOTAL STAFF TIME**</b>			<b>5 months 16 days</b>	
<b>TOTAL APPLICANT TIME**</b>				<b>2 months, 22 days</b>
<b>TOTAL PROJECT RUNNING TIME**</b>			<b>8months, 5 days</b>	

\*\*Based on 30 days equals to one month.





THE CITY OF SAN DIEGO

DATE OF NOTICE: March 5, 2015

# NOTICE OF PUBLIC HEARING PLANNING COMMISSION RECOMMENDATION

---

**DATE OF HEARING:** March 19, 2015  
**TIME OF HEARING:** 9:00 AM  
**LOCATION OF HEARING:** Council Chambers, 12th Floor, City Administration Building,  
202 C Street, San Diego, California

**PROJECT TYPE:** Conditional Use Permit, Site Development Permit, Rezone and  
Sewer Easement Vacation, Exempt from the California  
Environmental Quality Act (CEQA), Process 5

**PROJECT NUMBER:** 367812  
**PROJECT NAME:** JCSDFB WAREHOUSE  
**APPLICANT:** Casey Castillo, Jacobs & Cushman San Diego Food Bank  
(858) 863-5116

**COMMUNITY PLAN AREA:** Mira Mesa

**COUNCIL DISTRICT:** 6

**CITY PROJECT MANAGER:** Karen Lynch, Development Project Manager  
**PHONE NUMBER/E-MAIL:** (619) 446-5351 / [klynchash@sanidiego.gov](mailto:klynchash@sanidiego.gov)

---

As a property owner, tenant or person who has requested notice, you should know that the Planning Commission will hold a public hearing to **recommend** approval, conditional approval, or denial to the City Council of a rezone from IL-2-1 to IL-1-1 in order to operate an organic composting facility for use by the Jacobs & Cushman San Diego Food Bank in a fully enclosed building addition currently under construction. The project site is located at 9850 Distribution Avenue in the Airport Environs Overlay Zone (AEOZ), Airport Influence Area (AIA) Area 1, Federal Aviation Administration Part 77 Notification Area and the Airport Land Use Compatibility Overlay Zone (ALUC) within the Mira Mesa Community planning area. A sewer easement vacation is also required as part of this project.

The decision to approve, conditionally approve, modify or deny the project will be made by the City Council at a future public hearing. You will also receive a notice of the City Council public hearing.

This project was determined to be categorically exempt from the California Environmental Quality Act on January 30, 2015 and the opportunity to appeal that determination ended February 13, 2015.

If you have any questions after reviewing this information, you can contact the City Project Manager listed above.

This information will be made available in alternative formats upon request. To request an agenda in alternative format or to request a sign language or oral interpreter for the meeting, call Support Services at (619) 321-3208 at least five business days prior to the meeting to insure availability. Assistive Listening Devices (ALD's) are also available for the meeting upon request.

Internal Order Number: 24004616

Revised 11-17-14 wjz



**THE CITY OF SAN DIEGO**

Karen Lynch / Project No. 367812

JCSDFB Warehouse

Development Services



SAN DIEGO COUNTY  
REGIONAL AIRPORT AUTHORITY

ATTACHMENT 17

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

September 10, 2014

Ms Jeanette Temple  
City of San Diego  
Development Services Department  
1222 First Avenue  
San Diego, California 92101

Re: Airport Land Use Commission Consistency Determination – Rezone to Install a Composting Machine within an Existing Warehouse Building at 9850 Distribution Avenue, City of San Diego; APN 343-062-19

Dear Ms Temple:

As the Airport Land Use Commission (ALUC) for San Diego County, the San Diego County Regional Airport Authority acknowledges receipt of an application for a determination of consistency for the project described above. This project is located within the Airport Influence Area (AIA) for the Marine Corps Air Station (MCAS) Miramar Airport Land Use Compatibility Plan (ALUCP).

ALUC staff has reviewed your application and accompanying materials and has determined that it meets our requirements for completeness. In accordance with ALUC Policies and applicable provisions of the State Aeronautics Act (Cal. Pub. Util. Code §21670-21679.5), ALUC staff has determined that the proposed project is consistent with the MCAS Miramar ALUCP based upon the facts and findings summarized below:

- (1) The proposed project involves a zone reclassification to install a composting machine within an existing warehouse building.
- (2) The proposed project is located within the 65-70 dB CNEL noise contour. The ALUCP identifies industrial uses located within the 65-70 dB CNEL noise contour as compatible with airport uses.
- (3) The proposed project is in compliance with the airspace protection surfaces because no change is proposed in the height of the existing building.
- (4) The proposed project is not located within any safety zone.
- (5) The proposed project is located within the overflight notification area but does not contain any residential use subject to overflight notification requirements.
- (5) Therefore, the proposed project is consistent with the adopted MCAS Miramar ALUCP.
- (6) This determination of consistency is not a "project" as defined by the California Environmental Quality Act (CEQA), Cal. Pub. Res. Code §21065.



SAN DIEGO  
INTERNATIONAL  
AIRPORT

Ms Temple  
Page 2

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

Yours truly,

A handwritten signature in black ink that reads "Angela Jamison". The signature is written in a cursive, flowing style.

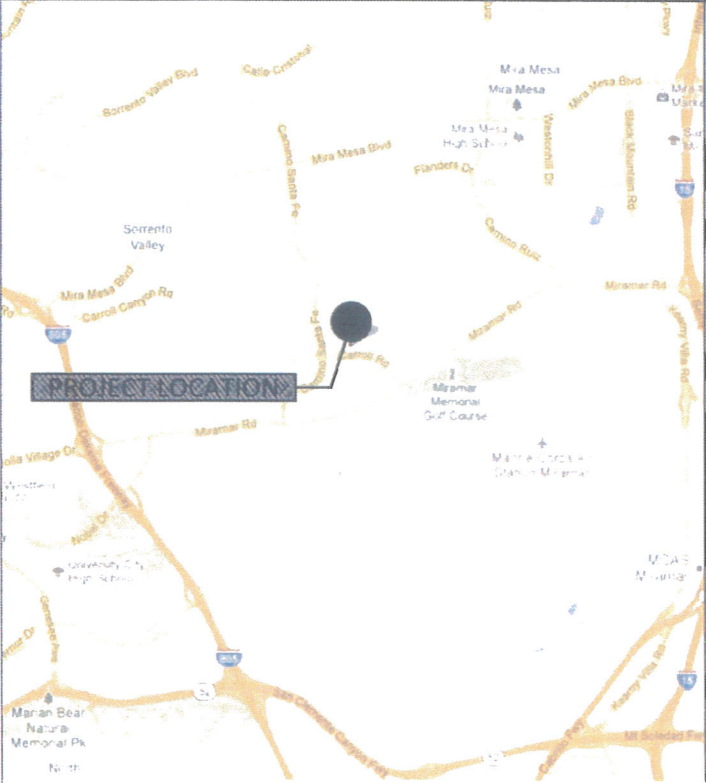
Angela Jamison  
Manager, Airport Planning

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



JACOBS & CUSHMAN SAN DIEGO FOOD BANK  
REZONE, CUP AND EASEMENT VACATION  
9850 DISTRIBUTION AVENUE, SAN DIEGO 92121

AREA MAP



PROJECT TEAM

**OWNER (PERMIT HOLDER)**  
JACOBS & CUSHMAN SAN DIEGO FOOD BANK  
9850 DISTRIBUTION AVENUE  
SAN DIEGO, CA 92121  
T 858.527.1419

**SITE ADDRESS**  
9850 DISTRIBUTION AVENUE  
SAN DIEGO, CA 92121

**ARCHITECT**  
obrARCHITECTURE INC.  
3817 RAY STREET  
SAN DIEGO, CA 92104  
T 619.564.7586  
F 619.568.3636  
WWW.OBRARCHITECTURE.COM

SHEET INDEX

T-1.0 TITLE SHEET

**ARCHITECTURAL**  
AS-1.1 SITE PLAN  
AS-1.2 SITE SECTION  
A-1.0 FIRST FLOOR PLAN  
A-1.3 ENLARGED FLOOR PLAN  
A-2.0 SECOND FLOOR PLAN  
A-4.0 ELEVATIONS

DEVELOPMENT SUMMARY

DEVELOPMENT SUMMARY:

-APN: 343-062-19, PARCEL 1 OF PM 12403

-TYPE OF CONSTRUCTION: III-B, SPRINKLERED

-OCCUPANCY: S-2; B

-ZONING: PROPOSED REZONE TO IL-1-1  
MCAS MIRAMAR, AIA

-DISCRETIONARY PERMITS/APPROVALS:  
REZONE  
CONDITIONAL USE PERMIT  
SITE DEVELOPMENT PERMIT  
SEWER EASEMENT ABANDONMENT

-OVERALL SITE AREA: 201,551 SF

-GROSS BUILDING AREA: 90,856 SF

-F.A.R.: REQUIRED: 2.0  
PROPOSED: 2.2

-BUILDING ORIGINALLY CONSTRUCTED IN 1983

-EXISTING USE INCLUDES WHOLESALE, DISTRIBUTION, STORAGE AND BUSINESS USES SUPPORTING THE OPERATION OF THE JACOBS & CUSHMAN SAN DIEGO FOOD BANK. A PORTION OF THE BUILDING IS ALSO ALLOCATED FOR LEASABLE TENANT SPACE AND USES INCLUDE WAREHOUSE, STORAGE AND BUSINESS. THERE IS NOT PROPOSED CHANGE TO THE EXISTING USES.

-THE JACOBS & CUSHMAN SAN DIEGO FOOD BANK OCCUPIES A 90,856 SF WAREHOUSE AND IS CURRENTLY UNDER CONSTRUCTION ON A 6,018 SF WAREHOUSE ADDITION.

- A REZONE AND CUP ARE REQUESTED TO ALLOW FOR THE USE OF A COMPOSTING MACHINE TO BE LOCATED IN THE WAREHOUSE ADDITION. IF APPROVAL IS NOT GRANTED, THE SAN DIEGO WILL USE THE ADDITION FOR SORTING, STORAGE AND OTHER FOOD BANK OPERATIONS.

-THE JCSDFB IS REQUESTING A RE-ZONE OF THE PROPERTY FROM IL-2-1 TO IL-1-1 TO ALLOW FOR MIXED ORGANIC COMPOSTING ACTIVITIES TO OCCUR WITHIN THE FACILITY THROUGH THE APPROVAL OF A CONDITIONAL USE PERMIT.

-THE COMPOSTER WOULD ALLOW JCSDFB TO RECOVER FOOD SCRAPS AND CONVERT THEM TO USEFUL COMPOST IN A FULLY ENCLOSED BUILDING SPACE. THIS FACILITY IS TO SUPPORT INTERNAL OPERATIONS AND IS NOT OPEN TO THE PUBLIC.

-ALONGSIDE A REQUEST FOR A CUP AND REZONE, AN EASEMENT VACATION IS REQUESTED FOR SEWER EASEMENT NO. 74-072576 O.R. LOCATED ON PARCEL NUMBER 343-062-19. THE 6,018 SF WAREHOUSE ADDITION RECENTLY CONSTRUCTED (PERMIT #337266) WILL PARTIALLY ENCROACH UPON THE EXISTING EASEMENT. THROUGH RESEARCH AND DISCUSSION WITH CITY OF SAN DIEGO SENIOR CIVIL ENGINEER, LEONARD WILSON, IT WAS DETERMINED THAT THE EXISTING EASEMENT CONTAINS NO PUBLIC SEWER MAINS.

-MIXED ORGANIC COMPOSTING FACILITY IS SUBJECT TO SDMC SECTION 1.1.0620(g) (1-9)

obr

3817 Ray Street San Diego, Ca 92104  
e info@obrarchitecture.com  
w obrarchitecture.com  
t 619.564.7586  
f 619.568.3636

ANNEY ROSENTHAL-HALL  
CHRISTOPHER BITTNER  
GARRICK OLIVER

OBARCHITECTURE, INC. ALL RIGHTS RESERVED  
THE ABOVE DRAWINGS, IDEAS AND CONCEPTS  
HEREIN ARE THE PROPERTY OF  
OBARCHITECTURE, INC. AND SHALL NOT BE  
COPIED, REPRODUCED, DISCLOSED TO OTHERS OR  
USED IN CONNECTION WITH ANY WORK OTHER  
THAN THE SPECIFIED PROJECT FOR WHICH THEY  
HAVE BEEN PREPARED, IN WHOLE OR IN PART,  
WITHOUT THE PRIOR WRITTEN AUTHORIZATION  
OF OBARCHITECTURE, INC.



JACOBS & CUSHMAN SAN DIEGO FOOD BANK  
9850 DISTRIBUTION AVENUE, SAN DIEGO CA 92121

TITLE SHEET

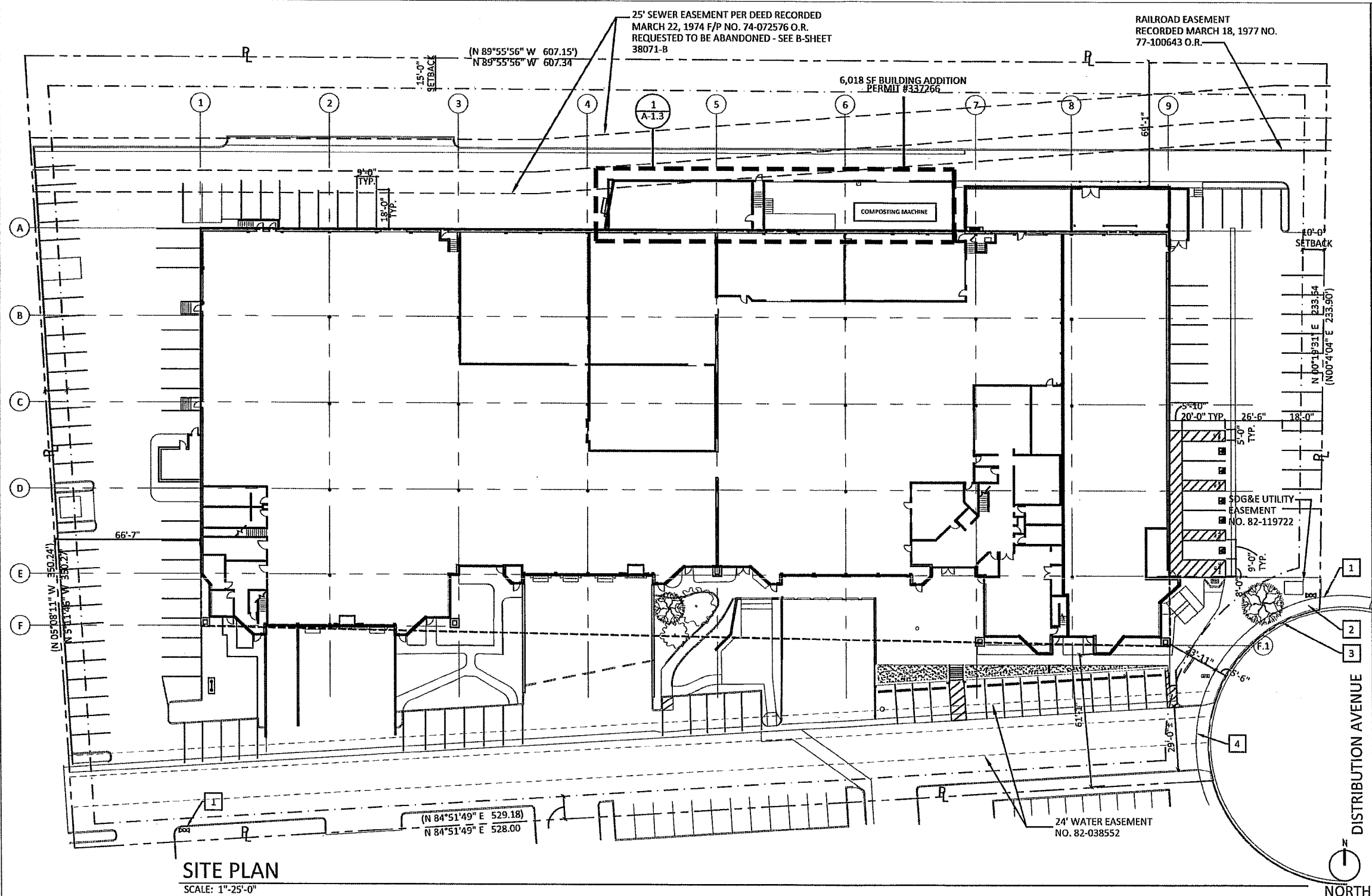
Date Issued 5.16.14

REVISIONS

Job No. SDFB - 004

Sheet No.

T-1.0



SITE PLAN  
SCALE: 1"=25'-0"

PARKING ANALYSIS

OCCUPANT USE	RATIO/1,000 SF	SPACES REQ.
PARKING RATIOS PER SDMC 142-05G		
WAREHOUSE/STORAGE	1/ 1,000	78,325 SF = 79
OFFICE	3.3/ 1,000	12,531 SF = 42
TOTAL REQUIRED		121 SP
TOTAL EXISTING		123 SP
TOTAL PROPOSED		121 SP
(INCLUDES 4 EXISTING ACCESSIBLE SPACES, 1 EXISTING VAN ACCESSIBLE SPACE)		
TOTAL ACCESSIBLE SPACES PER CBC 2010 1129B, TABLE 11B-6:		
REQUIRED	5 FOR 101-150 TOTAL SPACES	
EXISTING	4 EXISTING ACCESSIBLE SPACES, 1 EXISTING VAN ACCESSIBLE SPACE	

GENERAL NOTES

- NO EXISTING OR PROPOSED BUS STOPS ON PREMISE.
- PROVIDE BUILDING ADDRESS NUMBERS, VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY PER FHPS POLICY P-00-6 (UFC 901.4.4)

KEY NOTES

- (E) FIRE HYDRANT
- (E) SIDEWALK
- (E) CURB
- (E) CURB CUT

DEVELOPMENT SUMMARY:

- APN: 343-062-19, PARCEL 1 OF PM 12403
- TYPE OF CONSTRUCTION: III-B, SPRINKLERED
- OCCUPANCY: S-2; B
- ZONING: PROPOSED REZONE TO IL-1-1 MCAS MIRAMAR, AIA
- DISCRETIONARY PERMITS/APPROVALS:
  - REZONE
  - CONDITIONAL USE PERMIT
  - SITE DEVELOPMENT PERMIT
  - SEWER EASEMENT ABANDONMENT
- OVERALL SITE AREA: 201,551 SF
- GROSS BUILDING AREA: 90,856 SF
- F.A.R.: REQUIRED: 2.0  
PROPOSED: 2.2
- BUILDING ORIGINALLY CONSTRUCTED IN 1983
- EXISTING USE INCLUDES WHOLESALE, DISTRIBUTION, STORAGE AND BUSINESS USES SUPPORTING THE OPERATION OF THE JACOBS & CUSHMAN SAN DIEGO FOOD BANK. A PORTION OF THE BUILDING IS ALSO ALLOCATED FOR LEASABLE TENANT SPACE AND USES INCLUDE WAREHOUSE, STORAGE AND BUSINESS. THERE IS NOT PROPOSED CHANGE TO THE EXISTING USES.
- THE JACOBS & CUSHMAN SAN DIEGO FOOD BANK OCCUPIES A 90,856 SF WAREHOUSE AND IS CURRENTLY UNDER CONSTRUCTION ON A 6,018 SF WAREHOUSE ADDITION.
- A REZONE AND CUP ARE REQUESTED TO ALLOW FOR THE USE OF A COMPOSTING MACHINE TO BE LOCATED IN THE WAREHOUSE ADDITION. IF APPROVAL IS NOT GRANTED, THE SAN DIEGO WILL USE THE ADDITION FOR SORTING, STORAGE AND OTHER FOOD BANK OPERATIONS.
- THE JCSDFB IS REQUESTING A RE-ZONE OF THE PROPERTY FROM IL-2-1 TO IL-1-1 TO ALLOW FOR MIXED ORGANIC COMPOSTING ACTIVITIES TO OCCUR WITHIN THE FACILITY THROUGH THE APPROVAL OF A CONDITIONAL USE PERMIT.
- THE COMPOSTER WOULD ALLOW JCSDFB TO RECOVER FOOD SCRAPS AND CONVERT THEM TO USEFUL COMPOST IN A FULLY ENCLOSED BUILDING SPACE. THIS FACILITY IS TO SUPPORT INTERNAL OPERATIONS AND IS NOT OPEN TO THE PUBLIC.
- ALONGSIDE A REQUEST FOR A CUP AND REZONE, AN EASEMENT VACATION IS REQUESTED FOR SEWER EASEMENT NO. 74-072576 O.R. LOCATED ON PARCEL NUMBER 343-062-19. THE 6,018 SF WAREHOUSE ADDITION RECENTLY CONSTRUCTED (PERMIT #337266) WILL PARTIALLY ENCROACH UPON THE EXISTING EASEMENT. THROUGH RESEARCH AND DISCUSSION WITH CITY OF SAN DIEGO SENIOR CIVIL ENGINEER, LEONARD WILSON, IT WAS DETERMINED THAT THE EXISTING EASEMENT CONTAINS NO PUBLIC SEWER MAINS.
- MIXED ORGANIC COMPOSTING FACILITY IS SUBJECT TO SDMC SECTION 1.1.0620(g) (1-9)

3817 Ray Street San Diego, Ca 92104  
e info@obrarchitecture.com  
w obrarchitecture.com  
t 619.564.7586  
f 619.568.3636

**obr**

GARRICK OLIVER CHRISTOPHER BITTNER ANNE ROSENTHAL-HALL

OBRA ARCHITECTURE, INC. ALL RIGHTS RESERVED  
THE ABOVE DRAWINGS, IDEAS, AND EMBODIED  
DESIGNS THEREIN ARE THE PROPERTY OF  
OBRA ARCHITECTURE, INC. AND SHALL NOT BE  
COPIED, REPRODUCED, DISCLOSED TO OTHERS OR  
USED IN CONNECTION WITH ANY WORK OTHER  
THAN THE SPECIFIC PROJECT FOR WHICH THEY  
HAVE BEEN PREPARED, IN WHOLE OR IN PART,  
WITHOUT THE PRIOR WRITTEN AUTHORIZATION  
OF OBRA ARCHITECTURE, INC.



JACOBS & CUSHMAN SAN DIEGO FOOD BANK  
9850 DISTRIBUTION AVENUE, SAN DIEGO CA 92111

SITE PLAN

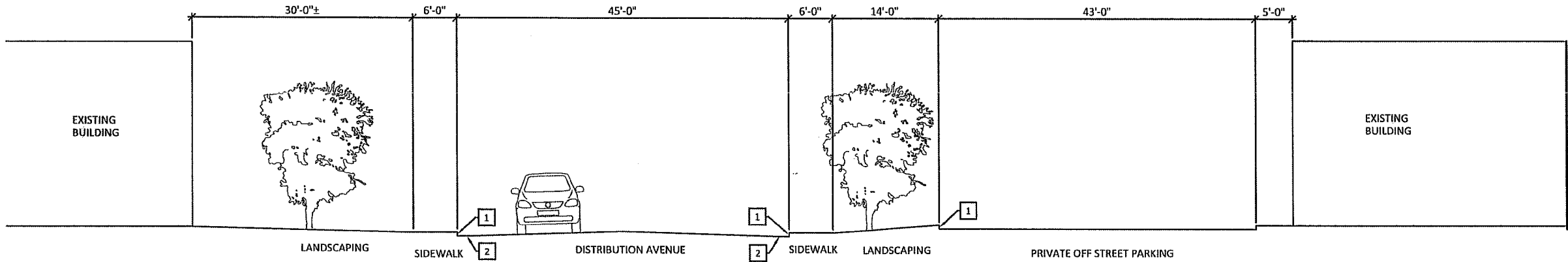
Date Issued 5.16.14

REVISIONS

Job No. SDFB - 004  
Sheet No.

AS-1.1





CROSS SECTION OF DISTRIBUTION AVENUE  
SCALE: 1/8" = 1'-0"

KEY NOTES

- 1 (E) 6" CURB
- 2 (E) GUTTER

**obr**  
3817 Ray Street San Diego, Ca 92104  
e info@obrarchitecture.com  
w obrarchitecture.com  
t 619.564.7586  
f 619.568.3636  
GARRICK OLIVER CHRISTOPHER BITTNER ANNE ROSENTHAL-HALL

OBRAARCHITECTURE, INC. ALL RIGHTS RESERVED.  
THE ABOVE DRAWINGS, IDEAS, AND EMBODIMENTS  
HEREIN ARE THE PROPERTY OF  
OBRAARCHITECTURE, INC. AND SHALL NOT BE  
COPIED, REPRODUCED, DISCLOSED TO OTHERS OR  
USED IN CONNECTION WITH ANY WORK OTHER  
THAN THE SPECIFIED PROJECT FOR WHICH THEY  
HAVE BEEN PREPARED, IN WHOLE OR IN PART,  
WITHOUT THE PRIOR WRITTEN AUTHORIZATION  
OF OBRAARCHITECTURE, INC.

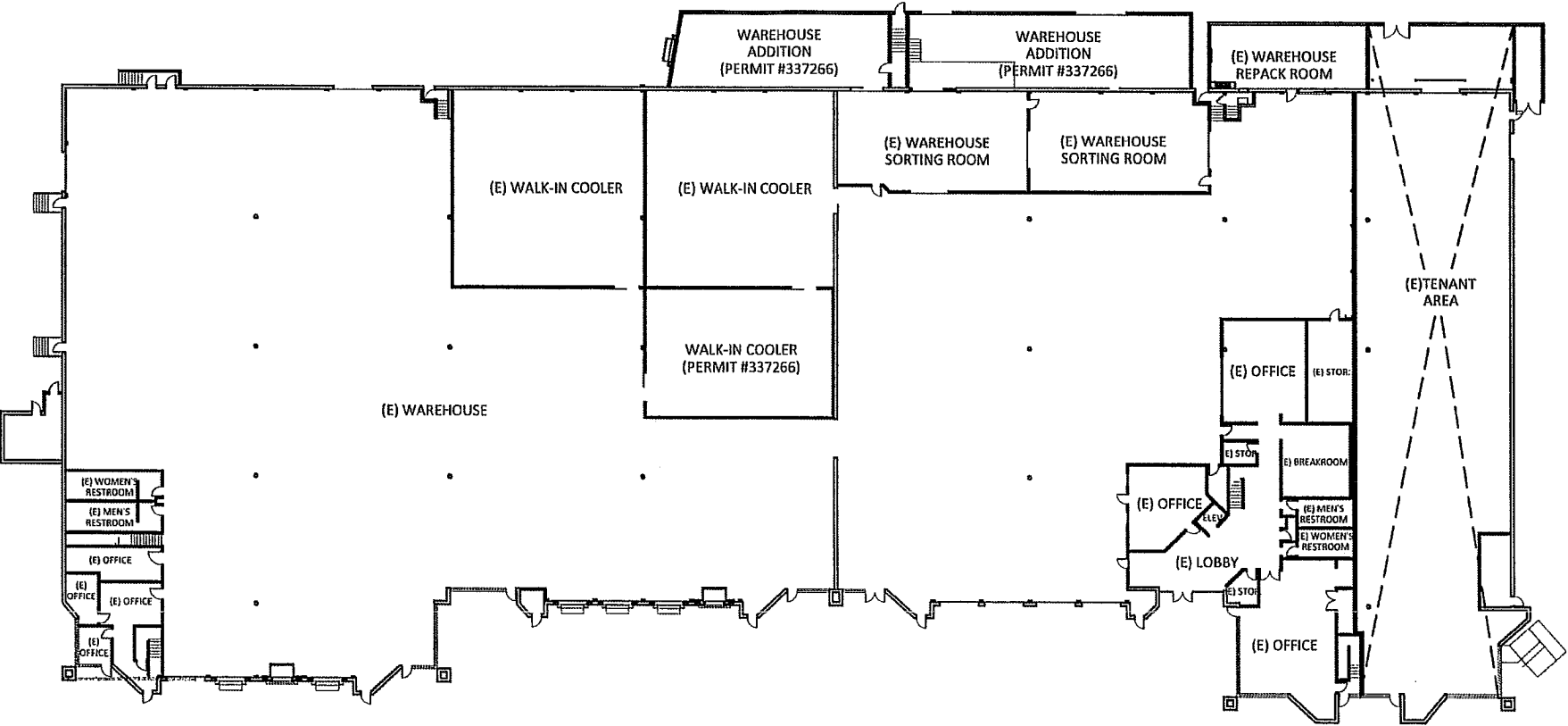


JACOBS & CUSHMAN SAN DIEGO FOOD BANK  
9850 DISTRIBUTION AVENUE, SAN DIEGO CA 92121

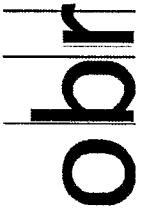
SITE SECTION

Date Issued	5.16.14
REVISIONS	
Job No.	SDFB - 004
Sheet No.	

AS-1.2



FIRST FLOOR PLAN  
SCALE: 1"=25'-0"



3817 Ray Street San Diego, Ca 92104  
e info@obrarchitecture.com  
w obrarchitecture.com  
t 619.564.7586  
f 619.568.3636

GARRICK OLIVER CHRISTOPHER BITTNER ANNEY ROSENTHAL-HALL

OBARCHITECTURE, INC. ALL RIGHTS RESERVED.  
THE ABOVE DRAWINGS, IDEAS, AND ENVELOPED  
DESIGNS THEREIN ARE THE PROPERTY OF  
OBARCHITECTURE, INC. AND SHALL NOT BE  
COPIED, REPRODUCED, DISCLOSED TO OTHERS OR  
USED IN CONNECTION WITH ANY WORK OTHER  
THAN THE SPECIFIED PROJECT FOR WHICH THEY  
HAVE BEEN PREPARED, IN WHOLE OR IN PART,  
WITHOUT THE PRIOR WRITTEN AUTHORIZATION  
OF OBARCHITECTURE, INC.



JACOBS & CUSHMAN SAN DIEGO FOOD BANK  
9850 DISTRIBUTION AVENUE, SAN DIEGO CA 92121

FIRST FLOOR PLAN

Date Issued 5.16.14

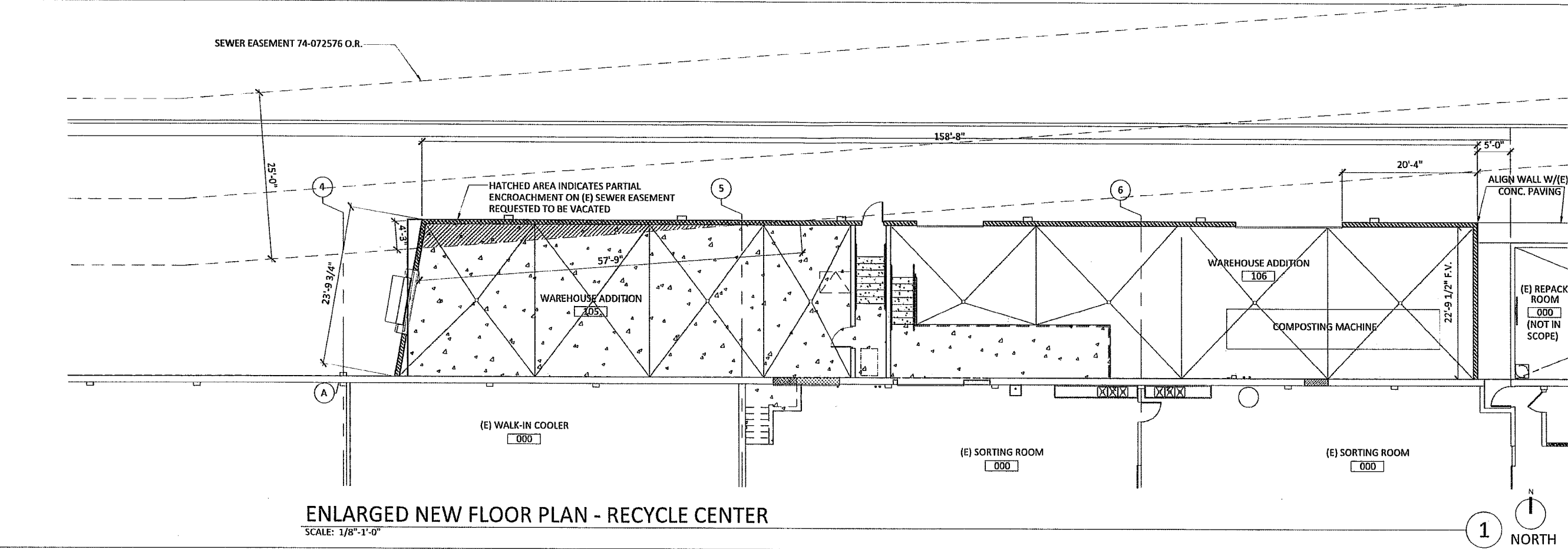
REVISIONS

Job No. SDFB - 004

Sheet No.

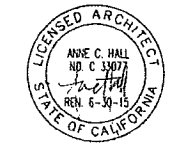
A-1.0





3817 Ray Street San Diego, Ca 92104  
e info@obrarchitecture.com  
w obrarchitecture.com  
t 619.564.7586  
f 619.568.9636  
GARRICK OLIVER CHRISTOPHER BITTNER  
ANNIE ROSENTHAL-HALL

OBRArchitectural, Inc. All rights reserved.  
THE ABOVE DRAWINGS, IDEAS, AND EMBODIED  
DESIGNS HEREIN ARE THE PROPERTY OF  
OBRArchitectural, Inc. AND SHALL NOT BE  
COPIED, REPRODUCED, DISCLOSED TO OTHERS OR  
USED IN CONNECTION WITH ANY OTHER PROJECT  
WITHOUT THE WRITTEN AUTHORIZATION OF  
OBRArchitectural, Inc.



JACOBS & CUSHMAN SAN DIEGO FOOD BANK  
9850 DISTRIBUTION AVENUE, SAN DIEGO CA 92121  
ENLARGED NEW PLANS -  
BUILDING ADDITION

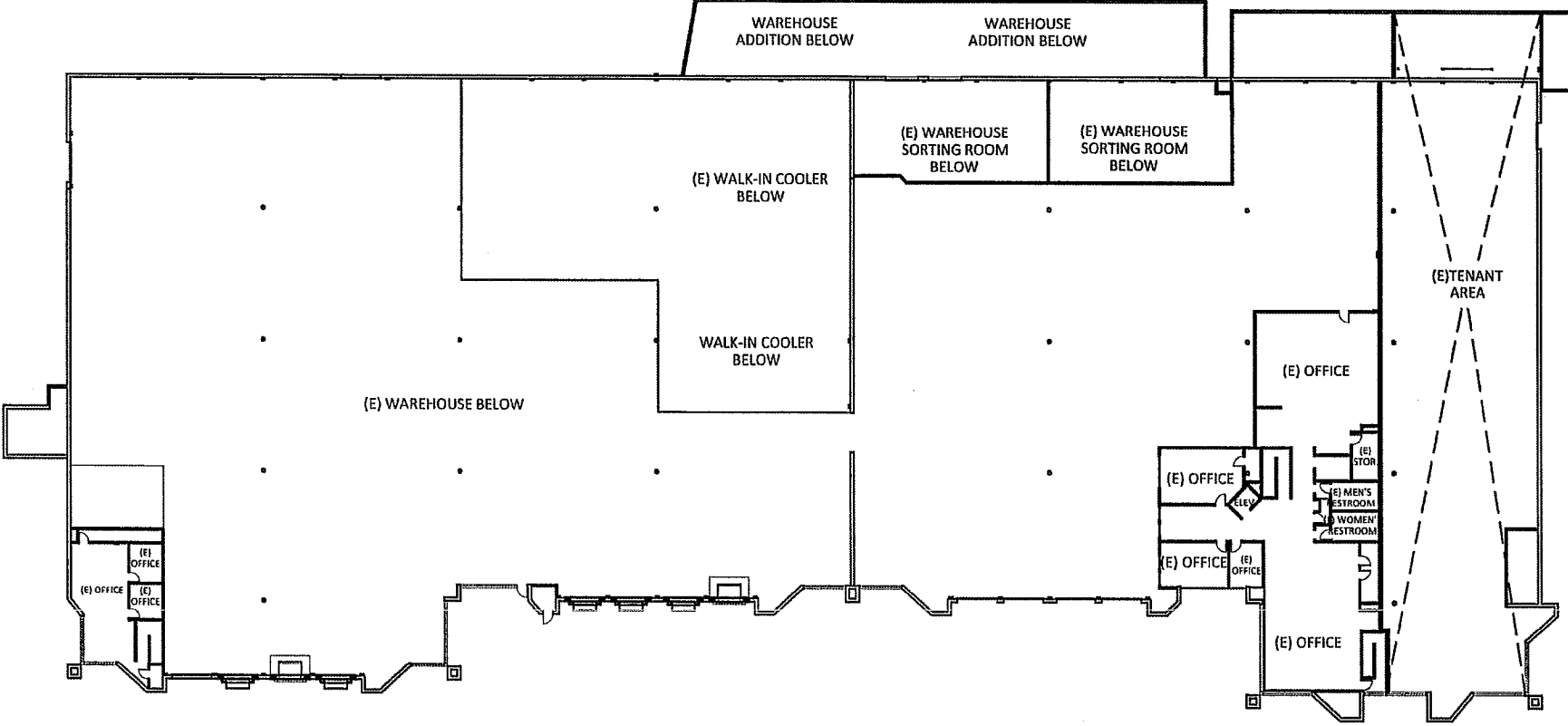
Date Issued 5.16.14

REVISIONS

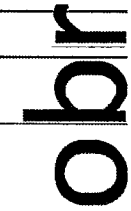
Job No. SDFB - 004

Sheet No.

A-1.3



SECOND FLOOR PLAN  
SCALE: 1"=25'-0"



3817 Ray Street San Diego, Ca 92104  
e info@obrarchitecture.com  
w obrarchitecture.com  
t 619.564.7586  
f 619.568.3636

GARRICK OLIVER CHRISTOPHER BITTNER ANNE ROSENTHAL-HALL

OBARCHITECTURE, INC. ALL RIGHTS RESERVED  
THE ABOVE DRAWINGS, IDEAS, AND EMBODIED  
DESIGNS HEREBY ARE THE PROPERTY OF  
OBARCHITECTURE, INC. AND SHALL NOT BE  
COPIED, REPRODUCED, DISCLOSED TO OTHERS OR  
USED IN CONNECTION WITH ANY OTHER  
THAN THE SPECIFIED PROJECT FOR WHICH THEY  
HAVE BEEN PREPARED, IN WHOLE OR IN PART,  
WITHOUT THE PRIOR WRITTEN AUTHORIZATION  
OF OBARCHITECTURE, INC.



JACOBS & CUSHMAN SAN DIEGO FOOD BANK  
9850 DISTRIBUTION AVENUE, SAN DIEGO CA 92121

SECOND FLOOR PLAN

Date Issued 5.16.14

REVISIONS

Job No. SDFB - 004

Sheet No.

A-2.0



GENERAL NOTES

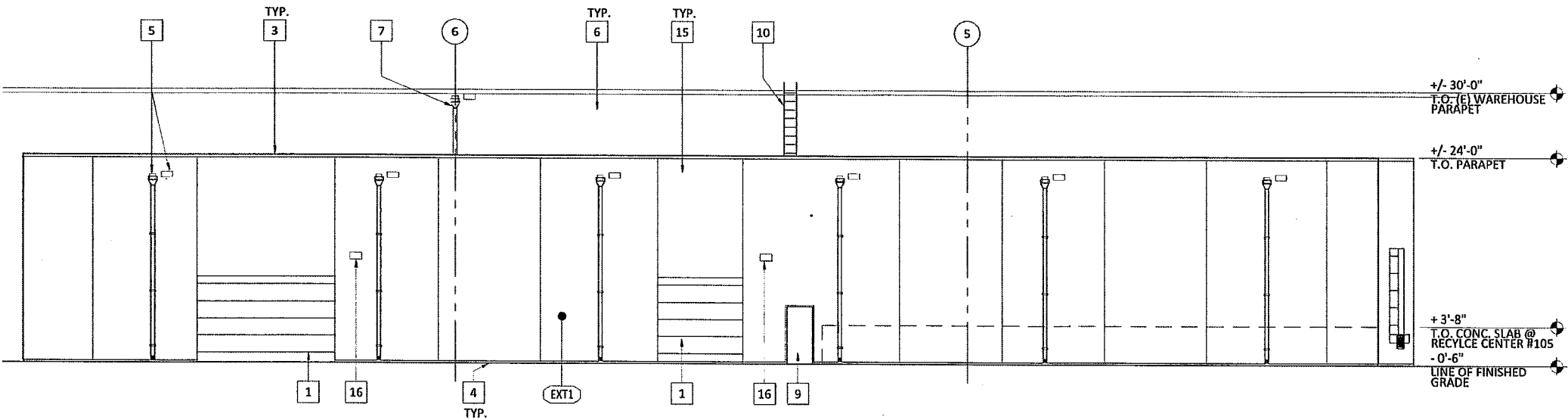
- 1. ALL ITEMS ARE NEW U.N.O.
- 2. REFER TO DOOR SCHEDULE FOR FURTHER INFORMATION.
- 3. EXISTING GRADE NOT TO BE MODIFIED.

KEY NOTES

- 1 OVERHEAD SECTIONAL DOOR PER PLAN AND DOOR SCHEDULE A-6.0
- 2 DOOR BOTTOM SEAL
- 3 22 GA. GALV. SHT. MTL. PARAPET CAP
- 4 PAVING PER PLAN
- 5 ROOF SCUPPER AND DOWNSPOUT, REFER TO DETAIL 9/A-7.3
- 6 WAREHOUSE BUILDING TO REMAIN - PROTECT
- 7 DEMOLISH AND DISPOSE OF (E) DOWNSPOUT - INSTALL (N) DOWNSPOUT TO MATCH (E), TERMINATE ABOVE (N) ROOF - REFER TO DETAIL 9/A-7.3
- 8 HYDRAULIC EDGE 0' DOCK LEVELER
- 9 DOOR PER DOOR SCHEDULE A-6.0
- 10 (N) ROOF ACCESS LADDER EXTENDING FROM (N) ROOF TO (E) ROOF
- 11 LINE OF TILT- UP CONCRETE WALL TO REMAIN - PROTECT
- 12 VEHICLE BUMPER, TYP. BOTH SIDES OF DOCK
- 13 STL. TRANSITION PLATE W/BEND- SAWCUT SLAB AS REQ'D FOR FLUSH INSTALLATION, TYP. BOTH SIDES OF DOCK
- 14 ROOF SCUPPER AND DOWNSPOUT, REFER TO DETAIL 9/A-7.3
- 15 WALL PER PLAN
- 16 WALL MOUNTED EXTERIOR LIGHT, PER ELECTRICAL

EXTERIOR FINISH NOTES

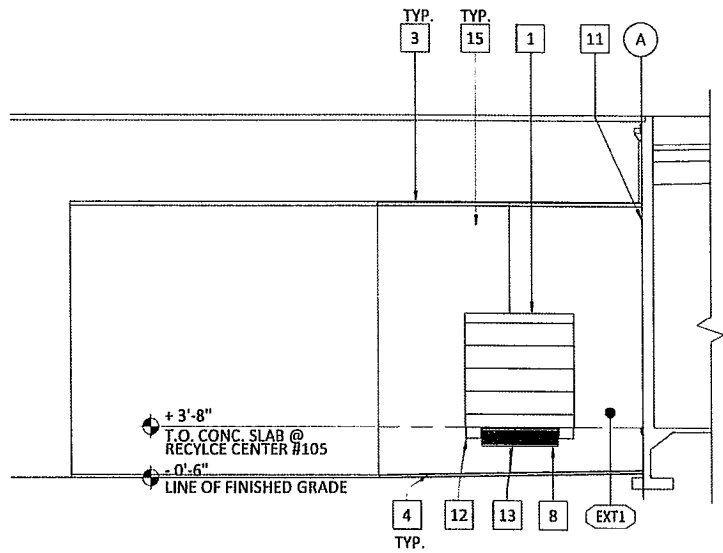
- EXT1 EXTERIOR PLASTER, SAND FINISH



SOUTH ELEVATION - RECYCLE CENTER

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

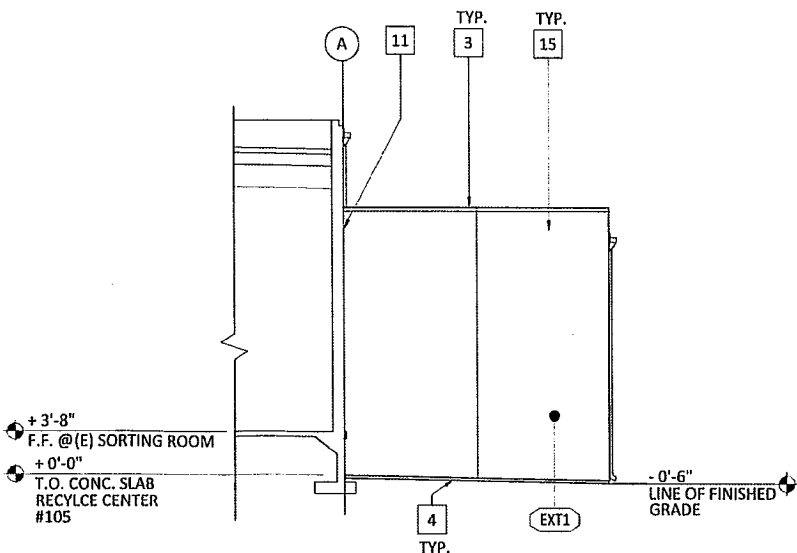
1



WEST ELEVATION - RECYCLE CENTER

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

2



EAST ELEVATION - RECYCLE CENTER

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

3

JACOBS & CUSHMAN SAN DIEGO FOOD BANK  
9850 DISTRIBUTION AVENUE, SAN DIEGO CA 92121  
EXTERIOR ELEVATIONS -  
RECYCLING CENTER

Date Issued 5.16.14

REVISIONS

Job No. SDFB - 004  
Sheet No.

A-4.0



3817 Ray Street San Diego, Ca 92104  
e info@obrarchitecture.com  
w obrarchitecture.com  
t 619.564.7586  
f 619.568.3636

obr  
ANNE ROSENTHAL-HALL  
CHRISTOPHER BITTNER  
GARRICK OLIVER

OBARCHITECTURE, INC. ALL RIGHTS RESERVED. THE ABOVE DRAWINGS, IDEAS, AND EMBROIDERED DESIGNS ARE THE PROPERTY OF OBARCHITECTURE, INC. AND SHALL NOT BE COPIED, REPRODUCED, INJECTED TO OTHERS OR USED IN CONNECTION WITH ANY WORK OTHER THAN THE SPECIFIED PROJECT FOR WHICH THEY HAVE BEEN PREPARED. NO WHOLE OR IN PART, WITHOUT THE PRIOR WRITTEN AUTHORIZATION OF OBARCHITECTURE, INC.