



THE CITY OF SAN DIEGO

REPORT TO THE PLANNING COMMISSION

DATE ISSUED: April 23, 2015 REPORT NO. PC-15-041

ATTENTION: Planning Commission, Agenda of April 30, 2015

SUBJECT: COSTCO MISSION VALLEY ADDITION – PROJECT NO. 380911
PROCESS FOUR

OWNER/
APPLICANT: Costco Wholesale
Terry Odle

SUMMARY

Issue(s): Should the Planning Commission approve an expansion of an existing Costco Wholesale store within the Mission Valley Community Plan area?

Staff Recommendation(s): Approve Site Development Permit No. 1343856.

Community Planning Group Recommendation: On March 4, 2015, the Mission Valley Planning Group voted 18-1-1 to recommend approval of the project.

Environmental Review: The project was determined to be exempt pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15301 (Existing Facility). This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on February 20, 2015 and the opportunity to appeal that determination ended March 6, 2015.

Fiscal Impact Statement: None. All staff costs associated with the processing of this project are paid from a deposit account maintained by the applicant.

Code Enforcement Impact: None with this action.

Housing Impact Statement: None with this action.

BACKGROUND

The project proposes to modify an existing Costco Wholesale warehouse by expanding the existing receiving area and relocating the tire service center. The store is located on a 12.57-acre site at 2345 Fenton Parkway within the CR-1-1 zone in the Mission City Specific Plan of the Mission Valley Community Plan Area, and is designated as Multiple-Use. The Mission City Specific Plan was approved by the City Council in 1998 allowing the development of large and small retail establishments south of Friars Road and multi-family development north and west of the retail site. The existing 148,601 square-foot Costco building was constructed in 1999-2000 along with other large retail establishments to include Lowe's to the east and Ikea to the south, and other retail shops and restaurants.

A Site Development Permit Process Four is required for the expansion of a Previously Conforming large retail establishment which would increase average daily trips pursuant to San Diego Municipal Code section 127.0106(e).

DISCUSSION

Project Description:

The project proposes the expansion of an existing Costco Wholesale store. The expansion would include a 2,347 square-foot receiving area addition, a 2,787 square-foot tire sales center addition, the conversion and remodel of an existing tire installation center into a walk-in produce cooler, and the conversion and remodel of an existing tire sales center into a tire installation center.

The existing warehouse is a previously conforming use. San Diego Municipal Codes (SDMC) section 127.0106 (Expansion or Enlargement of Previously Conforming Structures) states, "Proposed expansion or enlargement or a change in use of a large retail establishment that would result in a structure 100,000 square feet or greater gross floor area and an increase in average daily trips (ADT) is subject to a Site Development Permit (SDP) in accordance with Section 126.0502". The project was calculated to result in an increase of 360 ADT's with a gross floor area increase of 5,134 square feet resulting in a warehouse of 153,735 square feet. Therefore, an SDP is required. A review of the project did not result in the need for a traffic impact study or mitigation measures.

The project is required to increase parking by 26 spaces resulting in 769 parking spaces including 15 accessible spaces and five bike stalls as conditioned by the Site Development Permit and required by the Land Development Code(Attachment 5). The parking increase requires the reconfiguration of the adjacent parking area to the south and on the east side of the existing building.

Community Plan Analysis:

The proposed use in connection with its retail establishment is located in a Multiple-Use designation within the Mission Valley Community Plan and constructed in accordance with the Mission City Specific Plan. The multi-use designation is intended to encourage comprehensive developments which will minimize the need for an over reliance on automobile access and emphasize pedestrian orientation and proximity to public transit. Objectives of the Commercial

Element of the Mission Valley Community Plan include multi-use development in which commercial uses are combined or integrated with other uses to maintain Mission Valley as a regional retail center and to provide a full range of retail uses. Currently the existing Costco is integrated on the 12-acre site with other large retail establishments and smaller mixed use retail services and restaurants.

Additionally, goals of the Mission Valley's Community Plan include providing neighborhood/convenience commercial facilities near, or as part of, residential development, and encouraging continuation of existing development of new commercial uses. There are multi-family residences to the west and north of the site. Other shopping facilities which sell groceries and other sundries within the area are located at the intersection of Friars Road and Mission Center Road approximately two miles from the project site. The plan states that there is a need for necessity goods for convenience of adjacent residential neighborhoods. The proposed expansion of a large retail establishment is consistent with the designated land use, is a continuation of existing commercial uses, and implements the objectives and goals of the Community Plan. Therefore, the proposed development will not adversely affect the applicable land use plan.

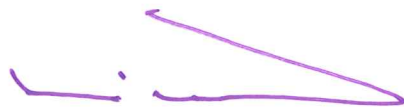
CONCLUSION

Staff has reviewed the proposed Site Development Permit for the project and determined it complies with the San Diego Municipal Code, Mission City Specific Plan, and the Mission Valley Community Plan, and that the required findings can be supported. Staff recommends approval the proposed project.

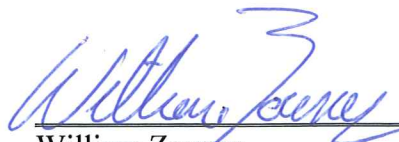
ALTERNATIVES

1. **Approve** Site Development Permit No. 1343856, **with modifications.**
2. **Deny** Site Development Permit No. 1343856 **if the findings required to approve the project cannot be affirmed.**

Respectfully submitted,



Mike Westlake
Assistant Deputy Director
Development Services Department



William Zounes
Project Manager
Development Services Department

Attachments:

1. Aerial Photograph
2. Community Plan Land Use Map
3. Project Location Map
4. Mission City Specific Plan – Land Use Plan
5. Mission City Specific Plan – Land South
6. Data Sheet
7. Draft Permit Resolution with Findings
8. Draft Permit with Conditions
9. Community Planning Group Recommendation
10. Ownership Disclosure Statement
11. Project Chronology
12. Project Plans



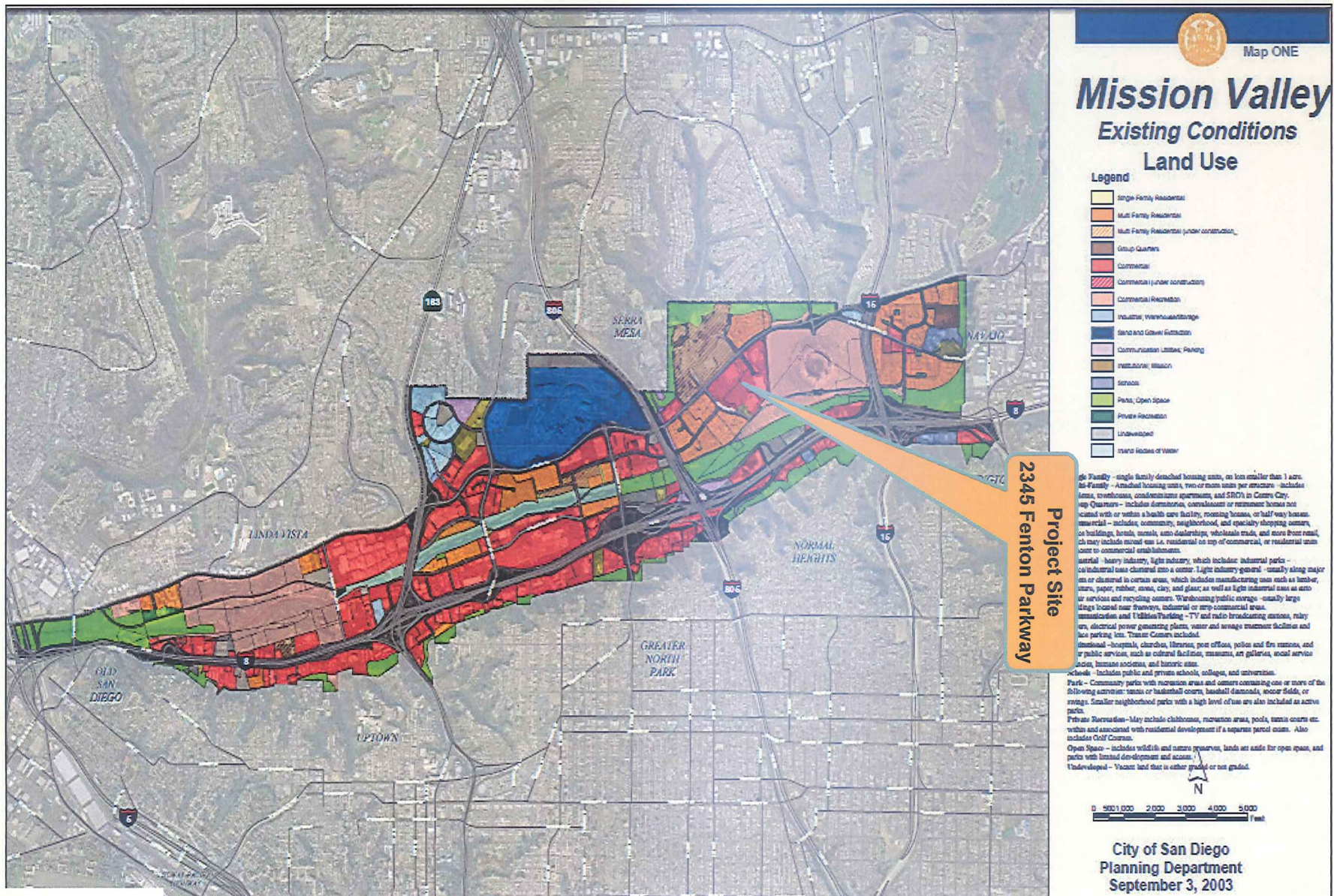
Project Site
2345 Fenton Parkway



Aerial Photograph (Birds Eye)

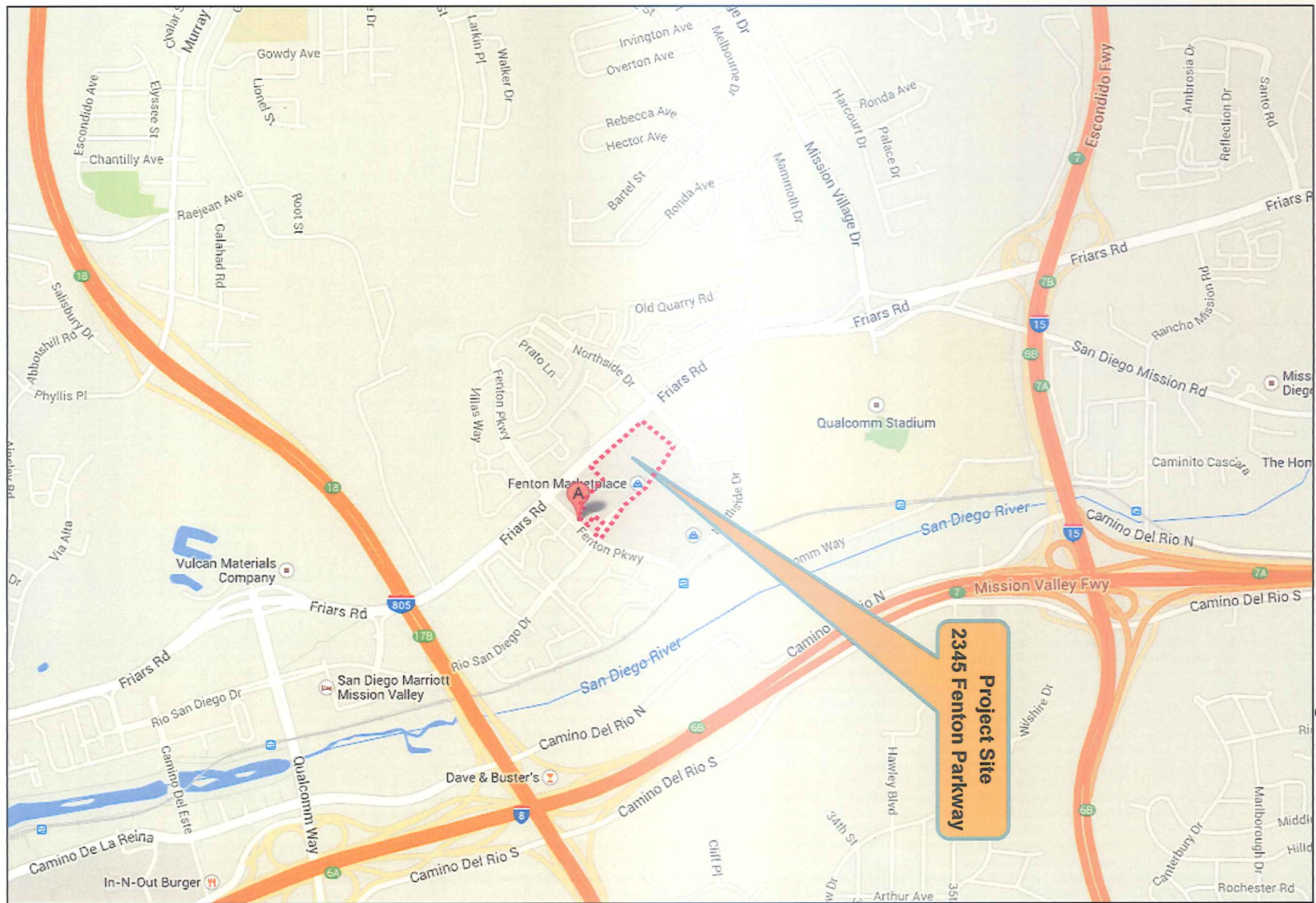
Costco Mission Valley Addition Project No. 380911
2345 Fenton Parkway





Land Use Plan

Costco Mission Valley Addition Project No. 380911
2345 Fenton Parkway

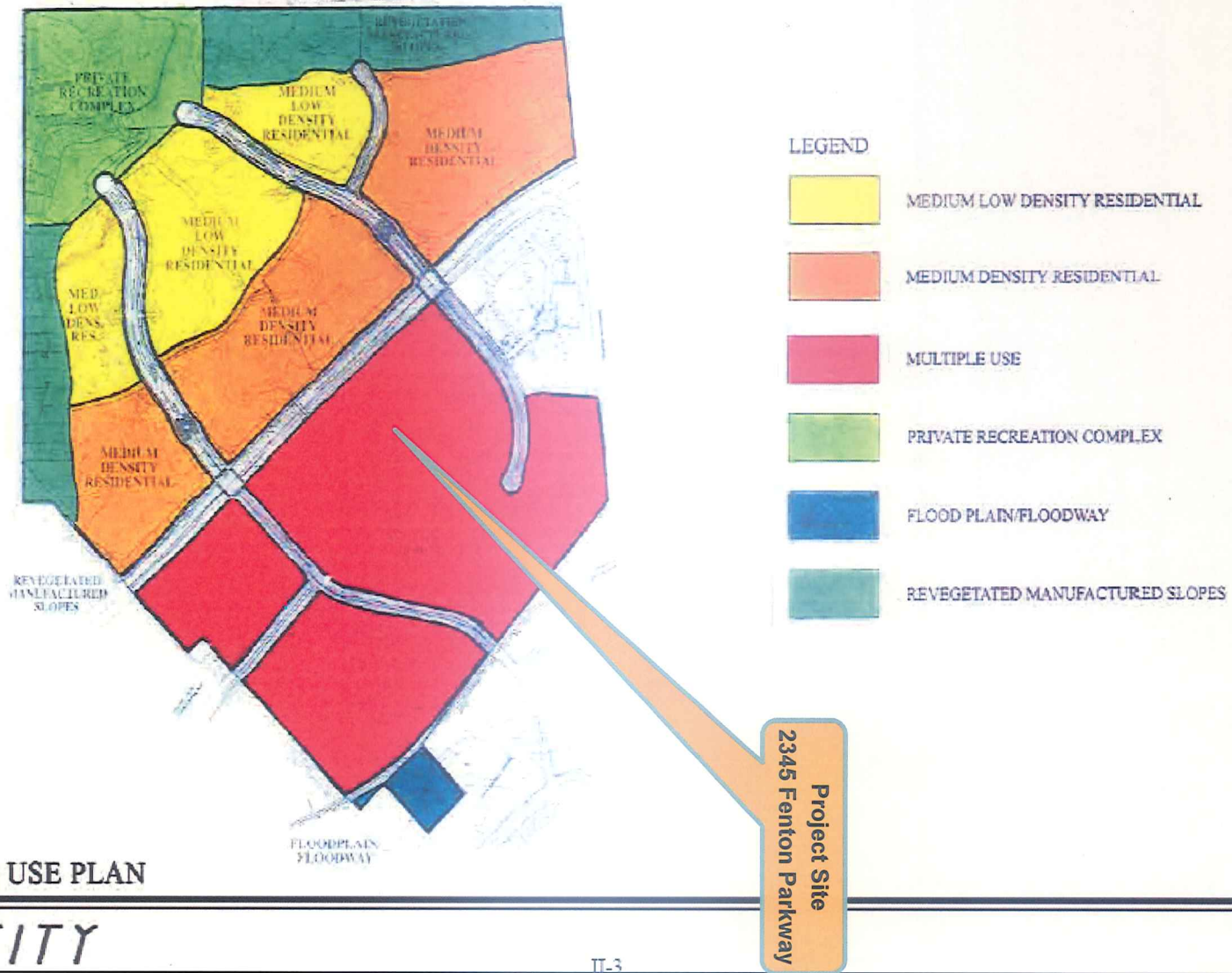


Attachment 3 Project Location Map

Project Location Map

Costco Mission Valley Addition Project No. 380911
2345 Fenton Parkway

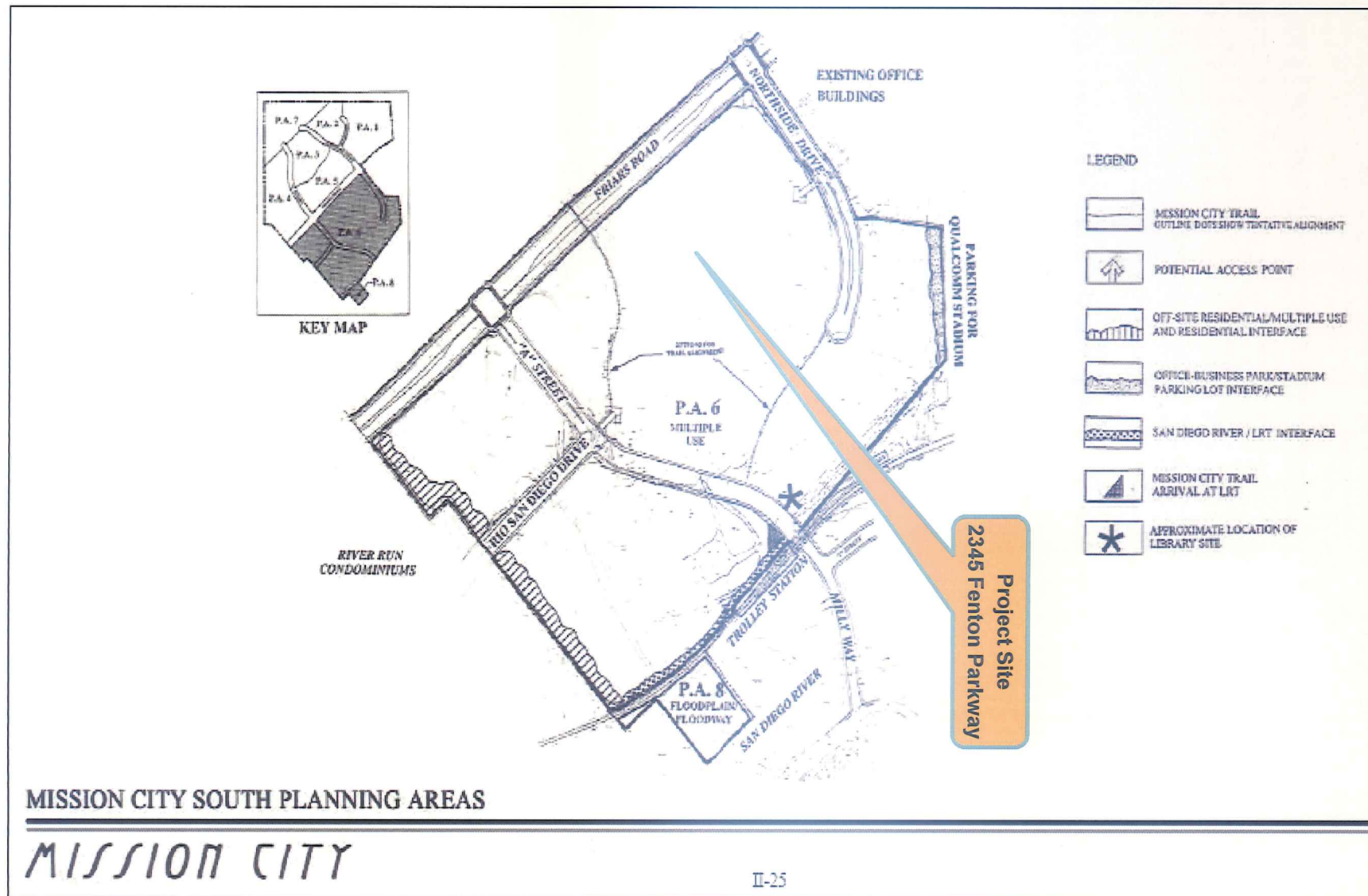




Mission City Specific Plan – Land Use Plan

Costco Mission Valley Addition Project No. 380911
2345 Fenton Parkway





Mission City Specific Plan Land South

Costco Mission Valley Addition Project No. 380911
2345 Fenton Parkway



PROJECT DATA SHEET

PROJECT NAME:	Costco Mission Valley Addition
PROJECT DESCRIPTION:	Site Development Permit to remodel an existing 148,601 square-foot large retail establishment by expanding an existing receiving area by 2,347 square feet and adding a 2,787 square-foot tire sales area.
COMMUNITY PLAN AREA:	Mission Valley
DISCRETIONARY ACTIONS:	Site Development Permit
COMMUNITY PLAN LAND USE DESIGNATION:	Multiple Use

ZONING INFORMATION:

ZONE: CR-1-1

HEIGHT LIMIT: 60 feet

LOT SIZE: 12.57-acres.

FLOOR AREA RATIO: 1.0

FRONT SETBACK: 10 feet

SIDE SETBACK: 10 feet

STREETSIDE SETBACK: 10 feet

REAR SETBACK: 10 feet

PARKING: 5:1,000 square feet of gross floor area

<u>ADJACENT PROPERTIES:</u>	LAND USE DESIGNATION & ZONE	EXISTING LAND USE
NORTH:	Residential, RM-2-5	Residential
SOUTH:	Multiple Use; CR-1-1	Retail Store
EAST:	Multiple Use; CR-1-1	Commercial Retail/Qualcomm Stadium
WEST:	Multiple Use/Residential; CR-1-1	Commercial Retail/Multi-Family
DEVIATIONS OR VARIANCES REQUESTED:	None	
COMMUNITY PLANNING GROUP RECOMMENDATION:	On March 4, 2015, the Mission Valley Planning Group voted 18-1-1 to recommend approval of the project.	

Attachment 7
Draft Permit Resolution with Findings

PLANNING COMMISSION
RESOLUTION NO.
SITE DEVELOPMENT PERMIT NO. 1343856
COSTCO –MISSION VALLEY ADDITION PROJECT NO. 380911

WHEREAS, COSTCO WHOLESALE, INC Owner/Permittee, filed an application with the City of San Diego for a permit to expand and remodel an existing Costco wholesale warehouse (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 1343856), on portions of a 12.57-acre site;

WHEREAS, the project site is located at 2345 Fenton Parkway in the CR-1-1 zone(s) within the Mission City Specific Plan of the Mission Valley Community plan;

WHEREAS, the project site is legally described as Parcel 2 of Parcel Map No. 17557, 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, July 20, 1995;

WHEREAS, on April 30, 2015, the Planning Commission of the City of San Diego considered Site Development Permit No. 1343856 pursuant to the Land Development Code of the City of San Diego;

WHEREAS, on February 20, 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 (Existing Facility) and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520;

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

That the Planning Commission adopts the following written Findings, dated April 30, 2015.

FINDINGS:

Site Development Permit - Section 126.0504

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

The project proposes a Site Development Permit to remodel an existing 148,601 square-foot large retail establishment by expanding an existing receiving area by 2,347 square feet and adding a 2,787 square-foot tire sales area. This site is located at 2345 Fenton Parkway in the CR-1-1 Zone within the Mission Valley Community Plan area.

The proposed use in connection with its retail establishment is located in a Multiple-Use designation within the Mission Valley Community Plan and constructed in accordance with the Mission City Specific Plan. The multi-use designation is intended to encourage comprehensive developments which will minimize the need for an over reliance on automobile access and emphasize pedestrian orientation and proximity to public transit. Objectives of the Commercial Element of the Mission Valley Community

Attachment 7
Draft Permit Resolution with Findings

Plan include multi-use development in which commercial uses are combined or integrated with other uses, maintain Mission Valley as a regional retail center, and provide a full range of retail uses. Currently the existing Costco is integrated on the 12-acre site with other large retail establishments and smaller mixed use retail services and restaurants.

Additionally, goals of the Mission Valley's Community Plan include providing neighborhood/convenience commercial facilities near, or as part of, residential development, and encouraging continuation of existing and development of new commercial uses. There are multi-family residences to the west and north of the site. Other shopping facilities which sell groceries and other sundries within the area are located at the intersection of Friars Road and Mission Center Road approximately two miles from the project site. The plan states that there is a need for necessity goods for convenience of adjacent residential neighborhoods. The proposed expansion of a large retail establishment is consistent with the designated land use, is a continuation of existing commercial uses, and implements the objectives and goals of the Community Plan. Therefore, the proposed development will not adversely affect the applicable land use plan.

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

The project proposes a Site Development Permit to remodel an existing 148,601 square-foot large retail establishment by expanding an existing receiving area by 2,347 square feet and adding a 2,787 square-foot tire sales area. This site is located at 2345 Fenton Parkway in the CR-1-1 Zone within the Mission Valley Community Plan area.

The permit for this project includes a number of conditions of approval relevant to achieving project compliance with the applicable regulations of the Land Development Code in effect for this site to assure that the project will not adversely affect the health, safety, and general welfare of persons residing or working in the area. These conditions include the adherence to the latest storm water standards, minimum parking requirements, landscape replacement, and ensuring if an existing City of San Diego water facility is damaged during construction that will be repaired by the responsible party. The project was determined to be exempt from the California Environmental Quality Act (CEQA) 15301 (Existing facilities). Additionally, the construction permit drawings will be reviewed to achieve conformance with the California Uniform Building Code to assure that structural, mechanical, electrical, plumbing, and access components of the project are designed to protect the public's health, safety and welfare. Therefore, the project will not be detrimental to the 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.

The project proposes a Site Development Permit to remodel an existing 148,601 square-foot large retail establishment by expanding an existing receiving area by 2,347 square feet and adding a 2,787 square-foot tire sales area. This site is located at 2345 Fenton Parkway in the CR-1-1 Zone within the Mission Valley Community Plan area.

The project proposes to maintain the existing operation of a large retail establishment. The design and use of the site for the retail center, with the associated store expansion and corresponding development intensity, comply with the development regulations, standards, and policies in effect for the Mission City

Attachment 7
Draft Permit Resolution with Findings

Specific Plan, CR-1-1 zone, and supplemental Site Development Permit regulations pertaining to large retail establishment identified in San Diego Municipal section 143.0355 to include setbacks, height, landscaping, parking and floor area ratio (FAR). The project is not proposing deviations from the development regulations, therefore the proposed development will comply with the regulations of the Land Development Code including any allowable deviations pursuant to the Land Development Code.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Planning Commission, Site Development Permit No. 1343856 is hereby GRANTED by the Planning Commission to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit No. 1343856, a copy of which is attached hereto and made a part hereof.

William Zounes
Development Project Manager
Development Services

Adopted on: April 30, 2015

SAP Number: 24004916

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

**WHEN RECORDED MAIL TO
PROJECT MANAGEMENT
PERMIT CLERK
MAIL STATION 501**

SPACE ABOVE THIS LINE FOR RECORDER'S USE

INTERNAL ORDER NUMBER: 24004916

**SITE DEVELOPMENT PERMIT NO. 1343856
COSTCO -MISSION VALLEY ADDITION PROJECT NO. 380911
PLANNING COMMISSION**

This Site Development Permit No. 1343856 is granted by the Planning Commission of the City of San Diego to COSTCO WHOLESALE, INC, Owner and Permittee, pursuant to San Diego Municipal Code [SDMC] section 143.0355. The 12.57-acre site is located at 2345 Fenton Parkway in the CR-1-1 zone(s) of the Mission Valley Community plan. The project site is legally described as: Parcel 2 of Parcel Map No. 17557, 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, July 20, 1995;

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to expand and remodel an existing Costco wholesale store described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated April 30, 2015, on file in the Development Services Department.

The project shall include:

- a. 2,347 square-foot receiving area addition;
- b. 2,787 square-foot tire sales center addition;
- c. Conversion and remodel of an existing tire installation center into a walk-in produce cooler;
- d. Conversion and remodel of an existing tire sales center into a tire installation center;
- b. Landscaping (planting, irrigation and landscape related improvements);

- c. Off-street parking;
- 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 May 14, 2018.
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.

ENGINEERING REQUIREMENTS:

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

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

13. Prior to the issuance of any construction permit, the Water Quality Technical Report will be subject to final review and approval by the City Engineer.

14. Development of this project shall comply with all storm water construction requirements of the State Construction General Permit, Order No. 2009-0009-DWQ and the Municipal Storm Water Permit, Order No. R9-2007-0001 in accordance with Order No. 2009-0009DWQ, a Risk Level Determination shall be calculated for the site and a Storm Water Pollution Prevention Plan (SWPPP) shall be implemented concurrently with the commencement of grading activities.

15. Prior to issuance of a grading or a construction permit, a copy of the Notice of Intent (NOI) with a valid Waste Discharge ID number (WDID#) shall be submitted to the City of San Diego as a proof of enrollment under the Construction General Permit. When ownership of the entire site or portions of the site changes prior to filing of the Notice of Termination (NOT), a revised NOI shall be submitted electronically to the State Water Resources Board in accordance with the provisions as set forth in Section II.C of Order No. 2009-0009-DWQ and a copy shall be submitted to the City.

LANDSCAPE REQUIREMENTS:

16. Prior to issuance of any construction permits for structures, the Owner/Permittee shall submit complete landscape and irrigation construction documents consistent with the Landscape Standards to the Development Services Department for approval. The construction documents shall be in substantial conformance with Exhibit 'A,' Landscape Development Plan, on file in the Development Services Department. Construction plans shall show, label, and dimension a 40 sq-ft area around each tree which is unencumbered by hardscape and utilities as set forth under LDC 142.0403(b)(5).

17. Prior to issuance of any construction permits for structures, the Owner/Permittee shall submit a water budget in accordance with the Water Conservation Requirements per SDMC 142.0413, Table 142-04I, to be included with the construction documents. An irrigation audit shall be submitted consistent with Section 2.7 of the Landscape Standards of the Land Development Manual at final inspection. The irrigation audit shall certify that all irrigation systems have been installed and operate as approved by the Development Services Department.

18. The Owner/Permittee shall be responsible for the maintenance of all landscape improvements shown on the approved plans, including in the right-of-way, consistent with the Landscape Standards unless long-term maintenance of said landscaping will be the responsibility of a Landscape Maintenance District or other approved entity. All required landscape shall be maintained in a disease, weed and litter free condition at all times. Severe pruning or "topping" of trees is not permitted unless specifically noted in this Permit.

19. If any required landscape (including existing or new plantings, hardscape, landscape features, etc.) indicated on the approved construction document plans is damaged or removed during demolition or construction, the Owner/Permittee shall repair and/or replace it in kind and equivalent size per the approved documents to the satisfaction of the Development Services Department within 30 days of damage.

TRANSPORTATION REQUIREMENTS

20. No fewer than 769 parking spaces, including 15 accessible spaces, (with 777 parking spaces provided including 32 accessible spaces) and five bicycle stalls shall be permanently maintained on the property within the approximate locations shown on the project's 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 for any other use unless otherwise authorized by the appropriate City decision maker in accordance with the SDMC.

PUBLIC UTILITIES DEPARTMENT REQUIREMENTS:

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

22. The Owner/Permittee shall process encroachment maintenance and removal agreements, for all acceptable encroachments into the water easement, including but not limited to structures, enhanced paving, or landscaping. No structures or landscaping shall be installed in or over the water easement that would inhibit vehicular access to replace a section of main or provide access to any appurtenance or isolated section of main.

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

INFORMATION ONLY:

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

- This development may be subject to impact fees at the time of construction permit issuance.

APPROVED by the Planning Commission of the City of San Diego on April 30, 2015.

DRAFT

Permit Type/PTS Approval No. SDP No. 380911
Date of Approval: April 30, 2015

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES
DEPARTMENT

William Zounes
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.

Owner/Permittee

By _____

COSTCO WHOLESALE, INC

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

Terry Odle

From: jnugent50@aol.com
Sent: Monday, March 09, 2015 9:58 AM
To: Terry Odle
Subject: Re: Costco - Mission Valley, CA REC and Tire addition

Following is the portion, regarding COSTCO, of the Draft Mission Valley Planning Group March 04, 2014 meeting minutes.

1. Agenda Item J-1. COSTCO Site Development Permit-Action Item

Proposed Draft Motion:

To recommend approval of site development permit #3380911 for the COSTCO Mission Valley Addition

Information

Terry Odle reviewed the request for a Site Development Permit to construct a 2,787 square foot addition and another 2,347 square foot addition at an existing 143,311 square foot commercial building. As part of the project the existing receiving dock would be expanded by 2,347 square feet and a new 2,787 square foot tire sales area would be constructed along with the conversion of the existing tire sales area to a tire installation area. Also included in the scope of work would be the installation of a new produce cooler. The project would take place at an existing commercial center where existing public utilities are in place to serve the proposed development.

Comments/Questions:

- The City of San Diego determined that the project would qualify to be categorically exempt from CEQA pursuant to Section 15301 (Existing Facilities) which allows for the addition of up to 10,000 square-feet in areas where all public services and facilities are available and where the project would not be located on a site containing sensitive resources. Since the project is located on a site where public services exist and is devoid of sensitive resources and the addition does not exceed 10,000 square feet the project qualifies to be categorical exempt from CEQA. Based upon the previously developed nature of the site the exceptions listed in CEQA Section 15300.2 would not apply. http://docs.sandiego.gov/citybulletin_publicnotices/CEQA/PN1300%20%23277550%20Draft%20EIR%20Part%201%20Date%202-20-15.pdf
- The City is requiring that no fewer than 769 parking spaces, including 15 accessible spaces, be permanently maintained on the property. COSTCO, through restriping, will provide 777 parking spaces, including 32 accessible spaces.
- Some members expressed concern with COSTCO shrinking the parking width of each parking spot from 10 feet to 9 feet, that it would be a problem for many vehicles and would not be a popular solution
- Some members commented on the smaller size of parking spaces in other Mission Valley shopping center parking lots and the City's minimum width requirements of 8 feet per parking space. <http://puff.lbl.gov/transportation/transportation/pdf/sandiego-municipal-code-ch14.pdf>

John Nugent moved to recommend the approval of Site Development Permit (SDP) #3380911 for the COSTCO Mission Valley Addition with the parking requirement that no fewer than 769 parking spaces, including 15 accessible spaces, be permanently maintained on the property. John LaRaia seconded the motion. Motion was approved 18- 1 - 1 with Marco Sessa abstaining.

John W. Nugent
5765 Friars Rd #150
San Diego, CA 92110
(619) 772-8855

Project Title:
Costco - Receiving and Tire Sales Addition - Mission Valley

Project No. 380911

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):
Costco Wholesale, Inc.

☒ Owner ☐ Tenant/Lessee

Street Address:
999 Lake Drive

City/State/Zip:
Issaquah, WA 98027

Phone No: (425) 313-8100 Fax No: ((425) 313-8105

Name of Corporate Officer/Partner (type or print):
Gail E. Toubon

Title (type or print):
Assistant Secretary

Signature: Gail E. Toubon Date: 6/23/2014

Corporate/Partnership Name (type or print):

☐ Owner ☐ Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: Fax No:

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

Title (type or print):

Signature : Date:

Corporate/Partnership Name (type or print):

☐ Owner ☐ Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: Fax No:

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

Title (type or print):

Signature : Date:

Corporate/Partnership Name (type or print):

☐ Owner ☐ Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: Fax No:

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

Title (type or print):

Signature : Date:

Corporate/Partnership Name (type or print):

☐ Owner ☐ Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: Fax No:

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

Title (type or print):

Signature : Date:

Corporate/Partnership Name (type or print):

☐ Owner ☐ Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: Fax No:

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

Title (type or print):

Signature : Date:

ATTACHMENT 11
Project Chronology

Project Chronology
Costco Mission Valley Addition
PROJECT NO. 380911

Date	Action	Description	City Review Time	Applicant Response
9/30/14	First Submittal	Normal Submittal		
11/20/14	First Submittal Assessment Letter out		51 days	
12/23/14	Second submittal In	Normal Submittal		33 days from First Assessment Letter
2/9/15	Second Submittal Assessment Letter out		48 days	
3/16/15	Third submittal In			35 days from First Assessment Letter
3/20/15	Third Submittal Assessment Letter out		4 days	
Planning Commission hearing	April 30, 2015		41 days	
TOTAL STAFF TIME**			4 month 24 days	
TOTAL APPLICANT TIME**				2 months 8 days
TOTAL PROJECT RUNNING TIME**		From Deemed Complete to HO Hearing	7 months 2 days	

**Based on 30 days equals to one month.

2345 FENTON PARKWAY
SAN DIEGO, CA 92108
SITE DEVELOPMENT PERMIT

A map of the San Diego area, California, showing the location of Qualcomm Stadium. The map includes major highways: Interstate 15 (I-15) running north-south, State Route 56 (SR-56) running east-west, and State Route 52 (SR-52) running north-south. Qualcomm Stadium is located in the center of the map, near the intersection of I-15 and SR-56. Other landmarks shown include the San Diego River, the San Diego Zoo, and the San Diego Convention Center. The map also shows the locations of the San Diego Zoo and the San Diego Convention Center.

OWNER

COSTCO WHOLESALE
986 LAKE DRIVE
BOEADUVAL WA 98027
P: 754.887.2227
DIRECTOR OF DEVELOPMENT: JENNIFER MULLO

ARCHITECT

MULVANYG22 ARCHITECTURE
18300 VON KARMAN AVE
SUITE B10
IRVINE, CA 92612
P: 949.767.0701
P: 949.767.0700
PROJECT MANAGER: TERRY COLE

CIVIL ENGINEER

FUSCO ENGINEERING, INC.
6000 GREENBROOK DRIVE, SUITE 170
SAN DIEGO, CA 92121
P: 619.526.1600
F: 619.526.1238
PROJECT MANAGER: BRYAN SMITH

LANDSCAPE ARCHITECT

NOWELL & ASSOCIATES
2808 STATE STREET
SAN DIEGO, CA 92103
P: 619.326.1940
F: 619.326.1997
PROJECT MANAGER: JOSE CAMPBELL

COINING	CR-1, TRAVEL AREA OVERLAY ZONE AND RESIDENTIAL TRAMPA PARKING OVERLAY ZONE WITHIN MISSION VALLEY COMMUNITY PLAN AREA.
SITE AREA (ACROSS)	12.87 ACRES (847,888 S.F.)
MINIMUM ALLOWED FAR:	819,081 S.F. (1.13)
PROPOSED FAR:	163,448 S.F. (.233)
JURISDICTION:	CITY OF SAN DIEGO
OCCUPANCY:	M - MERCANTILE
CONSTRUCTION TYPE:	TYPE V-A, SPRINKLERED
EXISTING BUILDING DATA:	
EXISTING BUILDING AREA	143,211 S.F.
EXISTING TIME CENTER	6,280 S.F.
TOTAL EXISTING BUILDING	149,891 S.F.
EXISTING GAS CANOPY	3,940 S.F.
PROPOSED GAS CANOPY PERMITS (UNDER SEPARATE FORM)	2,794 S.F.
TOTAL GAS CANOPY	6,634 S.F.
EXISTING CONTROLLER ENCLOSURE	80 S.F.
NEW TIME SALES ADDITION	2,767 S.F.
NEW RECEIVING ADDITION	2,847 S.F.
TOTAL PROPOSED BUILDING	153,758 S.F.

PARCEL 2 OF PARCEL MAP NO. 17557, 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, JULY 20, 1985 AS INSTRUMENT NO. 1985-030004 OF OFFICIAL RECORDS.

ASSESSOR PARCEL NUMBER: 548-440-3000.

SCOPE OF WORK:

CONSTRUCT NEW 2,747 S.F. TIRE SALES, CONVERT EXISTING TIRE SALES TO NEW TIRE INSTALL, AND CONVERT EXISTING TIRE INSTALL TO NEW PRODUCE COOLER. WORK ALSO INCLUDES CONSTRUCTING A NEW 2,547 S.F. RECEIVING EXPANSION, EXTERIOR ELEVATIONS AT ADDITION SHALL MATCH EXISTING DESIGN, MATERIALS, AND COLORS.

1 of 16	D00L01	TITLE SHEET
CIVIL		
2 of 16	C-1	PREFABRY GRADING PLAN
3 of 16	C-2	PRELIMINARY DRAINAGE AND UTILITY PLAN
LANDSCAPE		
4 of 16	L-1,3	LANDSCAPE DEVELOPMENT PLAN
5 of 16	L-2,3	LANDSCAPE CALCULATIONS & DIAGRAM
6 of 16	L-3,1	HYDROLOGIC DIAGRAM & WATER ANALYSIS
ARCHITECTURAL		
7 of 16	D03L01	DWOSTING SITE PLAN
8 of 16	D01L01	PROPOSED SITE PLAN
9 of 16	D02L01	DWOSTING FLOOR PLAN
10 of 16	D03L01	PROPOSED FLOOR PLAN
11 of 16	D02L01	PROPOSED EXTERIOR PLAN
12 of 16	D03L01	DWOSTING ELEVATIONS
13 of 16	D01L01	PROPOSED ELEVATIONS
14 of 16	D03L01	SITE SECTIONS
15 of 16	D03L01	SITE PHOTO SURVEY

COSTCO
WHOLESALE
MISSION VALLEY, CA
488
2345 FENTON PKWY.
SAN DIEGO, CA 92108

MULVANNY, G2

1110 112TH AVE. NE | SUITE 500
BELLEVUE, WA | 98004
1 425.463.2000 | 1 425.463.2002

MulvannyG2.com

98-3560-18
SEPTEMBER 8, 2014
TITLE SHEET

DD00.01

LEGEND

---	PROPERTY BOUNDARY
---	PROPERTY LINE
---	RIGHT OF WAY
---	EXISTING EASEMENT
---	EXISTING FIRE HYDRANT
---	EXISTING PRIVATE STORM DRAIN PER 30033-D
---	EXISTING PUBLIC WATER LINE PER 30033-D
---	EXISTING PRIVATE SEWER LINE PER 30033-D
---	EXISTING ELECTRICAL CONDUIT
---	EXISTING CONTOUR
---	EXISTING IMPROVEMENTS TO BE REMOVED
---	PROPOSED CONTOUR
---	PROPOSED ELEVATION
---	EXISTING ELEVATION
---	CURB
---	CONCRETE PAVING PER GEOTECHNICAL REPORT
---	ASPHALT CONCRETE PAVING PER GEOTECHNICAL REPORT
---	NEW BUILDING EXPANSION
---	APPROXIMATE LIMITS OF PAVEMENT REPLACEMENT
---	NEW CURB RAMP

ABBREVIATIONS

AC	ASPHALT CONCRETE	PVC	POLYVINYL CHLORIDE
ADA	AMERICANS WITH DISABILITIES ACT	RCP	REINFORCED CONCRETE PIPE
BLDG	BUILDING	R	RADIUS
CB	CATCH BASIN	RD	ROAD
C&G	CURB AND GUTTER	RM	ROOM
CO	CONCRETE	R/W	RIGHT-OF-WAY
CONC	CONCRETE	SD	STORM DRAIN
DWY	DRIVEWAY	SDC	STORM DRAIN CLEAN OUT
ELEC	ELECTRICAL	ST	STANDARD DIMENSION RATION
EX	EXISTING	STD	STANDARD
FDC	FIRE DEPARTMENT CONNECTION	TB	TOP OF BEAM
FF	FINISHED FLOOR	TC	TOP OF CURB
FG	FINISHED GRADE	TD	TRENCH DRAIN
FM	FIRE HYDRANT	TF	TOP OF FLOOR
FL	FLOW LINE	TG	TOP OF TRENCH
FS	FINISHED SURFACE	TI	TOP OF ISLAND
GB	GRADE BREAK	TP	TOP OF PILE
HDP	HIGH DENSITY POLYETHYLENE	TS	TOP OF SLOPE
HP	HIGH POINT	TW	TOP OF WALL
IE	INVERT ELEVATION	W	WATER
INV	INVERT	WM	WATER METER
IRR	IRRIGATION	WV	WATER VALVE
LP	LOW POINT	U.G.N	UNLESS OTHERWISE NOTED
MP	MANHOLE		

OWNER: COSTCO WHOLESALE 500 LAKE DRIVE ISSAQUAH WA 98021 (425) 313-6704	ENGINEER: FUSCOE ENGINEERING SAN DIEGO, CA 92121 (619) 554-1500 FAX (619) 597-0335	APPLICANT: MULVANNY ARCHITECTS 11820 NORTHUP WAY, #E-300 BELLEVUE, WA 98005 (425) 822-0444
--	---	---

LEGAL DESCRIPTION:

PARCELS 3 AND 6, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO,
STATE OF CALIFORNIA, AS SHOWN ON PARCEL MAP 18354, FILED IN THE OFFICE
OF THE COUNTY RECORDER OF SAN DIEGO COUNTY OCTOBER 08, 1989.

APN:

433-101-03-00

TOPOGRAPHY:

PREPARED USING AS-BUILT 30033-D AND FIELD SURVEY PREPARED BY FUSCOE ENGINEERING, INC.
MAY 2014.

BENCHMARK:

THE BENCHMARKS USED HEREIN ARE BASED ON THE SOUTHWESTERN RIGHT-OF-WAY OF NORTHSIDE DRIVE PER
PARCEL MAP NO. 18354.

I.E. N41°13'21"W

THE BENCHMARK USED IN THIS SURVEY IS THE CITY OF SAN DIEGO BENCHMARK BEING A BRASS PLUG IN
THE TOP OF CURB IN THE NORTHWEST CORNER OF THE INTERSECTION OF FRIARS ROAD AND NORTHSIDE
DRIVE.

ELEV. = 102.860' M.S.L. (NVD 28)

GRADING QUANTITIES

DISTURBED AREA = 1.9 AC ±

CUT = 420 CY

FILL = 400 CY

NET = 0 CY

KEY NOTES

- 6" CURB PER COSTCO STANDARDS
- 3" WIDE CONCRETE RIBBON GUTTER WITH TRENCH DRAIN PER DETAIL C
- 6" CURB AND GUTTER PER COSTCO STANDARDS
- 0" CURB
- FLOW THROUGH PLANTER PER DETAIL A
- ACCESSIBLE PARKING STALLS PER ARCHITECT PLANS. 2% MAX IN ANY DIRECTION
- RETAINING WALL H=4.5 MAX 1.3' MIN
- CONVERT EXISTING TIRE SALES CENTER TO NEW TIRE SERVICE CENTER. ROOF TO REMAIN
- CONVERT EXISTING TIRE SERVICE CENTER TO NEW PRODUCE COOLER. ROOF TO REMAIN
- CURB OPENING PER DETAIL B

DEMOLITION NOTES

- DEMOLISH AND REMOVE EXISTING CURB
- REMOVE AND REPLACE AC PAVEMENT
- REMOVE AND REPLACE CONC PAVEMENT
- REMOVE EXISTING LIGHT POLE
- REMOVE AND REPLACE EXISTING CURB
- REMOVE GUARD POST
- SANDBLAST/REMOVE EXISTING PARKING STRIPING
- REMOVE EXISTING TRENCH DRAIN
- REMOVE AND RELOCATE EXISTING TREES
- REMOVE EXISTING RETAINING WALL 152' FT

EXISTING EASEMENTS

- PUBLIC WATER EASEMENT
- SLOPE EASEMENT



GRAPHIC SCALE
IN FEET

COSTCO
WHOLESALE
MISSION VALLEY, CA
488

2345 FENTON PKWY
SAN DIEGO, CA 92108

FUSCOE
ENGINEERING
6390 Greenwich Drive, Suite 170
San Diego, California 92122
tel 619.554.1500 • fax 619.597.0335
www.fuscoe.com

94-0150-22
December 12, 2014

PRELIMINARY
GRADING PLAN

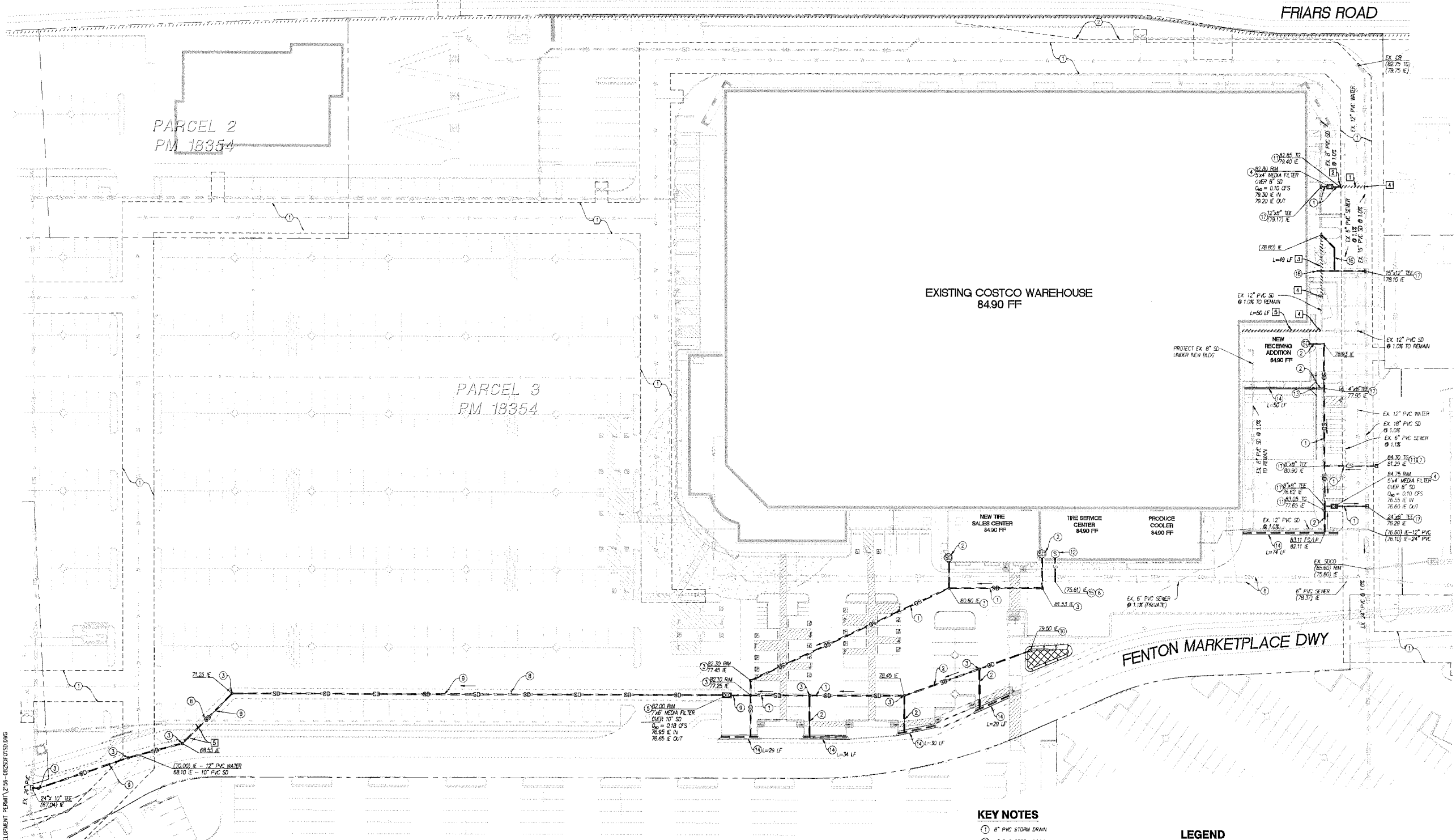
C-1

SHEET 2 OF 15

COSTCO WHOLESALE
SAN DIEGO, CALIFORNIA

PRELIMINARY GRADING PLAN

5/14/2015 10:19:07 AM \\FUSCOE\CORP\SD\PROJECTS\2156\02\PLANS\SITE DEVELOPMENT PERMIT\2156-022500.DWG



NOTES:

1. THE OWNER/PERMITTEE SHALL BE RESPONSIBLE FOR ANY DAMAGE CAUSED TO CITY OF SAN DIEGO WATER FACILITIES IN THE VICINITY OF THE PROJECT SITE DUE TO THE CONSTRUCTION ACTIVITIES ASSOCIATED WITH THIS PROJECT. IN ACCORDANCE WITH MUNICIPAL CODE SECTION 142.0607, IN THE EVENT THAT ANY SUCH FACILITY LOSES INTEGRITY THEN, THE OWNER/PERMITTEE SHALL REPAIR OR RECONSTRUCT ANY DAMAGED PUBLIC WATER FACILITY IN A MANNER SATISFACTORY TO THE PUBLIC UTILITIES DEPARTMENT AND THE CITY ENGINEER.
2. THE OWNER/PERMITTEE SHALL PROCESS ENCROACHMENT MAINTENANCE AND REMOVAL AGREEMENTS FOR ALL ACCEPTABLE ENCROACHMENTS INTO THE WATER EASEMENT, INCLUDING BUT NOT LIMITED TO STRUCTURES, ENHANCED PAVING, OR LANDSCAPING. NO STRUCTURES OR LANDSCAPING SHALL BE INSTALLED IN OR OVER THE WATER EASEMENT THAT WOULD INHIBIT VEHICULAR ACCESS TO REPLACE A SECTION OF MAIN OR PROVIDE ACCESS TO ANY APPURTENANCE OR ISOLATED SECTION OF MAIN.
3. NO TREES OR SHRUBS EXCEEDING THREE FEET IN HEIGHT OF MATURITY SHALL BE INSTALLED WITHIN TEN FEET OF ANY SEWER FACILITY AND FIVE FEET OF ANY WATER FACILITIES.

PLAN
1"=30'

DEMOLITION NOTES

1. PLUG AND ABANDON EXISTING STORM DRAIN
2. REMOVE EXISTING GRATE INLET
3. REMOVE EXISTING EXISTING STORM DRAIN
4. CUT AND CAP EXISTING STORM DRAIN WATER-TIGHT
5. REMOVE EXISTING TRENCH DRAIN

EXISTING EASEMENTS

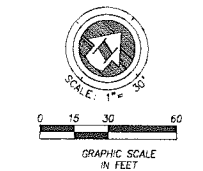
1. PUBLIC WATER EASEMENT
2. SLOPE EASEMENT
3. 8" PVC STORM DRAIN
4. 4" PVC STORM DRAIN
5. STORM DRAIN CLEANOUT PER RSD SC-01
6. MEDIA FILTER PER BIO-CLEAN WATER POLISHER, MODEL MP-2.5-S-60
7. MEDIA FILTER PER BIO-CLEAN WATER POLISHER, MODEL MP-3-6-72
8. POT-HOLE EXISTING UTILITY TO VERIFY LOCATION & DEPTH
9. REMOVE EXISTING CATCH BASIN AND 6.0' FT. OF STORM DRAIN. CONSTRUCT NEW CATCH BASIN AND STORM DRAIN.
10. TRENCH AND BACKFILL PER RSD D-60
11. 10" PVC STORM DRAIN
12. 4" PVC SUBORAIN
13. 18" X 18" PRECAST CATCH BASIN
14. 4" PVC SEWER LATERAL
15. 4" BALL VALVE
16. 3" WIDE CONC. RIBBON GUTTER WITH TRENCH DRAIN PER DETAIL C ON SHEET C-1
17. CONNECT TO EX. 6" PVC SEWER WITH WYE
18. 12" PVC STORM DRAIN
19. CONNECT TO EXISTING STORM DRAIN WITH TEE
20. CONNECT TO EXISTING ROOF DRAIN

KEY NOTES

1. 8" PVC STORM DRAIN
2. 4" PVC STORM DRAIN
3. STORM DRAIN CLEANOUT PER RSD SC-01
4. MEDIA FILTER PER BIO-CLEAN WATER POLISHER, MODEL MP-2.5-S-60
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16. 12" PVC STORM DRAIN
17. CONNECT TO EXISTING STORM DRAIN WITH TEE
18. CONNECT TO EXISTING ROOF DRAIN

LEGEND

- | | |
|-----|--|
| --- | PROPERTY BOUNDARY |
| --- | PROPERTY LINE |
| --- | RIGHT OF WAY |
| --- | EXISTING EASEMENT |
| --- | EXISTING FIRE HYDRANT |
| --- | EXISTING PRIVATE STORM DRAIN PER 30033-D |
| --- | EXISTING PUBLIC WATER LINE PER 30033-D |
| --- | EXISTING PRIVATE SEWER LINE PER 30033-D |
| --- | EXISTING ELECTRICAL CONDUIT |
| --- | EXISTING CONTOUR |
| --- | EXISTING IMPROVEMENTS TO BE REMOVED |
| --- | PROPOSED CONTOUR |
| --- | PROPOSED ELEVATION |
| --- | EXISTING ELEVATION |
| --- | STORM DRAIN |
| --- | ROOF DRAIN CONNECTION, 4" PVC U.O.N. |
| --- | SEWER POINT OF CONNECTION |



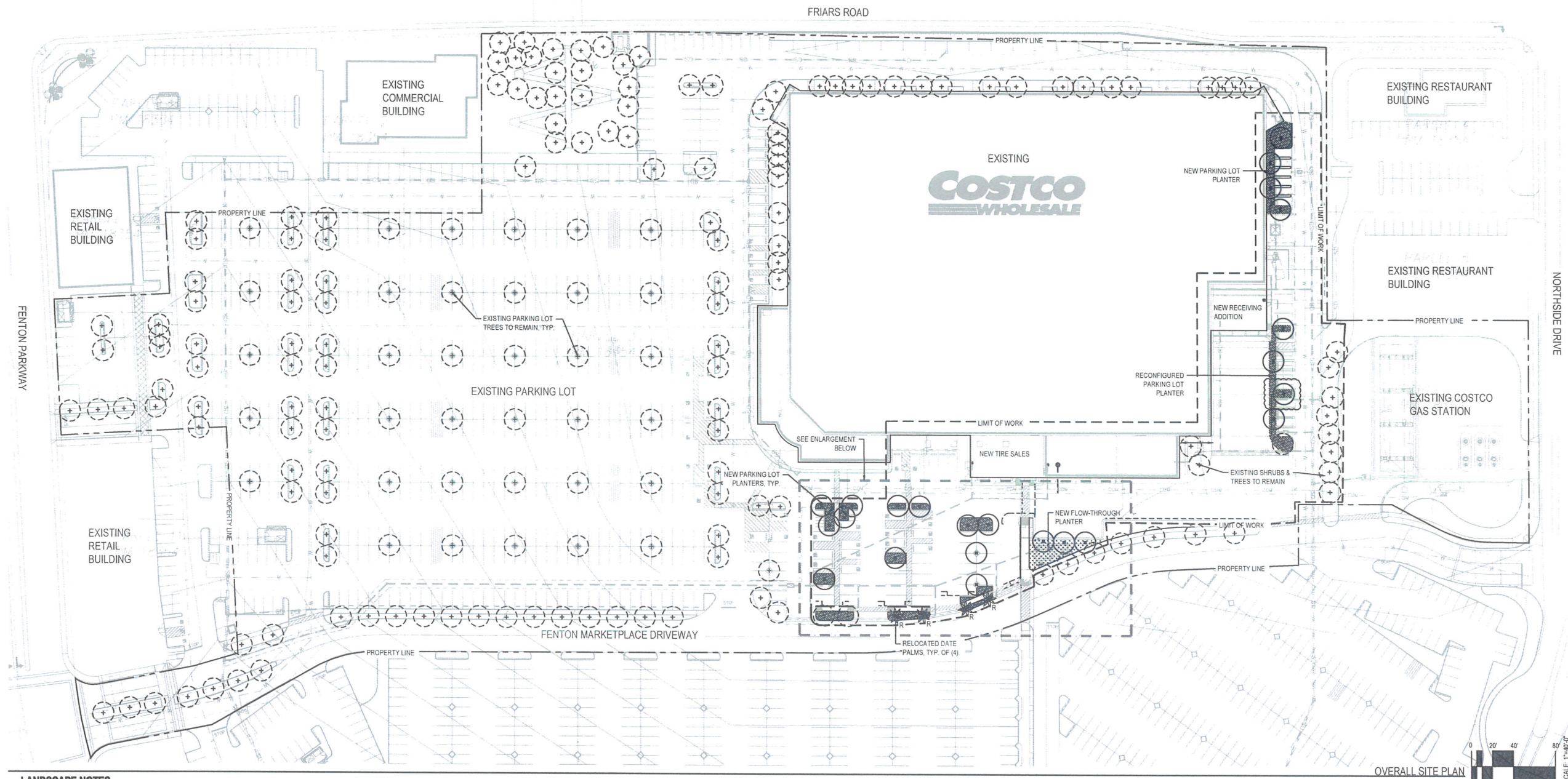
COSTCO WHOLESALE
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488
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SAN DIEGO, CA 92108

FUSCOE ENGINEERING
6390 Greenview Drive, Suite 170
San Diego, California 92122
tel 858.554-1500 • fax 858.587-0335
www.fuscoe.com

94-0150-22
December 12, 2014
PRELIMINARY
DRAINAGE & UTILITY
PLAN
C-2
3 OF 15

COSTCO WHOLESALE
SAN DIEGO, CALIFORNIA

PRELIMINARY DRAINAGE AND UTILITY PLAN



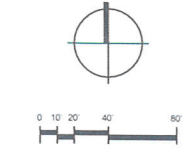
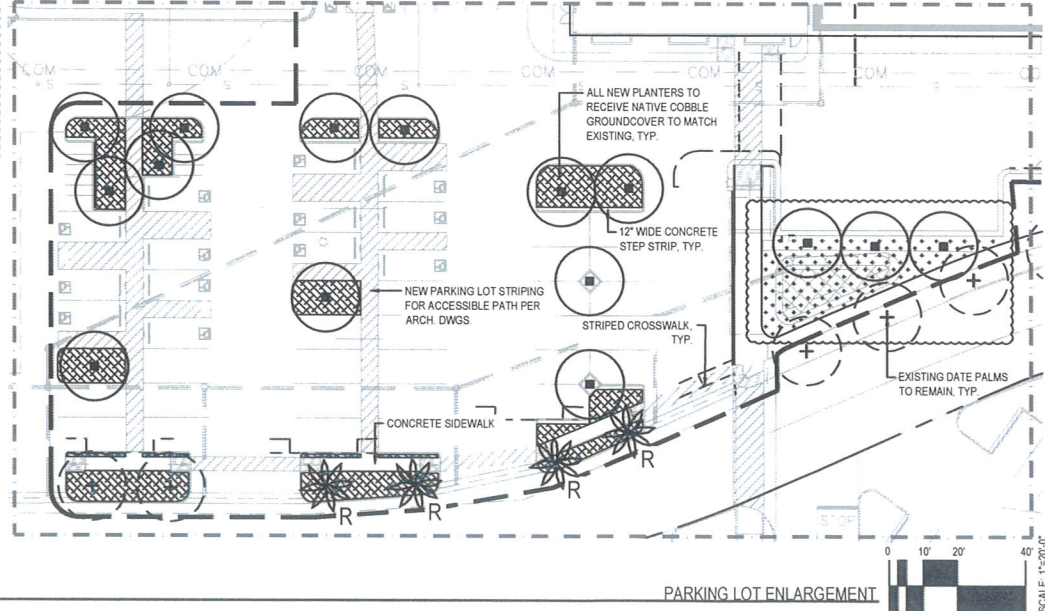
LANDSCAPE NOTES

1. MINIMUM TREE SEPARATION DISTANCE:
 - TRAFFIC SIGNAL, STOP SIGN: 20 FEET
 - UNDERGROUND UTILITY LINES (EXCEPT SEWER): 5 FEET
 - SEWER LINES: 10 FEET
 - ABOVE GROUND UTILITY STRUCTURES: 10 FEET
 - DRIVEWAYS: 10 FEET
 - INTERSECTIONS (INTERSECTING CURB LINES OF TWO STREETS): 25 FEET
2. ALL TREES SHALL BE PROVIDED WITH 40 SQUARE FEET ROOT ZONE AND PLANTED IN AN AIR AND WATER PERMEABLE LANDSCAPE AREA. THE MINIMUM DIMENSION (WIDTHS) OF THIS AREA SHALL BE 5 FEET.
3. TREE ROOT BARRIERS SHALL BE INSTALLED WHERE TREES ARE PLACED WITHIN 5 FEET OF PUBLIC IMPROVEMENTS INCLUDING WALKS, CURBS, OR STREET PAVEMENT OR WHERE NEW PUBLIC IMPROVEMENTS ARE PLACED ADJACENT TO EXISTING TREES. ROOT BARRIERS WILL NOT BE WRAPPED AROUND THE ROOTBALL. ROOT BARRIERS SHALL BE BLACK, INJECTION MOLDED PANELS, OF 0.069" WALL THICKNESS IN MODULES 24 INCHES LONG BY 24 INCHES DEEP, MANUFACTURED WITH A MINIMUM 50% POST-CONSUMER RECYCLED POLYPROPYLENE PLASTIC WITH ADDED ULTRAVIOLET INHIBITORS, RECYCLABLE.
4. ALL LANDSCAPE AND IRRIGATION SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE CITY LANDSCAPE REGULATIONS, LANDSCAPE STANDARDS, AND ALL OTHER LANDSCAPE RELATED CITY AND REGIONAL STANDARDS.
5. TREES SHALL BE MAINTAINED SO THAT ALL BRANCHES OVER PEDESTRIAN WALKWAYS ARE 6 FEET ABOVE THE WALKWAY GRADE AND SO ALL BRANCHES OVER VEHICULAR TRAVELWAYS ARE 14 FEET ABOVE THE GRADE OF THE TRAVELWAY.
6. ALL GRADED, DISTURBED OR ERODED AREAS THAT WILL NOT BE PERMANENTLY PAVED OR COVERED BY STRUCTURES SHALL BE VEGETATED AND IRRIGATED.
7. ALL SLOPE AREAS 3:1 OR GREATER SHALL BE REINFORCED WITH STRAW MATS (SC 150 MANUFACTURED BY NORTH AMERICAN GREEN, 1-800-473-1965 OR CITY APPROVED EQUAL).
8. ALL LANDSCAPE AREAS WILL BE WATERED WITH A PERMANENT BELOW-GRADE, AUTOMATIC IRRIGATION SYSTEM. THIS SYSTEM SHALL BE IN CONFORMANCE WITH CALIFORNIA'S AB 1981 MODEL WATER EFFICIENT CONSERVATION ORDINANCE.
9. ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY OWNER. THE LANDSCAPE AREAS SHALL BE MAINTAINED FREE OF DEBRIS AND LITTER, AND ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION. DISEASED OR DEAD PLANT MATERIAL SHALL BE SATISFACTORILY TREATED OR REPLACED PER THE CONDITIONS OF THE PLANT.
10. NO TREES OR SHRUBS EXCEEDING TREE (S) FEET IN HEIGHT AT MATURITY SHALL BE INSTALLED WITHIN TEN (10) FEET OF ANY WATER OR SEWER FACILITIES.
11. ALL REQUIRED PLANTING AREAS AND ALL EXPOSED SOIL AREAS WITHOUT VEGETATION SHALL BE COVERED WITH MULCH TO A MINIMUM DEPTH OF 2 INCHES, EXCLUDING SLOPES REQUIRING REVEGETATION PER SDMC 142.0411.

12. EXISTING TREES TO REMAIN ON SITE WITHIN THE AREA OF WORK WILL BE PROTECTED IN PLACE. THE FOLLOWING PROTECTION MEASURES WILL BE PROVIDED:
- a. A BRIGHT YELLOW OR ORANGE TEMPORARY FENCE WILL BE PLACED AROUND EXISTING TREES AT THE DRIP LINE.
 - b. STOCKPILING, TOPSOIL DISTURBANCE, VEHICLE USE, AND MATERIAL STORAGE OF ANY KIND IS PROHIBITED WITHIN THE DRIP LINE.
 - c. A TREE WATERING SCHEDULE WILL BE MAINTAINED AND DOCUMENTED DURING CONSTRUCTION.
 - d. ALL DAMAGED TREES WILL BE REPLACED WITH ONE OF EQUAL OR GREATER SIZE.
13. IF ANY REQUIRED LANDSCAPE INDICATED ON THE APPROVED CONSTRUCTION DOCUMENT PLANS IS DAMAGED OR REMOVED DURING DEMOLITION OR CONSTRUCTION, IT SHALL BE REPAIRED AND/OR REPLACED IN KIND AND EQUIVALENT SIZE PER THE APPROVED DOCUMENTS TO THE SATISFACTION OF THE DEVELOPMENT SERVICES DEPARTMENT WITHIN 30 DAYS OF DAMAGE.

PLANT MATERIAL LEGEND

- (ENLARGEMENT SYMBOLS)
- EXISTING TREE TO REMAIN. SEE SHEET L-2.1 FOR TREE CALIPER/BIRTH SIZES & SPECIES.
 - RELOCATED DATE PALM
 - EXISTING 30" BTH PHOENIX DACTYLIFERA PALM TREE TO BE RELOCATED IN NEW PLANTERS.
 - MEDIUM EVERGREEN TREE TO MATCH EXISTING MATURE SIZE: 15'-30" TALL & WIDE, FORM: ROUND, 100% 36" BOX SIZE, SUCH AS RHUS LANCEA (AFRICAN SUMAC)
 - LARGE EVERGREEN TREE TO MATCH EXISTING MATURE SIZE: 20'-40" TALL & WIDE, FORM: UPRIGHT, 100% 36" BOX SIZE, SUCH AS TRISTANIA CONFERTA (BRISBANE BOX)
 - EVERGREEN PARKING LOT SHRUBS TO MATCH EXISTING 5 GALLON SIZE, SUCH AS CALLISTEMON C. 'LITTLE JOHN' (DWARF BOTTLEBRUSH), BOUGAINVILLEA 'SAN DIEGO RED' (RED BOUGAINVILLEA), STRELITZIA REGINAE (BIRD OF PARADISE)
 - WATER TOLERANT PLANTS IN WATER FLOW THROUGH PLANTER 1 GALLON SIZE, SUCH AS JUNCUS PATENS (COMMON RUSH), CAREX PANSA (DUNE SEDGE), LOMANDRA LONGIFOLIA 'BREEZE' (DWARF MAT RUSH)



GROUNDLEVEL
Landscape
Architecture
2405 State Street, Suite B
San Diego, CA 92103
(619) 325-1990
#groundlevelg2
(FORMERLY NOWELL + ASSOCIATES)

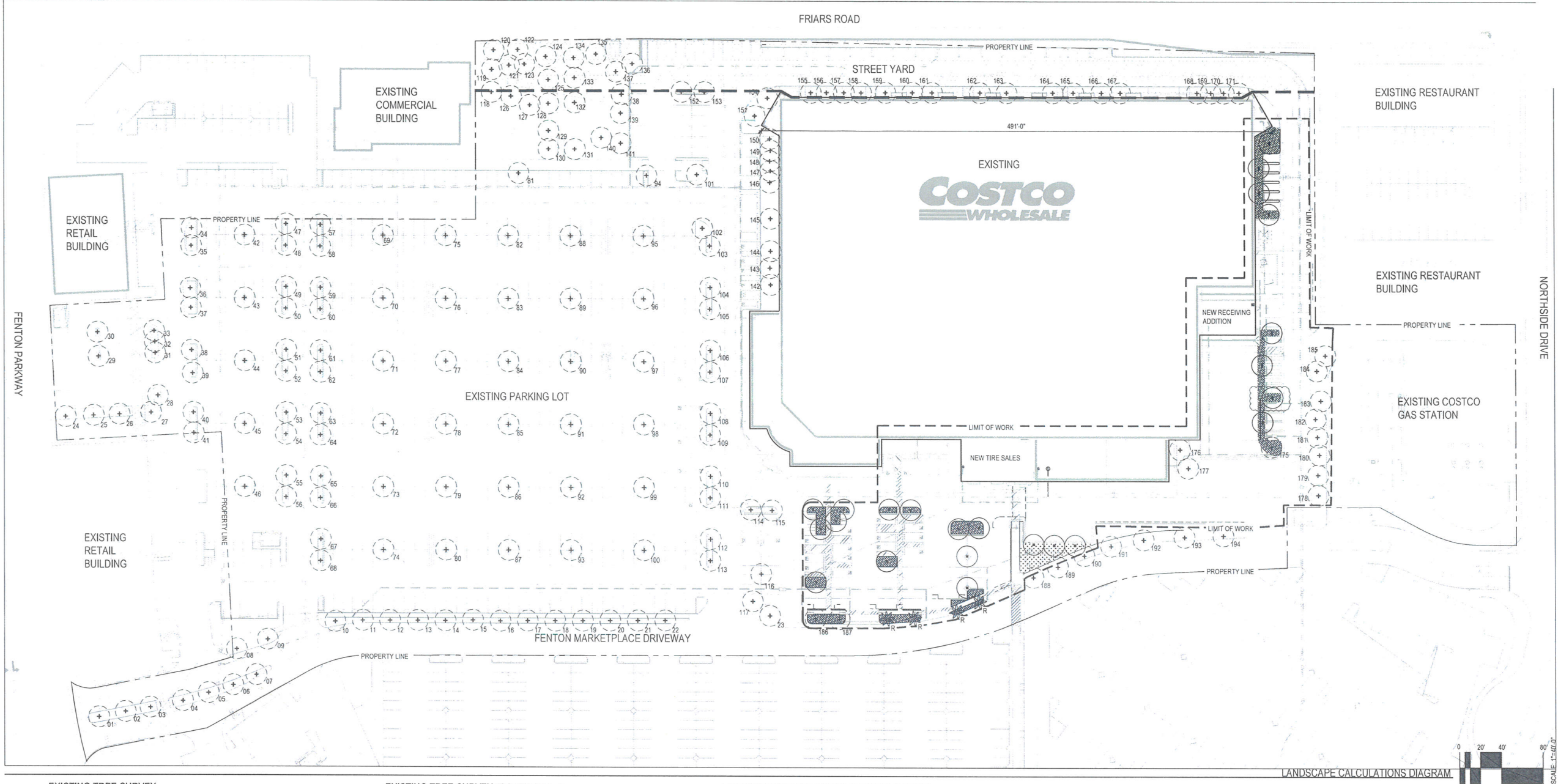
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2345 FENTON PKWY,
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MULVANNY.G2
1110 112TH AVE. NE | SUITE 500
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1 425 453 2000 | 1 425 453 2002
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98-3560-18
DECEMBER 12, 2014
LANDSCAPE
DEVELOPMENT PLAN
L-1.1
SHEET 4 OF 15

COSTCO WHOLESALE
MISSION VALLEY, CALIFORNIA

DECEMBER 12, 2014



EXISTING TREE SURVEY

NUM	TREE SPECIES	CALIPER	BTH	ACTION
01-27	PHOENIX DACTYLIFERA	-	30" BTH	PROTECT
28	SYAGRUS ROMANZOFFIANA	-	9" BTH	PROTECT
29	SYAGRUS ROMANZOFFIANA	-	10" BTH	PROTECT
30	SYAGRUS ROMANZOFFIANA	-	10" BTH	PROTECT
31	SYAGRUS ROMANZOFFIANA	-	9" BTH	PROTECT
32	SYAGRUS ROMANZOFFIANA	-	7" BTH	PROTECT
33	SYAGRUS ROMANZOFFIANA	-	10" BTH	PROTECT
34	SYAGRUS ROMANZOFFIANA	-	9" BTH	PROTECT
35	SYAGRUS ROMANZOFFIANA	-	9" BTH	PROTECT
36	SYAGRUS ROMANZOFFIANA	-	12" BTH	PROTECT
37	SYAGRUS ROMANZOFFIANA	-	8" BTH	PROTECT
38	SYAGRUS ROMANZOFFIANA	-	10" BTH	PROTECT
39	SYAGRUS ROMANZOFFIANA	-	13" BTH	PROTECT
40	SYAGRUS ROMANZOFFIANA	-	8" BTH	PROTECT
41	SYAGRUS ROMANZOFFIANA	-	13" BTH	PROTECT
42-124	RHUS LANCEA	7.5"	-	PROTECT
125	CASSIA LEPTOPHYLLA	3"	-	PROTECT
126	CASSIA LEPTOPHYLLA	4"	-	PROTECT
127	CASSIA LEPTOPHYLLA	9"	-	PROTECT
128	CASSIA LEPTOPHYLLA	3"	-	PROTECT
129	CASSIA LEPTOPHYLLA	3"	-	PROTECT
130	CASSIA LEPTOPHYLLA	3"	-	PROTECT
131	CASSIA LEPTOPHYLLA	3"	-	PROTECT
132	CASSIA LEPTOPHYLLA	3"	-	PROTECT
133	CASSIA LEPTOPHYLLA	3"	-	PROTECT
134	RHUS LANCEA	8"	-	PROTECT
135	RHUS LANCEA	8"	-	PROTECT
136	RHUS LANCEA	8"	-	PROTECT

EXISTING TREE SURVEY (CONTINUED...)

NUM	TREE SPECIES	CALIPER	BTH	ACTION
137	RHUS LANCEA	7"	-	PROTECT
138	RHUS LANCEA	9.5"	-	PROTECT
139	RHUS LANCEA	4.5"	-	PROTECT
140	CASSIA LEPTOPHYLLA	3.5"	-	PROTECT
141	RHUS LANCEA	7"	-	PROTECT
142	MELALEUCA NESOPHILA	4"	-	PROTECT
143	TRISTANIA CONFERTA	6"	-	PROTECT
144	MELALEUCA NESOPHILA	3"	-	PROTECT
145	MELALEUCA NESOPHILA	5"	-	PROTECT
146	TRISTANIA CONFERTA	5"	-	PROTECT
147	MELALEUCA NESOPHILA	3"	-	PROTECT
148	TRISTANIA CONFERTA	3"	-	PROTECT
149	MELALEUCA NESOPHILA	3"	-	PROTECT
150	TRISTANIA CONFERTA	8"	-	PROTECT
151	MELALEUCA NESOPHILA	4"	-	PROTECT
152	RHUS LANCEA	8"	-	PROTECT
153	RHUS LANCEA	6"	-	PROTECT
154	MELALEUCA NESOPHILA	4"	-	PROTECT
155-161	TRISTANIA CONFERTA	3.5"	-	PROTECT
162-167	TRISTANIA CONFERTA	2.5"	-	PROTECT
168-171	TRISTANIA CONFERTA	3"	-	PROTECT
172-174	NOT USED	-	-	PROTECT
175	TRISTANIA CONFERTA	6"	-	PROTECT
176	TRISTANIA CONFERTA	6"	-	PROTECT
177	TRISTANIA CONFERTA	8"	-	PROTECT
178-185	ROBINIA AMBIGUA 'PURPLE ROBE'	5"	-	PROTECT
186-194	PHOENIX DACTYLIFERA	-	30" BTH	PROTECT

LANDSCAPE CALCULATIONS DIAGRAM LEGEND



NOTE:
THIS DEVELOPMENT IS PREVIOUSLY CONFORMING PER CITY APPROVED FENTON MARKETPLACE SITEWORK PACKAGE PLAN FILE #A106921-99.

STREET YARD:
PER SDMG 142.0410 PREVIOUSLY CONFORMING PROPERTIES LANDSCAPE REQUIREMENTS. THIS PROJECT IS SUBJECT TO THE FULL REQUIREMENTS FOR STREET YARD ONLY AS THERE IS INCREASE OF 5% IN GROSS FLOOR AREA.

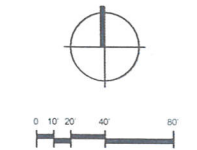
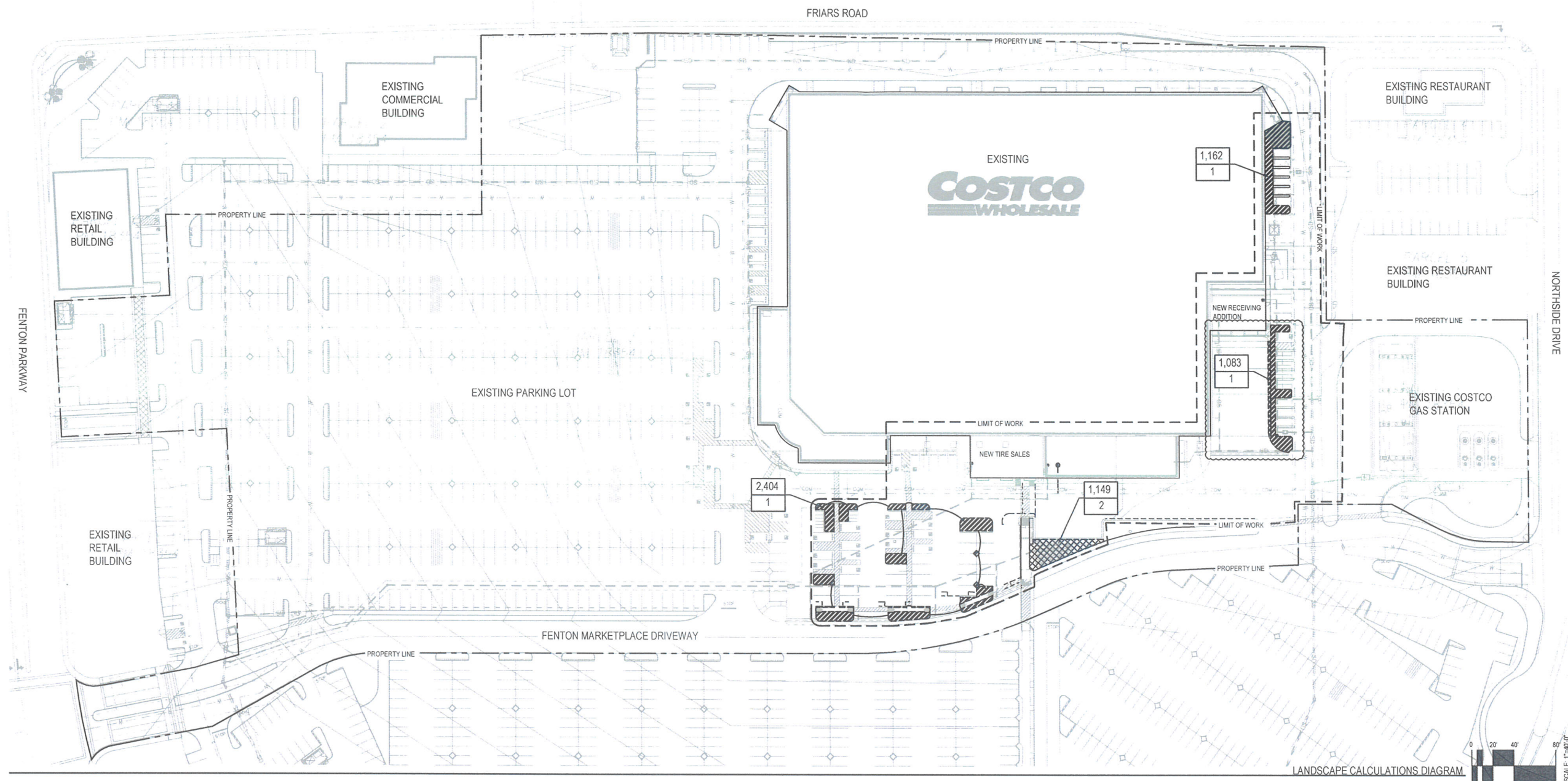
REMAINING YARD:
THIS PROJECT DOES NOT HAVE ANY REQUIREMENTS FOR REMAINING YARD.

VEHICULAR USE AREA:
THIS DEVELOPMENT IS PREVIOUSLY CONFORMING TO THE REQUIREMENTS FOR VEHICULAR USE AREA. ALL RECONFIGURED PARKING SPACES ARE WITHIN 30 FEET OF A 36" BOX SHADE TREE.

CALCULATION OF FACADE PLANTING AREA FOR LARGE RETAIL ESTABLISHMENTS

TOTAL LENGTH OF BUILDING STREET WALL:	491'
POINTS REQUIRED TO BE ACHIEVED WITH TREES ONLY [(LENGTH/30)x20]:	327 POINTS
POINTS PROVIDED (TREES ONLY):	1,125 POINTS
EXCESS POINTS PROVIDED:	798 POINTS

City of San Diego Development Services 1222 First Ave., MS-501 San Diego, CA 92101-4144 (619) 448-5000				Landscape Calculations Worksheet Industrial Development in RM and C Zones Commercial Development in All Zones			
Provide the following information on the Landscape Plan. The Landscape Calculations determine the planting area and points required by the Landscape Regulations, Chapter 14, Article 2, Division 4 of the Land Development Code.							
STREET YARD							
Industrial and Commercial Development (except Auto Service Stations; see below):							
Planting Area Required [142.0404]		Planting Area Provided		Excess Area Provided			
Total Area	38,466 sq. ft. x 20% = 9,617 sq. ft.	10,567 sq. ft.	950 sq. ft.				
Planting Points Required [142.0404]		Plant Points Provided - To be achieved with trees only		Excess Points Provided			
Total Area	38,466 sq. ft. x 0.05 = 1,924 points	3,400 points	1,476 points				
Auto Service Stations Only							
Planting Area Required [142.0404]		Planting Area Provided		Excess Area Provided			
Total Area	sq. ft. x 15% = N/A sq. ft.	sq. ft.	sq. ft.				
Plant Points Required [142.0404]		Plant Points Provided		Excess Points Provided			
Total Area	sq. ft. x 0.05 = N/A points	points	points				
Note: All required Street Yard planting areas located outside the Vehicular Use Area (VUA) except for auto service stations may consist of hardscape or unattached and paved, excluding the minimum area required for trees [142.0405(C)(1)].							
REMAINING YARD							
Planting Area Required [142.0404]		Planting Area Provided		Excess Area Provided			
Total Area	sq. ft. x 20% = N/A sq. ft.	sq. ft.	sq. ft.				
Plant Points Required [142.0404]		Plant Points Provided		Excess Points Provided			
Total Area	sq. ft. x 0.05 = N/A points	points	points				
Printed on recycled paper. Visit our web site at www.sandiego.gov/development-services . Upon request, this information is available in alternative formats for persons with disabilities. (05-1-03-05)							



GROUNDLEVEL
Landscape
Architecture
2405 Stern Street, Suite B
San Diego, CA 92101
(619) 333-5900
groundlevel.com
(FORMERLY NOWELL + ASSOCIATES)

Costco
WHOLESALE
MISSION VALLEY, CA
#488
2345 FENTON PKWY.
SAN DIEGO, CA 92108

MULVANNY.G2
1110 112TH AVE. NE | SUITE 500
BELLEVUE, WA | 98004
1.425.463.2000 | 1.425.463.2002
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98-3560-18
DECEMBER 12, 2014
HYDROZONE DIAGRAM
& WATER ANALYSIS

L-3.1
SHEET 6 OF 15

IRRIGATION NOTES

1. AN AUTOMATIC, ELECTRICALLY CONTROLLED IRRIGATION SYSTEM SHALL BE PROVIDED AS REQUIRED BY LDC 142.0403(g) FOR PROPER IRRIGATION DEVELOPMENT AND MAINTENANCE OF THE VEGETATION IN A HEALTHY DISEASE-RESISTANT CONDITION. THE DESIGN OF THE SYSTEM SHALL PROVIDE ADEQUATE SUPPORT FOR THE VEGETATION SELECTED.
2. LANDSCAPE PLANTER AREAS INDICATED ON THIS PLAN TO BE IN HYDROZONE 1 SHALL RECEIVE BELOW GRADE DRIP IRRIGATION.
3. LANDSCAPE PLANTER AREAS INDICATED ON THIS PLAN TO BE IN HYDROZONE 2 SHALL RECEIVE ROTARY SPRAY IRRIGATION.

IRRIGATION WATER BUDGET CALCULATION

WATER BUDGET:
 $(ET_o)(0.62)((0.7)(L/A) + (0.3)(SLA))$
 $(47)(0.62)((0.7)(5,798) + (0.3)(0)) = 118,268 \text{ GAL/YR.}$
ESTIMATED TOTAL WATER USE:
 $((ET_o)(0.62))((PF \times HA / IE) + SLA)$
HYDROZONE 1: $((47)(0.62))((0.2 \times 4,649 / 0.8) + 0) = 33,868 \text{ GAL/YR.}$
HYDROZONE 2: $((47)(0.62))((0.5 \times 1,149 / 0.6) + 0) = 27,902 \text{ GAL/YR.}$
TOTAL ESTIMATED WATER USE = 61,770 GAL/YR.

<div>1,149 1</div> <div>AREA IN SQUARE FEET</div> <div>HYDROZONE ID</div>				
ID	HYDROZONE	Kc	AREA(SF)	%AREA
1	LOW	0.2	4,649	80.18%
2	MEDIUM	0.5	1,149	19.82%
TOTAL			5,798	100%

I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN.



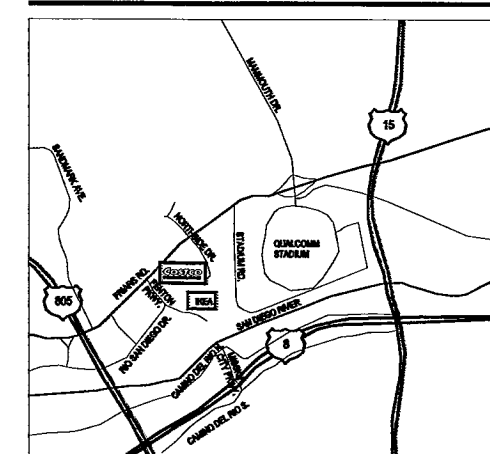
EXISTING BUILDING DATA:	
EXISTING BUILDING AREA	143,311 S.F.
EXISTING TIRE CENTER	5,290 S.F.
TOTAL EXISTING BUILDING	148,601 S.F.
<hr/>	
EXISTING GAS CANOPY	3,840 S.F.
PROPOSED GAS CANOPY EXPANSION (UNDER SEPARATE PERMIT)	2,794 S.F.
TOTAL GAS CANOPY	6,634 S.F.
EXISTING CONTROLLER ENCLOSURE	80 S.F.
<hr/>	
NEW TIRE SALES ADDITION	2,787 S.F.
NEW RECEIVING ADDITION	2,347 S.F.
TOTAL PROPOSED BUILDING	153,735 S.F.

EXISTING PARKING DATA:	
PARKING PROVIDED:	
10' WIDE STALLS	528 STALLS
9' WIDE STALLS	203 STALLS
HANDICAP STALLS - 9'x20'	10 STALLS
HANDICAP VAN STALLS - 9'x20'	12 STALLS
TOTAL EXISTING PARKING	753 STALLS
NUMBER OF STALLS PER 1000 S.F. OF BUILDING AREA:	
	5.07 STALLS

NOTES:
EXISTING CONDITIONS TO BE FIELD VERIFIED.

KEYNOTES

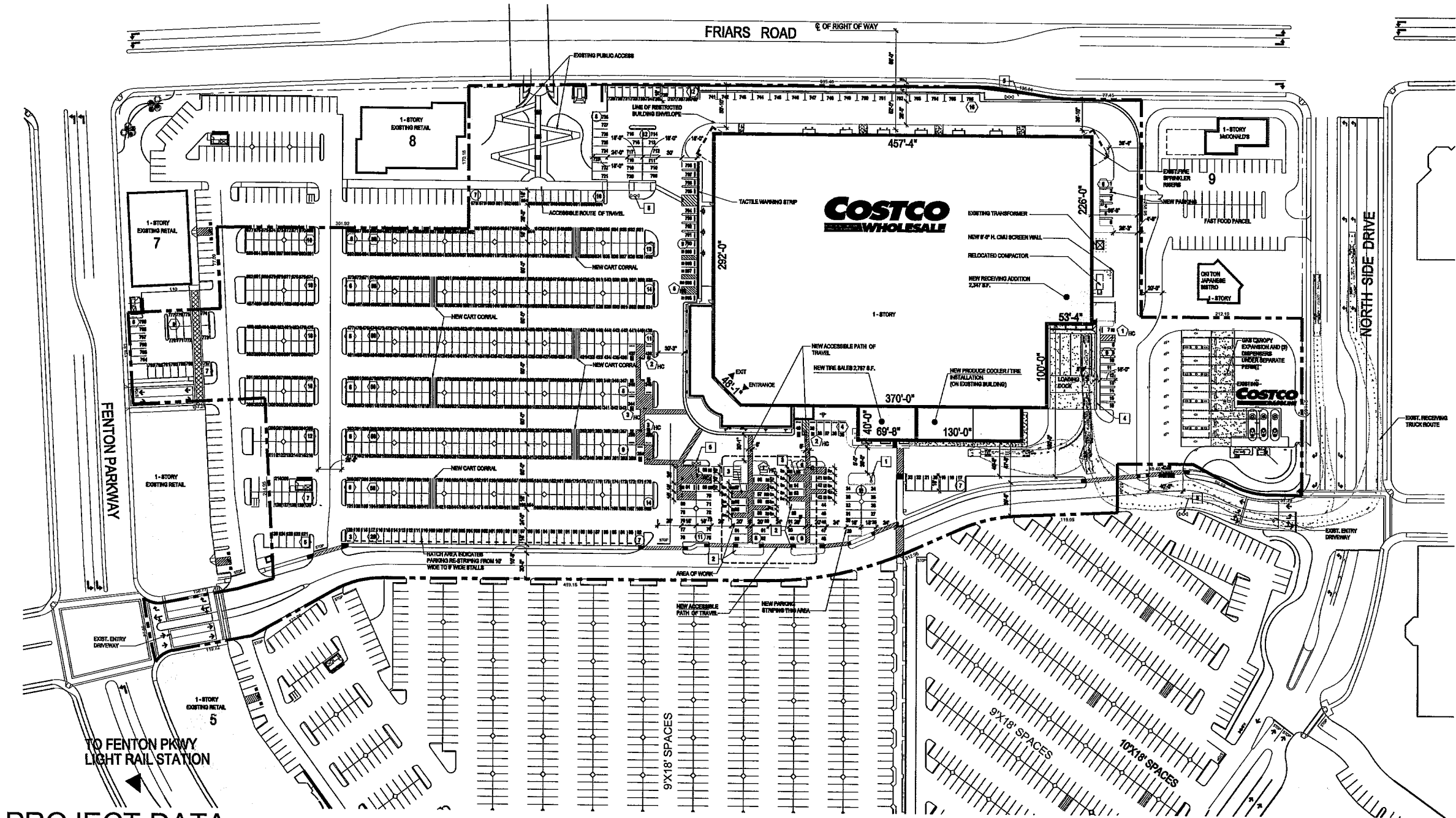
1	RELOCATE EXISTING LIGHT POLE
2	EXISTING CART CORRAL
3	RELOCATE EXISTING STEEL GUARD RAIL



MISSION VALLEY, CALIFORNIA

EXISTING SITE PLAN

SEPTEMBER 08, 2014



PROJECT DATA

CLIENT: COSTCO WHOLESALE
999 LAKE DRIVE
ISSAQUAH, WA 98027

PROJECT ADDRESS: 2345 N. MISSION CITY PKWY.
SAN DIEGO, CA 92108

ZONING: CR-1-1, TRANSIT AREA OVERLAY
ZONE AND RESIDENTIAL TANDEM
PARKING OVERLAY ZONE WITHIN
MISSION VALLEY COMMUNITY
PLAN AREA.

SITE AREA: 12.57 ACRES (547, 859 S.F.)

JURISDICTION: CITY OF SAN DIEGO

SETBACKS: ???

BOUNDARIES
INFORMATION: THIS PLAN HAS BEEN
PREPARED BY USING
SURVEY INFORMATION BY
STUART ENGINEERING

EXISTING BUILDING DATA:	
EXISTING BUILDING AREA	143,311 S.F.
EXISTING TIRE CENTER (CONVERTED TO PRODUCE COOLER AND TIRE INSTALLATION)	5,290 S.F.
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EXISTING PARKING DATA:	
PARKING PROVIDED:	
10' WIDE STALLS	528 STALLS
9' WIDE STALLS	203 STALLS
Handicap Stalls - 9' x 20'	10 STALLS
Handicap Van Stalls - 9' x 20'	12 STALLS
TOTAL EXISTING PARKING	753 STALLS
NUMBER OF STALLS PER 1000 S.F. OF BUILDING AREA:	5.07 STALLS

PROPOSED PARKING DATA:	
PARKING PROVIDED:	
10' WIDE STALLS	155 STALLS
9' WIDE STALLS	590 STALLS
Handicap Stalls - 9' x 20'	19 STALLS
Handicap Van Stalls - 9' x 20'	13 STALLS
TOTAL PROPOSED PARKING	777 STALLS

NUMBER OF STALLS PER 1000 S.F. OF BUILDING AREA:	5.05 STALLS
JURISDICTION REQUIRED PARKING: RETAIL - 5 STALLS / 1000 S.F.	769 STALLS

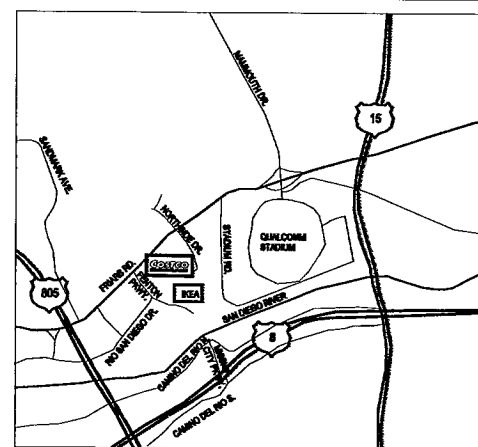
NUMBER OF STALLS REQUIRED PER CC&R'S = 4.7 STALLS/ 1000 S.F.OF BUILDING AREA:	723 STALLS
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NOTES:
EXISTING CONDITIONS TO BE FIELD VERIFIED.

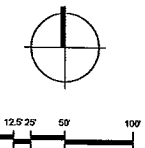
KEYNOTES

- RELOCATE EXISTING LIGHT POLE
- NEW PLANTER
- NEW / RELOCATED ACCESSIBLE PARKING
STALLS, STRIPING & SIGNAGE
- RELOCATED STEEL GUARDRAIL
- EXISTING FIRE HYDRANT

VICINITY MAP



DATE	DESCRIPTION
12.10.14	SDP COMMENTS



COSTCO WHOLESALE
MISSION VALLEY, CA
#488

2345 FENTON PKWY.
SAN DIEGO, CA 92108

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1110 112TH AVE. NE | SUITE 500
BELLEVUE, WA | 98004
1.425.463.2000 | 1.425.463.2002

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98-3560-18
SEPTEMBER 8, 2014
PROPOSED
SITE PLAN

DD11-01

SHEET 8 of 15

COSTCO WHOLESALE

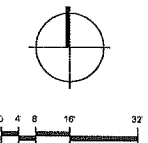
MISSION VALLEY, CALIFORNIA

PROPOSED SITE PLAN

SEPTEMBER 08, 2014

EXISTING BUILDING DATA:	
EXISTING BUILDING AREA	143,311 S.F.
EXISTING TIRE CENTER (CONVERTED TO PRODUCE COOLER AND TIRE INSTALLATION)	5,290 S.F.
TOTAL EXISTING BUILDING	148,601 S.F.
NEW BUILDING DATA:	
NEW TIRE SALES	2,787 S.F.
NEW RECEIVING ADDITION	2,347 S.F.
TOTAL NEW BUILDING	153,735 S.F.
RACK COUNT:	
GROCERY RACKS	244
CENTER SECTION	19,846 S.F.
HARDLINE RACKS	202
NOTE: EXISTING CONDITIONS TO BE FIELD VERIFIED.	

Attachment 12
Project Plans
Sheet 9 of 15

[illegible]

COSTCO
WHOLESALE
MISSION VALLEY, CA
#488
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SAN DIEGO, CA 92108

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BELLEVUE, WA | 98004
! 425.463.2000 | f 425.463.2002

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98-3560-18
SEPTEMBER 8, 2014
EXISTING
FLOOR PLAN /
DEMOLITION PLAN

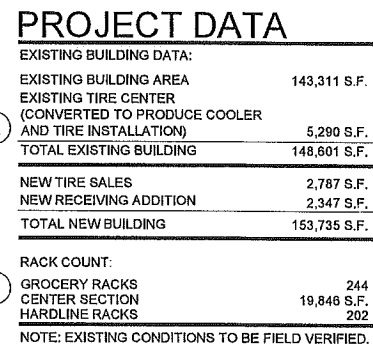
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SHEET 9 of 15

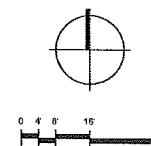
COSTCO WHOLESALE
MISSION VALLEY, CALIFORNIA

EXISTING FLOOR PLAN

SEPTEMBER 08, 2014



Attachment 12
Project Plans
Sheet 10 of 15

[illegible]

COSTCO
WHOLESALE

MISSION VALLEY, CA
#488

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MULVANNY, G2

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BELLEVUE, WA | 98004
t 425.463.2000 | f 425.463.2002

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98-3560-18
SEPTEMBER 8, 2014
PROPOSED
FLOOR PLAN

DD21-01

SHEET 10 of 1

PROJECT DATA

EXISTING BUILDING DATA:	
EXISTING BUILDING AREA	143,311 S.F.
EXISTING TIRE CENTER (CONVERTED TO PRODUCE COOLER AND TIRE INSTALLATION)	5,290 S.F.
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RACK COUNT:	
GROCERY RACKS	244
CENTER SECTION	19,846 S.F.
HARDLINE RACKS	202
NOTE: EXISTING CONDITIONS TO BE FIELD VERIFIED.	

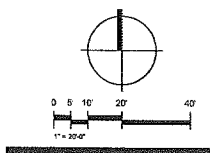
EGRESS SUMMARY

WAREHOUSE:	
TOTAL OCCUPANTS - WAREHOUSE:	4,083
EGRESS WIDTH PER PERSON:	0.20
REQUIRED EGRESS WIDTH (IN INCHES):	817
ACTUAL EGRESS WIDTH (IN INCHES):	
(9) 48" DOORS AT 45" NET	= 405
(2) 36" DOORS AT 33" NET	= 68
TOTAL	= 473
PROPOSED ACTUAL EGRESS WIDTH (IN INCHES):	
(18) 48" DOORS AT 45" NET	= 720
(3) 36" DOORS AT 33" NET	= 99
TOTAL	= 819

TIRE INSTALLATION:	
TOTAL OCCUPANTS - TIRE INSTALLATION:	110
EGRESS WIDTH PER PERSON:	0.20
REQUIRED EGRESS WIDTH (IN INCHES):	24
ACTUAL EGRESS WIDTH (IN INCHES):	
(3) 36" DOORS AT 33" NET	= 99
TOTAL	= 99

FOOD SERVICE (EXTERIOR ENTRY):	
TOTAL OCCUPANTS - FOOD SERVICE:	7
EGRESS WIDTH PER PERSON:	0.20
REQUIRED EGRESS WIDTH (IN INCHES):	1.4
ACTUAL EGRESS WIDTH (IN INCHES):	
(1) 48" DOORS AT 45" NET	= 45
TOTAL	= 45

DATE	DESCRIPTION
12.10.14	SOP COMMENTS



COSTCO
WHOLESALE
MISSION VALLEY, CA
#488

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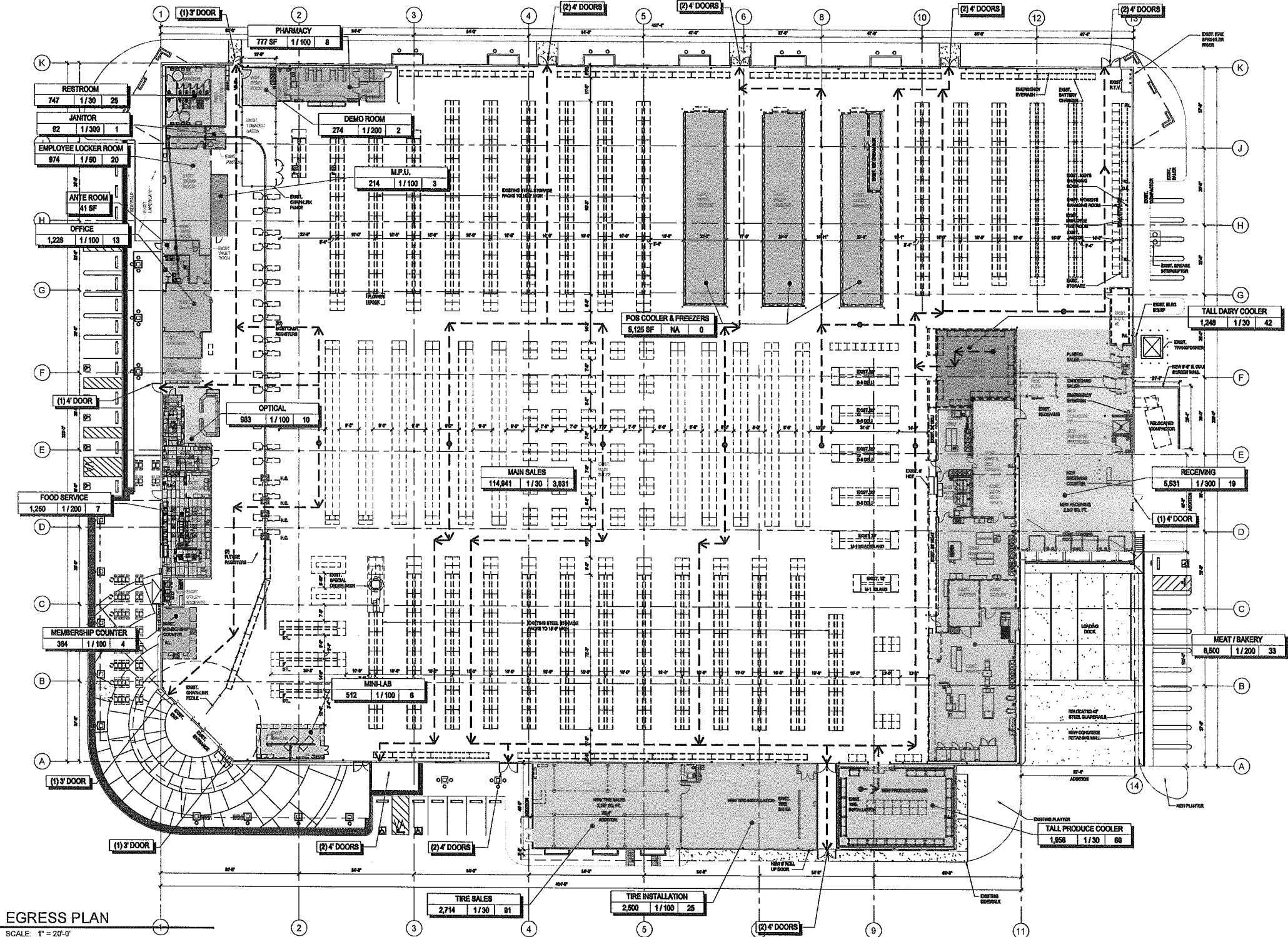
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98-3560-18
SEPTEMBER 8, 2014
EGRESS PLAN

DD22-01

SHEET 11 of 15

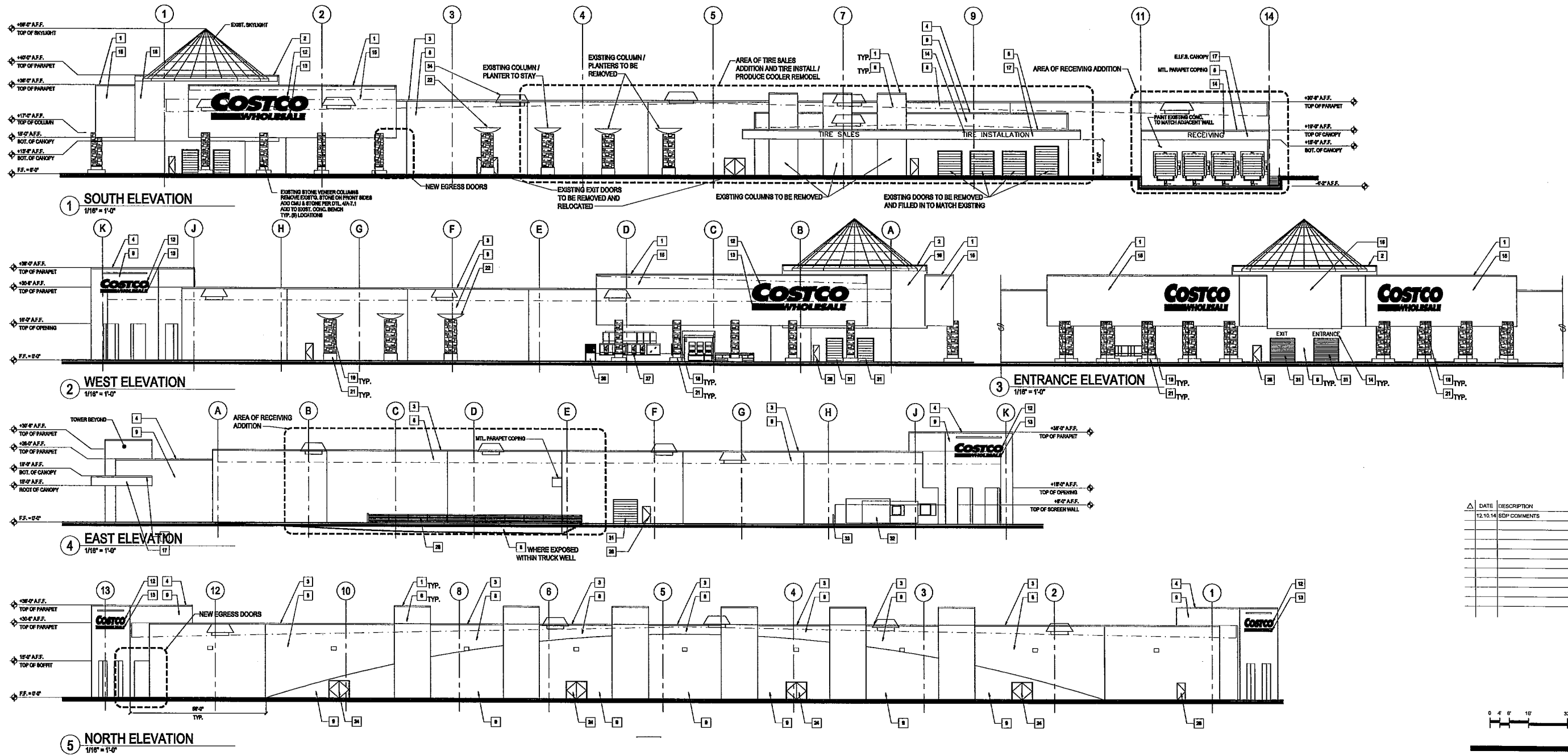


KEY	
LOCATION	MAIN SALES
AREA	123,510 SF / 1/30 / 4117
OCCUPANT LOAD FACTOR	(90 FT PER OCCUPANT)
DOOR SIZE	(2) 4" DOORS
EXIT SIGN	EXIT SIGN

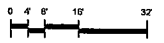
COSTCO WHOLESALE
MISSION VALLEY, CALIFORNIA

PROPOSED EGRESS PLAN

SEPTEMBER 08, 2014



DATE	DESCRIPTION
12.10.14	SDP COMMENTS



EXTERIOR FINISH SCHEDULE													
#	ITEM	MATERIAL	FINISH	COLOR	MANUFACTURER	NOTES	#	ITEM	MATERIAL	FINISH	COLOR	MANUFACTURER	NOTES
1	COPING	GALV. SHEET METAL	PAINT	"CLAY"	ICI 1044 58220 RED CLAY		25	ROLL UP DOOR	METAL DOOR & FRAME	PAINT	BRONZE	ICI 3044 38225 THOMAS POINT LIGHT	
2	COPING	GALV. SHEET METAL	PAINT	"BLUE"	SHERWIN WILLIAMS SW 1805 LAPIS LAZULI		26	EGRESS DOOR	METAL DOOR & FRAME	PAINT	"TOPAZ"		
3	COPING	GALV. SHEET METAL	PAINT	"TOPAZ"	ICI 0144 58295		27	WINDOW	ALUM. STOREFRONT SYSTEM	PAINT	"TOPAZ"		
4	COPING	GALV. SHEET METAL	PAINT	"BRONZE"	ICI 3044 38225 THOMAS LIGHT		28	GUARDRAIL	1-1/2" TUBE STEEL				
5	COPING	GALV. SHEET METAL	PAINT	"DEEP RED"	ICI 101R 17184 GOODWIN COURT		29	MAIN BUILDING WALL	CONCRETE	PAINT	"TOPAZ"		
6	MAIN BUILDING WALL	SMOOTH FACE CMU	EL.F.S.	MATCH "CLAY"			30						
7	MAIN BUILDING WALL	SMOOTH FACE CMU	EL.F.S.	"BLUE"			31	ROLL UP DOOR	METAL DOOR & FRAME	PAINT	"TOPAZ"		
8	MAIN BUILDING WALL	SMOOTH FACE CMU	EL.F.S.	"TOPAZ"			32	SCREEN WALL	8" SMOOTH FACE CMU EL.F.S.		"TOPAZ"		
9	MAIN BUILDING WALL	SMOOTH FACE CMU	EL.F.S.	"BRONZE"			33	BOLLARD	STEEL PIPE	PAINT	YELLOW		
10							34	ROOF TOP EQUIPMENT	MISCELLANEOUS	PAINT	NUTTY BROWN		
11	MAIN BUILDING WALL	SMOOTH FACE CMU	EL.F.S.	MATCH "DEEP RED"			35						
12	"COSTCO" SIGN	PLEX FACE CHANNEL LETTERS	BY MANUFACTURER	MATCH "SAFETY RED"	SHERWIN WILLIAMS SW 4081		36						
13	"WHOLESALE" SIGN	PLEX FACE CHANNEL LETTERS	BY MANUFACTURER	MATCH "BLUE"			37						
14	MISCELLANEOUS SIGNS	PLEX FACE CHANNEL LETTERS	BY MANUFACTURER	MATCH "SAFETY RED"			38						
15	CANOPY	EL.F.S.		MATCH "CLAY"			39						
16	CANOPY	EL.F.S.		MATCH "BLUE"			40						
17	CANOPY	EL.F.S.		MATCH "DEEP RED"			41						
18	CANOPY COLUMN	SMOOTH FACED CMU	STONE VENEER	CHARDONNAY	CULTURED STONE		42						
19	COLUMN	CMU	STONE VENEER	CHARDONNAY	CULTURED STONE		43						
20							44						
21	COLUMN BASE	CONCRETE	SMOOTH	NATURAL			45						
22	LANDSCAPE POTS	PRECAST CONCRETE	BY MANUFACTURER		STONEWEAR		46						
24	EGRESS DOOR	METAL DOOR & FRAME	PAINT	BRONZE	ICI 3044 38225 THOMAS POINT LIGHT		47						
							48						

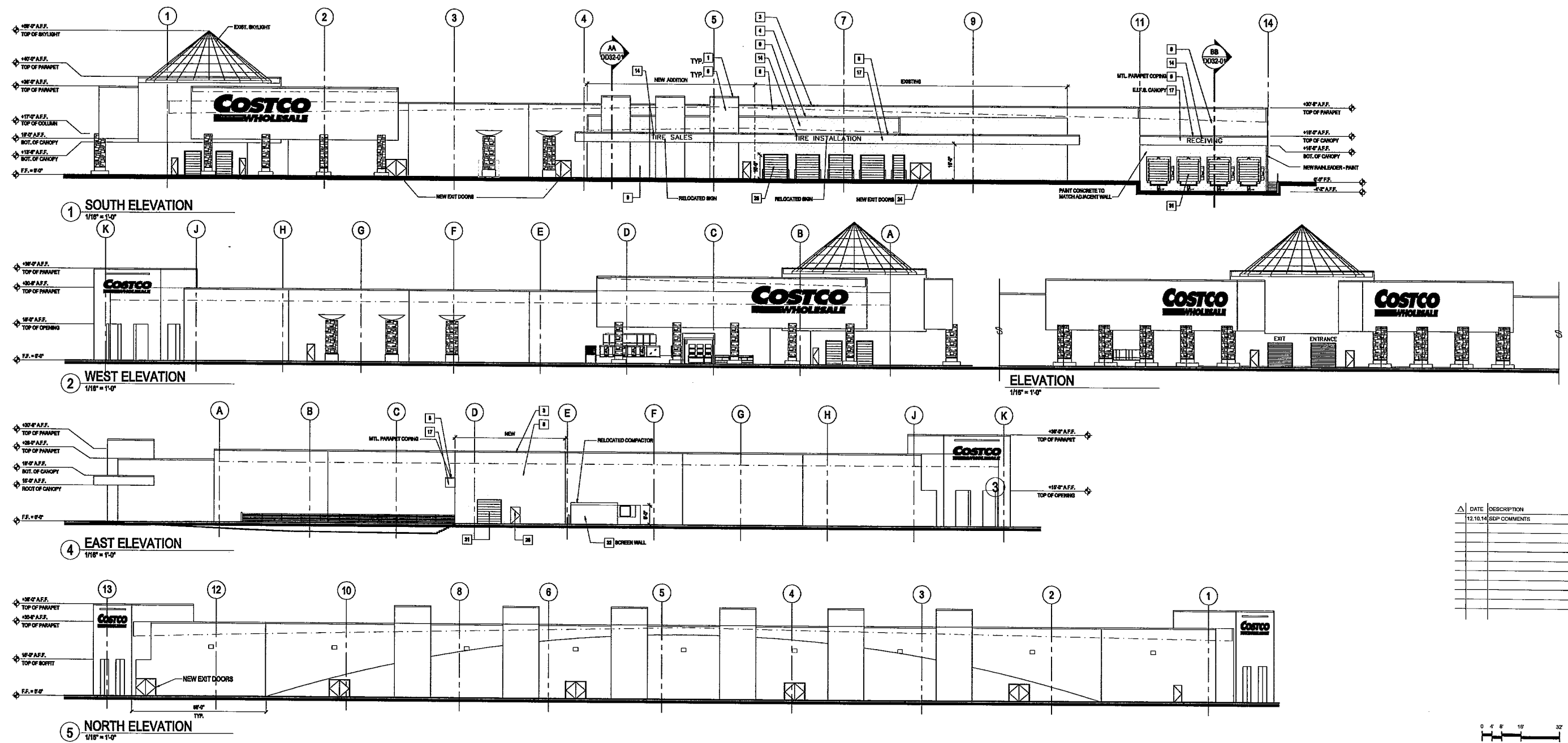
Costco
WHOLESALE
MISSION VALLEY, CA
488
2345 FENTON PKWY.
SAN DIEGO, CA 92108

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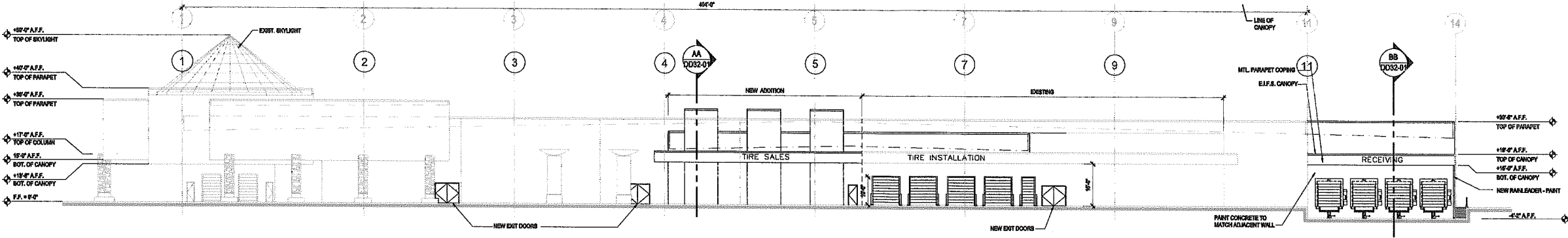
1110 112TH AVE. NE | SUITE 500
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1 425.453.2000 | 1 425.453.2002

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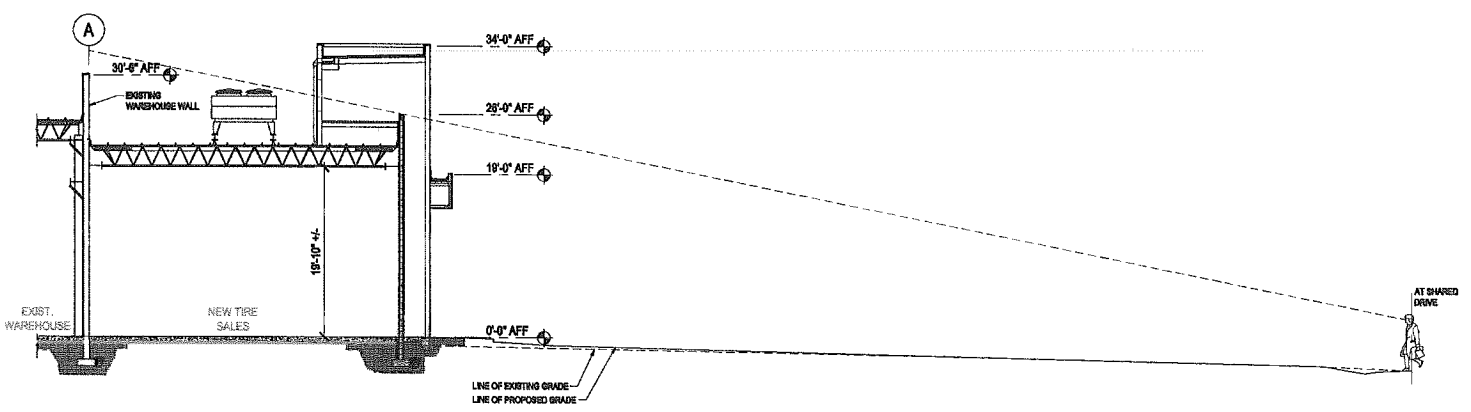
98-3560-18
SEPTEMBER 8, 2014
EXISTING
ELEVATIONS



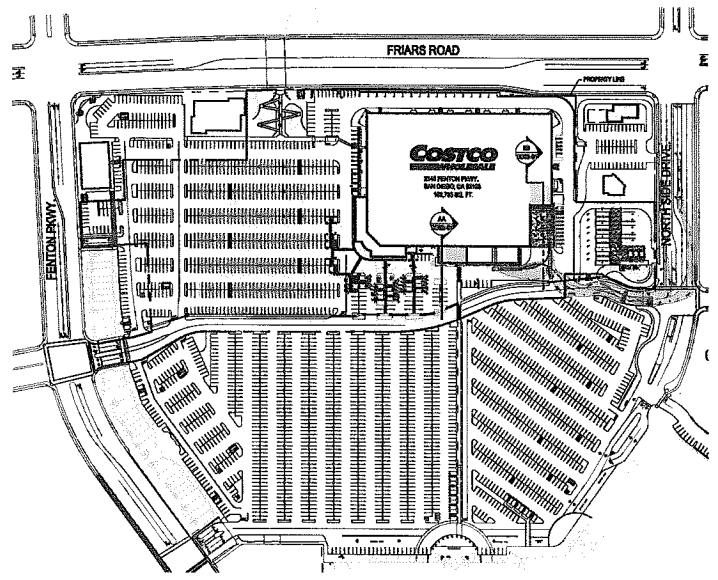
EXTERIOR FINISH SCHEDULE													
#	ITEM	MATERIAL	FINISH	COLOR	MANUFACTURER	NOTES	#	ITEM	MATERIAL	FINISH	COLOR	MANUFACTURER	NOTES
1	COPING	GALV. SHEET METAL	PAINT	"CLAY"	ICI 1044 58/220 RED CLAY		25	ROLL UP DOOR	METAL DOOR & FRAME	PAINT	BRONZE	ICI 3044 38/225 THOMAS POINT LIGHT	
2	COPING	GALV. SHEET METAL	PAINT	"BLUE"	SHERWIN WILLIAMS SW 1805 LAPIS LAZULI		26	EGRESS DOOR	METAL DOOR & FRAME	PAINT	"TOPAZ"		
3	COPING	GALV. SHEET METAL	PAINT	"TOPAZ"	ICI 0144 58/295		27	WINDOW	ALUM. STOREFRONT SYSTEM	PAINT	"TOPAZ"		
4	COPING	GALV. SHEET METAL	PAINT	"BRONZE"	ICI 3044 38/225 THOMAS LIGHT		28	GUARDRAIL	1-1/2" TUBE STEEL				
5	COPING	GALV. SHEET METAL	PAINT	"DEEP RED"	ICI 10YR 17/184 GOODWIN COURT		29	MAIN BUILDING WALL	CONCRETE	PAINT	"TOPAZ"		
6	MAIN BUILDING WALL	SMOOTH FACE CMU	EL.F.S.	MATCH "CLAY"			30						
7	MAIN BUILDING WALL	SMOOTH FACE CMU	EL.F.S.	"BLUE"			31	ROLL UP DOOR	METAL DOOR & FRAME	PAINT	"TOPAZ"		
8	MAIN BUILDING WALL	SMOOTH FACE CMU	EL.F.S.	"TOPAZ"			32	SCREEN WALL	8" SMOOTH FACE CMU EL.F.S.		"TOPAZ"		
9	MAIN BUILDING WALL	SMOOTH FACE CMU	EL.F.S.	"BRONZE"			33	BOLLARD	STEEL PIPE	PAINT	YELLOW		
10							34	ROOF TOP EQUIPMENT	MISCELLANEOUS	PAINT	NUTTY BROWN		
11	MAIN BUILDING WALL	SMOOTH FACE CMU	EL.F.S.	MATCH "DEEP RED"			35						
12	"COSTCO" SIGN	PLEX FACE CHANNEL LETTERS	BY MANUFACTURER	MATCH "SAFETY RED"	SHERWIN WILLIAMS SW 4061		36						
13	"WHOLESALE" SIGN	PLEX FACE CHANNEL LETTERS	BY MANUFACTURER	MATCH "BLUE"			37						
14	MISCELLANEOUS SIGNS	PLEX FACE CHANNEL LETTERS	BY MANUFACTURER	MATCH "SAFETY RED"			38						
15	CANOPY	EL.F.S.		MATCH "CLAY"			39						
16	CANOPY	EL.F.S.		MATCH "BLUE"			40						
17	CANOPY	EL.F.S.		MATCH "DEEP RED"			41						
18	CANOPY COLUMN	SMOOTH FACED CMU	STONE VENEER	CHARDONWAY	CULTURED STONE		42						
19	COLUMN	CMU	STONE VENEER	CHARDONWAY	CULTURED STONE		43						
20							44						
21	COLUMN BASE	CONCRETE	SMOOTH	NATURAL			45						
22	LANDSCAPE POTS	PRECAST CONCRETE	BY MANUFACTURER		STONEWEAR		46						
23							47						
24	EGRESS DOOR	METAL DOOR & FRAME	PAINT	BRONZE	ICI 3044 38/225 THOMAS POINT LIGHT		48						



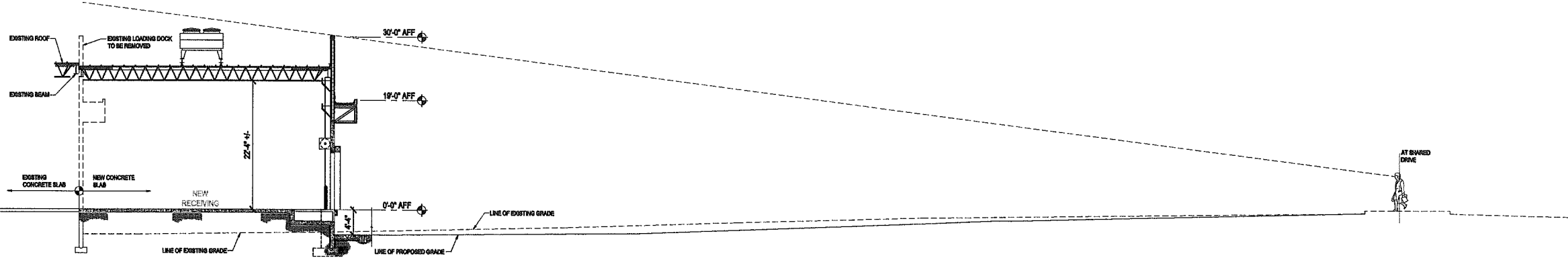
1 SOUTH ELEVATION
SCALE: 1/16" = 1'-0"



AA SECTION AT TIRE SALES
SCALE: 1/8" = 1'-0"

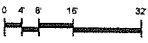


2 KEY PLAN
SCALE: N.T.S.



BB SECTION AT RECEIVING
SCALE: 1/8" = 1'-0"

DATE	DESCRIPTION
12.10.14	SDP COMMENTS



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SEPTEMBER 8, 2014
SITE SECTIONS

DD32-01

SHEET 14 of 15



1 PHOTO 1
SCALE: N.T.S.



2 PHOTO 2
SCALE: N.T.S.



3 PHOTO 3
SCALE: N.T.S.



4 PHOTO 4
SCALE: N.T.S.



5 PHOTO 5
SCALE: N.T.S.



6 PHOTO 6
SCALE: N.T.S.

△	DATE	DESCRIPTION
	12.10.14	SDP COMMENTS



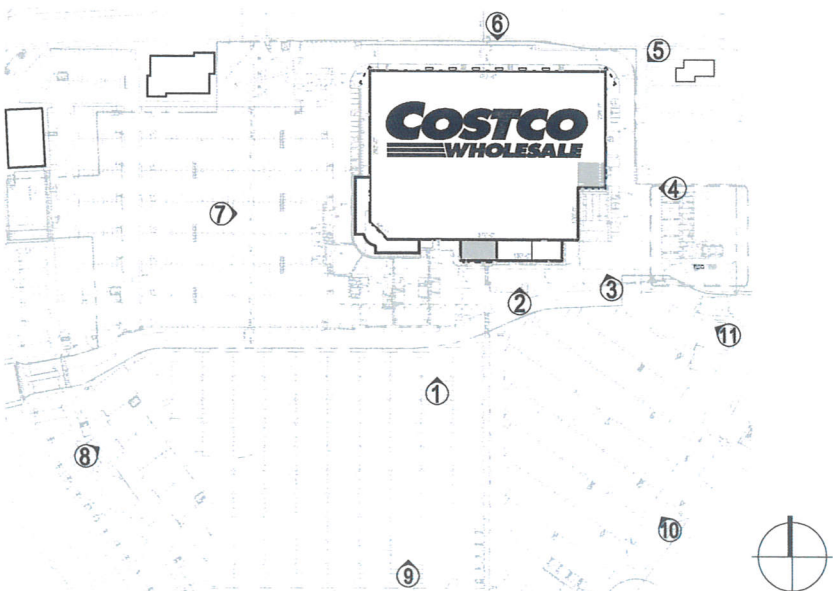
7 PHOTO 7
SCALE: N.T.S.



8 PHOTO 8
SCALE: N.T.S.



9 PHOTO 9
SCALE: N.T.S.



10 PHOTO 10
SCALE: N.T.S.



11 PHOTO 11
SCALE: N.T.S.

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#488

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SEPTEMBER 08, 2014
PHOTO SURVEY
KEY PLAN

DD33-01

COSTCO WHOLESALE

MISSION VALLEY, CALIFORNIA

SITE PHOTO SURVEY

SEPTEMBER 08, 2014